CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, March 10, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the February 10, 2025 meeting

6. **NEW BUSINESS**

   a. Final Planned Development - Gordy Creek
   Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

   b. Final Planned Development and (Phase 1) Site Plan - Millcreek
   2407-124-0001-000-3

   c. Site Plan - Treasure Townhomes - 4601 Regina Drive

   d. Final Plat – Savannah Preserve (Phase 1)
   Parcel ID(s): 2427-433-0002-000-1, 2426-333-0015-000-5,
   2427-433-0001-000-4, 2434-121-0001-000-8

e. Final Plat - Mohawk
Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

a. Directors Update: Strategic Plan

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 03/10/2025

Re: Planning Board Minutes 2/10/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the February 10, 2025 meeting

Attachments

Planning Board Minutes 2/10/25

Form Review

Form Started By: Alicia Rosenthal Started On: 02/10/2025 05:38 PM

Final Approval Date: 02/11/2025

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, FEBRUARY 10, 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: Clayton Johnson; Nichelle Clemons; Alexander Edwards; Christopher Widing; Justine Carter; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Planner
Bridgette Romer, Growth Management Coordinator

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the January 13, 2025 meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the January 13, 2025, meeting with a change to the vote on Item 6b.

AYE: Alexander Edwards, Christopher Widing, Justine Carter, Clayton Johnson, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. **Conditional Use - Elite Academy Daycare - 2210 Orange Avenue**

Ms. Driver gave an overview of the application. She stated the property is in the C-3, General Commercial zoning district and has a Future Land Use designation of GC, General Commercial. She noted the parcel is surrounded by RL (Low Density Residential) Future Land Use and is surrounded by R-3, Single Family Moderate density zoning. Ms. Driver provided details of the daycare, showed the existing building, site plan, elevations, floor plan, and the landscape plan.

Chairman Kreisl asked if there was any discussion about modifying the traffic flow to disperse the traffic off of Orange Avenue. Ms. Driver stated the Engineering department approved the final plan.

Lany Romuls, applicant, stated she has been in the daycare business for 10 years, and she plans to relocate her current business to a larger building to accommodate an extensive waitlist. Ms. Romuls answered questions from the Board on staggered pickup times, maximum number of students, and traffic flow for pickups and drop-offs. Ms. Romuls said the parents must park and come inside to pick up their child.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval for the proposed Conditional Use application to the City Commission with the following two (2) conditions.

1. Sign permits should be applied for prior to the issuance of a certificate of occupancy
2. A notarized Landscape Maintenance Agreement is due prior to the issuance of a certificate of occupancy

AYE: Christopher Widing, Justine Carter, Clayton Johnson, Nichelle Clemons, Alexander Edwards, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman said the slight agenda is due to staff shortage issues which he is trying to resolve.

Mr. Freeman said he has recently been involved with the 2025 Strategic Plan meetings, and he will be bringing a presentation to the Planning Board with the priorities assigned by the City Commission.

Mr. Freeman noted the Comprehensive Plan Evaluation and Appraisal Report is due by January 2026. He said the various sections will be reviewed by the Board at the Planning Board meetings through 2025. Mr. Freeman said the city is engaging with a consultant to help.

9. BOARD COMMENTS

There were no Board comments.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 03/10/2025

Re: Gordy Creek Final PD

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Final Planned Development - Gordy Creek
Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

SUMMARY:

The application sets out to provide integration of the proposed development with the natural environment. The 10-mile creek is located on the west side of the site, within a large, preserved wetland. This creek is the focal point of the development, providing residents and visitors with a beautiful view, while also serving as a natural habitat.

A 1.36-acre lake situated in the Northwest area of this site is surrounded by a trail open to both the public and residents of the development and provides a unique opportunity for outdoor enjoyment and environmental education. The trail is designed to enhance community engagement a will feature educational signs that provide insights into the wetland ecosystem.

Access to this natural area is facilitated through a separate entryway accessible from Gordy Road, with dedicated parking available for the public.

RECOMMENDATION:

Staff recommend the Planning Board move the proposed Rezoning of the Gordy Creek Final PD and Site Plan to City Commission with a recommendation of APPROVAL subject to the Gordy Creek Residential Planned Development Agreement, including the 11 special conditions of development and the timetable of development.

ALTERNATIVES:

Approve with amended Conditions

Or

Disapprove

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

Technical Review Committee
City Attorney's Office

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Draft Ordinance
Template Developement Agreement
Site Plan
Engineering Plans
Landscape Plans
Drainage Report
Lighting Plan
PAMP
Tree Survey
Floorplans Elevations
Statement of PD Benefits
Draft PD Agreement
HOA Docs
Justification
Environmental Analysis
Historical Report
Tree Mitigation Plan
Capacity Analysis
Phasing Schedule
Traffic Report
Comment Response
Code Comparison
Application
Agent Authorization
Deed
Map
Legal Description
Boundary Survey
TOPO
Applicant Response 1
Applicant Response 2

Form Review

Form Started By: Kev Freeman Started On: 03/05/2025 10:13 AM

Final Approval Date: 03/05/2025

CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

GORDY CREEK REZONING TO FINAL PD SITE PLAN

SUMMARY

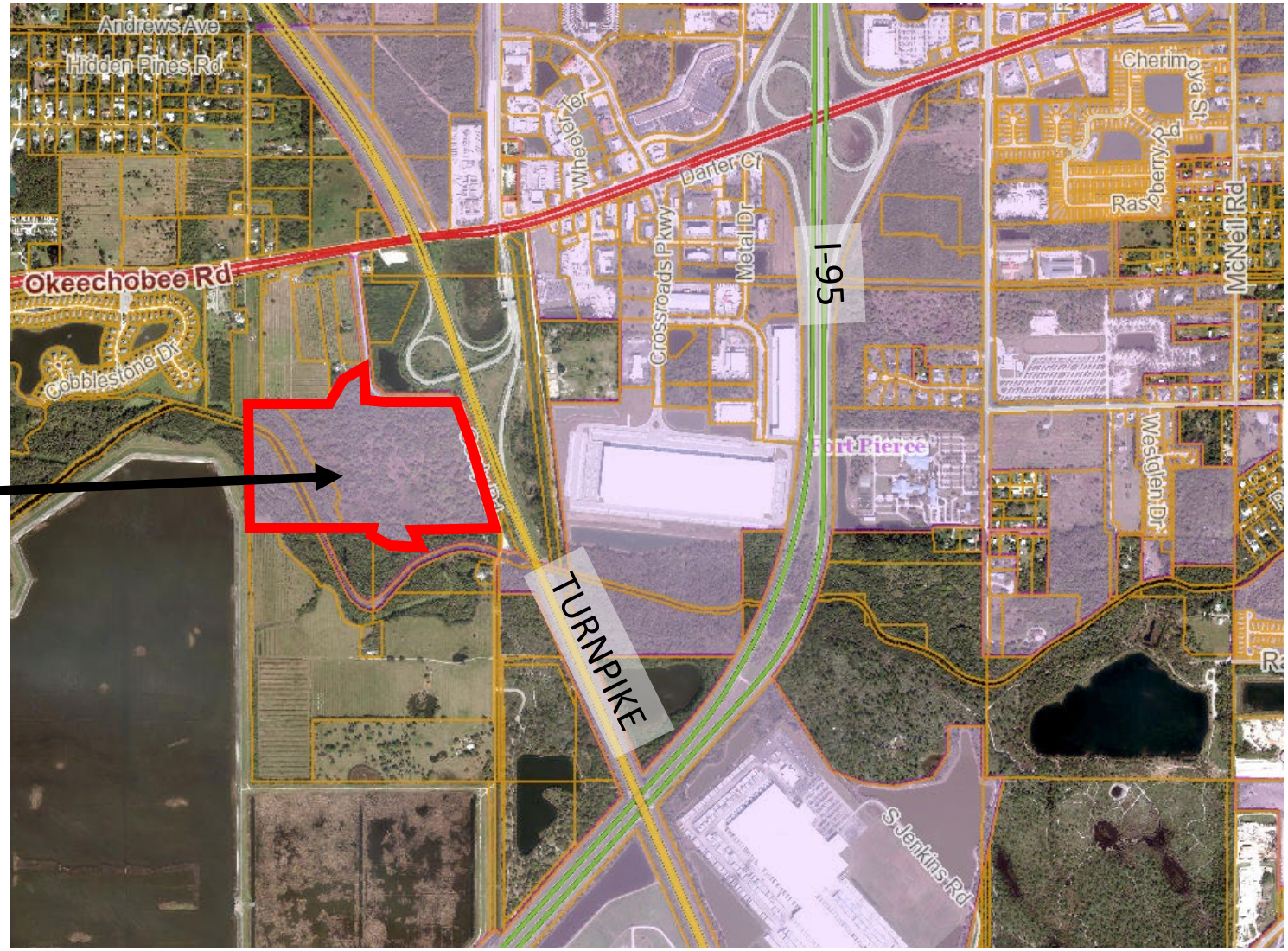
Gordy Greek Final Planned Development (PD), is a PD Rezoning application for Final PD Site Plan for a proposed residential development of a total of 317 residential units (179 single-family homes and 138 townhome units). The property is located on Gordy Road, south of Okeechobee Road.

APPLICANT

Cotleur & Hearing

SITE LOCATION

SITE



SITE AREA +/- 76.97 Acres

APPLICATION

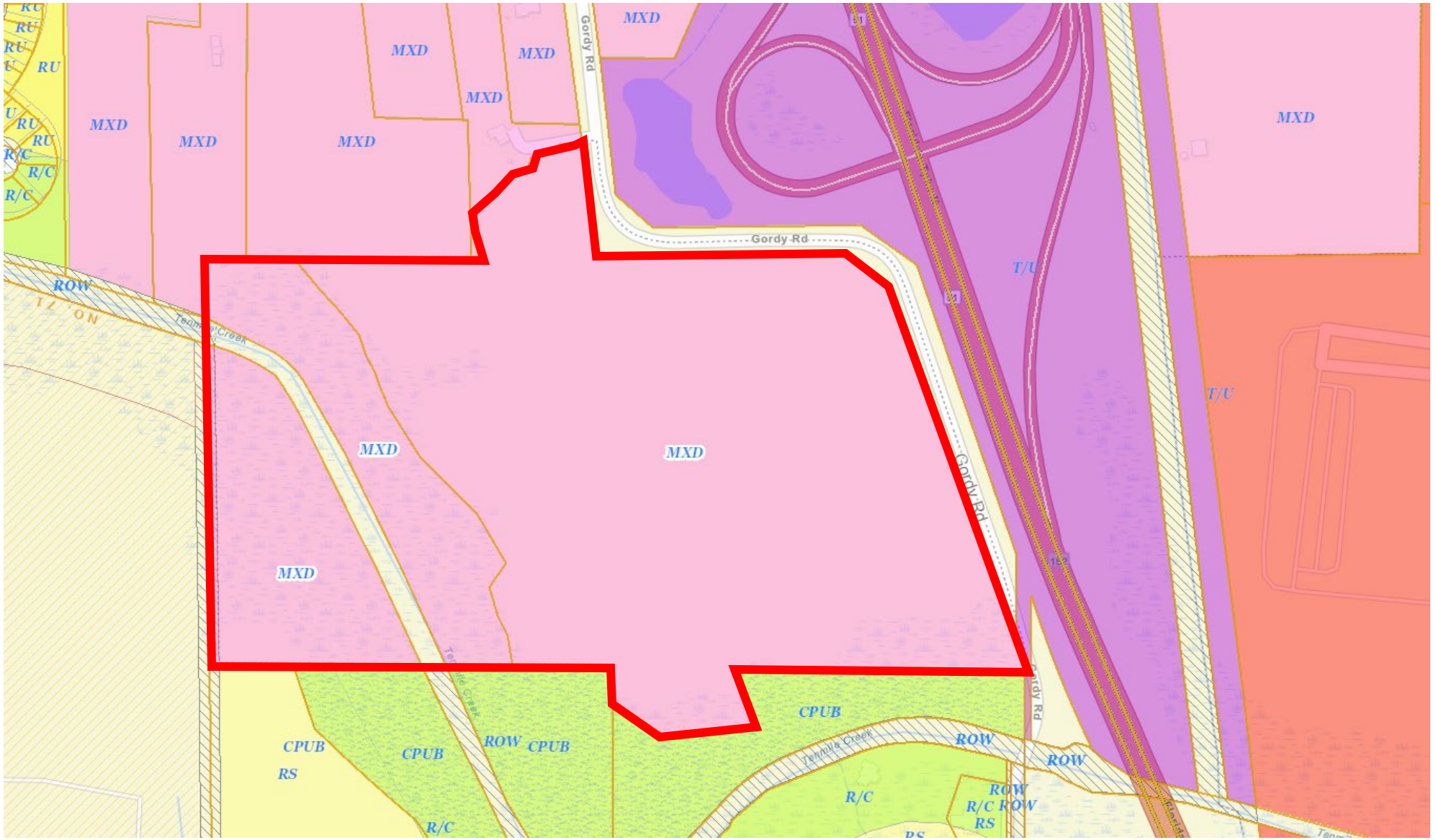
The application sets out to provide integration of the proposed development with the natural environment. 10-mile creek on the west side of the site, within a large, preserved wetland. This creek is the focal point of the development, providing residents and visitors with a beautiful view, while also serving as a natural habitat.

A 1.36-acre lake situated in the Northwest area of this site is surrounded by a trail open to both the public and residents of the development and providing a unique opportunity for outdoor enjoyment and environmental education.

The trail is designed to enhance community engagement a will feature educational signs that provide insights into the wetland ecosystem.

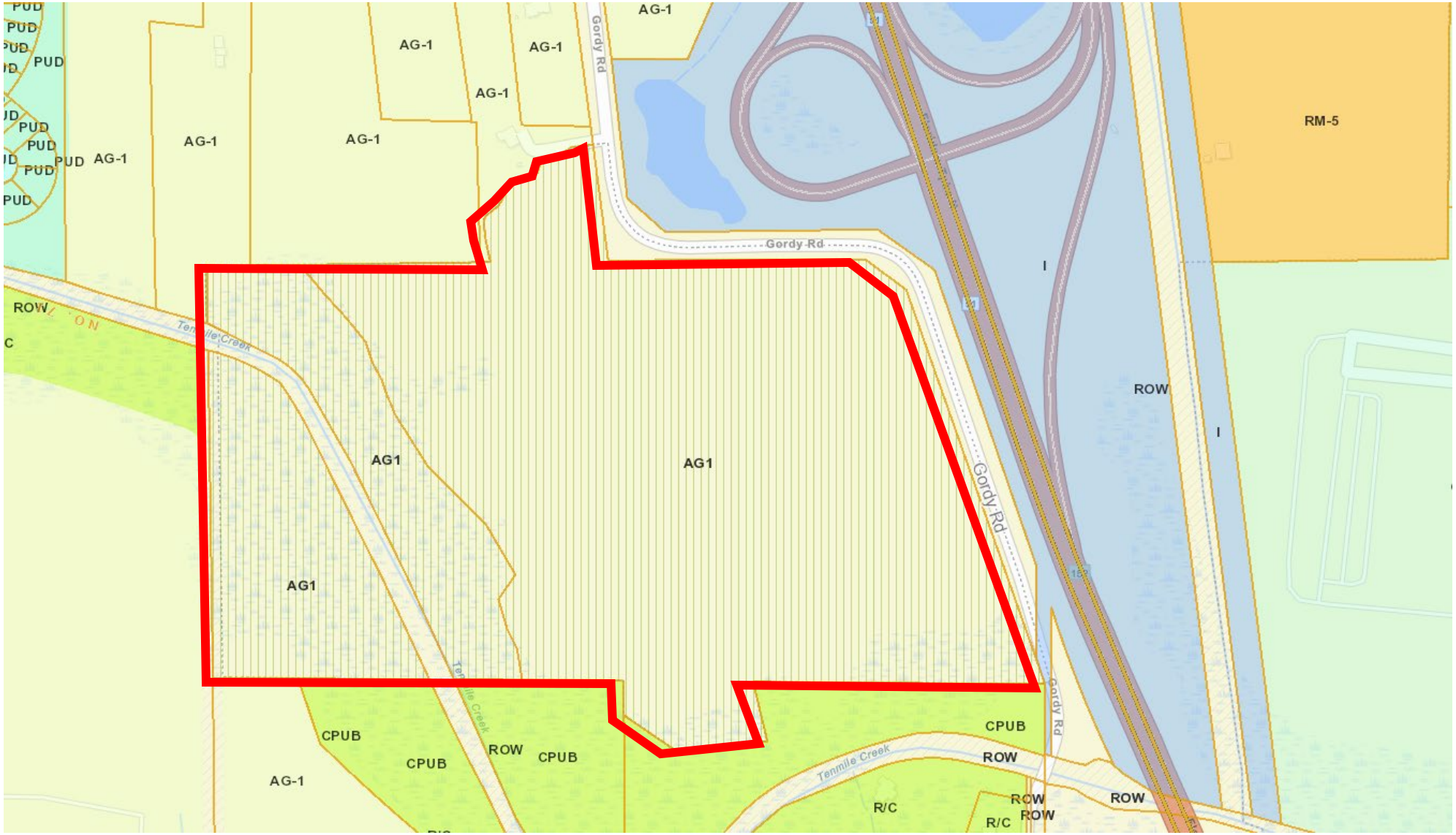
Access to this natural area is facilitated through a separate entryway accessible from Gordy Road, with dedicated parking available for the public.

FUTURE LAND USE



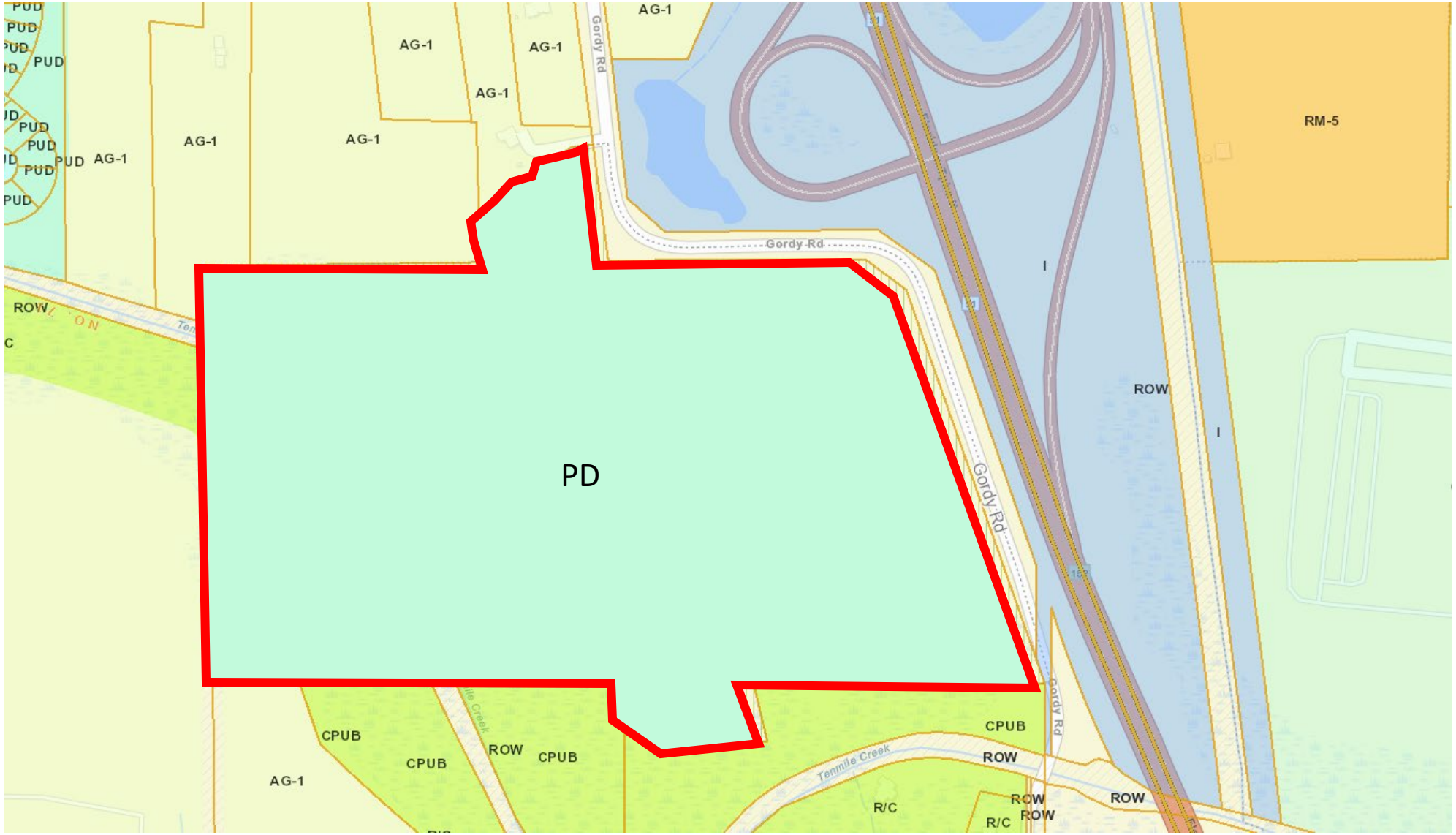
SITE AREA +/- 76.97 Acres

ZONING



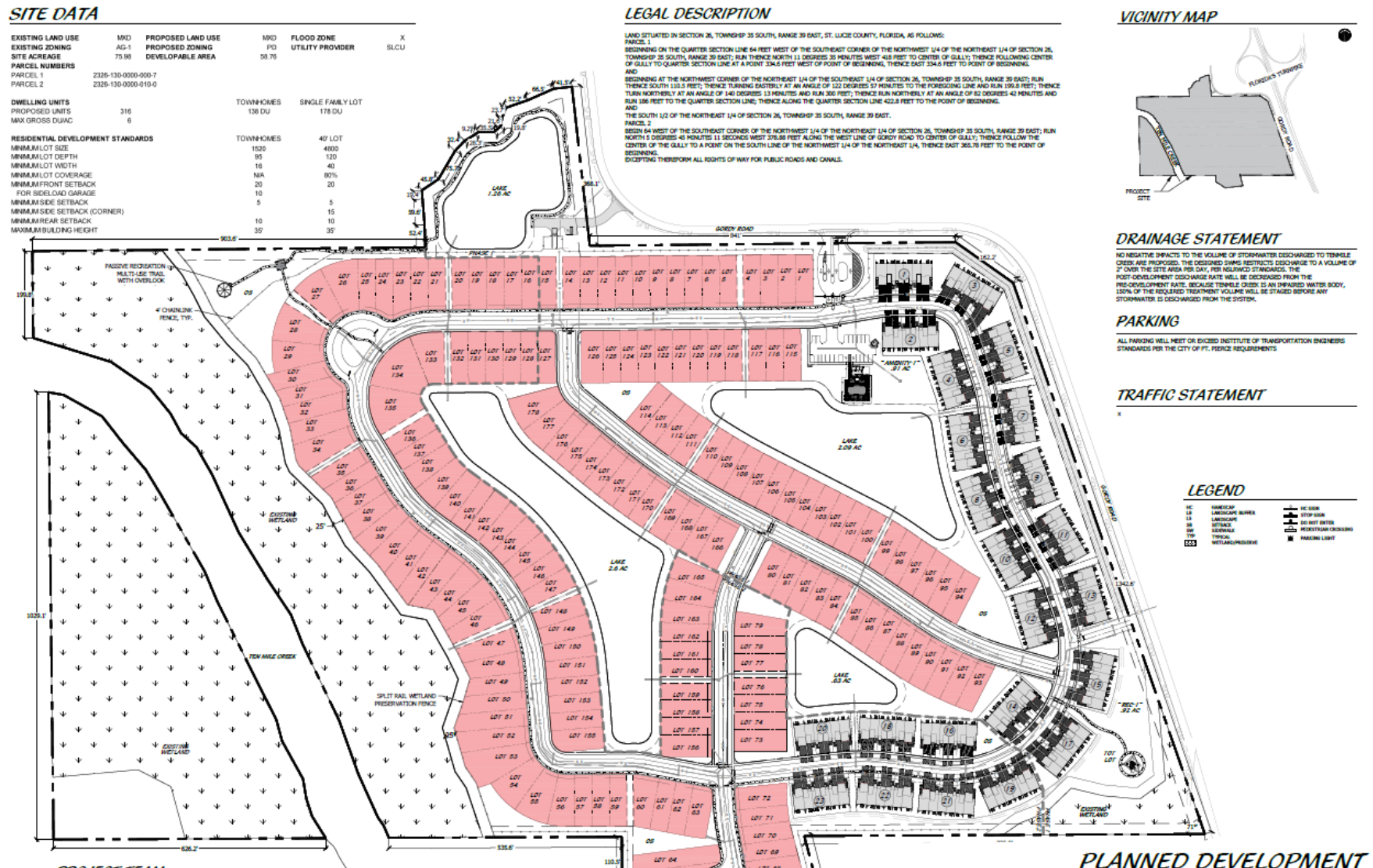
SITE AREA +/- 76.97 Acres

ZONING



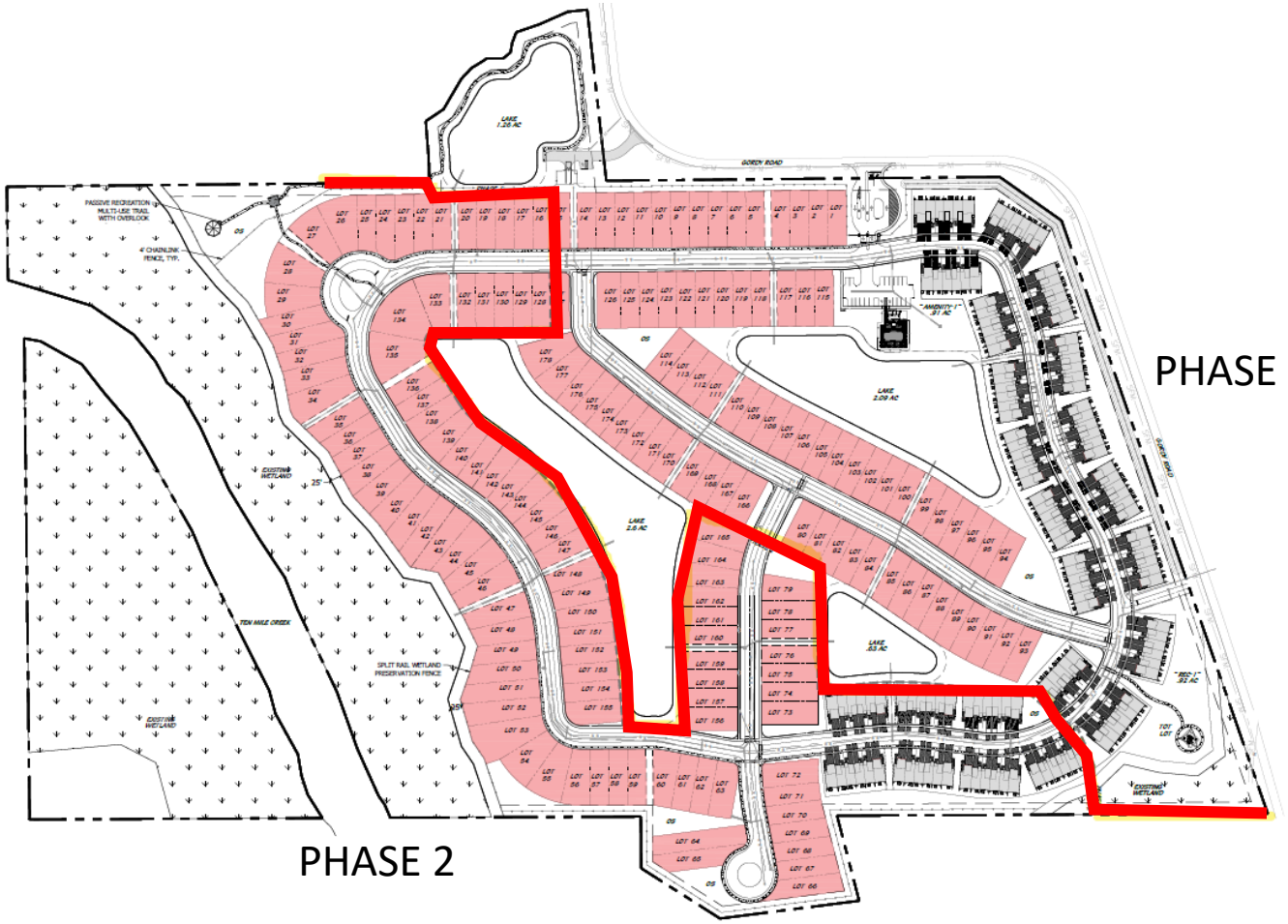
SITE AREA +/- 76.97 Acres

GORDY CREEK PD - FINAL SITE PLAN



GORDY CREEL– FINAL SITE PLAN - PHASING

	Phase 1	Phase 2
Single Family Units	76	103
Multifamily Units	96	42
Estimated Start Date	2025	2027
Estimated Completion Date	2025	2027
Maximum Building Height	35’	35’
Maximum Building Coverage (Single-Family)	80%	80%
Maximum Building Coverage (Multifamily)	90%	90%
Amenity Area	100%	0%
Parking Lot	100%	0%
Preserve Overlook Area	0%	100%
Tot Lot	100%	0%
Lift Station	100%	0%
Lakes	6.58 ac	0 ac



GORDY CREEK – ARCHITECTURALS



GORDY CREEK – ARCHITECTURALS



RECOMMENDATION

Staff recommend the Planning Board move the proposed Rezoning of the Gordy Creek Final PD and Site Plan to City Commission with a recommendation of APPROVAL subject to the Gordy Creek Residential Planned Development Agreement, including the special conditions of development and the timetable of development.
The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

RECOMMENDATION – (continued)

2. The minimum Open Space shall be 50.62% of the Final PD site area.

3. The maximum Density shall be 6 dwelling units per acre of the Final PD site area.

4. Prior to Building Permit, a Gopher Tortoise Survey shall be carried out on site.

5. Prior to Building Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit. The reports will be reviewed for compliance with City Code Chapter 119. Stormwater Management and Site Development Technical Regulations.

RECOMMENDATION – (continued)

7. 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.

8. 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.

9. 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.

RECOMMENDATION – (continued)

10. At the time of Development Permit Review Compliance (DPCR) a full review of the appropriate tree survey and tree mitigation calculations will be performed.

11. Gordy Road is a St. Lucie County owned and maintained facility, the applicant/developer shall coordinate with St. Lucie County pertaining to required roadway improvements.

ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove

ORDINANCE NO. 25-XXX

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE CITY'S ZONING ATLAS FOR TWO (2) PARCELS CONTAINING APPROXIMATELY 75.981 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR THE SOUTHWEST CORNER OF OKEECHOBEE ROAD AND THE FLORIDA TURNPIKE AND APPROXIMATELY 1500 FEET SOUTH OF OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA FROM (AG-1) SAINT LUCIE COUNTY AGRICULTURAL 1 DWELLING UNIT PER ACRE TO PLANNED DEVELOPMENT (PD); ESTABLISHING THE GORDY CREEK PLANNED DEVELOPMENT ZONE WITH 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; ND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject proposal incorporates two (2) parcels generally located at or near the southwest corner of Okeechobee Road and the Florida Turnpike and approximately 1500 feet south of Okeechobee Road, within the City of Fort Pierce, Florida, representing approximately 75.981 acres of land; and

WHEREAS, a map depicting the subject property is attached hereto as Exhibit "A"; and

WHEREAS, the subject property, is presently designated as (AG-1) Saint Lucie County Agricultural (1 Dwelling Unit per acre) with a Future Land Use of Mixed-Use Development, and

WHEREAS, the Applicant, has applied for rezoning of the subject property from AG-1, Saint Lucie County Agricultural (1 du/ac) Zone to PD, Planned Development Zone, and

WHEREAS, the proposed zoning atlas map amendment (rezoning) 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 XXX __, 2025, meeting, voted __ to __ to recommend approval of the proposed request for these parcels; and

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. From and after the effective date hereof, the following two (2) properties legally described respectively as:

LANDS SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

Parcel ID(s): _____

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE

FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

Parcel ID(s): _____

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCELS CONTAINING A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES) MORE OR LESS.

Said properties being generally located at or near at or near the southwest corner of Okeechobee Road and the Florida Turnpike and approximately 1500 feet south of Okeechobee Road in Fort Pierce, Florida shall be rezoned and the Zoning Designation is hereby changed from Saint Lucie County Agricultural (1 du/ac) Zone to Planned Development, PD, as depicted at **Exhibit "A"** and the Sketch & Legal Description at **Exhibit "B,"** and are made subject to the Conditions of Development (PD Zoning) at **Exhibit "C"**, the PD Criteria Requirements at **Exhibit "D"**, and the Planned Development Zoning Agreement at **Exhibit "E"**, all attached hereto and incorporated herein.

SECTION 2. The Planned Development Zoning Agreement at Exhibit "E", attached hereto and incorporated herein, is approved.

SECTION 3. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 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 XXX, 2025; and was duly introduced, read by title only, and passed on second and final reading XXX, 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 NNth day of NNN 2025.

_____
Linda Hudson
Mayor Commissioner

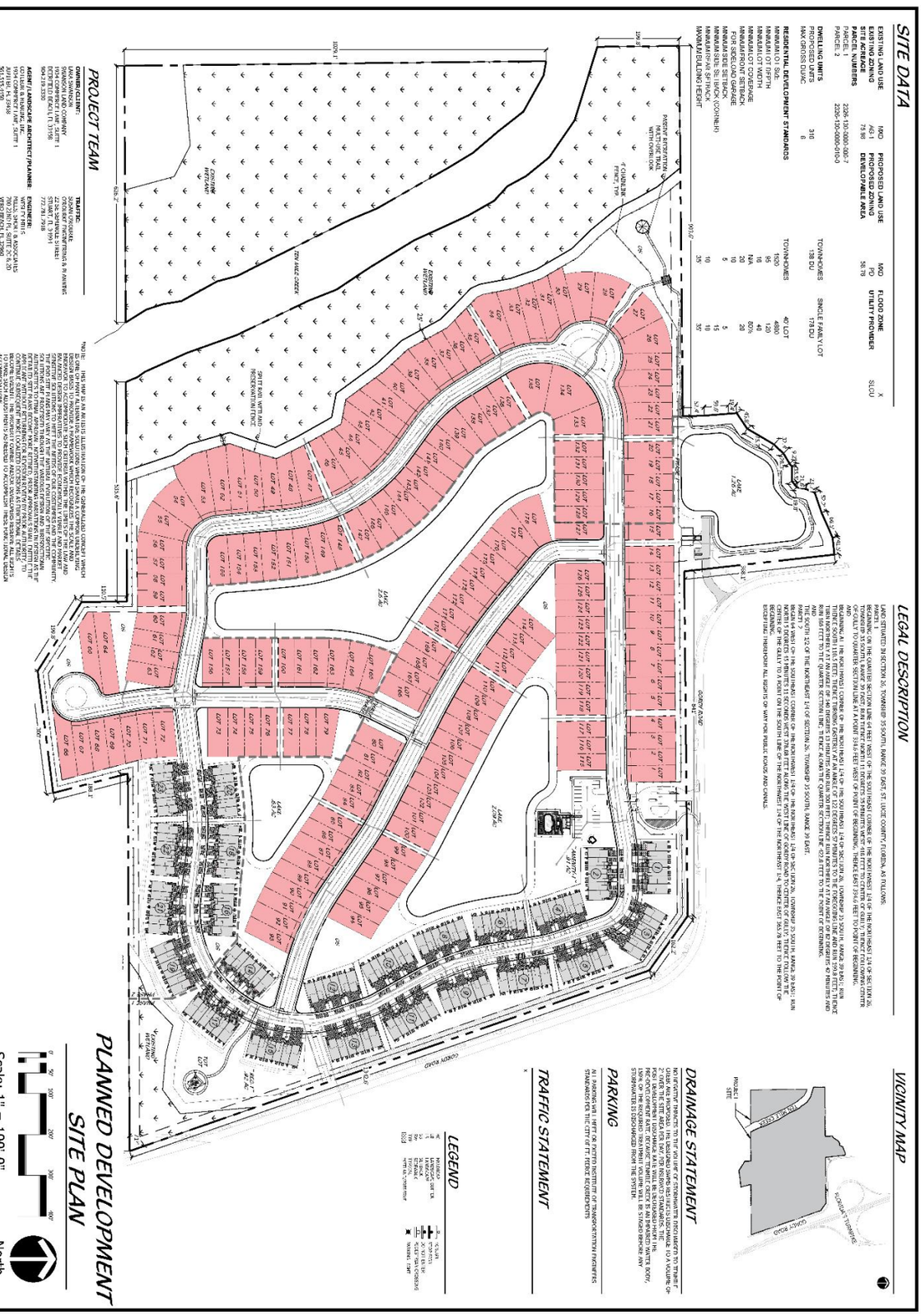
ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Zoning Atlas Map Amendment to Planned Development



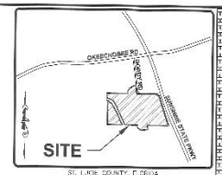
Parcel ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-3

EXHIBIT B

Sketch & Legal Description

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

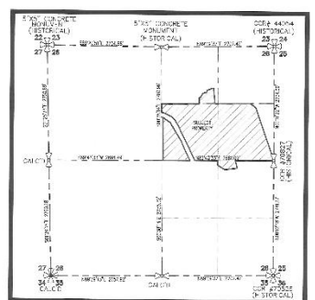
NO SCALE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 2982681
REVISION # 1-20-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. EASEMENTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   E. ANY LAW, LIEN, OR RIGHT PERTAINING TO OR ASSERTED BY THE STATE OF FLORIDA, INCLUDING STRAPPING, TITLE OR ESCHEAT OR ESCHEAT OR UNCLAIMED PROPERTY RIGHTS.
   AFFECTS SUBJECT PROPERTY.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY UTILITY, UNLESS NOTICE OF SUCH LIEN HAS BEEN RECORDED IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. RIGHTS OR CLAIMS OF PARTIES OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS STATED ON X.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. RIGHTS OF UPLAND TO ANY BEDS OR BANKS OF ANY WATER BODY ENCROACHING FROM THE INSURED LAND OVER OTHER LANDS.
   AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE.
7. THE NATURE, EXTENT OR VALIDITY OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L-452 RECORDED IN OFFICIAL RECORDS BOOK 1021, PAGE 438.
AFFECTS SUBJECT PROPERTY; BLANKET IN NATURE.



SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST

(TYP.)

SYMBOL & ABBREVIATION LEGEND:

POB	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
⊕	ACCESS BUSINESS
⊙	CENTER LINE
NGVD, NAVD,etc.	NORTH EAST TICK ON W MAJOR COMMERCIAL DISTRICT
COR	CUTTED CORNER RADIUS

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1:

BEGINNING ON THE QUARTER SECTION LINE 84.4 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 660.11 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 660.11 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST 660.11 FEET TO THE QUARTER SECTION LINE AT A POINT 84.4 FEET SOUTH OF POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 660.11 FEET TO THE POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN THENCE SOUTH 1.45 FEET; THENCE RUNNING EASTERLY, AT AN ANGLE OF 122 DEGREES 17 MINUTES 30 SECONDS TO THE FOREGOING LINE AND RUN SOUTHEASTERLY, 1320.3 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 113 DEGREES 13 MINUTES AND RUN 660 FEET, MORE OR LESS, TO A POINT AT ANY ANGLE OF 67 DEGREES 47 MINUTES AND RUN 660 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 84.4 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
AND

PARCEL 2:

BEGIN 84 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 80 RODS; THENCE WEST 10 RODS; THENCE SOUTH 80 RODS; THENCE EAST ALONG THE NORTH LINE OF OLD DIXIE ROAD TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS THE NORTH 30 FEET THEREOF.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON, HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY AND SUBJECT AREA WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND ACCURATELY REPRESENTS THE FIELD SURVEY PERFORMED UNDER MY DIRECTION OR SUPERVISION AND SUCH SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF EVERGLADES SURVEY AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE FOR ANY SURVEY NOT TO CONTAIN THE SURVEYOR'S SEAL. ANY ALTERATIONS OR ADDITIONS MADE TO THE PLAT OR SURVEY MAP AFTER THE SIGNING AND SEALING OF THIS SURVEY SHALL RENDER SAID SURVEY INVALID.
3. BEARING DATUM IS ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS BEING S89°58'30"W.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON A BENCHMARK ESTABLISHED BY GPS OBSERVATIONS AND ADJUSTED USING THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) SOFTWARE. ALL ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. THIS SITE WAS SURVEYED UTILIZING STANDARD/CONVENTIONAL SURVEYING EQUIPMENT AND METHODS. ALL DISTANCES SHOWN HEREON ARE MEASURED DISTANCES UNLESS OTHERWISE NOTED. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS ONE FOOT IN TEN THOUSAND FEET (1'/10,000'). THE PROPERTIES SHOWN HEREON WERE MEASURED TO A POSITIONAL UNCERTAINTY (95% CONFIDENCE LEVEL) THAT DOES NOT EXCEED THE SUM OF 0.10 FEET PLUS 50 PARTS PER MILLION (1:20,000) OF THE DISTANCE FROM ANY POINT ON THE BOUNDARY TO ANY OTHER POINT ON THE BOUNDARY. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY EXCEEDS THE SUM OF 0.07 FEET PLUS 50 PARTS PER MILLION (1:20,000) FOR HORIZONTAL CONTROL POINTS ESTABLISHED FOR THIS SURVEY.
6. THE SURVEY DEPICTED HEREON IS BASED UPON THE FOLLOWING DOCUMENTS AND INSTRUMENTS OF RECORD:
   - ZONING MAP, CITY OF PORT ST. LUCIE, FL
   - HERITAGE HOMES OF FLORIDA, INC.
   - FIDELITY NATIONAL TITLE INSURANCE COMPANY
   - BARTLETT, BROCK AND SHOW, LLP
7. NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE IS NO APPARENT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
10. THERE ARE NO VISIBLE EVIDENCE OF WETLAND DELINEATION MARKERS OBSERVED ON THE PROPERTY.
11. THERE ARE NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN CONJUNCTION WITH THE PROPERTY.
12. THERE ARE NO VISIBLE EVIDENCE OF SITE USE AS A GOLF COURSE.
13. THERE ARE NO VISIBLE EVIDENCE OF UTILITY SERVICE LINES OBSERVED ENTERING THE PROPERTY OTHER THAN AS SHOWN HEREON.
14. THERE ARE NO VISIBLE EVIDENCE OF STREAM OR RIVER BANKS OR BOTTOMS OBSERVED WITHIN THE PROPERTY.
15. THERE ARE NO VISIBLE EVIDENCE OF CONSERVATION EASEMENTS OBSERVED WITHIN THE PROPERTY.
16. THERE ARE NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR SITE ACCESS (CURB CUTS) KNOWN TO THE UNDERSIGNED, AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A GOLF COURSE.
20. THERE ARE NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
21. THERE ARE NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKERS OBSERVED ON THE PROPERTY.
22. THERE ARE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN CONJUNCTION WITH THE PROPERTY.
23. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A GOLF COURSE.
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25. THERE ARE NO OBSERVED EVIDENCE OF CONSERVATION EASEMENTS OBSERVED WITHIN THE PROPERTY.
26. THERE ARE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
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33. THERE ARE NO OBSERVED EVIDENCE OF STREAM OR RIVER BANKS OR BOTTOMS OBSERVED WITHIN THE PROPERTY.
34. THERE ARE NO OBSERVED EVIDENCE OF CONSERVATION EASEMENTS OBSERVED WITHIN THE PROPERTY.
35. THERE ARE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
36. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
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39. THERE ARE NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKERS OBSERVED ON THE PROPERTY.
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99. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
100. THERE ARE NO OBSERVED EVIDENCE OF SITE USE AS A GOLF COURSE.

CERTIFIED TO:

- ZONING MAP, CITY OF PORT ST. LUCIE, FL
- HERITAGE HOMES OF FLORIDA, INC.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- BARTLETT, BROCK AND SHOW, LLP

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 8, 2022.

MICHAEL T. O'CONNOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5506

STATE OF FLORIDA

3-16-22
SIGNATURE DATE

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 28, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

1 OF 2

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

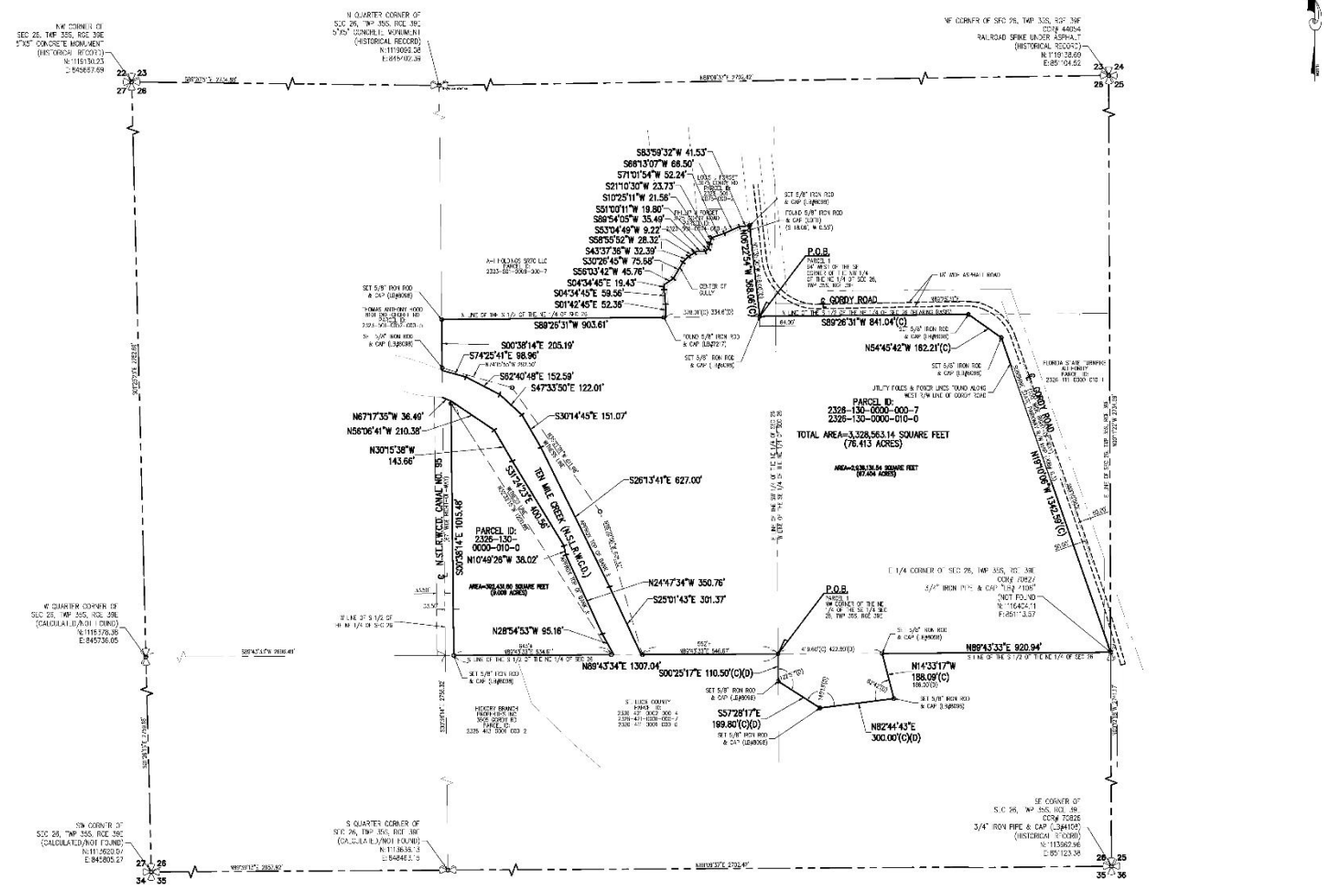

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft
N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N: 1119099.38
E: 855702.38
NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCD# 44004
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N: 1119126.69
E: 861104.52
NW CORNER OF SEC 26, TWP 35S, RGE 39E
CALCULATED/NOT FOUND
N: 1119150.23
E: 845857.69
SW CORNER OF SEC 26, TWP 35S, RGE 39E
CALCULATED/NOT FOUND
N: 1111620.04
E: 845805.27
S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N: 1113638.13
E: 845841.19
SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCD# 70826
3/4" IRON PIPE & CAP (.094'CC)
(HISTORICAL RECORD)
N: 1113662.96
E: 861123.36
S83°59'32"W 41.53'
S68°13'07"W 68.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.58'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°50'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.58'
S66°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'
S89°25'31"W 903.61'
S00°38'14"E 205.19'
S74°25'41"E 98.96'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
S26°13'41"E 627.00'
S24°47'34"W 350.76'
S25°01'43"E 301.37'
N89°43'34"E 1307.04'
S00°25'17"E 110.50'(C)(D)
S57°28'17"E 199.80'(C)(D)
N82°44'43"E 300.00'(C)(D)
N14°33'17"W 188.09'(C)
N89°43'33"E 920.94'
S89°26'31"W 841.04'(C)
N54°45'42"W 182.21'(C)
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'
N10°49'28"W 38.02'
S30°36'14"E 1093.48'
S37°21'23"E 403.56'
P.O.B.
P.O.B.
PARCEL ID:
2326-130-0000-010-0
2326-130-0000-000-7
TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)
AREA=2,928,126.54 SQUARE FEET
(67.204 ACRES)
AREA=400,436.60 SQUARE FEET
(9.009 ACRES)
S. GOBBY ROAD
N. GOBBY ROAD
TEN MILE CREEK (N-5, M-CD)
N.S.F. POWER CANAL NO. 53
HEADY BRANCH
SET 5/8" IRON ROD & CAP (LB#6936)
FOUND 5/8" IRON ROD & CAP (LB#6936)
FOUND 4"X4" CONCRETE MONUMENT
SET 5/8" IRON ROD & CAP (LB#6936)
FOUND 3/4" IRON PIPE & CAP ("LB#7087")
NOT FOUND
SET 5/8" IRON ROD & CAP (LB#6936)
SET 5/8" IRON ROD & CAP (LB#6936)
SET 5/8" IRON ROD & CAP (LB#6936)

EXHIBIT C

Conditions of Development (PD Zoning)

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

2. The minimum Open Space shall be 50.62% of the Final PD site area.

3. The maximum Density shall be 6 dwelling units per acre of the Final PD site area.

4. Prior to Building Permit, a Gopher Tortoise Survey shall be carried out on site.

5. Prior to Building Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit. The reports will be reviewed for compliance with City Code Chapter 119. Stormwater Management and Site Development Technical Regulations.

7. 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.

8. 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.

9. 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.

10. At the time of Development Permit Review Compliance (DPCR) a full review of the appropriate tree survey and tree mitigation calculations will be performed.

11. Gordy Road is a St. Lucie County owned and maintained facility, the applicant/developer shall coordinate with St. Lucie County pertaining to required roadway improvements.

EXHIBIT D

PD Criteria Requirements

DEVELOPMENT STANDARDS

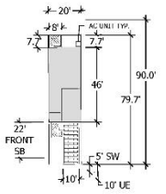
Table 1. DEVELOPMENT USED AND STANDARDS		
DEVELOPMENT STANDARD	**SINGLE-FAMILY**	**TOWNHOMES/ TRI-PLEX/ QUAD-PLEX**
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	20'	20'
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. 15' building separation for Townhome)	5'	
Minimum Side Setback (Side-Entry)		
Minimum Side Setback (Front-Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

SITE DATA

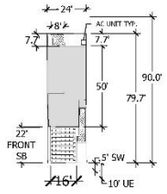
OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	**TOTAL AREA BY USE (AC)**	**PROVIDED (%)**
COMMON/OPEN SPACE	3.09	8.70%
RECREATION SPACE	1.77	2.34%
LANDSCAPE BUFFERS	4.17	5.42%
DRAINAGE EASEMENTS	0.95	1.25%
LAKE	2.04	3.34%
LAKES	6.56	6.66%
WETLAND	17.40	22.91%
TOTAL AREA	38.47	50.62%

IMPERVEOUS SPACE TABLE		
TRACT	**AREA (AC)**	**PROVIDED (%)**
LOTS - SINGLE FAMILY	21.84	28.35%
LOTS - TOWNHOME	7.13	9.26%
ASPHALT	4.00	5.19%
CONCRETE - SIDEWALKS	1.01	1.32%
TOTAL AREA	33.98	44.15%

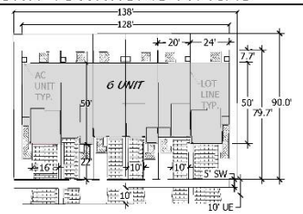
20' TOWNHOME LOT TYPICAL



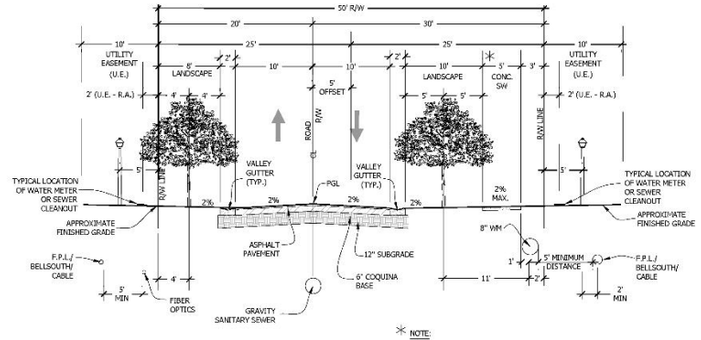
24' TOWNHOME LOT TYPICAL



6-UNIT TOWNHOME TYPICAL



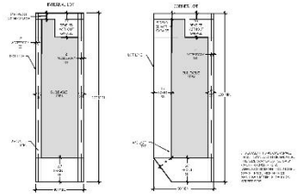
50' ROW TYPICAL



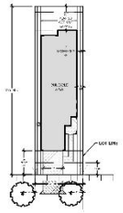
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

40' LOT TYPICAL



40' LOT DRIVEWAY TYPICAL



PD SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED P12/2018
DRAWN PRF
APPROVED EJS
JOB NUMBER 2242.11
DATE 6-16-20
REVISIONS

SHEET SP6 OF 7

© COTLEUR & HEARING, INC.

EXHIBIT E

PLANNED DEVELOPMENT AGREEMENT

{To

[blank space above line reserved for recording data]

[NAME OF PLANNED DEVELOPMENT]
PLANNED DEVELOPMENT ZONING AGREEMENT

THIS PLANNED DEVELOPMENT ZONING AGREEMENT ("Agreement"), made and entered into this

___ day of _____, 2025, by and between _____, whose principal address is _____, hereinafter referred to as the "Owner" and CITY OF FORT PIERCE, a political subdivision of the State of Florida, hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, Owner is the current owner of certain property situated in CITY OF FORT PIERCE, Florida, and more particularly described in the legal description attached and incorporated as **Exhibit 1** ("Subject Property"); and

WHEREAS, it is the desire of Owner to develop a PD to be known as [NAME OF PD] consisting of _____ acres with _____ [include what is being built and numbers approved: __ single family dwelling units ("DUs"), ___ Townhome DUs and commercial use] ("Development"); 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

TEMPLATE

WHEREAS, the City Commission of the City of Fort Pierce ("Commission") adopted Ordinance No 25-_____ ("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:

A. LEGAL DESCRIPTION. This Agreement shall apply to the Subject Property, as described in Exhibit 1.

B. PARTIES. The parties to this Agreement are _____ and the City of Fort Pierce.

C. UNIFIED CONTROL. OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all the Subject Property included in this Agreement and as described in Exhibit 1.

D. TERM. The Term of this Agreement shall be _____ 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.

E. DEVELOPMENT TIMELINE.

1. All Development shall be consistent with the timeline below and with the Timetable for Planned Development and Improvements Phase Schedule, attached hereto as Exhibit 2.
    a. Phase 1 – Construction shall begin no later twelve (12) months from the date of obtaining all required land development permits.
    b. Phase 2 – Construction shall begin no later than one (1) year after the final Certificate of Occupancy is issued for Phase 1.
    c. Phase 3 – Construction shall begin no later than one (1) year after the final Certificate of Occupancy is issued for Phase 2.

TEMPLATE

F. PHASING & PHASING REQUIREMENTS.

1. All phasing and requirements shall be consistent with the below and with the Timetable for Planned Development and Traffic Improvements Phase Schedule, attached hereto as Exhibit 2.

    a. Phase 1 shall include:

        i. Commercial construction.

        ii. No building permits will be issued for Phase 2 until Phase 1 has been completed and accepted by the appropriate jurisdiction(s) with Certificates of Occupancy issued.

    b. Phase 2 shall include:

        iii. _____

        iv. _____

        v. _____

    c. No building permits will be issued for Phase 3 until all infrastructure improvements in subsections (ii)-(vi) and at least 90% of the required construction in subsection (i) (Single-Family Dwelling Units and Townhomes) described above for Phase 1 have been completed and accepted by the appropriate jurisdiction(s) with Certificates of Occupancy issued.

    d. Phase 3 shall include:

        vi. _____

        vii. _____

        viii. _____

G. PERMITTED USES; DENSITIES; HEIGHT.

TEMPLATE

1. The following uses, densities, and heights shall be permitted:
    a. Commercial:
        i. The maximum square feet of commercial use permitted is _____.
        ii. The commercial uses permitted are:
            1. ____
            2. ____
        iii. The conditional uses allowed upon proper approval are:
            1. ____
            2. ____
        iv. Any other commercial use not outlined above is prohibited.
    b. Single Family Detached Residences
        i. A maximum of ____ Single Family Detached Residences may be built.
        ii. Height shall not exceed ____ feet.
    c. Townhomes:
        i. A maximum of ___ Townhome units may be built.
        ii. Height shall not exceed ____ feet.
    d. Private recreational amenities permitted are:
        i. _____
        ii. _____
2. The maximum Gross Density of the PD shall not exceed ____ DU/Acre.
3. Owner will abide by all Land Development Regulations ("LDR's") in place at the time the appropriate development permits are obtained.

TEMPLATE

H. PUBLIC FACILITIES.

1. The following public facilities shall be constructed:

    a. _____

    b. _____

I. PUBLIC PURPOSE RESERVATIONS OR DEDICATIONS.

1. ____ shall be dedicated to _____.

2. ____ shall be dedicated to _____.

J. DEVELOPMENT PERMITS.

1. 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 Final PD

    b. City of Fort Pierce Development Permit Compliance Review Permit

    c. South Florida Water Management District Environmental Resources Permit

    d. North St. Lucie Water Control District Drainage Permit

    e. St. Lucie County Right-of-Way Permit

    f. St. Lucie County Utility Connection Permit

    g. Florida Department of Environmental Water Main Extension Permit

    h. Florida Department of Environmental Wastewater Collection Permit

2. The failure of including a development permit or approval above does not alleviate Owner from obtaining any and all required development permits or approvals, as provided for in Section M below.

K. COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATION COMPLIANCE.

The Development as proposed is consistent with the City's comprehensive plan and land

TEMPLATE

development regulations.

L. PUBLIC HEALTH, SAFETY, AND WELFARE CONDITIONS.

1. In the event that the Owner or subsequent entity chooses to develop its commercial phase subsequent to any residential units being developed as provided for in Phase(s) _____, the Owner or subsequent entity shall notify all the persons in the residential units of such construction. Notification may be made via signs posted on the commercial parcels adjacent to all rights of way and visible to the public. The signs must contain a telephone number or other contact information for the Owner or subsequent entity to allow residents to obtain information or make a complaint.
2. If all commercial development is not completed within three (3) years of the Effective Date of this Agreement, no additional building permits will be issued for any residential units until an updated traffic impact analysis is submitted to and approved by the City showing that the non-permitted approved residential development will not cause a net-negative impact to the impacted roadway network. The City reserves the right to require additional transportation improvements or mitigation based upon this updated traffic impact analysis.

M. FAILURE TO ADDRESS REQUIREMENTS. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

N. BREACH OF THE AGREEMENT.

1. Construction of the Project and any proposed improvements shall at all times be in compliance with this Agreement and any Development Orders. In the event that the

TEMPLATE

Owner or Developer 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 Subject Property, including any associated phases. In the event that the Owner or Developer 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.

2. In the event that any person 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.
3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Owner or his successors in interest fail to abide by the provisions of this Agreement.

M. TRAFFIC CONTRIBUTION IMPROVEMENTS/CONDITIONS OF APPROVAL.

1. Owner agrees that traffic contribution improvements (the "Traffic Improvements") will be undertaken and carried out in accordance with the following:
    a. ____
    b. _____

TEMPLATE

2. Owner will construct the Traffic Improvements pursuant to the timetable for development, which is attached as **Exhibit 2**.
3. Owner understands and agrees to comply with conditions and requirements as set forth in the Special Conditions, attached and incorporated as **Exhibit 3**.
4. The City will grant necessary permits and authorizations in accordance with such laws, ordinances, and regulations as may be in effect at the time of such application by Owner.

N. COMPLIANCE/VESTED RIGHTS.

1. Owner shall be required to construct all proposed Improvements in accordance with applicable laws, ordinances, and regulations, the provisions and requirements of this Agreement, the Amended PD Zoning Ordinance, 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.")
2. Owner, its grantees, successors, or assigns shall have no vested rights in any expired Development Orders for this Development.

O. DESTRUCTION. In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Owner, 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(s), final site plan(s), subdivision plat(s), and Development Orders.

P. CHANGES OR AMENDMENTS.

1. 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

TEMPLATE

Ordinances and pursuant to any public hearing process included therein, when applicable.

2. Notwithstanding Paragraph 1 above, Owner, 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.

Q. COMPLIANCE /REMEDIES.

1. Development of _____[PD name] and the proposed Improvements shall at all times be in compliance with this Agreement and any approved Development Orders. In the event that the Owner fails to comply with any provision or condition of this Agreement or a 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 Subject Property, including any associated phases. In the event that the Owner fails to construct the Improvements consistent with this Agreement, the City can terminate this Agreement in its sole discretion. 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.

2. In the event that any person files a complaint with the City Manager alleging that a Development Order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development

TEMPLATE

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.

3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Owner or their successors in interest fail to abide by the provisions of this Agreement.

R. JURISDICTION. This Agreement shall be governed by the laws of the State of Florida, and any and all legal actions instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida.

S. HOLD HARMLESS. The City shall be held harmless from any and all liability stemming from any disputes between Owner, its grantees, successors, assigns, predecessors in title or other property owners regarding any Development undertaken by Owner, its grantees, successors, or assigns as provided for in this Agreement.

T. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their grantees, successors in interest, heirs, assigns, and personal representatives. This Agreement may only be assigned by Owner after notice to the City. The obligations of this Agreement run with the Subject Property.

U. NOTICE.

1. 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

TEMPLATE

of notice, the addressees are as follows:

OWNER: _____
_____
_____

With required copy to:
_____
_____
_____

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or upon receipt when deposited with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed.. 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.

V. 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

TEMPLATE

be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

W. 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.

X. 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.

Y. 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.

SIGNATURES TO FOLLOW ON NEXT PAGE

TEMPLATE

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.

OWNER: _____
A Florida limited liability company

By: _____
Its: _____
Date: _____

Witness: _____
Print: _____
Address: _____

Witness: _____
Print: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____, as _____ of _____, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
My Commission Expires:

(NOTARY SEAL)

TEMPLATE

CITY OF FORT PIERCE:

_____
Linda Hudson,
Mayor

ATTEST:

_____
Linda W. Cox,
City Clerk

(SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara K. Hedges, Esq.
City Attorney

TEMPLATE

EXHIBIT 1

LEGAL DESCRIPTION

Parcel ID Number(s):

Parcel 1:

Parcel 2:

TEMPLATE

EXHIBIT 2

TIMETABLE FOR PLANNED DEVELOPMENT AND IMPROVEMENTS PHASE SCHEDULE

START DATE:

ESTIMATED TIME TO COMPLETE ALL PHASES:

Phase 1:
Phase 2:
Phase 3:

PHASING MAP: Phasing boundaries shall be as depicted in Figure 1 below.

Exhibit 2; Figure 1.

TEMPLATE

EXHIBIT 3

SPECIAL CONDITIONS OF DEVELOPMENT

1. The phasing of the project, outlined in Exhibit 2 of this Agreement, shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking, or the traffic flow of the completed phases.
2. Any Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning at section 125-212 – Planned Development Zone (PD).
3. Prior to submittal of a Final PD Plan, an updated Environmental Survey shall be carried out to confirm whether any protected species are impacted.
4. The Final PD site plan submittal shall include a wetland jurisdictional survey.
5. Prior to submittal of a Final PD site plan, and if required, a Gopher Tortoise Survey shall be carried out on site.
6. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of a Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the Owner.

TEMPLATE

9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
11. A Final PD site plan submittal shall contain all documents, plans, and analysis as required as required per section 215-213 of the City's Code Of Ordinances, including, but not limited to:
    i. The Final PD site plan shall include quantitative data for the parcel sizes; proposed lot coverage of buildings and structures; total amount of open space.
    ii. A Landscape and irrigation plan.
    iii. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    iv. The location, size and height of present and proposed buildings and structures, including architectural elevational drawings and typical floor plans.
    v. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    vi. The pedestrian circulation system, including its interrelationships with the vehicular circulation system and proposed passive recreation system, showing all curb cuts and sidewalk.

TEMPLATE

vii. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

viii. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

ix. Tree Mitigation plan and calculations.

x. Preserve Area Management Plan.

xi. Stormwater report and statement of stormwater maintenance/management arrangements.

12. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

13. A final Plat will be required at completion of each phase of the Project.

14. The following Documents form part of the _____ Planned Development.

PD SITE PLAN	by _____ on _____.
BOUNDARY SURVEY	by _____ on _____.
TOPOGRAPHIC SURVEY	by _____ on _____.
LANDSCAPE PLAN	by _____ on _____.
MASTER STORMWATER REPORT	by _____ on _____.
TRAFFIC IMPACT ANALYSIS	by _____ on _____.
ENVIRONMENTAL ASSESSMENT	by _____ on _____.

TEMPLATE

TEMPLATE

SITE DATA

EXISTING LAND USE	MXD	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	AG-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	SLCU
SITE ACREAGE	75.98	**DEVELOPABLE AREA**	58.76		

PARCEL NUMBERS

PARCEL 1 2326-130-0000-000-7
PARCEL 2 2326-130-0000-010-0

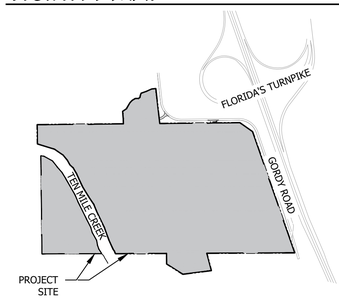
DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU
MAX GROSS DU/AC	6		

RESIDENTIAL DEVELOPMENT STANDARDS	TOWNHOMES	40' LOT
MINIMUM LOT SIZE	1520	4800
MINIMUM LOT DEPTH	95	120
MINIMUM LOT WIDTH	16	40
MINIMUM LOT COVERAGE	N/A	80%
MINIMUM FRONT SETBACK	20	20
FOR SIDELOAD GARAGE	10	
MINIMUM SIDE SETBACK	5	5
MINIMUM SIDE SETBACK (CORNER)		15
MINIMUM REAR SETBACK	10	10
MAXIMUM BUILDING HEIGHT	35'	35'

LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:
PARCEL 1
BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
PARCEL 2
BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFORM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

VICINITY MAP



DRAINAGE STATEMENT

NO NEGATIVE IMPACTS TO THE VOLUME OF STORMWATER DISCHARGED TO TENMILE CREEK ARE PROPOSED. THE DESIGNED SWMS RESTRICTS DISCHARGE TO A VOLUME OF 2" OVER THE SITE AREA PER DAY, PER NSLRWCD STANDARDS. THE POST-DEVELOPMENT DISCHARGE RATE WILL BE DECREASED FROM THE PRE-DEVELOPMENT RATE. BECAUSE TENMILE CREEK IS AN IMPAIRED WATER BODY, 150% OF THE REQUIRED TREATMENT VOLUME WILL BE STAGED BEFORE ANY STORMWATER IS DISCHARGED FROM THE SYSTEM.

PARKING

ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS PER THE CITY OF FT. PIERCE REQUIREMENTS

TRAFFIC STATEMENT

x

LEGEND

HC	HANDICAP		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		PARKING LIGHT
TYP	TYPICAL		
	WETLAND/PRESERVE		

PROJECT TEAM

OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

ENGINEER:
WESLEY MILLS
MILLS, SHORT & ASSOCIATES
700 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282

*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

PLANNED DEVELOPMENT SITE PLAN

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek

Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	10-16-24
REVISIONS	

SHEET SP1 OF 7

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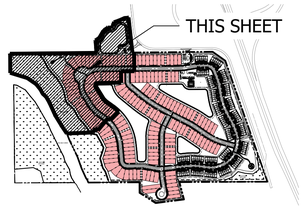
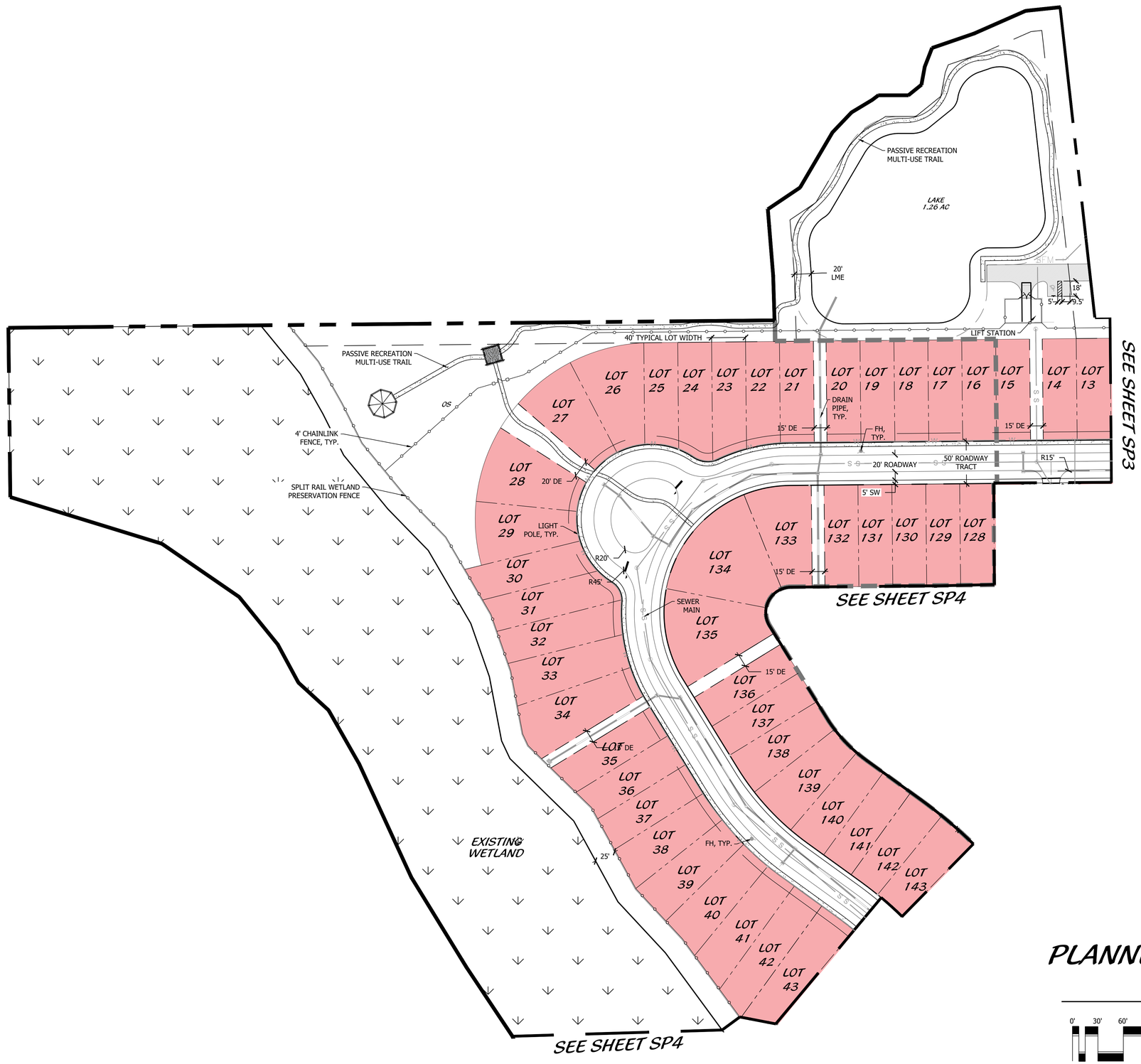
KEY MAP





PLANNED DEVELOPMENT SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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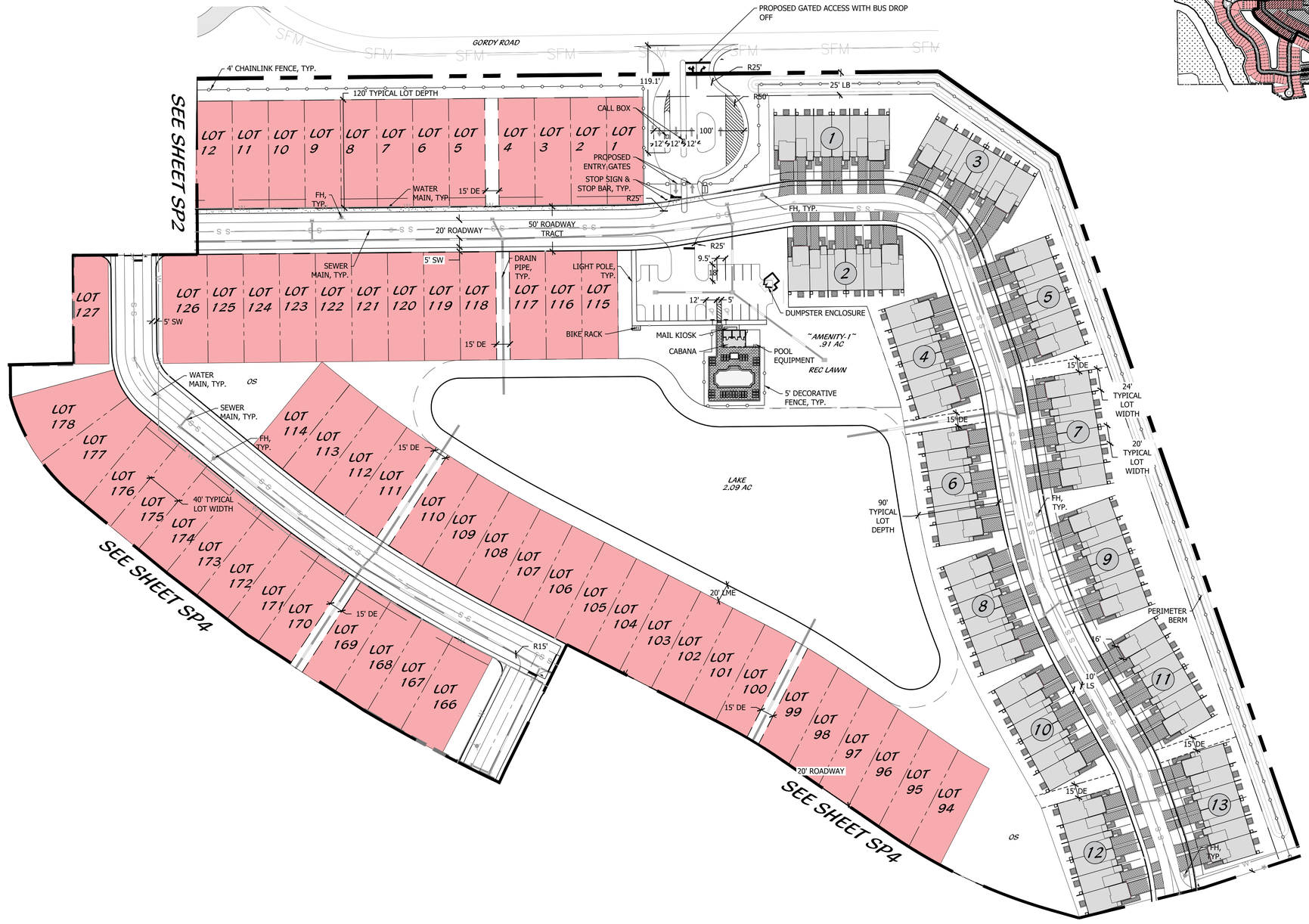
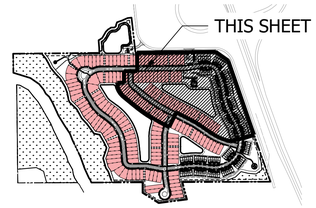


KEY MAP



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Scale: 1" = 60'-0"

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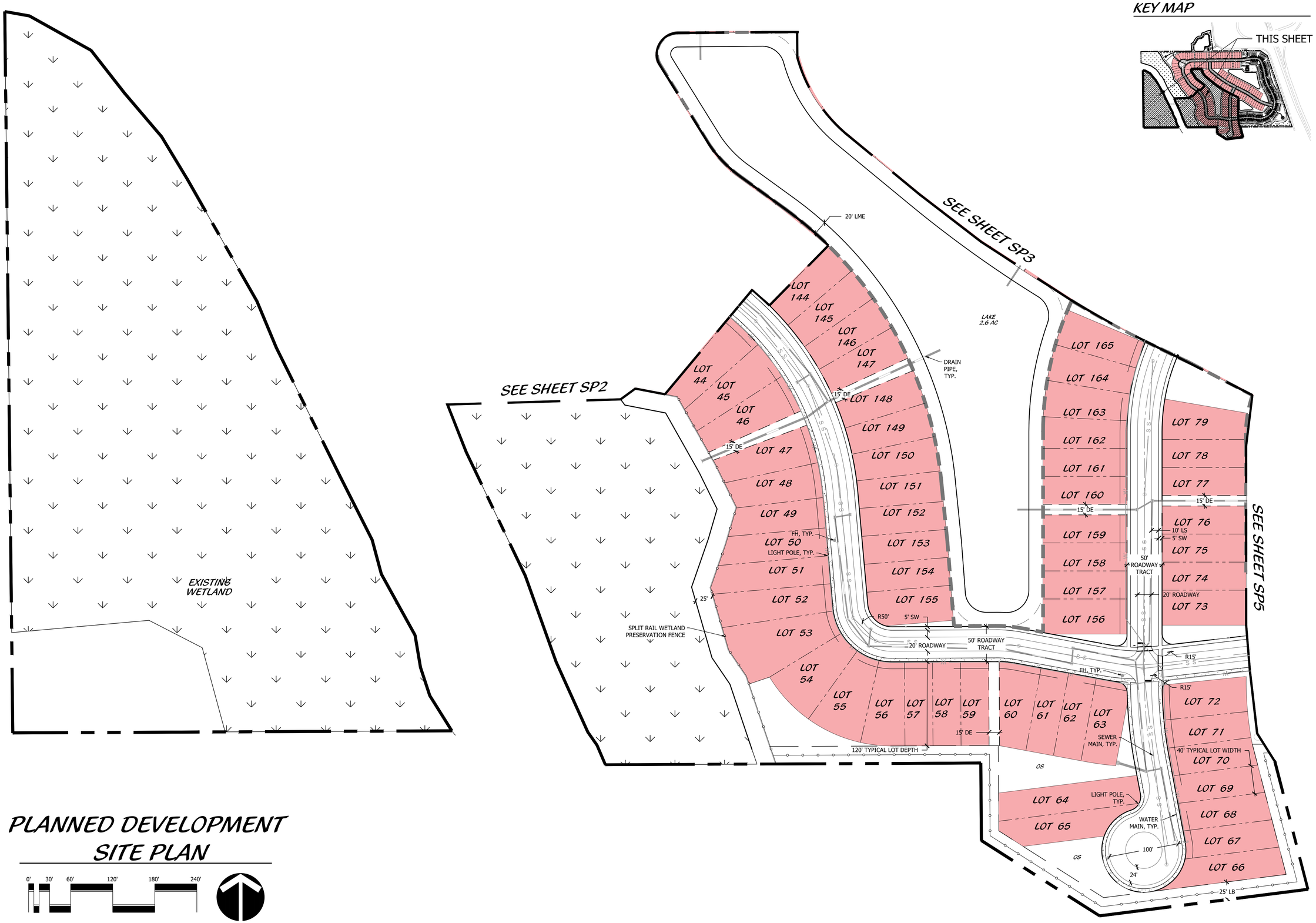

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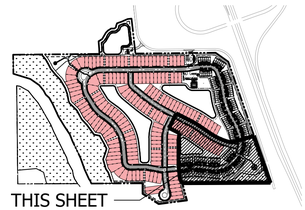

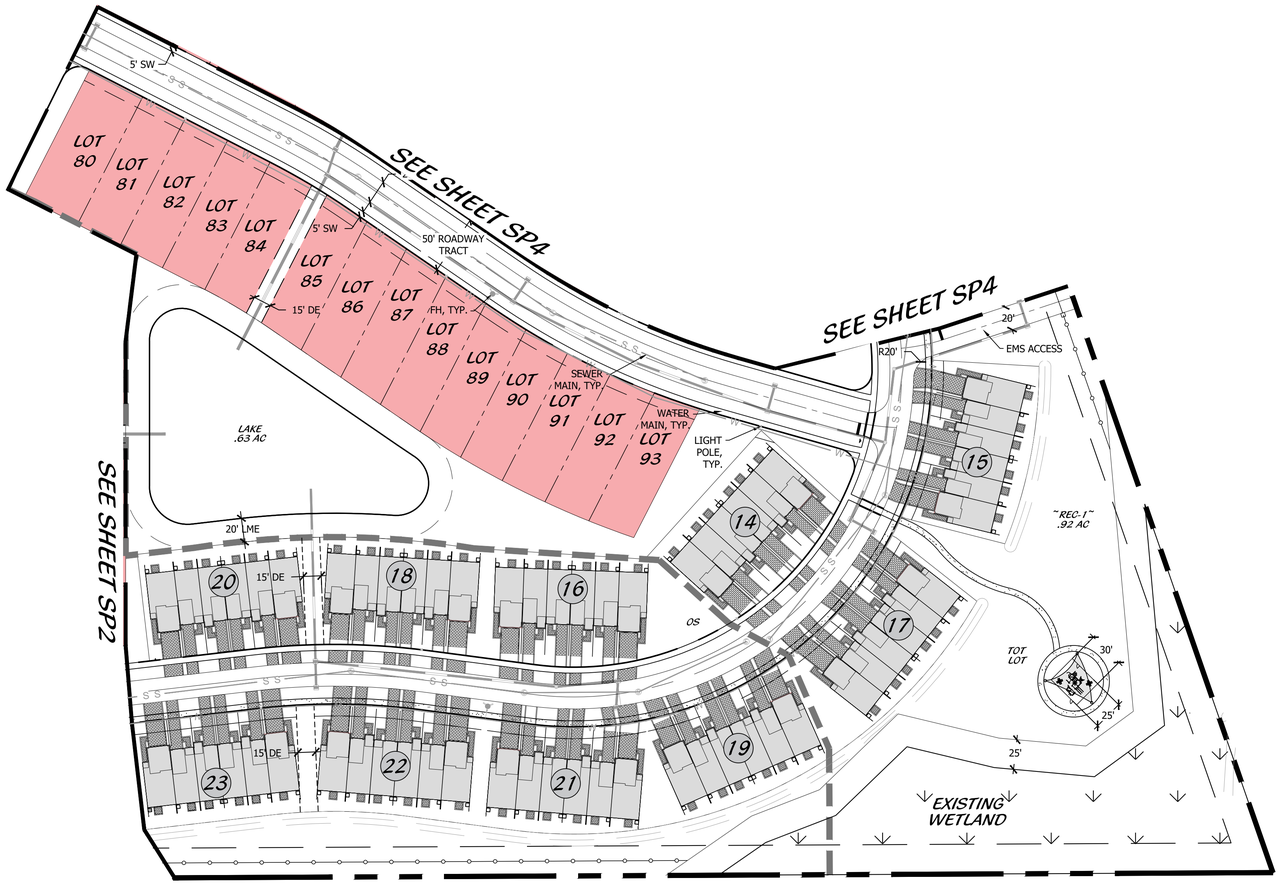

PLANNED DEVELOPMENT SITE PLAN

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DEVELOPMENT STANDARDS

Table 1. DEVELOPMENT USED AND STANDARDS

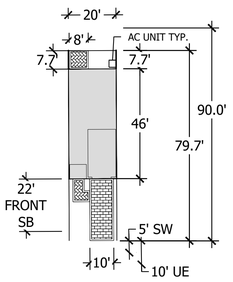
DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD-PLEX
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	20'	20'
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, 15' building separation for Townhome)	5'	
Minimum Side Setback (Side-Entry)		
Minimum Side Setback (Front- Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

SITE DATA

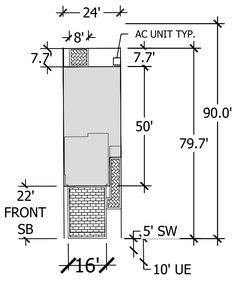
OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	5.09	6.70%
RECREATION SPACE	1.77	2.34%
LANDSCAPE BUFFERS	4.12	5.42%
DRAINAGE EASEMENTS	0.95	1.25%
LME	2.54	3.34%
LAKES	6.58	8.66%
WETLAND	17.40	22.91%
TOTAL AREA	38.47	50.62%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	21.84	28.38%
LOTS - TOWNHOME	7.13	9.26%
ASPHALT	4.00	5.19%
CONCRETE - SIDEWALKS	1.01	1.32%
TOTAL AREA	33.98	44.15%

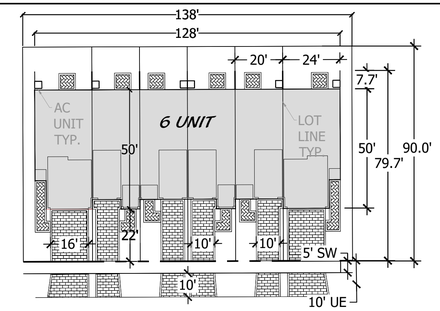
20' TOWNHOME LOT TYPICAL



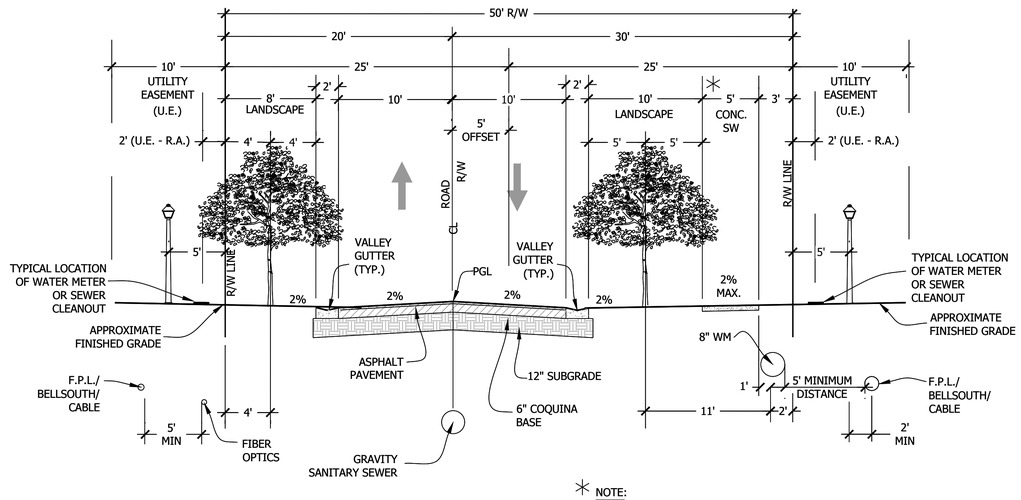
24' TOWNHOME LOT TYPICAL



6-UNIT TOWNHOME TYPICAL



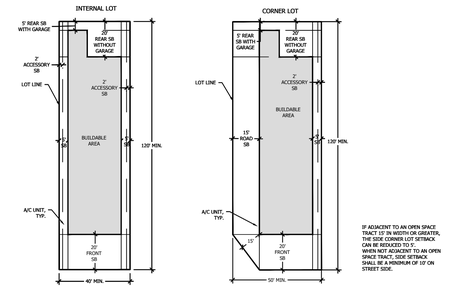
50' ROW TYPICAL



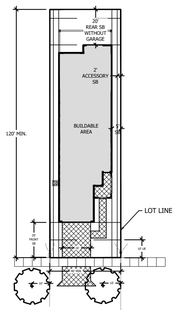
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

✳ NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

40' LOT TYPICAL



40' LOT DRIVEWAY TYPICAL



PD SITE DETAILS

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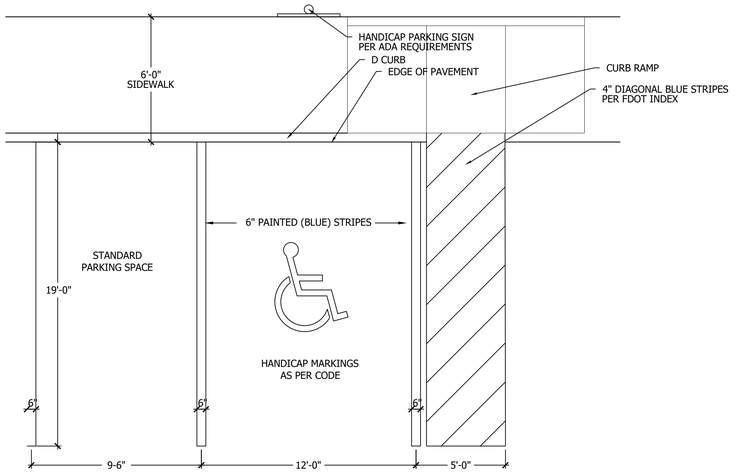
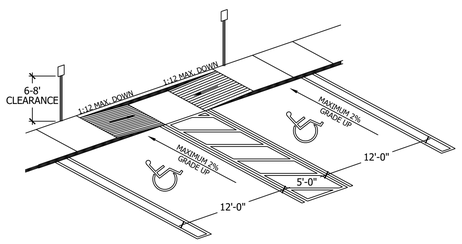
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP 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

HANDICAP SIGN DETAIL

NTS

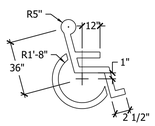


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

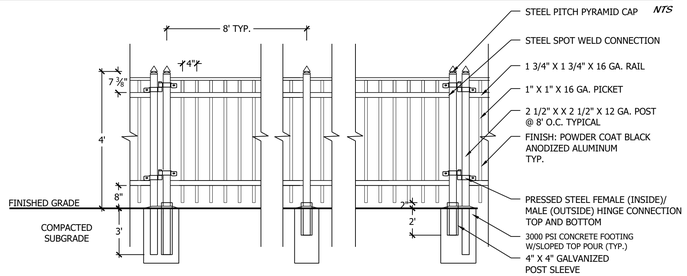
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

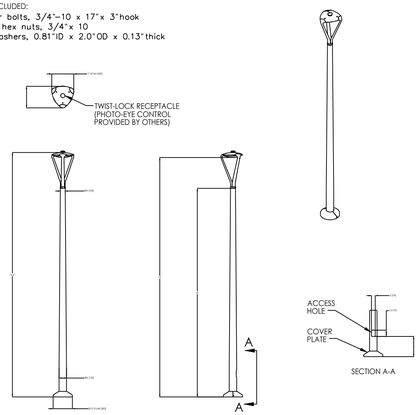


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17" x 3" hook
(8) Galvanized heavy hex nuts, 3/4" x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13" thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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TOT LOT SHADE SAIL DETAIL

NTS



*NOTE: SHADE STRUCTURE,
CUSTOM SIZED 16' HT, 40' X 40' X 40',
PRODUCT VENDOR TO BE DETERMINED
BY CONTRACTOR

SPLIT RAIL FENCE DETAIL

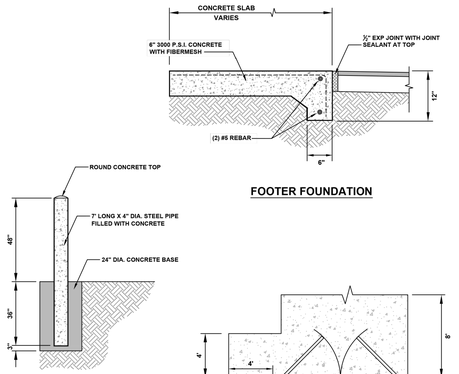
NTS



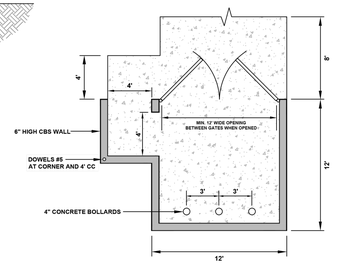
*NOTE:
1.) DEVELOPER TO CHOOSE MATERIAL AT TIME OF CONSTRUCTION
2.) COLOR MAY VARY BASED UPON AVAILABILITY AND DEVELOPER PREFERENCES.

DUMPSTER DETAIL

NTS

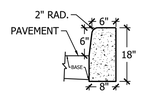


NOTE: THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
ALL CONCRETE SHALL BE FDOT CLASS 1.



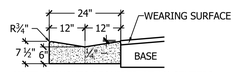
D CURB DETAIL

NTS



VALLEY CURB DETAIL

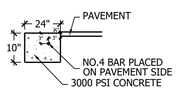
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

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PRELIMINARY CONSTRUCTION PLANS
FOR

GORDY CREEK
PLANNED DEVELOPMENT
SUBDIVISION

GORDY ROAD

FORT PIERCE, FL 34945

CITY OF FORT PIERCE, FLORIDA
OCTOBER 2024

SHEET INDEX:

G-1	TITLE SHEET
G-2	GENERAL NOTES
C-1	EXISTING CONDITIONS
C-2	OVERALL CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3A	PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-3B	PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-3C	PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-3D	PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-4A	PHASE 2 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-4B	PHASE 2 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-4C	PHASE 2 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-5A	PAVING, GRADING AND DRAINAGE DETAILS
C-5B	PAVING, GRADING AND DRAINAGE DETAILS
C-6	CONCEPTUAL UTILITY PLAN
C-7	UTILITY DETAILS
C-8	STORMWATER POLLUTION PREVENTION PLAN

LEGAL DESCRIPTION:

Parcel ID's: **2326-130-0000-000-7**
2326-130-0000-010-3

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCELS CONTAINING A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES) MORE OR LESS.

OWNER

ZENTEX VENTURES LTD
44 COCONUT ROW, UNIT B-22
PALM BEACH, FL 33480

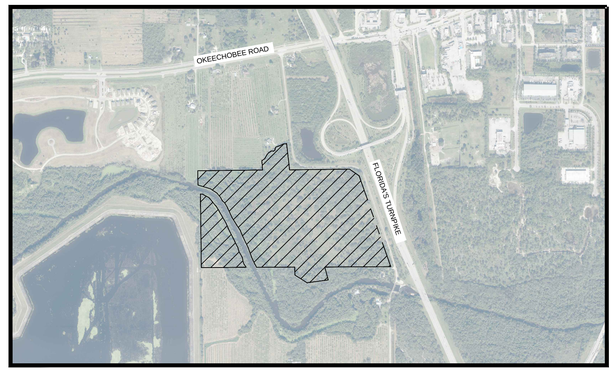
APPLICANT

GORDY CREEK, LLC
1548 SE 6TH STREET
DEERFIELD BEACH, FL 33441

ENGINEER/AGENT

Mills, Short & Associates

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



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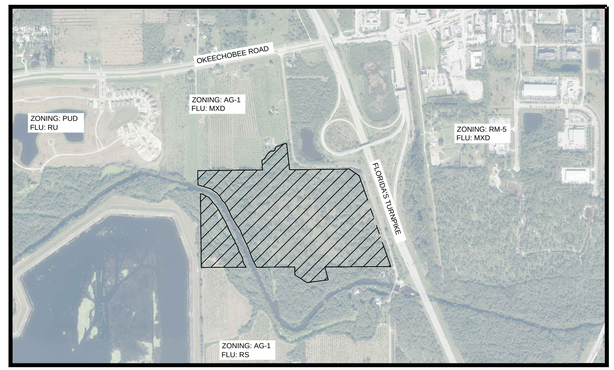
LOCATION MAP
SCALE: N.T.S



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VICINITY MAP
SCALE: N.T.S

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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: C=James Mills, E=jmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2024.10.18 15:11:10-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET
TITLE SHEET

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO.
G-1

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 10/18/2024
TIME: 2:38 PM

DATE: 10/18/2024 TIME: 2:38 PM

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\G-2 GENERAL NOTES.dwg

GENERAL NOTES:

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

GENERAL UTILITY NOTES:

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

WATER / SEWER SEPARATION:

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

WASTEWATER COLLECTION SYSTEMS

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

GENERAL SEPARATION NOTE:

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

NOTE:

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

WATER DISTRIBUTION SYSTEMS

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

WATER AND SEWER UTILITY NOTES

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

GENERAL STRIPING AND SIGNAGE NOTES:

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

PAVING, GRADING AND DRAINAGE NOTES

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

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James Mills
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DN: CN=James Mills, E=smills@millsshortassociates.com, O=James, Sh/Mills, C=US
Date: 2024.10.18 15:11:12-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: GENERAL NOTES

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

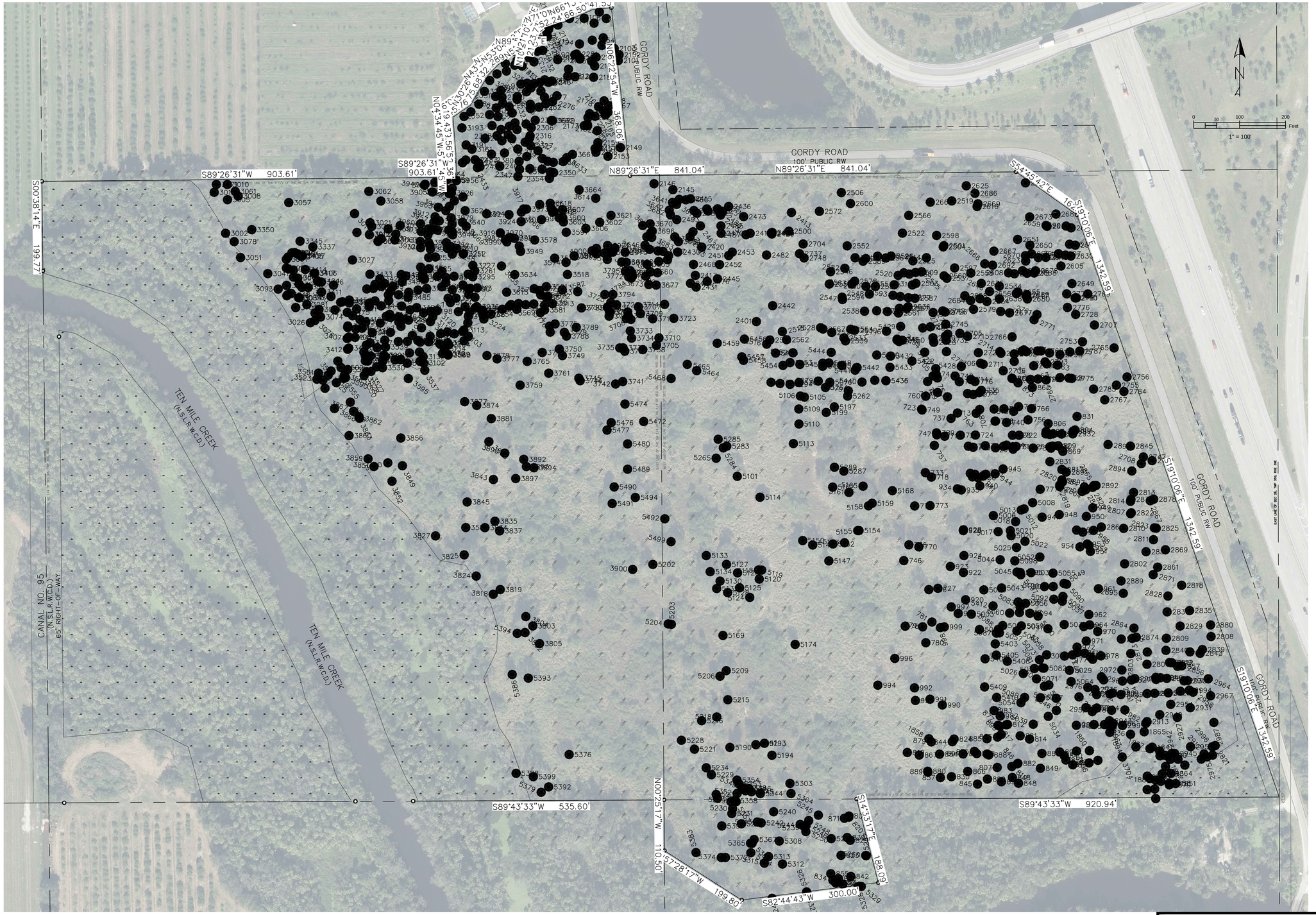
PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. G-2

10/18/2024

TIME: 2:39 PM

DATE: 10/18/2024

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-1 EXISTING SITE CONDITIONS.dwg



LEGEND:

- EXISTING UTILITY POLE
- EXISTING TELECOM RISER
- 7.08 EXISTING SPOT ELEVATION
- EXISTING ROAD CENTERLINE
- TOB EXISTING TOP OF BANK
- SWALE EXISTING SWALE
- 70 EXISTING CONTOUR LINE
- EXISTING TREE
- EXISTING WETLAND BOUNDARY
- OHW EXISTING OVERHEAD POWER LINES
- PROPERTY LINE

NOTES:

1. *REFER TO TREE SURVEY PREPARED BY EDC DATED 03/17/2022 FOR TREE TYPES AND SIZES.*
2. *ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.*
3. *ANY WELLS IMPACTED BY DEVELOPMENT MUST BE PROPERLY ABANDONED THROUGH ST. LUCIE COUNTY DEPARTMENT OF HEALTH.*

BENCHMARK:

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: EXISTING SITE CONDITIONS

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-1

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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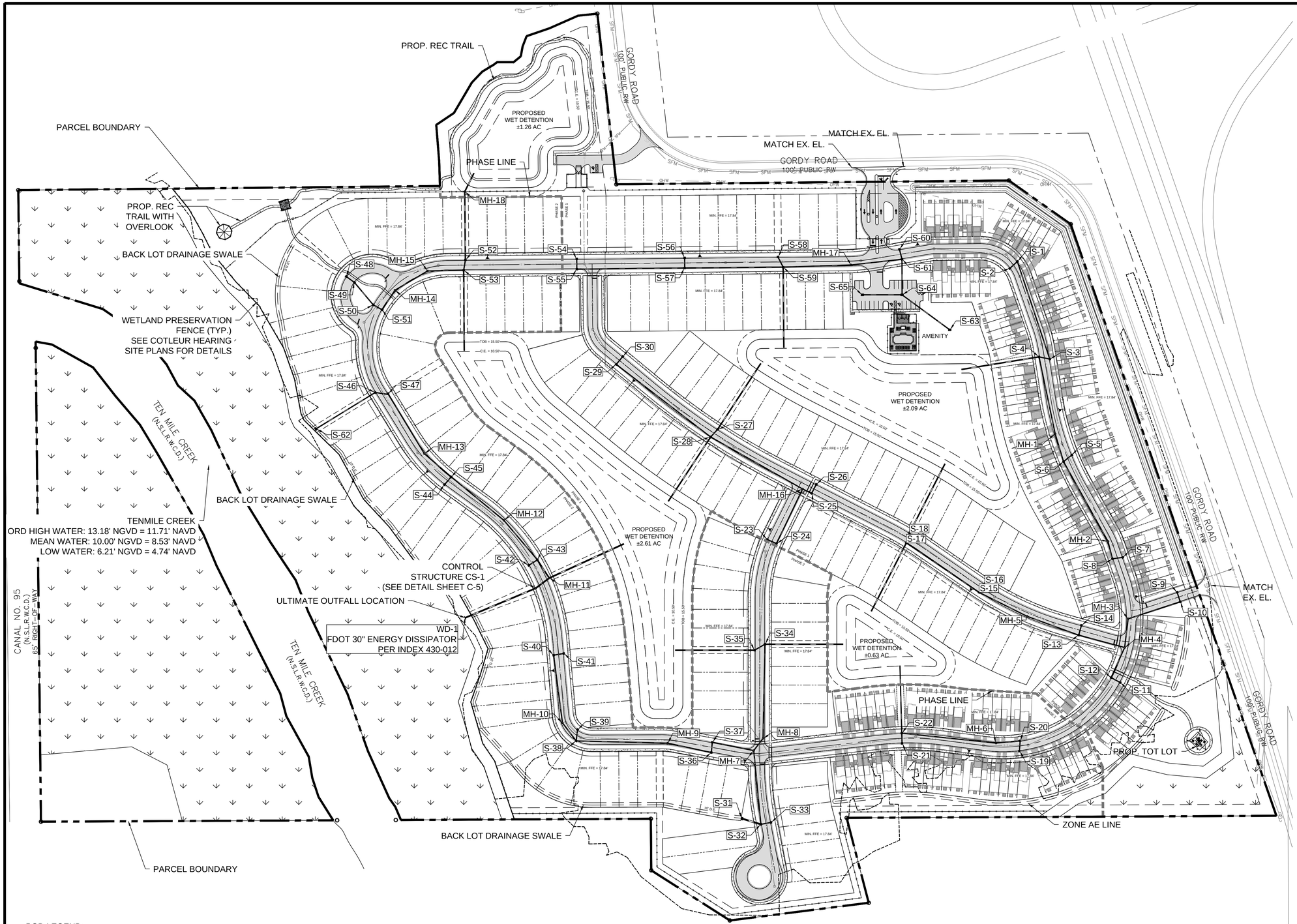
TIME: 2:39 PM



Structure Table

Structure Name	Rim Elevation	Structure Name	Rim Elevation
CS-1	15.0	S-25	14.5
MH-1	14.8	S-26	14.5
MH-2	14.8	S-27	14.5
MH-3	15.3	S-28	14.5
MH-4	15.0	S-29	14.5
MH-5	15.1	S-30	14.5
MH-6	14.9	S-31	14.8
MH-7	15.6	S-32	14.5
MH-8	15.5	S-33	14.5
MH-9	15.2	S-34	14.5
MH-10	14.7	S-35	14.5
MH-11	14.9	S-36	14.5
MH-12	15.1	S-37	14.5
MH-13	15.0	S-38	14.5
MH-14	14.9	S-39	14.5
MH-15	15.0	S-40	14.5
MH-16	14.8	S-41	14.5
MH-17	15.1	S-42	14.5
MH-18	15.6	S-43	14.5
S-1	14.5	S-44	14.5
S-2	14.5	S-45	14.5
S-3	14.5	S-46	14.6
S-4	14.5	S-47	14.5
S-5	14.5	S-48	14.7
S-6	14.5	S-49	14.7
S-7	14.5	S-50	14.5
S-8	14.5	S-51	14.5
S-9	16.7	S-52	14.5
S-10	16.6	S-53	14.5
S-11	14.5	S-54	14.5
S-12	14.5	S-55	14.5
S-13	14.5	S-56	14.5
S-14	14.5	S-57	14.5
S-15	14.5	S-58	14.5
S-16	14.5	S-59	14.5
S-17	14.5	S-60	14.5
S-18	14.5	S-61	14.5
S-19	14.5	S-62	???
S-20	14.5	S-63	15.0
S-21	14.5	S-64	16.1
S-22	14.5	S-65	16.1
S-23	14.5	WD-1	15.0
S-24	14.5		

PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- TOB — PROPOSED LAKE CONTROL ELEVATION CONTOUR
- D — PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- 16 — PROPOSED CONTOUR LINE
- ×70.5 — EXISTING SPOT ELEVATION
- ©15.09 HP — PROPOSED SPOT ELEVATION

DRAINAGE AND GRADING NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY UTILITIES 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.
3. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
4. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
5. 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.
6. 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.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
8. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
10. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
11. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
12. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88 UNLESS OTHERWISE INDICATED. THE NGVD29 TO NAVD88 CONVERSION RATE USED IS -1.47'.
13. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

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Date: 2024.10.18 15:11:16-04'00'
James Mills

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: OVERALL GRADING AND DRAINAGE PLAN

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-2

10/18/2024

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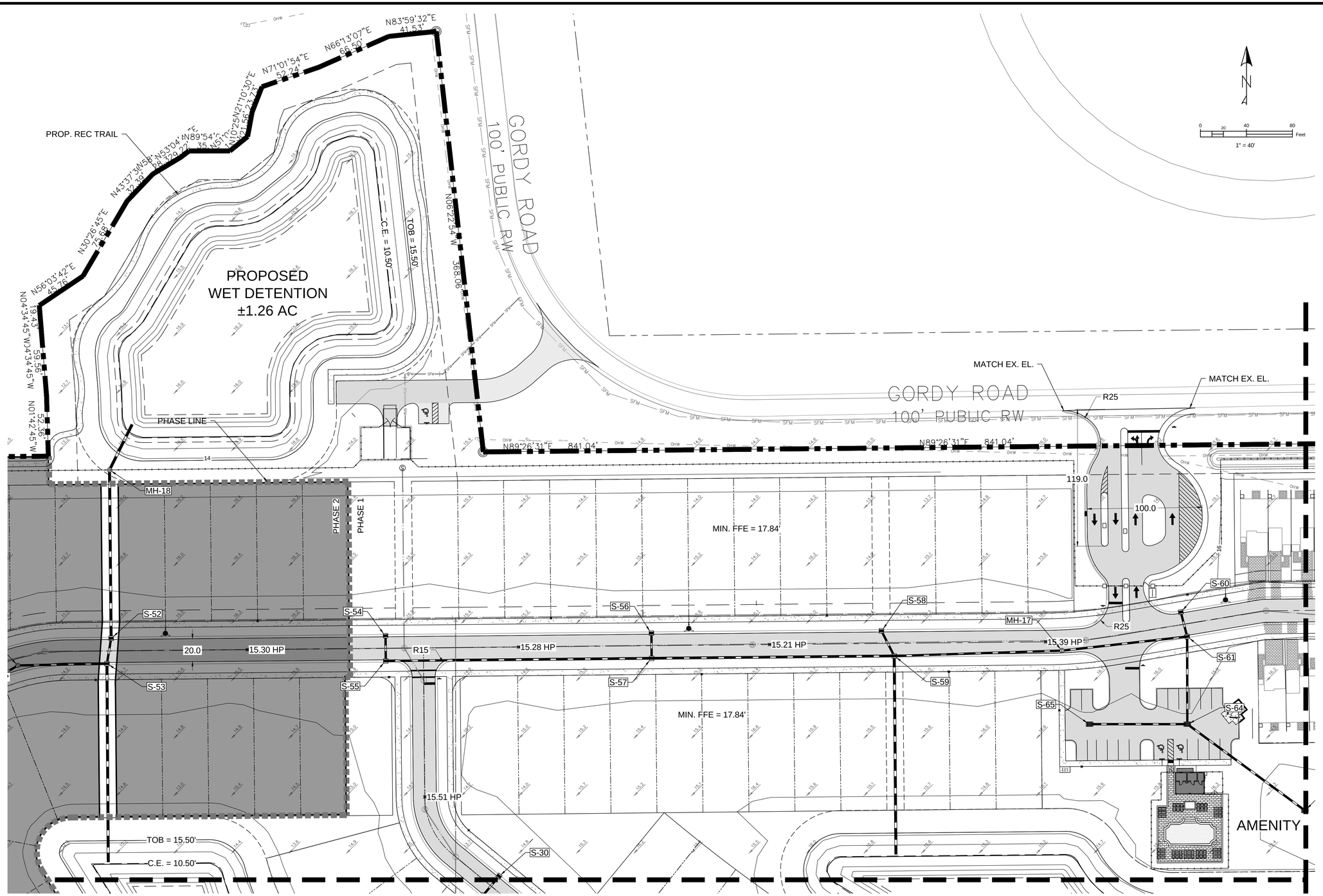

PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- PROPOSED LAKE CONTROL ELEVATION CONTOUR
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- 15.09 HP PROPOSED SPOT ELEVATION

NOTE:

PHASE 1 AREA SHOWN.
ALL PONDS TO BE CONSTRUCTED AS PART OF PHASE 1.

PHASE 2

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PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO.

C-3A

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
DATE: 10/18/2024
TIME: 2:39 PM

MATCHLINE A-A

PROPOSED
WET DETENTION
±2.09 AC

PROPOSED
WET DETENTION
±2.61 AC

MATCHLINE B-B

S-47 S-29 S-27 S-28 S-45 S-44 S-43 S-42 S-26 S-25 S-24 S-23 S-41 S-40 S-39 S-35 S-34

MH-13 MH-12 MH-11 MH-10 MH-16

15.31 HP 15.25 HP 15.35 HP 15.32 HP 15.16 HP 15.18 HP 15.33 HP

MIN. FFE = 17.84'

C.E. = 10.50'
TOB = 15.50

R390

R15

PHASE 1
PHASE 2

ULTIMATE OUTFALL LOCATION

CONTROL
STRUCTURE CS-1
(SEE DETAIL SHEET C-5)

WD-1
FDOT 30" ENERGY DISSIPATOR
PER INDEX 430-012

10' D.E.

N

0 20 40 80 Feet
1" = 40'

NOTE:

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-3C

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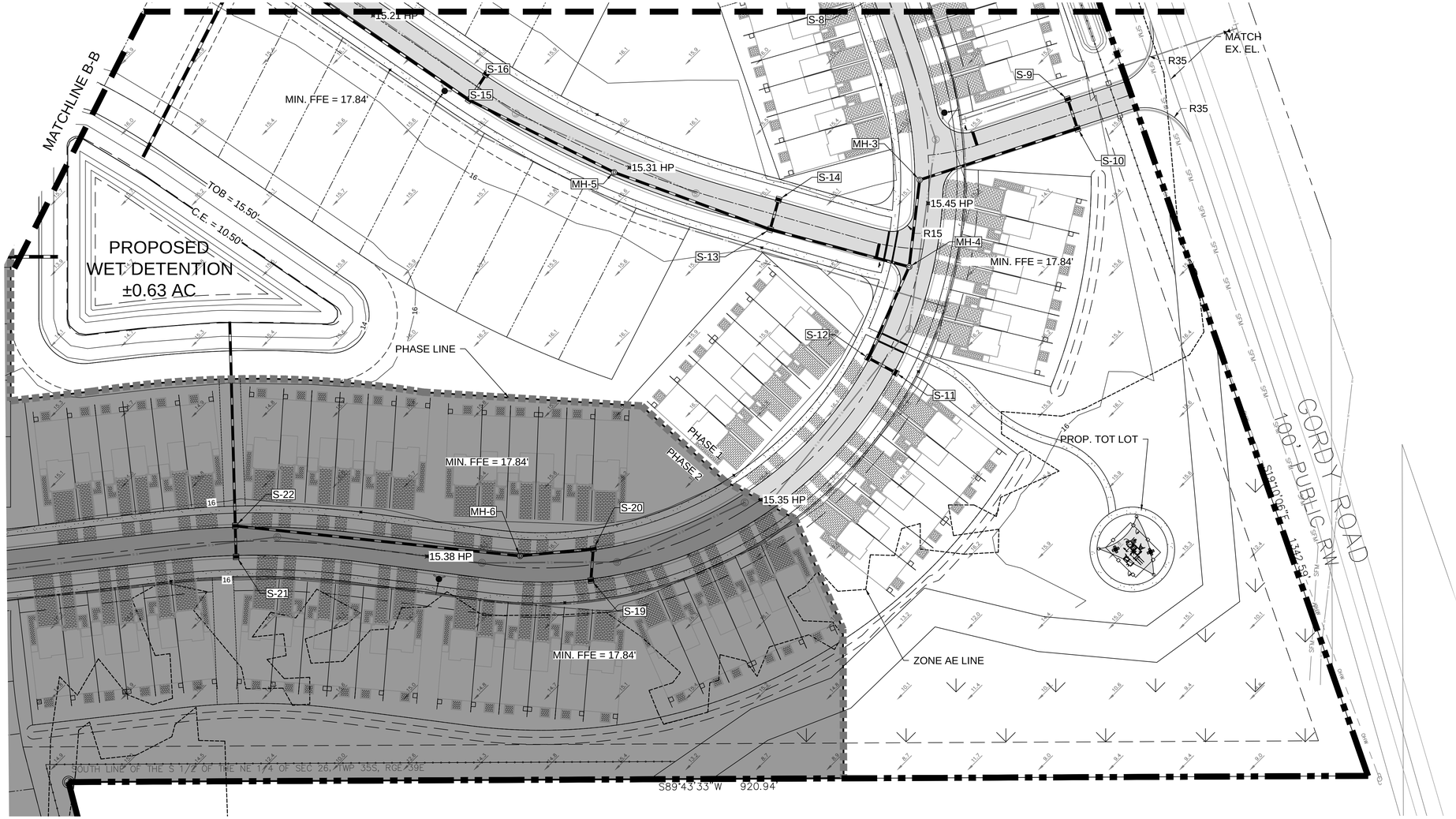

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C-3D

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PARCEL BOUNDARY

S89°26'31"W 903.61'

NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

S89°26'31"W 903.61'

S1°42'45"W 52.36'

PHASE LINE

PROP. REC TRAIL WITH OVERLOOK

BACK LOT DRAINAGE SWALE

WETLAND PRESERVATION FENCE (TYP.)
SEE COTLEUR HEARING SITE PLANS FOR DETAILS

MIN. FFE = 17.84'

MH-18

MH-15

MH-14

MH-13

MH-12

S-42 S-43 S-44 S-45 S-46 S-47 S-48 S-49 S-50 S-51 S-52 S-53 S-54 S-55 S-62

R68 R165 R15 R390

15.20 HP 15.21 HP 15.31 HP 15.25 HP

20.0 15.30 HP

TOB = 15.50'

C.E. = 10.50'

10' D.E.

PHASE 1 PHASE 2

TEN MILE CREEK
(N.S.L.R.W.C.D.)

TENMILE CREEK
ORD HIGH WATER: 13.18' NGVD = 11.71' NAVD
MEAN WATER: 10.00' NGVD = 8.53' NAVD
LOW WATER: 6.21' NGVD = 4.74' NAVD

MATCHLINE D-D

N

0 20 40 80 Feet
1" = 40'

NOTE:

PHASE 2 AREA SHOWN.
ALL PONDS TO BE CONSTRUCTED AS PART OF PHASE 1.

PHASE 1

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- PROPOSED DRAINAGE PIPE
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- ○15.09 HP — PROPOSED SPOT ELEVATION

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SCALE SEE SHEET

PROJ. NO. 24-170
DATE 2024.09.24
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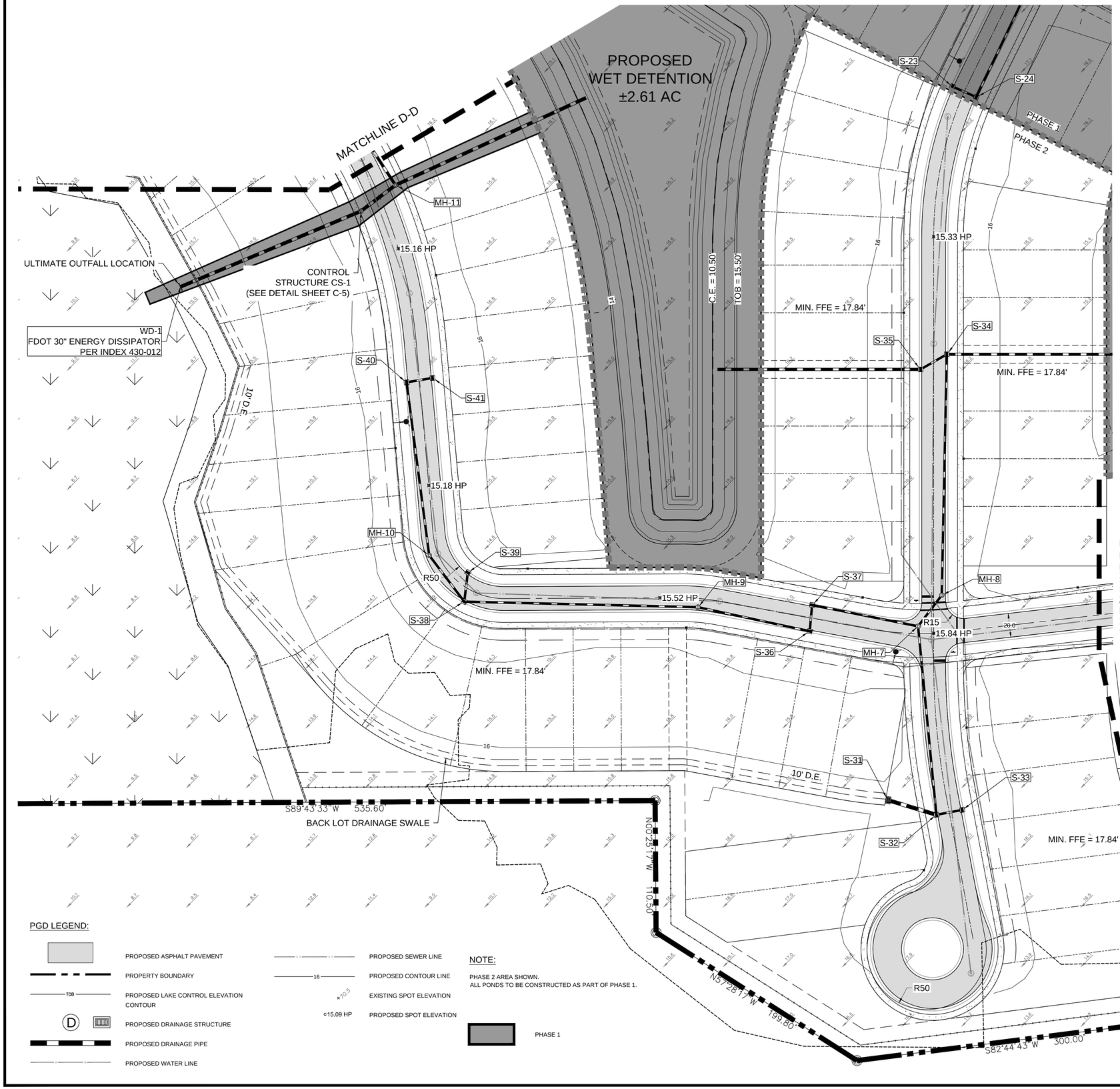
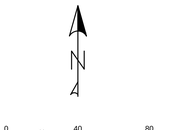
C-4A

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg TIME: 2:39 PM DATE: 10/18/2024





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- PHASE 1

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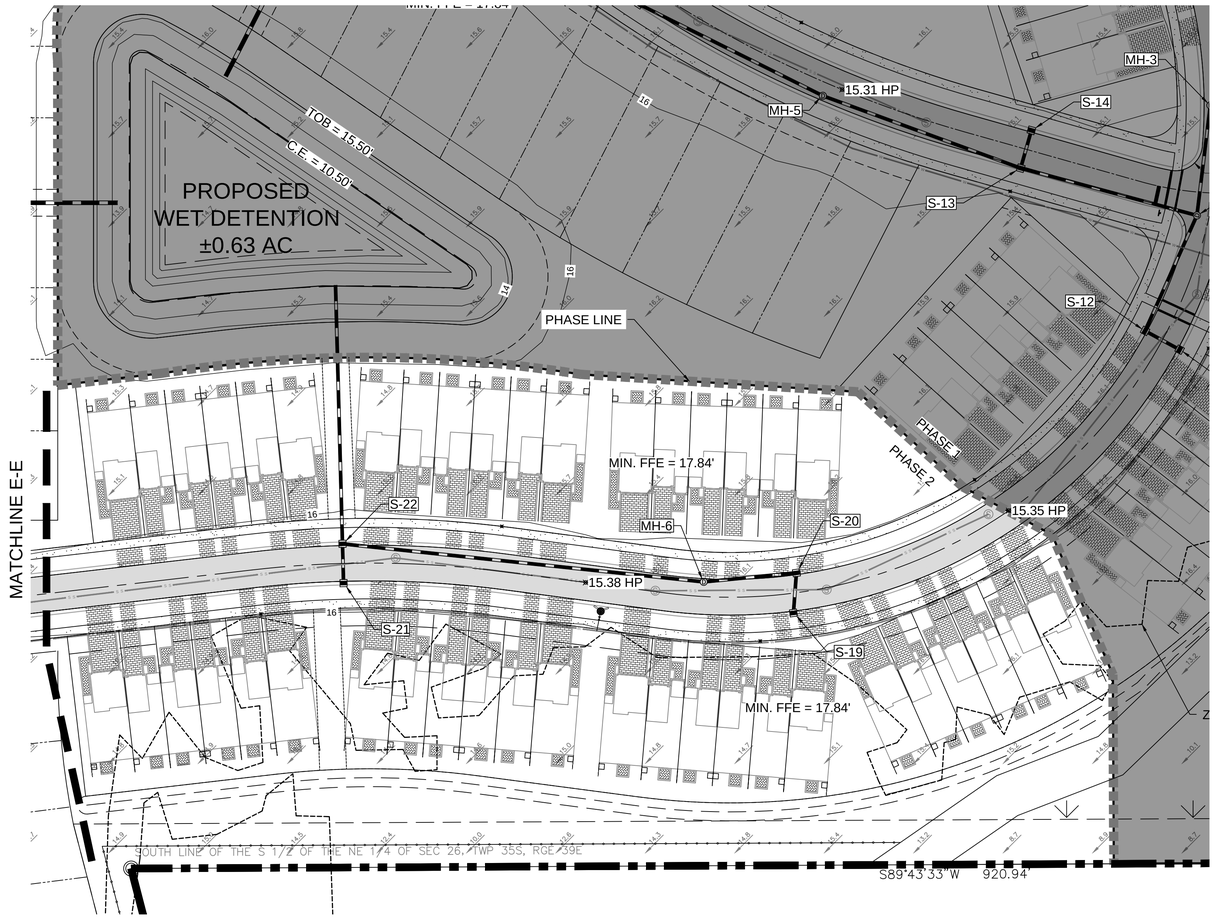

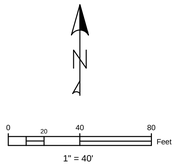

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- PHASE 1

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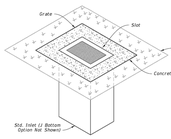
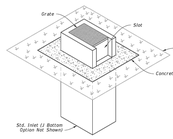
FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-5 GRADING AND DRAINAGE DETAILS.dwg

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-020.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¾" radius.
3. All reinforcing is Grade 60 bars with 2" minimum, cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.



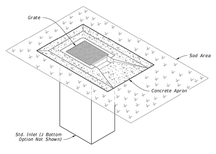
DITCH BOTTOM INLET TYPE C TRAVERSABLE
(Without Slot – Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C NON-TRAVERSABLE
(Slot > 7" Shown – Type D, E, and H Similar, Pipe Connection Not Shown)

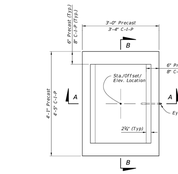
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

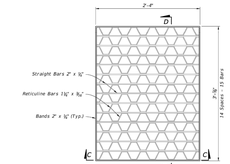


DITCH BOTTOM INLET TYPE C TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 1 of 14



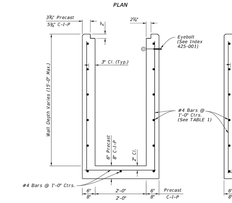
PLAN



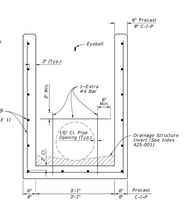
SECTION C-C

SECTION D-D

STEEL GRADE DETAIL
(Approx. 104 Lbs. – See Sheet 7 For Cast Iron Grates)



SECTION A-A
(Pipe Opening Not Shown)



SECTION B-B
(Pipe Opening Shown)

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (IN.²/FT.)	MAX. SPACING BARS	MAX. SPACING WWF
0' – 10'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 For Concrete Apron and Sodded Area details.

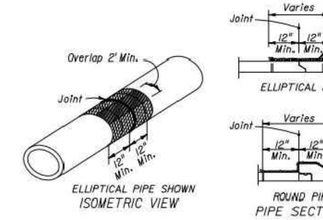
DIMENSIONAL AND REINFORCING DETAILS

TYPE C – DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	REVISION DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 2 of 14

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	INITIAL BACKFILL	JAB	04/02/20	

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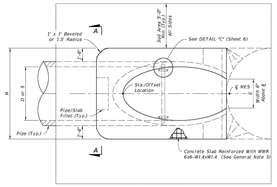
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS ONLY. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO REVIEW SITE AND SOIL CONDITIONS, FINAL PIPE SELECTION, AND PROJECT SPECIFIC REQUIREMENTS. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)

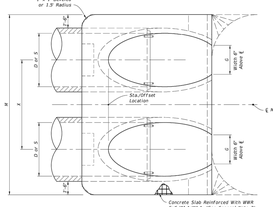
DRAWING NUMBER: STD-101

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

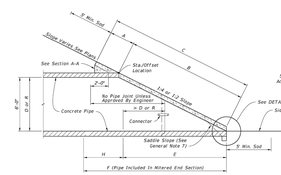
DRAWN BY: TJR
DATE: 1/23/16
SCALE: NTS
SHEET: 1 OF 1



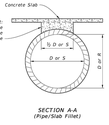
PLAN - SINGLE PIPE



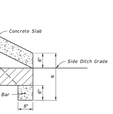
PLAN - MULTIPLE PIPE



ELEVATION



SECTION A-A
(Pipe/Slab Fillet)



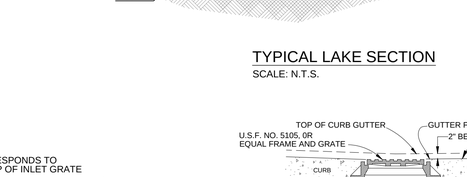
DETAIL "A"

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

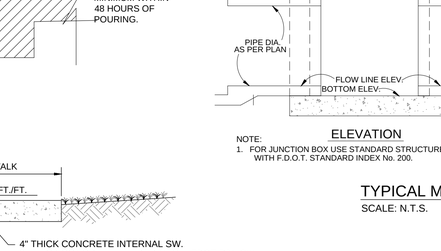
SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION 11/01/19	REVISION DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 2 of 6



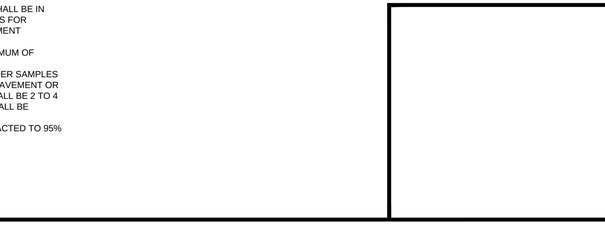
ASPHALT PAVEMENT

SCALE: N.T.S.



CONTROL STRUCTURE CS-1
FDOT TYPE 'C' STRUCTURE

SCALE = N.T.S.

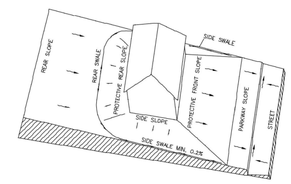


TYPICAL LAKE SECTION

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.



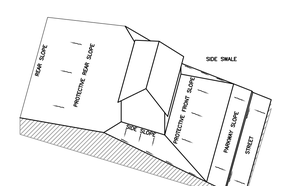
TYPE 'A' LOT GRADING DETAIL

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.



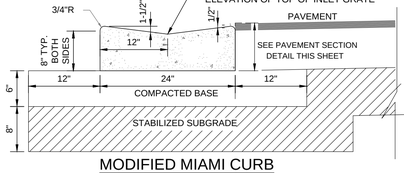
TYPE 'B' LOT GRADING DETAIL

N.T.S.

(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES

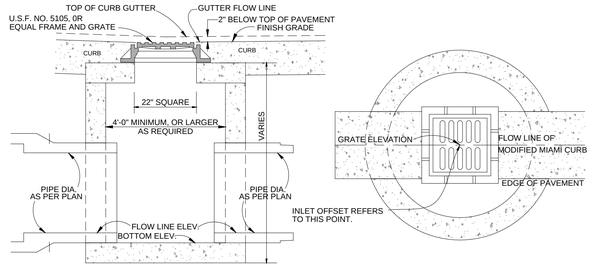
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.



NOTE:
CONTROL CUTS @ 10' O.C. 3/4" DEEP MINIMUM WITHIN 48 HOURS OF POURING.

MODIFIED MIAMI CURB

SCALE: N.T.S.

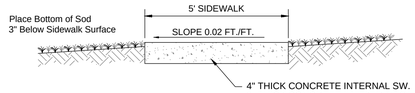


ELEVATION TOP VIEW

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.



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.

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.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
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James Mills

Digitally signed by James Mills
DN: C=US, E=jamesmills@millsshortassociates.com, O=James, Mills&Mills, CN=JS
Date: 2024.10.18 15:11:30-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: GRADING AND DRAINAGE DETAILS

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-5A

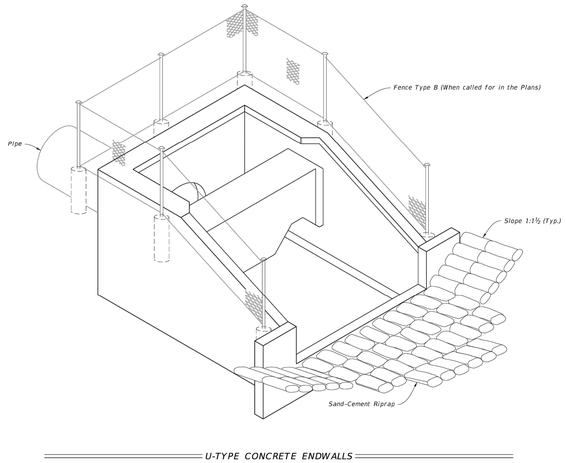
FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-5 GRADING AND DRAINAGE DETAILS.dwg TIME: 2:39 PM DATE: 10/18/2024

GENERAL NOTES:

1. Use Class II concrete.
2. Chamfer all exposed edges ¾".
3. See Index 550-002 for details of Type B fencing.
4. Quantities shown are for estimating purposes only.
5. Install Type D-2 geotextile in accordance with Specification 514.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Dimensional Details
3	Reinforcing Details and Bending Diagram



U-TYPE CONCRETE ENDWALLS

10/3/2022 11:43:58 AM

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	INDEX	SHEET
11/01/23	REVISION				430-012	1 of 3

NOTES:

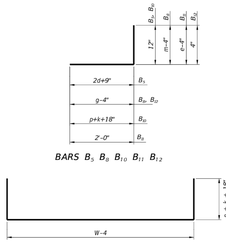
1. All bar dimensions are measured out to out.
2. All Bars are size #4 unless otherwise noted.
3. Install reinforcing steel with a minimum of 2" cover.
4. Bars B6 and B7 (N.S. and F.S.) equivalent in size to B_3 (cut and bend as required)
5. Bars V_4, V_5, V_9, V_{10}, V_{11}, H_5, H_6, H_9, H_{10}, H_{11} and H_{12} are straight bars.

LEGEND:

H = Horizontal Bars
V = Vertical Bars
B = Bent Bars
D = Dowels or Diagonal Bars

BENT BARS TABLE

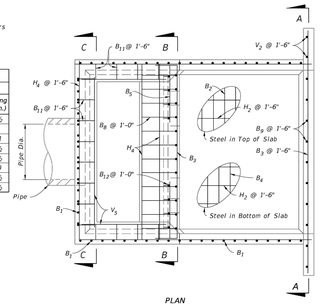
Pipe	B_1 Size	B_1 Spacing	B_2 Size (No.)	B_2 Spacing (Ft-In.)	B_3 Size (No.)	B_3 Spacing (Ft-In.)	B_4 Size (No.)	B_4 Spacing (Ft-In.)	B_{11} Size (No.)	B_{11} Spacing (Ft-In.)
30"	4	0'-9½	4	1'-6	5	0'-11	4	0'-9½	5	0'-5½	4	0'-9½
36"	5	1'-0	4	1'-6	5	0'-10	5	1'-0	5	0'-5	5	1'-0
42"	5	0'-11	4	1'-6	6	1'-1	5	0'-11	6	0'-6½	5	0'-11
48"	5	0'-9½	4	1'-0	6	1'-0	5	0'-9½	6	0'-6	5	0'-9½
54"	5	0'-8½	4	0'-10	7	1'-1	5	0'-8½	7	0'-6½	5	0'-8½
60"	6	0'-10	5	1'-1	7	1'-0	6	0'-10	7	0'-6	6	0'-10
66"	6	0'-8½	5	0'-11½	7	0'-11	6	0'-8½	7	0'-5½	6	0'-8½
72"	6	0'-7½	5	0'-10	7	0'-10	6	0'-7½	7	0'-5	6	0'-7½



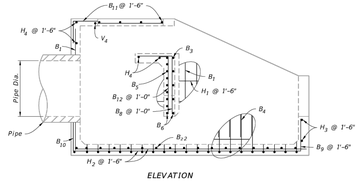
BARS B_5 B_8 B_{10} B_{11} B_{12}

BAR B_4

BENDING DIAGRAM



PLAN



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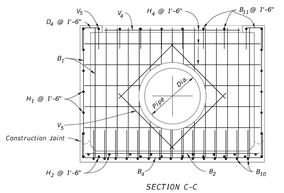

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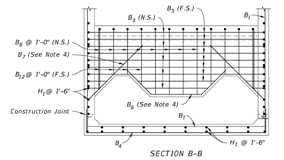

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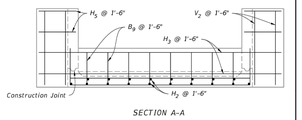


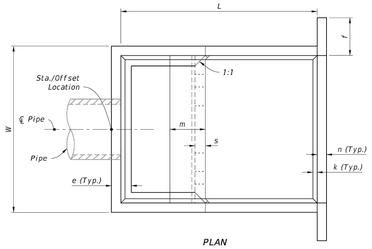
SECTION A-A

REINFORCING DETAILS

REINFORCING DETAILS AND BENDING DIAGRAM

10/3/2022 11:44:17 AM

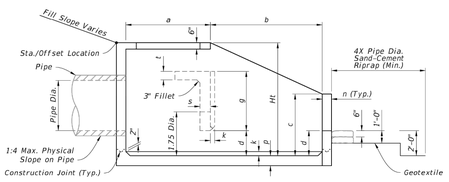
LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	INDEX	SHEET
11/01/19	REVISION				430-012	3 of 3



PLAN

DIMENSION TABLE

Pipe Dia.	Area (SF)	W	Ht	L	a	b	c	d	e	f	g	m	n	p	s	t	k	Concrete (CY)	Reinf. Steel (lb)	Sand-Cement Riprap (Nom.) (CY)
		Feet - Inches											Inches							
30"	4.91	9-0	6-3	10-8	4-7	6-1	3-4	1-4	1-2	2-6	3-0	1-11	6	6½	7	7	3	6.72	736	10.6
36"	7.07	10-5	7-3	12-4	5-3	7-1	3-10	1-7	1-3	3-0	3-6	2-3	7	7½	8	8	3	10.34	1,072	13.6
42"	9.62	11-10	8-0	14-0	6-0	8-0	4-5	1-9	1-6	3-0	3-11	2-6	8	8½	9	8	4	14.82	1,429	17.5
48"	12.57	13-3	9-0	15-8	6-9	8-11	4-11	2-0	1-7	3-0	4-5	2-10	9	9½	10	8	4	20.36	2,000	22.1
54"	15.90	14-8	9-9	17-4	7-4	10-0	5-5	2-2	1-10	3-0	4-11	3-0	10	10½	10	8	4	27.19	2,659	27.2
60"	13.63	16-1	10-9	19-0	8-0	11-0	5-11	2-5	1-11	3-0	5-4	3-4	11	11½	11	8	6	34.49	3,552	32.5
66"	23.76	17-3	11-6	20-6	8-8	11-10	6-5	2-7	2-1	3-0	5-9	3-7	12	12½	12	8	6	42.82	4,472	38.3
72"	28.27	18-6	12-3	22-0	9-3	12-9	6-11	2-9	2-3	3-0	6-2	3-9	12	12½	12	8	6	50.68	5,426	44.5



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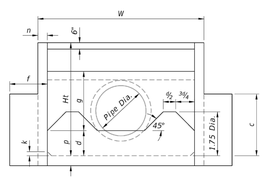


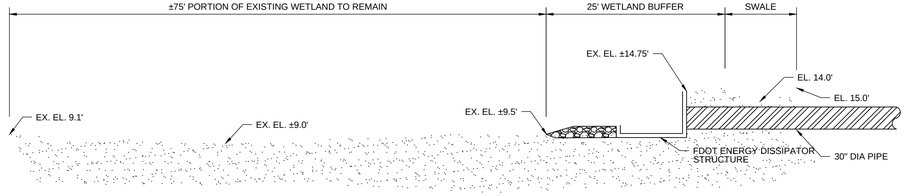
FRONT VIEW

DIMENSIONAL DETAILS

DIMENSIONAL DETAILS

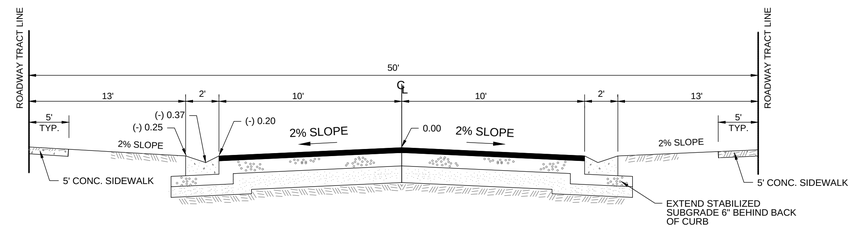
10/3/2022 11:44:44 AM

LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	INDEX	SHEET
11/01/23	REVISION				430-012	2 of 3



WETLAND OUTFALL LONGITUDINAL CROSS SECTION

SCALE: N.T.S.



TYPICAL INTERNAL ROADWAY TRACT SECTION

SCALE: N.T.S.

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

James Mills

Digitally signed by James Mills
DN: C=, O=James Mills, E=admin@millsshortassociates.com, CN=James Mills
Date: 2024.10.18 15:11:32-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: GRADING AND DRAINAGE DETAILS

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO.

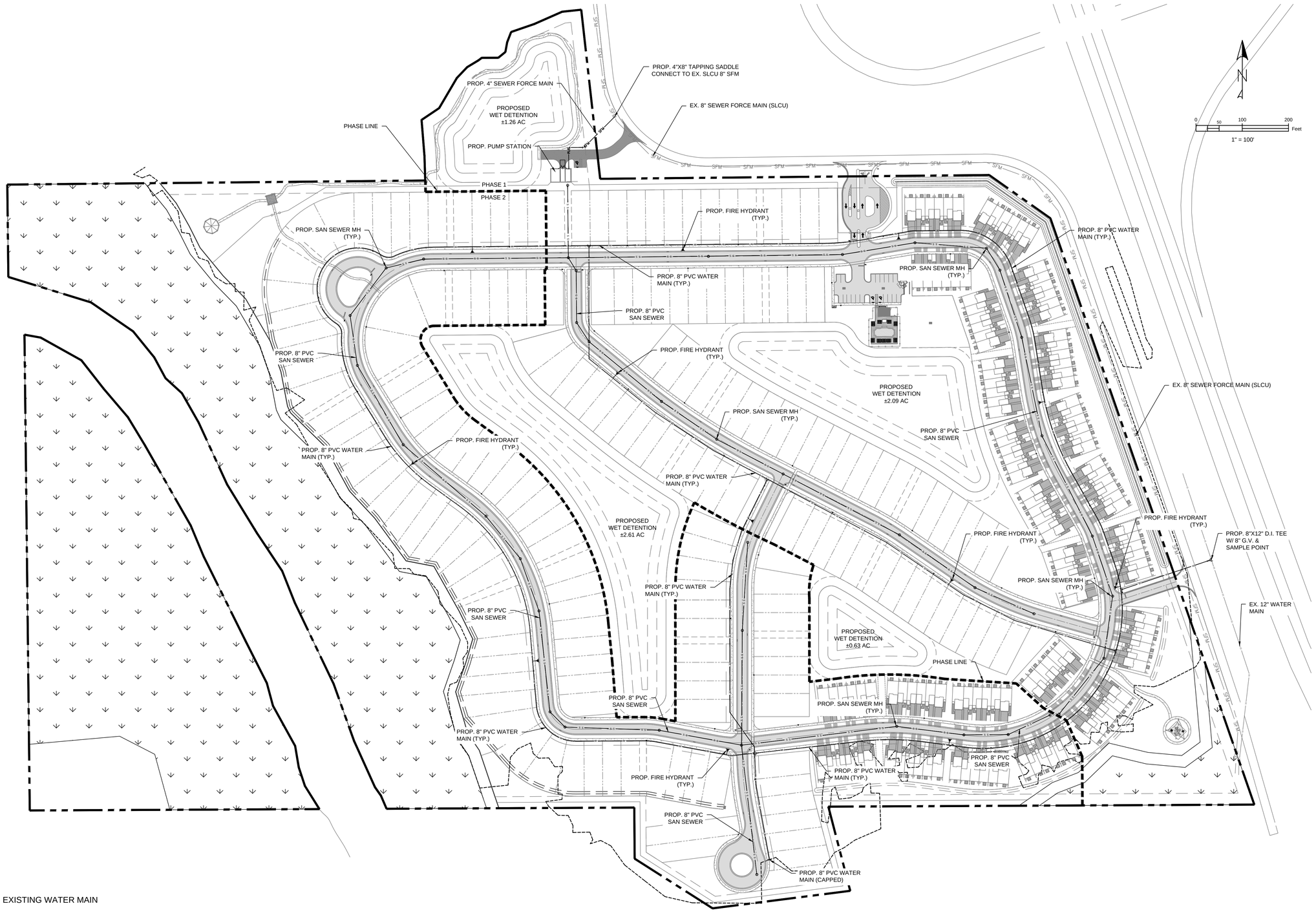
C-5B

10/18/2024

TIME: 2:38 PM

DATE: 10/18/2024

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-6 CONCEPTUAL UTILITY PLAN.dwg



UTILITY LEGEND

W	EXISTING WATER MAIN
SFM	EXISTING SAN. SEWER FORCE MAIN
W	PROPOSED WATER LINE
S S	PROPOSED SAN SEWER LINE
SFM	PROPOSED FORCE MAIN
	PROPOSED FDC
	PROPOSED FIRE HYDRANT
S	PROPOSED SAN SEWER MANHOLE

CONTRACTOR'S NOTE:

EXISTING UTILITY LOCATIONS ARE BASED ON MAPS FROM ST. LUCIE COUNTY UTILITIES. FIELD VERIFY IMMEDIATELY UPON START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES REGARDING SIZE, LOCATION, AND FEASIBILITY OF TIE-INS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS TO EXISTING UTILITIES.

BENCHMARKS

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: C=\n-James Mills, E=\mills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2024.10.18 15:11:34-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET
CONCEPTUAL UTILITY PLAN

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

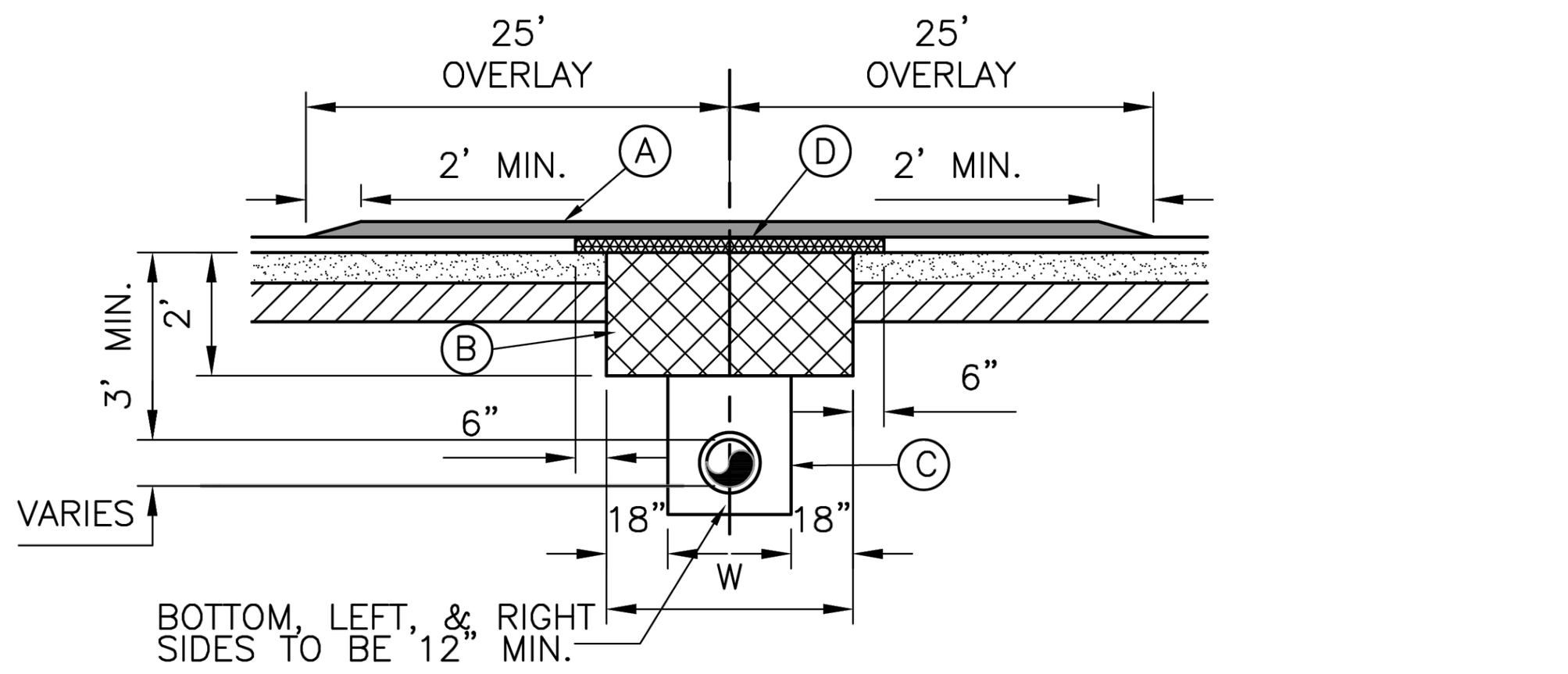
PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO.
C-6

10/18/2024

TIME: 2:39 PM

DATE: 10/18/2024

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\UTILITY DETAILS.dwg



(A) OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE SP–9.5 ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK (LBR 100). SEE SPECIFICATIONS NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.

(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T–99, METHOD "C".

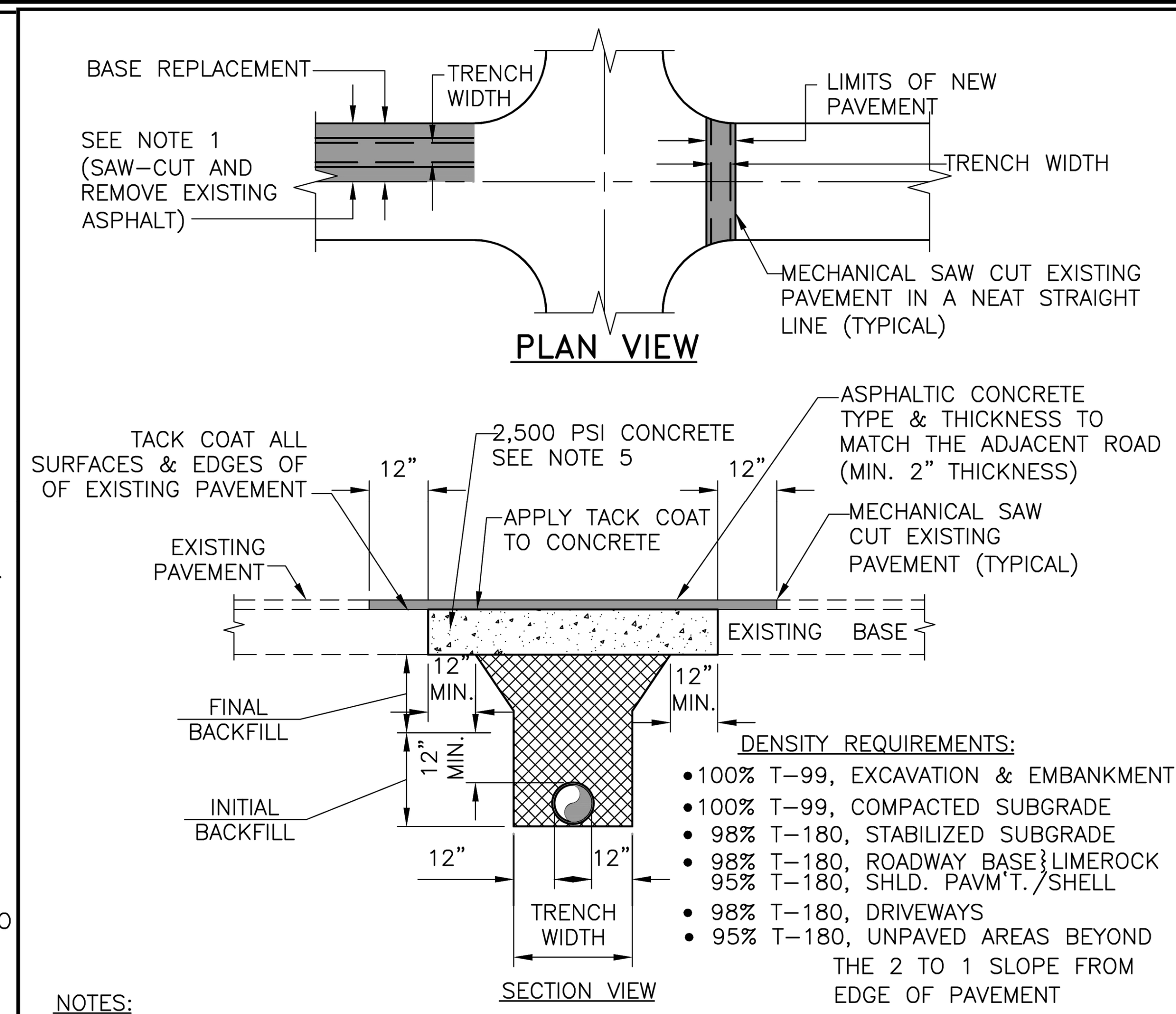
(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT (MINIMUM OF 2" OF TYPE SP–9.5)

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE SP–9.5) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE–HALF (6–1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK–FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | FLEXIBLE PAVEMENT REPLACEMENT DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G–7

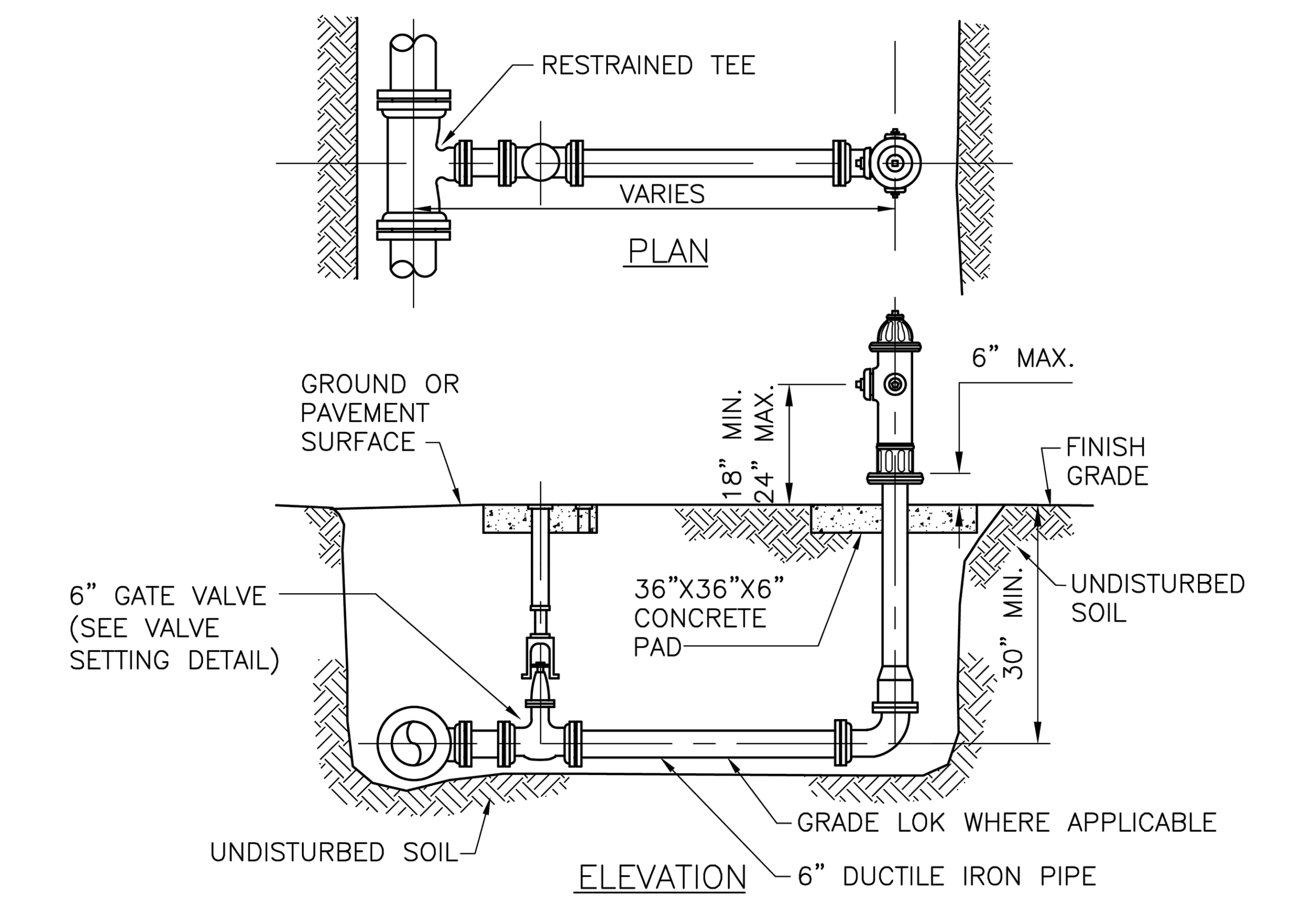


NOTES:

1. PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH, WITH FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.
2. WHEN AN ARTERIAL OR MAJOR COLLECTOR STREET IS OPEN CUT WITHIN THE LIMITS OF THE ROADWAY INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE.
3. WHEN STREETS OTHER THAN ARTERIALS OR MAJOR COLLECTORS ARE OPEN CUT MORE THAN TWO TIMES AT THE INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE. TWO OPEN CUTS OR LESS AT THE INTERSECTION WILL REQUIRE OVERLAYING WITH ASPHALT ONLY IN THE OPEN CUT AREA.
4. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO F.D.O.T. SECTION 711.
5. 2500 PSI CONCRETE THICKNESS SHALL MATCH EXISTING BASE THICKNESS (6" MIN.)

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | UTILITY ROAD CUT PAVEMENT RESTORATION

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G–8

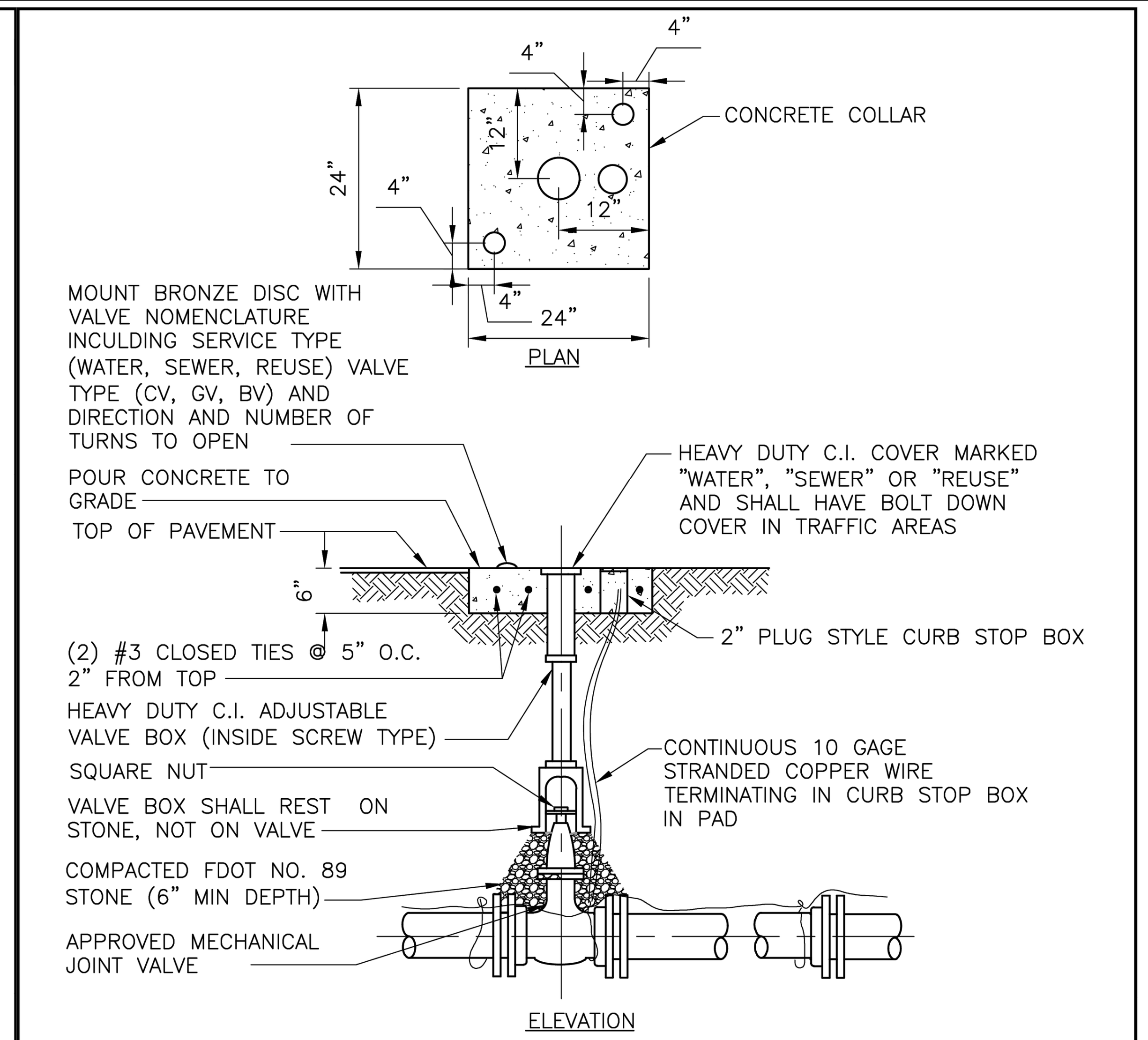


NOTES:

1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. VALVES SHALL BE PLACED ADJACENT TO MAIN, AND TIED TO TEE.
3. PUMPER NOZZLE SHALL FACE STREET.
4. ALL HYDRANTS SHALL BE CONNECTED TO THE MAIN WITH RESTRAINED TEE.
5. HYDRANTS SHALL NOT BE PLACED IN SIDEWALK, ROADWAYS OR BIKEPATHS.
6. ALL PIPE AND FITTINGS SHALL BE RESTRAINED.
7. HYDRANT BARREL COLOR TO BE RED.
8. THE CONNECTOR PIPE SHALL BE CEMENT LINED DUCTILE IRON, CLASS 350.
9. HYDRANT EXTENSIONS SHALL NOT BE ALLOWED.
10. NEWLY CONSTRUCTED FIRE HYDRANTS THROUGHOUT THE PROJECT SHALL HAVE A RED "OUT OF SERVICE" DISK (JOSEPH G. POLLARD CO. OR EQUAL) ATTACHED TO 6" PUMPER NOZZLE CAP. DISK TO BE REMOVED AFTER WATER SYSTEM HAS BEEN APPROVED FOR SERVICE BY THE DISTRICT.

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | FIRE HYDRANT INSTALLATION DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W–6

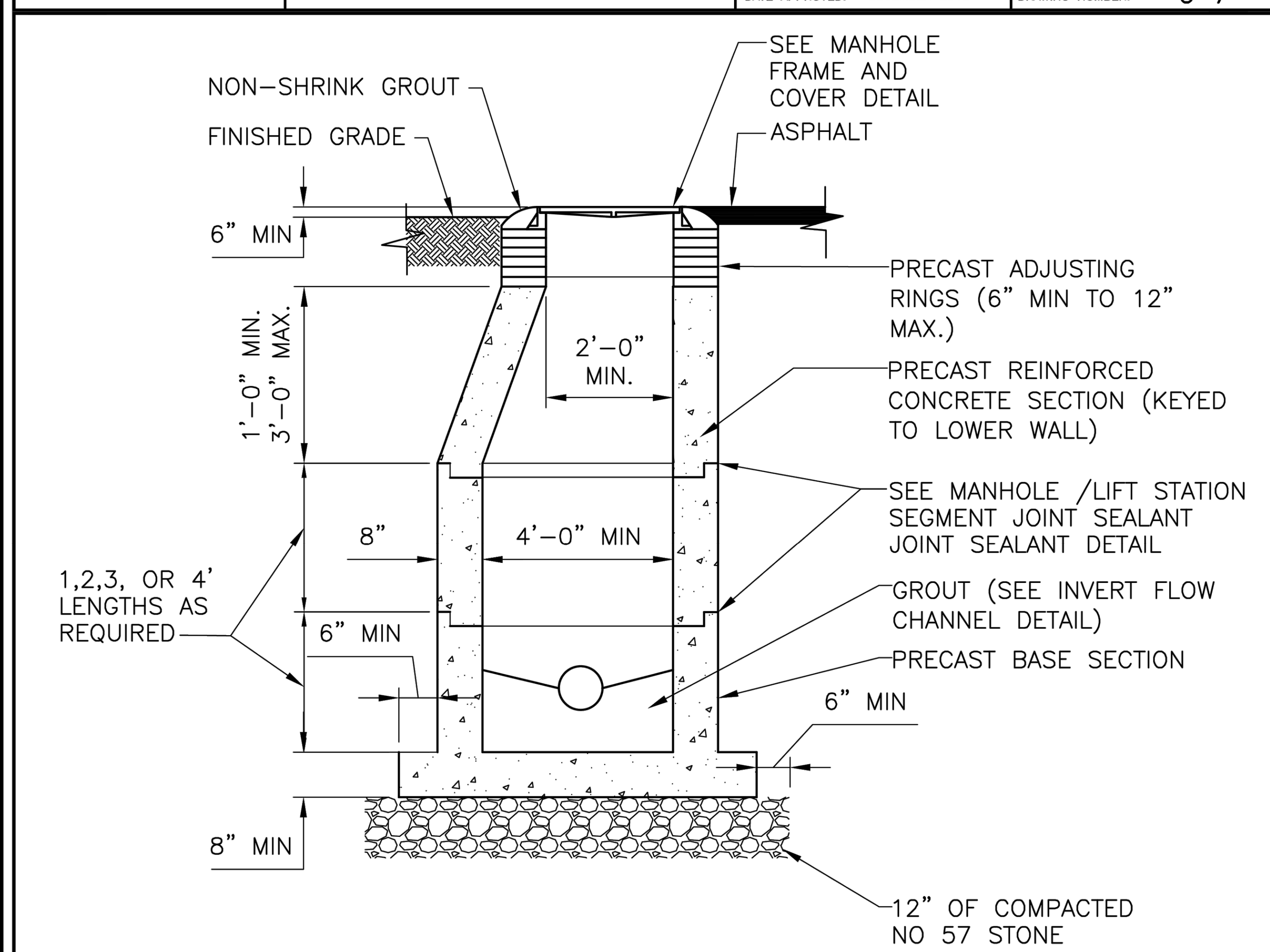


NOTES:

1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 42", A STAINLESS STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 12" BELOW FINISHED GRADE. A STAINLESS STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. COVER SHALL BE PAINTED FEDERAL SAFETY BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED MAINS.
3. C900 P.V.C. OR D.I.P. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX AS REQUIRED.
4. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE 6" FROM THE EDGE OF PAVEMENT AS PER DOT INSTALLATION SPECIFICATIONS. WATER RPM'S "BLUE", SEWER RPM'S "GREEN" AND RECLAIMED WATER RPM'S "PURPLE".

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | VALVE SETTING DETAIL (GATE VALVE)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G–16

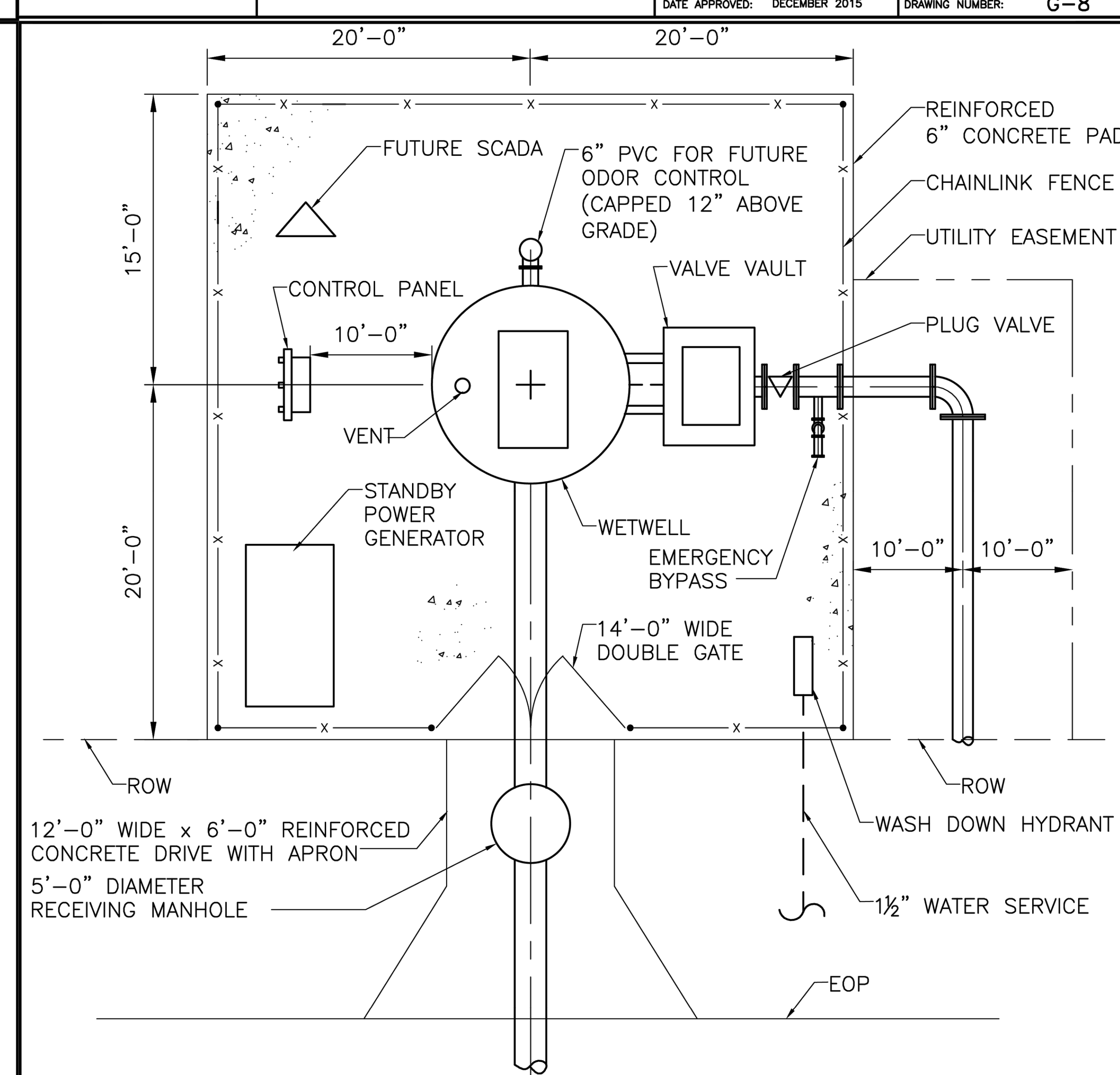


NOTES:

1. MANHOLES SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C478.
2. CONNECTIONS AND GROUTING IN MANHOLE NOT SHOWN. SEE DRAWINGS FOR PIPE SIZE, LOCATIONS AND INVERTS.
3. PAINT OUTSIDE OF MANHOLE WITH TWO COATS OF COAL TAR EPOXY (BITUMASTIC 50)
4. LINE INSIDE OF MANHOLE WITH AN APPROVED LINING MATERIAL.
5. ALL PIPE PENETRATIONS SHALL BE PRECAST.

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | STANDARD PRECAST MANHOLE DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S–5

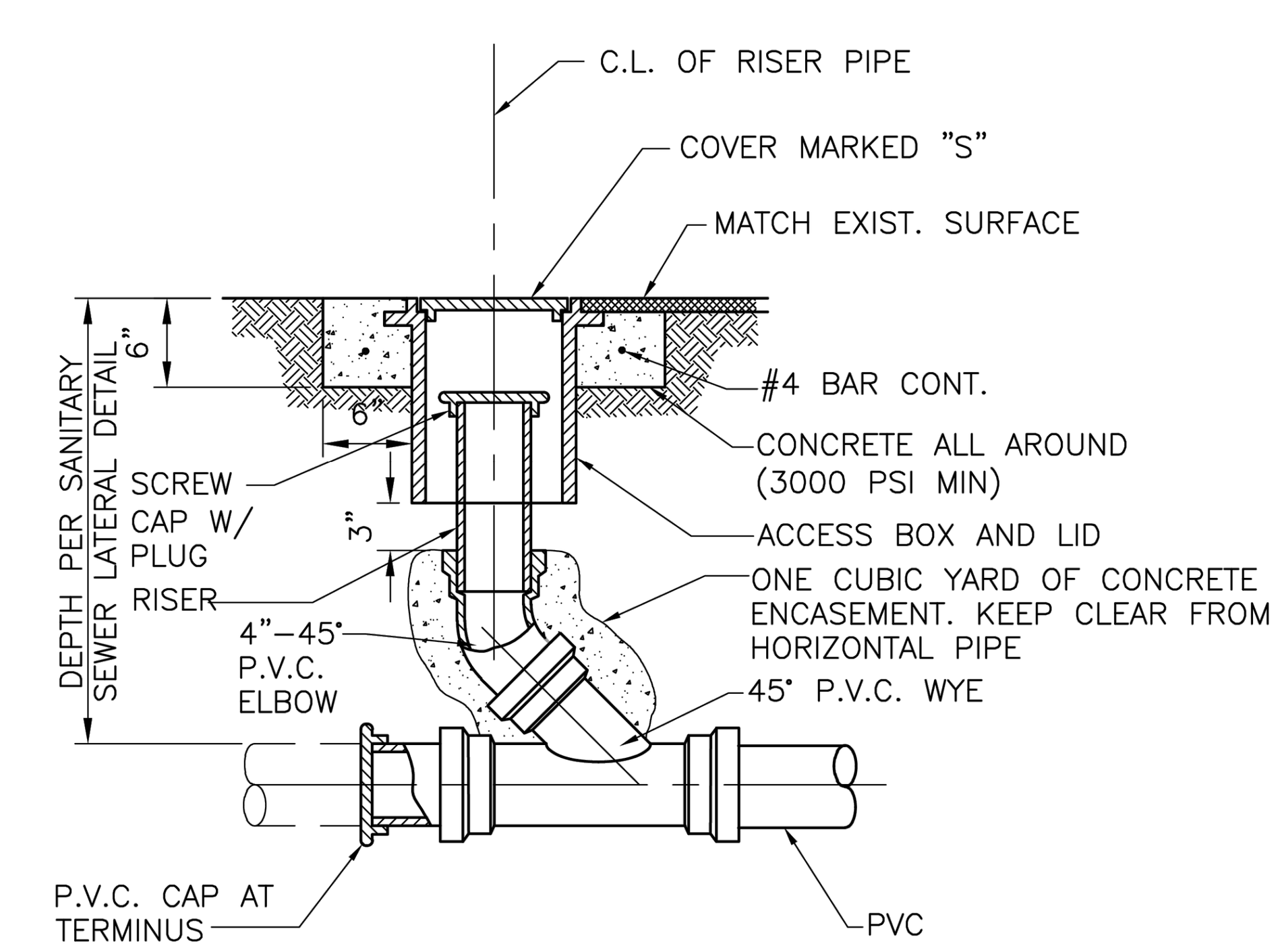


NOTES:

1. APPLIES TO LIFT STATIONS SERVING 500 ERCS OR GREATER OR RECEIVING FLOW FROM ONE OR MORE LIFT STATIONS
2. ALTERNATE LIFT STATION LAYOUTS WILL BE CONSIDERED BY THE DISTRICT ON A CASE–BY–CASE BASIS.

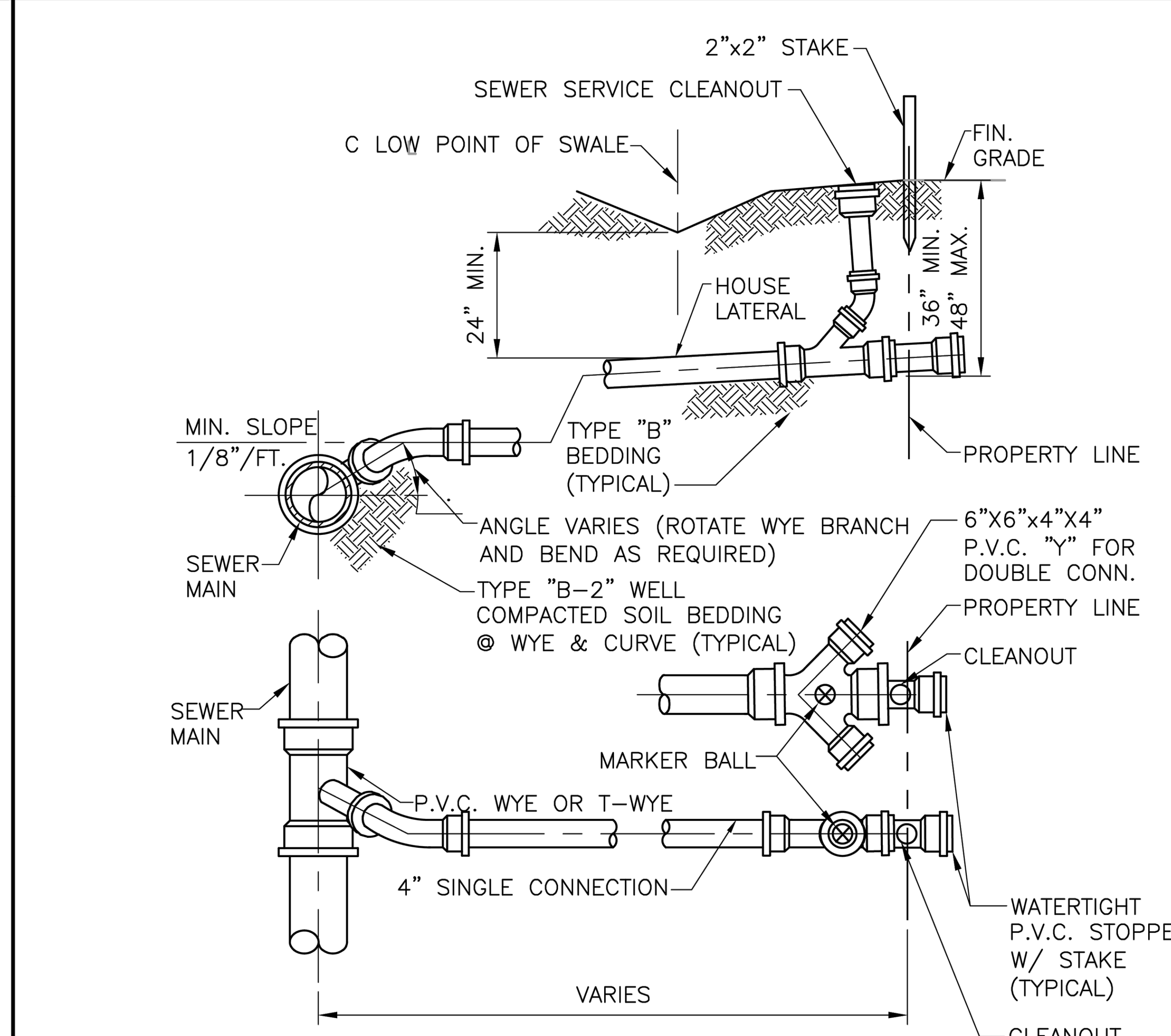
ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | TYPICAL LIFT STATION PLAN (LARGE)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S–15



ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | SEWER SERVICE CLEANOUT

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S–2



NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER 1. LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.

ST. LUCIE COUNTY FLORIDA UTILITIES | ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | SANITARY SEWER LATERAL DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S–1

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DN: CN=James Mills, E=wmills@millsshortassociates.com, G=James, SN=Mills, C=US
Date: 2024.10.18 15:11:36-04'00'

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

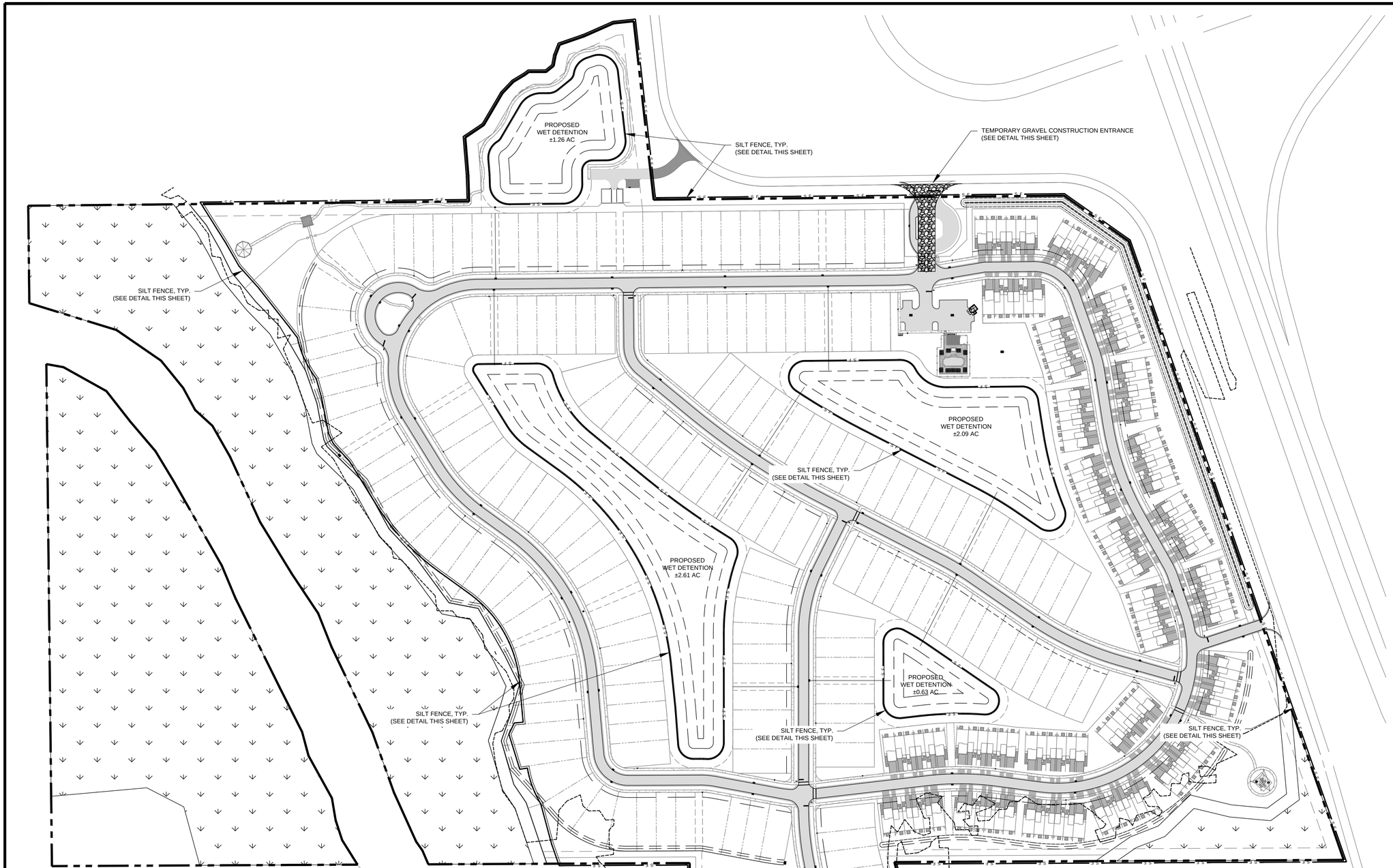
GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

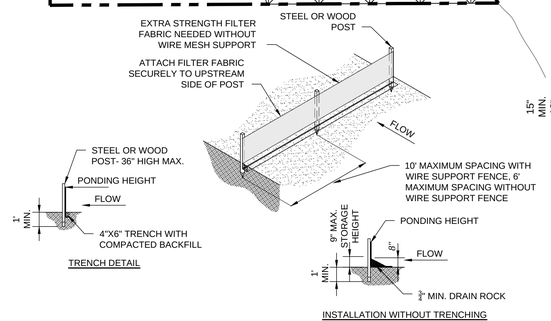
THIS SHEET: UTILITY DETAILS

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-7

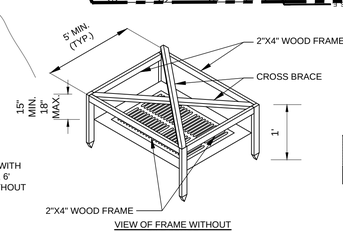
FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-8 STORMWATER POLLUTION PREVENTION PLAN.dwg DATE: 10/18/2024 TIME: 2:39 PM



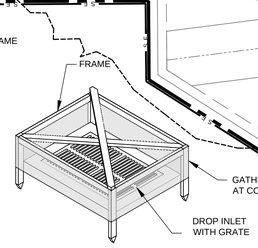


SILT FENCE INSTALLATION DETAIL - TYPE IV.

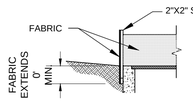
SCALE: N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE



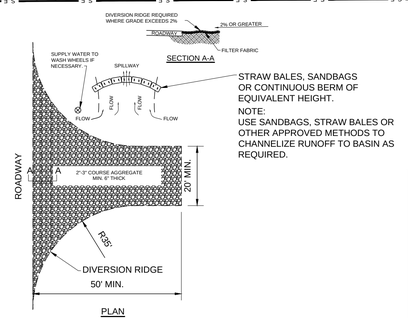
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-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. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.

Mills, Short & Associates
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C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

James Mills

Digitally signed by James Mills
DN: CN=James Mills, E=jamills@millsshortassociates.com, O=James, Sh=Mills, C=US
Date: 2024.10.18 15:11:38-04'00'

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: STORMWATER POLLUTION PREVENTION PLAN

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

PROJ. NO.	24-170
DATE	2024.09.24
SHEET NO.	C-8

SITE DATA

EXISTING LAND USE	MXD	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	AG-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	75.98	**DEVELOPABLE AREA**	58.76		

PARCEL NUMBERS

PARCEL 1	2326-130-0000-000-7
PARCEL 2	2326-130-0000-010-0

DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU

PHASE 1 LANDSCAPE DATA

ACREAGE	34.29
DWELLING UNITS	74
DU/AC	2
OPEN SPACE/ PERVIOUS	20% MIN
IMPERVIOUS	80% MAX

PHASE 2 LANDSCAPE DATA

ACREAGE	41.69
BUILDING COVERAGE	80% MAX
LOT COVERAGE	90% MAX
OPEN SPACE/ PERVIOUS	10% MIN

TREE REQUIREMENTS
5 TREE MINIMUM / SINGLE FAMILY RESIDENCE OR TWO FAMILY RESIDENCE
1 TREE / 3,000 SF OF OPEN SPACE FOR COMMON AREA
1 TREE / VUA ISLAND

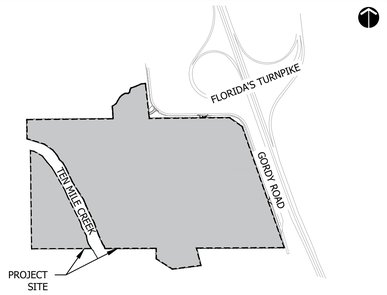
* STREET TREES PLANTED IN FRONT OF EACH LOT COUNT TOWARDS INDIVIDUAL TREE COUNTS
* ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES

PERMITTED RESIDENTIAL UNIT TYPES
TOWNHOMES
SINGLE-FAMILY HOMES

LITTORAL REQUIREMENTS
10 SF OF LITTORAL / 1 LF OF LAKE EDGE UP TO 50% OF SHORELINE

NOTE:
*LANDSCAPE PLANS WILL BE SUBMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW FOR EACH POD.
*LAKES / STORMWATER DETENTION AREAS CAN BE PROVIDED THROUGHOUT THE PROJECT SITE AND ARE NOT REQUIRED TO BE LOCATED AT FRONT OF ACCESS DRIVE / FRONT PROPERTY.
* STREET TREES PLANTED IN FRONT OF EACH LOT COUNT TOWARDS INDIVIDUAL TREE COUNTS
* ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES

VICINITY MAP



PROJECT TEAM

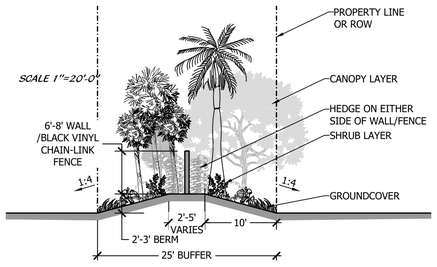
OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

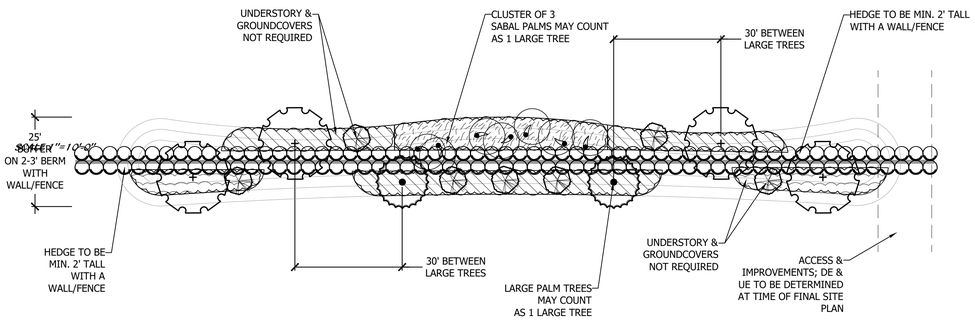
ENGINEER:
WESLEY MILLS
MILLS, SHORT & ASSOCIATES
700 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282

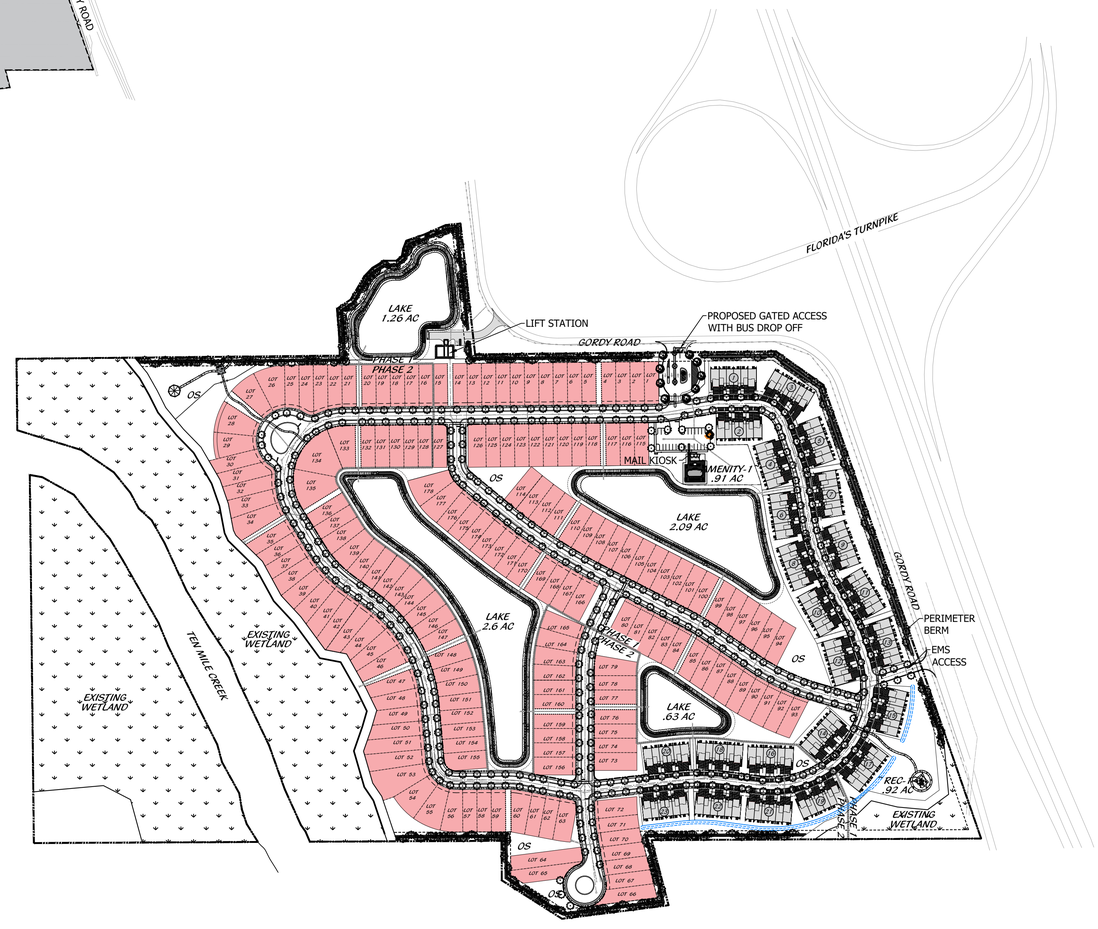
25' LANDSCAPE BUFFER TYPICAL



TYPICAL BUFFER PLANT LIST

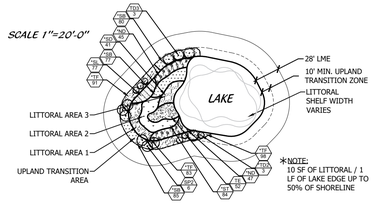
	TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	LH5	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	MULTI-STEM, LIMB UP 2.5`
	QV	QUERCUS VIRGINIANA	LIVE OAK	FULL CANOPY, 5` C.T. MIN.
	PALM TREES	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	RE	ROYSTONEA REGIA	ROYAL PALM	MATCHED, FLORIDA FANCY
	PALMS	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	SS2	SABAL PALMETTO	CURVED CABBAGE PALM	MIX 5 & 7 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





*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LITTORAL TYPICAL

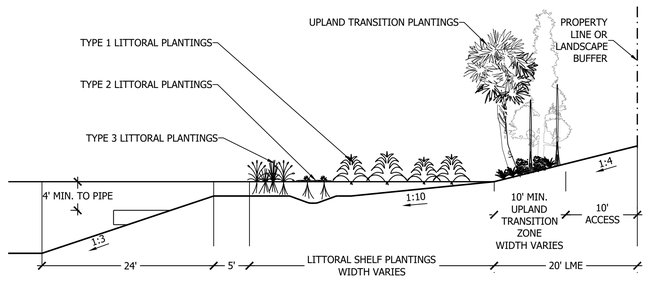


*NOTE:
10 SF OF LITTORAL / 1 LF OF LAKE EDGE UP TO 50% OF SHORELINE

TYPICAL LITTORAL PLANT LIST

	TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	TD2	TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
	TD3	TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
	TD1	TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
	PALM TREES	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	SP2	SABAL PALMETTO	SABAL PALMETTO	SLICK TRUNK
	LITTORAL PLANTINGS	**BOTANICAL NAME**	**COMMON NAME**	**REMARKS**
	ND	NYMPHAEA ODORATA	WATER LILY	FULL PLUGS
	SD	SAGITTARIA LANCIFOLIA	DUCK POTATO	FULL & THICK
	SL	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	FULL & THICK
	ST	SCRIPUS TABERNAEMONTANI	SOFT STEM BULRUSH	FULL & THICK
	SB	SPARTINA BAKERI	SAND CORD GRASS	FULL & THICK
	TE	THALIA GENICULATA `RUMINOIDES`	RED STEM FIRE FLAG	FULL & THICK
	TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK

LITTORAL TYPICAL SECTION



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	10-24-24
REVISIONS	

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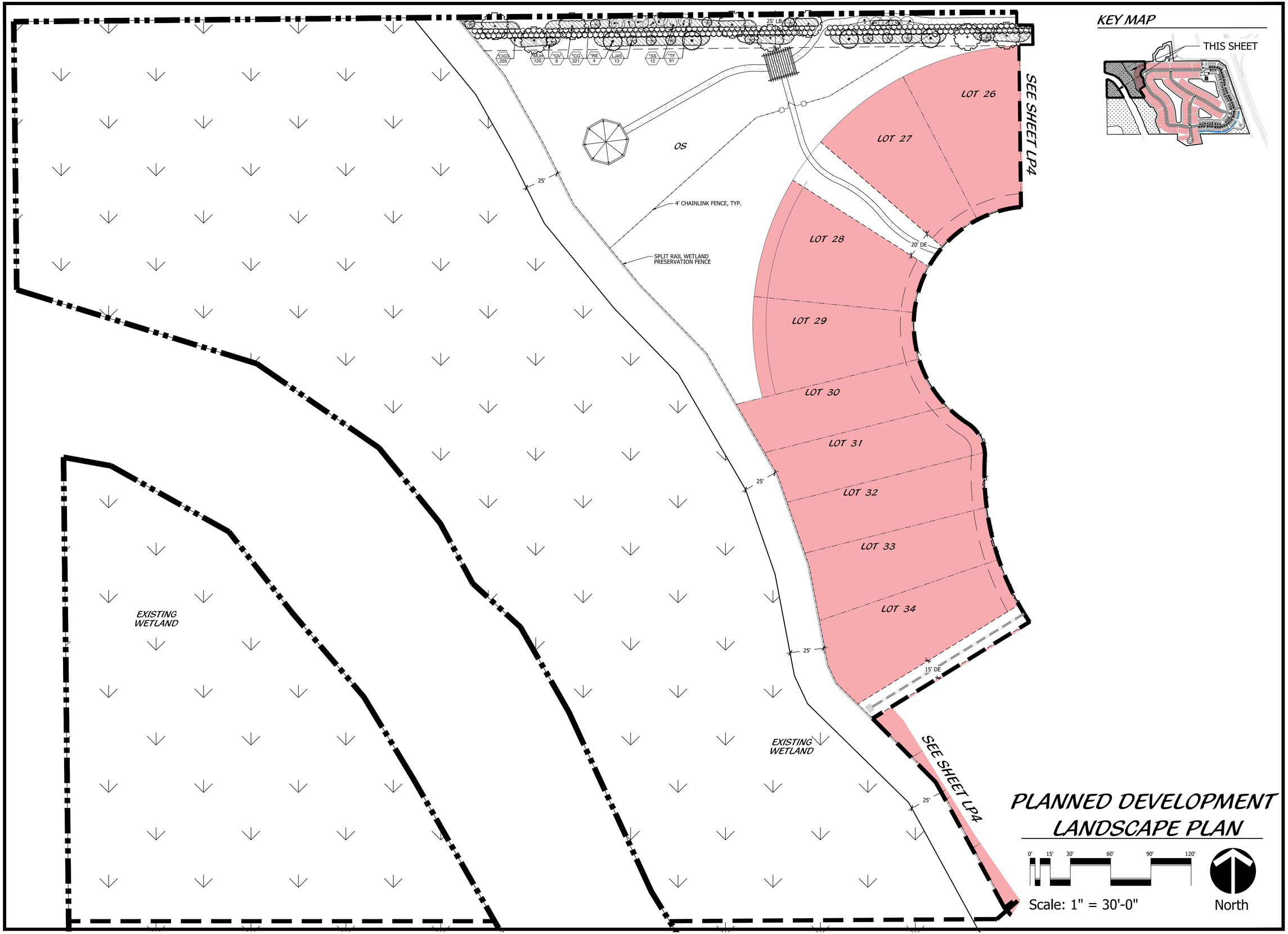

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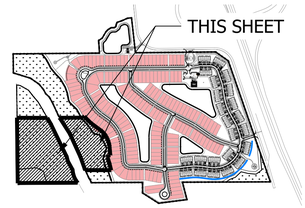
KEY MAP



SITE BOUNDARY

EXISTING WETLAND

SEE SHEET LP5

25'

STORM PIPE, TYP.

25'

EXISTING WETLAND

25'

SEE SHEET LP5

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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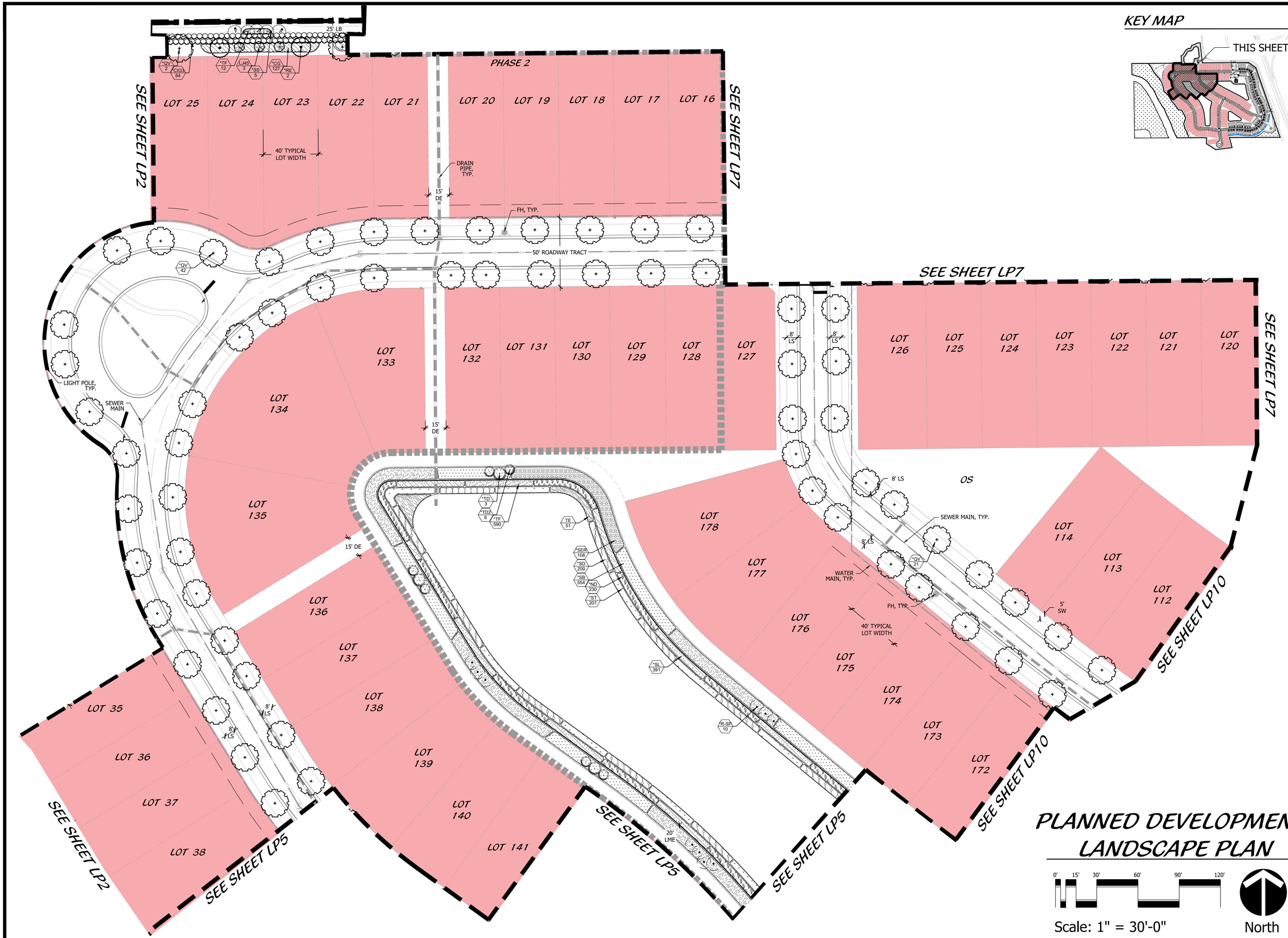

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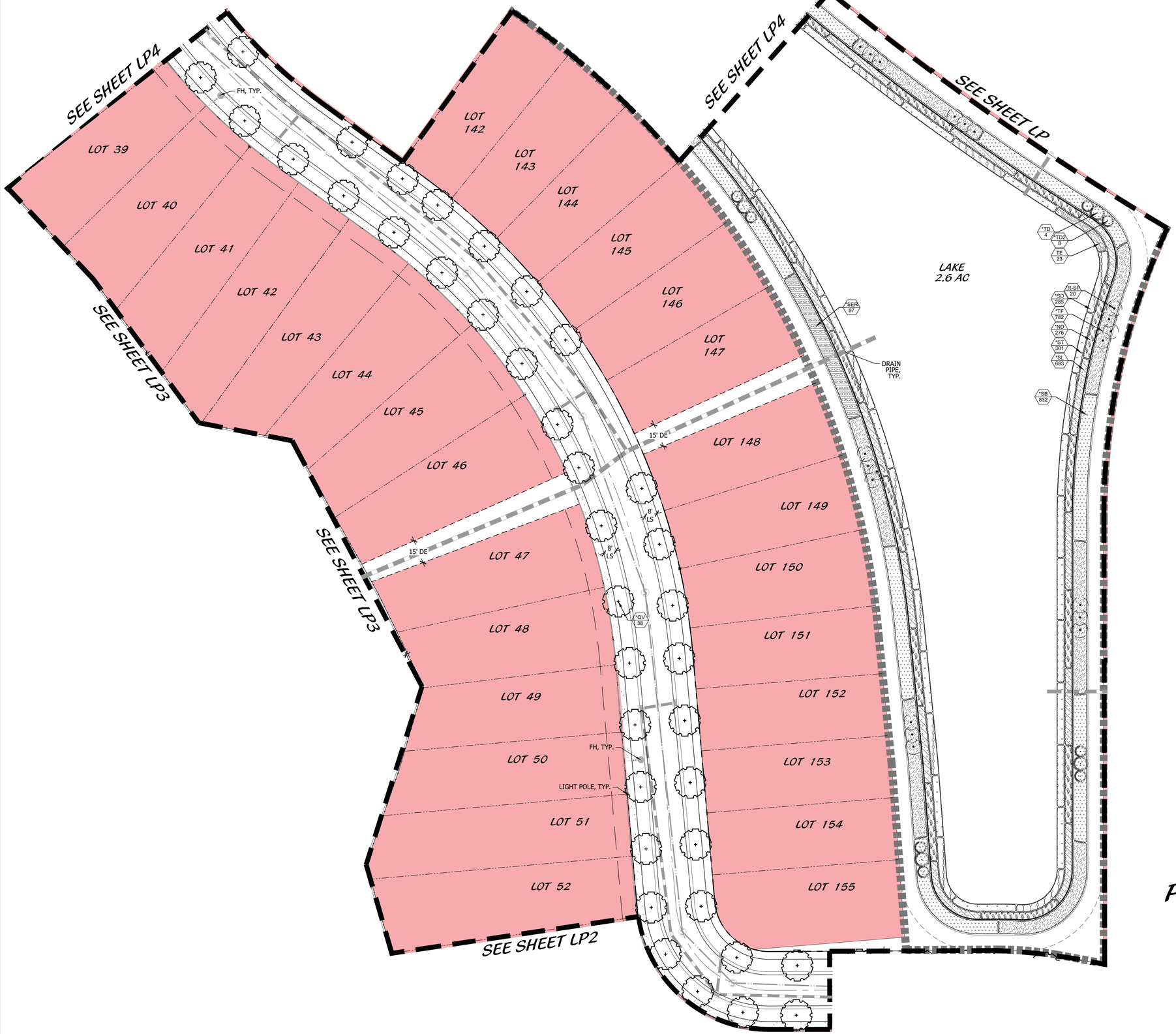

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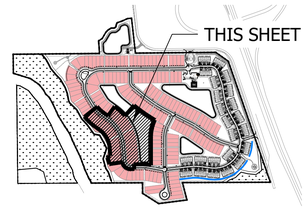

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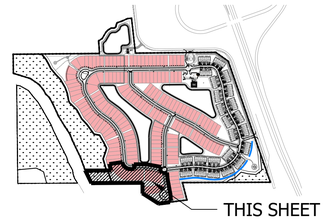
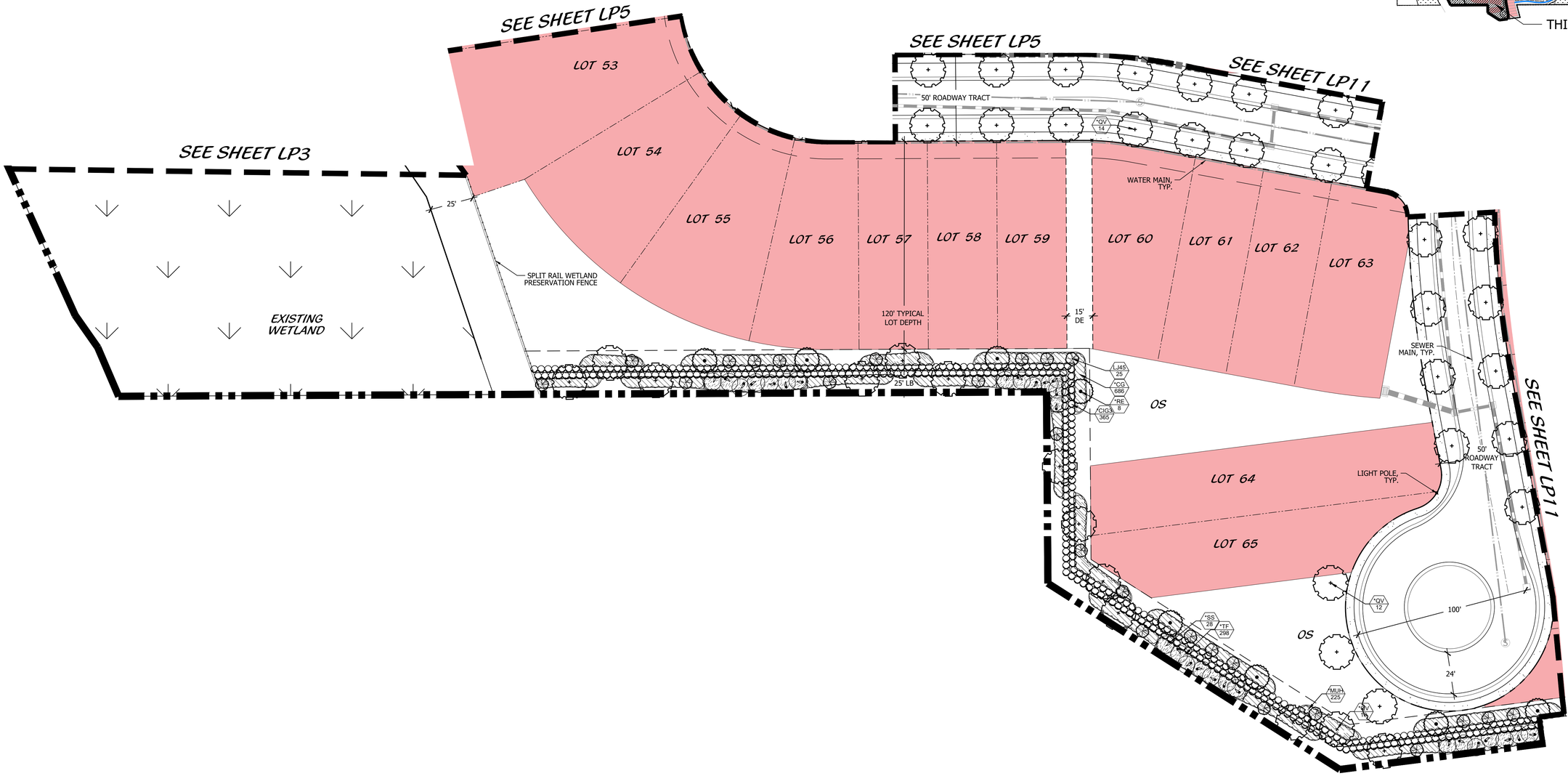
KEY MAP





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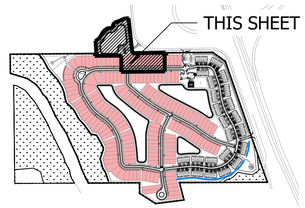
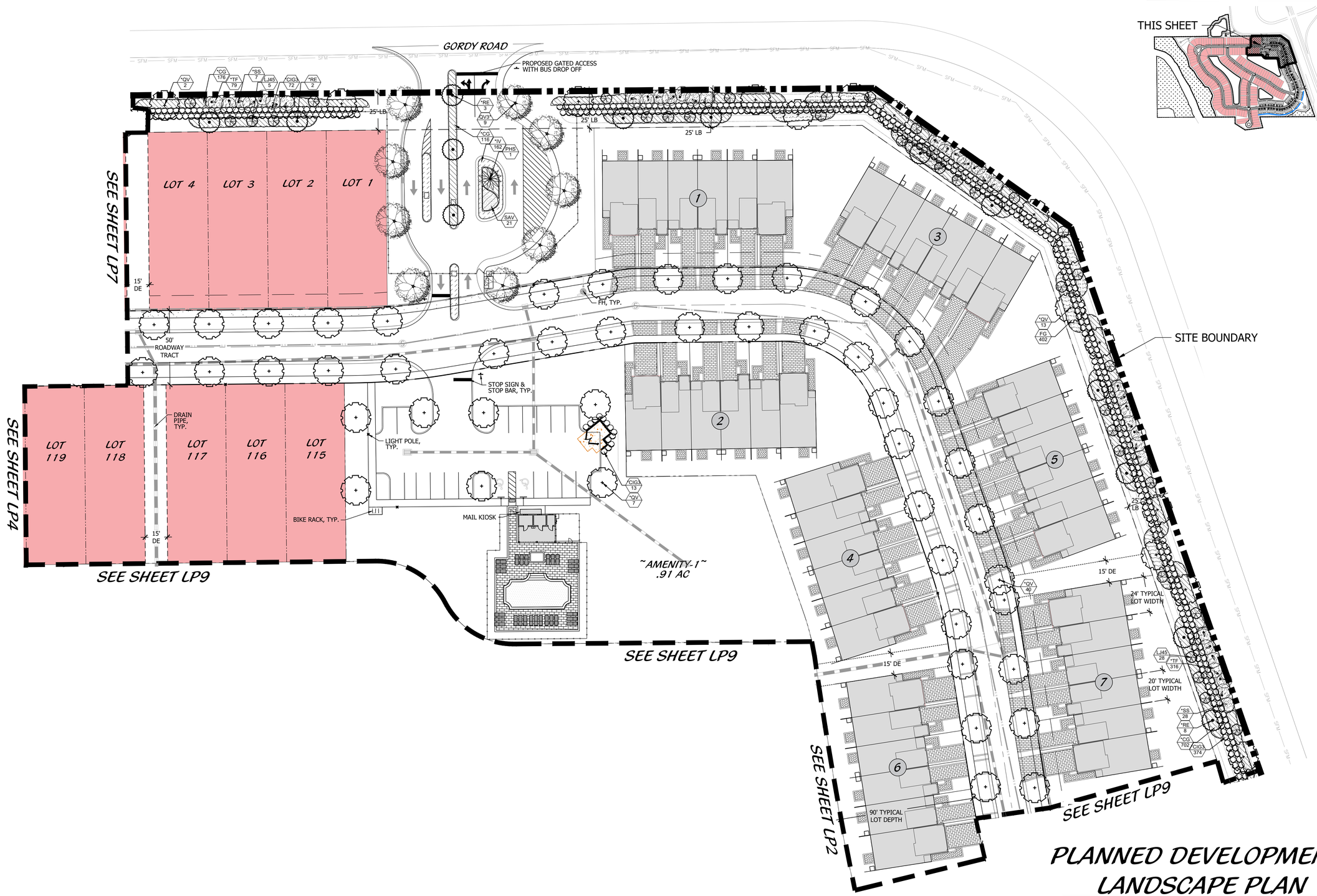


SITE BOUNDARY
LAKE 1.26 AC
25' LB
20' LME
LIFT STATION
4' CHAINLINK FENCE, TYP.
PHASE 1
SEE SHEET LP4
SEE SHEET LP4
SEE SHEET LP8
SEE SHEET LP4
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
120' TYPICAL LOT DEPTH
15' DE
13' LS
8' LS
FH, TYP.
SEWER MAIN, TYP.
WATER MAIN, TYP.
SFM
SFM
SFM



KEY MAP

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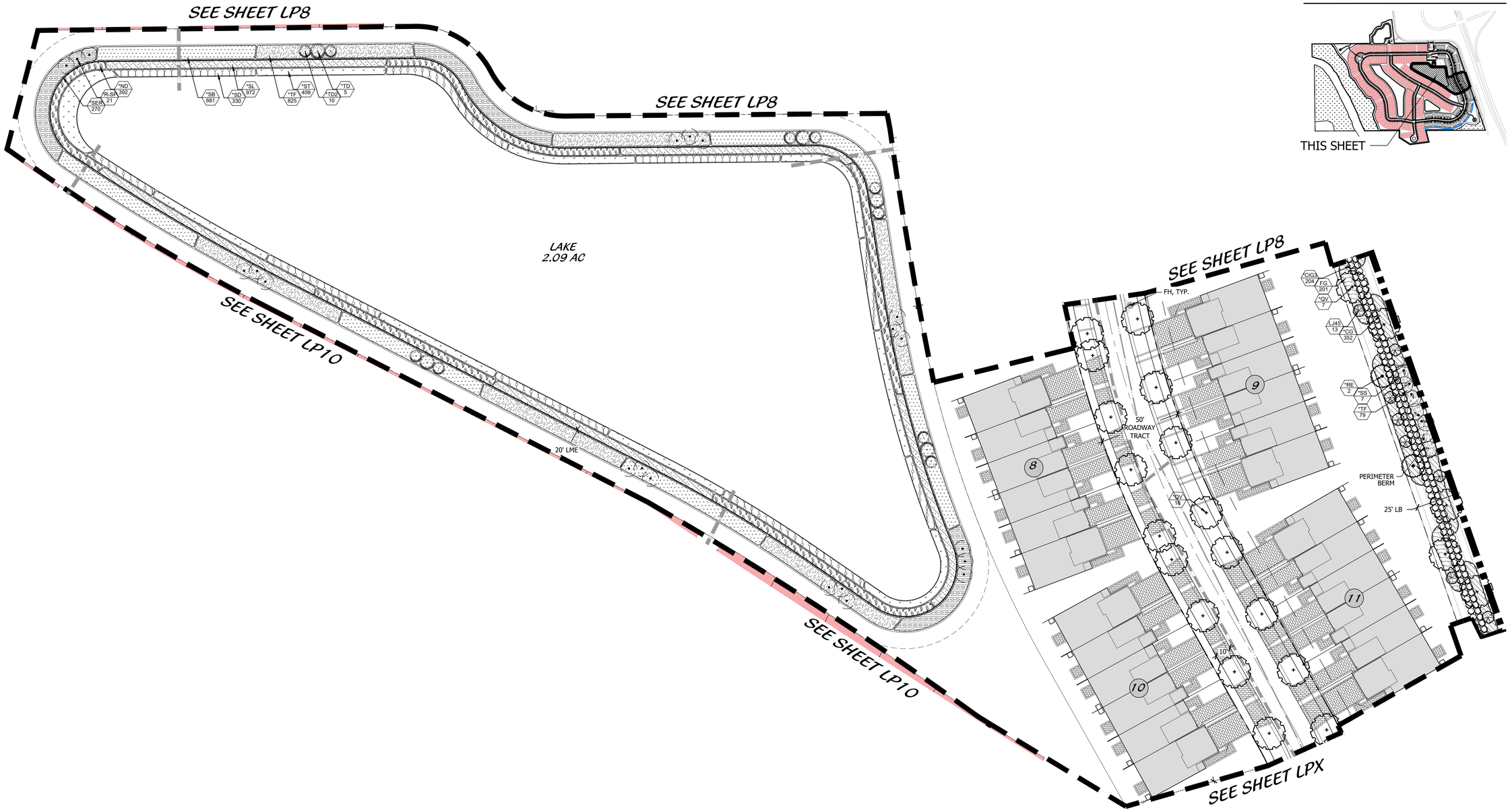

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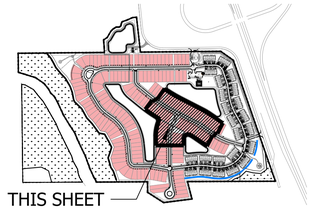

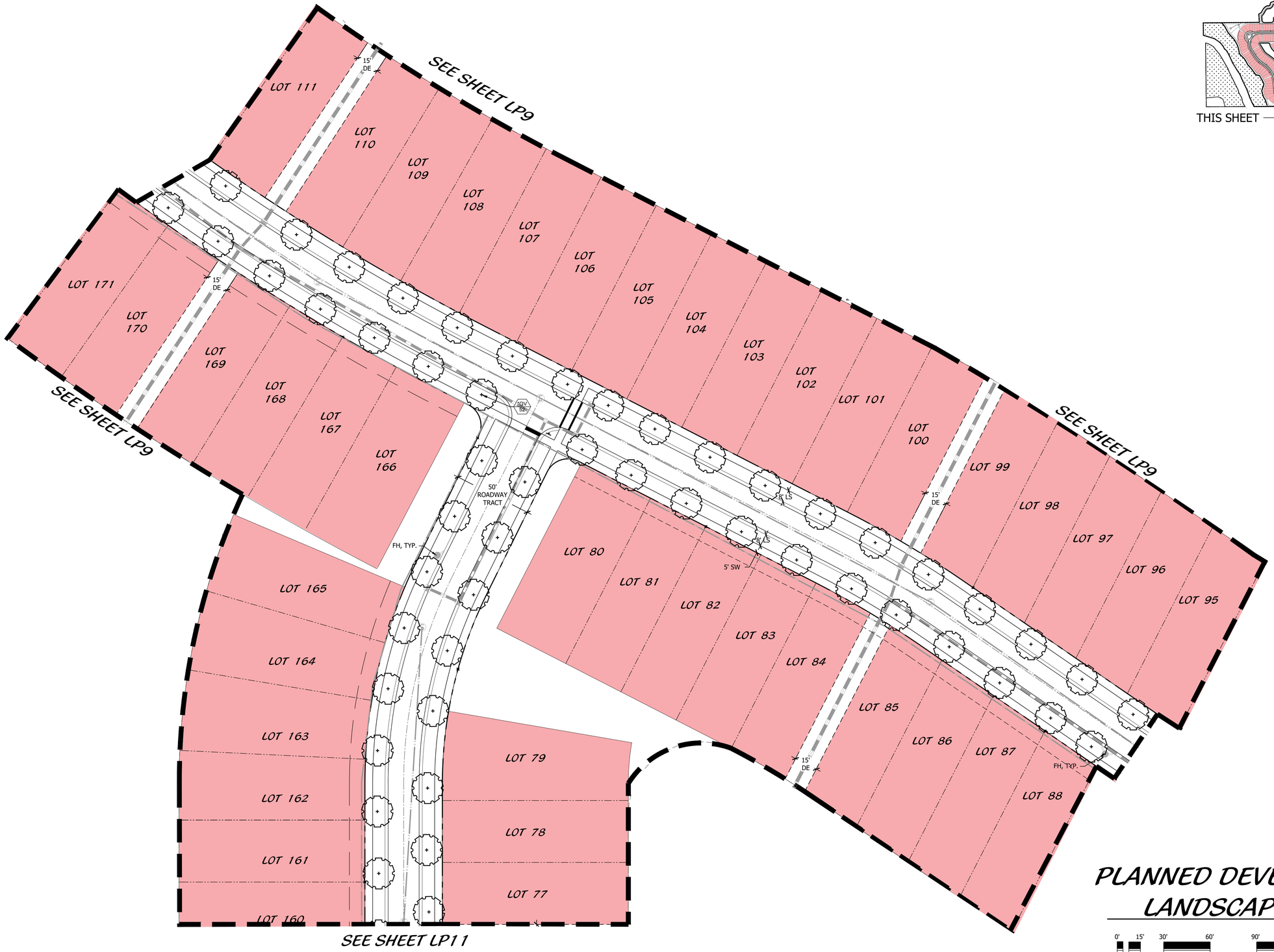

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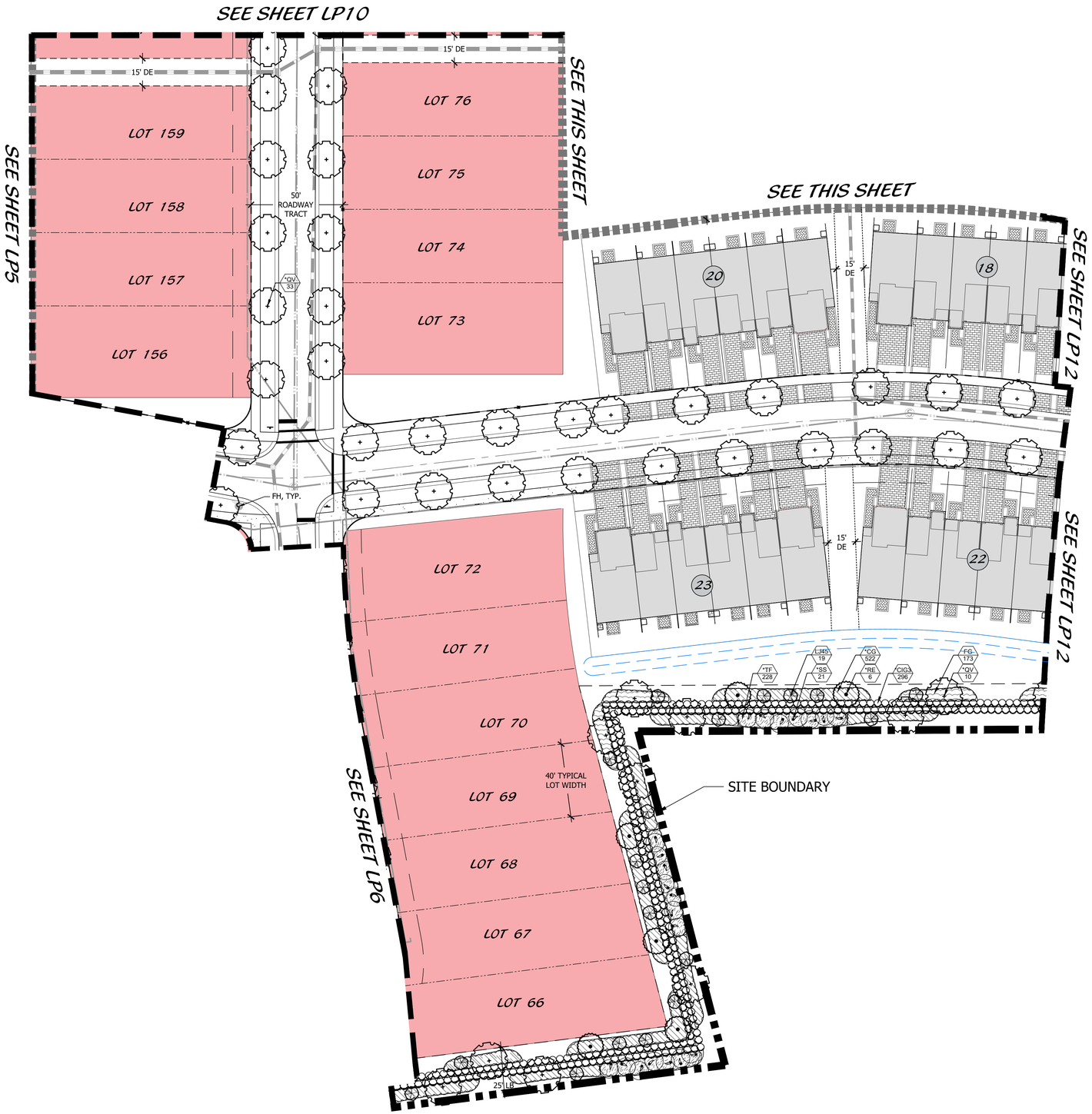

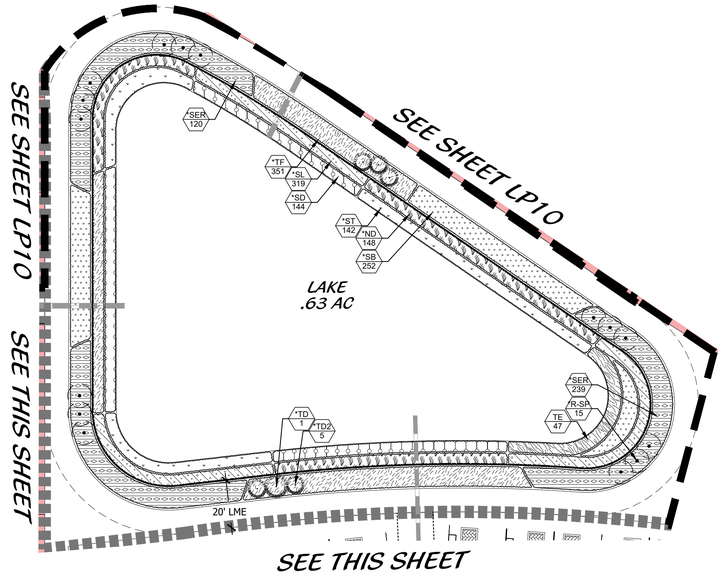

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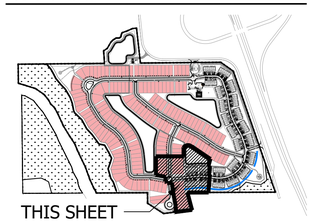

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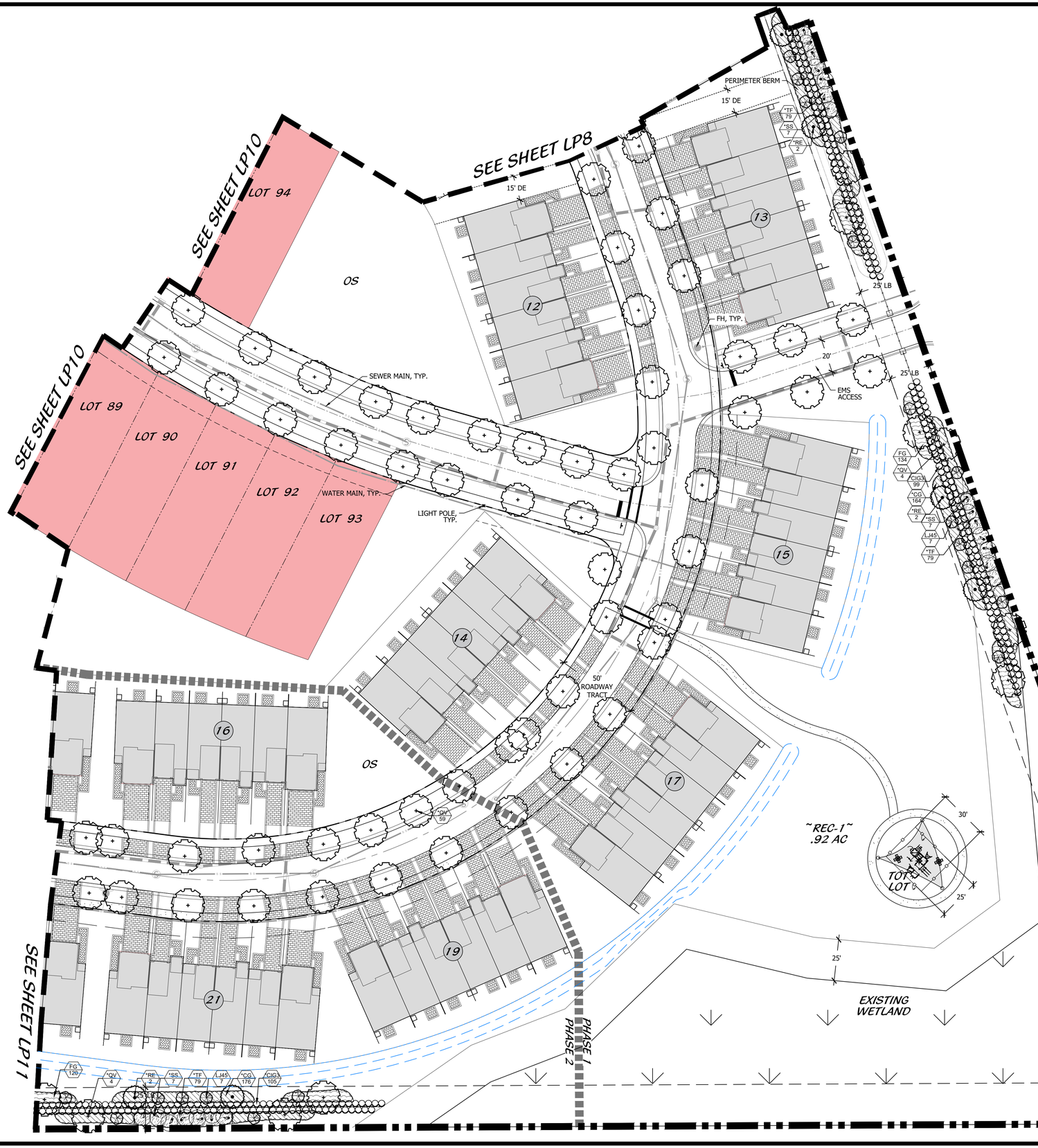
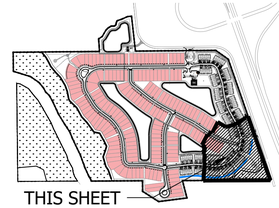


KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	10-24-24
REVISIONS	

SHEET LP12 OF 13

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE 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.

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% POTASSSIUM, 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 CONTINUIOUS 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.

PLANTING DETAILS

TYPICAL PLANT LIST

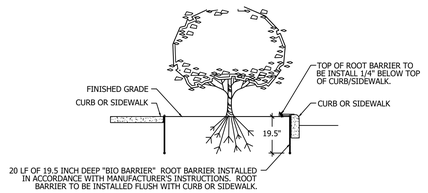
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
LJ45	166	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	7`-8` OA	N	MULTI-STEM, LIMB UP 2.5`
*QV	440	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL	12`-14` OA	Y	FULL CANOPY, 5` C.T. MIN.
QV3*	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FIELD GROWN	8" CAL	25` O.A.	Y	CHARACTER SPECIMEN, ORGANIC SHAPE
*TD2	33	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1" CAL	6`-8` O.A.	Y	FULL CANOPY
*TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL.	3" CAL.	10` O.A.	Y	FULL & THICK
PALMS								
PHS	1	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	NA	4`-6` HT	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT
*RE	55	ROYSTONEA REGIA	ROYAL PALM	FIELD GROWN	NA	8` CT	Y	MATCHED, FLORIDA FANCY
*SS	175	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N/A	10`, 16`, 20` S & C CURVE MIX STGG.	Y	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
*SP-E	12	SABAL PALMETTO	SABAL PALM - EXISTING	EXISTING	EXISTING	EXISTING	Y	FULL & THICK, STRAIGHT TRUNK
*R-SP	79	SABAL PALMETTO	SABAL PALM - RELOCATED	RELOCATED	N/A	10` CT MIN., STGG BY 6` HEIGHT DIFFERENCE	Y	RELOCATED TREE, SLICK TRUNK, STRIGHT TRUNK, STAGGER HEIGHTS BY 6`

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
*CIG3	2,478	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL	3` X 2`	4` O.C.	Y	FULL & THICK
GROUND COVERS								
*CG	4,434	CHRYSOBALANUS ICACO `GREEN TIP`	COCOPLUM	3 GAL	18" X 18"	2.5` OC	Y	FULL & THICK
FG	1,298	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` OC	N	FULL & THICK
*IV	162	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	18" X 18"	2` OC	Y	FULL & THICK
SAV	21	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X 18"	2.5` OC	N	FULL & THICK
*SER	1,005	SERENOA REPENS `CINEREA`	SILVER SAW PALMETTO	3 GAL	2` X 2`	3` O.C.	Y	FULL & THICK
LITTORAL PLANTINGS								
*MUH	485	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2` X 2`	2` OC	Y	FULL & THICK
*ND	1,260	NYMPHAEA ODORATA	WATER LILY	PLUG	1` X 1`	1.5` OC	Y	FULL PLUGS
*SD	1,180	SAGITTARIA LANCIFOLIA	DUCK POTATO	PLUG	1.5` X 1.5`	1.5` OC	Y	FULL & THICK
*SL	2,822	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PLUG	2.5` X 1.5`	2` OC	Y	FULL & THICK
*ST	1,261	SCRIPUS TABERNAEMONTANI	SOFT STEM BULRUSH	PLUG	1.5` X 1.5`	1.5` OC	Y	FULL & THICK
*SB	3,177	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2` X 2`	2.5` OC	Y	FULL & THICK
TE	198	THALIA GENICULATA 'RUMINOIDES'	RED STEM FIRE FLAG	1 GAL	15"-18" OA	3` OC	N	FULL & THICK
*TF	5,036	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2` X 2`	2.5` OC	Y	FULL & THICK

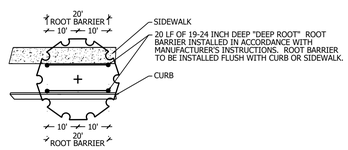
SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

*DENOTES FLORIDA NATIVE PLANT MATERIAL



ROOT BARRIER DETAIL
SECTION VIEW *NTS*



ROOT BARRIER DETAIL
PLAN VIEW *NTS*

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 10-24-24
REVISIONS

SHEET LP13 OF 13

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STORMWATER MANAGEMENT CALCULATIONS

For

Gordy Creek

Gordy Road

Fort Pierce, FL 34953

City of Fort Pierce

NSLRWCD

SFWMD

October 2024

Mills, Short & Associates

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James Mills

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. Wesley Mills, P.E. FL # 74145

TABLE OF CONTENTS

I. Introduction
II. Existing Site Conditions
III. Proposed Development
IV. Erosion and Sediment Control
V. Stormwater System Maintenance Plan
VI. Agencies Having Permit Jurisdiction
VII. Calculations

Appendix A – ICPR Flood Routing

Appendix B – FEMA Map

Appendix C – Soils Map

Appendix D – Pre-Development & Post Development Basin Maps

Appendix E – Time Series Volume (NSLWCD Discharge Requirements)

Appendix F – BMP Analysis

Appendix G – Geotechnical Report

I. Introduction

The following report provides a discussion of the proposed stormwater management system design and calculations for a single family subdivision in the City of Fort Pierce. This report contains the required documentation to demonstrate that the surface water management system for the proposed residential development complies with the state and local requirements. The project is located off of Gordy Rd, just west of Florida's Turnpike and approx. 1,500 ft to the south of the intersection of Okeechobee Rd/Gordy Rd. A location map is included below for further review of the site's location. All elevations referenced herein are in NAVD 1988 unless otherwise noted.



LOCATION MAP
N.T.S.

II. Existing Site Conditions

The proposed development site is currently 76.97 acres of undeveloped wooded land. The 58.76 AC drainage basin is contained within the parcel boundaries and can be referenced in Appendix D. Tenmile Creek travels through the site as shown in the map above. Approximately ±11 AC of undisturbed area to the east of Tenmile Creek and ±10 AC to the west of Tenmile Creek will remain undeveloped. Tenmile Creek is listed as an impaired water body and will require additional stormwater treatment.

TOPOGRAPHY Survey data shows existing grade on the site ranging from approximately ±14.00' to ±16.20' NAVD 88. Tenmile creek elevations are not included in that range. Average site grade within the drainage basin is approximately 15.60'. A wetland area, which will be preserved as part of this project, exists between the drainage basin area and Tenmile Creek and serves as the first outfall location for the project. The site, in existing condition, generally slopes towards Tenmile Creek.

SOILS Please refer to the soils map enclosed as Appendix C for existing soil types as prepared by the USDA & NRCS Web Soil Survey. The site consists of predominantly sandy soils.

FLOODPLAIN The site area lies within multiple flood zones. The majority of the site lies within flood zone 'X', with some area near the Creek falling into the 'AE' zone. Zone 'AE' holds a base flood elevation of 16 feet NAVD.

CURVE NUMBER The site primarily contains Hydrologic Type 'D' soil. A CN value of 60 was calculated based on the SCS Method.

TIME OF CONCENTRATION The time of concentration for the pre-development basin was determined using the TR-55 Method. A maximum sheet flow of 300 feet and shallow concentrated flow were calculated to determine the Tc of 49 min. Please refer to time of concentration calculations in Section VIII of this report.

TAILWATER The tailwater for the SWMS design for this site is the Tenmile Creek that runs through the site on the western half. NSLRWCD has advised referencing past designs and adjacent permits for the tailwater information. Tailwater conditions used in the enclosed ICPR model have been derived from SFWMD Permit #56-02198-P with Application No. 050926-15.

MAXIMUM ALLOWABLE DISCHARGE The maximum allowable discharge for the design storm (10 year-72 hour storm event), as required by NSLRWCD, is 2" over the drainage area for a 24 hour period. This amount computes to 9.80 ac-ft of discharge for the site in any given 24-hour period during the design storm event. See section VIII for calculations.

III. Proposed Development

The proposed development consists of 178 single-family lots, 138 townhome units, and an amenity center with associated utility and drainage infrastructure. The total project area is 75.98 acres. The site is divided by the Ten Mile Creek with 9.36 acres located on the west side of the Ten Mile Creek and 66.62 acres located on the east side. There is approximately 12.22 acres of undisturbed preservation area that will remain within the overall project area. The drainage basin for the proposed project is 58.76 acres. Please refer to Appendix D for the post-development basin map. The proposed stormwater management system design is intended to provide treatment and attenuation of the project's stormwater runoff. The runoff from the site will be collected through a series of interconnected catch basins leading to a series of onsite lakes. The lakes will provide the required quality and quantity volumes before discharging to the preserved area and ultimately Tenmile Creek. A proposed control structure will implement a weir elevation which will retain runoff and regulate discharge into the outfall system per South Florida Water Management District and NSLRWCD stormwater treatment and discharge criteria.

Based on our understanding of the City of Fort Pierce, NSLRWCD, and South Florida Water Management District Stormwater requirements, the proposed design meets all design criteria for both regulating agencies. A pre- vs. post-development and discharge analysis has been conducted via ICPR and is enclosed in this report as Appendix A.

CURVE NUMBER The post-development curve number was calculated to be 67 based on the SCS CN Method. See enclosed calculations in section VIII for the land use breakdown used to calculate this number.

TIME OF CONCENTRATION The time of concentration for the post-development basin was determined using the TR-55 Method. The Tc value was less than the minimum, therefore a Tc value of 10 minutes was used in the flood routing. Please refer to post-development time of concentration calculations in Section VIII of this report.

SYSTEM DESIGN CRITERIA The discharge rate of the proposed SWM system is constrained as previously discussed in this report. NSLRWCD specifies that the 10 year-72 hour storm be used as the design storm for purposes of discharge regulation. Because the project is associated with discharge to an impaired water body, the treatment volume required to be held prior to discharge is 150% of the greater of 1" over the drainage area, or 2.5" times the percent impervious area on the proposed site (per SFWMD). In the case of this design, the larger of the two was 1" over the drainage area = 150% of 4.90 ac-ft; 7.35 ac-ft of treatment volume. The site utilizes a control structure with a weir elevation governed by the required treatment volume and the NSLRWCD maximum allowable discharge. The building finished floor shall be

above the 100 year-72 hour zero-discharge storm event stage elevation (SFWMD) and the Base Flood Elevation as determined by the FEMA Flood Maps (El. 16.0 NAVD 88). The road crown shall be above the routed 10yr-24hr storm event stage. Please refer to calculations enclosed in section VIII and ICPR routing in Appendix A for the proposed system and recovery model.

GROUNDWATER USE FOR IRRIGATION The irrigation demand for the site was determined assuming an irrigation need of 1 inch of rain per week over the pervious area on the site, including individual lot pervious area.

(1 in/wk)*(52 wk/yr)*(32.34 ac pervious)*(43,560 ft^2/ac)*(1 ft/12 in)*(7.48 gal/CF)

= 6.39 MG/yr needed from groundwater

WETLAND CONTROL ELEVATION GRADIENT Analysis of gradient between the proposed control elevation with associated wetlands is as follows: A gradient of 0.005 ft/ft (vertical distance in elevation/ horizontal distance) or less, using the elevation of the wetland boundary and the proposed control elevation, is assumed to not result in adverse impacts to wetlands.

The elevation of the wetland boundary is 11.97' NAVD.

The proposed control elevation is 10.50' NAVD.

The closest horizontal distance between the wetland boundary and the nearest pond's water level at control elevation is 355 ft.

The elevation gradient is 0.0041 ft/ft.

DISCHARGE The SFWMD criteria for limiting discharge to that of the pre-development discharge rate of the site to Tenmile Creek during the 10-Year 72-Hour storm event is met and exceeded. The max total outflow was calculated to be approximately 67.66 cfs per the Pre-Development ICPR model found in Appendix A. The post development conditions discharge approximately 2.18 cfs to Tenmile creek in the 10yr-72hr storm event. Please see Appendix A for the Post Development ICPR calculations. Discharge from the site to the adjacent wetland was analyzed in addition to ultimate outfall into Tenmile Creek in order to assess any potential effects on the wetland's hydroperiod. None are observed.

Per NLSRWCD requirements, the post-development discharge to Tenmile Creek for the proposed site will not exceed more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. For the proposed site, this requirement equals 9.80 ac-ft in any 24-hour period. This limited discharge criteria is based on the drainage connection requirements set forth by NSLRWCD.

The maximum discharge for the 24-hour period during the 10-year frequency, 72-hour duration rainfall event yielded a maximum of 9.73 ac-ft between hours 44-68 of this storm event. Please see Appendix E for the Post-Development Limited Discharge.

Design Storm Events			
Description	Frequency (years)	Duration (days)	Rainfall (in)
Design	10	3	9.00
Minimum Road Crown	10	1	5.50
Finished Floor	100	3	10.0

Peak Discharge & Stage				
Storm Frequency	Pre-Development	Post Development (to Tenmile Creek)	Post Development (to onsite wetland)	Stage Elevation (NAVD 88)
5 Year 24 Hour	54.05 cfs	2.28 cfs	1.36 cfs	14.01
10 Year 24 Hour	70.09 cfs	2.28 cfs	2.09 cfs	14.69
10 Year 72 Hour	66.75 cfs	4.69 cfs	4.69 cfs	15.33
25 Year 72 Hour	100.02 cfs	6.84 cfs	6.84 cfs	16.24
10 Year 24 Hour No Discharge	N/A	N/A	N/A	14.98 (Min Road Crown)
100 Year 72 Hour No Discharge	N/A	N/A	N/A	17.84 (Min FFE)

Wetland Discharge Structures			
Structure Number	Structure Type	Structure Info	Wetland Normal Pool & Seasonal High El.
CS-1	Control Structure FDOT Manhole	Rim El: 15.00’ Weir El: 12.79’	11.97’
WD-1	30” Dia Energy Dissipator	Inv El: 12.00’	11.97’

IV. Erosion and Sediment Control

The project specifications require the contractor and owner to install stormwater pollution prevention devices in accordance with the construction drawings and Florida Development Manual, A Guide to Sound Land and Water Management, published by the DEP. All disturbed areas shall be fully sodded, seeded and mulched. Silt fence will be required to be installed at the perimeter and any other applicable locations within the project area.

V. Stormwater System Maintenance Plan

The maintenance of the Stormwater Management System shall be the responsibility of the Gordy Creek POA.

The stormwater maintenance plan for Gordy Creek Residential includes several key actions to ensure the system operates efficiently and complies with the City of Fort Pierce code and SFWMD regulations. Routine inspections shall be performed on a monthly basis to check for debris in inlets, pipes, and drainage structures, with additional inspections after significant storms. Stormwater retention ponds, drainage pipes, and vegetated swales shall be regularly maintained. This includes quarterly debris removal, mowing of swales, and managing vegetation around ponds to prevent erosion and maintain proper function. Additionally, sediment removal from inlets, catch basins, and pipes shall take place annually, or more frequently if necessary, to prevent blockages.

Structural maintenance shall include inspecting outfalls, pipes, and control structures to ensure they are free of damage and functioning as intended. If any damage or clogging is identified, repairs shall be performed promptly. An annual comprehensive inspection by a licensed professional shall assess the entire stormwater system, and any necessary repairs or upgrades shall be scheduled. Detailed records of all inspections and maintenance activities shall be kept. In the event of a system failure, emergency procedures shall be enacted, including immediate inspections, temporary solutions like sandbagging or debris removal, and rapid repairs. These efforts shall ensure the stormwater system effectively manages runoff, reduces flooding risks, and protects water quality for the subdivision.

VI. Jurisdictional Permitting Agencies

1. South Florida Water Management District
2. NSLRWCD
3. City of Fort Pierce

VII. Calculations

Gordy Creek
Drainage Calculations

Site Data	
Onsite Area (ac.) =	75.98
DA = Area (ac.) =	58.76
RT = Residence Time (days) =	31
R = Wet Season Rainfall (inches) =	32
WS = Wet Season Duration (days) =	153
Conversions: CF (in/ft.) =	12
Composite "C" Value =	0.53

Land Use	Area	Runoff C
Pavement & Building	21.75	0.95
Lake	3.94	1
Pervious	33.07	0.20
	58.76	0.53

Pond Design Criteria: SFWMD Rule Criteria

1.) Treatment Volume: Provide first 1.0 inch of runoff or 2.5 multiplied by the percentage impervious as defined by the SFWMD Vol. IV, Area to be used for water quality calcs equals the total area less the area of buildings, preserves, lakes, and wetlands.

1-inch over the project Area

Treated Volume	1-inch	x	1-ft/12in	x	58.76	=	**4.90** **Treated Volume**	ac-ft

2.5-inches times the percent impervious

75.98 **Total Area**	-	15.78 **Buildings**	-	17.22 **Preserves**	-	3.94 **Lakes**	=	39.04 AC **Total WQ Area**

39.04 **Total WQ Area**	-	33.07 **Pervious**	=	5.97 AC **Impervious WQ Area**	=	15.3% **WQ Percent Impervious**

(2.5-in*% Imp.)	2.5	x	15.3%	=	0.38	in		
					Inches to be treated			
(Treated Volume)	0.38	x	1-ft/12-in	x	54.82 Project Area-Lakes & Preserves	=	**1.75** **Treated Volume**	ac-ft

Gordy Creek
Drainage Calculations

Water Quality Volume:

1.0 Inch:	4.90	ac-ft	=	213,299 cu-ft
2.50 Inch:	1.75	ac-ft	=	76,036 cu-ft
TV Required Wet Detention:		4.90	ac-ft	

SFWMD WQ Volume Adjustement for Discharge to Impaired Waterway (OFW)

WQ Required Volume	=	WQ Req'd	x	1.5	=	----	ac-ft
WQ Required Volume	=	4.90	x	1.5	=	7.345	ac-ft
SFWMD Required Water Quality Volume					**=**	**7.345**	**ac-ft**

Permanent Pool Volume Required:

PPV (ac-ft) = (DA x C x R x RT) / (WS x CF)

PPV (ac-ft) =	16.83	ac-ft

Discharge Volume Criteria: (NSLRWCD)

2 inch x Project Area =	9.8	ac-ft	(Within a 24 hour period)

Gordy Creek
Drainage Calculations

Proposed Pond Stage - Storage Calculations:

Pond Area (ac.) =	3.94	
Tailwater Elevation (NAVD 88) =	10.50	(Min. Assumed El. In Tenmile Creek)
Seasonal High Groundwater Elevation NAVD 88 (ft.) =	11.10	
Normal Groundwater Elevation NAVD 88 (ft.) =	10.50	(Control elevation based on NSLWCD Tailwater)

Stage - Storage Characteristics - Ponds (N/I 0.63 AC Pond)

	Contours	Area Within Contour		Interval Volume	Cumulative Volume		Storage Above Control El.
		(sq. ft.)	(ac.)	(cu. ft.)	(cu. ft.)	(ac.-ft.)	(ac.-ft.)
T.O.B.	15.5	259,447	5.96		2,074,280	47.62	24.66
				250,347			
	14.5	241,246	5.54		1,823,933	41.87	18.91
				232,295			
	13.5	223,344	5.13		1,591,638	36.54	13.58
				214,546			
	12.5	205,748	4.72		1,377,092	31.61	8.66
				197,110			
	11.5	188,472	4.33		1,179,982	27.09	4.13
Weir Crest El. 14.00				92,107			
Pond Control El. 10.5	11	179,956	4.13		1,087,875	24.97	2.02
				87,869			
	10.5	171,521	3.94		1,000,006	22.96	0
				310,116			
	8.5	138,595	4.13		689,890	15.84	
				261,214			
	6.5	122,619	3.94		428,676	9.84	
				229,667			
	4.5	107,048	3.18		199,009	4.57	
				199,009			
Pond Bottom	2.5	91,961	2.81		0	0.00	

Gordy Creek
Drainage Calculations

Check mean depth of stormwater pond

MD = PPV/ Ap

Ap (ac) = Area of pond measurement at Control Elevation = 3.94 AC

PPV (ac-ft.) = 22.96

MD (ft) = 5.83

Acceptable mean depth must be between 2 and 8 ft.

SFWMD Criteria for Wet Detention Treatment:

1.) Treatment Volume for Wet Detention

Treatment Volume Required (ac-ft.) = 7.345

2.) Outfall Structure Control Elevations

Estimated seasonal high ground water elevation (ft.) = 11.10

Orifice invert elevation (ft.) = 10.50

Treatment Weir Elevation (ft.) = 13.00

Top of Bank Elevation (ft.) = 15.50

3.) Calculations for sizing orifice to recover 50% of treatment volume within 24 hours of a storm event

a. Calculation of Treatment Volume Stage

T.V. Stage = (TOB El. - Orifice Inv. El.) x (T.V. Required)/(Storage @ TOB - Storage @ Orifice Inv.) + Orifice Inv. El.

T.V. Stage (ft.) = 12.79

b. Treatment Volume Depth (h1) = T.V. Stage - Orifice Inv. Elev.

h1 (ft.) = 2.29

h1 = Depth of water between the top of the treatment volume and the flow line (size of orifice has yet been determined, use the invert elevation of the orifice as an approximation of the flow line (center of the orifice)

c. Calculation of Stage at 50% of T.V. = ((T.V. Required x 0.5) / (Storage TOB - Storage Orifice Inv.)) x (TOB El. - Orifice Inv. El.) + Orifice Inv. El.

50% Stage (ft.) = 14.16

h2 (ft.) = 3.66

h2 = Depth of water between the stage at which half the treatment volume has been released and the flow line of the orifice

d. H= (h1+h2) / 2

h (ft.) = 2.98

(Depth of water (h) should be set to the average depth above the flow line between the top of the treatment volume and the stage at which half the treatment released)

Gordy Creek
Drainage Calculations

SFWMD Criteria for Wet Detention Treatment

e. Average Flow Rate (Q) required to drawdown 50% treatment volume

Q = T.V. Required / (2 x t x Conv. Factor)

$$Q = \frac{TV}{2\,t\,CF}$$

where: TV = Treatment Volume (ft^3)
t = Recovery time (hrs)
CF = Conversion Factor = 3600 sec/hr

T.V. required =	7.35	ac-ft
1/2" over the Basin area =	2.45	ac-ft
Drawdown Time =	24	hrs

Conversion Factors: 1hr / 3600 seconds, 43,560 sq. ft./ac

Q (cfs) =	**0.62**	
Number of Orifices =	1	
Flow (cfs) =	0.62	

f. Calculate Area of Orifice

A = Q / (C*(Sqrt(2 x g x h))

Discharge Coefficient = C =	0.60	
g (ft/sec^2) =	32.2	
h (ft.) =	2.98	
Area of Orifice (sq.ft) =	**0.07**	**SF**

g. Calculate Diameter of Orifice

Circular:

Orifice Diameter =	**0.31**	**ft**
	3.69	**in**

Rectangular:

Orifice Area =	**10.69**	**sq. in.**
Height =	**2**	**in.**
Length =	**5.35**	**in.**

Pre-Development

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.00	0.00	0.00
Pavement & Curb =	0.00	0.00	0.00
Concrete Surfaces =	0.00	0.00	0.00
Lake (CWE) =	0.00	0.00	0.00
Lake (Slope) =	0.00	0.00	0.00
W.T.A. (Bottom) =	0.00	0.00	0.00
W.T.A. (Slopes) =	0.00	0.00	0.00
West Area (West of 10-Mile Creek) =	0.00	9.36	9.36
East Area (East of 10-Mile Creek) =	0.00	67.63	67.63
Total =	0.00	76.99	76.99

Find Curve Number:

Avg. Pervious Ground El. =	15.5	NAVD 88
Control Elevation =	10.5	Based on operation of NSLRWCD Gordy Road Control
Distance to Water Table =	4.5	Structure during wet season

Soil Storage Table

Depth to	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T."

West Area			**East Area**		
Developed Pervious Area =	0.00		Developed Pervious Area =	0.00	
Undeveloped Pervious Area =	9.36		Undeveloped Pervious Area =	67.63	
Soil Storage =	6.8	inches	Soil Storage =	6.8	inches
Soil Moisture Storage (S) =	6.8	inches	Soil Moisture Storage (S) =	6.8	inches
Curve Number =	**60**		Curve Number =	**60**	

Gordy Creek Subdivision
Pre-Development Tc Calculations

Time of Concentration
Pre-Development

Basin: Pre-Development Gordy Creek Basin

Sheet Flow						
1	Surface Description	Dense Grasses			TR-55	
2	Manning's Roughness Coeff	0.24			TR-55	
3	Flow Length, L (total <=300 ft)	300	feet			
4	2-year 24-hour rainfall, P2	6	inches		FDOT Fig. 5-13	
5	Land slope, s	0.01	ft/ft			
6	Tt = (0.007 * (nL)^0.8) / ((P2^0.5) * (s^0.4)) (hr)	0.55	hr	=	33	min

Shallow Concentrated Flow						
7	Surface Description	Unpaved			TR-55	
8	Flow Length, L	1500	feet			
9	Watercourse slope, s	0.01	ft/ft			
10	Average velocity, V	1.6	ft/s		TR-55 fig 3-1	
11	Tt = (L/(3600*V))	0.26	hr	=	16	min

Channel Flow						
12	Cross sectional flow area, a	-	SF			
13	Wetted perimeter, Pw	-	ft			
14	Hydraulic radius, r = a/Pw	#VALUE!	ft			
15	Channel slope, s	-	ft/ft			
16	Manning's Roughness Coeff, n	-			TR-55	
17	Average velocity, V = (1.49*(r^2/3)*(s^1/2))/n	-	ft/s			
18	Flow length, L	-	ft			
19	Tt = (L/(3600*V))	#VALUE!	hr	=	#VALUE!	min

Total			
20	Total Tc	0.81	hours
21	Total Tc	49	minutes

Post-Development

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	15.78	0.00	15.78
Pavement & Curb =	4.63	0.00	4.63
Sidewalk =	1.61	0.00	1.61
Lake (CWE) =	4.40	0.00	4.40
Lake (Slope) =	0.00	2.30	2.30
Dry Detention (Bottom) =	0.00	0.00	0.00
Dry Detention (Slopes) =	0.00	0.00	0.00
Gordy Road ROW (West of 10-Mile Creek) =	0.00	0.00	0.00
General Impervious =	0.00	0.00	0.00
Open Space (disturbed) =	0.00	30.04	30.04
Total =	26.42	32.34	58.76

Find Curve Number:

Avg. Ground El. =	15.5	NAVD 88
Control Elevation =	10.5	Based on operation of NSLRWCD Gordy Road Control
Distance to Water Table =	4.8	

Soil Storage Table

Depth to	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T."

East Area

Developed Pervious Area =	32.34	
Undeveloped Pervious Area =	0.00	
Soil Storage =	9	inches
Soil Moisture Storage (S) =	5.0	inches
Curve Number =	**67**	

Gordy Creek Residential
Post-Dev Tc Calculations

Time of Concentration
Post-Development

Basin: Post-Development Gordy Creek Basin

Sheet Flow						
1	Surface Description	Smooth surfaces; asphalt			TR-55	
2	Manning's Roughness Coeff	0.011			TR-55	
3	Flow Length, L (total <=300 ft)	11	feet			
4	2-year 24-hour rainfall, P2	6	inches		FDOT Fig. 5-13	
5	Land slope, s	0.02	ft/ft			
6	Tt = (0.007 * (nL)^0.8) / ((P2^0.5) * (s^0.4)) (hr)	0.00	hr	=	0	min

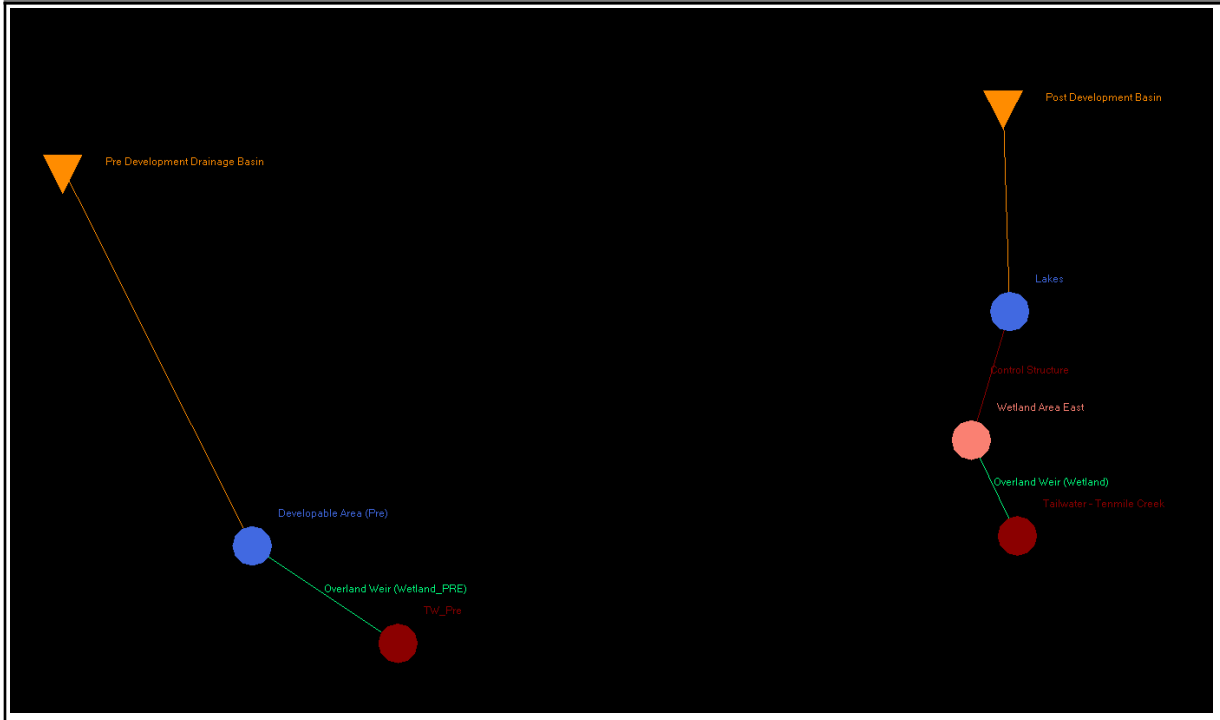
Shallow Concentrated Flow						
7	Surface Description	concrete curb			TR-55	
8	Flow Length, L	150	feet			
9	Watercourse slope, s	0.005	ft/ft			
10	Average velocity, V	1.45	ft/s		TR-55 fig 3-1	
11	Tt = (L/(3600*V))	0.03	hr	=	2	min

Channel Flow						
12	Cross sectional flow area, a	1.77	SF			
13	Wetted perimeter, Pw	2.36	ft			
14	Hydraulic radius, r = a/Pw	0.75	ft			
15	Channel slope, s	0.003	ft/ft			
16	Manning's Roughness Coeff, n	0.011			TR-55	
17	Average velocity, V = (1.49*(r^2/3)*(s^1/2))/n	6.13	ft/s			
18	Flow length, L	1067	ft			
19	Tt = (L/(3600*V))	0.05	hr	=	3	min

Total			
20	Total Tc	0.08	hours
21	Total Tc	5	minutes

Appendix A

Background Image: view



Node Max Conditions : Multi Item | (sim, name) [Scenario 1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100YR-72HR	Lakes	15.51	0.00	16.30	0.0010	156.27	6.95	397703
100YR-72HR	Tailwater - Tenmile Creek	0.00	0.00	6.50	0.0000	6.95	0.00	0
100YR-72HR	Wetland Area East	0.00	0.00	8.59	-0.0023	6.95	6.95	1742
10YR-24HR	Lakes	15.51	0.00	14.69	0.0010	192.82	2.09	270095
10YR-24HR	Tailwater - Tenmile Creek	0.00	0.00	6.50	0.0000	2.28	0.00	0
10YR-24HR	Wetland Area East	0.00	0.00	8.50	-0.0023	2.09	2.28	100
10YR-72HR	Lakes	15.51	0.00	15.33	0.0010	118.92	4.69	283412
10YR-72HR	Tailwater - Tenmile Creek	0.00	0.00	6.50	0.0000	4.69	0.00	0
10YR-72HR	Wetland Area East	0.00	0.00	8.56	-0.0023	4.69	4.69	1742
25YR-72HR	Lakes	15.51	0.00	16.24	0.0010	240.62	6.84	397703
25YR-72HR	Tailwater - Tenmile Creek	0.00	0.00	6.50	0.0000	6.84	0.00	0
25YR-72HR	Wetland Area East	0.00	0.00	8.59	-0.0023	6.84	6.84	1742
5YR-24HR	Lakes	15.51	0.00	14.01	0.0010	155.94	1.36	256159
5YR-24HR	Tailwater - Tenmile Creek	0.00	0.00	6.50	0.0000	2.28	0.00	0
5YR-24HR	Wetland Area East	0.00	0.00	8.50	-0.0023	1.36	2.28	100

Node Max Conditions : Multi Item | (sim, name) [Scenario 1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100YR-72HR	Developable Area (Pre)	0.00	0.00	9.01	-0.0022	91.01	91.01	1641
100YR-72HR	TW_Pre	0.00	0.00	6.50	0.0000	91.01	0.00	0
100YR-72HR	Wetland Area East (Pre)	0.00	0.00	8.50	0.0000	0.00	0.00	1742

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
10YR-24HR	Developable Area (Pre)	0.00	0.00	8.95	-0.0022	70.09	70.09	1528
10YR-24HR	TW_Pre	0.00	0.00	6.50	0.0000	70.09	0.00	0
10YR-24HR	Wetland Area East (Pre)	0.00	0.00	8.50	0.0000	0.00	0.00	1742
10YR-72HR	Developable Area (Pre)	0.00	0.00	8.94	-0.0022	66.75	66.75	1510
10YR-72HR	TW_Pre	0.00	0.00	6.50	0.0000	66.75	0.00	0
10YR-72HR	Wetland Area East (Pre)	0.00	0.00	8.50	0.0000	0.00	0.00	1742
25YR-72HR	Developable Area (Pre)	0.00	0.00	9.03	-0.0022	100.02	100.02	1732
25YR-72HR	TW_Pre	0.00	0.00	6.50	0.0000	100.02	0.00	0
25YR-72HR	Wetland Area East (Pre)	0.00	0.00	8.50	0.0000	0.00	0.00	1742
5YR-24HR	Developable Area (Pre)	0.00	0.00	8.90	-0.0022	54.05	54.05	1424
5YR-24HR	TW_Pre	0.00	0.00	6.50	0.0000	54.05	0.00	0
5YR-24HR	Wetland Area East (Pre)	0.00	0.00	8.50	0.0000	0.00	0.00	1742

Node Max Conditions : Multi Item | (sim, name) [No Discharge]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100YR-72HR (FFE)	Lakes	15.51	0.00	17.84	0.0010	156.27	0.00	397703
10YR-24HR (Road Crown)	Lakes	15.51	0.00	14.98	0.0010	192.81	0.00	276118

Simple Basin: Pre Development Drainage Basin

Scenario:	Scenario 1
Node:	Developable Area (Pre)
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	49.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	56.1100 ac
Curve Number:	82.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Developable Area (Pre)

Scenario:	Scenario 1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	8.50 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
8.50	0.0000	0
8.60	0.0030	131
8.70	0.0040	174
8.80	0.0070	305
8.90	0.0330	1437
9.00	0.0370	1612
9.10	0.0470	2047
9.20	0.0530	2309
9.30	0.0620	2701
9.40	0.0950	4138
9.50	0.1030	4487
9.60	0.1200	5227
9.70	0.1340	5837
9.80	0.1460	6360
9.90	0.1650	7187
10.00	0.1850	8059
10.10	0.1870	8146
10.20	0.1900	8276

Stage [ft]	Area [ac]	Area [ft2]
10.30	0.1930	8407
10.40	0.1950	8494
10.50	0.1970	8581
10.60	0.1990	8668
10.70	0.2110	9191
10.80	0.2210	9627
10.90	0.2220	9670
11.00	0.2220	9670
11.10	0.2290	9975
11.20	0.2350	10237
11.30	0.2380	10367
11.40	0.2500	10890
11.50	0.2630	11456
11.60	0.2730	11892
11.70	0.2800	12197
11.80	0.2880	12545
11.90	0.2930	12763
12.00	0.2970	12937
12.10	0.3080	13416
12.20	0.3170	13809
12.30	0.3230	14070
12.40	0.3240	14113
12.50	0.3280	14288
12.60	0.3330	14505
12.70	0.3330	14505
12.80	0.3330	14505
12.90	0.3330	14505
13.00	0.3360	14636
13.10	0.3430	14941
13.20	0.3450	15028
13.30	0.3450	15028
13.40	0.3500	15246
13.50	0.3510	15290
13.60	0.3520	15333
13.70	0.3520	15333
13.80	0.3540	15420
13.90	0.3550	15464
14.00	17.6000	766656
15.00	58.7600	2559586
16.00	58.7600	2559586

Comment:

Node: TW_Pre

Scenario: Scenario 1

Type: Time/Stage

Base Flow: 0.00 cfs
Initial Stage: 6.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	6.50
0	0	0	999.0000	6.50

Comment:

Node: Wetland Area East (Pre)

Scenario: Scenario 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
8.60	0.00	131
8.70	0.00	174
8.80	0.01	305
8.90	0.03	1437
9.00	0.04	1612
9.10	0.05	2047
9.20	0.05	2309
9.30	0.06	2701
9.40	0.10	4138
9.50	0.10	4487
9.60	0.12	5227
9.70	0.13	5837
9.80	0.15	6360
9.90	0.17	7187
10.00	0.19	8059
10.10	0.19	8146
10.20	0.19	8276
10.30	0.19	8407
10.40	0.20	8494
10.50	0.20	8581
10.60	0.20	8668
10.70	0.21	9191
10.80	0.22	9627
10.90	0.22	9670
11.00	0.22	9670

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.10	0.23	9975
11.20	0.24	10237
11.30	0.24	10367
11.40	0.25	10890
11.50	0.26	11456
11.60	0.27	11892
11.70	0.28	12197
11.80	0.29	12545
11.90	0.29	12763
12.00	0.30	12937
12.10	0.31	13416
12.20	0.32	13809
12.30	0.32	14070
12.40	0.32	14113
12.50	0.33	14288
12.60	0.33	14505
12.70	0.33	14505
12.80	0.33	14505
12.90	0.33	14505
13.00	0.34	14636
13.10	0.34	14941
13.20	0.35	15028
13.30	0.35	15028
13.40	0.35	15246
13.50	0.35	15290
13.60	0.35	15333
13.70	0.35	15333
13.80	0.35	15420
13.90	0.36	15464
14.00	0.36	15507
14.10	0.36	15507
14.20	0.36	15551
14.30	0.36	15551
14.40	0.36	15551
14.50	0.36	15551
14.60	0.36	15551
14.70	0.36	15551
14.80	0.36	15551
14.90	0.36	15551

Comment:

Weir Link: Overland Weir (Wetland_PRE)

Scenario: Scenario 1
From Node: Developable Area (Pre)
To Node: TW_Pre

Bottom Clip

Default: 0.00 ft
Op Table:

Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	8.30 ft
Control Elevation:	0.00 ft
Cross Section:	Wetland Overland Weir

Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Cross Section: Wetland Overland Weir

Scenario: Scenario 1

Lid: No

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	-786.00	10.90
1	-674.00	10.40
2	-494.00	8.80
3	-382.00	9.20
4	-202.00	11.50
5	-90.00	9.00
6	90.00	9.20
7	202.00	11.60
8	426.00	8.30
9	476.00	9.90
10	588.00	8.40
11	700.00	11.30

Comment:

Simple Basin: Post Development Basin

Scenario:	Scenario 1
Node:	Lakes
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	58.7600 ac
Curve Number:	90.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Lakes

Scenario:	Scenario 1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	10.50 ft
Warning Stage:	15.51 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
16.00	9.1300	397703
15.50	6.5900	287060
14.50	6.1100	266152
13.50	5.6400	245678
12.50	5.1800	225641
11.50	4.7200	205603
11.00	4.5000	196020
10.50	4.2800	186437

Comment:

Node: Tailwater - Tenmile Creek

Scenario:	Scenario 1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	6.50 ft

Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	6.50
0	0	0	999.0000	6.50

Comment: Tailwater from SFWMD Permit #56-02198-P(050926-15)

Node: Wetland Area East

Scenario: Scenario 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 8.50 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.00	0
8.60	0.00	131
8.70	0.00	174
8.80	0.01	305
8.90	0.03	1437
9.00	0.04	1612
9.10	0.05	2047
9.20	0.05	2309
9.30	0.06	2701
9.40	0.10	4138
9.50	0.10	4487
9.60	0.12	5227
9.70	0.13	5837
9.80	0.15	6360
9.90	0.17	7187
10.00	0.19	8059
10.10	0.19	8146
10.20	0.19	8276
10.30	0.19	8407
10.40	0.20	8494
10.50	0.20	8581
10.60	0.20	8668
10.70	0.21	9191
10.80	0.22	9627
10.90	0.22	9670
11.00	0.22	9670
11.10	0.23	9975
11.20	0.24	10237

Stage [ft]	Volume [ac-ft]	Volume [ft3]
11.30	0.24	10367
11.40	0.25	10890
11.50	0.26	11456
11.60	0.27	11892
11.70	0.28	12197
11.80	0.29	12545
11.90	0.29	12763
12.00	0.30	12937
12.10	0.31	13416
12.20	0.32	13809
12.30	0.32	14070
12.40	0.32	14113
12.50	0.33	14288
12.60	0.33	14505
12.70	0.33	14505
12.80	0.33	14505
12.90	0.33	14505
13.00	0.34	14636
13.10	0.34	14941
13.20	0.35	15028
13.30	0.35	15028
13.40	0.35	15246
13.50	0.35	15290
13.60	0.35	15333
13.70	0.35	15333
13.80	0.35	15420
13.90	0.36	15464
14.00	0.36	15507
14.10	0.36	15507
14.20	0.36	15551
14.30	0.36	15551
14.40	0.36	15551
14.50	0.36	15551
14.60	0.36	15551
14.70	0.36	15551
14.80	0.36	15551
14.90	0.36	15551

Comment:

Drop Structure Link: Control Structure		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario 1	Invert:	9.50 ft	Invert:	9.00 ft
From Node:	Lakes	Manning's N:	0.0190	Manning's N:	0.0190
To Node:	Wetland Area East	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Pipe Flow Direction:	Positive	Bottom Clip			

Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	213.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1	Op Table:		Op Table:	
Exit Loss Coef:	1	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	12.79 ft
Control Elevation:	12.79 ft
Cross Section:	Weir and notch

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: 1/2 36" cap weir inside manhole.
2" Weir notch at Treatment volume stage, overflow at 2' above TVS

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	10.50 ft
Control Elevation:	10.50 ft
Max Depth:	0.31 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: bleeder @ CE

Drop Structure Comment: Outfall pipe has flapgate at Wetland

Weir Link: Overland Weir (Wetland)

Scenario:	Scenario 1
From Node:	Wetland Area East
To Node:	Tailwater - Tenmile Creek
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	8.30 ft
Control Elevation:	0.00 ft
Cross Section:	Wetland Overland Weir

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Cross Section: Weir and notch

Scenario: Scenario 1
Lid: Yes

Bottom Point Table

Order	Station [ft]	Elevation [ft]
0	-1.50	2.21
1	-1.50	2.00
2	-0.08	2.00
3	-0.08	0.00
4	0.08	0.00
5	0.08	2.00
6	1.50	2.00
7	1.50	2.21

Lid Point Table

Order	Station [ft]	Elevation [ft]
0	-1.50	2.21
1	1.50	2.21

Comment:

Simulation: Recovery

Scenario: Recovery
Run Date/Time: 9/25/2024 2:06:18 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	336.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	OF Region Rain Opt:	Global
		Rainfall Name:	~SFWMD-72
Edge Length Option:	Automatic	Rainfall Amount:	0.00 in
		Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

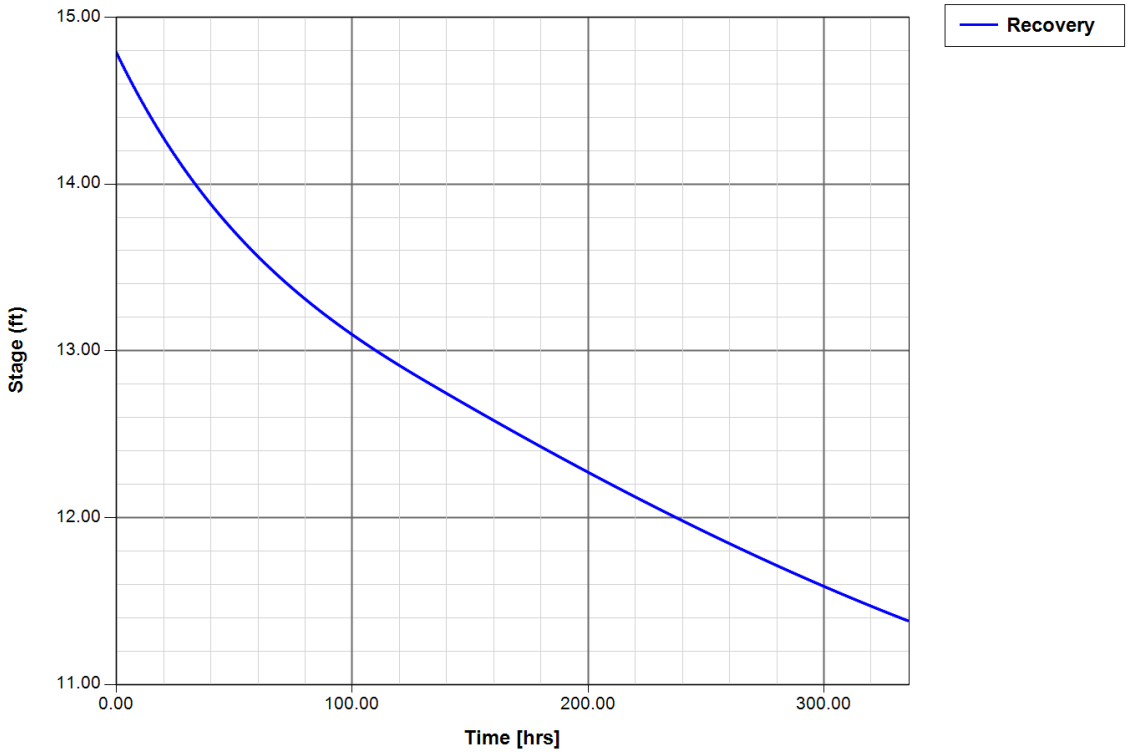
Node: Lakes

Scenario:	Recovery
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	14.79 ft
Warning Stage:	0.00 ft
Alert Stage:	0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
16.50	15.0000	653400
16.00	9.1300	397703
15.50	6.5900	287060
14.50	6.1100	266152
13.50	5.6400	245678
12.50	5.1800	225641
11.50	4.7200	205603
11.00	4.5000	196020
10.50	4.2800	186437

Comment: 10 Yr 24 Hour recovery from peak stage

Stage [Node: Lakes]



Appendix B

National Flood Hazard Layer FIRMette

FEMA

80°24'31"W 27°24'37"N



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

1:6,000

80°23'54"W 27°24'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2024 at 5:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

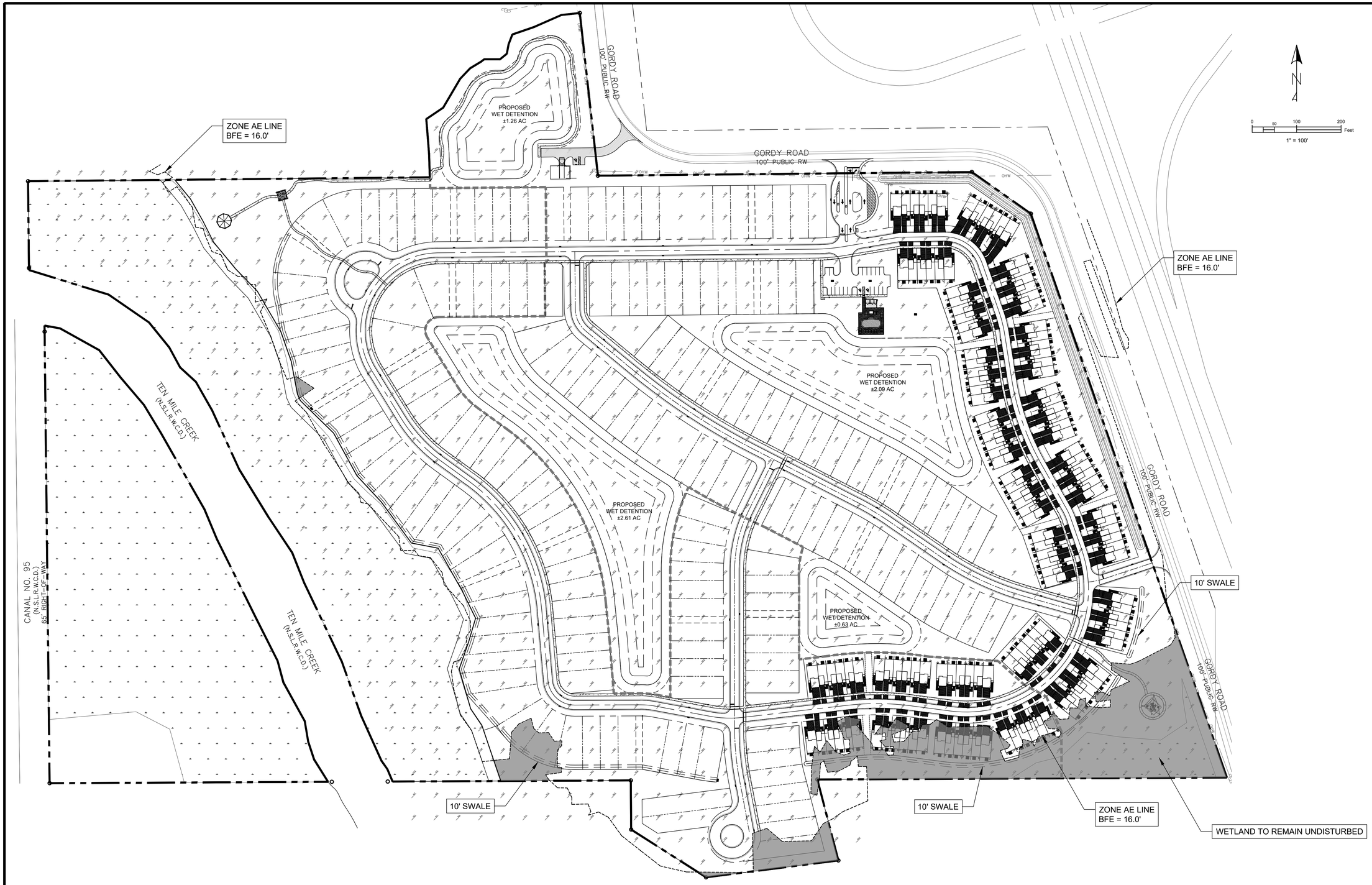


EXHIBIT LEGEND:

FLOOD ZONE AE EL. 16.0' OVERLAP
WITHIN PROPERTY BOUNDARIES
TOTAL ONSITE AREA = 3.62 AC

PROPERTY BOUNDARY

70.5 EXISTING SPOT ELEVATION

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

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA, 34945

THIS SHEET: FLOODPLAIN ANALYSIS EXHIBIT

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

PROJ. NO.	24-170
DATE	2024.09.25
SHEET NO.	EX-1

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD_PLOTS\2024.09.25 flood zone exhibit\EX-1 Floodplain Analysis Exhibit.dwg DATE: 9/25/2024 TIME: 11:14 AM

Appendix C

Soil Map—St. Lucie County, Florida
(Gordy Creek Subdivision Site)



Map Scale: 1:8,590 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	23.0	8.6%
4	Arents, 0 to 5 percent slopes	22.1	8.3%
5	Arents, 45 to 65 percent slopes	30.6	11.4%
14	Fluvaquents, frequently flooded	77.1	28.8%
25	Nettles and Oldsmar sands	0.5	0.2%
38	Riviera fine sand, 0 to 2 percent slopes	7.5	2.8%
43	Susanna and Wauchula sands	14.6	5.5%
48	Wabasso sand, 0 to 2 percent slopes	34.0	12.7%
99	Water	58.0	21.7%
Totals for Area of Interest		**267.4**	**100.0%**

Appendix D

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Exhibits\Pre-Dev Drainage Basin.dwg

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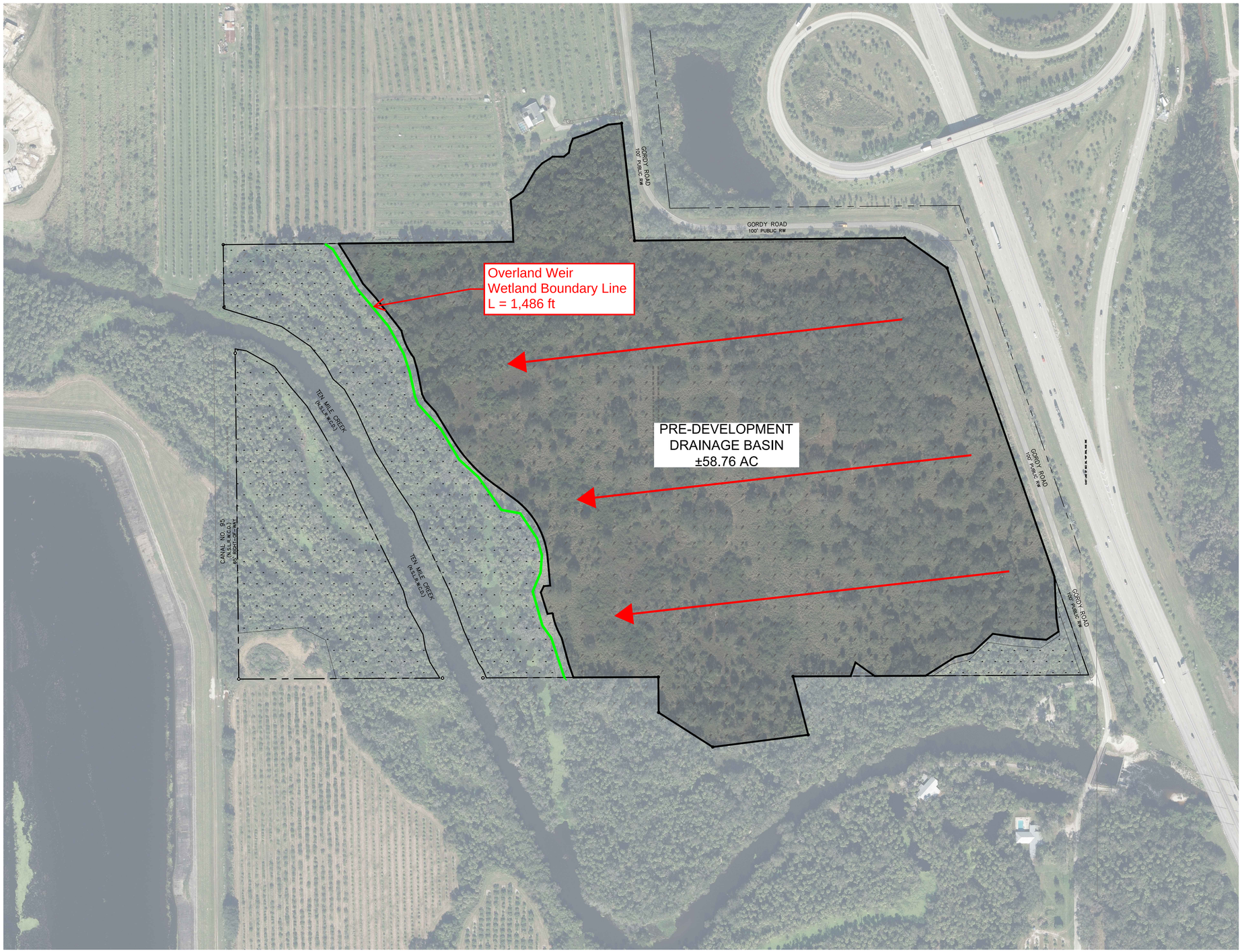
TIME: 10:05 AM



N

0 75 150 300 Feet

1" = 150'

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

GORDY CREEK

GORDY ROAD
CITY OF FORT PIERCE

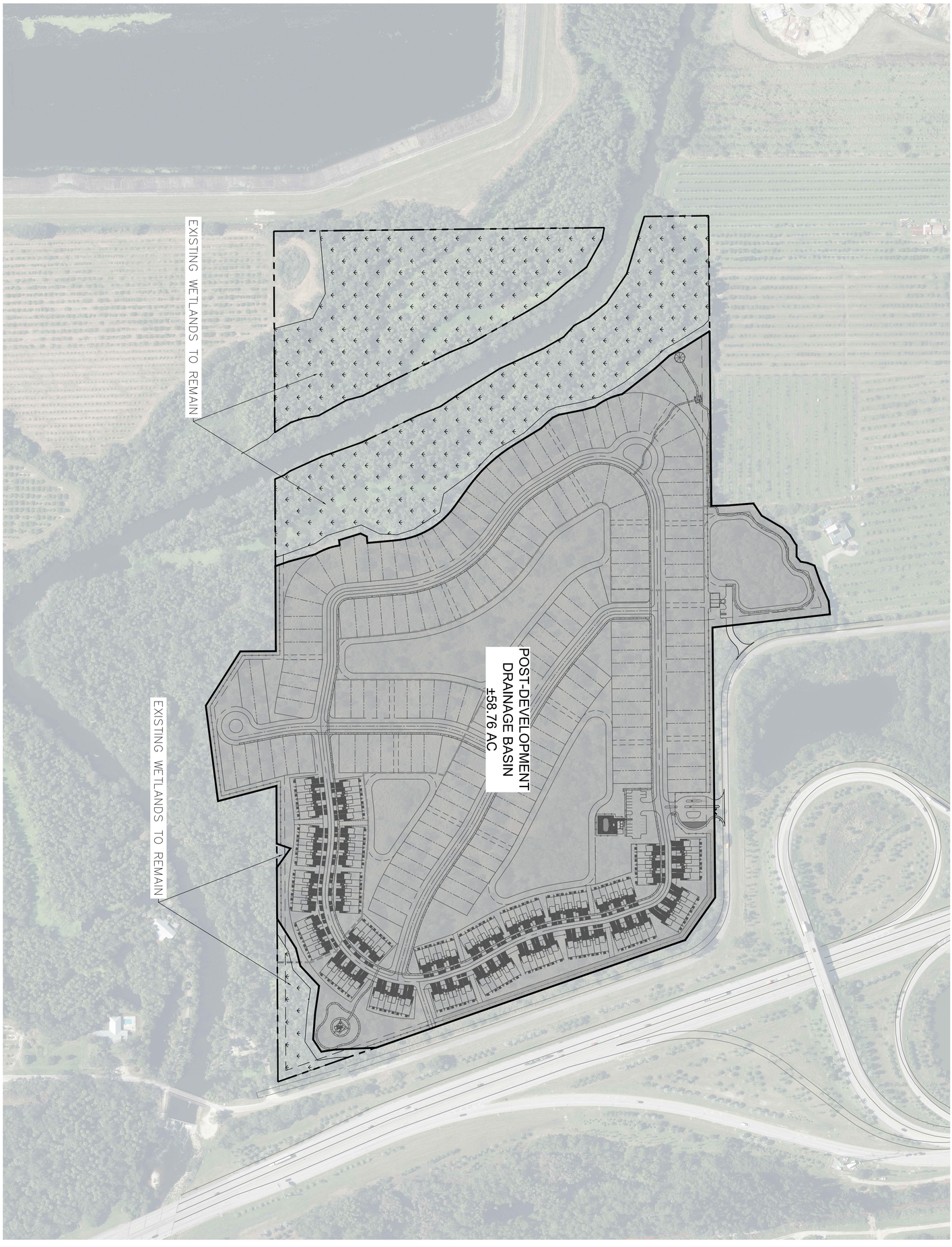
THIS SHEET
PRE-DEVELOPMENT DRAINAGE BASIN

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

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO.

EX-1

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Exhibits\POST-Dev Drainage Basin.dwg DATE: 7/16/2024 TIME: 10:00 AM



0 75 150 300 Feet
1" = 150'

N

EX-2

SHEET NO.

DATE: 2024.07.26

PROJ. NO.: 24-170

GORDY CREEK

GORDY ROAD
CITY OF FORT PIERCE

THIS SHEET
POST-DEVELOPMENT DRAINAGE BASIN

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

ISSUE	DATE	COMMENTS

Mills, Short & Associates

PHONE: 772.226.7282
C.A. #: 30698

WEBSITE:
www.MillsShortAssociates.com

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

Appendix E

Gordy Creek
Drainage Calculations

Discharge Volume Criteria: (NSLRWCD)

2 inch x Project Area =	**9.8 ac-ft**	**(Within a 24 hour period)**

24 Hr Increments	AC-FT/Day	24 Hr Increments	AC-FT/Day
13 - 37	0.6	42 - 66	8.5
14 - 38	0.8	43 - 67	8.4
15 - 39	1.1	44 - 68	9.7
16 - 40	1.4	45 - 69	9.6
17 - 41	1.7	46 - 70	9.4
18 - 42	2.1	47 - 71	9.2
19 - 43	2.4	48 - 72	9.0
20 - 44	2.8	49 - 73	8.8
21 - 45	3.2	50 - 74	8.6
22 - 46	3.6	51 - 75	8.3
23 - 47	3.9	52 - 76	8.1
24 - 48	4.3	53 - 77	7.9
25 - 49	4.7	54 - 78	7.7
26 - 50	5.0	55 - 79	7.5
27 - 51	5.4	56 - 80	7.4
28 - 52	5.7	57 - 81	7.2
29 - 53	6.1	58 - 82	7.0
30 - 54	6.4	59 - 83	6.8
31 - 55	6.8	60 - 84	6.6
32 - 56	7.1	61 - 85	6.4
33 - 57	7.4	62 - 86	6.3
34 - 58	7.7	63 - 87	6.1
35 - 59	8.0	64 - 88	5.9
36 - 60	8.3	65 - 89	5.8
37 - 61	8.5	66 - 90	5.6
38 - 62	8.6		
39 - 63	8.6		
40 - 64	8.6		
41 - 65	8.5		

Appendix F

Complete Report (not including cost) Ver 4.3.5

Project: Gordy Creek
Date: 7/10/2024 5:59:25 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Gordy Creek Dev Area
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	54.00

Pre-Condition Landuse Information

Landuse	Agricultural - General: TN=2.800 TP=0.487
Area (acres)	58.76
Rational Coefficient (0-1)	0.06
Non DCIA Curve Number	60.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	2.800
Phosphorus EMC (mg/l)	0.487
Runoff Volume (ac-ft/yr)	15.072
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	52.034
Phosphorus Loading (kg/yr)	9.050

Post-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327
Area (acres)	58.76
Rational Coefficient (0-1)	0.12
Non DCIA Curve Number	67.00
DCIA Percent (0-100)	5.23
Wet Pond Area (ac)	4.28
Nitrogen EMC (mg/l)	2.070
Phosphorus EMC (mg/l)	0.327
Runoff Volume (ac-ft/yr)	29.244
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	74.639

Phosphorus Loading (kg/yr)	11.791

Catchment Number: 1 Name: Gordy Creek Dev Area

Project: Gordy Creek
Date: 7/10/2024

Wet Detention Design

Permanent Pool Volume (ac-ft)	16.000
Permanent Pool Volume (ac-ft) for 31 days residence	2.484
Annual Residence Time (days)	200
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	58.76
Contributing Area (acres)	54.480
Non-DCIA Curve Number	67.00
DCIA Percent	5.23
Rainfall Zone	Florida Zone 5
Rainfall (in)	54.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	30
Provided TN Treatment Efficiency (%)	43
Required TP Treatment Efficiency (%)	23
Provided TP Treatment Efficiency (%)	80

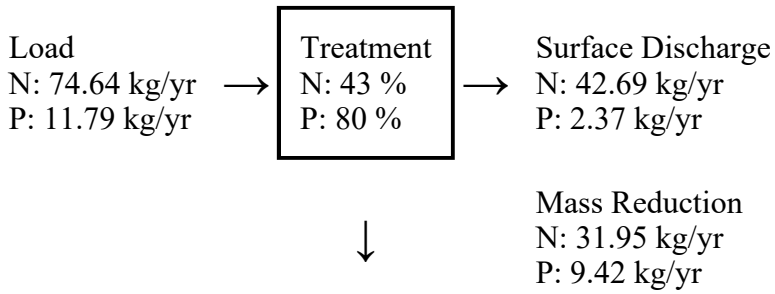
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

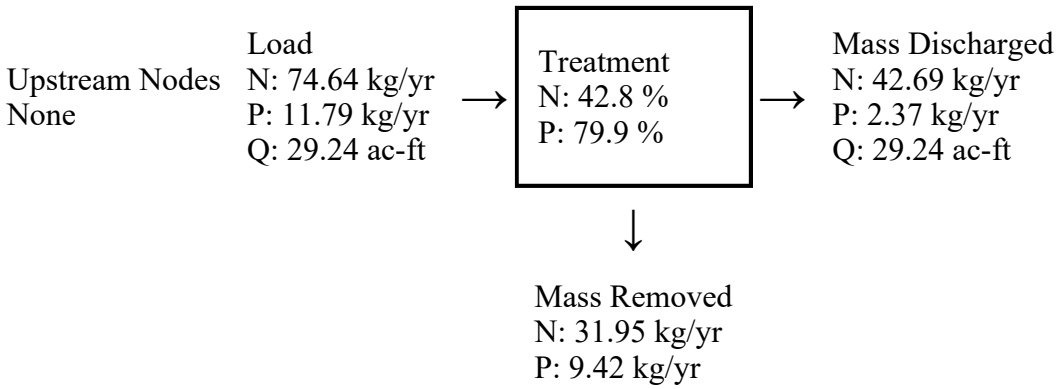
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Gordy Creek

Analysis Type: Net Improvement

Date:7/10/2024

BMP Types:

Catchment 1 - (Gordy Creek Dev Area) Wet Detention
Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	52.03 kg/yr	
Total N post load	74.64 kg/yr	
Target N load reduction	30 %	
Target N discharge load	52.03 kg/yr	
Percent N load reduction	43 %	
Provided N discharge load	42.69 kg/yr	94.12 lb/yr
Provided N load removed	31.95 kg/yr	70.46 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	9.05 kg/yr	
Total P post load	11.791 kg/yr	
Target P load reduction	23 %	
Target P discharge load	9.05 kg/yr	
Percent P load reduction	80 %	
Provided P discharge load	2.375 kg/yr	5.24 lb/yr
Provided P load removed	9.416 kg/yr	20.762 lb/yr

Appendix G

DATA REPORT

ZENTEX PARCEL SHWT
GORDY ROAD
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2400022.0000

PREPARED FOR:

Mills, Short & Associates, LLC
700 22nd Place, Suite 2C
Vero Beach, FL 32960

Attn: J. Wesley Mills

PREPARED BY:

UES
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

February 7, 2024

February 7, 2024

J. Wesley Mills
Mills, Short & Associates, LLC
700 22nd Place, Suite 2C
Vero Beach, FL 32960

Subject: Data Report
Zentex Parcel SHWT
Gordy Road, Fort Pierce, FL
UES Project No. 3330.2400022.0000

Dear J. Wesley Mills:

UES has completed the engineering evaluation for the above referenced project in accordance with the service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. 21-2193.03 dated January 26, 2024, planned in conjunction with and authorized by you.

Background Information

Per UES's recent email correspondence with you, UES understands that you are looking for an estimate of seasonal high-water table (SHWT) for the site located along Gordy Road in Fort Pierce, Florida. UES performed preliminary geotechnical exploration at the site in March 2022 for Meritage Homes of Florida, Inc. On January 26, 2024, Jeff Alexander of Meritage Homes authorized the use of findings from the preliminary study to provide SHWT estimates.

As illustrated on the Vicinity Map in Appendix A, the site is located along the west side of Gordy Road in Fort Pierce, Florida. At the time of UES's field exploration, the property was relatively flat with miscellaneous surface vegetation and some trees. However, some areas were densely vegetated. The site was generally bordered by similar properties and Gordy Road to the north, Gordy Road to the east, and Tenmile Creek to the south and west.

Normal Groundwater Table

Normal water table refers to the average level of the groundwater table in the area under natural conditions. It is subject to seasonal fluctuations and can be influenced by factors such as precipitation, climate, and geological conditions. The normal water table used to estimate the seasonal high-water table was determined during the initial exploration conducted in March 2022 and it was found to be approximately **7.0 to 10.0 feet below the existing grade, depending on the test boring location**.

Seasonal High Groundwater Table

The normal seasonal high groundwater level each year is the level that typically occurs in the July to September period at the end of the rainy season during a year of normal or average rainfall.

Note that UES's estimate of seasonal high groundwater level is based on limited data and does not provide any assurance that groundwater levels will not exceed the estimated level during any given year in the future. If the rainfall intensity and duration or total rainfall quantities exceed those normally anticipated, then groundwater levels will likely exceed the seasonal high estimate.

The estimate of seasonal high groundwater level is made for the site at the present time. Future development of adjoining or nearby properties and development on a regional scale may affect the local seasonal high groundwater table. UES makes no warranty on the estimate of the seasonal high groundwater table.

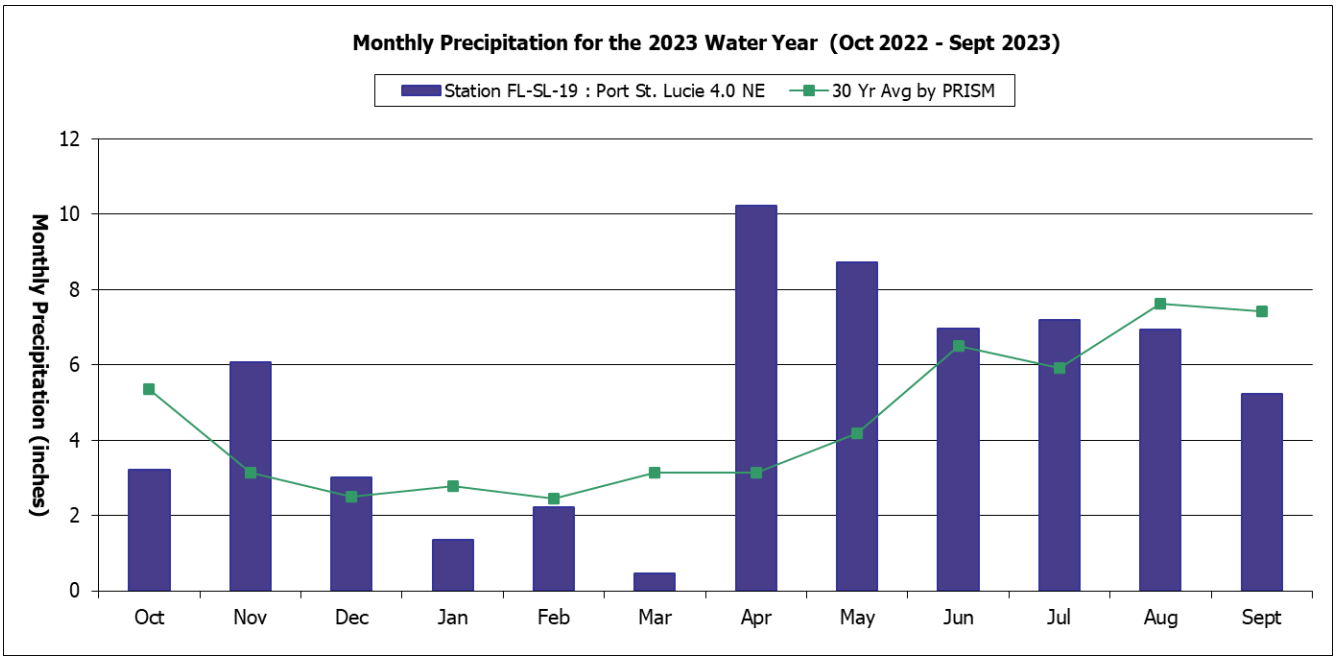
The normal seasonal high groundwater level is affected by several factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, canals, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

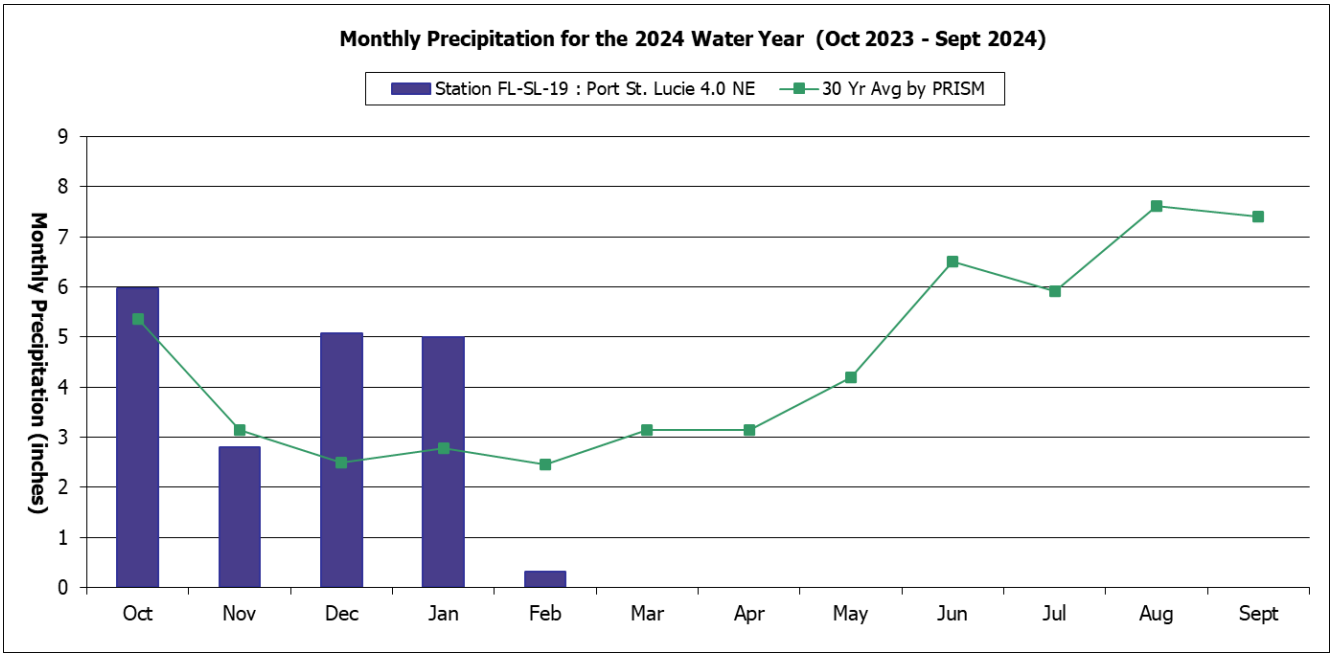
Historical Rainfall Information

UES reviewed available monthly precipitation data from several stations in the Fort Pierce area (Station Number FL-SL-19) from August 2023 through January 2024 utilizing the Community Collaborative Rain, Hail & Snow Network website, which corresponds to the six (6) months prior to the time of the field exploration. The data indicated that the recorded rainfall during this period was slightly higher than the 30-year recorded average rainfall.

2023-2024 CoCoRaHS Water Year Summary for Station [1]		
Station Name: Port St. Lucie 4.0 NE	**Station Number: FL-SL-19**	
Month / Year	**Daily Precipitation Sum (inches)**	**30-Year Average by PRISM (inches)**
August 2023	6.94	7.62
September 2023	5.23	7.41
October 2023	5.97	5.36
November 2023	2.79	3.15
December 2023	5.08	2.49
January 2024	4.99	2.78

[1] Data Obtained from https://wys.cocorahs.org/station/FL-SL-19/2023
Data Obtained from https://wys.cocorahs.org/station/FL-SL-19/2024





The geology of the site, as mapped on the USDA Soil Survey of St. Lucie County, Florida, consists of six (6) soil type. A brief summary of the mapped surficial soil types is presented in table below:

Summary of Published Soil Data[2]				
Soil Symbol	**Soil Type**	**Hydrologic Group**	**Drainage Characteristics**	**Depth of Published GWT (feet)**
14	Fluvaquents, frequently flooded	D	Very Poorly Drained	0.0 – 0.5
38	Riviera fine sand, 0 to 2 percent slopes	A/D	Poorly Drained	0.25 – 1.5
43	Susanna and Wauchula Sands	A/D	Poorly Drained	0.5 – 1.5
48	Wabasso sand, 0 to 2 percent slopes	C/D	Poorly Drained	0.5 – 1.5
5	Arents, 45 to 65 percent slopes	A	Well Drained	> 6.5
99	Water	-	-	-

[2] Data Obtained from https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

U. S. Geological Survey (USGS) Water Database

UES reviewed the U. S. Geological Survey (USGS) water database for existing monitoring wells in the adjacent areas of the site. One (1) well was encountered at the northeast corner of the site which is STL-213. STL-213 (monitoring location 272427080240201) presents water data back to 1988 available online. **Figure 1** depicts the summary groundwater level in feet above NAVD 1988 (feet) for this adjacent well.

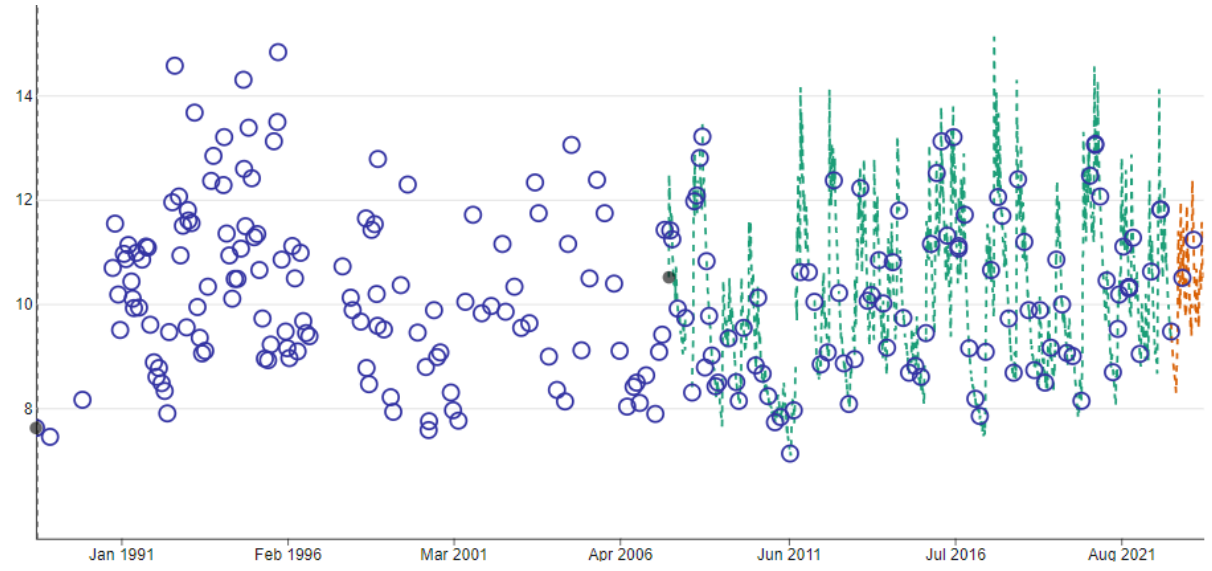


Figure 1 – Groundwater level above NAVD 1988, ft, ft for Well STL-213

Based on the information presented and reviewed and considering the elevation of the site, UES anticipated an Estimated Seasonal High Groundwater Table of approximately **3.0 to 5.0 feet below the existing grade**. If a more comprehensive water table analysis is necessary, UES recommends a site-specific investigation. To better interpret the groundwater data, UES suggests the following measures, but not limited to:

1. On-site installation of monitoring wells or piezometers for a certain period of time, preferably during the wet season since the groundwater table fluctuates throughout the year in response to seasonal rainfall.

2. Performing a comprehensive study to determine accurate seasonal high-water data by a hydrogeologist.

The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events. No additional evaluation was included in UES's scope of work in relation to the wet seasonal high/low groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations.

Dry Groundwater Table

The condition in which the water table is lower than the normal level, it's termed as dry water table. It may occur due to factors such as excessive pumping of groundwater and climatic conditions leading to a decrease in the amount of water available in aquifers and wells. UES is unaware of any dewatering wells in the vicinity of the site. Based on UES's knowledge of the general area, aquifers are expected to be at depths greater than 100 ft below existing grades, and therefore should not influence the normal groundwater levels. Based on the information presented and reviewed and considering the elevation of the site, UES anticipates the dry groundwater table to be the same as the normal ground water table.

Limitations

This consulting report has been prepared for the exclusive use of Mills, Short & Associates, LLC, and members of the design team for the proposed development in Fort Pierce, Florida. This report has been prepared in accordance with accepted local geotechnical engineering practices. No other warranty, express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration conducted on March 4, 2022. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions as provided in this report.

Closure

UES appreciates the opportunity to be of service during this phase of the project and looks forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,

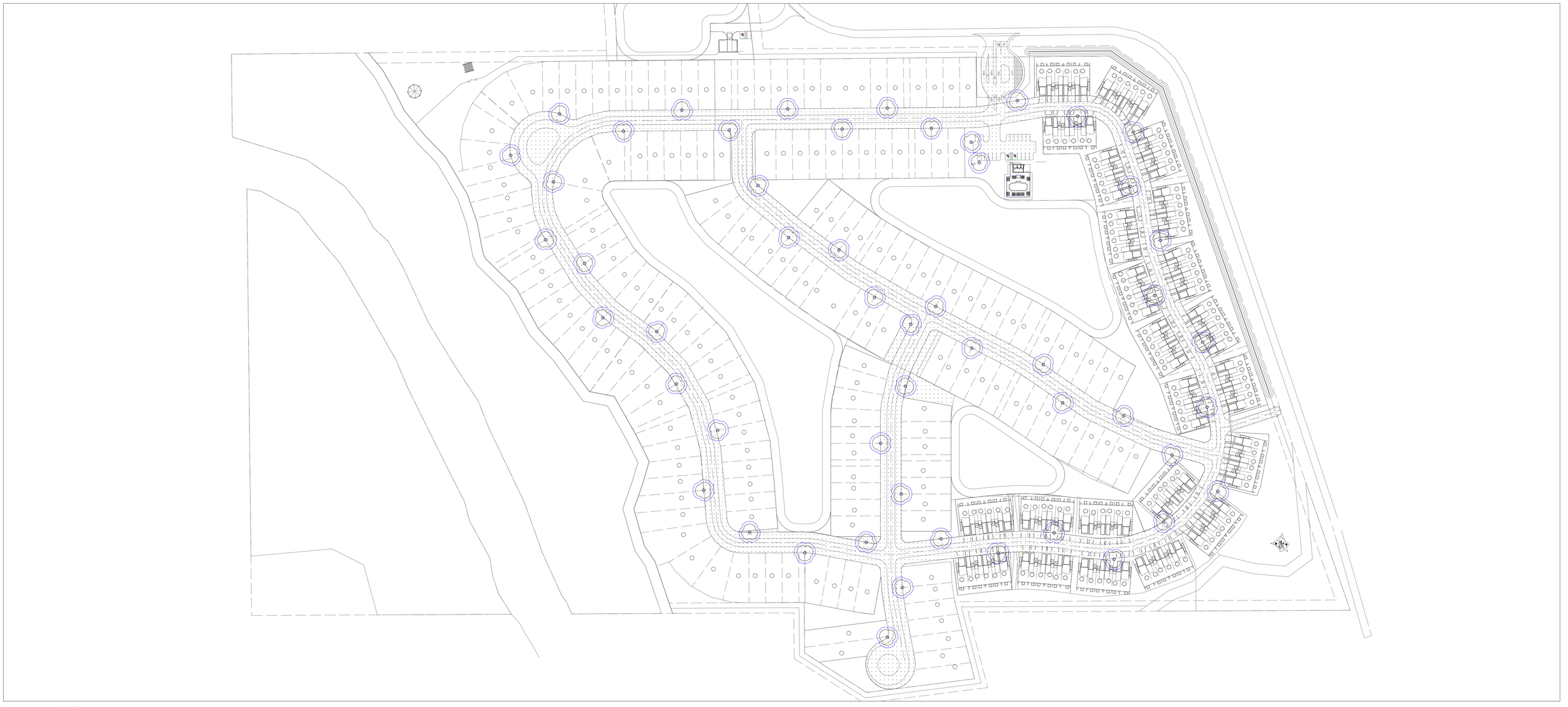
UES
Florida Registry No. 4930

This item has been digitally signed and sealed by Allan G. Abubakar, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Allan G. Abubakar, P.E.
Senior Project Engineer
Florida Registration No. 69952

Dhanuhasini Subramaniam, E.I.
Project Engineer

Distribution: J. Wesley Mills – Mills, Short & Associates, LLC 1 pdf



Scale: 1 inch= 110 Ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[LUMCAT]
	52	NL1	Single	Northport Area Light, Visual Comfort Series, Type 5, Frosted Lens, Single Post Top, Standard Output (DR201-205-SO-35K-T5-FRS) // 5in. OD Aluminium Pole, 16ft. Lens Height for Single Post Top (DR-16-A)	0.850	4474	82	4264	DR201-205-SO-35K-T5-FRS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.24	2.9	0.0	N.A.	N.A.

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND SITE CONDITIONS.

PHOTOMETRIC DATA USED AS INPUT FOR THE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. VALUES SHOWN ARE ILLUMINANCE MEASURED AT GRADE. PLEASE REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR (LLF) DETAILS USED IN THE CALCULATIONS.

landscapeforms®
7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209
landscapeforms.com

Gordy Creek Ft. Pierce

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

Completed By: AZ	
Checked By:	
Date:8/29/2024	
AGi32® Version 21.4.1	Filename: ILP1026 - Gordy Creek Rev A.AGI

COMMENTS:
-All calculations measured at grade, in footcandles, by Landscape Forms fixtures only.
-All fixtures located as specified within base file.
-Base file: "230711_Gordy Creek_Base (002).DWG"

GORDY CREEK RESIDENTIAL

PRESERVE AREA MANAGEMNT PLAN

ST. LUCIE COUNTY, FLORIDA

Prepared for:
Swanson Investment LLC
1548 SE 6th Street
Deerfield Beach, Florida 33441

Parcel Nos:
2326-130-0000-000-7
2326-130-0000-010-0

Prepared by:
Bio-Tech Consulting
3025 E. South St.
Orlando, FL 32803

TABLE OF CONTENTS

I. INTRODUCTION

II. OBJECTIVES

III. SITE DESCRIPTION

IV. CONSTRUCTION PHASE
- **A. PROTECTION**
- **B. ENHANCEMENT**
- **C. PROHIBITED EXOTIC INVASIVE SPECIES CONTROL**

V. MAINTENANCE AND MONITORING
- **A. COMMUNITY MAINTENANCE**
- **B. PROHIBITED ACTIVITIES**
- **C. MONITORING**

VI. CONCLUSION

VII. ATTACHMENTS
1. **Location Map**
2. **Aerial Map**
3. **Soil Survey Map**
4. **FLUCFCS Map**
5. **Surveyed Wetland Map**
6. **Preserve Area Map**
7. **Site Plan**
8. **Tree Survey**
9. **As Needed Supplemental Planting Plan**
10. **Plantings Species list**
11. **Preserve Area Sign example**

I. INTRODUCTION

The intent of the Preserve Area Management Plan (PAMP) is to provide an outline of methods to provide the long-term protection and maintenance of the viability, values and functions of the preserve areas, as required by the City of Fort Pierce.

II. OBJECTIVES

A. To preserve the existing wetlands and adjacent upland buffers, including canopy, understory, and groundcover. Define habitat types and species.
B. Enhance the viability of the preserve through the removal and control of invasive exotic plant species and the as needed supplemental planting of native plant material into the preserve areas.
C. Prevent potentially destructive uses or activities within the preserve area.
D. Sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance and monitoring programs.
E. Other community objectives for passive use, community enhancement, education as applicable.

III. SITE DESCRIPTION

All Preserve Areas, right-of-ways and easements are shown on the Gordy Creek Site Plan, a copy of which is included in this PAMP. The Site Plan includes a summary of the acreage of wetland preservation, acreage of upland buffer preservation and total acreage of the site.

A. The Gordy Creek site consists of approximately 76-acres located in the City of Fort Pierce, directly on the west side of Gordy Road, approximately 0.3 mile south of the intersection of Okeechobee Road and the Florida Turnpike within Section 26, Township 35 South, Range 39 East, St. Lucie County, Florida. The site currently supports four (4) land use types/vegetative communities. The on-site upland land use types/vegetative communities are classified as Open Land (190) and Woodland Pastures (213). The on-site wetland land use types/vegetative communities are classified as Streams and Waterways (510) and Streams and Lake Swamps (Bottomland) (615).
B. Soil types within the overall site include Fluvaquents, frequently flooded (#14), Riviera fine sand, 0 to 2 percent slopes (#38), Susanna and Wauchula sands (#43), and Wabasso sand, 0 to 2 percent slopes (#48).
C. One ditch is present within the site boundaries along the western boundary of the wetland, through the middle of the site. The surface water (±0.35 acres) is to be filled. Three wet ponds will provide stormwater treatment for the site.
D. Two (2) wetlands, W-1 and W-2, are present within the site boundaries and will remain post development. Additionally, a 25-foot average, 15-foot minimum upland buffer adjacent to the remaining preserved wetlands will remain post development.

E. Exotic and non-native species within the PAMP and adjacent areas include Brazilian pepper (*Schinus terebinthifolia*), guinea grass (*Panicum maximum*), cogon grass (*Imperata cylindrica*) and Caesar's weed (*Urena lobata*).
F. Animal species present or adjacent to the site include African redhead agama lizard (*Agama agama*), brown anole (*Norops sagrei*), curly-tailed lizard (*Leiocephalidae carinatus*), brown anole (*Anolis sagrei*), American Crow (*Corvus brachyrhynchos*), American Robin (*Turdus migratorius*), Blue Jay (*Cyanocitta cristata*), Common Grackle (*Quiscalus quiscula*), Mourning Dove (*Zenaida macroura*), Northern Mockingbird (*Mimus polyglottos*), Red-bellied Woodpecker (*Melanerpes carolinus*), Turkey Vulture (*Cathartes aura*), eastern cottontail (*Sylvilagus floridanus*), eastern gray, squirrel (*Sciurus carolinensis),* nine-banded armadillo (*Dasypus novemcinctus*), North American raccoon (*Procyon lotor*), and opossum (*Didelphis virginiana*).
G. An original aerial photo is attached (Fig 1)
H. Color photograph showing vegetative communities is attached (Figure 4)
I. The proposed PAMP consists of 17.49 acres of wetlands and 1.31 acres of upland buffer, totaling 18.80 acres.

IV. CONSTRUCTION PHASE

A. PROTECTION

1. All Preserve Areas shown on the Site Plan for Gordy Creek will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling.

2. Prohibited activities to include but not limited to staging of construction materials, construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

3. Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting by hand, brush axe or chain saws paired with treatment of appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

Herbicidal treatment shall be performed by a Florida Class 21 Natural Areas Licensed Herbicide Applicator.

4. Prior to beginning construction, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities.

B. ENHANCEMENT

1. The preserve consists of undeveloped wetlands consisting of bald cypress (*Taxodium distichum*), pond pine (*Pinus serotina*), red maple (*Acer rubrum*), dahoon holly (*Ilex cassine*), saw palmetto (*Serenoa repens*), common buttonbush (*Cephalanthus occidentalis*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), cinnamon fern (*Osmundastrum cinnamomeum*), swamp fern (*Blechnum serrulatum*), marsh pennywort, (*Hydrocotyle verticillata*), and spade leaf (*Centella asiatica*). Additionally, the preserve consists of an undeveloped upland community consisting of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia),* dogfennel (*Eupatorium capillifolium*), John Charles's (*Hyptis verticillata*), cabbage palm (*Sabal palmetto*), prickly pear cactus (*Opuntia humifusa*), Greenbriar (*Smilax spp.)* and Virginia creeper (*Parthenocissus quinquefolia*).

2. Relocation of vegetation is not proposed with the PAMP. All native vegetation not slated for removal as part of the development plan will be retained in their undisturbed state. Enhancement plantings will be installed on an as needed basis. All cut or fill will meet existing preserve area grade without encroaching into the preserve areas.

3. Enhancement plantings may be needed over time to ensure the success of the preserve area, as well as to replace void space left by the removal of Invasive Non-Native Plant species.

4. Enhancement may be needed due to the loss of established individuals due natural damage (hurricane, lightning, etc). Initial enhancement of the shrub layer will be needed with approximately 75 individuals per acre installed after the first treatment of exotic vegetation.

5. No irrigation will be needed for the enhancement plan, instead the woody plantings will be installed at the optimal time of year for success. Additionally, grass plugs and sod planting will be coated with a root gel such as Terra-Sorb® when being planted in the warmer months on an as needed basis.

6. As needed plantings may be needed to ensure the integrity of the preserve. Attached is the as needed supplemental planting plan (Attachment 9). The species list for the as needed supplemental planting can be found in Attachment 10.

C. PROHIBITED EXOTIC INVASIVE SPECIES CONTROL

1. All Prohibited and Invasive Non-Native Plant Species as defined in the most current Vegetation Protection Section of the ULDC and FEPPC Category I Plant List (target species) shall be removed and eradicated from the preserve areas, as well as the entire subject parcel. These plant species shall be removed or eradicated in entirety prior to the final vegetation inspection and the issuance of the Certificate of Occupancy, as required by the Standard Vegetation Permit. The entire subject parcel shall be maintained free from Invasive and non-native vegetation.

2. All chemicals shall be handled and applied by a Florida Class 21 Natural Areas Licensed Herbicide Applicator.

3. Exotic vegetation Brazilian pepper (*Schinus terebinthifolia*), grass (*Panicum maximum*), cogon grass (*Imperata cylindrica*) and Caesar's weed (*Urena lobata*) shall be removed or eradicated as necessary. The following methodology will be used to accomplish removal:
   - Cut larger, woody exotic plant species to a stump near flush with existing ground level using hand tools (chain saw, brush axe, or, machete).
   - Remove large trunks and limbs by hand (or gabled to equipment) to be pulled out of the preserve avoiding damage/impacts to existing native plant species.
   - Girdle/Hack and spray, with a machete or chainsaw and appropriate herbicide, larger diameter individuals where damage to nearby native species may be caused from felling.
   - Treat the stumps of the removed exotic plants with the appropriate herbicide Garlon 4®, Rodeo ® etc.).
   - Cut exotic and nuisance vines at the base of the tree, palm, or shrub. Leave the vine in the tree canopy so as not to damage the tree by pulling on the vine to remove it. Treat the base of the vine and the cut portion on both side of the cut, rhizome, and root mat with the appropriate herbicide.
   - Remove all debris from the preserve areas to be chipped and hauled off site for proper disposal. The work area of the chipping should be re-inspected a month after chipping and treated with the appropriate herbicide as needed.
   - Perform a follow-up treatment of any resprouting or newly seeded exotic and nuisance plant species prior to application to ERM for the final inspection.

V. MAINTENANCE AND MONITORING

A. COMMUNITY MAINTENANCE

1. Property owners are encouraged to enjoy the natural beauty of their Preserve Areas. Although development of Preserve Areas is not allowed, passive uses, such as bird-

watching and other non-destructive uses of natural areas are encouraged, as long as they do not affect the hydrology or vegetative cover of a Preserve Area.

2. Preserve areas will be posted with signs marked “Preserve Area” and a wooden fence will be installed around the preserve area (Attachment 11).

3. Native vegetation is to remain in its natural condition, with supplemental plantings occurring on an as needed basis. Plantings will replace trees lost to storm damage or any natural occurrence and fill void space left by the removal of invasive species. This replacement method will consist of grass plugs, shrubs no larger than 3 gallon in size, and trees no larger than the 7 in gallon size (Attachment 9).

4. The preserve areas will be maintained quarterly for the first year, then in perpetuity to ensure compliance for the permanent eradication of invasive non-native vegetation as listed in the most current Vegetation Protection Section of the ULDC and FEPPC Category I Plant List (target species).

B. PROHIBITED ACTIVITIES

1. Prohibited activities within the PAMP include but are not limited to construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off- road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

C. MONITORING

1. The preserve area monitoring will be conducted on an annual basis, with an annual monitoring report to document the maintenance, success, and general activities done within the preserve for the first five years.

2. Monitoring shall include, but not limited to: removal of trash and debris, identification of prohibited activities, identification and eradication of invasive non-native species, ensure compliance with the standards for survivorship of the relocated plant material, replacement tree plantings or any other supplemental planting as specified in the approved PAMP.

3. Each monitoring report will include recommendations for maintenance, if necessary. Vegetative maintenance of the preserve areas will be provided in perpetuity by the permittee and successors in accordance with permit requirements and this plan.

VI. CONCLUSION

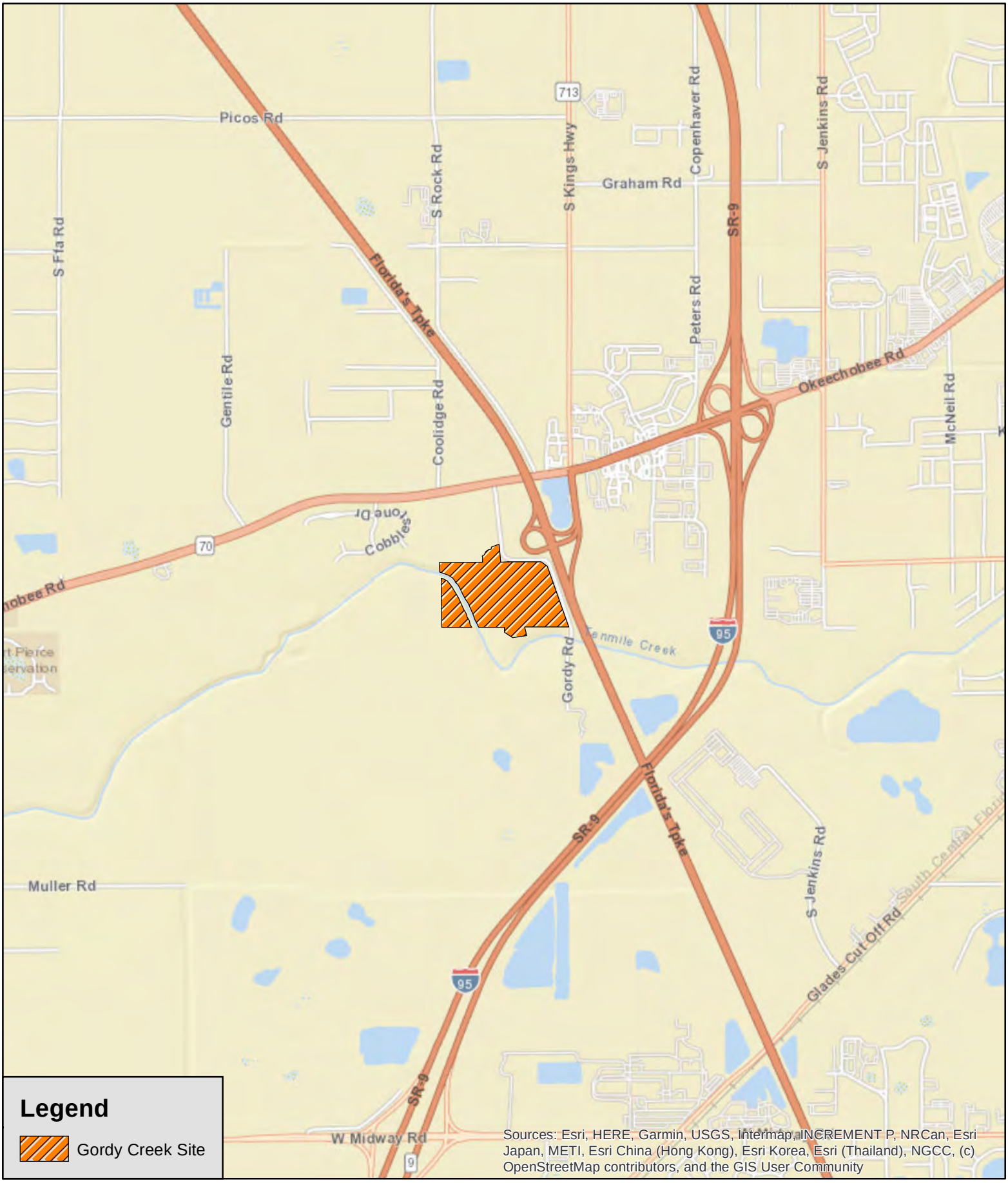
A. The proposed site use is residential with associated recreational areas, parking and stormwater management system(s).

B. Failure to comply with these guidelines will be considered a violation of the permit and approved PAMP. Further work on the project may be stopped until compliance is achieved with the guidelines of the approved PAMP is achieved.

C. Upon attainment of the Certificate of Occupancy and the final sign off by the City of Fort Pierce, annual maintenance will be performed in perpetuity.

D. Property which changes ownership is subject to disclosure laws notifying new owners of this management plan and any outstanding code enforcement issues. Results of code enforcement violations will be assumed by the owner of the property on which the violation occurs. Failure to disclose in writing the existence and nature of a proceeding to the prospective transferee creates a rebuttable presumption of fraud.

E. The City of Fort Pierce shall have the right to enforce the provisions of the PAMP through any available administrative or civil proceeding which may result in penalties. Appropriate revegetation and other remedies may be required of any person, corporation or other entity found in violation of any of the provisions of the PAMP.



Bio-Tech Consulting
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3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 1
Location Map

N
W E
S

0.5
Miles

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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Gordy Creek Site
St. Lucie County, Florida
Figure 2
2023 Aerial Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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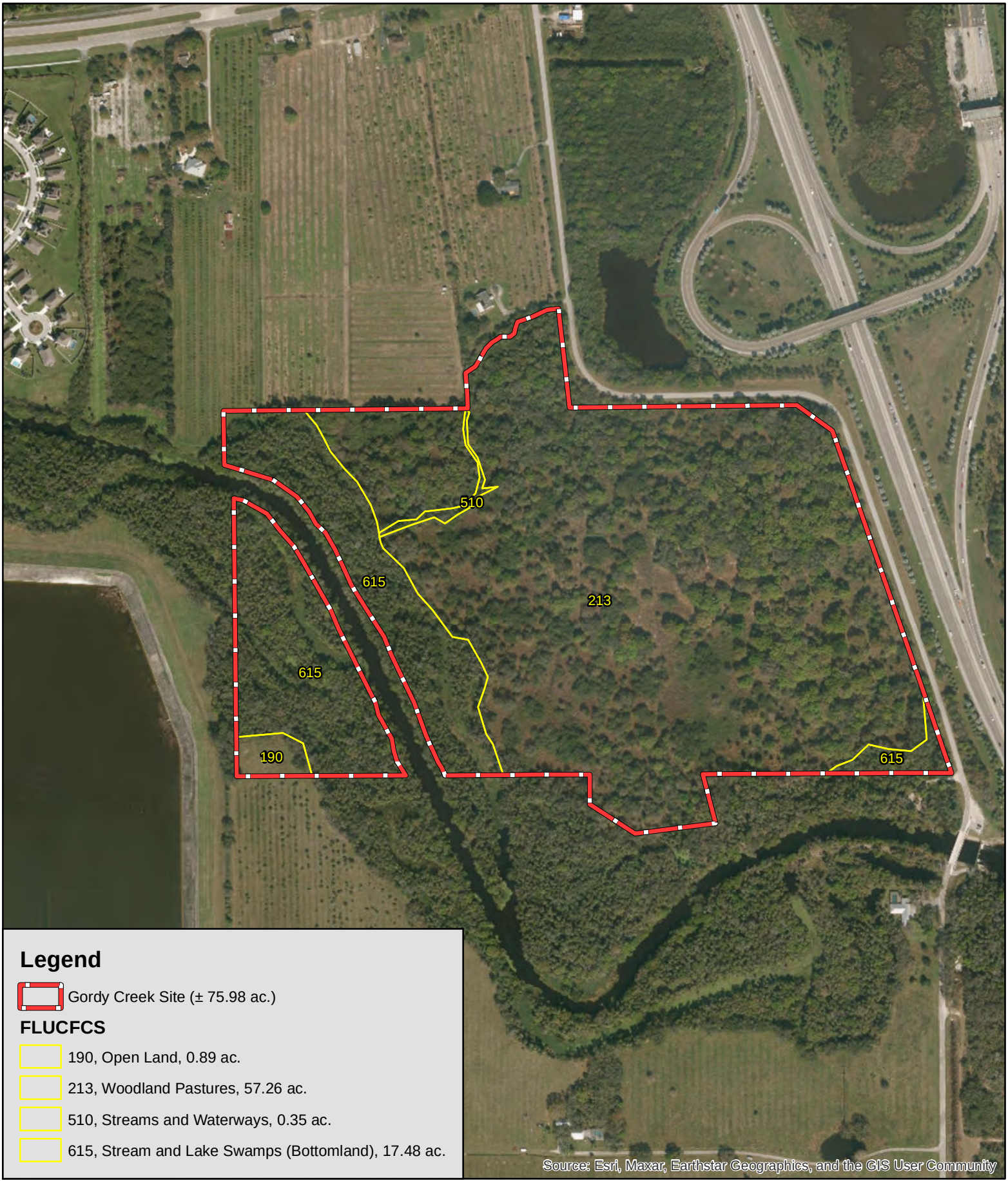
Gordy Creek Site
St. Lucie County, Florida
Figure 3
SSURGO Soils Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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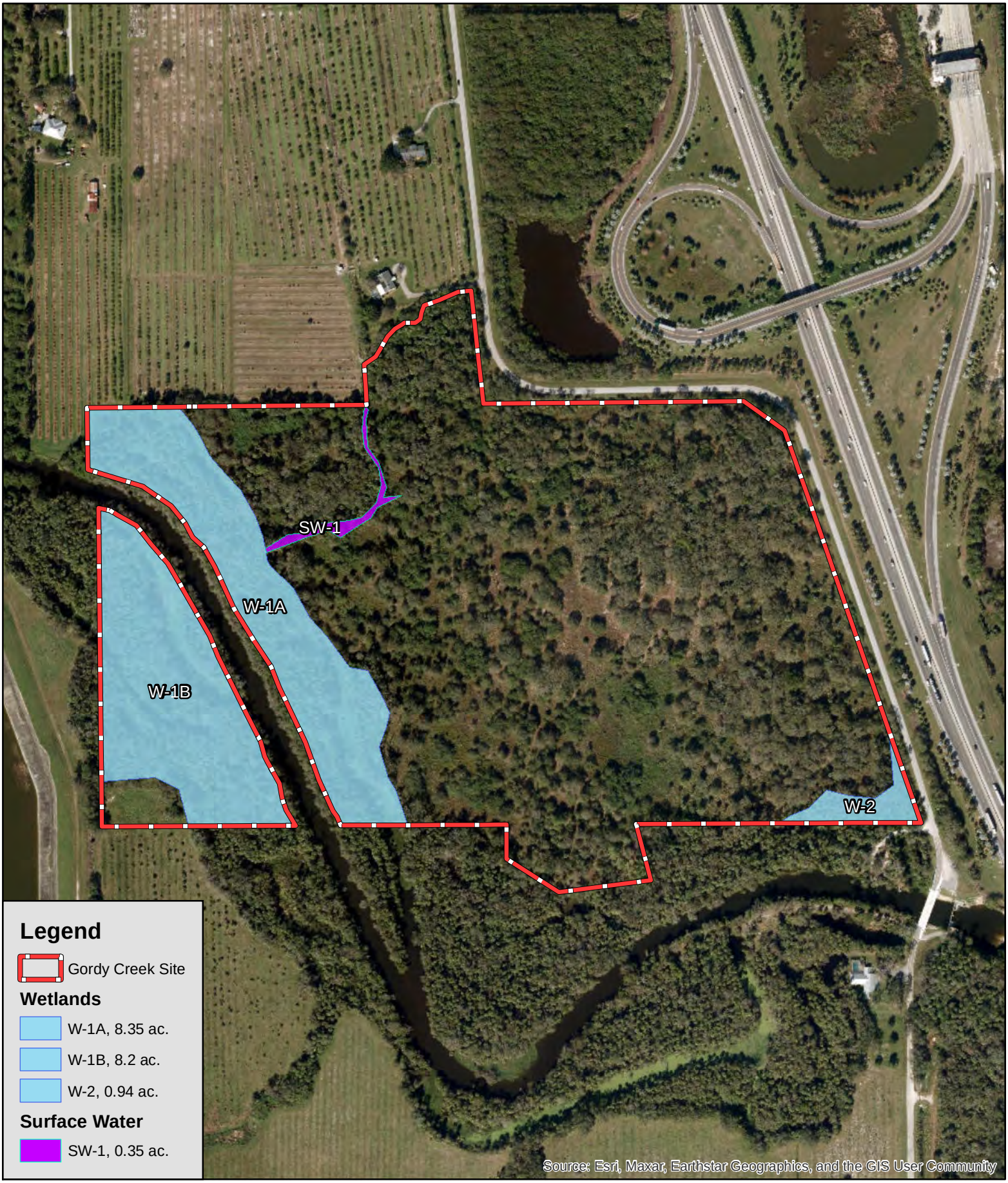
Gordy Creek Site
St. Lucie County, Florida
Figure 4
FLUCFCS Map

N
W E
S

510
Feet

Project #: 1162-03
Produced By: JDH
Date: 10/23/2024



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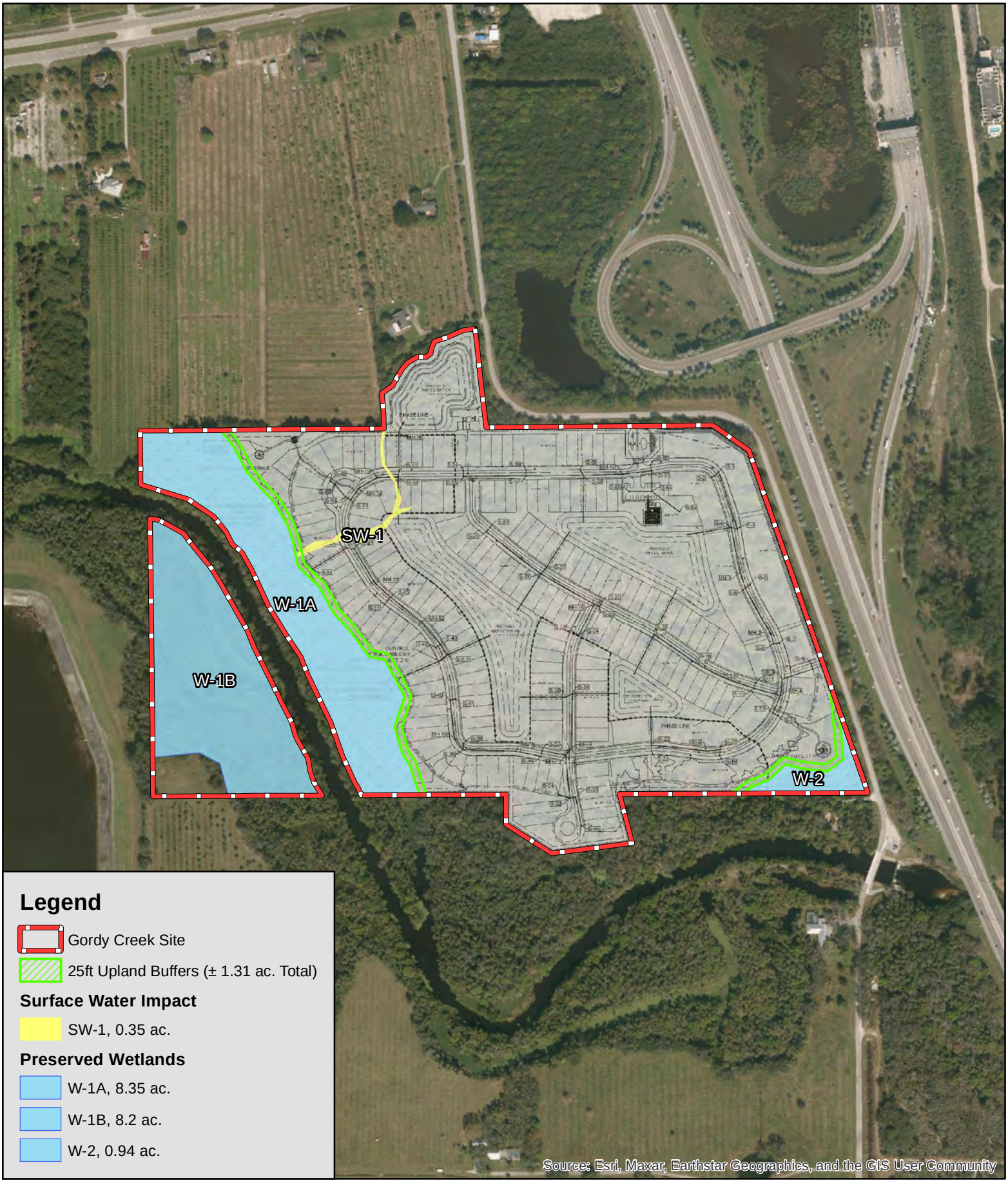
Gordy Creek Site
St. Lucie County, Florida
Figure 5
Surveyed Wetland Boundaries

N
W E
S

450
Feet

Project #: 1162-03
Produced By: JDH
Date: 8/12/2024



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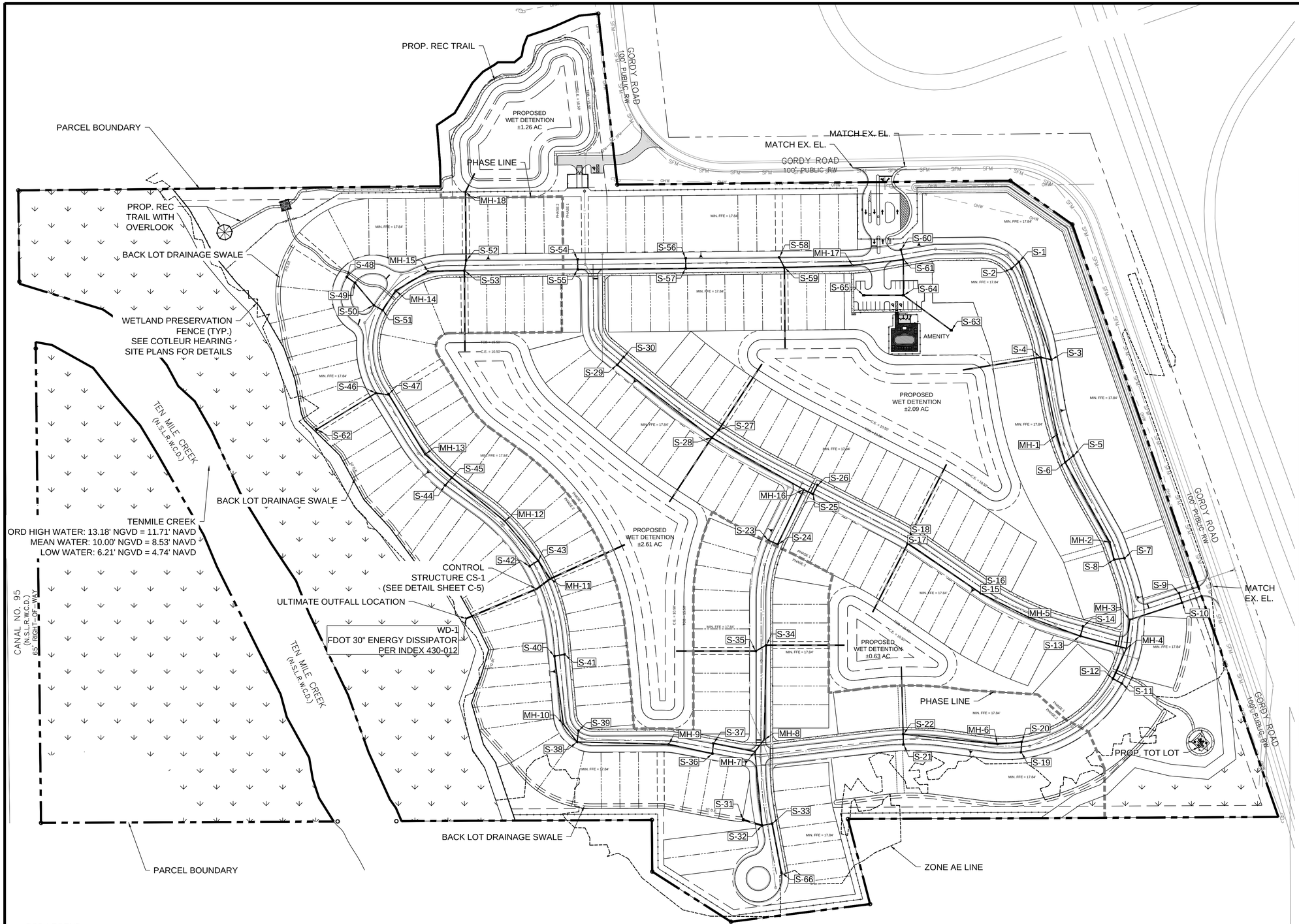
Gordy Creek Site
St. Lucie County, Florida
Figure 6
Preserve Area Map

N
W E
S

510
Feet

Project #: 1162-03
Produced By: JDH
Date: 10/23/2024



0 50 100 200 Feet

1" = 100'

Structure Table

Structure Name	Rim Elevation	Structure Name	Rim Elevation
CS-1	15.0	S-25	14.5
MH-1	14.8	S-26	14.5
MH-2	14.8	S-27	14.5
MH-3	15.3	S-28	14.5
MH-4	15.0	S-29	14.5
MH-5	15.1	S-30	14.5
MH-6	14.9	S-31	14.8
MH-7	15.6	S-32	14.5
MH-8	15.5	S-33	14.5
MH-9	15.2	S-34	14.5
MH-10	14.7	S-35	14.5
MH-11	14.9	S-36	14.5
MH-12	15.1	S-37	14.5
MH-13	15.0	S-38	14.5
MH-14	14.9	S-39	14.5
MH-15	15.0	S-40	14.5
MH-16	14.8	S-41	14.6
MH-17	15.1	S-42	14.5
MH-18	15.6	S-43	14.5
S-1	14.5	S-44	14.5
S-2	14.5	S-45	14.5
S-3	14.5	S-46	14.6
S-4	14.5	S-47	14.5
S-5	14.5	S-48	14.7
S-6	14.5	S-49	14.7
S-7	14.5	S-50	14.5
S-8	14.5	S-51	14.5
S-9	16.7	S-52	14.5
S-10	16.6	S-53	14.5
S-11	14.5	S-54	14.5
S-12	14.5	S-55	14.5
S-13	14.5	S-56	14.5
S-14	14.5	S-57	14.5
S-15	14.5	S-58	14.5
S-16	14.5	S-59	14.5
S-17	14.5	S-60	14.5
S-18	14.5	S-61	14.5
S-19	14.5	S-62	???
S-20	14.5	S-63	15.0
S-21	14.5	S-64	16.1
S-22	14.5	S-65	16.1
S-23	14.5	S-66	15.0
S-24	14.5	WD-1	???

PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- TOB — PROPOSED LAKE CONTROL ELEVATION CONTOUR
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- 16 — PROPOSED CONTOUR LINE
- ×70.5 — EXISTING SPOT ELEVATION
- ©15.09 HP — PROPOSED SPOT ELEVATION

DRAINAGE AND GRADING NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY UTILITIES 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.
3. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
4. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
5. 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.
6. 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.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
8. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
10. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
11. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
12. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88 UNLESS OTHERWISE INDICATED. THE NGVD29 TO NAVD88 CONVERSION RATE USED IS -1.47'.
13. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

Mills, Short & Associates
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C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

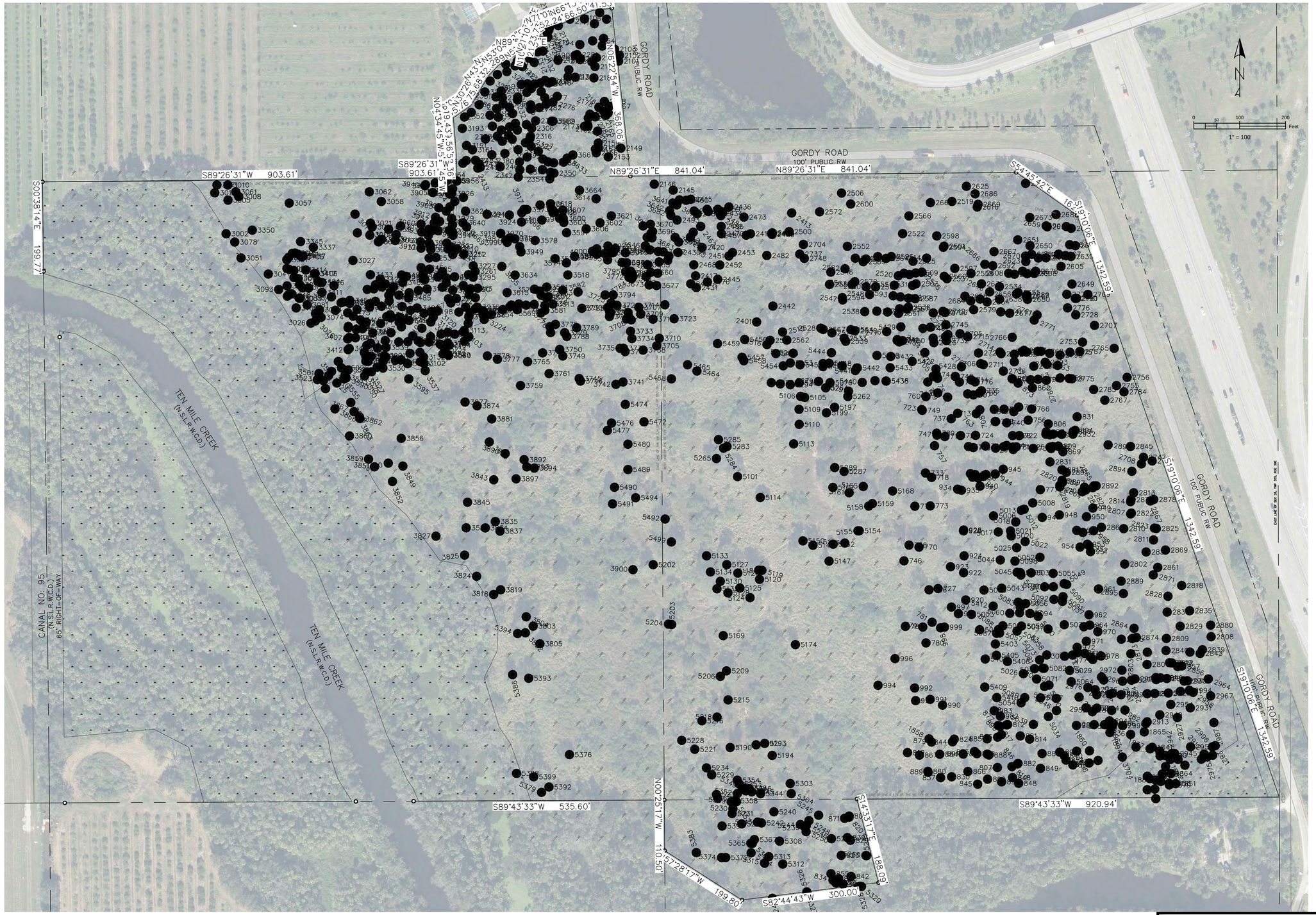
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: OVERALL GRADING AND DRAINAGE PLAN

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

PROJ. NO. 24-170
DATE 2024.09.24
SHEET NO. C-2

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg DATE: 9/25/2024 TIME: 4:53 PM



LEGEND:

- EXISTING UTILITY POLE
- EXISTING TELECOM RISER
- 7.08 EXISTING SPOT ELEVATION
- EXISTING ROAD CENTERLINE
- TOB EXISTING TOP OF BANK
- SWALE EXISTING SWALE
- 70 EXISTING CONTOUR LINE
- EXISTING TREE
- EXISTING WETLAND BOUNDARY
- OHW EXISTING OVERHEAD POWER LINES
- PROPERTY LINE

NOTES:

1. *REFER TO TREE SURVEY PREPARED BY EDC DATED 03/17/2022 FOR TREE TYPES AND SIZES.*
2. *ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.*
3. *ANY WELLS IMPACTED BY DEVELOPMENT MUST BE PROPERLY ABANDONED THROUGH ST. LUCIE COUNTY DEPARTMENT OF HEALTH.*

BENCHMARK:

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

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Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: EXISTING SITE CONDITIONS

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

PROJ. NO.	24-170
DATE	2024.09.24
SHEET NO.	C-1

FILE: C:\Users\Katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-1 EXISTING SITE CONDITIONS.dwg DATE: 9/25/2024 TIME: 4:53 PM

AS NEEDED SUPPLEMEMNTAL PLANTING PLAN

The preserve area is to be maintained in its current state. After the removal of invasive plant species to encourage the growth in these newly cleared areas, supplemental plantings may need to occur. The ratio of replacement is based on the diameter at breast height (DBH) of the trees lost. The canopy's range between 18 and 30 inches in DBH. For each tree lost at the canopy level four trees of up to 7-gallon containers will be used to replace them. The size of the planting will be based on the species for example a lost 22" DBH live oak will be replaced with 4 plantings of 7-gallon live oaks with an average caliper size of 4" to 5". The reason for the height discrepancy is that canopy trees are not viable to replace at comparable heights and diameters with high success rates. The as needed supplemental plantings will occur from December to March.

Sub-Canopy trees will be replaced at a rate of 3:1 with plantings being 3 gallons in size. This will be based on availability, tree type, and location of the plantings. The sub-canopy's range between 8" and 18" in diameter at breast height (DBH). For each tree lost at the sub-canopy level 3 trees of up to 3-gallon containers will be used to replace them. The size of the planting will be based on the species for example a lost 11" DBH live oak will be replaced with 3 plantings of 3-gallon live oaks with an average caliper size of 3" to 5". Plantings should occur from December to March.

Shrub cover will be replaced at a rate of 2:1 with plantings being up to 3 gallons in size. This will be based on availability, tree type, and location of the plantings. Plantings should occur from December to March.

Herbaceous vegetation will be replaced when a barren area of 10'x 10' void of any herbaceous cover is discovered. Examples of this could be a fallen or uprooted tree or some type of debris blown into the preserve through natural causes. This area will be replanted using plugs or sod if applicable. The spacing for plugs should be 6"x 6" on center or complete coverage of the barren area with sod of the appropriate species. The herbaceous plantings can be done at any time of year. If planting in the hot and dry months it is advisable to use a root gel product, such as Terra- Sorb®, on the plugs/sod in order to give them the best chance of survival.

The planting plans overall conclusion is to maintain the preserve in its current state by replacing the lost diameter at breast height of lost individuals and to take advantage of the removed invasive species while encouraging native species to naturally recruit. The replacement of lost individuals and supplemental planting will be included in the annual report. This report will include the lost individual's species, DBH, and approximate height as well as the replacement individual's species, DBH, and approximate height. In the case of sod or grass plug plantings the number of individuals and coverage will be noted in the report.

Table 1: As needed planting plan overview.

Vegetation Type	DBH Range	Replacement Rate	Size of Replacements
Herbaceous	N/A	Barren Areas 10'x10'	plugs/sod
Shrub	2" to 8"	2 to 1	1-3 gallon
Sub Canopy	8" to 18"	3 to 1	3 gallon
Canopy	18" to 30"	4 to 1	3 to 7 gallon

Upland Buffer Planting Plan

Canopy: up to 7-gallon plantings

Common Name	Scientific Name	Designation
Live Oak	*Quercus virginiana*	Native
Sable Palm	*Sabal palmetto*	Native
Laurel Oak	*Quercus laurifolia*	Native

Sub-Canopy: up to 3-gallon plantings

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Laurel Oak	*Quercus laurifolia*	Native

Herbaceous: plugs, sod, up to 1-gallon plantings.

Common Name	Scientific Name	Designation
Saw Palmetto	*Serenoa repens*	Native
Wire Grass	*Aristida stricta*	Native
Cocoplum	*Chrysobalanus icaco*	Native
American Beauty Berry	*Callicarpa americana*	Native

*Species selection will be based on availability, existing seed source and seasonal growing conditions.

Wetland Preservation Planting Plan

Canopy: up to 7-gallon plantings

Common Name	Scientific Name	Designation
Red maple	*Acer rubrum*	Native
Sabal Palm	*Sabal palmetto*	Native
Sweet bay	*Magnolia virginiana*	Native
Laurel Oak	*Quercus laurifolia*	Native

Sub-Canopy: up to 3-gallon plantings

Common Name	Scientific Name	Designation
Red maple	*Acer rubrum*	Native
Laurel Oak	*Quercus laurifolia*	Native
Dahoon holly	*Ilex cassine*	Native
Wax myrtle	*Morella cerifera*	Native

Herbaceous: plugs, sod, up to 1-gallon plantings.

Common Name	Scientific Name	Designation
Cinnamon fern	*Osmundastrum cinnamomeum*	Native
Cocoplum	*Chrysobalanus icaco*	Native
Common buttonbush	*Cephalanthus occidentalis*	Native

*Species selection will be based on availability, existing seed source and seasonal growing conditions.



Example of signage to be placed around preserve area

\\dc1data\Projects Active\23-7111 Zentex\CAD\Survey Plat\21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 9/27/2024 8:08 AM
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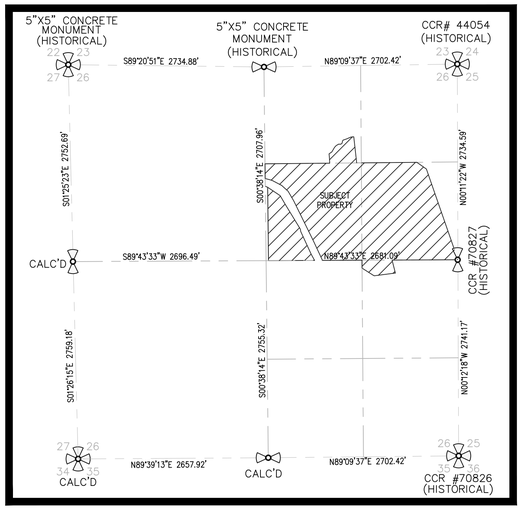
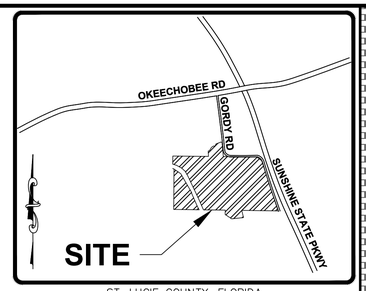
TREE SURVEY

FOR: MERITAGE



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST

(1"=1000')



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS TREE SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING CABBAGE PALMS AND TREES 14" IN DIAMETER OR LARGER THAT ARE EAST OF THE RIDGELINE, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON APRIL 21, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS APRIL 12, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES), MORE OR LESS.
6. THIS TREE SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. WATER FEATURES ALONG 10 MILE CREEK WERE MAPPED USING LIDAR DATA, HISTORICAL AERIAL IMAGERY AND FIELD OBSERVATIONS. ACTUAL LOCATIONS ARE 5.00'±.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. EDC, INC. PERFORMED TWO 100.00' X 100.00' TEST SECTIONS FOR TREES LYING WEST OF THE RIDGE LINE AND EAST OF 10 MILE CREEK. EDC, INC. FOUND THAT THE AVERAGE NUMBER OF PALMS (ALL OF WHICH WERE CABBAGE) WERE 56 PER 10,000 SQUARE FEET AND TREES BEING 4 PER 10,000 SQUARE FEET IN THESE TEST SECTIONS. THE LAND LYING WEST OF THE RIDGE LINE AND EAST OF 10 MILE CREEK IS APPROXIMATELY 8.726 ACRES, OR 380,103 SQUARE FEET AND BASED ON THE ABOVE NOTED DATA, THE PROJECTED COUNT FOR THOSE LANDS IS 2,129 CABBAGE PALMS AND 152 TREES. OF THE TREES LOCATED IN THESE TEST SECTIONS 50% WERE OAK AND 50% WERE HICKORY.
14. EDC, INC. PERFORMED THREE TEST SECTIONS FOR TREES LYING WEST OF 10 MILE CREEK. AREAS 3 AND 4 WERE 100.00' X 100.00' WHILE AREA 5 WAS 50.00' X 50.00'. EDC, INC. FOUND THAT THE AVERAGE NUMBER OF PALMS (ALL OF WHICH WERE CABBAGE) WERE 88 PER 10,000 SQUARE FEET AND THE AVERAGE NUMBER OF TREES WERE 4 PER 10,000 SQUARE FEET IN THESE TEST SECTIONS. THE LANDS WEST OF 10 MILE CREEK IS APPROXIMATELY 9.087 ACRES, OR 395,831.57 SQUARE FEET AND BASED ON THE ABOVE NOTED DATA, THE PROJECTED COUNT FOR THOSE LANDS IS 3,483 CABBAGE PALMS AND 158 TREES. OF THE TREES LOCATED IN THESE TEST SECTIONS 55% WERE OAK TREES, WITH THE REMAINING 45% BEING HICKORY.

SYMBOL & ABBREVIATION LEGEND:

○1000 — TREE/PALM & TAG NUMBER

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	JM
FILENAME	21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg
SCALE	AS SHOWN
DATE	March 17, 2022

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
08/05/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
09/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

1 OF 7

TREE SURVEY

FOR: MERITAGE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

MATCHLINE TO SHEET 3

MATCHLINE TO SHEET 1

CORDY ROAD
(100' WIDE RIGHT-OF-WAY (JOB# 6.3)

SUNSHINE STATE PARKWAY R/W WAY

18' ASPHALT ROAD

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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MFO	CHECKED BY
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08/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES # 9 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

\\ot\Data\Projects Active\23-0711 Zentex\CAD\Survey Plat\21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 9/27/2024 8:08 AM
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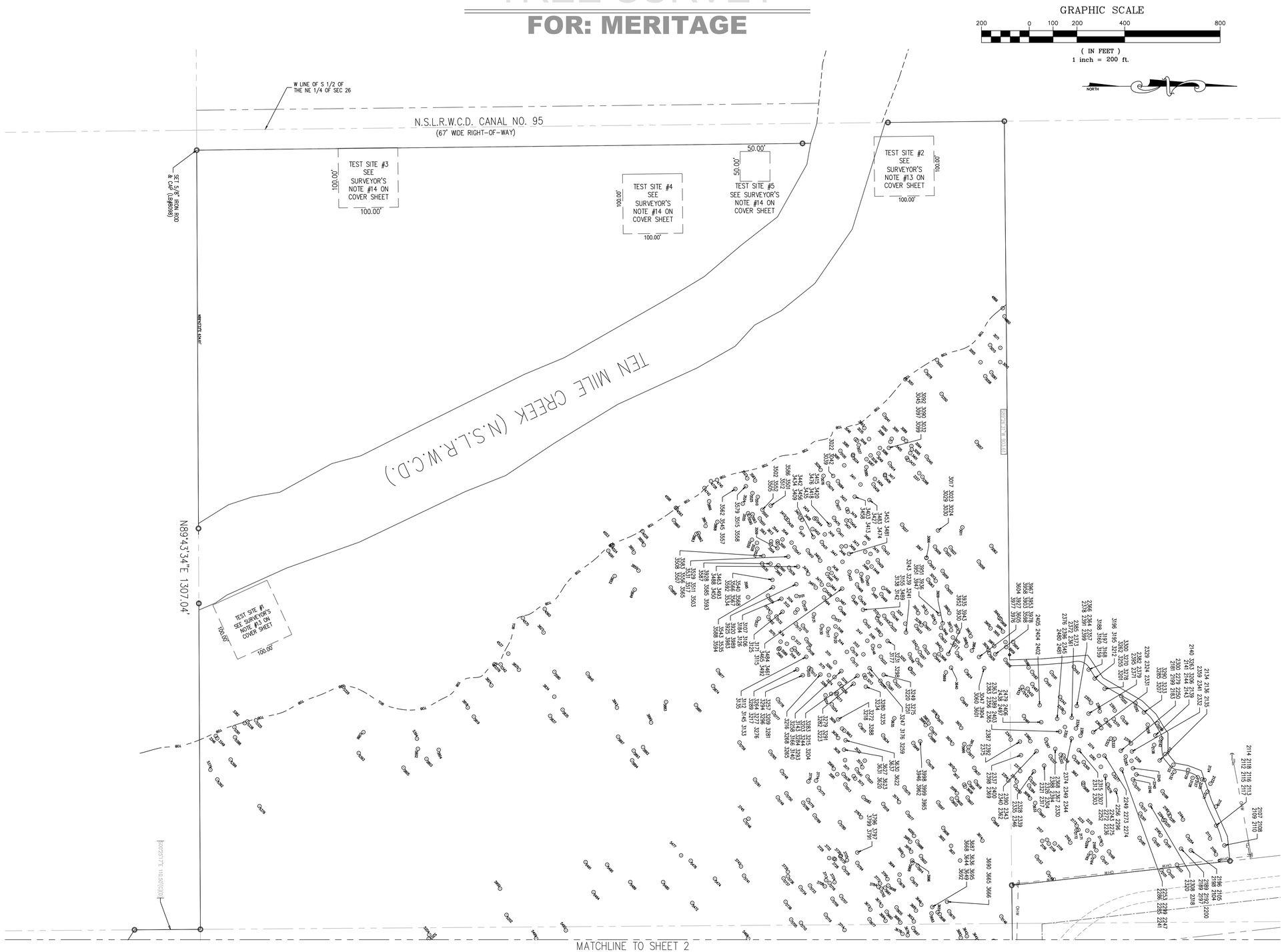
TREE SURVEY

FOR: MERITAGE



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MTO	CHECKED BY
JW	FIELD CREW
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AS SHOWN	SCALE
March 17, 2022	DATE

DATE	REVISION COMMENTS
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06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY

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ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
542	CABBAGE PALM	
544	CABBAGE PALM	
599	CABBAGE PALM	
599	CABBAGE PALM	
600	CABBAGE PALM	
704	OAK	14"
705	CABBAGE PALM	
706	OAK	18"
707	OAK	16"
708	CABBAGE PALM	
709	CABBAGE PALM	
710	OAK	18"
711	OAK	14"
712	OAK	18"
713	CABBAGE PALM	
714	OAK	14"
718	OAK	26"
719	OAK	30"
721	OAK	18"
722	OAK	18"
723	OAK	24" & 18"X2
724	CABBAGE PALM	
727	CABBAGE PALM	
728	OAK	18"
729	OAK	18" & 12"
730	OAK	24"
731	OAK	30"
733	OAK	20"
735	OAK	22"
736	OAK	42"
737	OAK	24"
738	OAK	18" & 12"
740	OAK	24"
742	OAK	22"
743	OAK	14"
744	CABBAGE PALM	
746	CABBAGE PALM	
747	OAK	18"
748	CABBAGE PALM	
749	OAK	24"
751	CABBAGE PALM	
753	OAK	26"
756	OAK	20"X2
757	OAK	42"
760	OAK	14"
763	OAK	32"
766	OAK	32"
770	OAK	18"X2
773	OAK	48"
773	CABBAGE PALM	
774	OAK	20"
775	OAK	14"
776	OAK	18"
777	CABBAGE PALM	
778	OAK	24"
779	OAK	18"
780	OAK	34"
781	OAK	16"
784	CABBAGE PALM	
786	OAK	28"
787	OAK	14"
789	OAK	24"
791	OAK	18"
792	OAK	22"
794	OAK	14"
795	CABBAGE PALM	
796	OAK	34"
804	OAK	14"
805	CABBAGE PALM	
806	OAK	26"

TAG#	SPECIES	DIAMETER
807	CABBAGE PALM	
808	CABBAGE PALM	
809	CABBAGE PALM	
810	CABBAGE PALM	
812	CABBAGE PALM	
814	CABBAGE PALM	
815	OAK	20"
817	OAK	14"
818	CABBAGE PALM	
819	CABBAGE PALM	
820	CABBAGE PALM	
821	CABBAGE PALM	
823	OAK	28"
824	OAK	36"
825	OAK	14"
828	CABBAGE PALM	
829	CABBAGE PALM	
830	OAK	14"
831	OAK	26"
832	OAK	14"
834	CABBAGE PALM	
835	OAK	22"
836	OAK	24"
837	CABBAGE PALM	
838	OAK	16"
839	OAK	14"
840	OAK	28"
842	CABBAGE PALM	
844	CABBAGE PALM	
845	CABBAGE PALM	
846	OAK	22"
848	CABBAGE PALM	
848	OAK	14"
849	CABBAGE PALM	
850	OAK	18"
854	OAK	20"
855	OAK	42"
857	CABBAGE PALM	
858	CABBAGE PALM	
860	OAK	14"X2
862	OAK	16"X3
863	OAK	14"
866	CABBAGE PALM	
867	CABBAGE PALM	
868	OAK	14"
869	OAK	18"
870	CABBAGE PALM	
871	CABBAGE PALM	
873	OAK	14"
875	OAK	14"
877	OAK	18"
878	CABBAGE PALM	
879	CABBAGE PALM	
880	CABBAGE PALM	
882	OAK	14"
883	CABBAGE PALM	
884	CABBAGE PALM	
885	CABBAGE PALM	
886	CABBAGE PALM	
887	OAK	14"
888	CABBAGE PALM	
889	CABBAGE PALM	
890	CABBAGE PALM	
891	CABBAGE PALM	
892	OAK	14"
894	CABBAGE PALM	
896	OAK	22"
897	OAK	14"
898	CABBAGE PALM	
899	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
919	CABBAGE PALM	
920	CABBAGE PALM	
922	OAK	42"
923	OAK	16"X2
924	CABBAGE PALM	
928	OAK	20"
929	OAK	14"
934	OAK	18"
935	OAK	18"
936	CABBAGE PALM	
937	CABBAGE PALM	
938	OAK	18"
939	CABBAGE PALM	
940	OAK	16"
941	CABBAGE PALM	
942	OAK	14"
944	OAK	14"
945	CABBAGE PALM	
947	CABBAGE PALM	
948	CABBAGE PALM	
949	OAK	14"
950	CABBAGE PALM	
951	CABBAGE PALM	
952	CABBAGE PALM	
953	OAK	38"
954	OAK	36"
955	OAK	28"
958	CABBAGE PALM	
959	CABBAGE PALM	
961	OAK	40"
962	OAK	18"
964	OAK	18"
965	CABBAGE PALM	
970	OAK	38"
971	OAK	24"
972	OAK	20"
973	CABBAGE PALM	
974	OAK	18"
975	OAK	16"
976	CABBAGE PALM	
977	OAK	24"
978	OAK	18"
980	CABBAGE PALM	
982	CABBAGE PALM	
983	CABBAGE PALM	
990	OAK	46"
991	CABBAGE PALM	
992	OAK	44"
993	CABBAGE PALM	
994	OAK	16"
996	CABBAGE PALM	
997	OAK	16"X2
998	CABBAGE PALM	
999	CABBAGE PALM	
1833	CABBAGE PALM	
1833	CABBAGE PALM	
1834	CABBAGE PALM	
1835	CABBAGE PALM	
1836	OAK	14"
1837	CABBAGE PALM	
1838	OAK	14"
1841	CABBAGE PALM	
1843	OAK	22"
1845	CABBAGE PALM	
1845	CABBAGE PALM	
1846	CABBAGE PALM	
1849	CABBAGE PALM	
1850	CABBAGE PALM	
1851	CABBAGE PALM	
1852	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
1853	CABBAGE PALM	
1855	CABBAGE PALM	
1856	CABBAGE PALM	
1857	CABBAGE PALM	
1857	CABBAGE PALM	
1858	CABBAGE PALM	
1859	CABBAGE PALM	
1860	OAK	28"
1862	CABBAGE PALM	
1864	CABBAGE PALM	
1865	CABBAGE PALM	
1866	CABBAGE PALM	
1867	CABBAGE PALM	
1868	CABBAGE PALM	
1868	CABBAGE PALM	
1869	CABBAGE PALM	
1870	CABBAGE PALM	
1871	CABBAGE PALM	
1872	CABBAGE PALM	
1873	CABBAGE PALM	
1875	CABBAGE PALM	
1876	CABBAGE PALM	
1876	CABBAGE PALM	
1877	CABBAGE PALM	
1879	CABBAGE PALM	
1880	CABBAGE PALM	
1881	CABBAGE PALM	
1882	CABBAGE PALM	
1883	CABBAGE PALM	
1885	CABBAGE PALM	
1886	CABBAGE PALM	
1887	CABBAGE PALM	
1887	CABBAGE PALM	
1888	CABBAGE PALM	
1889	OAK	18"
1890	CABBAGE PALM	
1891	CABBAGE PALM	
1892	CABBAGE PALM	
1894	OAK	26"
1895	CABBAGE PALM	
1897	CABBAGE PALM	
1898	CABBAGE PALM	
1899	CABBAGE PALM	
1900	CABBAGE PALM	
2101	OAK	14"
2102	CABBAGE PALM	
2103	CABBAGE PALM	
2104	CABBAGE PALM	
2105	CABBAGE PALM	
2106	OAK	20"
2107	CABBAGE PALM	
2108	CABBAGE PALM	
2109	CABBAGE PALM	
2110	CABBAGE PALM	
2111	CABBAGE PALM	
2112	CABBAGE PALM	
2113	CABBAGE PALM	
2114	CABBAGE PALM	
2115	CABBAGE PALM	
2116	CABBAGE PALM	
2117	CABBAGE PALM	
2118	CABBAGE PALM	
2119	CABBAGE PALM	
2121	CABBAGE PALM	
2122	CABBAGE PALM	
2124	CABBAGE PALM	
2125	CABBAGE PALM	
2127	CABBAGE PALM	
2128	CABBAGE PALM	
2129	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2132	CABBAGE PALM	
2133	CABBAGE PALM	
2134	CABBAGE PALM	
2135	CABBAGE PALM	
2136	OAK	30"
2137	CABBAGE PALM	
2138	CABBAGE PALM	
2139	CABBAGE PALM	
2140	CABBAGE PALM	
2141	CABBAGE PALM	
2142	CABBAGE PALM	
2143	CABBAGE PALM	
2144	CABBAGE PALM	
2145	CABBAGE PALM	
2146	OAK	16"
2149	OAK	24"
2153	OAK	14"
2156	CABBAGE PALM	
2157	OAK	22"
2158	CABBAGE PALM	
2159	CABBAGE PALM	
2162	CABBAGE PALM	
2164	OAK	38"
2165	CABBAGE PALM	
2166	CABBAGE PALM	
2167	CABBAGE PALM	
2168	CABBAGE PALM	
2171	OAK	22"
2172	CABBAGE PALM	
2173	CABBAGE PALM	
2178	CABBAGE PALM	
2181	CABBAGE PALM	
2182	CABBAGE PALM	
2183	CABBAGE PALM	
2185	OAK	36"
2186	CABBAGE PALM	
2188	OAK	14"
2189	CABBAGE PALM	
2190	CABBAGE PALM	
2191	OAK	20"
2192	CABBAGE PALM	
2194	OAK	14"
2195	CABBAGE PALM	
2196	CABBAGE PALM	
2197	CABBAGE PALM	
2198	CABBAGE PALM	
2199	CABBAGE PALM	
2200	CABBAGE PALM	
2232	CABBAGE PALM	
2235	CABBAGE PALM	
2236	CABBAGE PALM	
2240	CABBAGE PALM	
2241	CABBAGE PALM	
2243	CABBAGE PALM	
2245	CABBAGE PALM	
2246	CABBAGE PALM	
2247	CABBAGE PALM	
2249	CABBAGE PALM	
2250	CABBAGE PALM	
2251	CABBAGE PALM	
2252	CABBAGE PALM	
2253	CABBAGE PALM	
2254	CABBAGE PALM	
2256	OAK	16"
2272	CABBAGE PALM	
2273	CABBAGE PALM	
2274	CABBAGE PALM	
2275	CABBAGE PALM	
2276	CABBAGE PALM	
2277	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2279	CABBAGE PALM	
2281	CABBAGE PALM	
2282	CABBAGE PALM	
2283	CABBAGE PALM	
2284	CABBAGE PALM	
2285	CABBAGE PALM	
2286	CABBAGE PALM	
2294	CABBAGE PALM	
2296	CABBAGE PALM	
2299	CABBAGE PALM	
2300	CABBAGE PALM	
2301	CABBAGE PALM	
2302	CABBAGE PALM	
2303	CABBAGE PALM	
2304	CABBAGE PALM	
2305	OAK	18"
2306	CABBAGE PALM	
2307	CABBAGE PALM	
2308	CABBAGE PALM	
2310	CABBAGE PALM	
2312	CABBAGE PALM	
2313	CABBAGE PALM	
2314	CABBAGE PALM	
2315	CABBAGE PALM	
2316	CABBAGE PALM	
2317	CABBAGE PALM	
2317	CABBAGE PALM	
2318	CABBAGE PALM	
2319	CABBAGE PALM	
2320	CABBAGE PALM	
2321	CABBAGE PALM	
2322	CABBAGE PALM	
2323	CABBAGE PALM	
2324	CABBAGE PALM	
2326	CABBAGE PALM	
2327	OAK	14"
2328	CABBAGE PALM	
2328	CABBAGE PALM	
2329	CABBAGE PALM	
2330	CABBAGE PALM	
2331	CABBAGE PALM	
2332	CABBAGE PALM	
2333	CABBAGE PALM	
2334	OAK	24"X2
2335	CABBAGE PALM	
2336	CABBAGE PALM	
2337	CABBAGE PALM	
2338	CABBAGE PALM	
2339	CABBAGE PALM	
2340	CABBAGE PALM	
2341	CABBAGE PALM	
2342	CABBAGE PALM	
2343	CABBAGE PALM	
2344	CABBAGE PALM	
2345	CABBAGE PALM	
2346	CABBAGE PALM	
2347	OAK	14"
2349	CABBAGE PALM	
2350	CABBAGE PALM	
2351	OAK	15"
2352	CABBAGE PALM	
2353	CABBAGE PALM	
2354	OAK	48"
2355	OAK	22"
2356	CABBAGE PALM	
2357	CABBAGE PALM	
2358	CABBAGE PALM	
2359	CABBAGE PALM	
2360	CABBAGE PALM	
2361	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2362	CABBAGE PALM	
2363	CABBAGE PALM	
2364	CABBAGE PALM	
2365	CABBAGE PALM	
2366	CABBAGE PALM	
2367	CABBAGE PALM	
2368	CABBAGE PALM	
2369	CABBAGE PALM	
2370	CABBAGE PALM	
2371	CABBAGE PALM	
2372	CABBAGE PALM	
2373	CABBAGE PALM	
2374	CABBAGE PALM	
2375	CABBAGE PALM	
2376	CABBAGE PALM	
2378	CABBAGE PALM	
2379	CABBAGE PALM	
2380	CABBAGE PALM	
2381	CABBAGE PALM	
2382	CABBAGE PALM	
2383	CABBAGE PALM	
2384	CABBAGE PALM	
2385	CABBAGE PALM	
2386	CABBAGE PALM	
2387	CABBAGE PALM	
2388	CABBAGE PALM	
2389	CABBAGE PALM	
2390	CABBAGE PALM	
2391	CABBAGE PALM	
2392	CABBAGE PALM	
2394	CABBAGE PALM	
2395	CABBAGE PALM	
2396	CABBAGE PALM	
2397	CABBAGE PALM	
2398	CABBAGE PALM	
2399	OAK	16"
2400	CABBAGE PALM	
2401	CABBAGE PALM	
2402	CABBAGE PALM	
2403	CABBAGE PALM	
2404	CABBAGE PALM	
2405	OAK	52"
2406	CABBAGE PALM	
2413	CABBAGE PALM	
2415	CABBAGE PALM	
2417	OAK	24"
2418	OAK	18"
2419	CABBAGE PALM	
2420	OAK	24"
2426	CABBAGE PALM	
2429	CABBAGE PALM	
2430	OAK	16"
2431	CABBAGE PALM	
2431	CABBAGE PALM	
2432	CABBAGE PALM	
2433	CABBAGE PALM	
2434	OAK	16"
2436	CABBAGE PALM	
2438	CABBAGE PALM	
2441	CABBAGE PALM	
2442	OAK	16"
2445	OAK	16"
2451	OAK	16"
2452	OAK	14"
2453	OAK	20"X2
2457	CABBAGE PALM	
2459	CABBAGE PALM	
2460	CABBAGE PALM	
2461	CABBAGE PALM	
2462	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2465	OAK	20"
2467	OAK	15"
2470	OAK	16"
2473	CABBAGE PALM	
2475	CABBAGE PALM	
2476	CABBAGE PALM	
2477	CABBAGE PALM	
2479	CABBAGE PALM	
2480	CABBAGE PALM	
2481	CABBAGE PALM	
2482	OAK	16"
2483	CABBAGE PALM	
2484	OAK	18"
2485	CABBAGE PALM	
2487	CABBAGE PALM	
2489	CABBAGE PALM	
2491	OAK	TREE OAK 12" X2
2493	CABBAGE PALM	
2496	CABBAGE PALM	
2497	CABBAGE PALM	
2498	OAK	18"
2500	OAK	18"
2501	CABBAGE PALM	
2503	CABBAGE PALM	
2504	OAK	16"
2506	OAK	16"
2509	OAK	24"
2512	OAK	20"
2514	OAK	18"
2515	OAK	24"
2516	OAK	18"
2519	OAK	14"
2520	OAK	18"
2521	CABBAGE PALM	
2522	OAK	20"
2525	OAK	16"
2528	OAK	24"
2530	OAK	14"
2531	OAK	20"
2533	OAK	38"
2534	CABBAGE PALM	
2536	CABBAGE PALM	
2537	OAK	16"
2538	OAK	30" & 24"
2539	OAK	14"
2540	CABBAGE PALM	
2545	OAK	14"
2546	OAK	24"
2547	CABBAGE PALM	
2548	OAK	18"X2
2552	CABBAGE PALM	
2554	OAK	16"
2555	OAK	26"
2556	CABBAGE PALM	
2557	CABBAGE PALM	
2558	OAK	24" & 14"
2560	OAK	22"
2561	OAK	18"
2562	OAK	18"
2563	OAK	24"
2564	OAK	36"
2566	CABBAGE PALM	
2567	OAK	18"
2571	OAK	16"
2572	OAK	20"
2573	OAK	14"
2574	OAK	14"
2575	CABBAGE PALM	
2577	CABBAGE PALM	
2578	OAK	24"

ENGINEERS SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ABB — DRAWN BY
MTO — CHECKED BY
JW — FIELD CREW
21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg — FILENAME
AS SHOWN — SCALE
March 17, 2022 — DATE

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
2579	OAK	34"
2580	OAK	18"
2582	OAK	24" & 12"
2584	OAK	30"
2587	CABBAGE PALM	
2588	OAK	24"
2589	OAK	24"
2591	OAK	18"
2593	OAK	20"
2594	OAK	32"
2595	CABBAGE PALM	
2596	OAK	36"
2597	OAK	18" & 12"
2598	OAK	14"
2599	CABBAGE PALM	
2600	CABBAGE PALM	
2605	CABBAGE PALM	
2607	OAK	14"
2608	OAK	32"
2611	CABBAGE PALM	
2612	OAK	24"
2616	OAK	16"
2621	OAK	24"
2623	OAK	18"
2625	CABBAGE PALM	
2629	CABBAGE PALM	
2630	OAK	36"
2631	OAK	24"
2632	OAK	18"
2634	CABBAGE PALM	
2635	CABBAGE PALM	
2636	OAK	26"
2638	OAK	42"
2639	OAK	16"
2641	OAK	40"
2643	OAK	22"
2644	OAK	30"
2646	OAK	18"
2647	OAK	32"
2648	OAK	26"
2649	OAK	16"
2650	OAK	38" & 24"
2651	OAK	24"
2655	CABBAGE PALM	
2656	OAK	24"
2658	OAK	20"
2659	OAK	20"
2661	OAK	32"
2664	CABBAGE PALM	
2666	OAK	18"
2667	CABBAGE PALM	
2668	OAK	18"
2669	OAK	14"
2670	OAK	18"
2673	OAK	40"
2675	OAK	24"
2677	CABBAGE PALM	
2678	OAK	24"
2680	OAK	16"
2683	OAK	26"
2684	CABBAGE PALM	
2686	OAK	30"
2689	OAK	26"
2690	OAK	24"
2692	CABBAGE PALM	
2700	OAK	22"
2702	OAK	22"
2704	OAK	30"
2705	OAK	14"
2706	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2707	OAK	32"
2708	CABBAGE PALM	
2710	OAK	20"
2711	CABBAGE PALM	
2714	OAK	18"
2715	OAK	24"
2716	OAK	24"
2719	CABBAGE PALM	
2722	OAK	TREE OAK 12" X2
2723	OAK	16"
2724	OAK	24"
2725	OAK	24"
2726	OAK	14"
2727	OAK	16"
2728	CABBAGE PALM	
2729	OAK	16"
2731	OAK	24"
2732	CABBAGE PALM	
2734	OAK	18"
2736	OAK	24"
2737	CABBAGE PALM	
2740	OAK	16"
2741	OAK	16"
2742	OAK	22"
2744	OAK	14"
2745	OAK	14"
2746	OAK	22"
2747	CABBAGE PALM	
2748	OAK	24"
2749	OAK	16"
2750	OAK	24"
2753	OAK	30"
2755	OAK	16"
2756	OAK	14" & 18"X3
2758	OAK	18" CLUSTER
2759	OAK	16"X2
2760	OAK	18"
2761	OAK	16" & 18"
2763	OAK	16"
2765	OAK	16"
2766	OAK	32"
2767	OAK	20"
2768	CABBAGE PALM	
2769	OAK	16"X3
2770	OAK	14"
2771	OAK	CLUSTER 8"-14"
2772	OAK	16"
2773	OAK	24"
2774	OAK	18"
2775	OAK	16" & 24"
2775	OAK	24"
2776	OAK	14" & 24"
2780	OAK	18"
2781	OAK	24"
2782	OAK	14"
2783	OAK	CLUSTER 6"-24"
2784	OAK	18"
2785	OAK	26"
2786	OAK	14"
2786	OAK	14"
2787	OAK	24"
2788	OAK	24"
2790	OAK	22"
2793	OAK	16"
2795	OAK	20"
2796	CABBAGE PALM	
2797	OAK	14"
2799	OAK	22"
2801	CABBAGE PALM	
2801	OAK	28"

TAG#	SPECIES	DIAMETER
2802	OAK	36"
2803	OAK	22"
2804	OAK	16"
2806	CABBAGE PALM	
2807	OAK	14"
2808	CABBAGE PALM	
2809	CABBAGE PALM	
2810	OAK	30" & 16"
2811	CABBAGE PALM	
2812	CABBAGE PALM	
2813	OAK	14"
2814	CABBAGE PALM	
2817	OAK	24"
2818	OAK	24"
2819	OAK	22"
2820	OAK	30"
2821	OAK	32"
2822	OAK	38"
2823	CABBAGE PALM	
2825	CABBAGE PALM	
2826	CABBAGE PALM	
2827	CABBAGE PALM	
2828	CABBAGE PALM	
2829	CABBAGE PALM	
2831	OAK	14"
2833	CABBAGE PALM	
2834	OAK	36"
2835	CABBAGE PALM	
2838	OAK	14"
2839	OAK	14"
2840	OAK	24"
2841	CABBAGE PALM	
2843	CABBAGE PALM	
2845	CABBAGE PALM	
2846	OAK	14"
2849	OAK	16"
2851	CABBAGE PALM	
2852	CABBAGE PALM	
2853	CABBAGE PALM	
2855	OAK	22"X2
2856	CABBAGE PALM	
2857	CABBAGE PALM	
2861	OAK	32"
2864	CABBAGE PALM	
2865	CABBAGE PALM	
2866	CABBAGE PALM	
2867	CABBAGE PALM	
2868	CABBAGE PALM	
2869	OAK	34"
2870	CABBAGE PALM	
2871	OAK	40"
2872	OAK	14"
2873	OAK	24" & 22"
2874	CABBAGE PALM	
2877	OAK	22"
2878	CABBAGE PALM	
2879	CABBAGE PALM	
2880	CABBAGE PALM	
2882	OAK	14"
2884	CABBAGE PALM	
2889	CABBAGE PALM	
2891	OAK	36"
2892	OAK	20"
2893	CABBAGE PALM	
2894	CABBAGE PALM	
2895	OAK	42"
2897	OAK	14"
2904	CABBAGE PALM	
2907	CABBAGE PALM	
2908	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2910	OAK	16"
2911	OAK	16"
2912	CABBAGE PALM	
2913	CABBAGE PALM	
2916	CABBAGE PALM	
2917	CABBAGE PALM	
2918	CABBAGE PALM	
2919	OAK	20"
2921	CABBAGE PALM	
2922	CABBAGE PALM	
2923	CABBAGE PALM	
2924	OAK	16"
2925	OAK	18"
2927	OAK	16"
2928	CABBAGE PALM	
2930	OAK	16"
2931	CABBAGE PALM	
2932	OAK	22"
2933	CABBAGE PALM	
2934	CABBAGE PALM	
2935	OAK	24"
2936	OAK	14"
2937	CABBAGE PALM	
2940	OAK	22"
2942	CABBAGE PALM	
2943	OAK	14"
2944	CABBAGE PALM	
2945	CABBAGE PALM	
2947	CABBAGE PALM	
2950	OAK	14"
2951	OAK	14"
2952	CABBAGE PALM	
2953	CABBAGE PALM	
2954	CABBAGE PALM	
2956	CABBAGE PALM	
2957	CABBAGE PALM	
2958	CABBAGE PALM	
2960	OAK	20"
2961	CABBAGE PALM	
2962	CABBAGE PALM	
2964	CABBAGE PALM	
2965	CABBAGE PALM	
2966	CABBAGE PALM	
2967	CABBAGE PALM	
2970	CABBAGE PALM	
2972	CABBAGE PALM	
2974	CABBAGE PALM	
2975	CABBAGE PALM	
2976	CABBAGE PALM	
2977	CABBAGE PALM	
2979	CABBAGE PALM	
2980	OAK	18"
2982	CABBAGE PALM	
2983	CABBAGE PALM	
2984	OAK	14"
2986	OAK	18"X2
2987	CABBAGE PALM	
2989	OAK	20"
2991	OAK	16"
2993	OAK	TREE OAK 12" X2
2994	CABBAGE PALM	
2995	CABBAGE PALM	
2996	OAK	24"
2998	CABBAGE PALM	
2999	CABBAGE PALM	
3002	OAK	14"
3005	OAK	24"
3008	OAK	14"
3009	OAK	22"
3010	OAK	16"

TAG#	SPECIES	DIAMETER
3011	CABBAGE PALM	
3012	OAK	28"
3015	CABBAGE PALM	
3017	OAK	20"
3021	CABBAGE PALM	
3021	OAK	40"
3022	CABBAGE PALM	
3023	OAK	30"
3024	CABBAGE PALM	
3026	OAK	14"
3026	OAK	14"
3027	OAK	14"
3029	CABBAGE PALM	
3030	CABBAGE PALM	
3032	CABBAGE PALM	
3034	CABBAGE PALM	
3035	CABBAGE PALM	
3036	CABBAGE PALM	
3037	OAK	16"
3039	CABBAGE PALM	
3041	OAK	14"
3042	OAK	14"
3043	CABBAGE PALM	
3045	CABBAGE PALM	
3046	CABBAGE PALM	
3047	CABBAGE PALM	
3048	CABBAGE PALM	
3049	CABBAGE PALM	
3050	CABBAGE PALM	
3051	OAK	18"
3055	CABBAGE PALM	
3057	OAK	18"
3058	OAK	16"
3059	CABBAGE PALM	
3060	CABBAGE PALM	
3061	OAK	18"
3062	CABBAGE PALM	
3063	CABBAGE PALM	
3066	CABBAGE PALM	
3067	OAK	16"
3071	OAK	14"
3074	OAK	18"
3076	CABBAGE PALM	
3077	OAK	14"
3078	OAK	14"
3080	CABBAGE PALM	
3081	CABBAGE PALM	
3084	OAK	14"
3085	CABBAGE PALM	
3086	CABBAGE PALM	
3087	CABBAGE PALM	
3088	CABBAGE PALM	
3089	OAK	14"
3090	OAK	14"
3091	CABBAGE PALM	
3092	CABBAGE PALM	
3093	CABBAGE PALM	
3094	CABBAGE PALM	
3095	CABBAGE PALM	
3097	CABBAGE PALM	
3099	CABBAGE PALM	
3100	CABBAGE PALM	
3101	CABBAGE PALM	
3102	CABBAGE PALM	
3103	CABBAGE PALM	
3104	CABBAGE PALM	
3105	CABBAGE PALM	
3106	CABBAGE PALM	
3107	CABBAGE PALM	
3108	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3110	CABBAGE PALM	
3112	CABBAGE PALM	
3113	CABBAGE PALM	
3115	CABBAGE PALM	
3117	CABBAGE PALM	
3120	CABBAGE PALM	
3121	CABBAGE PALM	
3122	CABBAGE PALM	
3124	OAK	50"
3125	CABBAGE PALM	
3126	CABBAGE PALM	
3127	CABBAGE PALM	
3128	CABBAGE PALM	
3130	CABBAGE PALM	
3131	CABBAGE PALM	
3132	CABBAGE PALM	
3133	CABBAGE PALM	
3134	CABBAGE PALM	
3135	CABBAGE PALM	
3138	OAK	16"
3140	CABBAGE PALM	
3142	CABBAGE PALM	
3143	CABBAGE PALM	
3144	CABBAGE PALM	
3145	CABBAGE PALM	
3146	CABBAGE PALM	
3147	OAK	14"
3151	CABBAGE PALM	
3152	CABBAGE PALM	
3153	CABBAGE PALM	
3155	CABBAGE PALM	
3157	CABBAGE PALM	
3159	CABBAGE PALM	
3160	CABBAGE PALM	
3161	CABBAGE PALM	
3162	CABBAGE PALM	
3163	OAK	22"
3164	CABBAGE PALM	
3166	CABBAGE PALM	
3168	CABBAGE PALM	
3171	CABBAGE PALM	
3172	CABBAGE PALM	
3173	CABBAGE PALM	
3175	CABBAGE PALM	
3176	CABBAGE PALM	
3177	OAK	16"
3179	CABBAGE PALM	
3180	CABBAGE PALM	
3182	CABBAGE PALM	
3183	CABBAGE PALM	
3184	CABBAGE PALM	
3185	OAK	14"
3186	CABBAGE PALM	
3188	CABBAGE PALM	
3190	CABBAGE PALM	
3191	CABBAGE PALM	
3193	CABBAGE PALM	
3195	CABBAGE PALM	
3196	CABBAGE PALM	
3197	CABBAGE PALM	
3197	CABBAGE PALM	
3198	OAK	20"
3201	CABBAGE PALM	
3202	CABBAGE PALM	
3203	CABBAGE PALM	
3204	PALM (UNKNOWN)	
3206	CABBAGE PALM	
3207	CABBAGE PALM	
3208	CABBAGE PALM	
3209	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3210	CABBAGE PALM	
3211	CABBAGE PALM	
3212	CABBAGE PALM	
3213	CABBAGE PALM	
3214	CABBAGE PALM	
3215	CABBAGE PALM	
3216	CABBAGE PALM	
3217	CABBAGE PALM	
3218	CABBAGE PALM	
3219	CABBAGE PALM	
3220	CABBAGE PALM	
3222	CABBAGE PALM	
3223	CABBAGE PALM	
3224	CABBAGE PALM	
3225	CABBAGE PALM	
3227	CABBAGE PALM	
3231	CABBAGE PALM	
3232	CABBAGE PALM	
3233	OAK	14"
3234	CABBAGE PALM	
3235	CABBAGE PALM	
3236	CABBAGE PALM	
3238	CABBAGE PALM	
3239	CABBAGE PALM	
3241	CABBAGE PALM	
3242	CABBAGE PALM	
3243	CABBAGE PALM	
3244	CABBAGE PALM	
3246	CABBAGE PALM	
3247	CABBAGE PALM	
3248	CABBAGE PALM	
3249	CABBAGE PALM	
3251	CABBAGE PALM	
3252	CABBAGE PALM	
3253	CABBAGE PALM	
3254	CABBAGE PALM	
3255	OAK	20"
3256	CABBAGE PALM	
3257	CABBAGE PALM	
3258	CABBAGE PALM	
3259	CABBAGE PALM	
3260	CABBAGE PALM	
3261	CABBAGE PALM	
3262	CABBAGE PALM	
3263	CABBAGE PALM	
3264	CABBAGE PALM	
3265	CABBAGE PALM	
3266	CABBAGE PALM	
3268	CABBAGE PALM	
3270	CABBAGE PALM	
3272	CABBAGE PALM	
3273	CABBAGE PALM	
3274	CABBAGE PALM	
3275	CABBAGE PALM	
3276	OAK	38"
3277	CABBAGE PALM	
3278	CABBAGE PALM	
3279	CABBAGE PALM	
3280	CABBAGE PALM	
3281	CABBAGE PALM	
3282	CABBAGE PALM	
3283	OAK	36"
3284	CABBAGE PALM	
3285	CABBAGE PALM	
3286	CABBAGE PALM	
3288	CABBAGE PALM	
3289	CABBAGE PALM	
3290	CABBAGE PALM	
3291	CABBAGE PALM	
3292	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3293	CABBAGE PALM	
3294	CABBAGE PALM	
3295	OAK	20"
3296	CABBAGE PALM	
3297	CABBAGE PALM	
3298	CABBAGE PALM	
3299	CABBAGE PALM	
3300	CABBAGE PALM	
3325	CABBAGE PALM	
3329	CABBAGE PALM	
3337	CABBAGE PALM	
3338	OAK	32"
3342	CABBAGE PALM	
3345	OAK	34"
3346	CABBAGE PALM	
3349	CABBAGE PALM	
3350	OAK	16"
3376	OAK	54"
3382	OAK	34"
3391	CABBAGE PALM	
3398	OAK	36"
3401	CABBAGE PALM	
3403	OAK	16"
3404	CABBAGE PALM	
3405	CABBAGE PALM	
3406	OAK	16"
3407	CABBAGE PALM	
3408	OAK	18"
3409	CABBAGE PALM	
3410	CABBAGE PALM	
3411	OAK	14"
3411	CABBAGE PALM	
3412	CABBAGE PALM	
3413	CABBAGE PALM	
3414	OAK	18"
3415	CABBAGE PALM	
3416	CABBAGE PALM	
3417	CABBAGE PALM	
3418	CABBAGE PALM	
3419	CABBAGE PALM	
3420	CABBAGE PALM	
3421	OAK	24"
3422	OAK	18"
3423	CABBAGE PALM	
3424	CABBAGE PALM	
3426	OAK	34"
3427	CABBAGE PALM	
3428	OAK	14"
3429	OAK	24"
3430	CABBAGE PALM	
3431	OAK	14"
3433	CABBAGE PALM	
3434	OAK	14"
3435	CABBAGE PALM	
3436	CABBAGE PALM	
3437	CABBAGE PALM	
3439	CABBAGE PALM	
3442	OAK	14"
3444	OAK	14"
3445	CABBAGE PALM	
3446	OAK	24"
3447	CABBAGE PALM	
3448	OAK	32"
3450	CABBAGE PALM	
3451	CABBAGE PALM	
3452	CABBAGE PALM	
3453	CABBAGE PALM	
3454	CABBAGE PALM	
3456	CABBAGE PALM	
3457	OAK	14"

\\ch5\data\Projects Active\23-0711 Zentex\CAD\Survey Plat\21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 9/27/2024 8:08 AM
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	JW
FILENAME	21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg
SCALE	AS SHOWN
DATE	March 17, 2022

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY
FOR: MERITAGE
RECORD INFORMATION
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ST. LUCIE COUNTY, FLORIDA

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21-412

TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
3458	CABBAGE PALM	
3459	CABBAGE PALM	
3460	CABBAGE PALM	
3461	OAK	20"
3462	CABBAGE PALM	
3463	CABBAGE PALM	
3464	CABBAGE PALM	
3465	OAK	14"
3468	CABBAGE PALM	
3469	CABBAGE PALM	
3470	OAK	14"
3473	CABBAGE PALM	
3474	CABBAGE PALM	
3475	OAK	18"
3476	CABBAGE PALM	
3477	CABBAGE PALM	
3479	OAK	16"
3479	OAK	26"
3481	CABBAGE PALM	
3482	OAK	16"X2
3483	CABBAGE PALM	
3484	CABBAGE PALM	
3485	OAK	14"
3486	CABBAGE PALM	
3487	OAK	18"
3488	CABBAGE PALM	
3489	CABBAGE PALM	
3490	CABBAGE PALM	
3491	CABBAGE PALM	
3492	CABBAGE PALM	
3493	CABBAGE PALM	
3494	CABBAGE PALM	
3496	CABBAGE PALM	
3497	CABBAGE PALM	
3499	CABBAGE PALM	
3501	CABBAGE PALM	
3502	CABBAGE PALM	
3503	CABBAGE PALM	
3504	CABBAGE PALM	
3505	CABBAGE PALM	
3507	CABBAGE PALM	
3508	CABBAGE PALM	
3509	OAK	28"
3510	CABBAGE PALM	
3511	CABBAGE PALM	
3512	CABBAGE PALM	
3513	CABBAGE PALM	
3515	CABBAGE PALM	
3517	CABBAGE PALM	
3518	CABBAGE PALM	
3519	CABBAGE PALM	
3521	CABBAGE PALM	
3523	OAK	36"
3524	CABBAGE PALM	
3525	CABBAGE PALM	
3527	CABBAGE PALM	
3528	CABBAGE PALM	
3529	CABBAGE PALM	
3530	CABBAGE PALM	
3531	CABBAGE PALM	
3532	CABBAGE PALM	
3534	CABBAGE PALM	
3535	CABBAGE PALM	
3537	CABBAGE PALM	
3538	CABBAGE PALM	
3539	OAK	26"
3540	CABBAGE PALM	
3541	CABBAGE PALM	
3543	CABBAGE PALM	
3544	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3545	CABBAGE PALM	
3547	CABBAGE PALM	
3549	CABBAGE PALM	
3550	CABBAGE PALM	
3551	CABBAGE PALM	
3552	CABBAGE PALM	
3555	OAK	18"
3556	CABBAGE PALM	
3557	CABBAGE PALM	
3558	CABBAGE PALM	
3559	CABBAGE PALM	
3560	CABBAGE PALM	
3561	CABBAGE PALM	
3562	CABBAGE PALM	
3563	CABBAGE PALM	
3563	CABBAGE PALM	
3565	CABBAGE PALM	
3566	OAK	18"
3567	CABBAGE PALM	
3568	CABBAGE PALM	
3569	CABBAGE PALM	
3570	CABBAGE PALM	
3571	CABBAGE PALM	
3572	CABBAGE PALM	
3573	CABBAGE PALM	
3574	CABBAGE PALM	
3575	OAK	26"
3577	OAK	28"
3578	OAK	70"
3579	CABBAGE PALM	
3580	OAK	16"
3581	CABBAGE PALM	
3582	OAK	16"
3583	CABBAGE PALM	
3585	CABBAGE PALM	
3586	CABBAGE PALM	
3587	CABBAGE PALM	
3588	CABBAGE PALM	
3589	CABBAGE PALM	
3590	OAK	16"
3591	CABBAGE PALM	
3592	CABBAGE PALM	
3593	CABBAGE PALM	
3594	CABBAGE PALM	
3595	OAK	18"
3597	OAK	36"X2
3598	CABBAGE PALM	
3599	OAK	18"
3600	OAK	18"
3601	OAK	14"
3602	OAK	14"
3603	CABBAGE PALM	
3604	CABBAGE PALM	
3605	CABBAGE PALM	
3606	OAK	24"
3607	OAK	20"
3608	CABBAGE PALM	
3609	CABBAGE PALM	
3610	OAK	26"
3612	CABBAGE PALM	
3613	CABBAGE PALM	
3614	OAK	20"
3615	CABBAGE PALM	
3617	CABBAGE PALM	
3618	CABBAGE PALM	
3620	CABBAGE PALM	
3621	OAK	24"
3622	OAK	24"
3623	OAK	20"
3624	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3626	CABBAGE PALM	
3627	OAK	24"
3628	CABBAGE PALM	
3630	OAK	20"
3631	OAK	18"
3633	CABBAGE PALM	
3634	CABBAGE PALM	
3635	CABBAGE PALM	
3636	CABBAGE PALM	
3637	CABBAGE PALM	
3637	OAK	18"
3640	OAK	14"
3641	CABBAGE PALM	
3642	OAK	20"
3644	CABBAGE PALM	
3646	CABBAGE PALM	
3649	CABBAGE PALM	
3650	CABBAGE PALM	
3651	CABBAGE PALM	
3653	CABBAGE PALM	
3654	CABBAGE PALM	
3655	CABBAGE PALM	
3656	CABBAGE PALM	
3660	OAK	14"
3661	CABBAGE PALM	
3662	OAK	14"
3663	CABBAGE PALM	
3664	OAK	28"
3665	CABBAGE PALM	
3666	CABBAGE PALM	
3667	CABBAGE PALM	
3668	CABBAGE PALM	
3669	OAK	24"
3670	OAK	20"
3672	CABBAGE PALM	
3673	OAK	18"
3674	CABBAGE PALM	
3676	CABBAGE PALM	
3677	OAK	16"
3678	CABBAGE PALM	
3679	CABBAGE PALM	
3680	OAK	14"X2
3681	OAK	16"
3682	CABBAGE PALM	
3683	CABBAGE PALM	
3684	CABBAGE PALM	
3687	CABBAGE PALM	
3689	CABBAGE PALM	
3690	CABBAGE PALM	
3691	CABBAGE PALM	
3692	CABBAGE PALM	
3694	CABBAGE PALM	
3695	CABBAGE PALM	
3696	CABBAGE PALM	
3696	CABBAGE PALM	
3697	OAK	14"
3698	CABBAGE PALM	
3699	CABBAGE PALM	
3702	CABBAGE PALM	
3704	CABBAGE PALM	
3705	CABBAGE PALM	
3706	CABBAGE PALM	
3707	CABBAGE PALM	
3708	CABBAGE PALM	
3709	CABBAGE PALM	
3710	CABBAGE PALM	
3713	CABBAGE PALM	
3714	OAK	36"
3716	CABBAGE PALM	
3717	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3719	OAK	26"
3720	CABBAGE PALM	
3721	CABBAGE PALM	
3722	CABBAGE PALM	
3723	OAK	48"
3724	OAK	22"
3725	CABBAGE PALM	
3726	CABBAGE PALM	
3728	CABBAGE PALM	
3729	CABBAGE PALM	
3730	CABBAGE PALM	
3731	CABBAGE PALM	
3732	CABBAGE PALM	
3733	OAK	14"
3734	OAK	32"
3735	OAK	24"
3736	OAK	24"
3737	CABBAGE PALM	
3738	OAK	24"
3741	OAK	14"
3742	OAK	14"
3745	CABBAGE PALM	
3746	CABBAGE PALM	
3748	OAK	14"
3749	OAK	20"
3750	CABBAGE PALM	
3759	OAK	18"
3761	CABBAGE PALM	
3765	OAK	30"
3772	CABBAGE PALM	
3774	CABBAGE PALM	
3775	CABBAGE PALM	
3776	CABBAGE PALM	
3777	OAK	14"
3778	OAK	14"
3779	CABBAGE PALM	
3783	OAK	16"
3784	CABBAGE PALM	
3785	OAK	16"
3788	CABBAGE PALM	
3789	OAK	14"
3791	OAK	14"
3792	CABBAGE PALM	
3794	CABBAGE PALM	
3795	CABBAGE PALM	
3796	OAK	14"
3797	OAK	14"
3799	CABBAGE PALM	
3802	OAK	14"
3803	OAK	20"
3804	OAK	18"
3805	OAK	24"-8"
3818	OAK	14"
3819	OAK	18"
3824	CABBAGE PALM	
3825	OAK	24"
3827	OAK	18"
3834	OAK	14"
3835	CABBAGE PALM	
3837	OAK	22"
3843	CABBAGE PALM	
3845	OAK	16"
3849	OAK	22"
3850	OAK	24"
3851	OAK	16"
3852	OAK	14"
3856	OAK	16"
3859	OAK	14"
3860	OAK	14"
3862	OAK	22"X2

TAG#	SPECIES	DIAMETER
3863	CABBAGE PALM	
3866	OAK	14"
3867	OAK	18"
3868	OAK	24"
3874	OAK	24"
3877	OAK	14"
3881	CABBAGE PALM	
3883	OAK	28"
3890	OAK	18"
3892	OAK	16"
3893	OAK	18"
3894	OAK	14"
3897	OAK	16"
3900	OAK	18"
3903	CABBAGE PALM	
3904	CABBAGE PALM	
3905	CABBAGE PALM	
3906	CABBAGE PALM	
3907	CABBAGE PALM	
3908	CABBAGE PALM	
3909	CABBAGE PALM	
3910	OAK	16"
3911	CABBAGE PALM	
3912	CABBAGE PALM	
3913	CABBAGE PALM	
3914	CABBAGE PALM	
3917	CABBAGE PALM	
3918	CABBAGE PALM	
3919	CABBAGE PALM	
3920	CABBAGE PALM	
3921	CABBAGE PALM	
3922	CABBAGE PALM	
3924	OAK	18"
3925	CABBAGE PALM	
3926	CABBAGE PALM	
3927	CABBAGE PALM	
3928	CABBAGE PALM	
3929	OAK	24"
3930	CABBAGE PALM	
3931	CABBAGE PALM	
3932	CABBAGE PALM	
3933	CABBAGE PALM	
3934	OAK	14"
3935	CABBAGE PALM	
3936	CABBAGE PALM	
3939	CABBAGE PALM	
3940	CABBAGE PALM	
3942	CABBAGE PALM	
3943	CABBAGE PALM	
3944	OAK	14"
3945	CABBAGE PALM	
3946	CABBAGE PALM	
3947	CABBAGE PALM	
3948	CABBAGE PALM	
3949	CABBAGE PALM	
3951	CABBAGE PALM	
3952	CABBAGE PALM	
3953	CABBAGE PALM	
3954	OAK	22"
3955	OAK	20"
3956	CABBAGE PALM	
3957	CABBAGE PALM	
3958	CABBAGE PALM	
3959	CABBAGE PALM	
3960	OAK	24"
3961	OAK	22"
3962	CABBAGE PALM	
3963	CABBAGE PALM	
3964	CABBAGE PALM	
3965	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3966	CABBAGE PALM	
3967	CABBAGE PALM	
3968	CABBAGE PALM	
3968	CABBAGE PALM	
3970	CABBAGE PALM	
3971	OAK	28"
3973	OAK	26"
3975	CABBAGE PALM	
3976	CABBAGE PALM	
3977	CABBAGE PALM	
3978	CABBAGE PALM	
3979	OAK	24"X2
3981	OAK	14"
3983	CABBAGE PALM	
3986	OAK	16"
3987	OAK	18"
3988	CABBAGE PALM	
3989	CABBAGE PALM	
3990	CABBAGE PALM	
3991	CABBAGE PALM	
3992	OAK	20"
3993	CABBAGE PALM	
3994	CABBAGE PALM	
3995	CABBAGE PALM	
3996	CABBAGE PALM	
3998	CABBAGE PALM	
3999	OAK	28"
4000	CABBAGE PALM	
4524	OAK	36"
4526	OAK	18"
4537	UNKNOWN	28"
4553	CABBAGE PALM	
4560	CABBAGE PALM	
4570	OAK	36"
4591	OAK	16"
4593	CABBAGE PALM	
4598	CABBAGE PALM	
4728	CABBAGE PALM	
4742	OAK	24"
4745	CABBAGE PALM	
4860	OAK	24"
4866	OAK	20"
5003	OAK	26"X2
5004	CABBAGE PALM	
5006	OAK	24"
5008	OAK	16"
5012	CABBAGE PALM	
5013	OAK	16"
5017	OAK	50"
5018	CABBAGE PALM	
5020	CABBAGE PALM	
5021	OAK	14"X2
5022	OAK	24"
5025	OAK	44"
5026	OAK	20"
5029	OAK	24"
5030	CABBAGE PALM	
5032	OAK	18"
5033	CABBAGE PALM	
5034	CABBAGE PALM	
5035	OAK	22"
5036	CABBAGE PALM	
5037	OAK	14"
5039	OAK	24"
5040	OAK	18" & 12"
5041	OAK	22"
5043	OAK	22"
5044	OAK	24"
5045	OAK	24"
5046	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
5047	CABBAGE PALM	
5049	OAK	18"
5050	OAK	34"
5052	CABBAGE PALM	
5054	CABBAGE PALM	
5055	OAK	24"X3
5056	OAK	18"X2 & 14"
5057	OAK	14"
5058	OAK	14"
5059	OAK	26"
5060	OAK	22"
5061	CABBAGE PALM	
5063	CABBAGE PALM	
5064	OAK	20"
5066	OAK	24"
5067	OAK	18"
5069	CABBAGE PALM	
5070	OAK	18"
5071	OAK	14"
5073	CABBAGE PALM	
5076	OAK	16"
5079	OAK	34"
5080	CABBAGE PALM	
5081	OAK	24"X2
5082	OAK	14"
5083	OAK	18"
5086	OAK	24"
5087	OAK	14"
5088	CABBAGE PALM	
5090	OAK	18"
5091	OAK	18" & 12"
5092	CABBAGE PALM	
5094	CABBAGE PALM	
5095	CABBAGE PALM	
5097	CABBAGE PALM	
5098	CABBAGE PALM	
5100	OAK	18"
5101	OAK	24"
5105	OAK	14"X2
5106	OAK	14"
5109	OAK	14"
5110	OAK	36"
5113	OAK	14"
5114	OAK	24"
5118	OAK	24"X2
5119	CABBAGE PALM	
5120	OAK	18"
5124	OAK	30"
5125	OAK	24"
5126	OAK	20"
5127	OAK	14"X2
5128	CABBAGE PALM	
5130	OAK	18"
5132	OAK	24"
5133	OAK	14"
5134	OAK	30"
5147	CABBAGE PALM	
5149	OAK	34"
5150	OAK	36"
5152	CABBAGE PALM	
5153	OAK	24"
5154	CABBAGE PALM	
5155	OAK	46"
5158	OAK	36"
5159	OAK	18"
5161	OAK	56"
5162	OAK	14"
5165	OAK	14"
5168	OAK	36"
5169	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
5174	OAK	14"
5190	OAK	18"
5192	OAK	24"
5193	OAK	24"
5194	OAK	22"
5197	OAK	28"
5199	OAK	14"
5202	OAK	18"
5203	OAK	22"
5204	OAK	14"
5206	OAK	14"
5209	OAK	18"
5215	OAK	22"
5216	CABBAGE PALM	
5218	OAK	18"
5221	OAK	14"
5228	OAK	30"
5229	OAK	18"
5230	CABBAGE PALM	
5231	CABBAGE PALM	
5232	CABBAGE PALM	
5233	CABBAGE PALM	
5234	CABBAGE PALM	
5237	CABBAGE PALM	
5239	OAK	14"
5240	OAK	16"
5242	CABBAGE PALM	
5243	OAK	14"
5244	OAK	24"
5245	OAK	16"
5246	OAK	14"
5248	OAK	14"
5250	CABBAGE PALM	
5252	OAK	26"
5254	OAK	32"
5257	CABBAGE PALM	
5260	CABBAGE PALM	
5262	OAK	20"
5264	OAK	16"
5265	OAK	22"
5278	OAK	14"
5279	OAK	20"
5283	OAK	18"
5284	OAK	14"
5285	OAK	14"
5287	CABBAGE PALM	
5289	OAK	18"
5294	OAK	16"
5302	OAK	14"
5303	OAK	18"
5304	OAK	14"
5308	OAK	14"
5312	CABBAGE PALM	
5313	CABBAGE PALM	
5315	CABBAGE PALM	
5324	OAK	26"
5326	OAK	32"
5327	OAK	20"
5328	CABBAGE PALM	
5329	CABBAGE PALM	
5344	CABBAGE PALM	
5345	CABBAGE PALM	
5346	CABBAGE PALM	
5347	CABBAGE PALM	
5348	CABBAGE PALM	
5349	PINE	16"
5350	CABBAGE PALM	
5351	CABBAGE PALM	
5352	CABBAGE PALM	
5353	CABBAGE PALM	

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CHECKED BY: MTO
FIELD CREW: JW
FILENAME: 21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg
SCALE: AS SHOWN
DATE: March 17, 2022

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
5354	CABBAGE PALM	
5355	CABBAGE PALM	
5356	CABBAGE PALM	
5357	CABBAGE PALM	
5358	CABBAGE PALM	
5359	CABBAGE PALM	
5364	CABBAGE PALM	
5365	CABBAGE PALM	
5366	CABBAGE PALM	
5367	CABBAGE PALM	
5372	OAK	14"
5374	OAK	18"
5376	OAK	18"
5379	OAK	30"
5383	OAK	20"
5386	OAK	14"
5388	OAK	34"
5392	CABBAGE PALM	
5393	OAK	28"
5394	OAK	16"
5397	OAK	18"
5399	OAK	38"-18"
5403	OAK	36"
5405	OAK	14"
5406	CABBAGE PALM	
5407	OAK	16"X2
5409	CABBAGE PALM	
5410	CABBAGE PALM	
5412	OAK	14"
5422	OAK	22"
5423	OAK	24"
5428	OAK	28"
5429	OAK	22"
5430	OAK	18"
5432	OAK	24"
5433	OAK	24"
5435	CABBAGE PALM	
5436	CABBAGE PALM	
5438	OAK	16"
5440	OAK	36"
5441	OAK	18"
5442	OAK	16"
5444	CABBAGE PALM	
5446	OAK	18"
5447	OAK	20" & 14"
5448	OAK	22"
5451	OAK	24"
5452	CABBAGE PALM	
5453	CABBAGE PALM	
5454	OAK	22"
5455	OAK	14"
5456	OAK	24"
5457	OAK	14"
5458	OAK	20"
5459	OAK	42"
5464	OAK	24"
5465	OAK	36"
5468	PINE	14"
5472	CABBAGE PALM	
5474	OAK	14"
5476	OAK	24"X4
5477	OAK	14"
5480	OAK	14"
5489	OAK	18"
5490	OAK	20"
5491	OAK	20" & 26"
5492	OAK	24" & 12"X2
5494	OAK	46"
5499	OAK	38"
24686	OAK	16"

TEST SITE #1

TAG#	SPECIES	DIAMETER
176	CABBAGE PALM	
177	CABBAGE PALM	
182	CABBAGE PALM	
183	CABBAGE PALM	
184	CABBAGE PALM	
186	CABBAGE PALM	
188	CABBAGE PALM	
189	CABBAGE PALM	
190	CABBAGE PALM	
192	CABBAGE PALM	
193	CABBAGE PALM	
194	CABBAGE PALM	
195	CABBAGE PALM	
196	CABBAGE PALM	
197	CABBAGE PALM	
198	CABBAGE PALM	
200	OAK	14"
201	CABBAGE PALM	
202	CABBAGE PALM	
203	CABBAGE PALM	
204	CABBAGE PALM	
205	CABBAGE PALM	
206	CABBAGE PALM	
207	CABBAGE PALM	
208	CABBAGE PALM	
209	CABBAGE PALM	
210	CABBAGE PALM	
211	CABBAGE PALM	
212	CABBAGE PALM	
214	HICKORY	14"
215	CABBAGE PALM	
215	CABBAGE PALM	
216	CABBAGE PALM	
217	CABBAGE PALM	
218	CABBAGE PALM	
219	CABBAGE PALM	
220	CABBAGE PALM	
221	CABBAGE PALM	

TEST SITE #1

TAG#	SPECIES	DIAMETER
222	CABBAGE PALM	
223	CABBAGE PALM	
224	CABBAGE PALM	
225	CABBAGE PALM	
226	CABBAGE PALM	
227	CABBAGE PALM	
228	CABBAGE PALM	
229	OAK	14"
230	CABBAGE PALM	
231	CABBAGE PALM	
232	CABBAGE PALM	
233	CABBAGE PALM	
234	CABBAGE PALM	
235	CABBAGE PALM	
236	CABBAGE PALM	
237	CABBAGE PALM	
238	CABBAGE PALM	
239	HICKORY	24"
240	CABBAGE PALM	
240	CABBAGE PALM	
241	CABBAGE PALM	
242	CABBAGE PALM	
243	CABBAGE PALM	
244	CABBAGE PALM	
246	CABBAGE PALM	
247	OAK	36"
248	CABBAGE PALM	
249	CABBAGE PALM	
250	CABBAGE PALM	
251	CABBAGE PALM	
252	CABBAGE PALM	
276	CABBAGE PALM	
277	CABBAGE PALM	

TEST SITE #2

TAG#	SPECIES	DIAMETER
114	HICKORY	14"
115	CABBAGE PALM	
116	CABBAGE PALM	
117	CABBAGE PALM	
118	CABBAGE PALM	
119	CABBAGE PALM	
120	CABBAGE PALM	
121	CABBAGE PALM	
122	CABBAGE PALM	
123	CABBAGE PALM	
124	CABBAGE PALM	
125	CABBAGE PALM	
126	CABBAGE PALM	
128	CABBAGE PALM	
129	CABBAGE PALM	
130	CABBAGE PALM	
131	CABBAGE PALM	
132	CABBAGE PALM	
133	CABBAGE PALM	
134	CABBAGE PALM	
135	CABBAGE PALM	
136	CABBAGE PALM	
138	CABBAGE PALM	
139	CABBAGE PALM	
139	CABBAGE PALM	
140	CABBAGE PALM	
143	CABBAGE PALM	
145	CABBAGE PALM	
146	CABBAGE PALM	
147	CABBAGE PALM	
148	CABBAGE PALM	
150	CABBAGE PALM	
151	CABBAGE PALM	
152	CABBAGE PALM	
153	CABBAGE PALM	
154	CABBAGE PALM	
155	CABBAGE PALM	
156	OAK	14"
157	CABBAGE PALM	
158	CABBAGE PALM	
162	HICKORY	18"
101	CABBAGE PALM	
102	CABBAGE PALM	
103	CABBAGE PALM	
104	CABBAGE PALM	
105	CABBAGE PALM	
110	CABBAGE PALM	
112	CABBAGE PALM	
113	CABBAGE PALM	

TEST SITE #3

TAG#	SPECIES	DIAMETER
10079	CABBAGE PALM	
10045	CABBAGE PALM	
10046	CABBAGE PALM	
10047	CABBAGE PALM	
10048	CABBAGE PALM	
10049	CABBAGE PALM	
10050	CABBAGE PALM	
10051	CABBAGE PALM	
10052	CABBAGE PALM	
10053	CABBAGE PALM	
10054	CABBAGE PALM	
10055	OAK	36"
10056	CABBAGE PALM	
10057	CABBAGE PALM	
10058	CABBAGE PALM	
10059	CABBAGE PALM	
10060	CABBAGE PALM	
10062	CABBAGE PALM	
10063	CABBAGE PALM	
10064	CABBAGE PALM	
10065	CABBAGE PALM	
10066	CABBAGE PALM	
10067	CABBAGE PALM	
10068	CABBAGE PALM	
10069	CABBAGE PALM	
10070	CABBAGE PALM	
10071	CABBAGE PALM	
10072	CABBAGE PALM	
10073	CABBAGE PALM	
10075	CABBAGE PALM	
10076	CABBAGE PALM	
10077	CABBAGE PALM	
10078	CABBAGE PALM	
10080	CABBAGE PALM	
10081	CABBAGE PALM	
10082	CABBAGE PALM	
10083	CABBAGE PALM	
10084	CABBAGE PALM	
10085	CABBAGE PALM	
10086	CABBAGE PALM	
10087	CABBAGE PALM	
10088	OAK	24"
10089	CABBAGE PALM	
10090	CABBAGE PALM	
10091	CABBAGE PALM	
10092	CABBAGE PALM	
10107	CABBAGE PALM	
10108	CABBAGE PALM	
10109	CABBAGE PALM	
10110	CABBAGE PALM	
10111	OAK	18"
10112	CABBAGE PALM	
10113	OAK	18"
10114	CABBAGE PALM	
10115	CABBAGE PALM	

TEST SITE #3

TAG#	SPECIES	DIAMETER
10116	CABBAGE PALM	
10117	CABBAGE PALM	
10118	CABBAGE PALM	
10119	CABBAGE PALM	
10120	CABBAGE PALM	
10121	CABBAGE PALM	
10122	CABBAGE PALM	
10123	CABBAGE PALM	
10124	OAK	18"
10125	CABBAGE PALM	
10126	CABBAGE PALM	
10127	CABBAGE PALM	
10128	CABBAGE PALM	
10129	CABBAGE PALM	
10130	CABBAGE PALM	
10131	CABBAGE PALM	
10137	CABBAGE PALM	
10138	OAK	18"
10139	CABBAGE PALM	
10140	CABBAGE PALM	
10141	CABBAGE PALM	
10142	CABBAGE PALM	
10143	CABBAGE PALM	
10144	CABBAGE PALM	
10145	CABBAGE PALM	
10146	CABBAGE PALM	
10147	CABBAGE PALM	
10148	CABBAGE PALM	
10149	CABBAGE PALM	
10150	CABBAGE PALM	
10151	CABBAGE PALM	
10152	CABBAGE PALM	
10153	CABBAGE PALM	
10159	CABBAGE PALM	
10160	CABBAGE PALM	
10161	CABBAGE PALM	
10162	CABBAGE PALM	
10185	CABBAGE PALM	
10186	CABBAGE PALM	
10187	CABBAGE PALM	
10188	CABBAGE PALM	
10189	CABBAGE PALM	
10190	CABBAGE PALM	
10191	CABBAGE PALM	
10192	CABBAGE PALM	
10193	CABBAGE PALM	
10194	CABBAGE PALM	
10195	CABBAGE PALM	
10196	CABBAGE PALM	
10197	CABBAGE PALM	
10198	CABBAGE PALM	
10200	CABBAGE PALM	
10201	CABBAGE PALM	
10202	CABBAGE PALM	
10203	CABBAGE PALM	

TEST SITE #4

TAG#	SPECIES	DIAMETER
4081	CABBAGE PALM	
4056	CABBAGE PALM	
4023	CABBAGE PALM	
4030	CABBAGE PALM	
4089	CABBAGE PALM	
4058	CABBAGE PALM	
4015	CABBAGE PALM	
4038	CABBAGE PALM	
4098	CABBAGE PALM	
4002	CABBAGE PALM	
4099	CABBAGE PALM	
4027	CABBAGE PALM	
4085	CABBAGE PALM	
4088	CABBAGE PALM	
4069	CABBAGE PALM	
1652	CABBAGE PALM	
4052	CABBAGE PALM	
4029	CABBAGE PALM	
4057	CABBAGE PALM	
4003	CABBAGE PALM	
4083	CABBAGE PALM	
4072	CABBAGE PALM	
4080	CABBAGE PALM	
4061	CABBAGE PALM	
4096	CABBAGE PALM	
15	CABBAGE PALM	
16	CABBAGE PALM	
17	CABBAGE PALM	
20	CABBAGE PALM	
21	CABBAGE PALM	
24	CABBAGE PALM	
26	CABBAGE PALM	
27	CABBAGE PALM	
28	CABBAGE PALM	
29	CABBAGE PALM	
30	CABBAGE PALM	

TEST SITE #4

TAG#	SPECIES	DIAMETER
34	CABBAGE PALM	
35	CABBAGE PALM	
37	CABBAGE PALM	
38	CABBAGE PALM	
40	CABBAGE PALM	
43	CABBAGE PALM	
45	CABBAGE PALM	
46	CABBAGE PALM	
47	CABBAGE PALM	
48	CABBAGE PALM	
49	CABBAGE PALM	
50	CABBAGE PALM	
51	CABBAGE PALM	
52	CABBAGE PALM	
53	CABBAGE PALM	
57	CABBAGE PALM	
58	CABBAGE PALM	
59	CABBAGE PALM	
60	CABBAGE PALM	
61	CABBAGE PALM	
62	CABBAGE PALM	
63	CABBAGE PALM	
64	CABBAGE PALM	
65	CABBAGE PALM	
66	HICKORY	14"
69	CABBAGE PALM	
70	CABBAGE PALM	
73	CABBAGE PALM	
75	CABBAGE PALM	
76	CABBAGE PALM	
77	CABBAGE PALM	
78	CABBAGE PALM	
79	CABBAGE PALM	
80	CABBAGE PALM	
81	CABBAGE PALM	
82	CABBAGE PALM	

TEST SITE #5

TAG#	SPECIES	DIAMETER
4067	CABBAGE PALM	
4019	CABBAGE PALM	
4059	CABBAGE PALM	
4062	CABBAGE PALM	
4091	CABBAGE PALM	
4046	CABBAGE PALM	
4076	CABBAGE PALM	
4098	CABBAGE PALM	
4012	CABBAGE PALM	
4086	CABBAGE PALM	
4005	CABBAGE PALM	
4075	CABBAGE PALM	
4047	CABBAGE PALM	
4014	CABBAGE PALM	
4039	HICKORY	14"
4016	CABBAGE PALM	
4093	CABBAGE PALM	
4022	CABBAGE PALM	
4084	CABBAGE PALM	
4021	CABBAGE PALM	
4043	CABBAGE PALM	
4065	CABBAGE PALM	
4053	CABBAGE PALM	

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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DRAWN BY	ABB
CHECKED BY	MTO
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TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
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ST. LUCIE COUNTY, FLORIDA

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UNIT 201
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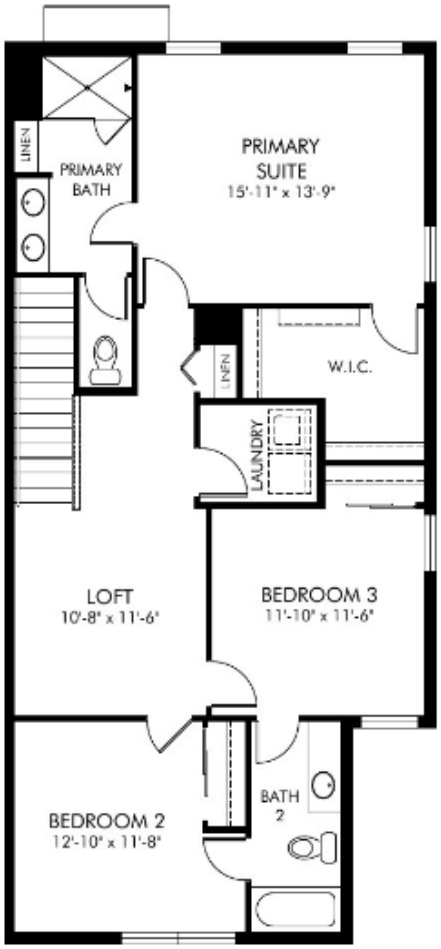
Gordy Creek – Floorplans & Elevations

Town Homes:

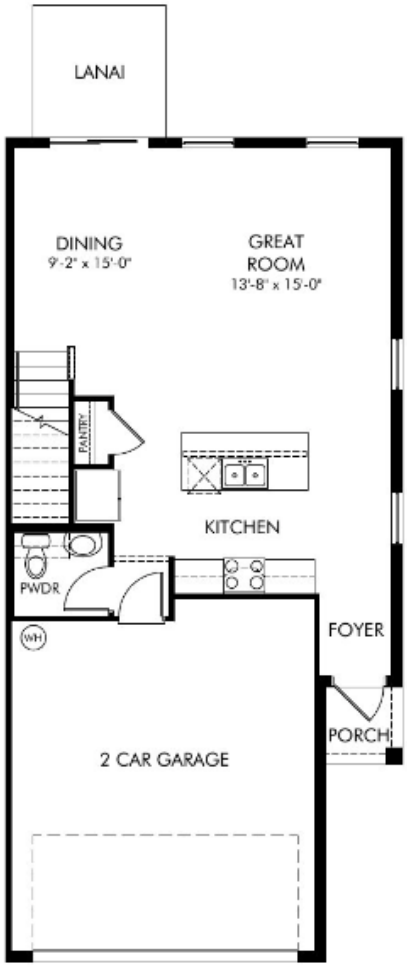


Floorplans:

Option #1

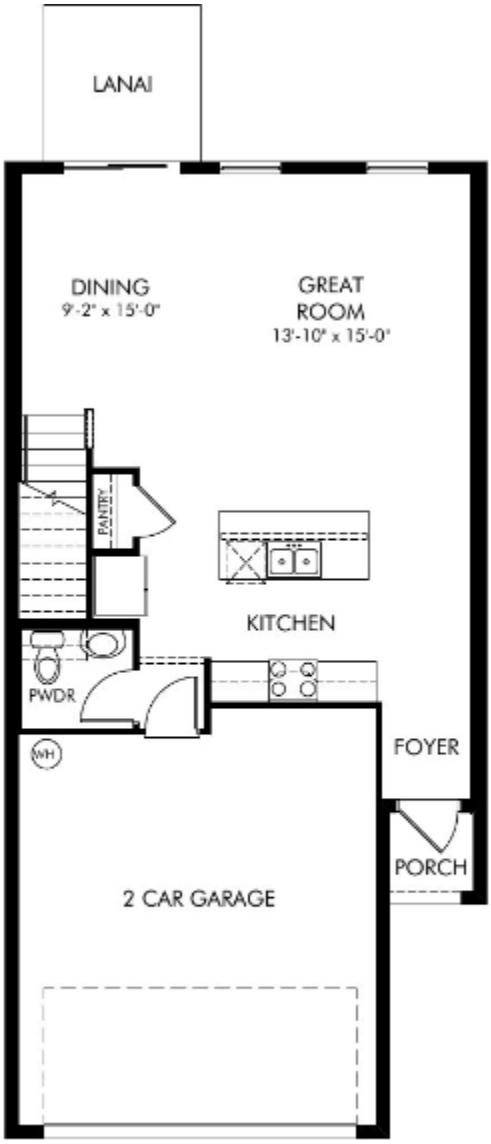


Tidewater | Sandpiper End | Second Floor
Approx. 1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

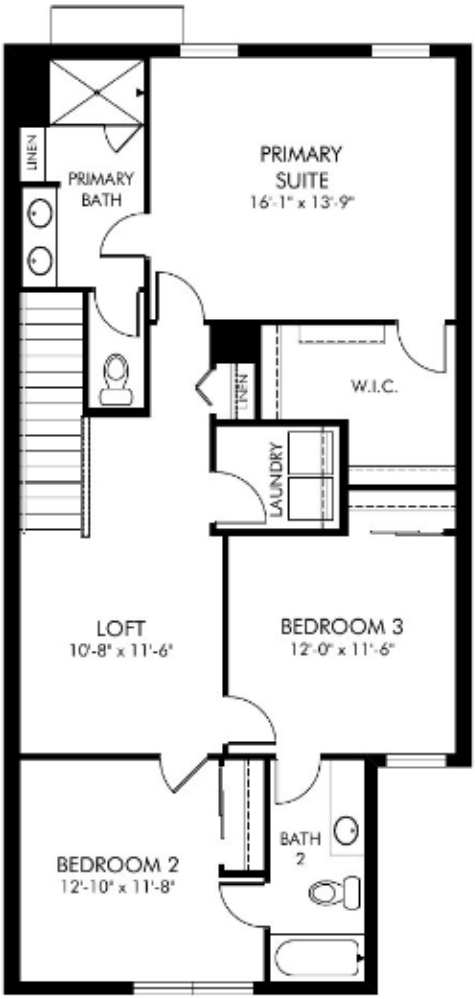


Tidewater | Sandpiper End | First Floor
Approx. 1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Option #2



Tidewater | Sandpiper | First Floor
Approx. 1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story



Tidewater | Sandpiper | Second Floor
Approx. 1,808 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Elevations:

Option #1



Option #2



Single Family



Floor plans:

Option #1

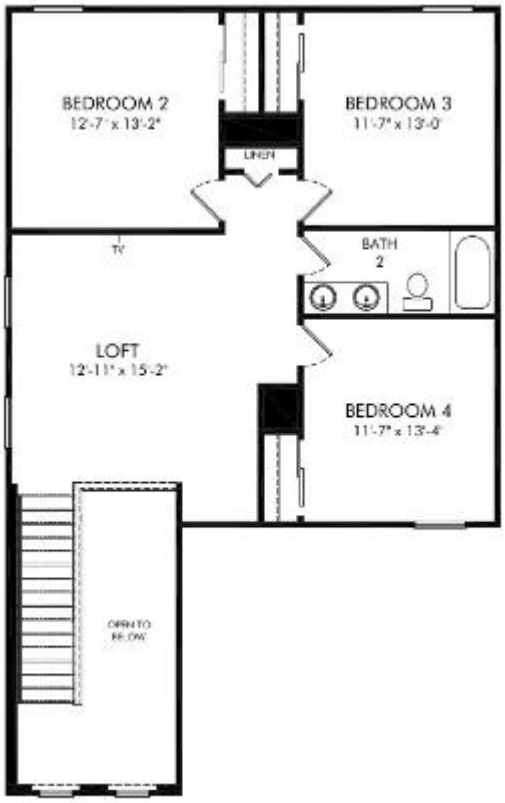


Option #2

First floor



Second floor



Elevations

Option #1



Elevation A



Elevation C



Elevation D

Option #2



Elevation A



Elevation C



Elevation D

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

August 20, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

Gordy Creek
PD Rezoning
Statement of Benefits

Description:
Parcel ID: 2326-130-0000-000-7 and 2326-130-0000-010-0
Site Location: Gordy Road, south of Okeechobee Road and west of the Turnpike
Project Site: 76.97 acres
Existing Land Use: MXD
Existing Zoning: AG-1 (SLC)
Proposed Zoning: PD

To whom it may concern,

On behalf of the applicant, Gordy Creek LLC, please accept this statement of benefits as part of the PD Rezoning application for the proposed residential development project on Gordy Road, south of Okeechobee Road.

One of the most compelling features of the development is its integration with the natural environment. There is a 10-mile creek on the west side of the site, within a large, preserved wetland. This creek is the focal point of the development, providing residents and visitors with a beautiful view, while also serving as a natural habitat. The 1.36-acre lake situated in the Northwest area of this site is surrounded by a trail open to both the public and residents of the development. This trail offers a view of the wetland with the 10-mile creek, providing a unique opportunity for outdoor enjoyment and environmental education. The trail is designed to enhance community engagement with the natural world, featuring educational signs that provide insights into the wetland ecosystem.

Access to this natural area is facilitated through a separate entryway accessible from Gordy Road, with dedicated parking available for the public. This thoughtful design ensures that the preservation area can be enjoyed by everyone, reinforcing the development's commitment to community and environmental stewardship.

Additionally, the preservation of a small section of existing wetland on the southeast corner of the site is considered. This area will remain untouched by construction, ensuring that the ecological balance of the region is maintained.

This residential development presents a unique opportunity for growth and enhancement in the West Fort Pierce area, thanks to its exceptional accessibility and diverse housing options. The site is accessible from Gordy Road which has convenient access to both I-95 and Florida's Turnpike, allowing for great connectivity to and from the site. The variety of housing types offered addresses the current deficit in housing options within West Fort Pierce. This variety helps cater to the growing demand for diverse residential options in the region.

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 dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Record and Return To:
This Instrument Prepared By:
R. Travis Rentz, Esquire
Godbold, Downing, Bill & Rentz, P.A.
222 W. Comstock Avenue, Suite 101
Winter Park, Florida 32789

[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 _____, 2024, (the "**Effective Date**") by and between **GORDY CREEK, LLC**, a Florida limited liability company (the "**Applicant**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, Applicant is the contract purchaser and proposed 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 "Gordy Creek" consisting of approximately 76.41 acres with 316 single family dwelling units ("**DU**s") (the "**Project**"); 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.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Phasing Requirements.** The Development shall be constructed in one Phase.

2. **Development Requirements for the Project.** Notwithstanding the requirements of Section 125-194, Medium District Residential Zone (R4), of the Code of Ordinances of the City, the Project will be developed in conformance with the "Minimum Proposed Requirements set forth in the below table:

Minimum Requirements Chart	Minimum Code Requirements(R-4)	Minimum Proposed Requirements
Townhome (TH) Min. Lot Size	1500 Sq. Ft.	1500 Sq. Ft.
Single Family (SF) Min. Lot Size	4000 Sq. Ft.	4800 Sq. Ft.
TH Min. Lot Width	16-24ft	16ft
SF Min. Lot Width	60ft	40ft
TH Min. Lot Depth	90ft	95ft
SF Min. Lot Depth	70ft	110ft
TH Min. Side Setback (corner)	15ft	15ft

SF Min. Side Setback (corner)	15ft	15ft
TH Min. Side Setback	10ft	5ft
SF Min. Side Setback	6ft	15ft
TH Min. Rear Setback	0ft	10ft
SF Min. Rear Setback	15ft	10ft
Overall Min. Building Height	45ft	35ft

3. Project Compliance. By entering into this Agreement, the Board finds that the Project is consistent with the City's comprehensive plan and land development code. Any failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

4. 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.

5. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the Board and the Applicant, provided that such modification, amendment, or release has been approved by the Board after public hearing. Notwithstanding anything contained hereinto the contrary, Applicant, its successors in interest and the Board may amend or terminate this Agreement without securing the consent of other property owners whose property is affected by this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

6. Governing Law. This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

7. Successors and Assigns. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Applicant and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Applicant from any term, condition, obligation or duties set out in this Agreement.

8. Notice. Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; (iv) mailed by regular U.S. mail; or (v) sent by electronic mail (Email). For purposes of notice, the addressees are as follows:

APPLICANT: GORDY CREEK, LLC

_____

_____

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL
34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

9. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

10. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

11. **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.

12. **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.

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

APPLICANT

GORDY CREEK, LLC, a Florida limited liability company

_____
Print Name: _____
Address: _____
_____

By: _____
Name: _____
Its: _____

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2024, by _____, as _____ of Gordy Creek, LLC, on behalf of said company. Said person is (check one) □ 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, or □ produced other identification, to wit: _____.

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
City Mayor Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
City Attorney

EXHIBIT A
[LEGAL DESCRIPTION OF THE PROPERTY]

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

DECLARATION OF COVENANTS,

CONDITIONS AND RESTRICTIONS

FOR

GORDY CREEK

TABLE OF CONTENTS

ARTICLE I DEFINITIONS 1

ARTICLE II PLAN OF DEVELOPMENT 5

ARTICLE III THE ASSOCIATION; RIGHTS AND DUTIES, MEMBERSHIP AND VOTING RIGHTS 8

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS 14

ARTICLE V USE RESTRICTIONS 22

ARTICLE VI RESERVATION OF RIGHT TO RESUBDIVIDE AND REPLAT 35

ARTICLE VII PARTY WALLS 35

ARTICLE VIII EASEMENTS 39

ARTICLE IX MAINTENANCE 46

ARTICLE X INSURANCE; CONDEMNATION 49

ARTICLE XI TERM AND ENFORCEMENT 52

ARTICLE XII CLAIM AND DISPUTE RESOLUTION/LEGAL ACTIONS 54

ARTICLE XIII GENERAL PROVISIONS 59

ARTICLE XIV WATER MANAGEMENT DISTRICT REQUIREMENTS 61

ARTICLE XV SPECIAL PROVISIONS 64

ARTICLE XVI RIGHTS OF DECLARANT 69

ARTICLE XVII WARRANTIES 71

ARTICLE XVIII MASTER DECLARATION PROVISIONS 72

ARTICLE XIX TOWNHOME PROVISIONS 72

Exhibit "A" Legal Description of Property

Exhibit "B" Articles of Incorporation of Association

Exhibit "C" Bylaws of Association

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

GORDY CREEK

THIS DECLARATION is made on the date hereinafter set forth by **GORDY CREEK, LLC**, a Florida corporation, whose address is 201 SE 15th Terr, Suite 201, Deerfield Beach, FL 33441 ("**Declarant**").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property ("**Property**") located in the County of St. Lucie, State of Florida, described on **Exhibit "A"** attached hereto; and

WHEREAS, Declarant desires to preserve and enhance the quality of life in the community being developed on the Property, provide for the maintenance of certain common areas and Improvements within the Property, and provide for the development on the Property of single family residences; and

WHEREAS, Declarant has formed a not-for-profit corporation pursuant to Chapters 617 and 720, Florida Statutes, to own, maintain, operate and/or administer the common areas and improvements within the Property, to administer and enforce this Declaration, and to collect and disburse the assessments and charges hereinafter created, all as set forth herein.

NOW, THEREFORE, Declarant hereby declares that the Property described above shall be subject to the following reservations, easements, limitations, restrictions, servitudes, covenants, conditions, charges, and liens (hereinafter sometimes collectively termed "**Covenants and Restrictions**") which are for the purpose of protecting the value and desirability of the Property, and which shall run with the land, and be binding on all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner of any portion of the Property.

ARTICLE I
DEFINITIONS

Section 1.1 "**Additional Property**" means any real property, other than the real property described on **Exhibit "A"** attached hereto, which is made subject to the provisions of this Declaration when added to the Property as provided by Article II, Section 2.2 herein below.

Section 1.2 "**Architectural Committee**" or "**Architectural Review Committee**" means the committee established pursuant to Section 3.7 of this Declaration.

Section 1.3 "**Architectural Committee Rules**" means the rules adopted by the Architectural Committee, as such rules may be amended from time to time.

Section 1.4 "**Articles**" means the Articles of Incorporation of the Association, which have been filed with the Office of the Secretary of State of the State of Florida, a current copy of which is attached hereto as **Exhibit "B,"** as may be amended from time to time.

Section 1.5 "**Assessment Lien**" means the lien granted to the Association by this Declaration to secure the payment of Assessments and all other amounts payable to the Association under the Project Documents.

Section 1.6 "**Assessments**" means the annual, special, neighborhood, and individual lot assessments levied and assessed against each Lot pursuant to Article IV of this Declaration.

Section 1.7 "**Association**" means GORDY CREEK RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Florida nonprofit corporation, organized by the Declarant to administer and enforce the Project Documents and to exercise the rights, powers, and duties set forth therein, and its successors and assigns.

Section 1.8 "**Association Rules**" means the rules and regulations adopted by the Association, as the same may be amended from time to time.

Section 1.9 "**Board**" or "**Board of Directors**" means the board of directors of the Association.

Section 1.10 "**Builder**" means a person or entity in the business of, or a person or entity which has an affiliate in the business of, constructing and selling homes or in the business of acting as a land banker that sells lots to persons or entities who construct and sell homes, which purchases a Lot or Lots without Residential Units constructed thereon for the purpose of constructing Residential Units thereon and selling such Lots and Residential Units.

Section 1.11 "**Bylaws**" means the bylaws of the Association, a current copy of which is attached hereto as **Exhibit "C,"** as may be amended from time to time.

Section 1.12 "**Common Area**" means all real property and real property interests (including, but not limited to, easement rights and interests of the Association and/or for the benefit of the Members) owned by the Association, including but not limited to Tracts 01 through 019, Tract R, Tract W, as shown on the Plat, but such definition shall not preclude the Association from operating, maintaining or repairing any other real property for the benefit of the members of the Association (such as, but not limited to, landscaping in public rights-of-way) or any other real property maintained by the Association pursuant to a written agreement entered into by the Association for the benefit of the members.

Section 1.13 "**Common Expenses**" means expenditures made by, or financial liabilities of, the Association, together with any allocations to reserves.

Section 1.14 "**Community**" means the community being developed on the Property to be known as GORDY CREEK. Notwithstanding anything in this Declaration to the contrary, neither "Tract Commercial" nor "Tract RW," as shown on the Plat, are included in the Property, the Project, or the Community, and such Tracts are not subject to the terms of this Declaration;

provided, however, any easements granted over such Tracts to the Association shall constitute Common Areas of the Community and are subject to the terms of this Declaration.

Section 1.15 "**County**" means St. Lucie County, Florida.

Section 1.16 "**Declarant**" means GORDY CREEK, LLC, a Florida Corporation, and its successors and assigns, and any assignee of Declarant's rights. Declarant may assign any of its rights by express recorded instrument to a subsequent Owner of all or part of the Property. At any time when there is more than one Declarant, except as otherwise expressly provided in this Declaration, any approval or other action required or permitted by the "Declarant" under this Declaration shall require the written consent of the Declarants owning a majority of all Lots then owned by all Declarants. No successor Declarant shall have any liability resulting from any actions or inactions of any preceding Declarant unless expressly assumed by the successive Declarant, in which event the preceding Declarant shall be released from liability. If there is more than one Declarant, the obligations and liabilities of the Declarant under this Declaration shall be limited to the obligations that relate to the Lots within the Project then owned by such Declarant at the time liabilities or obligations arose, such liability shall not be joint or joint and several, and a Declarant shall not be liable for the actions or inactions of another Declarant.

Section 1.17 "**Declaration**" means the provisions of this document and any amendment hereto.

Section 1.18 "**Designated Builder**" means any Builder that is designated by Declarant as a "Designated Builder" in a supplemental declaration, an amendment to this Declaration, or in a written notice given by Declarant to the Association and by such designation receives certain rights as expressly provided in this Declaration.

Section 1.19 "**District Permit**" means the permit and/or approval issued by the Water Management District, as modified from time to time with the approval of the Water Management District, which governs the construction, use, operation and/or maintenance of the Surface Water Management System for the Project. The Association is obligated to accept assignment of, and to assume in writing, all of Declarant's rights and obligations under the District Permit.

Section 1.20 "**First Mortgage**" means any mortgage (including, but not limited to, any deed of trust or contract for deed, which applicable law would characterize as a mortgage) on a Lot which has priority over all other mortgages on the same Lot.

Section 1.21 "**First Mortgagee**" means the holder of any First Mortgage.

Section 1.22 "**Improvement**" or "**Improvements**" means buildings, roads, driveways, site or subdivision improvements, recreation facilities, pools, parks, amenity centers, parking areas, fences, walls, rocks, hedges, trees, shrubs, other plantings, and all other structures or landscaping improvements of every type and kind.

Section 1.23 "**Lot**" or "**lot**" means any Lot shown on a Plat. For purposes of voting on any issue required to receive the approval of Lot Owners, if a parcel is (i) designated on a Plat as

a tract or parcel other than a Lot or Common Area (such as, but not limited to, a future development tract), (ii) is zoned for residential use, and (iii) is encumbered by this Declaration, then the Owner of such parcel shall be deemed to be the Owner of the maximum number of Lots into which such parcel may be subdivided under then applicable zoning and other legal requirements.

Section 1.24 "**Member**" means any person, corporation, partnership, joint venture or other legal entity who/that is a member of the Association as provided in Article III, Section 3.9 hereof.

Section 1.25 "**New Construction**" means the initial construction of a Residential Unit and related Improvements on a Lot.

Section 1.26 "**Owner**" or "**owner**" shall mean the record owner, except as provided below, whether one or more persons or entities, of fee simple title to any Lot, excluding one who is buying a Lot under a contract (whether or not notice thereof is recorded) but has not yet acquired title to the Lot, and also excluding others having an interest merely as security for the performance of an obligation.

Section 1.27 "**Plat**" means the Plat of GORDY CREEK, as recorded in Plat Book _____, Page ___, of the Public Records of the County, and/or any other any recorded subdivision plat of any portion of the Property and all amendments thereto.

Section 1.28 "**Project**" means the Property together with all Improvements located thereon and all easements, rights and privileges appurtenant thereto.

Section 1.29 "**Project Documents**" means this Declaration and the Articles, Bylaws, Association Rules and Architectural Committee Rules.

Section 1.30 "**Purchaser**" means any person other than a Declarant or a Designated Builder, who by means of a voluntary transfer becomes the Owner of a Lot except for an Owner who purchases a Lot and then leases it to a Declarant for use as a model in connection with the sale of other Lots.

Section 1.31 "**Residential Unit**" means any building situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence by a Single Family.

Section 1.32 "**Single Family**" shall mean an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, together with their domestic servants, who maintain a common household in a dwelling.

Section 1.33 "**Single Family Residence**" shall mean a building, house, or dwelling unit used as a residence for a Single Family, including any appurtenant garage and/or storage area.

Section 1.34 "**Single Family Residential Use**" shall mean the occupation or use of a Single Family Residence in conformity with this Declaration and the requirements imposed by applicable zoning laws or other state, county or municipal rules and regulations.

Section 1.35 "**Street(s)**" shall mean the right(s)-of-way and all streets, roads, drives, courts, ways, and cul-de-sacs within the Property as the same as described in and depicted on the Plats, together with all paving, curbing, gutters, sidewalks and other improvements, facilities and appurtenances from time to time located therein, including street lights and utility lines; but, specifically excluding, however, such utility lines, facilities, and appurtenances as are located within such right(s)-of-way as may be owned by private or public utility companies or governmental agencies from time to time providing utility services to the Property.

Section 1.36 "**Surface Water Management System**" or "**Stormwater Management System**" shall mean the system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity or quality of discharges from the system, as permitted by Chapters 40A through 40E and 62, Florida Administrative Code, as applicable, and any successor thereto, specifically including, but not limited to, Tract W and all drainage easements as shown on the Plat.

Section 1.37 "**Tract**" means any portion of the Property established as a Tract in any Plat. Notwithstanding anything in this Declaration to the contrary, neither "Tract Commercial" nor "Tract RW," as shown on the Plat, are included in the Property, the Project, or the Community, and such Tracts are not subject to the terms of this Declaration; provided, however, any easements granted over such Tracts to the Association shall constitute Common Areas of the Community and are subject to the terms of this Declaration.

Section 1.38 "**Turnover**" means that point in time at which the Declarant is incapable of electing a majority of the Board of Directors of the Association. For the purposes of this Declaration, Turnover shall occur upon the termination of the Class B membership pursuant to Article III, Section 3.11 herein below.

Section 1.39 "**Visible from Neighboring Property**" or "**visible from neighboring property**" shall mean that an object is or would be visible to a person six feet (6') tall standing on a neighboring Lot, Tract, Common Area, or street at an elevation not greater than the elevation at the base of the object being viewed.

Section 1.40 "**Water Management District**" shall mean the South Florida Water Management District.

ARTICLE II
PLAN OF DEVELOPMENT

Section 2.1 Property Initially Subject to the Declaration. This Declaration is being recorded to establish a general plan for the development and use of the Project in order to protect and enhance the value and desirability of the Project. All of the Property within the Project shall

be held, sold, and conveyed subject to this Declaration. By acceptance of a deed or by acquiring any interest in any of the Property subject to this Declaration, each person or entity, for himself or itself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, rules, and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general plan for the development and use of the Property and hereby evidences his intent that all the restrictions, conditions, covenants, easements, rules and regulations contained in this Declaration shall run with the land and be binding on all subsequent and future Owners, grantees, Purchasers, assignees, lessees and transferees thereof. Furthermore, each such person fully understands and acknowledges that this Declaration shall be mutually beneficial, prohibitive, and enforceable by the Association and all Owners. Declarant, its successors, assigns and grantees, covenants and agrees that the Lots and the membership in the Association and the other rights created by this Declaration shall not be separated or separately conveyed, and such shall be deemed to be conveyed or encumbered with its respective Lot even though the description in the instrument of conveyance or encumbrance may refer only to the Lot. Notwithstanding anything in this Declaration to the contrary, neither "Tract Commercial" nor "Tract RW," as shown on the Plat, are included in the Property, the Project, or the Community, and such Tracts are not subject to the terms of this Declaration; provided, however, any easements granted over such Tracts to the Association shall constitute Common Areas of the Community and are subject to the terms of this Declaration.

Section 2.2 Additional Property. So long as the Class B membership (as hereinafter defined) shall exist, the Declarant may, from time to time, bring Additional Property under the provisions hereof by recorded supplemental declarations or an amendment to this Declaration, which amendment shall be executed by Declarant and the owner of the Additional Property that is added and recorded in the Public Records of the County (which shall not require the consent of any then existing Owners, the Association, or any mortgagee) and thereby add to and include all or such portions of the Additional Property as part of the Property subject to this Declaration, in which event the same shall be entitled to utilize the same Surface Water Management System as the Property. To the extent that Additional Property shall be made a part of the Property as a common scheme, reference herein to the Property should be deemed to be a reference to all of such Additional Property where such reference is intended to include property other than that legally described on **Exhibit "A"** attached hereto. Nothing herein, however, shall obligate the Declarant to add to the initial portion of the Property, to develop any such future portions under such common scheme, nor to prohibit the Declarant from rezoning and/or changing the development plans with respect to such future portions, nor to prohibit the Declarant from adding additional or other property to the Property under such common scheme. Expansion of the Property may include the designation of additional lands as Common Areas.

Section 2.3 Supplemental Declarations. Supplemental declaration(s) may, but need not necessarily, be recorded from time to time by Declarant (or with the express prior written consent of Declarant, in its sole discretion). A supplemental declaration shall be supplemental to this Declaration, and may create a sub-association and/or impose supplemental obligations, covenants, conditions, or restrictions, or reservations of easements, with respect to a particular portion of the Property or other land described in such instrument. This Declaration and any

supplemental declaration shall be construed to be consistent with each other to the greatest extent reasonably possible; however, in the event of any irreconcilable conflict, the provisions of this Declaration shall prevail. Any purported supplemental declaration recorded by a person other than Declarant, without the express prior written consent of Declarant, shall be null and void.

Section 2.4 Sub-Associations. Sub-associations may be created from time to time, to administer to particular portions of the Property; provided that no sub-association may be validly organized except pursuant to the authority and jurisdiction of a supplemental declaration as set forth in Section 2.3 above. A duly created sub-association shall be a supplemental homeowners association, organized pursuant to the authority and jurisdiction of a supplemental declaration, with concurrent and supplemental jurisdiction (subject to this Declaration and the other Project Documents) with the Association with respect to a particular portion of the Property.

A sub-association shall have the power to establish standards and conduct activities for the property under its responsibility, subject to the Property Documents and any documents created in connection with the creation and ongoing operations of the sub-association. Notwithstanding the foregoing, the Association shall have the power and authority to veto any action taken or contemplated to be taken by any sub-association which the Board reasonably determines to be in violation of the Project Documents, or adverse or detrimental to the best interests of the Association, or its Members. The Association also shall have the power to reasonably require specific action to be taken by any sub-association in connection with the sub-association's obligations and responsibilities (for example, without limitation, requiring specific maintenance or repairs, or requiring that a proposed sub-association budget include certain items and that expenditures be made therefor). A sub-association shall take appropriate action required by the Association by written notice, within the reasonable time frame set forth in such notice. If the sub-association fails to so comply, the Association shall have the power and authority to effectuate such action on behalf of the sub-association and to levy special assessments, pursuant to Article IV of this Declaration, to cover the reasonable costs thereof.

Section 2.5 Removal of Property. So long as the Class B membership shall exist, the Declarant shall have the right from time to time, in its sole discretion and without the consent of any person (other than consent of the owner of the property being removed), to delete from the Property and remove from the effect of this Declaration one or more portions of the Property, provided, however, that a portion of the Property may not be deleted from this Declaration unless at the time of such deletion and removal no Residential Units or material Common Area Improvements have been constructed thereon (unless the removal is for the purpose of accomplishing minor adjustments to the boundaries of Lots or the Property). No deletion of Property shall occur if such deletion would act to terminate access to any right-of-way or utility line unless reasonable alternative provisions are made for such access. No deletion of Property shall affect the Assessment Lien on the deleted Property for Assessments accruing prior to deletion. Any deletion of Property hereunder shall be made by an amendment to this Declaration signed by Declarant and the owner of the property being removed and recorded in the Public Records of the County.

Section 2.6 Timing of Development. Notwithstanding anything shown on the Plat, the Community may be developed by Declarant in phases, and Declarant may construct the Improvements on, in, and under the Lots and Tracts shown on the Plat at such times as Declarant

deems acceptable, in Declarant's sole discretion. For the avoidance of any doubt, Declarant shall not be required to construct any buildings, roads, driveways, site or subdivision improvements, recreation facilities, parking areas, fences, walls, rocks, hedges, trees, shrubs or other plantings, or other Improvements depicted on the Plat until such time as Declarant has elected to develop such portion of the Community, except as necessary to provide access to a public right-of-way or utility line for a Lot owned by a Purchaser.

ARTICLE III
THE ASSOCIATION; RIGHTS AND DUTIES, MEMBERSHIP AND VOTING RIGHTS

Section 3.1 Rights, Powers, and Duties. The Association is a Florida non-profit corporation charged with the duties and invested with the powers prescribed by law and set forth in the Project Documents, specifically including all those powers prescribed by Chapters 617 and 720, Florida Statutes, as amended from time to time, together with such rights, powers and duties as may be reasonably necessary to effectuate the objectives and purposes of the Association as set forth in the Project Documents, and shall provide (or cause to be provided) the following services:

Section 3.1.1 Maintenance of all Common Areas and/or any Improvements from time to time located thereon, including, without limitation, recreation areas, amenities, grass, landscaping and irrigation systems, screen walls and entry features, all private roads (if applicable), driveways, alleys and parking areas and all lights and landscaping on and around such private roads, driveways, alleys and parking areas within the Property which are not maintained by governmental authorities or located within any Lot. Neither Declarant nor the Association guarantees or represents that any view over and across any lake, pond, stream, river or retention pond (a "**Water Feature**") or an open space or conservation area from adjacent Residential Units or other property will be preserved without impairment. Without limiting the foregoing, neither Declarant nor the Association shall have the obligation to relocate, prune, or thin trees or other landscaping except as set forth in this Article III. Any express or implied easements for view purposes and/or for the passage of light and air are hereby expressly disclaimed. Notwithstanding anything to the contrary herein contained, the Association shall maintain all Common Area landscaping in accordance with the landscape plan (if applicable) submitted to and approved by applicable governmental authorities in connection with the approval of the Project, which requirement may not be amended or deleted without the prior approval of the applicable governmental authorities which approved such landscape plan.

Section 3.1.2 Subject to Article XIV below, maintenance, operation and repair of the Surface Water Management System, which shall include the exercise of practices that allow the Surface Water Management System to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified as approved, by the Water Management District.

Section 3.1.3 Providing other maintenance upon any portion of the Property (including all Residential Units) and/or any improvement from time to time located thereon which, in the Board's opinion, requires such maintenance because (i) said property is being

maintained in a sub-standard manner or (ii) otherwise violates any of the covenants and restrictions contained herein. The Association shall notify the Owner responsible for the Lot in writing, specifying the nature of the condition to be corrected, and if the Owner has not caused the same to be corrected within fifteen (15) days after the date of said notice, the Association may correct such condition at the Owner's sole cost and expense as provided below.

The cost of such maintenance or corrective actions shall be assessed by the Association against the Owner on whose behalf such maintenance or corrective actions are performed, but shall not be considered part of the annual maintenance assessment or charge. Any such special assessment or charge shall be a lien upon the subject Lot (including a Residential Unit), and an obligation of the Owner and shall become immediately due and payable in all respects, together with attorneys' fees, court costs, interest and other fees or costs of collection as required by the Association.

Section 3.1.4 Constructing Improvements on the Common Area and granting easements and licenses over and upon lands owned by the Association as may be required, permitted, recommended, or desirable (as determined by the Board in its sole option and discretion to provide the services as authorized in this Article).

Section 3.1.5 The Board shall have the right, in its discretion, to enter into contracts on behalf of the Association for the purpose of carrying out its duties hereunder or which will otherwise be of benefit to the Owners in general, subject to the requirements of Sections 720.3055 and 720.309, Florida Statutes, as amended. The terms of any such contracts shall be negotiated by the Board in its discretion, which may designate an officer of the Association to act on its behalf. It is specifically contemplated that the Board may (but shall not be required to) cause the Association to enter into a contract with a licensed community association management company for the purpose of carrying out the Association's obligations under the Project Documents. It is also contemplated that the Board may (but shall not be required to) enter into one or more agreements controlling the provision of telephone, cable television, internet access and other communications or data transmission services (as the case may be) to and within the Property, and/or such other similar agreements as the Board may deem from time to time to be necessary and/or desirable. Any expenses associated with contracts entered into by the Board on behalf of the Association shall constitute Common Expenses.

Section 3.1.6 The Association may, but shall not be obligated to, maintain or support various activities within the Property which are intended to foster or promote safety or security. No representation or warranty is made that any fire protection system, burglar alarm system, gate system or other security system installed or security measures undertaken on or about the Property cannot be compromised or circumvented, nor that any such systems or security measures will prevent loss or provide the detection or protection for which they may be designed or intended. Each Owner acknowledges, understands, and covenants to inform all occupants of its Residential Unit, and their respective families and invitees, that neither the Association, the Board, the Declarant, committees, neighborhood associations, nor any other persons involved with the governance, maintenance, and management of the Property are insurers of safety or security within the Property. All Owners and occupants, and their respective families and invitees, assume all risks of personal injury and loss or damage to persons, units, and the contents of units, and further acknowledge that neither the Association, its Board and

committees, the management company of the Association, any neighborhood association nor the Declarant have made representations or warranties regarding any attended or unattended entry gate, patrolling of the property, any fire protection system, burglar alarm system, or other security systems recommended or installed or any security measures undertaken within the property. All Owners and occupants, and their respective families and invitees, further acknowledge that they have not relied upon any such representations or warranties, expressed or implied.

Any gate house or gate attendant service which may exist for the Community is intended to limit access to the Property but is not intended to constitute any assurance that the Property is secure from entry or intrusion by non-owners and non-occupants. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than they otherwise might be. However, neither the Association, the Board, the management agent of the Association, any neighborhood association nor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor shall any of the above-mentioned parties be held liable for any loss or damage by reason of failure to provide adequate security or for the ineffectiveness of security measures undertaken. No representation or warranty is made that any systems or measures, including any mechanism or system for limiting access to the property (or onsite roving patrol or resources, if applicable) cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases present loss or provide the detection or protection for which the system is designed or intended.

Section 3.1.7 Other provisions of this Declaration grant and give the Association, and/or the Declarant the right to grant certain permits, licenses, approvals, and easements over the Property and Common Area for utilities, access, and other purposes reasonably necessary or useful for the proper maintenance and operation of the Property under the circumstances specified therein.

In furtherance of the foregoing provisions, and in order to promote the health, safety, and welfare of the Owners and occupants of the Property and provide for the maintenance and preservation of the Common Area and the Property, the Declarant, and the Association shall be entitled (but not obligated) to establish and enforce conditions governing the use of the Common Area by third parties, including (without limitation) parties providing utility or other services to the Property. Accordingly, all third parties utilizing the Common Area shall be required to comply with such conditions as may be determined by the Association and/or the Declarant, as applicable, to be reasonable and necessary to maintain, preserve and protect the Common Area and the Property, and to preserve and protect the safety of persons and property from time to time located upon or within the Property. Conditions may be imposed, in particular, on any person or entity utilizing the Common Area for the installation, maintenance, repair, or replacement from time to time of utilities or any other Improvements or facilities (a "**Service Provider**") pursuant to any easement, permit, license, right of use or similar right or privilege granted by either the Declarant or the Association (whether or not pursuant to the Declaration, the Plat, or any other agreement or instrument) in order to accomplish the foregoing purposes and in order to avoid, if possible, the installation of Improvements which interfere with the use of the Common Area and/or detract

from the appearance of the Common Area and the Property. Such conditions may include, without limitation, the right of the Association or Declarant to:

(A) Require that the Service Provider submit a written request for authorization to utilize the Common Area, in form and content (and accompanied by such additional documents and information) as are reasonably required by the Association or the Declarant, as applicable, to adequately review and process same;

(B) Require the Service Provider to pay a processing fee in an amount reasonably determined by the Association or the Declarant to compensate it for the cost of processing, reviewing, and approving such request;

(C) Require that Improvements be installed below ground to the maximum extent practicable;

(D) Approve the location of any Improvements;

(E) Approve the size and composition of any above-ground Improvements;

(F) Approve the plans and specifications for all Improvements;

(G) Supervise construction, installation, repair and other activities;

(H) Establish appropriate times for such activities to be conducted;

(I) Require screening or landscaping around above-ground Improvements;

(J) Minimize interference with other uses of the Common Area and Property;

(K) Impose safety, security and traffic control requirements;

(L) Establish and enforce reasonable rules and regulations;

(M) Require the Service Provider to reimburse the Association or the Declarant for any actual, out-of-pocket expenses incurred or payable by the Association or the Declarant to others in order to perform any activities contemplated in this Section 3.1.7, including, without limitation, costs or fees of consultants, contractors and others who may be engaged to perform such activities or to monitor or enforce the provisions of this Section with respect to such Service Provider; and

(N) Take such other actions as are reasonable or appropriate in furtherance of the foregoing.

Nothing contained herein, however, shall be construed to impose upon the Declarant or the Association an affirmative obligation to establish such conditions, nor any particular condition listed above, nor shall either the Declarant or the Association be liable to each other or any Owner, Member, or other person for failure to establish or enforce any such conditions.

Section 3.2 Mortgage and Pledge. With the approval of at least two-thirds (2/3) of the Board and the consent of the Class B Members (if any), the Board shall have the power and authority to mortgage the property of the Association and to pledge the revenues of the Association as security for loans made to the Association which loans shall be used by the Association in performing its functions.

Section 3.3 Conveyance by Association. Subject to the provisions hereof, the Association shall be empowered to delegate or convey any of its functions or Property to any governmental unit, public utility or private party approved by at least two-thirds (2/3) of the Board and by the Class B Members (if any), which approval may be withheld by the Class B Members in their sole discretion. Notwithstanding the foregoing, the Association may delegate ministerial functions to any governmental unit, public utility, or private party as the Board deems to be in the Association's best interest .

Section 3.4 Action by Association. Unless the Project Documents specifically require a vote of the Members, approvals or actions to be given or taken by the Association shall be valid if given or taken by the Board, acting by majority vote unless a different standard is specified in the Project Documents. Copies of the Articles and Bylaws of the Association shall be available for inspection at the office of the Association or its contract manager during reasonable business hours.

Section 3.5 Board of Directors and Officers. The affairs of the Association shall be conducted by a Board of Directors and such officers and committees as the Board may elect or appoint in accordance with the Articles and the Bylaws. Subject to Section 720.307, Florida Statutes, as amended, until termination of the Class B membership Declarant shall have the right to appoint and remove members of the Board. After termination of the Class B membership, the Members shall elect the Board as provided in the Bylaws.

Section 3.6 Association Rules. The Board may, from time to time and subject to the provisions of this Declaration, adopt, amend, and repeal Association Rules, provided, however, that such Association Rules (or any amendments thereto) shall not be effective as to any Lot or Tract owned by Declarant unless either (i) such Association Rules have been approved by Declarant in writing, or (ii) such Association Rules were adopted (or amended) by a Board having a majority of its members appointed by the Declarant. The Association Rules may restrict and govern the use of any area by any Owner, by the family of such Owner, or by any invitee, licensee or lessee of such Owner except that the Association Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles, the Bylaws or applicable law. Upon adoption, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration.

Section 3.7 New Construction. So long as Declarant owns at least one (1) Lot or Tract in the Community, Declarant shall be responsible for initial approval of all New Construction on a Lot through and including the issuance of a Certificate of Occupancy for the Residential Unit thereon. Upon the sale of the last Lot or Tract owned by Declarant, if Declarant has not previously assigned such rights and obligations to the Association, Declarant shall assign such approval rights to a committee of the Association whose members shall be appointed by the Board, and all rights and obligations of Declarant with respect to New Construction approvals

shall automatically pass to the Association. At such time as the Association acquires the rights and obligations of approval of New Construction, the Association may, in its discretion, elect to merge such committee into the Architectural Committee, in which event the Architectural Committee shall thereafter perform such functions. Notwithstanding the foregoing, all construction on Lots owned by the Declarant shall be exempt from such review and approval.

Section 3.8 Architectural Committee. The Board shall establish an Architectural Committee consisting of not less than three (3) members to regulate the external design, appearance and use of the Property and to perform such other functions and duties as may be imposed upon it by this Declaration or the Board (excluding approval of New Construction unless otherwise expressly provided in Section 3.7 above). So long as the Class B membership exists, the Declarant shall have the right to appoint and remove all members of the Architectural Committee. Notwithstanding the foregoing, all construction on Lots owned by the Declarant shall be exempt from review and approval by the Architectural Committee.

Section 3.9 Identity of Members. Membership in the Association shall be limited to Owners of Lots. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a Member of the Association and shall remain a Member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. In no event shall any mortgagee or other party holding any type of security interest in a Lot or the Residential Unit constructed thereon be a Member of the Association, unless and until any of said parties obtains or receives fee simple title to such Lot.

Section 3.10 Transfer of Membership. Membership in the Association shall be appurtenant to each Lot and a membership in the Association shall not be transferred, pledged or alienated in any way, except upon the sale of a Lot and then only to such Purchaser, or by intestate succession, testamentary disposition, foreclosure of mortgage of record or other legal process. Any attempt to make a prohibited transfer shall be void and shall not be reflected upon the books and records of the Association. The Association shall have the right to charge a reasonable transfer fee to the Purchaser in connection with any transfer of a Lot.

Section 3.11 Classes of Members. The Association shall have two (2) classes of voting membership:

Class A. The Class A Members shall be all Owners, with the exception of the Declarant and each Designated Builder until the termination of the Class B membership. Each Class A member shall be entitled to one (1) vote for each Lot owned.

Class B. The Class B Members shall be the Declarant and each Designated Builder. Each Class B Member shall be entitled to nine (9) votes for each Lot owned by such Member. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) three (3) months after ninety percent (90%) of the Lots in all phases of the Community that will ultimately be operated by the Association have been conveyed to Purchasers; or

(ii) when the Declarant and each Designated Builder notifies the Association in writing that it relinquishes its Class B membership; or

(iii) such earlier date as is required by law or as the Declarant may otherwise determine, in its sole and absolute discretion.

Upon the occurrence of the earlier of the foregoing events, the Class A Members shall be obligated to elect the Board and assume control of the Association ("**Turnover**"). Notwithstanding Turnover, the Declarant shall be entitled to elect at least one (1) member of the Board of Directors of the Association as long as (i) the Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots in all phases of the Community that will ultimately be operated by the Association, or (ii) the Declarant is otherwise permitted by law to do so.

Section 3.12 Joint Ownership; Ownership by Trustee. When more than one person is the Owner of any Lot, all such persons shall be Members. In the case of a Lot where fee simple title is vested in a trustee pursuant to a written trust agreement, the beneficiary or beneficiaries entitled to possession shall be deemed to be the Owner, and all such persons shall be Members. The vote for any Lot described in this Section shall be exercised as the aforesaid Members who own such Lot determine amongst themselves, but in no event shall more than one ballot be cast with respect to any such Lot. The vote or votes for each such Lot must be cast as a unit, and fractional votes shall not be allowed. If joint or beneficial Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner casts a ballot representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot. In the event more than one ballot is cast for a particular Lot, none of said votes shall be counted and said votes shall be deemed void.

Section 3.13 Corporate Ownership. In the event any Lot is owned by a corporation, partnership, limited liability company, or other association, the corporation, partnership, limited liability company or association shall be a Member and shall designate in writing at the time of acquisition of the Lot an individual who shall have the power to vote said membership, and in the absence of such designation and until such designation is made, the president, general partner, manager, managing member, or chief executive officer of such corporation, partnership, limited liability company or association shall have the power to vote the membership.

Section 3.14 Suspension of Voting Rights. In the event any Owner is delinquent in the payment of any Assessments or other amounts due under any of the provisions of the Project Documents for a period of ninety (90) days, said Owner's right to vote as a Member of the Association shall automatically be suspended, and shall remain suspended until all payments, including accrued interest and attorneys' fees, are brought current.

Section 3.15 Fines. The Association, acting through its Board of Directors, shall have the right to adopt a schedule of fines for violation of any provision of the Project Documents by any Owner or such Owner's licensees and invitees. No fine shall be imposed without first providing a written warning to the Owner describing the violation and an opportunity to be heard. Only if and to the extent permitted by applicable law, fines shall constitute a lien on all Lots owned by the Owner and shall be paid within thirty (30) days following imposition. Except

as otherwise limited by applicable law, failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article IV.

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 4.1 Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned by it, hereby covenants, and each Owner of a Lot, by becoming the Owner thereof, whether or not it is expressed in the deed or other instrument by which the Owner acquired ownership of the Lot, is deemed to covenant and agree to pay to the Association annual assessments, special assessments, individual lot assessments and any applicable neighborhood assessments. The annual, special, individual lot and neighborhood assessments, together, with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the Assessment became due. Except as otherwise expressly provided herein or by applicable law, an Owner is jointly and severally liable with the previous Owner for all unpaid assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the present Owner may have to recover any amounts paid by the present owner from the previous owner. Notwithstanding anything to the contrary contained in this Section, the liability of a First Mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure, for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be limited as and to the extent provided by Section 720.3085, Florida Statutes, as amended from time to time. In the case of co-ownership of a Residential Unit, all of such co-owners shall be jointly and severally liable for the entire amount of the Assessments. The Association shall, upon demand, at any time, furnish to any Owner liable for an assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. The Association may charge a reasonable fee for such certificate. Such certificate shall be prima facie evidence of payment of any assessment therein stated to have been paid.

Section 4.2 Purpose of the Assessments. The Assessments levied by the Association shall be used exclusively for (i) the upkeep, maintenance and improvement of the Common Area, (ii) maintenance, repair, replacement, and operation of rights-of-way and easements within or immediately adjacent to the Property (such as, but not limited to, landscaping and sidewalks within the right-of-way of adjoining streets) to the extent that such actions are required by government entities or deemed appropriate by the Board, (iii) promoting the recreation, health, safety and welfare of the Owners and other lawful occupants of Lots within the Property, and (iv) the performance and exercise by the Association of its rights, duties and obligations under the Project Documents. Notwithstanding the foregoing, neighborhood assessments, if applicable, shall be used only for the benefit of the neighborhood paying such assessments, shall not be used for any purpose that is covered by annual assessments or special assessments in other areas of the Property, and shall be accounted for separately from annual and special assessments.

Section 4.3 Annual Assessment.

(A) For each fiscal year of the Association commencing upon the first to occur of (i) transfer to and acceptance for maintenance by the Association of any Common Area or (ii) conveyance of a Lot to a Purchaser, the Board shall adopt a budget for the Association containing an estimate of the total amount of funds which the Board believes to be required during the ensuing fiscal year to pay all Common Expenses, including, but not limited to, (i) the amount required to pay the cost of maintenance, management, operation, repair and replacement of the Common Area, the Surface Water Management System (unless and until an MSBU (defined below) is formed for the maintenance of the Surface Water Management System) and those parts of the Lots, if any, which the Association has the responsibility of maintaining, repairing or replacing under the Project Documents, (ii) the cost of wages, materials, insurance premiums, services, supplies and maintenance or repair of the Common Area, the Surface Water Management System (unless and until an MSBU is formed for the maintenance of the Surface Water Management System) and for the general operation and administration of the Association, (iii) the amount required to render to Owners all services required to be rendered by the Association under the Project Documents, and (iv) such amounts as may be necessary to provide general operating reserves and reserves for contingencies and replacement.

(B) For each fiscal year of the Association commencing upon the first to occur of (i) transfer to and acceptance for maintenance by the Association of any Common Area or (ii) conveyance of a Lot to a Purchaser, the total amount of the estimated Common Expenses shall be assessed by the Board. Except to the extent that this Declaration expressly provides for (a) neighborhood Assessments only on Lots benefiting from such neighborhood Assessments, (b) reduced Assessments, or (c) exemptions from Assessments, all Assessments shall be equal on all Lots.

(C) A Designated Builder shall be obligated to pay only twenty-five percent (25%) of the annual Assessment attributable to a Lot for each fiscal year of the Association commencing upon the conveyance of the first Lot to a Purchaser, and continuing until the earliest of (i) the date on which a certificate of occupancy or similar permit is issued by the appropriate governmental authority for the Residential Unit on the Lot, (ii) six (6) months from the date on which a building permit is issued by the appropriate governmental authority for construction of a Residential Unit on the Lot, or (iii) two (2) years after the Lot was conveyed to the Designated Builder by the Declarant. If a Lot ceases to qualify for the reduced twenty-five percent (25%) rate of assessment during the period to which an annual Assessment is attributable, the annual Assessment shall be prorated between the applicable rates based on the number of days in the assessment period that the Lot qualified for each rate.

(D) The Declarant shall be exempt from payment of annual Assessments on Lots owned by the Declarant, subject to the provisions of Section 4.3(D) below. If a Lot ceases to be owned by Declarant and therefore becomes subject to assessment during the period to which an annual Assessment is attributable, the Assessment shall be prorated based on the number of days in the assessment period that the Lot is not owned by Declarant.

(E) Subsidy Amounts. Pursuant to Section 720.308, Florida Statutes, commencing on the date the Declaration is recorded in the Public Records of the County, and until Turnover occurs, the Declarant shall pay to the Association any amounts (hereinafter "**Subsidy Amounts**") which may be required by the Association to pay any Common Expenses

incurred that exceed the Assessments receivable from other Members and other income of the Association, such that the Association may be able to fully perform its duties and obligations under the Project Documents, including the obligation to maintain adequate reserve accounts (if any) established by the Board. Any estimated payment by the Declarant to fund Subsidy Amounts under this Section in excess of the actual obligation for Subsidy Amounts under this Section shall, at Declarant's option, be credited toward payment of Declarant's next due Subsidy Amount payment(s) or refunded to Declarant; for example, if Declarant pays $25,000 to the Association in the middle of a calendar year to fund estimated Subsidy Amounts and the actual Subsidy Amounts required as of the end of the year would have been only $20,000 in the absence of such payment, Declarant shall be entitled to a $5,000 credit toward its next due Subsidy Amount payment or a refund of $5,000. Payments under this Section shall be made by Declarant on such basis as the Board may determine from time to time, but in no event more often than monthly or less often than annually.

(F) The Board shall give notice of the annual Assessment to each Owner at least thirty (30) days prior to the beginning of each fiscal year of the Association, but the failure to give such notice shall not affect the validity of the annual Assessment established by the Board nor relieve any Owner from its obligation to pay the annual Assessment.

(G) Until January 1 of the year immediately following the conveyance of the first Lot to a Purchaser, the maximum annual Assessment for each Lot shall be ONE THOUSAND EIGHT HUNDRED AND SIXTY AND 00/100 DOLLARS ($1,860.00). The annual Assessments provided for herein shall be due and payable in advance in equal quarterly or monthly installments on the first day of such period, as may be determined by the Board. The foregoing annual Assessment is in addition to any and all other Assessments and other financial obligations which any Owner may have to the Association.

(H) From and after January 1 of the year immediately following the conveyance of the first Residential Unit to an Owner, the maximum annual Assessment may be increased each year: (a) upon approval by a majority of the Board without a vote of the Members, by an amount not greater than fifteen percent (15%) above the maximum annual Assessment for the previous year, or (b) upon approval of a majority of the total cumulative vote of the Members voting in person or by proxy at a meeting duly called for such purpose, by an amount greater than fifteen percent (15%) above the maximum annual Assessment for the previous year. The Board may fix the annual Assessment at an amount not in excess of the maximum. If the Board determines during any fiscal year that its funds budgeted or available for that fiscal year are, or will become, inadequate to meet all expenses of the Association for any reason, including, without limitation, nonpayment of Assessments by Members, it may increase the annual Assessment for that fiscal year and the revised annual Assessment shall commence on the date designated by the Board except that no increase in the annual Assessment for any fiscal year which would result in the annual Assessment exceeding the maximum annual Assessment for such fiscal year shall become effective until approved by Members casting a simple majority of the votes cast by Members who are voting in person or by proxy at a meeting duly called for such purpose at which a quorum is present.

Section 4.4 Special Assessments. In addition to the annual Assessments authorized above, the Association may levy, in any fiscal year, a special Assessment applicable to that fiscal

year only for the purpose of defraying, in whole or in part, the cost of any acquisition, construction, reconstruction, repair or replacement of a capital improvement on the Common Area, including fixtures and personal Property related thereto, or for any other lawful Association purpose, provided that any such special Assessment shall have the assent of the Members casting a simple majority of the votes cast by Members who are voting in person or by proxy at a meeting duly called for such purpose at which a quorum is present. Special Assessments shall be levied at a uniform rate for all Lots.

Section 4.5 Date of Commencement of Annual Assessments; Due Dates. The annual Assessments shall commence as to all Lots on the first day of the month following the conveyance of the first Lot to a Purchaser. The first annual Assessment shall be adjusted according to the number of months remaining in the fiscal year of the Association. The Board may require that the annual Assessment be paid in installments as provided in Section 4.3(G) above, and in such event the Board shall establish the due dates for each installment. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association or the Association's designated agent setting forth whether the Assessments on a specified Lot have been paid.

Section 4.6 Transfer Fee. At each closing of the sale of a Residential Unit, the Purchaser thereof shall pay to the Association a Transfer Fee in the amount of ten percent (10%) of the then current annual Assessment amount, which shall be used by the Association to offset administration costs in connection with the change in membership as well as pay operating or any other expenses of the Association.

Section 4.7 Intentionally Omitted.

Section 4.8 Intentionally Omitted.

Section 4.9 Effect of Non-payment of Assessments; Remedies of the Association.

(A) Any Assessment, or any installment of an Assessment, not paid within thirty (30) days after the Assessment, or the installment of the Assessment, first became due shall bear interest at the rate of at the rate of eighteen percent (18%) per year and have added to such Assessment or installment, the greater of (i) five percent (5%) of the amount of the unpaid Assessment, or (ii) a late charge of twenty-five dollars ($25.00). Any payment received and accepted by the Association shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the delinquent Assessment. Any Assessment, or any installment of an Assessment, which is delinquent shall become a continuing lien on the Lot against which such Assessment was made. The Assessment Lien may be placed of record by the recordation of a Notice or Claim of Lien which shall set forth (i) the legal description of the Lot against which the claim of lien is made, (ii) the name of the record Owner, (iii) the name and address of the Association, (iv) the amount claimed as of the date of the recording of the notice including late charges, interest, lien recording fees, reasonable collection costs and reasonable attorneys' fees, and (v) the due date of such delinquent Assessments. Any Claim of Lien so recorded shall secure all unpaid Assessments that are then due and that may accrue subsequent thereto and before the

entry of a certificate of title, as well as interest, late charges and reasonable costs and attorneys' fees incurred by the Association incident to the collection process.

(B) The Assessment Lien shall have priority over all liens or claims created subsequent to the recordation of this Declaration except for (i) liens for ad valorem real property taxes and assessments on the Lot, and (ii) the lien of any First Mortgage (provided, however, that only the Assessment Lien shall be extinguished upon the sale or transfer of a Lot pursuant to a mortgage foreclosure or deed in lieu thereof, and not the Assessments themselves, which shall continue to be the obligation of the Owner of the Lot, including any successor Owner, to the extent provided in Section 720.3085, Florida Statutes, or in such greater amount as is permitted by any successor statute thereto).

(C) Before recording a Notice or Claim of Lien against any Lot, the Association shall make a written demand to the defaulting Owner for payment of the delinquent Assessments together with late charges, interest, reasonable collection costs and reasonable attorneys' fees, if any, by registered or certified mail, return receipt requested, and by first-class United States mail to the Owner at his or her last address as reflected in the records of the Association. The demand shall state the date and amount of the delinquency. Each default shall constitute a separate basis for a demand or claim of lien but any number of defaults may be included within a single demand or claim of lien. If the delinquency is not paid within forty-five (45) days after delivery of the demand, the Association may proceed with recording a Notice or Claim of Lien against the Lot of the defaulting Owner. The Association shall not be obligated to release the Assessment Lien until all delinquent Assessments, late charges, interest, lien recording fees, reasonable collection costs and reasonable attorneys' fees have been paid in full whether or not all of such amounts are set forth in the Notice or Claim of Lien.

(D) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with late charges, interest, lien recording fees, reasonable collection costs, reasonable attorneys' and paralegals' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (i) bringing an action at law against the Owner personally obligated to pay the delinquent Assessment Assessments or (ii) bringing an action to foreclose the Assessment Lien against the Lot in the manner provided by law for the foreclosure of a realty mortgage. Provided, however, that no action may be brought by the Association to foreclose an Assessment Lien until forty-five (45) days after the Owner has been provided notice of the Association's intent to foreclose the Assessment Lien and collect the delinquent Assessments by registered or certified mail, return receipt requested, and by first-class United States mail at the Owner's last address as reflected in the records of the Association. Such notice may not be provided until the passage of the forty-five (45) days required by Section 4.9(C) above. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

Section 4.10 Subordination of the Lien to Mortgages. The Assessment Lien shall be subordinate to the lien of any First Mortgage, except as otherwise provided in Section 4.1 and Section 4.9(B) above. The sale or transfer of any Lot shall not affect the Assessment Lien except that the sale or transfer of a Lot pursuant to judicial foreclosure of a First Mortgage or the transfer of the Lot to the holder of the First Mortgage by deed in lieu of foreclosure shall extinguish the Assessment Lien as to payments which became due prior to the sale or transfer

except to the extent provided in Section 4.1 and Section 4.9(B) above. However, in such event, only the Assessment Lien shall be extinguished upon the sale or transfer of the Lot pursuant to such a mortgage foreclosure or deed in lieu thereof, and not the Assessments themselves, which shall continue to be the obligation of the Owner of the Lot, including any successor Owner, to the extent provided in Section 720.3085, Florida Statutes, or in such greater amount as is permitted by any successor statute thereto. No sale or transfer shall relieve the Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

Section 4.11 Exemption of Owner. No Owner of a Lot may exempt himself from liability for Assessments levied against his Lot or for other amounts which he may owe to the Association under the Project Documents by waiver and non-use of any of the Common Area and facilities or by the abandonment of his Lot.

Section 4.12 Maintenance of Reserve Fund. Out of the annual Assessments and other income, the Board may establish and maintain a reserve fund for the periodic maintenance, repair, and replacement of Improvements to the Common Area.

Section 4.13 No Offsets. All Assessments and other amounts payable to the Association shall be payable in accordance with the provisions of the Project Documents, and no offsets against such Assessments or other amounts shall be permitted for any reason, including, without limitation, a claim that the Association is not properly exercising its duties and powers as provided in the Project Documents.

Section 4.14 Intentionally Omitted.

Section 4.15 Reserves. Assessments for the creation of reasonable reserves may be created by the approval of a majority of the Members of the Association either at a duly called meeting or by written consent of a majority of the Members of the Association. Once approved by a majority vote, the Board shall create a "Reserve for Replacement" in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas (the "**Reserves**"). Prior to Turnover, Reserves may be adopted by Declarant by written consent; provided however, in no event shall Declarant be obligated to create such Reserves. If Declarant includes Reserves in the budget, Declarant may determine the amount of Reserves included. In the event Reserves are established, such Reserves shall be included in the budget for the following fiscal year and each year thereafter, unless otherwise waived for such particular year pursuant to Section 720.303, Florida Statutes, and be payable in such manner and at such times as determined by the Association. Prior to Turnover, Declarant is not obligated to pay Reserves or Common Expenses.

Section 4.16 Neighborhood Assessments. The Board of Directors shall have the right to impose neighborhood Assessments against Lots in any specific area of the Property in order to provide for the repair, replacement, operation and maintenance of Common Areas within such area that are different from or in addition to the types of Common Areas in the balance of the Property and that are reasonably intended to benefit less than all of the Property (e.g. private streets, separate entryways or gates, enhanced landscaping, community centers, swimming

pools). Any such determination by the Board shall be made in a writing specifying the purposes of the neighborhood Assessment and the Lots subject thereto.

Section 4.17 Assessments for Communications Services. The Association shall have the right, at its discretion and from time to time, to negotiate and execute one or more contracts ("**Communications Agreement(s)**") with a provider (or providers) of its choice offering internet access, telephone, cable television, and other forms of communications and data transmission services to the Property ("**Communications Services**"). In addition to the annual Assessments included within Article IV, the Association may include in the annual Assessment or levy in any assessment year a special Assessment applicable to that year (and the same shall be charged and collected on a monthly, quarterly or yearly basis as determined by the Board) for the purpose of paying the cost of providing Communications Services to the Property. Each Owner acknowledges that the Property is intended to have Communications Services available and that the condition of availability may be such that each Lot must be included in the service plan. Each Owner therefore acknowledges and agrees that each Lot shall, in the event the Association enters into any such Communications Agreements, be subject to an Assessment, either as part of the annual Assessment or in addition to and apart from the annual and any other special Assessments, for the purpose of paying each Lot's pro rata share of Communications Services provided to the Property regardless of whether or not such Owner subscribes or elects to receive any of such services separately from another provider. At the discretion of the Board, the Assessment authorized and provided for herein may apply only to such service as is defined as "basic" by the provider and any additional services that constitute "expanded basic," "upgrades" or "enhanced" services shall be subscribed for and paid by each Owner, if desired, on an individual basis.

Section 4.18 Financial Reporting. Within ninety (90) days after the end of the fiscal year, the Association shall prepare and complete, or contract with a third party for the preparation and completion of, a financial report for the preceding fiscal year. Within twenty-one (21) days after the final financial report is completed by the association or received from the third party, but not later than one hundred twenty (120) days after the end of the fiscal year, the association shall provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available upon request at no charge to the member. The financial reports shall be prepared in accordance with Section 720.303(7), Florida Statutes, as amended from time to time.

Section 4.19 Individual Lot Assessments. In addition to any other assessments for which provisions are made in this Declaration, the Association shall be and hereby is authorized and empowered to establish, make, levy, impose, enforce and collect against and from a particular Lot and the Owner of such Lot an individual lot Assessment for:

(A) costs and expenses incurred by the Association in bringing a particular Owner or his particular Lot into compliance with the provisions of this Declaration, including any action taken or cost or expense incurred by the Association to cure and eliminate any violation of or noncompliance with the provisions of this Declaration, following the failure of such Owner, within thirty (30) days following written notice from the Association of the nature

of the violation of or non-compliance with this Declaration, to cure or remedy such violation or non-compliance;

(B) costs and expenses, including reasonable attorneys' fees, whether or not suit be brought, incurred by the Association in the enforcement of the provisions of this Declaration against a particular Lot or the Owner of such Lot;

(C) costs and expenses incurred by the Association in furnishing or providing labor, services and materials which benefit a particular Lot or the Owner of a particular Lot, including, without limitation, inspections of Fire Protection Equipment (defined herein) pursuant to Section 18.3.4; and

(D) reasonable overhead expenses of the Association associated with any individual lot Assessment established, made, levied, imposed, collected and enforced pursuant to this Section 4.19, in an amount not to exceed ten percent (10%) of the actual costs and expenses incurred by the Association for any individual lot Assessment specified in this Section 4.19.

Section 4.20 Declarant Audit Right. Following the termination of the Class B membership and so long as Declarant owns any Lot, the Declarant shall have the right to audit the books and records of the Association.

Section 4.21 Surplus Funds. The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining, including, but not limited to using such surplus to fund reserves. The Association shall not be obligated to reduce the amount of the annual Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

ARTICLE V
USE RESTRICTIONS

Section 5.1 Compliance by Owners; Association Rules. Every Owner shall comply with the restrictions and covenants set forth herein and any and all Association Rules hereafter adopted by the Association.

Section 5.2 Residential Use. Except as otherwise provided herein, all Lots shall be improved and used only for Single Family Residential Use. No gainful occupation, profession, trade or other commercial activity shall be conducted on any lot; provided, however, the Declarant may use its Lots for such facilities as in its sole opinion may be reasonably required, convenient or incidental to the construction and sale of residential units, including, without limitation, a business office, storage areas, construction yards, signs, a model site or sites, and a display and sales office. Notwithstanding the foregoing, home businesses are permitted on the Lots provided (i) they are in accordance with applicable governmental ordinances and other legal requirements for home businesses in residential districts, and (ii) they do not generate any

pedestrian or vehicular traffic to or from the home in excess of that which would customarily be generated by a Single Family Residential Use which does not include a home business.

Section 5.3 Building Type and Size. No building shall be constructed or permitted to remain on any Lot other than one Single Family Residence not to exceed two (2) stories in height and a private one (1) to five (5) car garage. Unless otherwise approved in writing by the Architectural Committee, or the Declarant for New Construction, all buildings shall be of new construction and no prefabricated structure shall be placed upon any lot if Visible from Neighboring Property; storage structures and/or a sales or construction offices may be maintained upon any lot or lots by the Declarant or a Designated Builder for the purpose of erecting and selling dwellings on the Property or for the purpose of constructing Improvements on the Common Area, but such temporary structures shall be removed upon completion of construction or selling of a dwelling or the Common Area, whichever is later. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently. Declarant and its contractors shall have the right to place temporary construction trailers and store materials on the Common Areas for the purpose of constructing Improvements on the Common Areas.

Section 5.4 Signs. No sign of any kind which is Visible from Neighboring Property shall be installed or displayed on any Lot or Common Area without the prior written approval of the Association as to size, color, design, message content, number and location except: (i) such signs as may be used by Declarant in connection with the development and sale of Lots and/or Residential Units or Common Area in the Project; (ii) in the discretion of Declarant, such signs as may be used by Designated Builders in connection with the development and sale of Lots and/or Residential Units or Common Area in the Project, subject to Declarant's prior written approval of same; (iii) such signs as may be required by legal proceedings, or which by law may not be prohibited; (iv) one (1) discreet, professionally prepared "For Sale" or "For Lease" sign of not more than eighteen (18) inches by twenty-four (24) inches may be placed on any Lot, for a period not to exceed sixty (60) days, upon the filing of written notice of the same with the Secretary of the Association; and (v) such signs as may be desired by Declarant or required for traffic control, construction job identification, builder identification, and subdivision identification as are in conformance with governmental requirements. All other signs must be approved in advance in writing by the Declarant or Architectural Committee, as applicable, as provided above. All signs must conform to applicable ordinances and other governmental requirements. Notwithstanding the foregoing, in no event shall any signs advertising residential property for lease or rent be displayed within twenty-four (24) months after the initial conveyance of a Lot with a Residential Unit constructed thereon to an Owner from a Declarant or a Designated Builder.

Section 5.5 Noxious and Offensive Activity. No noxious or offensive activity shall be allowed on the Property nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners and tenants of their respective lots and residences. Without limiting the generality of the foregoing, no speakers, horns, sirens or other sound devices, except security devices used exclusively for security purposes, shall be located or used on a Lot. The provisions of this Section shall not apply to any activity of Declarant or any Designated Builder

or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property.

Section 5.6 Parking. Parking of Vehicles (as defined in Section 5.7) is prohibited in the front yard of Lots. No Vehicles shall be permitted to be parked on driveways; provided, however, this provision shall not apply to typical passenger Vehicles such as automobiles, non-commercial trucks, motorcycles, and similar personal-use motor vehicles used on a regular and recurring basis for transportation. Parking of Vehicles on any street within the Property is prohibited except that (i) Vehicles that are too large to fit on a driveway may, if permitted by applicable law, park on the portion of the street directly adjacent to the Owner's Lot during daylight hours only and must either be put into the garage or removed from the Property during nighttime hours, (ii) Vehicles belonging to visitors and guests of any Lot Owner may be parked on the portion of the street directly adjacent to the Owner's Lot, if permitted by applicable law, for a maximum period of 24 hours (or, if insufficient space exists on the street directly adjacent to the Owner's Lot, such Vehicles may be parked elsewhere on the street so long as they do not obstruct access to the street, driveways, or mailboxes) and (iii) parking shall be permitted on streets where parking spaces have been approved by applicable governmental authorities and identified by striping on the pavement. Parking of any inoperable Vehicle anywhere on a Lot (other than in an enclosed garage) or on a street within the Property is prohibited. No part of any Vehicle may be parked over any part of a sidewalk because such parking may impede use of the sidewalks, particularly by pedestrians with disabilities. The provisions of this Section shall not apply to (a) Vehicles that are exempt from this Section under applicable law, (b) Vehicles of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property, or (c) Vehicles used by the Association in repairing, maintaining and replacing the Common Areas and all Improvements thereon, or in performing all other rights, duties and obligations of the Association under this Declaration.

Section 5.7 Motor Vehicles.

(A) No automobile, truck, motorcycle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, all-terrain vehicle, boat, boat trailer, golf cart or other similar equipment or motor vehicle of any kind (collectively, "**Vehicles**" and individually a "**Vehicle**") shall be parked, kept, or maintained on the Common Area. Vehicles with a gross vehicle weight rating exceeding 14,500 pounds and designated in a Class 5 or above, and commercial Vehicles are prohibited on the Property unless (i) parked in the rear or side yard of a Lot in a manner that such Vehicles are not Visible from Neighboring Property or (ii) owned by any guest or invitee of any Owner or tenant and parked on a Lot only during such time as the guest or invitee is visiting the Owner or tenant, but in no event shall such a motor Vehicle be parked on a Lot for more than seven (7) days during any six (6) month period of time. Any Vehicle, regardless of size, that is parked in the rear or side yard of any Lot must be parked so as not to be Visible from Neighboring Property.

(B) Except for emergency Vehicle repairs on a Lot, no Vehicle of any kind shall be constructed, reconstructed, or repaired on any Lot (other than in an enclosed garage) or the Common Area. No inoperable Vehicle or Vehicle which because of missing fenders, bumpers, hoods or other parts or because of lack of proper maintenance is, in the sole opinion of

the Architectural Committee, unsightly or detracts from the appearance of the Project shall be stored, parked, or kept on any Lot except in an enclosed garage.

(C) No Vehicle with a gross vehicle weight rating exceeding 14,500 pounds and designated in a Class 5 or above, and no commercial Vehicle may be parked on any area in the Project so as to be Visible from Neighboring Property; provided, however, this provision shall not apply to Vehicles that do not exceed 14,500 pounds and are a Class 4 or less which are parked as provided in Section 5.6 and are used on a regular and recurring basis for transportation. For purposes of this Section, commercial Vehicles shall mean any Vehicle that (i) displays the name, trade name, telephone number or other identifying information of any business or governmental entity or (ii) otherwise bears the appearance of a commercial Vehicle by reason of its normal contents (e.g. trade goods, extensive tools, ladders), as reasonably determined by the Architectural Committee.

(D) The provisions of this Section 5.7 shall not apply to (a) Vehicles that are exempt from this Section under applicable law, (b) Vehicles operated by delivery, pickup and fire protection services, trash collection and recycling services, ambulance services, police and other authorities of the law, United States Mail carriers, representatives of electrical, telephone, water, cable television and other utilities, persons or companies providing business or commercial services to residents of the Property and the like, while such services are being performed, (c) Vehicles of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property, or (d) Vehicles used by the Association in repairing, maintaining and replacing the Common Areas and all Improvements thereon, and in performing all other rights, duties and obligations of the Association under this Declaration.

Section 5.8 Towing of Vehicles. The Association shall have the right to have any Vehicle parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Project Documents towed away at the sole cost and expense of the owner of the Vehicle or equipment. Any expense incurred by the Association in connection with the towing of any Vehicle shall be paid to the Association by the owner of the Vehicle by the Association. If the Vehicle towed is owned by an Owner, then the cost incurred by the Association in towing the Vehicle or equipment shall be assessed against the Owner and his Lot and be payable on demand, and such cost shall be secured by the Assessment Lien.

Section 5.9 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated, or maintained upon or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use or maintenance of Improvements constructed by the Declarant or a Designated Builder, or approved by the Architectural Committee, or Declarant for New Construction. The provisions of this Section shall not apply to any activity of Declarant or any Designated Builder or their respective employees, agents, or contractors during the course of construction activities or sales activities upon or about the Property.

Section 5.10 Restrictions and Further Subdivision. No Lot shall be further subdivided or separated into smaller lots or parcels by any Owner other than the Declarant, and no portion less than all or an undivided interest in all of any Lot shall be conveyed or transferred by any

Owner other than the Declarant. Notwithstanding the foregoing and subject to compliance with any applicable ordinances, a vacant Lot may be split between the Owners of the Lots adjacent to such Lot so that each portion of such Lot would be held in common ownership with another Lot adjacent to that portion.

Section 5.11 Windows. Within thirty (30) days of occupancy of a Residential Unit each Owner shall install permanent suitable window treatments on all windows facing the street. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed upon the outside or inside of any windows, except that professional window tinting shall be allowed subject to prior written approval of the Architectural Committee, or Declarant for New Construction.

Section 5.12 HVAC and Solar Panels. Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, or evaporative cooling unit shall be placed, constructed or maintained upon any Lot without the prior written approval of the Architectural Committee, or the Declarant for New Construction. Solar energy collecting units or panels may be placed, constructed or installed upon a Lot only at such locations as are determined by the Architectural Committee, or the Declarant for New Construction, to minimize objectionable aesthetics, subject to the requirements of Section 163.04, Florida Statutes, as amended from time to time.

Section 5.13 Garages and Driveways. The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of Vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities after the initial construction thereof without the prior written approval of the Architectural Committee. Garage doors shall be left open only as needed for ingress, egress, and ventilation while work is conducted inside the garage.

Section 5.14 Installation of Landscaping.

(A) If not already installed at the time an Owner acquires his Lot, within one hundred twenty (120) days after becoming the Owner of a Lot, the Owner shall install landscaping and irrigation Improvements in compliance with the Architectural Committee Rules and other applicable requirements set forth in the applicable zoning ordinances in that portion of his Lot which is between the street(s) adjacent to his Lot and the exterior wall of his Residential Unit or any wall separating the side or back yard of the Lot from the front yard of the Lot. Any Lot that has non-solid fencing (e.g. PVC, wrought iron or aluminum rail rather than a solid wall) on any boundary of its rear yard shall be completely landscaped and irrigated (front, rear, and side yards) by the Owner of such Lot in compliance with Architectural Committee Rules and other applicable requirements set forth in the applicable zoning ordinances within one hundred twenty (120) days of becoming the Owner of the Lot. The landscaping and irrigation Improvements shall be installed in accordance with plans approved in writing by the Architectural Committee, or the Declarant for New Construction. Prior to installation of such landscaping, the Owner shall maintain the portions of such Lot required to be landscaped in a weed-free condition.

(B) If any Owner fails to landscape any portion of his Lot within the time provided for in this Section, the Association shall have the right, but not the obligation, to enter upon such Owner's Lot to install such landscaping Improvements as the Association deems appropriate, and the cost of any such installation shall be paid to the Association by the Owner of the Lot, upon demand from the Association. Any amounts payable by an Owner to the Association pursuant to this Section shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner and to the same extent as provided elsewhere in this Declaration for the collection and enforcement of Assessments.

(C) Notwithstanding the foregoing, but subject to the other requirements of this Article V and the reasonable approval of the Architectural Committee, or the Declarant for New Construction, no Owner shall be prohibited from implementing Florida-friendly landscaping, as such is defined in Section 373.185, Florida Statutes.

(D) This Section 5.14 shall not apply to Declarant or any Builder with respect to any Lot or any other property that has not been conveyed to an Owner with a residence already constructed thereon, except that this Section 5.14 shall apply upon commencement of residential occupancy of any Lot containing a residence.

Section 5.15 Declarant's and Designated Builder Exemption. Nothing contained in this Declaration shall be construed to prevent the construction, installation, or maintenance by a Declarant (or its designated agents and contractors) or a Designated Builder (subject to approval by Declarant) during the period of development, construction, performance of warranty work, sales and marketing on the Property, or any production homes, model homes, and sales offices, and parking incidental thereto, construction trailers, landscaping, or signs deemed necessary or convenient by a Declarant or a Designated Builder (subject to the approval of Declarant), in their sole discretion, to the development, construction, sale, and marketing of property within the Property. Any actions taken by a Designated Builder pursuant to this Section shall require the prior approval of Declarant, which shall not be unreasonably withheld. The Association shall take no action that would interfere with access to or use of model homes; without limitation of the foregoing, the Association shall have no right to close private streets to access by members of the public desiring access to model homes.

Residential subdivision and new home construction are subject to and accompanied by substantial levels of noise, dust, traffic, and other construction-related "nuisances." Each Owner acknowledges and agrees that it may be purchasing a Residential Unit which is within a residential subdivision currently being developed, and that the Owner may experience and accepts a substantial level of construction-related "nuisances" until the subdivision (and other neighboring portions of land being developed) have been completed and sold out.

Section 5.16 Leasing Restrictions. All tenants shall be subject to the terms and conditions of this Declaration and the Project Documents. Each Owner shall deliver copies of the Project Documents to any tenant leasing such Owner's Residential Unit, and to any management company engaged by such Owner to lease the Residential Unit on the Owner's behalf. Each Owner shall cause his, her or its tenants or other occupants to comply with this Declaration and the Project Documents and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such tenants or occupants,

notwithstanding the fact that such tenants or occupants are also fully liable for any violation of each and all of those documents. No sign that is Visible from Neighboring Property may be placed on a Lot or any other area within the Project indicating that a Lot is available for lease at any time during the twenty-four (24) months after the initial conveyance of a Lot with a Residential Unit constructed thereon to an Owner from a Declarant or a Designated Builder (or by a trustee for the benefit of a Declarant or a Designated Builder). No Lot may be leased for a period of less than six (6) months. The provisions of this Section 5.16 shall not apply to any Declarant's or any Designated Builder's use of Lots owned by (or leased to) a Declarant or a Designated Builder, as applicable, as a model home or for marketing purposes.

Section 5.16.1 Management of Non-Owner Occupied Residential Units. If any Owner hires any person or company to act as a property manager, leasing agent, management company or perform similar functions with respect to such Owner's Residential Unit (a "**Manager**"), or if any Owner's Manager changes, such Owner shall deliver written notice thereof to the Association, specifying the following information:

(A) The complete name and mailing address of the Manager;

(B) The telephone number, fax number and e-mail address of the Manager, to the extent applicable;

(C) If the Manager is a company, the name of an individual at the company who is responsible for the account; and

(D) The name and telephone number of a contact person at the Manager who should be notified in the event of an emergency involving the Residential Unit, if different than set forth above.

Upon receipt of the foregoing information, the Association shall have the right (but not the obligation) to notify the Manager in writing of the existence of this Declaration and to deliver copies of any Project Documents to the Manager together with copies of any other rules and regulations hereunder which are applicable to the Residential Unit. Upon request, the Manager shall be required to acknowledge receipt of such documents and to acknowledge its obligation to comply with such documents in connection with its management or leasing of the Residential Unit.

Section 5.16.2 Rental of Residential Units. If any Owner rents or leases such Owner's Residential Unit to a tenant or lessee (a "**Tenant**"), whether or not using the services of a Manager, such Owner shall deliver written notice thereof to the Association, specifying the following information:

(A) The complete name and mailing address of the Tenant; and

(B) The telephone number, fax number, and e-mail address for the Tenant, to the extent applicable.

Upon receipt of the foregoing information, the Association shall have the right (but not the obligation) to notify the Tenant in writing of the existence of this Declaration and deliver copies

of any Project Documents to the Tenant together with copies of any other rules and regulations hereunder which are applicable to the Residential Unit. Upon request, the Tenant shall be required to acknowledge receipt of such documents and to acknowledge its obligation to comply with such documents in connection with its rental of the Residential Unit.

Section 5.17 Animals. No animals, insects, livestock, or poultry of any kind shall be raised, bred, or kept on or within any lot or structure thereon except that dogs, cats or other common household pets (types and breeds limited to those determined to be acceptable by the Board) may be kept on or within the lots, provided they are not kept, bred or maintained for any commercial purpose, or in unreasonable numbers as determined by the Architectural Committee. Notwithstanding the foregoing, no animals or fowl may be kept on any Lot which results in a nuisance to, which is an annoyance to, or which are obnoxious to other Owners or tenants in the vicinity. All pets, required by any law, must be kept within a fenced yard or on a leash under the control of the Owner at all times. No structure for the care, housing or confinement of any animal or fowl shall be maintained so as to be Visible from Neighboring Property. All dogs must be on leashes when they are not in a Residential Unit. In addition, any person walking a pet within the Property shall not allow any such pet to trespass on any other Owner's Lot and shall remove and properly dispose of any pet waste deposited on any portion of the Property by such Owner's pet.

Section 5.18 Drilling and Mining. No drilling, refining, quarrying, or mining operations of any kind, shall be permitted upon or in any Lot nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for or removing water, oil, natural gas, or other minerals shall be erected, maintained, or permitted upon any Lot.

Section 5.19 Refuse. All refuse, including, without limitation, all animal wastes, shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Until removal from the Lots, refuse shall be placed in closed refuse containers with operable lids so that such containers are not open to the air. Refuse containers shall be kept clean, sanitary, and free of noxious odors. Refuse containers shall be maintained so as to not be Visible from Neighboring Property, except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection.

Section 5.20 Antennas and Satellite Dishes.

(A) This Section applies to antennas, satellite television dishes, and other devices ("**Receivers**"), including any poles or masts ("**Masts**") for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation.

(B) As of the date of recordation of this Declaration, Receivers one meter or less in diameter are subject to the provisions of Title 47, Section 1.4000 of the Code of Federal Regulations ("**Federal Regulations**"). "**Regulated Receivers**" shall mean Receivers subject to Federal Regulations as such regulations may be amended or modified in the future or subject to any other applicable federal, state or local law, ordinance or regulation ("**Other Laws**") that would render the restrictions in this Section on Unregulated Receivers (hereinafter defined)

invalid or unenforceable as to a particular Receiver. "**Unregulated Receiver**" shall mean all Receivers that are not Regulated Receivers. Notwithstanding the foregoing, a Regulated Receiver having a Mast in excess of the size permitted under Federal Regulations or Other Laws for Regulated Receivers shall be treated as an Unregulated Receiver under this Section.

(C) No Unregulated Receivers shall be permitted outdoors on any Lot, whether attached to a building or structure or on any Lot, unless approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require. Unregulated Receivers must be ground mounted and not Visible from Neighboring Property.

(D) Regulated Receivers shall be subject to the following requirements:

(i) If permitted by applicable Federal Regulations or Other Laws, no Regulated Receiver shall be permitted outdoors on any Lot, whether attached to a building or structure or on any Lot, unless approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require. If such restriction is not so permitted, the provisions of subsections (ii) and (iii) below shall apply.

(ii) A Regulated Receiver and any required Mast shall be placed so as not to be Visible from Neighboring Property if such placement will not (a) unreasonably delay or prevent installation, maintenance or use of the Regulated Receiver, (b) unreasonably increase the cost of installation, maintenance or use of the Regulated Receiver, or (c) preclude the reception of an acceptable quality signal.

(iii) Regulated Receivers and any required Masts shall be placed on Lots only in accordance with the following descending order of locations, with Owners required to use the first available location that does not violate the requirements of parts (a) through (c) in subsection (ii) above: (1) a location in the rear yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements; (2) an unscreened location in the rear yard of the Lot; (3) on the roof, but completely below the highest point on the roofline; (4) a location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other Improvements; (5) on the roof above the roofline; (6) an unscreened location in the side yard; and (7) a location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible from Neighboring Property, such location shall be used for the Receiver rather than any higher-listed location at which a Receiver will be Visible from Neighboring Property, provided that placement in such non-visible location will not violate the requirements of parts (a) through (c) in subsection (ii) above.

(iv) Owners shall install and maintain landscaping or other Improvements ("**Screening**") around Receivers and Masts to screen items that would otherwise be Visible from Neighboring Property unless such requirement would violate the requirements of parts (a) through (c) in subsection (ii) above, if an Owner is not required to install and maintain Screening due to an unreasonable delay in installation of the Receiver that such Screening would cause, the Owner shall install such screening within thirty (30) days following installation of the Receiver and shall thereafter maintain such Screening, unless such Screening installation or

maintenance will violate the provisions of parts (a) through (c) in subsection (ii) above. If an Owner is not required to install Screening due to an unreasonable increase in the cost of installing the Receiver caused by the cost of such Screening, the Association shall have the right, at the option of the Association, to enter onto the Lot and install such Screening and, in such event, the Owner shall maintain the Screening following installation, unless such Screening installation or maintenance will violate the provisions of parts (a) through (c) in subsection (ii) above.

The provisions of this Section are severable from each other; the invalidity or unenforceability of any provision or portion of this Section shall not invalidate or render unenforceable any other provisions or portions of this Section, and all such other provisions or portions shall remain valid and enforceable. The invalidity or unenforceability of any provisions or portions of this Section to a particular type of Receiver or Mast or to a particular Receiver or Mast on a particular Lot shall not invalidate or render unenforceable such provisions or portions regarding other Receivers or Masts on other Lots.

Section 5.21 Utility Services. To the extent reasonably practicable, all lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be contained in conduits or cables installed and maintained underground or concealed in, under, or on buildings or other structures, as approved by the Architectural Committee, or the Declarant for New Construction. Temporary power or telephone structures incident to construction activities approved by the Architectural Committee, or the Declarant for New Construction, are permitted.

Section 5.22 Diseases and Insects. No Owner or resident shall permit any thing or condition to exist upon a Lot which shall induce, breed, or harbor infectious plant diseases or noxious insects, including but not limited to swimming pools which are not kept operable and in clean condition.

Section 5.23 Construction Control. No excavation, grading work or construction activity for the purpose of New Construction shall be performed on any Lot by any Owner other than Declarant without the prior written approval of the Declarant.

Section 5.24 Architectural Control. The following provisions shall govern architectural control of all Improvements with the exception of New Construction (which must be approved by the Declarant rather than the Architectural Committee):

(A) No excavating or grading work shall be performed on any Lot for the purpose of constructing Improvements by any Owner other than Declarant without the prior approval of the Architectural Committee. Each Owner altering any grading or drainage on a Lot shall ensure that such alterations comply with all requirements of any grading or drainage plan approved by any governmental entity having jurisdiction over the Property, and that such alterations do not alter or impede the flow of storm water from the manner existing prior to such alterations; approval of plans or proposed Improvements by the Architectural Committee shall not constitute a waiver of this requirement or a warranty that such plans or Improvements are consistent with this requirement or any other requirement of this Declaration, the Association Rules, any governmental requirement or construction industry standard.

(B) No Improvements shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee.

(C) No addition, alteration, repair, change, or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, shall be made or done without the prior written approval of the Architectural Committee.

(D) Any Owner desiring approval of the Architectural Committee for the construction, installation, addition, alteration, repair, change or replacement of any Improvement which would alter the exterior appearance of the Improvement, shall submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the construction, installation, addition, alteration, repair, change or replacement of any Improvement which the Owner desires to perform, including, but not limited to, the shape, height, materials, floor plans, color scheme and location of such proposed Improvement. Any Owner requesting the approval of the Architectural Committee shall also submit to the Architectural Committee any additional information, plans and specifications which the Architectural Committee may request. If the Architectural Committee fails to approve or disapprove an application for approval within sixty (60) days after the application, together with all supporting information, plans and specifications requested by the Architectural Committee have been submitted to it, approval will not be required and this Section will be deemed to have been complied with by the Owner who had requested approval of such plans.

(E) Without curtailing the right of the Architectural Committee to reject certain requests or employ judgment in evaluating requests, the following guidelines shall be considered when evaluating requests regarding fences. Even in the event of strict compliance with the following guidelines, prior written approval from the Architectural Committee shall be required for each and every fence installation.

(i) Any fence installed on a Lot within the Property must have a uniform maximum height of no more than six feet (6') above the sod level.

(ii) Any fence must be made entirely of one of the following materials: (a) PVC; (b) wrought iron; or (c) aluminum rail.

(iii) All fences comprised of PVC shall be white in color, or painted beigewhite in color within thirty (30) days of installation. All fences comprised of wrought iron or aluminum rail shall be black in color or painted black in color within thirty (30) days of installation.

(iv) No fence shall be approved or installed which encroaches into Common Area or other Lots.

(v) No fence shall be approved or installed which extends in front of the front wall of the Residential Unit or beyond the rear wall of the Residential Unit without the prior approval of the Architectural Committee. Notwithstanding the foregoing, no fence shall be approved or installed beyond the rear wall of a Residential Unit on either (A) a Lot upon which a

Water Feature, as defined in Section 3.1.1 hereof, is located or that shares a boundary line with a tract or parcel upon which a Water Feature is located or (B) a Lot upon which a conservation easement is located or that shares a boundary line with a tract or parcel on which a conservation easement is located, unless such fence is comprised of wrought iron or open aluminum rail, black in color or painted to be black in color within thirty (30) days of installation, and has a uniform maximum height of no more than five feet (5') above the sod level.

(F) The approval by the Architectural Committee of any construction, installation, addition, alteration, repair, change, or other work pursuant to this Section shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change, or other work subsequently submitted for approval.

(G) Upon receipt of approval from the Architectural Committee for any construction, installation, addition, alteration, repair, change, or other work, the Owner who obtained such approval shall proceed to perform, construct or make the construction, installation, addition, alteration, repair, change or other work approved by the Architectural Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practical and within such time as may be prescribed by the Architectural Committee.

(H) The approval of the Architectural Committee required by this Section shall be in addition to, and not in lieu of, the requirements of and any approvals, consents, or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over the Property.

(I) The provisions of this Section shall not apply to, and approval of the Architectural Committee shall not be required for, the construction, erection, installation, addition, alteration, repair, change, or replacement of any Improvements made by, or on behalf of, the Declarant.

(J) In no event shall the Association, the Board, the Declarant, the Architectural Committee, any member of the Architectural Committee, or any director, officer, manager, member, employee or agent thereof have any liability for any action or inaction by the Architectural Committee or its members, including without limitation any approval or disapproval of plans by the Architectural Committee. The sole remedy for an Owner asserting that the Architectural Committee has improperly withheld approval or has improperly granted approval shall be an action to compel the Architectural Committee to take appropriate action. In no event shall any damages of any nature be awarded against the Association, the Architectural Committee or any member of the Architectural Committee arising from any action or inaction described in this Section 5.24. Every person who submits plans for approval, by submission of such plans and specifications, agrees that it will not bring any action or suit for damages against the Association, Board, Declarant, Architectural Committee, any member of the Architectural Committee, or any director, officer, employee, manager, member or agent thereof.

(K) Each Owner is strongly advised to consult with independent architects and engineers to ensure that all Improvements or alterations made by such Owner are safe and in compliance with applicable governmental requirements. No approval by the Architectural

Committee shall constitute a guaranty or warranty by the Association, the Architectural Committee or any member of the Architectural Committee that the matters approved will comply with this Declaration, any Association Rules or architectural guidelines, or any applicable governmental requirements or that any plans or Improvements are safe or properly designed. The Owner constructing or altering any Improvements shall indemnify, defend and hold the Association harmless from (i) any claims or damages of any nature arising from such Improvements or alterations or any approval thereof by the Architectural Committee and (ii) any claim that the Association, the Architectural Committee or any member of the Architectural Committee breached any duty to other Owners in issuing approval of such Owner's Improvements or alterations.

Section 5.25 Clothes Drying Facilities. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed, or maintained on any Lot so as to be Visible from Neighboring Property.

Section 5.26 Overhead Encroachments. No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet without the prior written approval of the Architectural Committee.

Section 5.27 Drainage. No Residential Unit, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with the Surface Water Management System or change the direction or flow of water in accordance with the Surface Water Management System for the Project, for any part thereof, or for any Lot as shown on the approved drainage plans on file with the municipality, County, Water Management District or other governing body in which the Project is located. In addition, no Owner or other Person shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with the approved drainage plans.

Section 5.28 Basketball Goals and Backboards. No basketball backboard, hoop or similar structure or device shall be permitted except in accordance with the Architectural Committee Rules.

Section 5.29 Playground Equipment. No jungle gyms, swing sets, or similar playground equipment which would be Visible from Neighboring Property shall be erected or installed on any Lot without the prior written approval of the Architectural Committee, or Declarant for New Construction.

Section 5.30 Lights. Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Architectural Committee, or the Declarant for New Construction.

Section 5.31 Flags. The official flag of the United States and/or the State of Florida may be displayed on any Lot provided: (i) such flag is displayed in the manner required under the

Federal Flag Code (4 U.S.C. §§ 4-10); (ii) if detached from a Residential Unit, the pole is no higher than twenty feet (20') high; (iii) if attached to a Residential Unit, the pole is no longer than ten feet (10') in length and does not extend more than ten feet (10') from the edge of the Residential Unit; (iv) the flag and pole do not obstruct sightlines at intersections and are not erected within or upon an easement; (v) the flag is no larger than 4½ feet by 6 feet in size, (vi) any flag lighting does not violate Section 5.30 of this Declaration; and (vii) the flag is maintained in good condition. Any Owner may additionally display one official flag of the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag on any Lot; provided that such flag is equal in size to or smaller than the United States flag. The flag of another nation may be displayed in lieu of the United States flag on national holidays of such nation provided such display complies with the requirements for displaying the United States flag.

Section 5.32 Yard Sales. Owners may hold "yard sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot, (ii) no yard sale shall commence prior to 6:00 AM EST or continue after 5:00 PM EST, (iii) no Owner shall post any signs advertising any yard sale anywhere on the Property except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held, (iv) if the Association ever adopts standard yard sale dates for the Property, yard sales shall be held only on such dates, and (v) no yard sale may be conducted without all applicable governmental permits and approvals having been obtained. The Association shall give reasonable notice to all Owners if it adopts standard yard sale dates for yard sales on the Property.

Section 5.33 Holiday Displays. Owners may display holiday decorations which are Visible from Neighboring Property only if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope, and do not disturb other Owners and residents by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed between November 1 and January 31 of each year and, during other times of year, from one week before to one week after any nationally recognized holiday.

Section 5.34 Screen Enclosures. The following guidelines shall be considered when evaluating requests regarding screen enclosures. Note that, even in the event of strict compliance with the following guidelines, prior written approval from the Architectural Committee shall be required for each and every screen enclosure installation:

(A) Approval for screen enclosures shall be limited to aluminum frame structures that are either bronze or black.

(B) Approval for screen enclosures shall be limited to screen meshes on the enclosure that are a standard dark color (e.g. charcoal, bronze or black).

(C) Kick plates may be approved which are no taller than 24" above the patio deck.

(D) Opaque screen materials shall be prohibited.

(E) No enclosures shall be permitted at the front entries if the proposed structure extends beyond the face of the covered entry.

Section 5.35 Water and Sewer. All dwellings shall use and be connected to the main lines of the Water and Sewer System Facilities. No septic tank shall be installed, used, or maintained on any Lot or Tract, without the prior written approval of Declarant, the Architectural Committee, and the applicable governmental authority.

Section 5.36 Firearms. The use or discharge of firearms or other weapons within the Property is prohibited. The carrying of firearms or other weapons in the Common Areas without a permit is also prohibited. The term "firearms or other weapons" includes, but is not limited to, "B-B" guns, pellet guns, knives, swords, cross-bows and other firearms or other weapons of all types, regardless of size.

ARTICLE VI
RESERVATION OF RIGHT TO RESUBDIVIDE AND REPLAT

Subject to the approval of any and all appropriate governmental agencies having jurisdiction, Declarant hereby reserves the right at any time, without the consent of other Owners or First Mortgagees, to re-subdivide and re-plat any Tract or Tracts, Lot or Lots which the Declarant then owns and has not sold.

ARTICLE VII
PARTY WALLS

Section 7.1 General Rules of Law to Apply. Each wall, any part of which is placed on a boundary line between separate Lots or between any Lot and any portion of the Common Area (a "**Boundary Wall**"), or traverses more than one Lot or a Lot and a portion of the Common Area (a "**Traversing Wall**") shall constitute a "**Party Wall**". Each Owner's obligation with respect to Party Walls shall be determined by this Declaration, except as otherwise required by Florida law.

Section 7.2 Sharing Repair and Maintenance. Each Owner shall maintain the portion of the Party Wall situated upon his Lot, including the exterior surface of a Boundary Wall facing his Lot. Except as provided in this Article VII, the cost of reasonable repair of a Boundary Wall shall be shared equally by adjoining Lot Owners.

Section 7.3 Damage by One Owner. If a Party Wall is damaged or destroyed by the act of any Owner, or his guests, tenants, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Party Wall to its prior condition without cost to any other Owner or the Association and shall indemnify any adjoining Owners and the Association from any consequential damages, loss or liabilities. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

(i) No Owner shall allow sprinklers to spray or other water sources to deliver water onto the surface of any Boundary Wall, excluding rainfall that falls directly on such Boundary Wall (e.g., an Owner shall not collect rainfall from other portions of the Lot and spray or deposit it on any Boundary Wall);

(ii) No Owner shall allow any tree to grow within six feet (6') of any Party Wall (with such distance measured from the above-ground part of the tree that is nearest to the wall within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil); and

(iii) No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any Party Wall.

Section 7.4 Other Damage. If a Party Wall is damaged or destroyed by any cause other than the act of any Owner, his agents, tenants, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the following shall apply:

(i) If the Party Wall is a Boundary Wall, then the adjoining Owners shall rebuild or repair the Boundary Wall to its prior condition, equally sharing the expense;

(ii) If the Party Wall is a Traversing Wall, then the Owner on whose Lot the portion of the Traversing Wall that requires rebuilding or repair is located shall rebuild or repair that portion of the Traversing Wall to its prior condition, at its sole expense; and

(iii) Notwithstanding the foregoing, and irrespective of whether the Party Wall is a Boundary Wall or a Traversing Wall, if the Party Wall is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or his agents, tenants, licensees, guests or family members), then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Party Wall and shall immediately repair the Party Wall to its prior condition.

Section 7.5 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter his Lot for the purpose of installations, alteration, or repairs to a Party Wall on the Property of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

Section 7.6 Right of Contribution. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 7.7 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing wall) a Boundary Wall shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld or conditioned.

Section 7.8 Walls Adjacent to Streets or Common Area. A Party Wall that is adjacent to streets or Common Area shall be treated as though it is a Boundary Wall with the street or Common Area constituting a Lot owned by the Association, except that any portion of such wall consisting of decorative metal-work that was originally on such Boundary Wall (or any replacement thereof) shall be the sole responsibility of the Association (subject to an Owner's liability for repairs that would be such Owner's sole responsibility under Section 7.3 or Section 7.4). Notwithstanding the foregoing, (a) the provisions in Section 7.3 and Section 7.4 regarding an Owner's sole liability for repair of damage caused by such Owner's guests or licensees shall not apply to damage resulting from guests or licensees of the Association and such damage shall be considered caused by unrelated third parties and (b) the rule in Section 7.4 regarding damage arising from events occurring on a particular Owner's Lot shall not apply to damage arising from events occurring on streets or Common Areas. Notwithstanding the foregoing, any damage to a Party Wall that is covered by the Association's casualty insurance shall, to the extent of proceeds actually received from such insurance, be paid for by the Association.

Section 7.9 Walls Forming Part of Residence. If a Lot contains a Party Wall that is (i) an exterior wall of a residence (including any garage associated with a residence) and (ii) located on or immediately adjacent to the Lot boundary line, the provisions of this Article shall apply subject to the following:

(A) The Party Wall shall have a perpetual easement for encroachments onto any adjoining Lot or Common Area of up to one foot, provided, however, that such easement shall only apply to initial construction of the wall and any replacements of the wall that do not encroach further than the original wall.

(B) Any roof Improvements (including gutters and similar related Improvements) above such Party Wall shall have a perpetual easement for encroachments onto any adjoining Lot or Common Area of up to four feet (4'), provided, however, that such easement shall only apply to initial construction of the roof Improvements and any replacements of the roof Improvements that do not encroach further than the original roof Improvements.

(C) The Owner of the Lot adjacent to such Party Wall shall not, without the written approval of the Owner of the Lot on which the residence is located, do any of the following:

(i) use the wall for recreational purposes (e.g. bouncing balls);

(ii) use the wall as part of an enclosure for pets; or

(iii) otherwise take any action regarding the wall that a reasonable person would conclude has a substantial likelihood of disturbing the peaceful and undisturbed use of the interior of the residence of which the wall forms a part.

(D) Notwithstanding Section 7.7, no Owner shall be required to obtain permission from the adjoining Lot Owner to rebuild a wall in the same manner as originally constructed.

Section 7.10 Construction and Installation of a Party Wall.

(A) Right to Construct. Each Builder hereby agrees and acknowledges that certain portions of each Builder's Lots may share a Party Wall with the Lots of another Builder. Any Builder (the "**Constructing Builder**") that first commences construction on a portion of the Builder's Lots requiring the construction and installation of a Party Wall (commencement of construction being the commencement of grading) shall be responsible for causing the construction and installation of the Party Wall. The Constructing Builder shall cooperate and coordinate with any adjacent property owner(s) (the "**Non-Constructing Builder**") in order to avoid any interference with any of the Non-Constructing Builder's construction and installation of Improvements upon its Lots. The Constructing Builder shall complete the construction and installation of any Party Wall in a timely manner. If the Constructing Builder fails to timely construct and install the Party Wall in accordance with the terms of this subsection (A), including, but not limited to, receipt of the lien waivers required by subsection (C) below, then the Non-Constructing Builder shall have the right to complete such construction and pay any outstanding costs to release any liens. The Non-Constructing Builder hereby grants to the Constructing Builder a temporary nonexclusive easement over, across, in, under, and through those portions of the Non-Constructing Builder's Lots that are not planned or utilized for the construction of buildings, structures, or other Improvements for the purpose of constructing the Party Wall. The easement may not be exercised or used in any fashion that would unreasonably interfere with or impact the Non-Constructing Builder's development of its Lots. The easement with respect to any Lot shall automatically expire upon the sale of such Lot, together with a Residential Unit thereon, to a Purchaser.

(B) Payments. The cost of any Party Wall shall be divided equally between the Builder(s) sharing the Party Wall. Subject to receipt of the lien releases described in subsection (C) below, within ten (10) days after the Constructing Builder submits an invoice to the Non-Constructing Builder in connection with the cost of the construction and installation of a Party Wall (the "**Wall Payment Due Date**"), the Non-Constructing Builder shall pay to the Constructing Builder, in cash, by cashier's check or by wire transfer of immediately available funds, the Non-Constructing Builder's share of the cost.

(C) Lien Waivers. The Constructing Builder shall not permit any contractors, subcontractors or material suppliers to file any liens or claims including, but not limited to, stop notices, bonded stop notices, mechanics', materialmen's, professional service, contractors' or subcontractors' liens or claim for damage arising from the services performed by the Constructing Builder and its agents, employees, contractors and subcontractors, against any other Builder's Lots. It shall be a condition precedent to the Constructing Builder receiving payment

that all mechanics and materialmen deliver statutory unconditional lien releases for the work constructed to date.

(D) Non-Payment. If a Non-Constructing Builder fails to pay the amounts incurred by the Constructing Builder for the construction and installation of the Party Wall on the Non-Constructing Builder's Lots on or before the Wall Payment Due Date, the amounts unpaid shall bear interest at the rate of eighteen percent (18%) per annum until paid in full, and shall be secured by a lien against the Lots of the Non-Constructing Builder, which lien may be foreclosed in the manner provided for in Florida law for the foreclosure of realty mortgages.

ARTICLE VIII
EASEMENTS

Section 8.1 Owner's Easements of Enjoyment.

(A) Every Member, and any person residing with such Member, shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot and Parcel, subject to the following provisions:

(i) The right of the Association to suspend the voting rights and right to the use of the Common Areas (except as hereinafter expressly provided) by any Member (and such Member's tenants, guests, or invitees) who is more than ninety (90) days delinquent in the payment of any Assessment against his Lot for any period during which such Member remains delinquent. Furthermore, the Association may suspend the right of an Owner (and such Owner's tenants, guests, or invitees) to use the recreational facilities, but not the Owner's voting rights, for a period not to exceed sixty (60) days for any other infraction of the Project Documents and for successive sixty-day (60) periods thereafter if any such infraction is not corrected during any prior sixty-day (60) period. The Association may levy reasonable fines of up to $1,000 per single violation hereof against any member so suspended or any tenant, guest, or invitee thereof. A fine may be levied in the amount of up to $100 per day for each day of a continuing violation, with a single fourteen (14) day notice and opportunity for a hearing before a committee of at least three uninterested Members appointed by the board. A fine of $1,000 or more shall be secured by a lien on the affected parcel in favor of the Association, but a fine of less than $1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court. The provisions regarding the suspension-of-use rights do not apply to the portion of Common Areas to the extent the same must be used to provide access or utility services to the Lot.

(ii) The right of the Association to dedicate, transfer or encumber all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Board, provided, however, that any such action taken at any time that Declarant owns any Lot shall be subject to the approval of Declarant. If ingress or egress to any Lot is through the Common Area, any dedication, transfer, or encumbrance of the Common Area shall be subject to the Lot Owner's easement of ingress and egress.

(iii) The right of the Association to regulate the use of the Common Area through the Association Rules and to prohibit or limit access to such portions of the Common Area, such as landscaped right-of-ways, not intended for use by the Owners or other lawful occupants of a Residential Unit.

(B) If a Lot is leased or rented by the Owner thereof, the tenant and the members of his family residing with such tenant pursuant to the lease shall have the right to use the Common Area during the term of the lease, and the Owner of such Lot shall have no right to use the Common Area until the termination or expiration of such lease, except for the portion of Common Areas that must be used to provide access or utility services to the Lot.

(C) The guest and invitees (other than tenants) of any Member or other person entitled to use the Common Area pursuant to this Declaration may use any recreational facility located on the Common Area provided they are accompanied by a Member or other person entitled to use the recreational facilities pursuant to this Declaration. The Board shall have the right to limit the number of guests and invitees who may use the recreational facilities located on the Common Area at any one time and may restrict the use of the recreational facilities by guests and invitees to certain specified times.

Section 8.2 Drainage Easements. Drainage flow shall not be obstructed or diverted from the drainage easements. The Declarant hereby reserves for itself, its successors and assigns, and hereby grants to the Association, easements for and may, but shall not be required to, cut swales and drainways for surface water wherever within the Property and whenever such action may appear to the Declarant or the Association, as the case may be, to be necessary to maintain reasonable standards of health, safety and/or appearance provided that any such action is in compliance with any permit from time to time issued by the Water Management District, as such permits may be amended or supplemented from time to time. These easements include the right to cut or remove any trees, bushes or shrubbery, make any gradings of the soil, or take any other action reasonably necessary to install drainage facilities and maintain reasonable standards of health, safety and/or appearance, but shall not include the right to disturb any Improvements erected within the Property which are not located within the specific easement areas designated on the Plat or in this Declaration. Neither these easements nor their intended uses may be changed, amended, modified or terminated by subsequent owners or others (with the exception of the holders of such easements). Except as provided herein, existing drainage and drainage channels (or areas reserved for such purposes) shall not be altered so as to divert the flow of water onto adjacent parcels or into sanitary sewer lines. Notwithstanding anything provided herein to the contrary, the Surface Water Management System makes use of certain portions of the Property, including, but not limited to, portions of the Common Areas dedicated for water management purposes. The Declarant hereby reserves unto itself, its successors and assigns, and hereby grants to the Association and the County (in the event an MSBU is formed for the maintenance of the Surface Water Management System), a perpetual non-exclusive easement over, under and upon all Lots and other portions of the Property which may be utilized for the Surface Water Management System to make use of such Surface Water Management System for the surface water drainage, retention, detention and maintenance necessary to develop the Property as the Declarant deems to be appropriate. In addition to the foregoing, the Declarant, its successors and assigns, and the Association, shall have the right to utilize all drainage easements provided for herein or on the Plat of the Property for purposes of accessing any and all drainage

facilities on the Property and for access to any Common Areas and/or any Improvement from time to time located thereon.

Section 8.3 Mailbox Easements. Mailbox structures shall be installed at such locations within the Property as Declarant and the U.S. Postal Service determine to be appropriate. If mailbox structures benefiting more than a single Residential Unit are constructed or installed on Lots, an easement shall be deemed to exist over such portion of the Lot(s) on which such structures are constructed or installed so as to facilitate the use of such mailbox structure by the U.S. Postal Service, the Owners of the Residential Units to be served by such structures, and the Association. All such common mailbox structures shall be Common Areas.

Section 8.4 Utility Easements. Except as installed by the Declarant or approved by the Architectural Committee, or the Declarant for New Construction, no lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, cable and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures, to the extent reasonably practicable. No structure, landscaping, or other Improvements shall be placed, erected, or maintained upon any area designated on the Plat as a public utility easement which may damage or interfere with the installation and maintenance of utilities. Such public utility easement areas, and all Improvements thereon, shall be maintained by the Owner of the Lot on which the easement area is located unless the utility company or a county, municipality or other public authority maintains said easement area. There is hereby created a blanket easement upon, across, over and under the Property for ingress to, egress from and the installation, replacing, repairing, altering, operating and maintaining of all utility and service lines and systems including, but not limited to, water, sewer, gas, telephone, electricity, cable or communication lines and systems, as such utilities are installed in connection with the initial development of each Lot. Pursuant to this easement, a providing utility or service company may install and maintain facilities and equipment on the Lots and Common Areas and affix and maintain wires, circuits, and conduits on, in, and under the roofs and exterior walls of buildings thereon. Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utility or sewer lines may be installed or relocated within the Property except as initially created or approved by Declarant without the prior written approval of, in the case of a Common Area, the Association, in the case of a Lot, the Owner of such Lot (but only if the lines are installed in or relocated to an areas outside of the areas designated as utility easements on the Plat) and the Architectural Committee, or the Declarant for New Construction. Nothing contained herein shall entitle Declarant or any utility in exercising the rights granted herein to disturb any Residential Unit constructed in accordance with the requirements hereof. Declarant further reserves temporary construction easements for utility lines, maintenance of storage tanks and facilities and access to and from such facilities.

Section 8.5 Wall, Fence and/or Landscape Easements. Declarant hereby reserves unto itself, its successors and assigns, and hereby grants to the Association a perpetual non-exclusive easement (the "**Wall, Fence and/or Landscape Easement**") over, across, through and under all portions of the Property shown as landscape buffers, perimeter buffers, or wall, fence and/or landscape easements on the Plat or as described herein (the "**Wall, Fence and/or Landscape Easement Area**"), for the purposes of construction, installation, location, ownership,

maintenance, repair, replacement and operation of a fence(s) or wall(s) and installation, location, maintenance, repair, replacement or removal of landscaping, all to be located within the Wall, Fence and/or Landscape Easement Area. The Association shall own and shall be responsible for the cleaning, painting, maintenance, repair and replacement, all as needed in the Association's sole discretion, of any fence or wall located within a Wall, Fence and/or Landscape Easement Area, except that an Owner shall be responsible, at such Owner's expense, for the cleaning and painting (as needed) of the interior side of any fence or wall located on that Owner's Lot and for the Association's cost for repair and replacement of the fence or wall if the need for such repair or replacement is caused by the Owner or the Owner's tenants, guests or other invitees. Each Owner of any part of the Property encumbered by any such Wall, Fence and/or Landscape Easement understands and agrees that the installation of landscaping therein shall require the prior written approval of the Architectural Committee. No Improvements shall be built in the Wall, Fence and/or Landscape Easement Area by any Owner of any part of the Property, except for Declarant, and except as otherwise expressly permitted this Declaration. Notwithstanding any other provision of this Declaration to the contrary, an Owner shall also be responsible for the maintenance, including irrigation (if applicable), repair replacement or removal of all landscaping, including without limitation all landscaping installed in accordance with any landscape plan submitted to and approved by applicable governmental authorities in connection with the approval of the Project, within a Wall, Fence and/or Landscape Easement Area located on such Owner's Lot (or, if applicable, that portion of a Wall, Fence and/or Landscape Easement Area located on the interior side of any fence or wall located on that Owner's Lot). Such maintenance, including irrigation (if applicable), of the landscaping by such Owner shall be undertaken in accordance with Article IX hereof, to the greatest extent applicable. Notwithstanding the responsibility of an Owner to perform and undertake the aforesaid activities pertaining to any such wall, fence or landscaping installed within a Wall, Fence and/or Landscape Easement Area, in the event that the Association, in its sole discretion, determines that an Owner is not complying with its obligations hereunder, the Association may utilize the Wall, Fence and/or Landscape Easement Area to enter and perform the necessary maintenance, repair, or replacement and charge the costs thereof to the non-complying Owner. Any amounts payable by an Owner to the Association pursuant to this Section shall be secured by the Assessment Lien and the Association may enforce collection of such amounts in the same manner and to the same extent as provided elsewhere in this Declaration for the collection and enforcement of Assessments. In addition to the foregoing, the Declarant, its successors and assigns, and the Association, shall have the right to utilize all Wall, Fence and/or Landscape Easements, for purposes of accessing any and all fences, walls or landscaping on the Property and for access to any Common Areas and/or any Improvement from time to time located thereon. The Declarant, and Association have the right to cut or remove any trees, bushes or shrubbery located within the Wall, Fence and/or Landscape Easement Area that may interfere with their rights under this Section.

Section 8.6 Encroachments. All Lots shall be subject to an easement for overhangs and encroachments by walls, fences or other structures upon adjacent Lots as constructed by the original builder or as reconstructed or repaired in accordance with the original plans and specifications or as a result of the reasonable repair, shifting, settlement or movement of any such structure.

Section 8.7 Declarant's Easement; Plat Easements. The Declarant hereby reserves to itself, its successors and assigns, and to such other persons as the Declarant may from time to time designate in writing, a perpetual non-exclusive easement, privilege and right in and to, over, under, on and across the Common Area, including but not limited to all easements for access and uses for recreation areas, amenity areas, drainage, parking, walls, fences, landscaping, signs, sidewalks, open space, parks, preservation, conservation, upland buffer areas, ponds, wetland, wetland conservation, environmental swales, utilities and other purposes shown on the Plat for ingress and egress and the uses specified in such easements; provided, however, that such access and use does not (i) unreasonably interfere with the reasonable use and enjoyment of the Common Area and facilities located thereon by the Owners, nor (ii) unreasonably interfere with the easement rights of any other parties; nor (iii) violate any recorded covenants or restrictions affecting same. Declarant hereby further reserves to itself, its successors and assigns, and to such other persons as the Declarant may from time to time designate in writing, a non-exclusive perpetual easement, privilege and right in and to, over, under, on and across the Property, to construct, install, locate, maintain, repair, replace and operate any lines, cables, conduits, pipes, park and recreation improvements, pond, upland and conservation improvements, sidewalks, landscaping, vegetation, signs, parking areas, walls, fences and other such Improvements related to the infrastructure and development thereof in connection with the Declarant's development of the Property or any portion thereof; provided, however, that the Declarant shall be obligated to restore any disturbed area to as close to the original condition of the area as is reasonably practicable. The Declarant reserves for itself, its successors and assigns, a non-exclusive easement for the construction, installation, maintenance, repair, replacement and operation of security, television and communication cables and facilities within the rights-of-way and easement areas referred to herein. In addition to the foregoing, the Declarant reserves for itself, its successors, and assigns, all easement rights reserved by the Declarant as set forth on any Plat.

Section 8.8 Easements to Facilitate Development. Declarant hereby reserves to itself; all Designated Builders, and their successors and assigns the right to: (a) use any Lots owned or leased by such party, or any other Lot with written consent of the Owner thereof or, with the approval of a majority of Declarant and the Designated Builders (based on the number of Lots owned by each such party), any portion of the Common Area, as models, management offices, sales offices, a visitors' center, construction, construction offices, customer service offices or sales office parking areas; and (b) with the approval of a majority of Declarant and the Designated Builders (based on the number of Lots owned by each such party), install and maintain on the Common Area, any Lot owned or leased by such party, or any other Lot with the consent of the Owner thereof; such marketing, promotional, or other signs which the Declarant or a Designated Builder deem necessary for the development, sale, or lease of the Property.

Section 8.9 Service Easements; Dedications and Easements Required by Governmental Authority. Declarant hereby grants to persons and entities affiliated with delivery, pickup, and fire protection services, garbage services, ambulance services, police and other authorities of the law, United States Mail carriers, representatives of electrical, telephone, water, wastewater, irrigation, cable television and other utilities authorized by the Declarant or the Association, and to such other persons as the Declarant or the Association from time to time may designate, a nonexclusive, perpetual easement for ingress and egress over and across the Common Area for the purposes of performing their authorized services, to service all or any

portion of the Property and to perform any investigation related thereto. Declarant hereby reserves to itself and its successors and assigns, the right to make any dedications and to grant any easements, rights-of-way, and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

Section 8.10 Easement to Inspect and Right to Correct.

(A) Easement. Declarant reserves, for itself and such other persons as it may designate, perpetual, non-exclusive easements throughout the Property, to the extent reasonably necessary for the purposes of access, inspecting, testing, redesigning, correcting, or improving any portion of the Property, including Residential Units and the Common Area. Declarant shall have the right to redesign, correct, or improve any part of the Property, including Residential Units and the Common Area.

(B) Right of Entry. In addition to the above easement, Declarant reserves a right of entry onto each Lot (but not into the interior of a Residential Unit) upon reasonable notice to the Owner; provided, in an emergency, no such notice need be given. Other than in an emergency, entry onto a Lot shall be only after Declarant notifies the Owner (or occupant) and agrees with the Owner regarding a reasonable time to enter the Lot to perform such activities. Each Owner agrees to cooperate in a reasonable manner with Declarant in Declarant's exercise of the rights provided to it by this Section. Entry onto the Common Areas and into any improvements and structures thereon may be made by Declarant at any time, provided advance notice is given to the Association; provided, in an emergency, no notice need be given. The exercise of these easements shall not unreasonably interfere with the use of any Residential Unit.

(C) Damage. Any damage to a Residential Unit or the Common Areas resulting from the exercise of the easement and right of entry described in subsections (A) and (B) of this Section shall promptly be repaired by, and at the expense of, Declarant. The Declarant shall otherwise have no liability for any loss or damage incurred by an Owner or the Association as a result of the Declarant's exercise of its rights hereunder except to the extent such loss or damage is proximately caused by the gross negligence, willful misconduct, or unlawful conduct of the Declarant or its agents.

Section 8.11 Easement for Maintenance and Enforcement. The Association and its directors, officers, agents, contractors and employees, the Architectural Review Committee and any other persons and entities authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residential Unit), for (i) the exercise and discharge of their respective powers and responsibilities under the Project Documents; (ii) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the Architectural Committee, or the Declarant for New Construction, and that all Improvements are being properly maintained as required by the Project Documents; (iii) correcting any condition originating in a Lot, or the Common Area, threatening another Lot, or the Common Area; (iv) performing installations or maintenance of utilities, landscaping or other Improvements located on the Lots for which the Association is responsible for maintenance; or (v) correcting any condition which violates the Project Documents. The Association shall have no liability for any loss or damage incurred by an Owner as a result of the Association's exercise of its rights

hereunder except to the extent such loss or damage is proximately caused by the gross negligence, willful misconduct, or unlawful conduct of the Association or its agents.

Section 8.12 Easements for Additional Property. Easements over, upon, under, through and across the Common Area are reserved to the Association and the Declarant, and may be declared or granted from time to time by the Declarant for such further utility, egress, ingress or drainage easements over and across the Property as may be required from time to time to serve any other or additional lands during the course of development of the same, whether or not such additional lands become subject to the jurisdiction of the Association and a part of the Property or Additional Property.

Section 8.13 Rights of Declarant and Designated Builders. Notwithstanding any other provision of this Declaration to the contrary, the Declarant and each Designated Builder has the right to maintain construction trailers, model homes and sales offices on Lots owned or leased by such party and to construct and maintain parking areas for the purpose of accommodating persons visiting such construction trailers, model homes and sales offices and employees and contractors of such party. Any home constructed as a model home shall cease to be used as a model home and any sales office shall cease to be used as a sales office at any time the Declarant or such Designated Builder is not actually engaged in the sale of Lots.

Model homes are displayed for illustrative purposes only, and such display shall not constitute an agreement or commitment on the part of Declarant or Designated Builder to deliver the Residential Unit in conformity with any model home, and any representation or inference to the contrary is hereby expressly disclaimed. None of the decorator items and other items or furnishings (including, but not limited to, decorator paint colors, wallpaper, window treatments, mirrors, upgraded carpet, decorator built-ins, model home furniture, model home landscaping, and the like) shown installed or on display in any model home are included for sale by the Declarant to a Purchaser unless an authorized officer of Declarant has specifically agreed in a written addendum to the purchase agreement to make specific items a part of the purchase agreement.

Section 8.14 Duration of Development Rights; Joinder; Assignment. The rights and easements reserved by or granted to the Declarant pursuant to this Article VIII shall continue so long as any Declarant owns one or more Lots or holds an option to purchase one or more Lots. The joinder of the Association or any Owner or mortgagee of any Owner shall not be required for any easement that may be granted or declared by Declarant hereunder. Declarant may make limited temporary assignments of its easement rights under this Declaration to any person or entity performing construction, installation, or maintenance on any portion of the Property.

Section 8.15 Miscellaneous. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall be instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without

requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration.

Section 8.16 Private Lift Station. Declarant will cause a lift station (the "**Private Lift Station**") to be constructed within the land identified as a "Lift Station Easement" on the Plat, and connected to the sewer system facilities serving the Community. The Private Lift Station, including any easements of which such system may be comprised, may be conveyed to the Fort Pierce Utilities Authority (the "**FPUA**") at any time, in which case it shall be owned and operated by the FPUA; provided however, that any such conveyance shall be subject to the terms of this Declaration. If the Private Lift Station is conveyed and accepted by the FPUA, then the FPUA shall be responsible for the operation and maintenance of the Private Lift Station. In the event the Private Lift Station is operated and maintained by the Association, the expenses therefor shall be included in the annual assessments set forth in Section 4.3. Additionally, to the extent that any Owner takes any action that requires the Association or the FPUA to repair or replace any portion of the Private Lift Station, the cost of such repair or replacement actions shall be assessed by the Association or the FPUA, as applicable, against the Owner on whose behalf such actions are performed, but shall not be considered part of the annual maintenance assessment or charge.

Section 8.17 Temporary Emergency Access Easement. Lots 114, 115 116, 137, 138, and 139, as shown on the Plat (collectively, the "**Emergency Access Lots**"), are subject to that certain Temporary Emergency Access Easement Agreement dated March 28, 2023, and recorded in the Official Records as Instrument #5175971, Public Records of St. Lucie County, Florida (the "**Temporary Emergency Easement**"). Developer may construct a turnaround roadway and related Improvements across the Emergency Access Lots for use of vehicular turnaround and for use by delivery, pickup and fire protection services, trash collection and recycling services, ambulance services, police and other authorities of the law, United States Mail carriers, representatives of electrical, telephone, water, cable television and other utilities, persons or companies providing business or commercial services to residents of the Property and the like, while in pursuit of performing their authorized services and to perform any investigation related thereto. Declarant shall not convey any Emergency Access Lot to any Purchaser until termination of the Temporary Emergency Easement."

ARTICLE IX
MAINTENANCE

Section 9.1 Maintenance by Owner. Each Owner shall maintain his Lot and Residential Unit in good repair. The yards and landscaping on all improved Lots shall be neatly and attractively maintained, and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved Lots in the Property. If any sidewalk is partially or completely located on an Owner's Lot and third parties have an easement to use such sidewalk, or if any sidewalk is located between a boundary line of the Owner's Lot and the curb of any adjacent street, and the sidewalk is open to the public, then the Association (if the Association is the owner of the adjacent Street) (and not the Owner) shall be responsible for the maintenance and repair of such sidewalk (other than pressure-washing the sidewalk to keep the same free from unreasonable accumulations of mold and mildew, which shall be the responsibility of the Owner from time to time, as needed). During prolonged absence, an Owner

shall arrange for the continued care and upkeep of his Lot. Except for areas owned by the Association or that the Association has elected in writing to maintain, which election may be terminated by the Association at any time, each Owner shall also maintain in good condition and repair any landscaping within the portion of any adjacent right of way that is located between such Owner's Lot and the curb of the adjacent street. Each Owner shall maintain in good condition and repair that portion of his driveway located within the right-of-way of the adjoining Street. In the event a Lot Owner fails to fulfill his maintenance and repair obligations under this Article or in the event an Owner fails to landscape his Lot as required by Section 5.14 of Article V, the Architectural Committee may have said Lot and residence landscaped, cleaned, and repaired and may charge the Lot Owner for said work in accordance with the provisions of said Section. An Owner shall not allow a condition to exist on his Lot which will adversely affect any other Lots or Residential Units of other Owners. Any repainting or redecorating of the exterior surfaces of a Residential Unit which alters the original appearance will require the prior approval of the Architectural Committee.

Section 9.2 Maintenance by the Association. The Association shall be responsible for the maintenance, repair, and replacement of the Common Area and may, without any approval of the Owners being required, do any of the following:

(A) Reconstruct, repair, replace or refinish any Improvement or portion thereof upon any such area (to the extent that such work is not done by a governmental entity, if any, responsible for the maintenance and upkeep of such area);

(B) Construct, reconstruct, repair, replace, or refinish any portion of the Common Area used as a road, street, walk, driveway, and parking area;

(C) Replace injured and diseased trees or other vegetation in any such area, and plant trees, shrubs and ground cover to the extent that the Board deems necessary for the conservation of water and soil and for aesthetic purposes;

(D) Place and maintain upon any such area such signs as the Board may deem appropriate for the proper identification, use and regulation thereof;

(E) Construct, maintain, repair and replace landscaped areas on any portion of the Common Area;

(F) Maintain any and all easement areas granted to the Association herein or on the Plat or in any other document, including but not limited to easements for access, open space, recreation, utilities, and drainage.

(G) Maintain the Surface Water Management System and any other portion of the Common Area used for drainage and retention;

(H) If applicable, maintain any multiple residence mailboxes used for delivery of personal mail within the Property, provided, however, that each Owner shall be responsible for repair or replacement of locks and/or keys for each Owner's mailbox; and

(I) Do all such other and further acts which the Board deems necessary to preserve and protect the Common Area and the appearance thereof, in accordance with the general purposes specified in this Declaration.

Neither Declarant nor any Builder within the Property shall be responsible for maintenance, repair or replacement of Common Areas or Improvements thereon previously transferred to the Association, except that any express or implied warranties provided by any provider of labor or materials in connection with Improvements shall be deemed assigned to the Association concurrently with such transfer. This paragraph shall not be subject to amendment without the written approval of the Declarant.

Section 9.3 Damage or Destruction of Common Area by Owners. No Owner shall in any way damage or destroy any Common Area or interfere with the activities of the Association in connection therewith. Any expenses incurred by the Association by reason of any such act of an Owner shall be paid by said Owner, upon demand, to the Association to the extent that the Owner is liable therefore under Florida law, and such amounts shall be a lien on any Lots owned by said Owner and the Association may enforce collection of any such amounts in the same manner as provided elsewhere in this Declaration for the collection and enforcement of Assessments.

Section 9.4 Payment of Utility Charges. Each Lot shall be separately metered for water, sewer, and electrical service and all charges for such services shall be the sole obligation and responsibility of the Owner of such Lot. The cost of water, sewer, and electrical service to the Common Area shall be a Common Expense of the Association and shall be included in the budget of the Association.

Section 9.5 Landscaping Replacement. Landscaping originally planted on the Common Areas may exceed the landscaping that is ultimately planned for Common Areas due to over-planting in anticipation of normal plant losses. The Board is hereby granted the authority to remove and not replace dead or damaged landscaping if, in the reasonable discretion of the Board, (a) the remaining landscaping is acceptable to the Board and (b) the remaining landscaping is generally consistent in quality and quantity with the landscaping shown on approved landscaping plans filed with governmental entities in connection with Property, even if the location or types of specific plants are different than those shown on such approved landscaping plans. Declarant reserves the right to substitute plants and trees planted on the Property or shown on approved landscaping plans with equivalent or better landscaping materials. The Declarant shall not be responsible for replacement of landscaping installed in the Common Areas that dies more than ninety days following installation or that requires replacement due to vandalism, lack of proper watering or maintenance by Association, or damage due to negligence; the Association shall be solely responsible for such replacement (subject to potential recovery by the Association from any vandal or negligent person).

Section 9.6 Alteration of Maintenance Procedures. Following Turnover and so long as Declarant owns any Lot, the Association shall not, without the written approval of Declarant, alter or fail to follow the maintenance and repair procedures in place immediately prior to Turnover unless such alteration will provide for a higher level of maintenance and repair. Declarant shall have the right, but not the obligation, to perform any required maintenance or

repair not performed by the Association within ten (10) business days following notice from Declarant that such maintenance or repair is required under this Section; if Declarant performs such maintenance or repair, the costs incurred by Declarant shall be reimbursed by the Association within thirty (30) days following written demand for reimbursement accompanied by copies of invoices for such costs. This Section shall not be subject to amendment without the written approval of the Declarant.

ARTICLE X
INSURANCE; CONDEMNATION

Section 10.1 Scope of Coverage. Commencing not later than the time of the first conveyance of a Lot to a person other than the Declarant, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(A) Property insurance on the Common Area insuring against all risk of direct physical loss, insured against in an amount equal to the maximum insurable replacement value of the Common Area, as determined by the Board; provided, however, that the total amount of insurance after application of any deductibles shall not be less than one hundred percent (100%) of the current replacement cost of the insured Property, exclusive of land, excavations, foundations and other items normally excluded from a property policy;

(B) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than $1,000,000.00. Such insurance shall cover all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Area, and shall also include hired automobile and non-owned automobile coverage with cost liability endorsements to cover liabilities of the Owners as a group to an Owner and provide coverage for any legal liability that results from lawsuits related to employment contracts in which the Association is a party;

(C) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Florida;

(D) Such other insurance as the Association shall determine from time to time to be appropriate to protect the Association or the Owners, specifically including, but not limited to directors' and officers' liability insurance for the directors and officers of the Association, as well as similar liability insurance covering other functionaries of the Association (such as but not limited to members of Committees) in form and amounts as may be deemed advisable by the Board of Directors;

(E) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions:

(i) There shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household;

(ii) No act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will void the policy or be a condition to recovery on the policy;

(iii) The coverage afforded by such policy shall not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust;

(iv) A "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners;

(v) The Association shall be named as the Insured; and

(vi) For policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least thirty (30) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy;

(F) If any building or other vertical Improvement in the Common Area is located in an area identified by the Secretary of Housing & Urban Development as an area having special flood hazards, a policy of flood insurance on such portion of the Common Area must be maintained in the lesser of one hundred percent (100%) of the current replacement cost of the building or Improvement and any other property covered by the required form of policy or the maximum limit of coverage available under the National Insurance Act of 1968, as amended; and

(G) "Agreed Amount" and "Inflation Guard" endorsements.

Section 10.2 Certificates of Insurance. An insurer that has issued an insurance policy under this Article shall issue certificates or a memorandum of insurance to the Association and, upon request, to any Owner or its mortgagee. Any insurance obtained pursuant to this Article may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee to whom certificates of insurance have been issued.

Section 10.3 Fidelity Bonds.

(A) The Association shall maintain blanket fidelity bonds or insurance for all officers, directors, trustees and employees of the Association and all other persons handling or responsible for funds of or administered by the Association, including, but without limitation, officers, directors and employees of any management agent of the Association, whether or not they receive compensation for their services. The total amount of such fidelity bond or policy of insurance maintained by the Association shall be based upon the best business judgment of the Board, and shall not be less than the maximum amount of funds, including reserve funds, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond or policy of insurance.

Fidelity bonds obtained by the Association must also meet the following requirements:

(i) The fidelity bonds shall name the Association as an obligee;

(ii) The bonds shall contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions; and

(iii) The bonds shall provide that they may not be canceled or substantially modified (including cancellation from non-payment of premium) without at least ten (10) days prior written notice to the Association.

Policies of insurance obtained by the Association must also meet the following requirements:

(i) The policies of insurance shall name the Association as the insured;

(ii) The policies of insurance shall contain waivers by the issuers of the policies of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions; and

(iii) The policies of insurance shall provide that they may not be canceled or substantially modified (including cancellation from non-payment of premium) without at least ten (10) days prior written notice to the Association.

(B) The Association shall require any management agent of the Association to maintain its own fidelity bond or policy of insurance in an amount equal to or greater than the amount of the fidelity bond or policy of insurance to be maintained by the Association pursuant to Section 10.3(A) of this Section. The fidelity bond or policy of insurance maintained by the management agent shall cover funds maintained in bank accounts of the management agent and need not name the Association as an obligee, but the management agent shall deliver to the Association upon request, from time to time, a copy of its fidelity bond or policy of insurance then in effect.

Section 10.4 Payment of Premiums. The premiums for any insurance obtained by the Association pursuant to this Article shall be a Common Expense included in the budget of the Association and shall be paid by the Association.

Section 10.5 Insurance Obtained by Owners. Each Owner shall be responsible for obtaining property insurance for his own benefit and at his own expense covering his Lot, and all Improvements and personal property located thereon. Each Owner shall also be responsible for obtaining at his expense personal liability coverage for death, bodily injury, or property damage arising out of the use, ownership, or maintenance of his Lot.

Section 10.6 Payment of Insurance Proceeds. With respect to any loss to the Common Area covered by property insurance obtained by the Association in accordance with this Article, the loss shall be adjusted with the Association and the insurance proceeds shall be payable to the

Association and not to any mortgagee. Subject to the provisions of Section 10.7 of this Article, the proceeds shall be disbursed for the repair or restoration of the damage to Common Area.

Section 10.7 Repair and Replacement of Damaged or Destroyed Property. Any portion of the Common Area damaged or destroyed shall be repaired or replaced promptly by the Association unless (i) repair or replacement would be illegal under any state or local health or safety statute or ordinance, or (ii) Owners owning at least eighty percent (80%) of the Lots vote not to rebuild. No mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area shall be repaired or replaced. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association. If the entire Common Area is not repaired or replaced, insurance proceeds attributable to the damaged Common Area shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance and the remainder of the proceeds shall be added to the Association's reserve fund or used for such other purposes as the Board shall determine.

Section 10.8 Condemnation. Any conveyance in lieu of and under threat of condemnation must be approved by (i) at least two-thirds (2/3) of the Board and (ii) the Declarant so long as the Declarant owns any property subject to this Declaration or which may become subject to this Declaration. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which Improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant (so long as the Declarant owns any property which is or may become subject to this Declaration) and at least two-thirds (2/3) of the Board shall otherwise agree, the Association shall restore or replace such Improvements so taken on the remaining land included in the Common Area to the extent lands are available therefor, in accordance with plans approved by the Board and applicable governmental authorities. If such Improvements are to be repaired or restored, the above provisions of this Article regarding the disbursement of insurance proceeds shall apply. If the taking does not involve any Improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board shall determine.

ARTICLE XI
TERM AND ENFORCEMENT

Section 11.1 Enforcement. Subject to the provisions of Section 11.3 and of Section 11.4, the Declarant, and the Association shall have the right (but not the obligation) to enforce the terms of this Declaration and any amendment thereto. Failure by the Declarant or the Association, the Architectural Committee, or any Owner to enforce the same shall in no event be deemed a waiver of the right to do so thereafter. Deeds of conveyance of the Property may reference this Declaration, but whether or not such reference is made, each and all of the terms of this Declaration shall be valid and binding upon the respective grantees. Violators of any one or more of the terms hereof may be restrained by any court of competent jurisdiction and damages awarded against such violators, provided, however, that a violation shall not affect the lien of any

First Mortgage. If the Architectural Committee enforces any provision of the Project Documents, the cost of the enforcement shall be paid by the Association. In addition to any enforcement rights otherwise available to the Association, the Association shall have the right to enforce any provision of this Declaration by directly taking action necessary to cure or remove a breach of this Declaration, including without limitation, removal, repair, or replacement of any sign, landscaping, or other Improvement on any portion of the Property; in such event, the Association shall be entitled to recover the costs incurred by the Association in connection with such cure. Pursuant to such cure/removal right of the Association, the Association or its authorized agents may, upon reasonable written notice (or immediately, for willful and recurrent violations, when written notice has previously been given), enter any Lot in which a violation exists and may correct such violation at the expense of the Owner of such Lot, and the Association and its agents are hereby granted an easement for such purpose. Such expenses, and such fines as may be imposed pursuant to this Declaration, the Bylaws, or Association Rules, shall be a special Assessment secured by an Assessment Lien upon such Lot enforceable in accordance with the provisions of this Declaration. All remedies available at law or equity shall be available in the event of any breach of any provision of this Section by any Owner, tenant or other person. In addition, the Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration that relate to the maintenance, operation and repair of the Surface Water Management System for the Property. This shall include, without limitation, the right to bring a civil action for an injunction and penalties against the Association to compel it to correct any outstanding violations of the District Permit or the provisions of this Declaration pertaining to the Surface Water Management System or in mitigation or conservation areas under the responsibility of control of the Association.

Section 11.2 Term. The terms of this Declaration shall run with and bind the land for thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years for so long as the Lots shall continue to be used for residential purposes. Provided, however, no termination shall void the duty of the Association to maintain the Surface Water Management System (if it is mandated by the terms of the District Permit to do so and is not being maintained by the MSBU (if formed)),) unless specifically allowed by the Water Management District. Further, no such termination shall have the effect of terminating any easements herein provided or reserved.

Section 11.3 Amendment. So long as the Class B membership exists, the Declaration may be amended at any time and from time to time by the Declarant, without the consent or joinder of the Association, any Owner or mortgagee, if such amendment (a) clarifies ambiguities or corrects scrivener's errors, (b) is required in order to cause this Declaration to comply with applicable requirements of FHA, VA, FNMA, FHLMC, or any governmental or quasi-governmental agency or authority, or (c) are otherwise desirable in the sole discretion of Declarant. Following Turnover, the Declaration may be amended at any time, and from time to time, by (i) an instrument signed by the Owner(s) of at least a majority of the Lots or (ii) a certification by the President of the Association that the Owners of at least a majority of the Lots have voted in favor of the amendment at a duly called election; provided, however, any amendment made at a time when Declarant owns any Lots shall require the approval of the Declarant, which may be withheld in Declarant's sole and absolute discretion. Notwithstanding the foregoing, any amendment to the Declaration which alters any provision relating to the

Surface Water Management System beyond maintenance in its original condition must have the prior approval of the Water Management District, and must be submitted to the Water Management District for a determination whether the amendment necessitates a modification to the District Permit (with respect to which the Water Management District is to advise the permittee and the permittee shall act accordingly). Any such amendment, after approval by the Water Management District (if required), shall be recorded with the County Recorder and shall take effect immediately upon recordation regardless of the status of the then current term of the Declaration under Section 11.2 above. A properly executed and recorded amendment may alter the restrictions in whole or in part applicable to all or any portion of the Property and need not be uniform in application to the Property.

Section 11.4 Approval of Litigation. Except for any legal proceedings initiated by the Association to (i) enforce the terms of this Declaration; (ii) enforce the Association Rules; (iii) enforce the Architectural Committee Rules; (iv) collect any unpaid Assessments levied pursuant to this Declaration; or (v) enforce a contract entered into by the Association with vendors providing services to the Association, the Association shall not incur litigation expenses, including without limitation, attorneys' fees and costs, where the Association initiates legal proceedings or is joined as a plaintiff in legal proceedings, without the prior approval of a majority of the Members of the Association entitled to cast a vote who are voting in person or by proxy at a meeting duly called for such purpose, excluding the vote of any Owner who would be a defendant in such proceedings. The costs of any legal proceedings initiated by the Association which are not included in the above exceptions shall be financed by the Association only with monies that are collected for that purpose by special Assessment and the Association shall not borrow money, use reserve funds, or use monies collected for other Association obligations. Each Owner shall notify prospective Purchasers of such legal proceedings initiated by the Board and not included in the above exceptions and must provide such prospective Purchasers with a copy of the notice received from the Association in accordance with Section 12.4 of this Declaration. Nothing in this Section shall preclude the Board from incurring expenses for legal advice in the normal course of operating the Association to (i) enforce the Project Documents; (ii) comply with the statutes or regulations related to the operation of the Association; (iii) amend the Project Documents as provided in this Declaration; (iv) grant easements or convey Common Area as provided in this Declaration; (v) perform the obligations of the Association as provided in this Declaration; or (vi) defend (including but not limited to the filing of counterclaims and cross-claims in) any lawsuit filed against the Association. Subject to the exceptions in the first sentence of this Section, with respect to matters involving property or Improvements to property, the Association additionally shall not initiate legal proceedings or join as a plaintiff in legal proceedings unless (1) such property or Improvement is owned either by the Association or jointly by all Members of the Association, (2) the Association has the maintenance responsibility for such property or Improvements pursuant to this Declaration, or (3) the Owner who owns such property or Improvements consents in writing to the Association initiating or joining such legal proceeding.

ARTICLE XII
CLAIM AND DISPUTE RESOLUTION/LEGAL ACTIONS

Section 12.1 It is intended that the Common Area, each Lot, and all Improvements constructed on the Property by persons (for the purposes of this Section, "**Developers**") in the business of constructing improvements will be constructed in compliance with all applicable building codes and ordinances and that all Improvements will be of a quality that is consistent with good construction and development practices in the area where the Project is located for production housing similar to that constructed within the Project. Nevertheless, due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a defect exists and the responsibility therefor. It is intended that all disputes and claims regarding alleged defects ("**Alleged Defects**") in any Improvements on any Lot or Common Area will be resolved amicably, without the necessity of time-consuming and costly litigation. Accordingly, all Developers (including Declarant), the Association, the Board, and all Owners shall be bound by the following claim resolution procedures.

Section 12.2 Right to Cure Alleged Defect. If a person or entity ("**Claimant**") claims, contends, or alleges an Alleged Defect, each Developer shall have the right to inspect, repair, and/or replace such Alleged Defect as set forth herein.

Section 12.2.1 Notice of Alleged Defect. If a Claimant discovers an Alleged Defect, within fifteen (15) days after discovery thereof, Claimant shall give written notice of the Alleged Defect ("**Notice of Alleged Defect**") to the Developer constructing the Improvement with respect to which the Alleged Defect relates.

Section 12.2.2 Right to Enter, Inspect, Repair, and/or Replace. Within a reasonable time after the receipt by a Developer of a Notice of Alleged Defect, or the independent discovery of any Alleged Defect by a Developer, Developer shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into the Common Area, areas of Association responsibility, any Lot or Residential Unit, and/or any Improvements for the purposes of inspecting and/or conducting testing and, if deemed necessary by Developer at its sole discretion, repairing and/or replacing such Alleged Defect. In conducting such inspection, testing, repairs, and/or replacement, Developer shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

Section 12.3 No Additional Obligations; Irrevocability and Waiver of Right. Nothing set forth in this Article shall be construed to impose any obligation on a Developer to inspect, test, repair, or replace any item or Alleged Defect for which such Developer is not otherwise obligated under applicable law or any warranty provided by such Developer in connection with the sale of the Lots and Residential Units and/or the Improvements constructed thereon. The right reserved to Developer to enter, inspect, test, repair and/or replace an Alleged Defect shall be irrevocable and may not be waived or otherwise terminated with regard to a Developer except by a written document executed by such Developer and recorded in the records of the County.

Section 12.4 Legal Actions. All legal actions initiated by a Claimant shall be brought in accordance with and subject to Section 11.3 and Section 12.5 of this Declaration. If a

Claimant initiates any legal action, cause of action, regulatory action, proceeding, reference, mediation, or arbitration against a Developer alleging (1) damages for costs of repairing Alleged Defect ("**Alleged Defect Costs**"), (2) for the diminution in value of any real or personal property resulting from such Alleged Defect, or (3) for any consequential damages resulting from such Alleged Defect, any judgment or award in connection therewith shall first be used to correct and or repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect. If the Association as a Claimant recovers any funds from a Developer (or any other person or entity) to repair an Alleged Defect, any excess funds remaining after repair of such Alleged Defect shall be paid in to the Association's reserve fund. If the Association is a Claimant, the Association must provide a written notice to all Members prior to initiation of any legal action, regulatory action, cause of action, proceeding, reference, mediation or arbitration against a Developer(s) which notice shall include at a minimum (1) a description of the Alleged Defect; (2) a description of the attempts of the Developer(s) to correct such Alleged Defect and the opportunities provided to the Developer(s) to correct such Alleged Defect; (3) a certification from an architect or engineer licensed in the State of Florida that such Alleged Defect exists along with a description of the scope of work necessary to cure such Alleged Defect and a resume of such architect or engineer; (4) the estimated Alleged Defect Costs; (5) the name and professional background of the attorney retained by the Association to pursue the claim against the Developer(s) and a description of the relationship between such attorney and member(s) of the Board or the Association's management company (if any); (6) a description of the fee arrangement between such attorney and the Association; (7) the estimated attorneys' fees and expert fees and costs necessary to pursue the claim against the Developer(s) and the source of the funds which will be used to pay such fees and expenses; (8) the estimated time necessary to conclude the action against the Developer(s); and (9) an affirmative statement from a majority of the members of the Board that the action is in the best interests of the Association and its Members.

Section 12.5 Alternative Dispute Resolution. Any dispute or claim between or among (a) a Developer (or its brokers, agents, consultants, contractors, subcontractors, or employees) on the one hand, and any Owner(s) or the Association on the other hand; or (b) any Owner and another Owner; or (c) the Association and any Owner, regarding any controversy or claim between the parties, including any claim based on contract, tort, or statute, arising out of or relating to (i) the rights or duties of the parties under this Declaration; (ii) the design or construction of any portion of the Project; (iii) or an Alleged Defect, but excluding disputes relating to the payment of any type of Assessment (collectively a "**Dispute**"), shall be subject first to negotiation, then mediation, and then arbitration as set forth in this Section 12.5 prior to any party to the Dispute instituting litigation with regard to the Dispute under Section 12.7. In favor of the Final and Binding Arbitration procedures provided for herein, Claimants waive the right to trail by court proceedings including the right to a jury trial. Arbitration shall be compelled upon Developer's demand.

Section 12.5.1 Negotiation. Each party to a Dispute shall make every reasonable effort to meet in person and confer for the purpose of resolving a Dispute by good faith negotiation. Upon receipt of a written request from any party to the Dispute, the Board may appoint a representative to assist the parties in resolving the dispute by negotiation, if in its discretion the Board believes its efforts will be beneficial to the parties and to the welfare of the

Community. Each party to the Dispute shall bear their own attorneys' fees and costs in connection with such negotiation.

Section 12.5.2 Mediation. If the parties cannot resolve their Dispute pursuant to the procedures described in Section 12.5.1 above within such time period as may be agreed upon by such parties (the "**Termination of Negotiations**"), the party instituting the Dispute (the "**Disputing Party**") shall have thirty (30) days after the termination of negotiations within which to submit the Dispute to mediation pursuant to the mediation procedures adopted by the American Arbitration Association or any successor thereto or to any other independent entity providing similar services upon which the parties to the Dispute may mutually agree. No person shall serve as a mediator in any Dispute in which such person has a financial or personal interest in the result of the mediation, except by the written consent of all parties to the Dispute. Prior to accepting any appointment, the prospective mediator shall disclose any circumstances likely to create a presumption of bias or to prevent a prompt commencement of the mediation process. If the Disputing Party does not submit the Dispute to mediation within thirty days after Termination of Negotiations, the Disputing Party shall be deemed to have waived any claims related to the Dispute and all other parties to the Dispute shall be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, nothing herein shall release or discharge such party or parties from any liability to persons or entities not a party to the foregoing proceedings.

Section 12.5.2.1 Position Memoranda; Pre-Mediation Conference. Within ten (10) days of the selection of the mediator, each party to the Dispute shall submit a brief memorandum setting forth its position with regard to the issues to be resolved. The mediator shall have the right to schedule a pre-mediation conference and all parties to the Dispute shall attend unless otherwise agreed. The mediation shall commence within ten (10) days following submittal of the memoranda to the mediator and shall conclude within fifteen (15) days from the commencement of the mediation unless the parties to the Dispute mutually agree to extend the mediation period. The mediation shall be held in the County where the property is located or such other place as is mutually acceptable by the parties to the Dispute.

Section 12.5.2.2 Conduct of Mediation. The mediator has discretion to conduct the mediation in the manner in which the mediator believes is most appropriate for reaching a settlement of the Dispute. The mediator is authorized to conduct joint and separate meetings with the parties to the Dispute and to make oral and written recommendations for settlement. Whenever necessary, the mediator may also obtain expert advice concerning technical aspects of the dispute, provided the parties to the Dispute agree to obtain and assume the expenses of obtaining such advice as provided in Section 12.5.2.5 below. The mediator does not have the authority to impose a settlement on any party to the Dispute.

Section 12.5.2.3 Exclusion Agreement. Any admissions, offers of compromise or settlement negotiations or communications at the mediation shall be excluded in any subsequent dispute resolution forum.

Section 12.5.2.4 Parties Permitted at Sessions. Persons other than the parties to the Dispute may attend mediation sessions only with the permission of all parties to the Dispute and the mediator. Confidential information disclosed to a mediator by the parties to

the Dispute or by witnesses in the course of the mediation shall be kept confidential. There shall be no stenographic, videographic, or audio record of the mediation process.

Section 12.5.2.5 Expenses of Mediation. The expenses of witnesses for either side shall be paid by the party producing such witnesses. All other expenses of the mediation, including, but not limited to, the fees and costs charged by the mediator and the expenses of any witnesses or the cost of any proof of expert advice produced at the direct request of the mediator, shall be borne equally by the parties to the Dispute unless agreed to otherwise. Each party to the Dispute shall bear their own attorneys' fees and costs in connection with such mediation.

Section 12.5.3 Final and Binding Arbitration. If the parties cannot resolve their Dispute pursuant to the procedures described in Section 12.5.1 above, the Disputing Party shall have thirty (30) days following termination of mediation proceedings (as determined by the mediator) to submit the Dispute to final and binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as modified or as otherwise provided in this Section 12.5. If the Disputing Party does not submit the Dispute to arbitration within thirty days after termination of mediation proceedings, the Disputing Party shall be deemed to have waived any claims related to the Dispute and all other parties to the Dispute shall be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, nothing herein shall release or discharge such party or parties from any liability to a person or entity not a party to the foregoing proceedings.

The existing parties to the Dispute shall cooperate in good faith to ensure that all necessary and appropriate parties are included in the arbitration proceeding. No Developer shall be required to participate in the arbitration proceeding if all parties against whom a Developer would have necessary or permissive cross-claims or counterclaims are not or cannot be joined in the arbitration proceedings. Subject to the limitations imposed in this Section 12.5, the arbitrator shall have the authority to try all issues, whether of fact or law.

Section 12.5.3.1 Place. The arbitration proceedings shall be heard in the County where the Property is located.

Section 12.5.3.2 Arbitration. A single arbitrator shall be selected in accordance with the rules of the American Arbitration Association from panels maintained by the American Arbitration Association with experience in relevant matters which are the subject of the Dispute. The arbitrator shall not have any relationship to the parties or interest in the Project. The parties to the Dispute shall meet to select the arbitrator within ten (10) days after service of the initial complaint on all defendants named therein.

Section 12.5.3.3 Commencement and Timing of Proceeding. The arbitrator shall promptly commence the arbitration proceeding at the earliest convenient date in light of all of the facts and circumstances and shall conduct the proceeding without undue delay.

Section 12.5.3.4 Pre-hearing Conferences. The arbitrator may require one or more pre-hearing conferences.

Section 12.5.3.5 Discovery. The parties to the Dispute shall be entitled to limited discovery only, consisting of the exchange between the parties of the following matters: (i) witness lists; (ii) expert witness designations; (iii) expert witness reports; (iv) exhibits; (v) reports of testing or inspections of the property subject to the Dispute, including but not limited to, destructive or invasive testing; and (vi) trial briefs. Developer shall also be entitled to conduct further tests and inspections as provided in Section 12.2 above. Any other discovery shall be permitted by the arbitrator upon a showing of good cause or based on the mutual agreement of the parties to the Dispute. The arbitrator shall oversee discovery and may enforce all discovery orders in the same manner as any trial court judge.

Section 12.5.3.6 Limitation on Remedies/Prohibition on the Award of Punitive Damages. Notwithstanding contrary provisions of the Commercial Arbitration Rules, the arbitrator in any proceeding shall not have the power to award punitive or consequential damages; however, the arbitrator shall have the power to grant all other legal and equitable remedies and award compensatory damages. The arbitrator's award may be enforced as provided for in the Florida Arbitration Code, Chapter 682, Florida Statutes, or such similar law governing enforcement of awards in a trial court as is applicable in the jurisdiction in which the arbitration is held.

Section 12.5.3.7 Motions. The arbitrator shall have the power to hear and dispose or motions, including motions to dismiss, motions for judgment on the pleadings, and summary judgment motions, in the same manner as a trial court judge, except the arbitrator shall also have the power to adjudicate summary issues of fact or law including the availability of remedies, whether or not the issue adjudicated could dispose of an entire cause of action or defense.

Section 12.5.3.8 Expenses of Arbitration. Each party to the Dispute shall bear all of its own costs incurred prior to and during the arbitration proceedings, including the fees and costs of its attorneys or other representatives, discovery costs, and expenses of witnesses produced by such party. Each party to the Dispute shall share equally all charges rendered by the arbitrator unless otherwise agreed to by the parties.

Section 12.6 Statute of Limitations. Nothing in this Article shall be considered to toll, stay, or extend any applicable statute of limitations.

Section 12.7 Enforcement of Resolution. If the parties to a Dispute resolve such Dispute through negotiation or mediation in accordance with Section 12.5.1 or Section 12.5.2 above, and any party thereafter fails to abide by the terms of such negotiation or mediation, or if an arbitration award is made in accordance with Section 12.5.3 and any party to the Dispute thereafter fails to comply with such resolution or award, then the other party to the Dispute may file suit or initiate litigation proceedings to enforce the terms of such negotiation, mediation, or award without the need to again comply with the procedures set forth in this Article. In such event, the party taking action to enforce the terms of the negotiation, mediation, or the award shall be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties, pro rata), all costs incurred to enforce the terms of the negotiation, mediation or award including, without limitation, attorneys' and paralegals' fees and court costs.

ARTICLE XIII
GENERAL PROVISIONS

Section 13.1 Severability. Judicial invalidation of any part of this Declaration shall not affect the validity of any other provisions.

Section 13.2 Construction. The Article and Section headings have been inserted for convenience only and shall not be considered in resolving questions of interpretation or construction. All terms and words used in this Declaration regardless of the number and gender in which they are used shall be deemed and construed to include any other number, and any other gender, as the context or sense requires. In the event of any conflict or inconsistency between this Declaration, the Articles, and/or the Bylaws, the provisions of this Declaration shall control over the provision of the Articles and the Bylaws and the provisions of the Articles shall prevail over the provisions of the Bylaws.

Section 13.3 Notices. Any notice permitted or required to be delivered as provided herein may be delivered either personally, via overnight courier delivery service or by mail, postage prepaid; if to an Owner, addressed to that Owner at the address of the Owner's Lot or if to the Architectural Committee, addressed to that Committee at the normal business address of the Association. If notice is sent by mail or overnight courier delivery service, it shall be deemed to have been delivered twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage pre-paid. If personally delivered, notice shall be effective on receipt. Notwithstanding the foregoing, if application for approval, plans, specifications and any other communication or documents shall not be deemed to have been submitted to the Architectural Committee, unless actually received by said Committee. Any vote, election, consent, or approval of any nature by the Owners or the Board, whether hereunder or for any other purpose, may, in the discretion of the Board and in lieu of a meeting of the Board or the Owners, as applicable, be held by a mail-in ballot process pursuant to such reasonable rules as the Board may specify.

Section 13.4 Tract Declaration. Any Owner of a Tract containing more than one Lot shall have the right to impose on any portion of the Tract owned by such Owner a Tract Declaration ("**Tract Declaration**") in such form as may be approved in writing by Declarant. A Tract Declaration may modify the provisions of Section 11.3 or Section 11.4 of this Declaration and, to the extent that any Tract Declaration is inconsistent with such provisions of this Declaration, the provisions of such Tract Declaration shall take priority over and control over such provisions of this Declaration. A Tract Declaration may also impose other covenants, conditions, restrictions, easements, or other matters to the extent not inconsistent with the provisions of this Declaration.

Section 13.5 Prices. Declarant shall have the right, from time to time, in its sole discretion, to establish and/or adjust sales prices or price levels for new Residential Units and/or Lots.

Section 13.6 Restriction of Traffic. Declarant reserves the right, so long as it owns any portion of the Property, to unilaterally restrict and/or re-route all pedestrian and vehicular traffic within the Property, in Declarant's sole discretion, to accommodate Declarant's construction

activities, and sales and marketing activities (as well as those of any Designated Builder approved by Declarant); provided that no Residential Unit shall be deprived of access to a dedicated street adjacent thereto.

Section 13.7 Communication. All communication from Owners to Declarant, its successors or assigns, the Board, or any officer of the Association shall be in writing in order to be deemed effective.

Section 13.8 Interpretation. The Board shall have the right, except as limited by any other provisions of this Declaration or the Bylaws, to determine all questions arising in connection with this Declaration and to construe and interpret its provisions, and its good faith determination, construction, or interpretation shall be final and binding. In all cases, the provisions of this Declaration shall be given that interpretation or construction that will best consummate the general plan of development for the Project.

Section 13.9 Declarant's Consent or Approval. Notwithstanding anything in this Declaration to the contrary, to the extent that any action hereunder requires Declarant's consent or approval, such consent or approval shall only be required so long as Declarant owns any portion of the Property. At such time as Declarant no longer owns any portion of the Property, any action which is subject to Declarant's consent or approval shall no longer require such consent or approval. Notwithstanding the foregoing, if at any time Additional Property owned by Declarant is made subject to the provisions of this Declaration, the requirement for Declarant's consent or approval shall be reinstated.

Section 13.10 Laws of Florida. The provisions of this Declaration shall be construed under and subject to the laws of the State of Florida and the municipality and County, as applicable, in which the Project is located.

Section 13.11 Other Rights. Declarant reserves all other rights, powers, and authority of Declarant set forth in this Declaration, and, to the extent not expressly prohibited by applicable Florida law, further reserves all other rights, powers, and authority, in Declarant's sole discretion, of a declarant under applicable Florida law.

Section 13.12 Governing Law. The construction, validity, and enforcement of the provisions of this Declaration shall be determined according to the laws of the State of Florida. The venue of any action or suit brought in connection with this Declaration shall be in the County.

Section 13.13 Individual Liability. The obligations of Declarant arising out of this Declaration or under any other instrument are corporate obligations and do not extend to the members, managers, employees, officers, directors, or shareholders of the Declarant. Such members, managers, employees, officers, directors, and shareholders shall have no individual liability in any action brought, or for any claim asserted by the Association, or by any Owner in connection with the construction, development, sale, maintenance, management, or operation of any Lot or other property or Improvements within the Community.

Section 13.14 Disclaimers and Releases. By acceptance of a deed to a Residential Unit, each Purchaser or Owner, for itself and all persons claiming under such Purchaser or Owner, shall conclusively be deemed to have acknowledged and agreed: (a) that Declarant specifically disclaims any and all representations and warranties, express and implied, with regard to any of the disclosed or described matters (other than to the extent expressly set forth in the foregoing disclosures); and (b) to fully and unconditionally release Declarant and the Association, and their respective directors, officers, managers, members, agents, employees, suppliers and contractors, and their successors and assigns, from any and all loss, damage or liability (including, but not limited to, any claim for nuisance or health hazards) related to or arising in connection with any disturbance, inconvenience, injury, or damage resulting from or pertaining to all and/or any one or more of the conditions, activities, occurrences described herein.

ARTICLE XIV
WATER MANAGEMENT DISTRICT REQUIREMENTS

Section 14.1 Purpose. The provisions of this Article XIV are included for purposes of complying with various requirements of the Water Management District. The provisions of this Article XIV are intended to supplement and not replace the remaining provisions of this Declaration. However, in the event of any conflict between any provision of this Article XIV and any other provision of this Declaration, and assuming no reasonable interpretation of such provisions reconciles such conflict, then the provisions of this Article XIV will prevail. Furthermore, if so required by the Water Management District, the Declarant may amend this Article as may be necessary or desirable to comply with such requirement, without the joinder or consent of any other party, including any Owner, mortgagee, or the Association.

Section 14.2 Surface Water Management System. If, as of the date of this Declaration, a Municipal Services Benefit Unit ("**MSBU**") has not been approved and established by the County for the maintenance, operation and repair of the Surface Water Management System the Association shall be responsible for the maintenance, operation and repair of the Surface Water Management System. However, if and when such an MSBU is created, the County shall be responsible for the maintenance, operation, and repair of the Surface Water Management System. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, retention ponds, conveyance, or other surface water or stormwater management capabilities as permitted by the Water Management District. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved by the Water Management District.

Section 14.3 Association Responsibility. Unless and until an MSBU is created for such purpose, the Association shall maintain all portions of the Surface Water Management System which have not been conveyed to the County, and the Association shall have the right (but not the obligation) to perform enhanced maintenance, if it so desires, of any portions of the Surface Water Management System which have been conveyed to the County. The Association shall exist in perpetuity; however, if the obligation for the maintenance, operation and repair of any portion of the Surface Water Management System is vested in the Association and the Association is subsequently dissolved without an MSBU being established for maintenance of such portions of the Surface Water Management System, the Association's property rights

comprising the Surface Water Management System will be conveyed to and maintained by an entity identified in sections 12.3.1(a) through (f) of the SFWMD ERP Applicant's Handbook Vol. I, who has the powers listed in sections 12.3.4(B)1. through 8. of the handbook, subject to the covenants and restrictions required in sections 12.3.4(c)1. through 9. of the handbook, and the ability to accept responsibility for the operation and maintenance of the system described in section 12.3.4(d)1. or d.2. of the handbook. If this is not accepted, then the Surface Water Management System will be dedicated to a similar non-profit corporation; provided, however if no other not-for-profit corporation or agency will accept such property, then any affected governmental instrumentality or agency, including the Water Management District, may petition the Circuit Court of the County to appoint a receiver or trustee to conduct the affairs and fulfill the obligations of the Association with respect to the Surface Water Management System as the Circuit Court may deem appropriate. If a receiver or trustee is appointed, the Association shall be responsible for court costs, attorney's fees, and all other expenses of the receivership or trust, which shall constitute Common Expenses of the Association and shall be assessed against its Members. If the Association has been dissolved, or if the Association shall not have a sufficient number of directors, the receiver or trustee shall have all powers and duties of a duly constituted board of directors. The receiver or trustee shall serve until such time as the Circuit Court may deem appropriate.

Section 14.4 Maintenance and Ownership of the Surface Water Management System. The Surface Water Management System, including any drainage, stormwater, or other easements of which such system may be comprised, constitutes Common Areas of the Association and shall be owned and operated by the Association unless and until an MSBU has been created for such purpose, in which event such Surface Water Management System shall be owned and operated by County, through the MSBU. The applicable entity, either the Association (unless and until an MSBU is created) or the County (at such time as an MSBU is created), shall be responsible for the operation and maintenance of the Surface Water Management System and for assessing and collecting assessments for the operation, maintenance, and if necessary, replacement of the system. In the event the Surface Water Management System is operated and maintained by the Association, the expenses therefor shall be included in the annual assessments set forth in Section 4.3. Additionally, to the extent that any Owner takes any action that requires the Association to repair or replace any portion of the Surface Water Management System, the cost of such repair or replacement actions shall be assessed by the Association against the Owner on whose behalf such actions are performed, but shall not be considered part of the annual maintenance assessment or charge. Any repair or reconstruction of the Surface Water Management System shall be as provided in the District Permit or, if modified, as approved, in writing, by the Water Management District. Notwithstanding the foregoing, no person shall alter the drainage flow of the Surface Water Management System, including buffer areas or swales, without the prior written approval of the Water Management District. The Declarant may have constructed drainage swales or other stormwater control features upon some or all of the Lots for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each Lot Owner, including Builders, shall be responsible for the maintenance, operation and repair of the swales or other stormwater control features on its Lot, as applicable. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales and/or other stormwater control features to provide drainage, water storage, conveyance or other stormwater management capabilities as

permitted by the Association. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales and/or other stormwater control features is prohibited. No alteration of the drainage swales and/or other stormwater control features shall be authorized and any damage to any drainage swales and/or other stormwater control features, whether caused by natural or human-induced phenomena, shall be repaired and such drainage swales and/or other stormwater control features returned to their former condition as soon as possible by the Owner(s) of the Lot(s) upon which such drainage swales and/or other stormwater control features are located.

Section 14.5 Declarant Rights. Declarant shall have the right to control the water level and maintenance of all lakes, ponds, swales, drainage control devices, and all other area and apparatus comprising the Surface Water Management System. Except with Declarant's prior written consent, which consent may be withheld for any reason deemed sufficient by Declarant, and subject to the further provisions below in this paragraph, no person, including the Association, may pump or otherwise remove water from any lake or pond now or hereafter existing within or near the Community for the purpose of irrigation or otherwise make use of such water. Nothing set forth in this Section shall be construed to abrogate the responsibility of the Association to operate and maintain the Surface Water Management System in compliance with all applicable regulations of the County, the Water Management District, and other governmental authorities, nor shall the exercise of Declarant's rights under this Section materially impede the fulfillment of such responsibility. No person shall, without the written approval of Declarant, swim or consume fish caught within any of the lakes or ponds within the Community; discharge any liquid or material, other than natural drainage, into any portion of the Surface Water Management System, or alter, obstruct, or interfere with any portion of the Surface Water Management System.

Section 14.6 Surface Water Management Permit. The registered agent for the Association shall maintain copies of the District Permit and all other Stormwater Management System permitting documents for the benefit of the Association.

Section 14.7 Water Management District. The Water Management District requires the following provisions:

(A) No person may perform any work, construction, maintenance, clearing, filling, or any other type of activities within the wetland buffers unless prior approval is received from the Water Management District.

(B) Each Owner at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Water Management District.

(C) No owner of property within the Community may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands or wetland buffers described in the District Permit and the Plat, unless prior approval is received by the Water Management District.

ARTICLE XV
SPECIAL PROVISIONS

By acceptance of a deed to a Residential Unit, each Owner shall conclusively be deemed to understand, and to have acknowledged and agreed to, all of the following:

Section 15.1 Disclosure of Agricultural Operations Near Project. (a) The Project is located in the vicinity of agricultural properties; (b) Lots within the Project may be subject to odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of neighboring agricultural properties; and (c) pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Project from time to time as a result of crop dusting and other similar activities on neighboring agricultural properties involving the application of such substances.

Section 15.2 Agricultural Overspray Easement. All portions of the Project shall be subject to an agricultural overspray easement for the benefit of agricultural properties within the vicinity of the Project. Each Owner, by accepting a deed to a Lot within the Project, hereby acknowledges that it accepts such Lot subject to such overspray easement pursuant to which, as a result of crop dusting and other similar activities on agricultural lands within the vicinity of the Project, pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Project from time to time.

Section 15.3 Water Body Restrictions. The following restrictions shall be applicable to any pond, lake, wetland or other water body owned or maintained by the Association ("**Water Body**"):

(A) There shall be no swimming in the Water Body except in the case of an emergency or as may be provided by the Association Rules.

(B) Unless otherwise approved in writing by the Board, only boats and watercraft operated by the Association for maintenance, safety or other community purposes or by Declarant shall be allowed in the Water Body.

(C) The Association and Declarant shall have authority to restrict the usage of all or any portion of the Water Body by any persons, including an Owner or occupant, or their family, guests or invitees due to negligence or violation of any of the Association Rules or any other safety regulations, as well as for reasons set forth elsewhere in this Declaration. Any person whose use of the Water Body is restricted by Declarant may request review of such restriction by the Board, the decision of which shall be binding.

(D) If forces of nature or governmental restrictions prohibit or otherwise render maintenance of the Water Body in the size, level or formation as originally shown on any Plat for the Property not possible or unreasonable for environmental or other reasons, neither Declarant nor the Association shall be obligated to maintain the Water Body in the size, level or formation as originally shown on any Plat.

(E) It is possible that effluent water, reclaimed water, or so called "gray water" may be used to fill Water Bodies and to maintain certain landscaping in the Common Areas. Owners acknowledge that the cost of such water may fluctuate and shall be a Common Expense.

Section 15.4 Additional Disclosures And Disclaimers Regarding Water Bodies and Common Turf Areas.

(A) Portions of the Property are located adjacent to or nearby Water Bodies, and adjacent Common Areas ("**Water Bodies/Turf Areas**"). In connection therewith: (a) the water facilities, hazards, other installations located on the Water Bodies/Turf Areas may be an attractive nuisance; (b) operation, maintenance, and use, of the Water Bodies/Turf Areas may result in a certain loss of privacy, and will entail various operations and applications, including (but not necessarily limited to) all or any one or more of the following: (1) the right of the Association, and its employees, agents, suppliers, and contractors, to (i) enter upon and travel over the Property to and from and between any one or more of the Property entry areas, and portions of the Water Bodies/Turf Areas, and (ii) enter upon the Property to maintain, repair, and replace, water and irrigation lines and pipes used in connection with Water Bodies/Turf Areas landscaping; (2) operation and use of noisy electric, gasoline, and other power driven vehicles and equipment, on various days of the week, including weekends, and during various times of the day, including, without limitation, early morning and late evening hours; (3) operation of sprinkler and other irrigation systems during the day and night; (4) storage, transportation, and application of insecticides, pesticides, herbicides, fertilizers, and other supplies and chemical substances (all, collectively, "**chemical substances**"); (5) parking and/or storage of Vehicles, equipment, chemical substances, and other items; (6) irrigation of the Water Bodies/Turf Areas, and supply of water facilities thereon, with recycled or effluent water; (7) "overspray" of recycled or effluent water and chemicals onto the Property; and/or (8) recreational users from time to time may shout and use language (or bodily motions or gestures), which may be distinctly audible (or visible) to persons in the Property, and which language (or bodily motions or gestures) may be profane or otherwise offensive in tone and content; (c) play on the Water Bodies/Turf Areas may be allowed during all daylight and/or evening hours, up to and including seven days a week; (d) play on the Water Bodies/Turf Areas may result in damage to the Property, including, without limitation, damage to windows, doors, stucco, roof tiles, sky lights, and other areas of the Residential Unit and other portions of the Property, and damage to real and personal property of Owner or others, whether outdoors or within a residence or other building, and injury to person; and (e) although fencing and other features may (but need not necessarily) be incorporated into the Residential Unit or other portions of the Property in an effort to decrease the hazards associated with such play, the Owner acknowledges that such fencing and other features may protect against some, but certainly not all, damage which may occur.

(B) The Water Bodies/Turf Areas also may include one or more separate large maintenance and/or warehouse-type building(s), storage area(s) for Vehicles, equipment, and chemical substances (as defined above), fuel storage and above-ground fuel island(s), and related facilities (all, collectively, "**Maintenance Facility**"), constructed and/or operated by the Association or owner(s) or operator(s) of the Maintenance Facility, at a location on or adjacent to the Property. The location of the Maintenance Facility will require frequent and recurring travel by Maintenance Facility and other Water Bodies/Turf Areas personnel, and Vehicles (and travel

by and transportation of other personnel, equipment, chemicals, fuel, and other items) over Common Areas of the Property to and from the Maintenance Facility and other portions of the Water Bodies/Turf Areas and Property entry areas. In connection with the Maintenance Facility: (a) the facilities and related items located on the Maintenance Facility may be an attractive nuisance; (b) operation, maintenance, and use, of the Maintenance Facility may result in a certain loss of privacy, and will entail various operations and applications, including (but not necessarily limited to) all or any one or more of the following: (1) the right of owner(s) and operator(s) of the Maintenance Facility, and their employees, agents, suppliers, and contractors, to enter upon and travel over the Property to and from and between any one or more of the Property entry areas, the Maintenance Facility, and other portions of the Property; (2) operation, maintenance, and repair of noisy electric, gasoline, and other power driven Vehicles and equipment, on various days of the week, including weekends, and during various times of the day, including, without limitation, early morning and late evening hours; (3) storage, transportation, and application, of chemical substances; (4) parking and/or storage of Vehicles, equipment, chemical substances, fuel, and other items; and (5) fueling and related operations; and (c) although walls, fencing, and other features may be incorporated into the Maintenance Facility, the Owner acknowledges that such walls, fencing, and other features will certainly not eliminate all sight, noise, or other conditions, on or emanating from the Maintenance Facility.

(C) All and any one or more of the matters described above may cause inconvenience and disturbance to the Owner, and other occupants of and visitors to the Residential Unit and/or Common Areas, and possible injury to person and damage to property, and the Owner has carefully considered the foregoing matters, and the location of the Property (including the Common Areas and the Residential Unit) and their proximity to the Water Bodies/Turf Areas and to the Maintenance Facility, before making the decision to purchase a Residential Unit in the Property.

Section 15.5 Easements for Water Body Maintenance and Flood Water. Declarant reserves for itself, the Association, and their successors, assigns and designees, the nonexclusive right and easement, but not the obligation, to enter upon any Water Body located within the Common Areas to: (a) install, operate, maintain and replace pumps to supply irrigation water to the Common Areas; (b) construct, maintain, and repair structures and equipment used for retaining water; (c) maintain such areas in a manner consistent with the Association Rules; and (d) replace, remove and/or fill in the Water Bodies if and to the extent permitted by applicable governmental authorities. Declarant, the Association, and their successors, assigns, and designees shall have an access easement over and across any of the Property abutting or containing Water Bodies to the extent reasonably necessary to exercise their rights under this Section.

Declarant further reserves for itself, the Association, and their successors, assigns, and designees, a perpetual, nonexclusive right and easement of access and encroachment over the Common Areas and Lots (but not the Residential Units thereon) adjacent to or within 100 feet of Water Bodies constituting a part of the Property, in order to (a) temporarily flood and back water upon and maintain water over such portions of the Property; (b) alter in any manner and generally maintain the Water Bodies and other bodies of water within the Common Areas; and (c) maintain and landscape the slopes and banks pertaining to such areas. All persons entitled to exercise these easements shall use reasonable care in and repair any damage resulting from the

intentional exercise of such easements. Nothing herein shall be construed to make Declarant or any other person liable for damage resulting from flooding due to hurricanes, heavy rainfall, or other natural occurrences.

Section 15.6 Electrical Power Systems; EMF. A major electrical power substation may be located adjacent to or nearby the Property, and there may presently be and may in the future be additional major electrical power system components (including, but not necessarily limited to, other electrical power substations or facilities, high voltage transmission or distribution lines, transformers, and other items) from time to time located within or nearby the Property, which generate certain electric and magnetic fields ("**EMF**") around them.

Section 15.7 Airplane Traffic. The Property is or may be located within or nearby certain airplane flight patterns or clear zones, and/or subject to significant levels of airplane traffic and noise.

Section 15.8 Freeway/Roadways. The Property is or may be located adjacent to or near expressways and/or arterial or major roadways, and subject to levels of traffic thereon and noise, dust, and other nuisance from such roadways and Vehicles travelling thereon. Also, each Residential Unit is located in proximity to streets and other Residential Units within the Property, and subject to substantial levels of sound and noise.

Section 15.9 Commercial Site. The Property is located adjacent to or near a designated commercial site, and subject to substantial levels of sound, noise, and other nuisances, from such commercial site, and any commercial buildings or facilities developed thereon.

Section 15.10 Water Channel. There are presently and may in the future be a water reservoir site and/or other water retention facilities located nearby or adjacent to, or within the Property, and the Property is located adjacent to or nearby major water and drainage channels, major washes, and a major water detention basin (all of the foregoing, collectively, "**Channel**"), the ownership, use, regulation, operation, maintenance, improvement and repair of which are not within Declarant's control, and over which Declarant has no jurisdiction or authority, and, in connection therewith: (1) the Channel may be an attractive nuisance; (2) maintenance and use of the Channel may involve various operations and applications, including (but not necessarily limited to) noisy electric, gasoline or other power driven Vehicles and/or equipment used by Channel maintenance and repair personnel during various times of the day, including, without limitation, early morning and/or late evening hours; and (3) the possibility of damage to improvements and property on the Property, particularly in the event of overflow of water or other substances from or related to the Channel, as the result of non-function, malfunction, or overtaxing of the Channel or any other reason; and (4) any or all of the foregoing may cause inconvenience and disturbance to Owner and other persons in or near a Residential Unit and/or Common Area, and possible injury to person and/or damage to property.

Section 15.11 Future Development. Declarant presently plans to develop only those Lots which have already been released for construction and sale, and Declarant has no obligation with respect to future phases, plans, zoning, or development of other real property contiguous to or nearby the Lots presently planned for development. The Owner of a Residential Unit may have seen proposed or contemplated residential and other developments which may have been

illustrated in the plot plan or other sales literature in or from Declarant's sales office, and/or may have been advised of the same in discussions with sales personnel; however, notwithstanding such plot plans, sales literature, or discussions or representations by sales personnel or otherwise, Declarant is under no obligation to construct such future or planned developments or units, and the same may not be built in the event that Declarant, for any reason whatsoever, decides not to build same. An Owner is not entitled to rely upon, and in fact has not relied upon, the presumption or belief that the same will be built; and no sales personnel or any other person in any way associated with Declarant has any authority to make any statement contrary to the foregoing provisions.

Section 15.12 Wild Animals. The Property is located adjacent or nearby to certain undeveloped areas which may contain various species of wild creatures (including, but not limited to, alligators, bears, panthers, raccoons, coyotes and foxes), which may from time to time stray onto the Property, and which may otherwise pose a nuisance or hazard, all risks associated with which each Owner accepts by their purchase of a Lot. Owners shall not feed wild creatures of any kind nor otherwise engage in conduct that attracts wild creatures onto any portion of the Property. Conduct that may attract wild creatures onto the Property, and that may be restricted or regulated by the Association, includes, but is not necessarily limited to: (i) leaving food waste in containers or areas that are accessible by wild creatures, or allowing wild creatures to access food waste, pet food, BBQ grills, refrigerators or freezers in garages or on porches or patios; (ii) not picking fruit (including vegetables and berries) when they are ripe but allowing them to fall and remain on the ground; (iii) leaving birdfeeders out overnight; (iv) keeping bees; (v) not keeping garage doors closed in accordance with Section 5.13 hereof; and (vi) leaving trash containers outside overnight for next day pick-up by trash haulers, in lieu of putting them out in the morning of the day of pick-up. The Association, by and through the Board shall have the right to promulgate Association Rules which regulate or restrict these activities or any other activities which, in the sole determination of the Board, attract wild creatures onto the Property. For purposes of illustration and not limitation of the foregoing sentence, the Board may promulgate Association Rules mandating that Owners acquire, at their sole cost and expense, and use so called "**Bear Resistant Trash Containers**" for the disposition of food waste. Any such Bear Resistant Trash Containers shall be a type or types that are acceptable to the Association and that are capable of pick-up by any trash hauler(s) servicing the Project.

Section 15.13 Municipal Services Benefit Unit. If, as of the date of this Declaration, a MSBU has not been approved and established by the County for the maintenance, operation and repair of street lights and/or other subdivision infrastructure improvements for the Property, the Association shall be responsible for such functions. However, one or more MSBUs may subsequently be created for such purposes, and in such event, the County shall be responsible for the maintenance, operation and repair of such improvements subject to the MSBU, but each Owner, by acceptance of a deed with respect to such Owner's Lot, consents to the formation and operation of any such MSBUs. The Association shall exist in perpetuity; however, if the obligation for the maintenance, operation and repair of such improvements is vested in the Association and the Association is subsequently dissolved, and an MSBU has not been established, the Association's property rights with respect to the Common Areas will be conveyed to an appropriate agency of local government. If this is not accepted, then such Common Areas will be dedicated to a similar non-profit corporation; provided, however if no

other not-for-profit corporation or agency will accept such property, then any affected governmental instrumentality or agency, may petition the Circuit Court of the County to appoint a receiver or trustee to conduct the affairs and fulfill the obligations of the Association with respect to such portions of the Common Area as the Circuit Court may deem appropriate. If a receiver or trustee is appointed, the Association shall be responsible for court costs, attorney's fees, and all other expenses of the receivership or trust, which shall constitute Common Expenses of the Association and shall be assessed against its Members. If the Association has been dissolved, or if the Association shall not have a sufficient number of directors, the receiver or trustee shall have all powers and duties of a duly constituted board of directors. The receiver or trustee shall serve until such time as the Circuit Court may deem appropriate.

Section 15.14 Sporting Clay/Gun Range. The Property or portions thereof are or may be nearby a sporting clay and/or gun range.

ARTICLE XVI
RIGHTS OF DECLARANT

Section 16.1 The Association. So long as the Declarant owns any Lot or Tract within the Community, The Association shall not, without the written consent of the Declarant or its successor or assigns, which may be withheld in Declarant's sole discretion, take any of the following actions:

(A) Prohibit or restrict in any manner the sales, marketing, and leasing activities and programs of Declarant or a Designated Builder.

(B) Decrease the level of maintenance services performed by the Association pursuant to this Declaration.

(C) Impose any Special Assessment, Individual Assessment, or Fine against Declarant or its property.

(D) Impair or interfere with the operation of the Architectural Committee or the exercise of its powers.

(E) Amend this Declaration, the Articles of Incorporation, or the Bylaws.

(F) Terminate or cancel any contracts of the Association entered into prior to the Turnover.

(G) Terminate or waive any rights of the Association under this Declaration.

(H) Convey, lease, or encumber any portion of, or interest in, the Common Areas.

(I) Terminate or cancel any easements granted hereunder or by the Association.

(J) Terminate or impair in any fashion any easements, powers, or rights of Declarant hereunder.

(K) Restrict the right of Declarant to use, access, and enjoy any property within the Community.

(L) Take any other action impairing, in Declarant's sole discretion, the quality of the Community or the health, safety, or welfare of the Owners.

Section 16.2 Common Areas. Declarant shall have the right in its sole discretion to permit the use of any portion of the Common Areas by the general public or by such Persons as Declarant may designate.

Section 16.3 Development. At the time of recording of this Declaration, the development and construction of the Lots and Improvements in the Community have not been completed. Declarant reserves all rights and easements necessary or desirable with respect to the Community to complete such development and construction and to effect the sale or lease of all the Lots and construction of dwellings thereon. Inasmuch as the completion of such development, construction, sales, and leasing is essential to the establishment and welfare of the Community and the Owners, no Owner shall do anything to interfere with the development, construction, sales, or leasing activities of Declarant or a Designated Builder. Without limiting the foregoing, nothing in this Declaration, the Articles of Incorporation, or the Bylaws shall be construed to:

(A) Prevent Declarant from taking whatever steps it determines to be necessary or desirable to effect the completion of the development of the Community, including, without limitation, the alteration of construction plans and designs as Declarant deems advisable in the course of such development (all models, sketches, and artists' representations showing plans for future development of the Community being subject to modification by Developer at any time and from time to time without notice; or

(B) Prevent Declarant or any person authorized by Declarant from erecting, constructing, and maintaining within the Community such structures as may be reasonably necessary for the development of the Community, the construction of Improvements therein, and the sale and leasing of the Lots.

Notwithstanding any provision to the contrary, Declarant and any person authorized by Declarant shall have the express right to construction, maintain, and carry on such offices, structures, facilities, and activities within the Community as, in the sole opinion of Declarant, may be reasonable necessary, convenient, or appropriate to the construction of Improvements or sale or leasing of Lots, including but not limited to, administrative offices, field construction offices, construction storage facilities, parking facilities, signs , model homes, and sales offices. The right to construction, maintain, and carry on such facilities, and activities shall specifically

include the right to use any property owned by Declarant or the Association as administrative offices, sales offices, and models.

Section 16.4 Association Control. Declarant hereby reserves the right to appoint, remove, and replace from time to time the directors of the Association in accordance with the provisions of the Articles of Incorporation and Bylaws. Declarant may terminate such right by relinquishing control of the election of directors to the Owners at any time.

Section 16.5 GORDY CREEK Name. No Person shall use the term "GORDY CREEK" or any derivative thereof in any printed or promotional material without the prior written consent of Declarant. However, Owners may use the term "GORDY CREEK" in printed or promotional matter where such term is used solely to specify that the Owner's Parcel is located within the Community, and the Association shall be entitled to use the term "GORDY CREEK" in its name.

Section 16.6 Exercise of Rights. The rights of Declarant enumerated in this Article XVI or elsewhere in this Declaration are for the benefit of Declarant and may be exercised, enforced, waived, released, or assigned, in whole or in part, in Declarant's sole discretion. No person shall have any cause of action against Declarant on account of its exercise, enforcement, waiver, release or assignment, in whole or in part, of any such rights or on account of its failure to exercise or enforce any of such rights. Such rights may be enforced by Declarant by suit for money damages, injunctive relief, or other relief allowed by law. In any such suit in which Declarant is the prevailing party, Declarant shall be entitled to recover its costs and attorney's fees.

ARTICLE XVII
WARRANTIES

Except as Declarant may otherwise expressly provide by written contract, **THE CONSTRUCTION, DEVELOPMENT AND SALE BY DECLARANT OR ANY PARCEL OR OTHER PROPERTY OR IMPROVEMENTS IN THE COMMUNITY ARE WITHOUT WARRANTY, AND NO WARRANTIES OF FITNESS, HABITABILITY, OR MERCHANTABILITY AS TO ANY PORTION OF THE COMMUNITY OR IMPROVEMENTS CONSTRUED BY DECLARANT THEREON OR IN CONNECTION THEREWITH SHALL BE IMPLIED. EXCEPT AS DECLARANT MAY OTHERWISE EXPRESSLY PROVIDE BY WRITTEN CONTRACT, DECLARANT HEREBY EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, INCLUDING BUT NOT LIMITED TO, ANY COMMON LAW IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, HABITABILITY AND CONFORMITY OF ANY IMPROVEMENTS WITH PLANS AND SPECIFICATIONS FILED WITH ANY GOVERNMENTAL AUTHORITY. DECLARANT MAKE NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTENCE OR LEVELS OF RADON, RADON PROGENY, OR ANY POLLUTANT WITHIN THE COMMUNITY OR WITH RESPECT TO ANY PROPERTY OR IMPROVEMENTS CREATED FOR, CONVEYED TO, DEDICATED TO, OR MADE AVAILABLE FOR THE USE OF THE ASSOCIATION PURSUANT TO THIS DECLARATION OR OTHER INSTRUMENT. DECLARANT, THE ASSOCIATION SHALL NOT IN ANY**

MANNER BE CONSIDERED INSURERS OR GUARANTORS OF ANY PERSON'S

SAFETY WITHIN THE COMMUNITY, NOR SHALL DECLARANT, OR THE ASSOCIATION HAVE ANY LIABILITY TO ANY PERSON FOR INJURY OR LOSS RESULTING FROM THE PRESENCE OR ACTIONS OF POISONOUS SNAKES, ALLIGATORS, OR WILDLIFE, RESULTING THE PRESENCE OR MAINTENANCE OF STORMWATER RETENTION PONDS, WETLAND AREAS, OR ROADWAYS WITHIN THE COMMUNITY, OR RESULTING FROM VEHICULAR TRAFFIC ON ROADWAYS WITHIN OR ADJOINING THE COMMUNITY.

ARTICLE XVIII
TOWNHOME PROVISIONS

Section 18.1 Townhomes. Declarant anticipates developing certain Residential Units on the Lots within the Property as Single Family Residence townhomes (hereafter a "**Townhome**" and collectively referred to as "**Townhomes**"). Notwithstanding any provisions to the contrary contained herein, the following provisions in this Article XVIII shall apply to Townhomes.

Section 18.2 Townhome Easements.

Section 18.2.1 Easements for Townhome Owners. Declarant hereby grants a perpetual easement to all Owners of Townhomes for driveway and vehicular access across driveways located on the Common Area where such Townhomes may be accessed. Declarant also grants a perpetual easement over the Common Area to all Owners of Townhomes for any air conditioning pads and air conditioning equipment located thereon and adjacent to the end Residential Units of any Townhome building. Any utility or service provided requiring access to such air conditioning pads or air conditioning equipment shall likewise have the right of ingress and egress over such portions of the Common Areas as may be needed to service, repair or replace such air conditioning equipment.

Section 18.2.2 Utility Easements for Townhomes. Declarant hereby also grants a perpetual utility easement on the exterior walls of end units of Townhome buildings, and under the Townhomes for the use and benefit of the Townhome Owners owning Townhomes within such Townhome building. It is expressly understood that the construction of Townhomes shall occur over the underground easements. These easements are for ingress, egress, installation, replacement, repair, and maintenance of utility meters and lines for electricity, air conditioning refrigerant, telephone, cable TV, and other telecommunication services. It shall be expressly permissible for Declarant or the providing utility or service company to inspect, monitor, read meters and install and maintain facilities and equipment on the ends of units of Townhome buildings and under Townhomes, and to insert and maintain wires and lines within conduits under such Townhomes; provided that such utility company restores any disturbed area substantially to the condition existing prior to such activity. Unless maintenance, repairs, or replacement of underground utility lines are required, and such service cannot be accomplished from the exterior of the Townhome building by removing such lines from their respective conduits, then it shall be permissible for such utility or service provider to excavate such lines and to perform any necessary maintenance, repairs or replacements; provided that such company restores any disturbed area substantially to the condition existing prior to its activities. The

Owner of the Townhome floor surface shall have complete surface rights unless such maintenance, repairs, or replacements from the surface of such Townhome floor are necessary.

Section 18.3 Townhome Owner's Maintenance Responsibility.

Section 18.3.1 Maintenance of the Exterior of the Townhome. Each Townhome Owner shall maintain his Townhome, including all boundary walls and fences, in good condition and repair and in a like condition, appearance, and quality as originally constructed. Notwithstanding the foregoing, the Association may, by special Assessment, conduct normal and routine pressure cleaning and (where applicable) painting of the Boundary Walls, Declarant-installed fences, and Shared Roofing (defined below) of a Townhome. The Board of Directors shall determine the need for such cleaning and painting from time to time. Additionally, the Association may conduct normal and routine maintenance of the landscaping and sod for each Townhome Lot, as determined by the Board of Directors. All costs reasonably related to said landscaping and sod maintenance shall be borne by the Association as an operating expense subject to the Association's right to levy Assessments as set forth in the Declaration.

Section 18.3.2 Common Walls. Each Townhome building contains residential Townhomes with common walls between each Townhome that adjoins another Townhome ("**Common Walls**"). The center line of a Common Wall is the common boundary of the adjoining Townhome. The cost of maintaining each side of a Common Wall shall be borne by the Owner using said side, except as otherwise provided herein. Each adjoining owner of a Common Wall, and his/her heirs, successors, and assigns shall have the right to use same jointly with the other party to said Common Wall as herein set forth. The term "use" shall and does include normal interior usage such as paneling, plastering, decoration, erection of tangent walls and shelving but prohibits any form of alteration which would cause an aperture, hole, conduit, break or other displacement of the original concrete forming said Common Wall.

Section 18.3.3 Shared Roofing. The entire roof of the Townhome building, any and all roof structure support, and any and all appurtenances to such structures, including without limitation, the roof covering, fascia, soffit, and roof drainage fixtures, shall be collectively referred to as "**Shared Roofing**". The Shared Roofing shall not be considered as Common Area. To the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto. All Owners who make use of the Shared Roofing shall share the cost of reasonable repair and maintenance of such Shared Roofing equally. If any portion of the Shared Roofing is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Owner who has use of the Shared Roofing may restore it. If other Owners also have use of the Shared Roofing, they shall contribute to the restoration cost in equal proportions. However, such contribution will not prejudice the right to call for a larger contribution from an Owner who may have a greater liability under any rule of law regarding liability for negligent or willful acts or omissions. The right of an Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors-in-title.

Section 18.3.4 Maintenance and Inspection Fire Protection Equipment. Certain Townhome buildings, including, without limitation, Lots 7-22, 39-54, 61-66, 73-80, 101-116, 137-and 152, may contain fire protection equipment located on the interior or exterior of the Townhome ("Fire Protection Equipment"). Each Owner whose Townhome Lot contains Fire Protection Equipment shall, at its sole cost and expense, maintain all such Fire Protection Equipment in good condition and repair and in accordance with applicable governmental ordinances. In addition, each Owner shall, at its sole cost and expense, cause the Fire Protection Equipment to be inspected by a licensed, authorized inspection company, on an annual basis or as otherwise required by applicable governmental ordinances.

Section 18.3.5 Damage. If a Townhome is damaged solely by the negligent or willful misconduct of a Townhome Owner, any expense to repair or reconstruct the Townhome shall be borne solely by such wrongdoer. If a Townhome is damaged through an act of nature or suffers some other casualty loss, the affected Owner shall promptly have his Townhome repaired and rebuilt substantially in accordance with the original architectural plans and specifications of the Townhome building, subject to the consent of the Architectural Review Committee, or the Declarant for New Construction. If the Owner refuses or fails to pay the cost of such repair or reconstruction, or if insurance proceeds are insufficient to repair or rebuild the affected Townhome(s) the Association shall have the right to specially assess all Members of the Association for the costs of such repair and re-construction, and the Association shall thereafter have the right to complete such repair and reconstruction substantially in accordance with the original plans and specifications of the affected building. If the Members are specially assessed in accordance herewith, the Association shall have the right to lien the repaired or reconstructed Townhome for a reimbursement of all expenditures of the Association in connection with the repair or reconstruction, including without limitation all repair or reconstruction costs, interest, costs, professional fees. Upon payment and satisfaction of such a lien, the reimbursement of such costs and fees shall be added to the funds of the Association. The assessment and collection of such assessment authorized pursuant to this paragraph shall be made in accordance with Article IV above.

Section 18.3.6 Refuse. In addition to the provisions set forth in Section 5.19 above, all refuse containers for Townhomes shall be stored in an enclosed garage so as to not be Visible from Neighboring Property, except to make the same available for collection and then for the shortest time reasonably necessary to effect such collection.

Section 18.3.7 Basketball Goals and Backboards. In addition to the provisions set forth in Section 5.28 above, all basketball backboards and hoops for Townhomes shall be mobile structures which must be stored within an enclosed garage when not in use.

Section 18.3.8 Playground Equipment. In addition to the provisions set forth in Section 5.29 above, all jungle gyms, swing sets, or similar playground equipment for Townhomes shall be mobile structures which must be stored within an enclosed garage when not in use.

Section 18.3.9 Modifications. No Townhome Owner shall paint, refurbish, or modify the exterior surfaces of his Townhome without the prior written consent of

the Architectural Review Committee. With the exception of any Declarant-installed fences, no additional fences of any kind or other accessory structures may be constructed or permitted to remain on any Townhome Lot. With the exception of any widening, expansion, or extension performed by Declarant, no driveway within any Townhome Lot may be widened, expanded, or extended. While normal cleaning, repainting and refinishing of the exterior surfaces shall be done uniformly at the same time for all Townhomes by the Association and as a common expense, a Townhome Owner may perform such cleaning, repainting or refinishing at his own expense with the prior written consent of the Architectural Review Committee.

Section 18.3.10 Failure to Maintain. In the event an Owner shall fail to maintain correct drainage and/or to maintain the premises and the improvements thereon as provided herein, the Association, after notice to the Owner, shall have the right to enter upon any Residential Unit to correct drainage and to repair, maintain and restore the exterior of the Townhome and any other improvements erected thereon. All costs related to such correction, repair or restoration shall become an individual lot Assessment against such Townhome. Except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the failure to maintain prior to entry.

Section 18.3.11 Homeowner's Insurance. Each Owner of a Townhome shall maintain physical damage insurance for his or her Townhome in an amount equal to the replacement value of the Townhome. The Association may require that each such Owner provide proof of insurance. Should any such Owner fail to provide proof of insurance upon request, the Association may purchase the required insurance, and the costs of such insurance may be levied as an individual lot Assessment against such Townhome.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the day and year first above written.

Signed, sealed and delivered
in the presence of

WITNESSES:

_____
Name:_____

_____
Name:_____

GORDY CREEK, LLC
a Florida corporation

By:_____
Name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by way of ☐ personal presence or ☐ online notarization this day of ___, 2023_____, by _____, as _____ of **GORDY CREEK, LLC** a Florida corporation, on behalf of the corporation, and who is ☐ personally known to me or ☐ has produced a _____driver's license as identification.

(NOTARY SEAL)

_____
Notary Signature

_____
Printed Notary Signature

EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

EXHIBIT “B”

ARTICLES OF INCORPORATION OF ASSOCIATION

(See attached)

EXHIBIT “C”

BYLAWS OF ASSOCIATION

(See Attached)

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 14, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

Gordy Creek
PD Rezoning
Narrative

Description:
Parcel ID: 2326-130-0000-000-7 and 2326-130-0000-010-0
Site Location: Gordy Road, south of Okeechobee Road and west of the Turnpike
Project Site: 76.97 acres
Existing Land Use: MXD
Existing Zoning: AG-1 (SLC)
Proposed Zoning: PD

To whom it may concern,

On Behalf of the applicant, Gordy Creek LLC, please accept this narrative as part of the PD Rezoning application for the proposed residential development project on Gordy Road, south of Okeechobee Road. This nearly 77-acre site has an existing land use of MXD and existing zoning of AG-1. There are two main concerns with the existing zoning designation, one being that it is a St. Lucie County zoning designation which was never changed after annexation. The second issue that an agricultural zoning is not appropriate for the existing underlaying land use of MXD, as it would not allow for the mixed used components to be utilized to their appropriate potential.

Per the Fort Pierce Comprehensive Plan Policy 1.1.6.B, a site with the MXD designation is required to have any two of the following uses within the development:

- 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 first of the two required uses in this +/- 77-acre project is Residential. The applicant is proposing a total of 317 residential units, with an approximate mix of 179 40’ single-family homes

and 138 townhome units, consistent with the low-density residential qualification of no more than 6 units per acre.

The second of the two required uses is a large preserve and recreational park with pedestrian trails on the western portion of the site which surrounds quality habitat, wetlands, and the Ten Mile Creek. Per the same Policy 1.1.6.B in the Fort Pierce Comprehensive Plan, the Commercial General land use designation includes uses such as "… intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses". Since parks and recreation facilities are considered commercial uses under the commercial land use designation, Commercial is the second required use in this MXD development. Therefore, the PD zoning designation and its associated concept plan is compatible with the underlaying land use, and a Future Land Use Map Amendment application is not required in this situation.

With the proposed zoning designation of PD, the applicant is entrusted to creatively design the community in order to preserve a greater quantity of environmentally sensitive areas and design a high-quality neighborhood. This designation would allow the applicant to achieve the required number of units on this property by increasing the density on the eastern and central areas of the property and preserving the creek and natural habitat to the west and creating a recreational space which takes advantage of the natural features available through the site. This direct access to the natural area and the preservation and utilization of it for recreational purposes is a substantial amenity to this community and the City of Fort Pierce. The trailed preserve will foster environmental and educational opportunities by providing a native habitat for various species and maintain the existing ecosystem.

The proposed residential community will have one primary gated entrance off Gordy Road and consists of approximately 179 40' single-family lots and 138 townhome units. This totals 317 units, which are equivalent to 5.3 du/ac, consistent with the maximum density of 6 du/ac allowed in low-density residential projects. The townhome units will be arranged in six-unit buildings, with 24' units on the ends and four 20' units in the middle. Although this application aims to rezone the entire site and one site plan will be submitted for the entire site, development will be broken into two phases, with 96 townhomes and 76 single-family homes in phase 1 and 42 townhomes and 103 single-family homes in phase 2. The amenity center and all lakes will also be developed in phase 1.

The design intends to provide a logical transition from the townhomes, located to the east nearest to Gordy Road and the Turnpike, followed by the single-family units, and finally the preservation/recreation area at the westmost portion of the site. In addition to the preserve recreational area, a small amenity/pool area is being provided at the entrance of the project.

Per the Fort Pierce code, a PD requires 20% open space. One of the benefits of a PD is the ability to create flexible and creative site layouts which allow for a greater amount of open space. Gordy Creek proposes approximately 44.8% open space, including 6 acres of open space, 9 acres of lakes/LME, 17.5 acres of preserve, and other open space components, totaling 34.48 acres of open space.

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 dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Bio-Tech Consulting
Environmental and Permitting

March 8th, 2024

Morgan Reins
SFWMD
3301 Gun Club Road,
West Palm Beach, FL 33406

Proj: Gordy Creek – Fort Pierce, St. Lucie County, Florida
Section 26, Township 35 South, Range 39 East
(BTC File #1162-03)

Re: Environmental Assessment Report & ERP Application Package

Dear Mrs. Reins:

In February of 2024, Bio-Tech Consulting, (BTC) conducted an environmental assessment of the approximately ±77.95-acre Gordy Creek Site. This site is located in the City of Fort Pierce, directly on the west side of Gordy Road, approximately 0.3 mile south of the intersection of Okeechobee Road and the Florida Turnpike within Section 26, Township 35 South, Range 39 East, St. Lucie County, Florida (**Figures 1 and 2**). This environmental assessment included the following elements:

- **general review of site topography;**
- **review of soil types mapped within the site boundaries;**
- **evaluation of land use types/vegetative communities present;**
- **delineation of any on-site wetland communities;**
- **field review for occurrence of protected flora and fauna; and,**
- **an overview of potential development constraints.**

TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (*Fort Pierce NW*, Florida Quadrangle), elevations on the subject property range from highs between +17 to +15 feet above the National Geodetic Vertical Datum of 1929 (NGVD) on the majority of the parcel, to +15 to +10 feet NGVD on the southwestern and western portions of the property, within wetland areas associated with the Ten Mile Creek.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
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info@bio-techconsulting.com www.bio-techconsulting.com

SOILS

According to the Soil Survey of St. Lucie County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), four (4) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Fluvaquents, frequently flooded (#14)**
- **Riviera fine sand, 0 to 2 percent slopes (#38)**
- **Susanna and Wauchula sands (#43)**
- **Wabasso sand, 0 to 2 percent slopes (#48)**

The following presents a brief description of each of the soil types mapped for the subject site:

Fluvaquents; frequently flooded (#14) is a very poorly drained, nearly level soil found on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. The water table is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers.

Riviera fine sand (#38) is a nearly level, poorly drained soil found in hammocks and along drainageways. Typically, the surface layer of this soil type is dark grayish brown fine sand about 5 inches thick. The water table for this soil type is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. The permeability of this soil type is rapid in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum.

Susanna and Wauchula sands (#43) is a very deep, poorly drained, very slowly permeable soil found on broad flats of central and southern Florida. This soil is formed in sandy and loamy marine sediments. A water table is within depths of 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the spodic horizon early in the summer rainy season and after heavy rainfall in other seasons. During prolonged dry seasons, the water table recedes to below a depth of 40 inches.

Wabasso sand (#48) is a nearly level, poorly drained soil found in flatwood areas. Typically, the surface layer of this soil type is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The water table for this soil type is at a depth of less than 10 inches

for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. The permeability of this soil type is rapid in the surface and subsurface layers and in the substratum and moderate to moderately slow in the dark sandy subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components in the Fluvaquents, frequently flooded (#14), Riviera fine sand, 0 to 2 percent slopes (#38), soil types associated with the site to be hydric. The FAESS also considers inclusions present in the Susanna and Wauchula sands (#43) and Wabasso sand, 0 to 2 percent slopes (#48) soil types associated with the site to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition (March 2007).

LAND USE TYPES/VEGETATIVE COMMUNITIES

The subject site currently supports three (3) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use types/vegetative communities on the site are classified as Open Land (190) and Woodland Pastures (213). The wetland land use type/vegetative community on the site is classified as Streams and Lake Swamps Bottomland (615). The following provides a brief description of the land use types/vegetative communities identified on the site.

Uplands:

190 Open Land

The southwestern corner of the project site is consistent with the Open Land (190) FLUCFCS classification. Vegetative species observed within this community include Bahia grass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), fountain grass *(Pennisetum setaceum),* cabbage palm (*Sabal palmetto*), beggars tick (*Bidens alba*), cogon grass (*Imperata cylindrica*), guinea grass *(Panicum maximum),* Caesar's weed (*Urena lobata*), lantana (*Lantana* spp.), and sword fern (*Nephrolepis* spp.).

213 Woodland Pastures

The eastern portion of the site is consistent with the Woodland Pastures (213) FLUCFCS classification. The vegetative species observed within this community include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia)*, dogfennel (*Eupatorium capillifolium*), John Charles's (*Hyptis verticillata*), cabbage palm (*Sabal palmetto*), prickly pear cactus (*Opuntia humifusa*), Caesar's Weed (*Urena lobata*), Greenbriar (*Smilax spp.)* and Virginia creeper (*Parthenocissus quinquefolia*).

Wetland:

615 Streams and Lake Swamps (Bottomland)

The western portion of the site and a portion of the southeastern corner of the site is consistent with the Streams and Lake Swamps (Bottomland) (615) FLUCFCS classification. Vegetative species observed within this community include bald cypress (*Taxodium distichum*), pond pine (*Pinus serotina*), red maple (*Acer rubrum*), dahoon holly (*Ilex cassine*), saw palmetto (*Serenoa repens*), common buttonbush (*Cephalanthus occidentalis*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), cinnamon fern (*Osmundastrum cinnamomeum*), swamp fern (*Blechnum serrulatum*), marsh pennywort, (*Hydrocotyle verticillata*), and spade leaf (*Centella asiatica*).

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted at the site on February 8th, 2024 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in St. Lucie County (**see attached Table 1**).

Three (3) species identified on the site are listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmundastrum cinnamomeum*), royal fern (*Osmunda regalis* var. *spectabilis*) and saw palmetto (*Serenoa repens*) for commercial gain is prohibited. The FDACS protection of listed plant species centers on preventing the illegal collection, transport and sale of the listed plants. The FDACS will issue permits for collection purposes. There are no regulations that prohibits the destruction of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

Reptiles and Amphibians
brown anole (*Anolis sagrei*)

Birds
American Crow (*Corvus brachyrhynchos*)
American Robin (*Turdus migratorius*)
Blue Jay (*Cyanocitta cristata*)
Common Grackle (*Quiscalus quiscula*)
Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Red-bellied Woodpecker (*Melanerpes carolinus*)
Turkey Vulture (*Cathartes aura*)

Mammals
eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have the potential to occur:

American Alligator (*Alligator mississippiensis*)
Federally Threatened "Due to Similarity of Appearance" by USFWS

Due to strict conservation measures and extensive research, the American alligator is no longer endangered except in scattered areas of its range. However, the American alligator is listed as threatened on the U.S. Endangered Species List because it is very similar in appearance to the American crocodile *(Crocodylus acutus)*, which is endangered. No further action is anticipated for the presence of the American alligator.

Bald Eagle *(Haliaeetus leucocephalus)*
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (*1918*) *and the Bald and Golden Eagle Protection Act* (*1940*)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FWC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to F.A.C. 68A-16.002. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2022 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site (**Figure 6B**). This review revealed that there are no Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

Little Blue Heron (*Egretta caerulea*), Reddish Egret (*Egretta rufescens*), Roseate Spoonbill (*Platalea ajaja*) & Tricolored Heron (*Egretta tricolor*)
State Listed as "Threatened" by FWC

For the purposes of this report, four species of 'wading bird' have been consolidated into one (1) group. Each is listed in the state of Florida as a "Threatened" due to historically aggressive hunting practices and habitat loss. Currently, the majority of wading bird habitat tends to be federally protected wetlands under the 'Clean Water Act' and the Florida's 'Wetland Resource Permitting Program.'

None of the species were observed in the wetlands located within the subject property at the time of the survey. These species nest as a colony (rookery) and there are no know nearby colonies. There are no protection requirements for these species unless they are observed nesting on the site. There were no birds observed nesting during the survey conducted. As such, it does not appear that these species would be adversely affected by development of the property.

Wood Stork (*Mycteria americana*) – Core Foraging Area
State & Federally listed as "Threatened" by FWC & USFWS

The subject site is located within a Wood Stork Nesting Colony Core Foraging Area (Figure 6B). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (Mycteria americana) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely un-feathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land-based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, the site is located within the CFA, but there is no record of a Wood Stork rookery on the site or within close proximity. The USFWS and the U.S. Army Corps of Engineers require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat.

SITE PLAN ANALYSIS & APPLICATION INFORMATION

Project Purpose
The purpose of the proposed project is to construct a residential community which includes single family homes, roads, stormwater management features, and amenity/recreation features. This site is within close proximity of major highways, Okeechobee Road and the Florida Turnpike. The site is directly and conveniently accessible via an established roadway, Gordy Road.

Wetlands and Surface Waters
The extent of all wetlands on the site were delineated by BTC in accordance with local, state and federal guidelines utilizing pink, "Bio-Tech Consulting" flagging tape. There are 18.045-acres of wetlands within the limits of the site. The on-site wetlands are located within the St. Lucie basin.

Direct Impacts
No direct wetland impacts are proposed.

Secondary Impacts
To preclude secondary impacts to habitat functions to the remaining wetlands on-site, the applicant will provide a 25 foot average, 15 foot minimum upland buffer adjacent to the remaining preserved wetlands.

Elimination & Reduction
No impacts are proposed to the wetlands or surface waters. Remaining wetlands and associated upland buffer will be preserved. Note these wetland areas are not proposed to be placed under conservation easement.

Erosion & Sediment Control
The applicant will implement and maintain erosion and sediment control measures both prior to and during the construction of each phase of development of the overall project. This practice will ensure that no adverse water quality impacts to receiving waters and adjacent lands will occur during the proposed work. Control measures will retain sediment on-site and prevent potential violations of State standards. Practices incorporated will be in accordance with Chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management.

Cultural Resources
Coordination with the Florida Department of Historical Resources (DHR) has been initiated with a letter request. No response has been received to date on whether or not a formal cultural resource assessment survey (CRAS) is warranted for the property. Any correspondence received after the application has been submitted will be forwarded to the District for review.

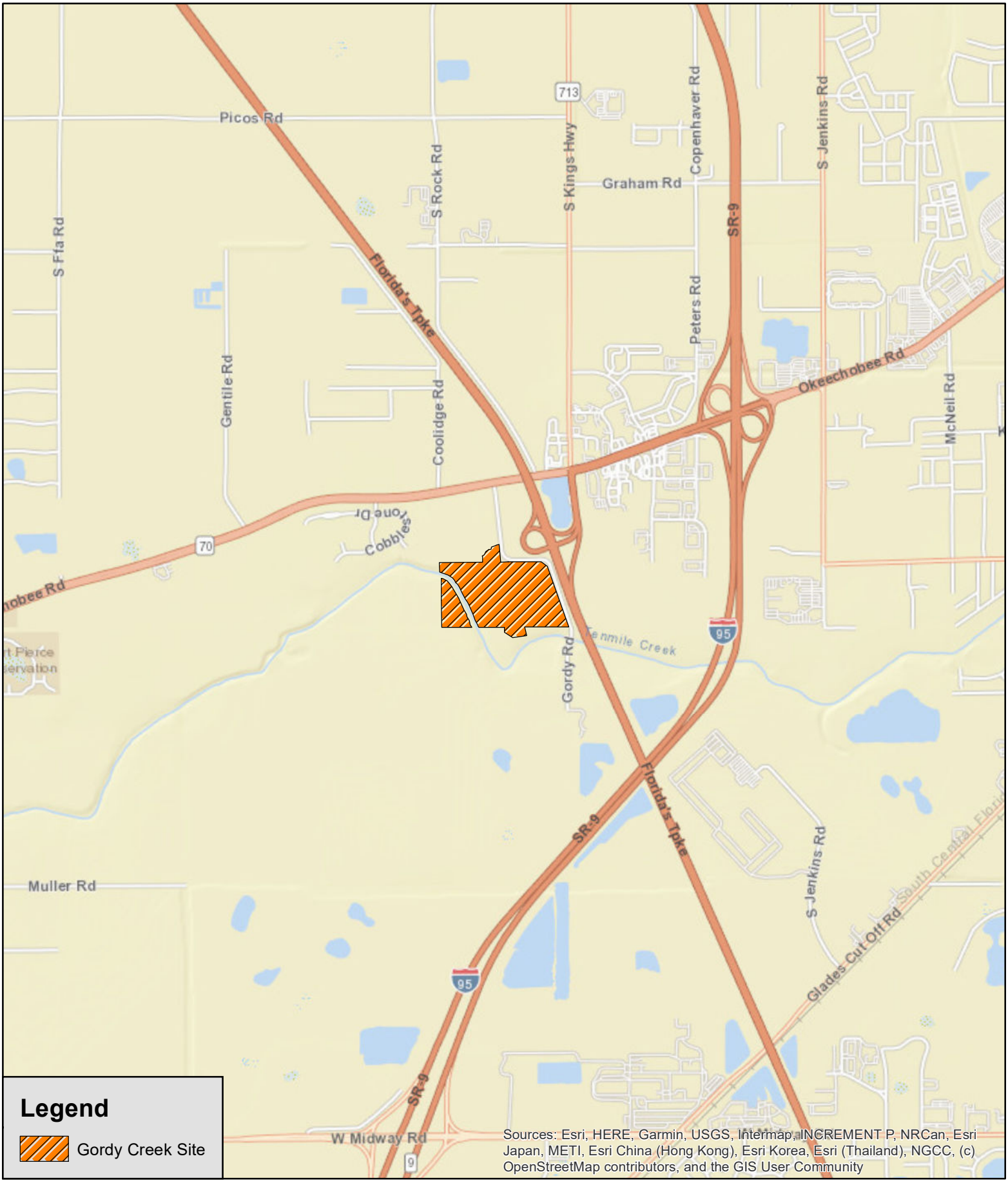
Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Sophie Wild

Sophie Wild
Environmental Scientist III

Attachments:
Figure 1 – Location Map
Figure 2 – Aerial Map
Figure 3 – USGS Topographic Map
Figure 4 – SSURGO Soils Map
Figure 5 – FLUCFCS Map
Figure 6 – Wildlife Proximity
Figure 7 – Wetlands Map



Bio-Tech Consulting
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Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 1
Location Map

N
W E
S

0.5
Miles

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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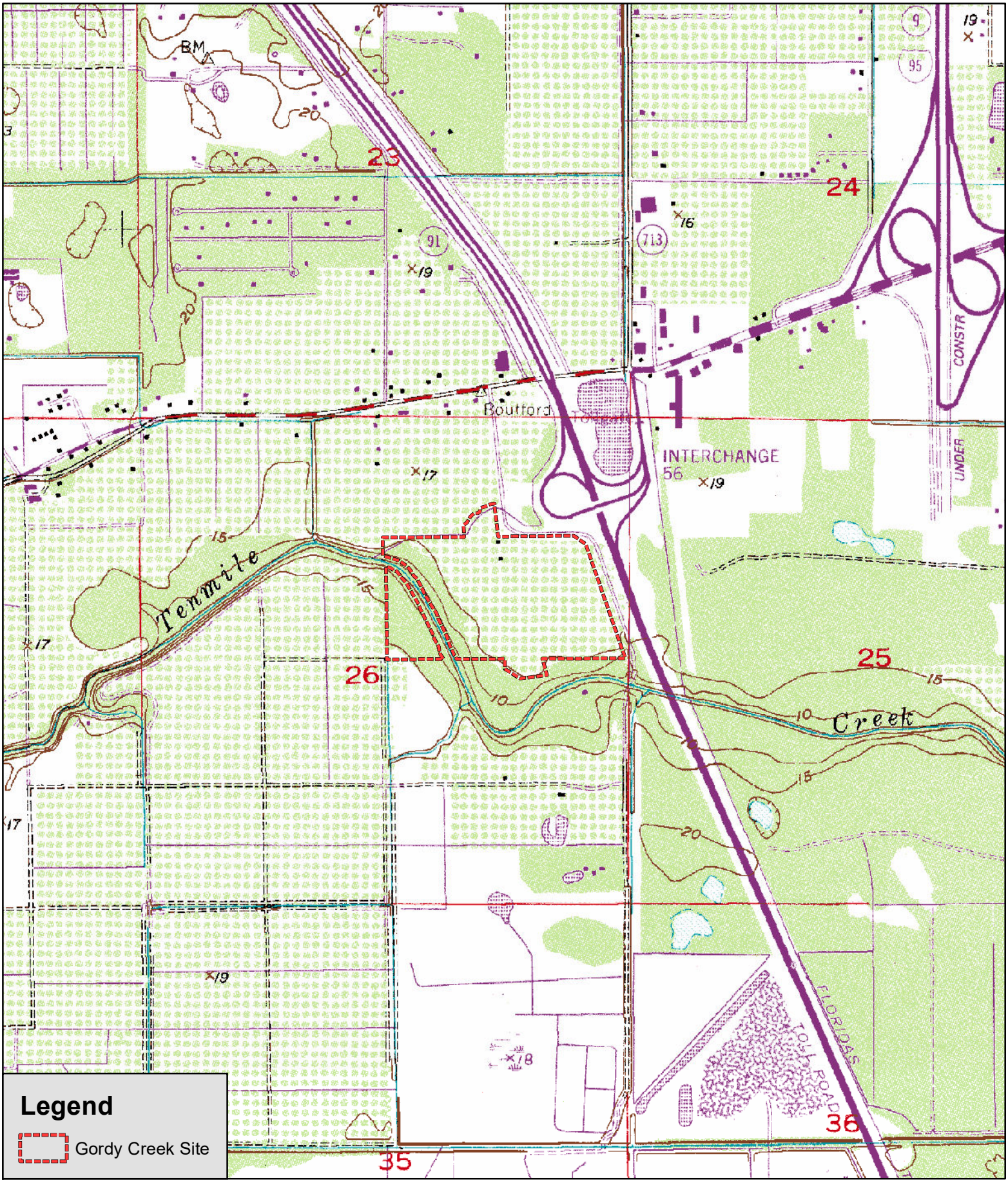
Gordy Creek Site
St. Lucie County, Florida
Figure 2
2023 Aerial Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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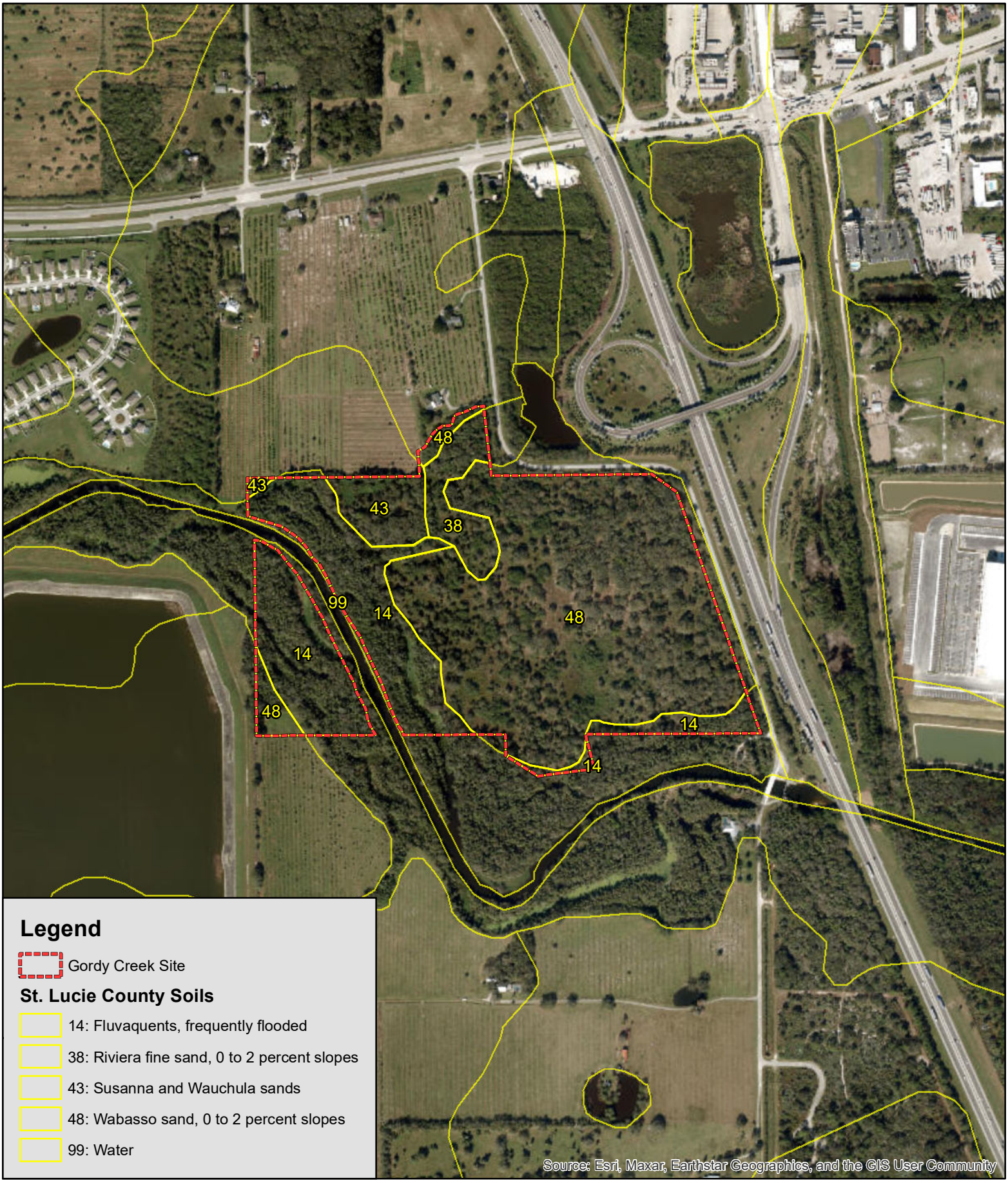
Gordy Creek Site
St. Lucie County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,500 Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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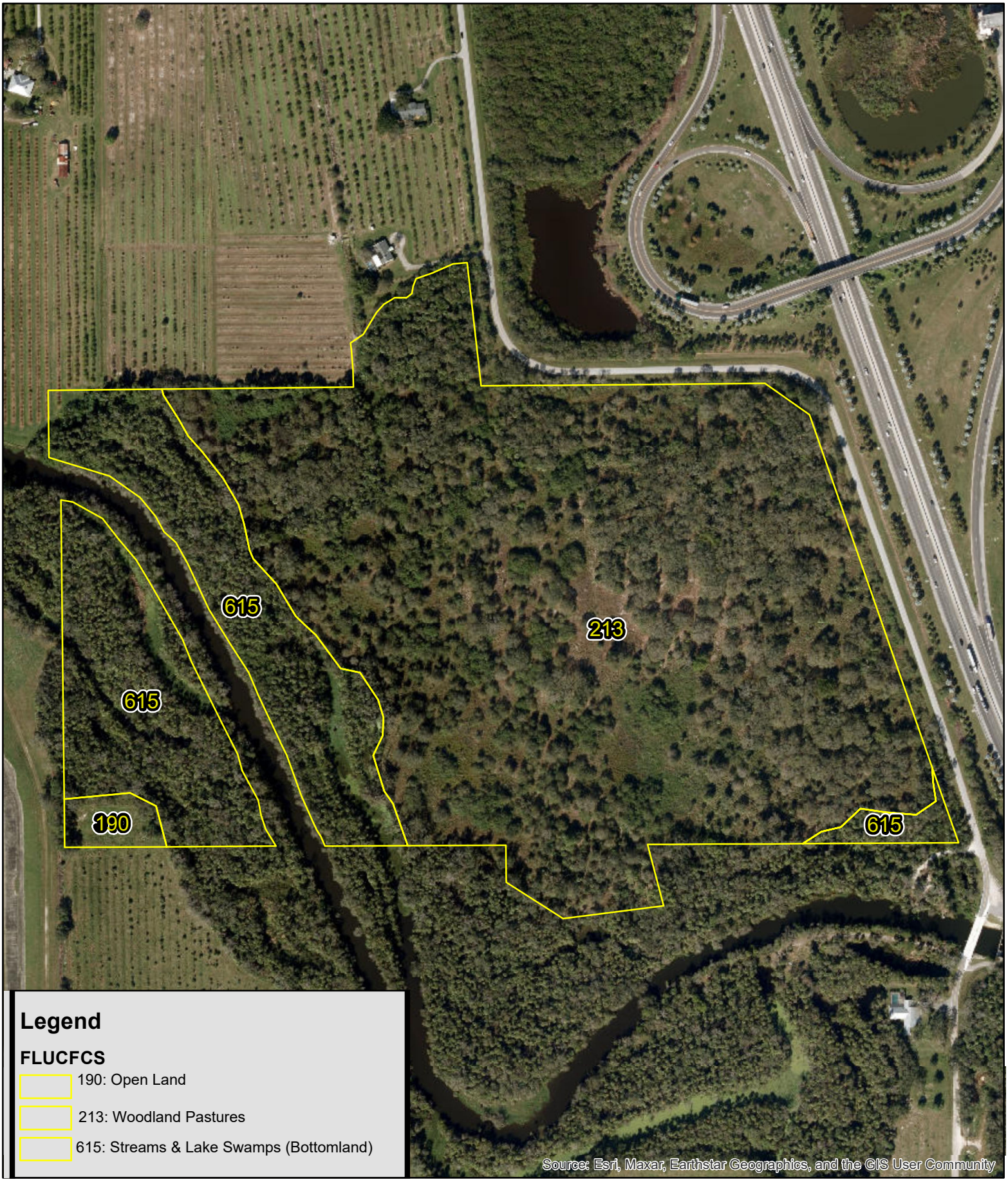
Gordy Creek Site
St. Lucie County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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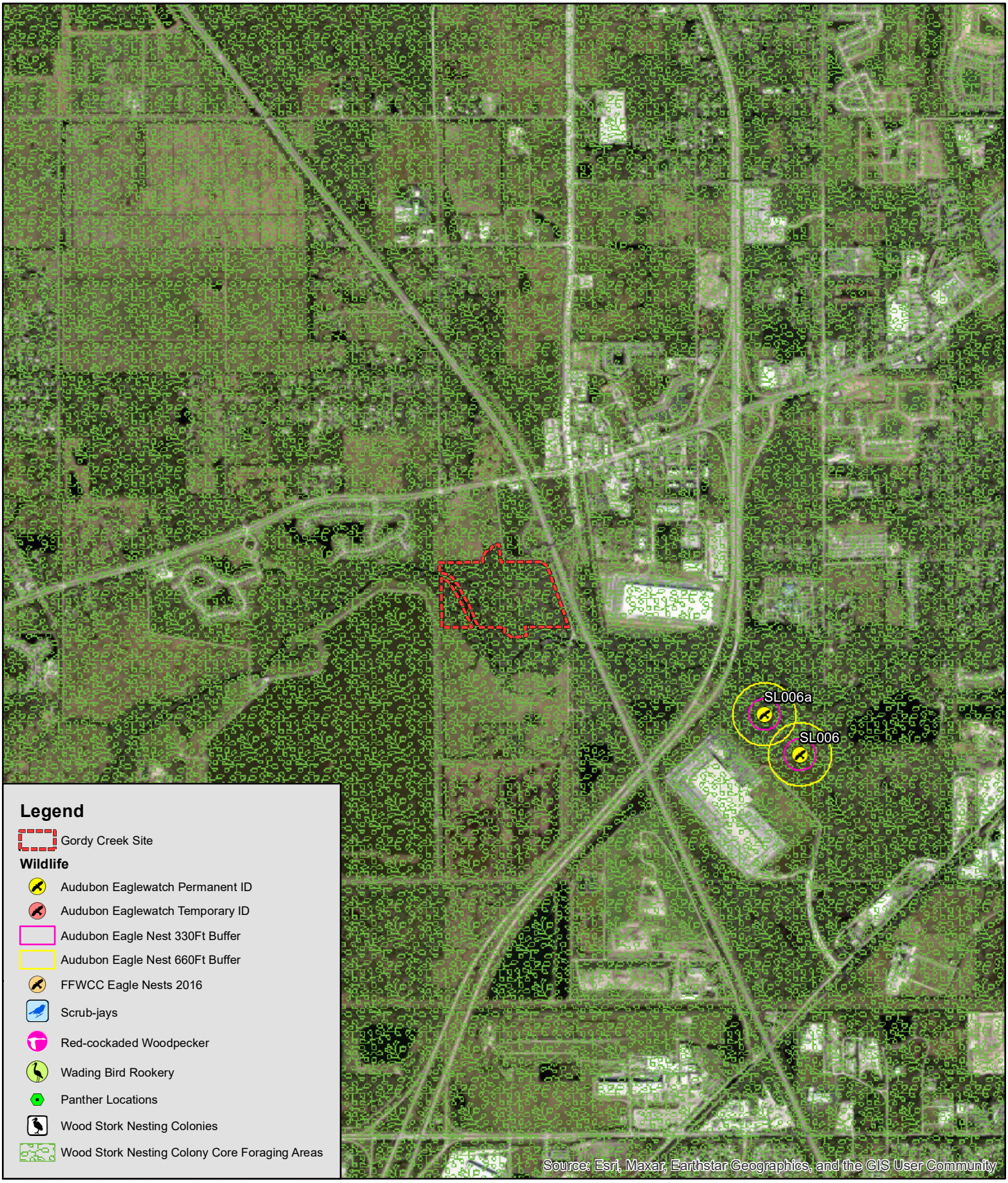
Gordy Creek Site
St. Lucie County, Florida
Figure 5
FLUCFCS

N
W E
S

420
Feet

Project #: 1162-03
Produced By: JDH
Date: 3/14/2024



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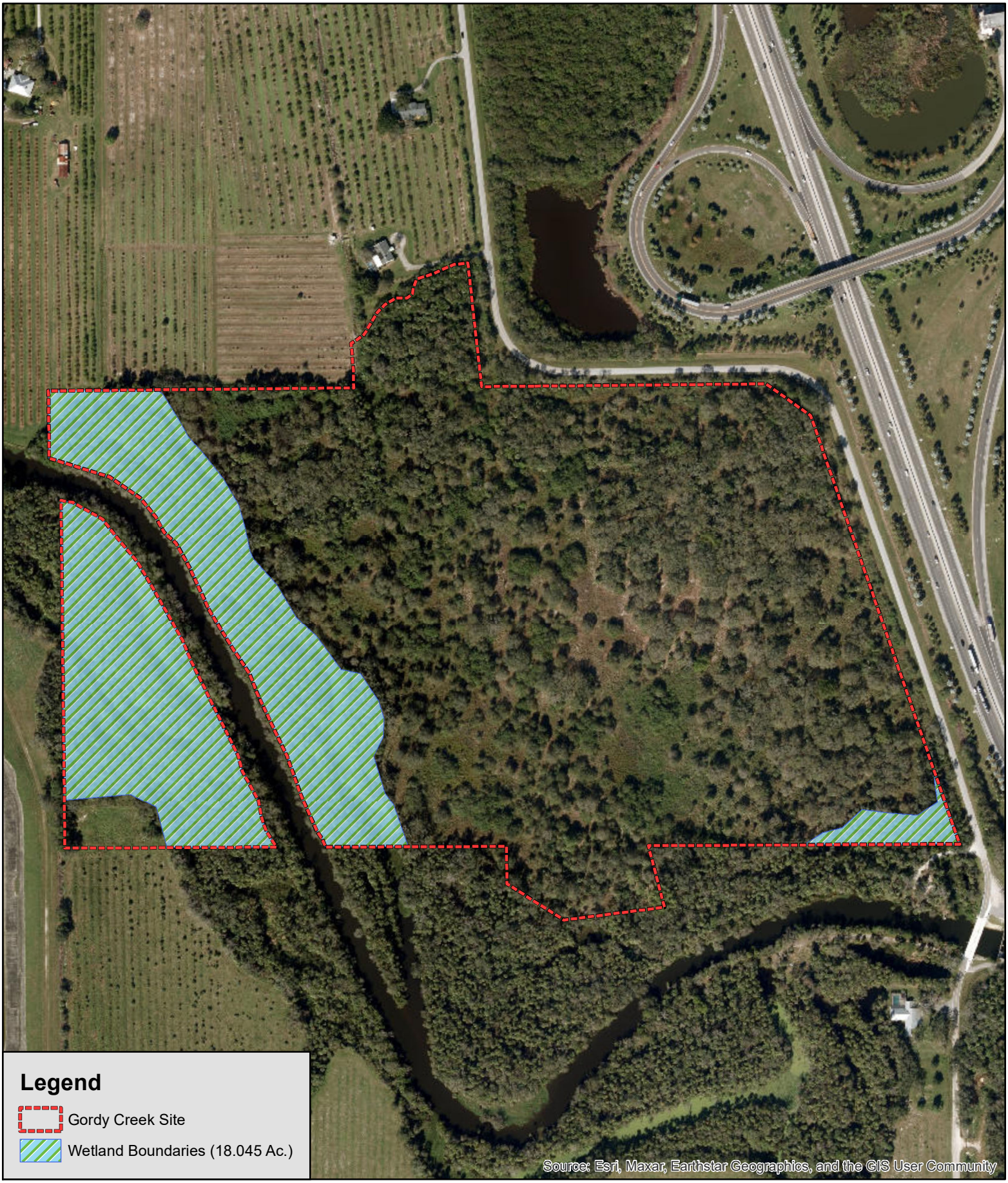
Gordy Creek Site
St. Lucie County, Florida
Figure 6
Wildlife Proximity Map

N
W E
S

0.5
Miles

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



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Gordy Creek Site
St. Lucie County, Florida
Figure 7
Wetland Boundaries

N
W E
S

420
Feet

Project #: 1162-03
Produced By: JDH
Date: 3/6/2024

Section C: Supplemental Information for Works or Other Activities In, On, or Over Wetlands and/or Other Surface Waters

Instructions: **This section is for applications that do not involve activities associated with an individual single-family residence, duplex, triplex, or quadruplex. For those activities, please use Section B.** This form is to be completed if the proposed work or activity will occur in, on, over, or within 25 feet of a wetland or other surface water. The supplemental information required by this section is in addition to the information required by Section A of the application.

Part 1: Wetland or Other Surface Water Impact Summary

1. Describe the basic purpose of the project or activity: **construction of residential development and associated stormwater management system.**
2.
3. Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: **0** sq. ft.;

4. Total volume of material to be dredged or filled in wetlands or other surface waters:
   a. to be dredged: **0** cubic yards,
   b. to be filled: **0** cubic yards.

5. Identify the seasonal high water level (SHWL) and wetland normal pool elevations for each wetland or surface water within the project site. For tidal wetlands and/or surface waters provide the elevation of mean high and mean low water. Include an aerial photograph showing the location of each sampling location, dates, datum, and methods used to determine these elevations. **TBD**

6. Name of waterbody(ies) (if applicable & if known) in which work will occur? **Unnamed wetlands.**

7. Is the activity proposed in an Outstanding Florida Water or Aquatic Preserve?
   ☐ yes, name: ☒ no ☐ I don't know

8. Has there ever been a formal or informal wetland determination for the project site? If yes, provide the identifying number and/or a copy of the jurisdictional map. **Application No. 220304-33444, Permit No. 56-107122-P**

9. Provide a map(s) of the project area and vicinity delineating USDA/NRCS soil types. **See attached.**

10. Provide recent aerials legible for photointerpretation (no photocopies) with a scale of 1" = 400 ft, or more detailed, with project boundaries and wetland boundaries delineated on the aerial. **See attached figures.**

11. Provide maps accurately portraying the existing and proposed natural vegetative community types and land cover classifications using recognized classification schemes. Suggested sources include: the Florida Natural Areas Inventory Guide to the Natural Communities of Florida (2010) available at

http://www.fnai.org/naturalcommguide.cfm, or the Florida Land Use and Cover Classification System (FLUCCS) (FDOT 1999, available at http://www.dot.state.fl.us/surveyingandmapping/documentsandpubs/fluccmanual1999.pdf). For vegetated areas dominated by exotic vegetation, use the descriptors representative of the native community type that was present prior to exotic infestation.

12. Impact Summary Tables (located at the end of this section):
    a. For all projects, complete Table 1, 2 and 3 as applicable. **Attached**
    b. For shoreline stabilization projects, provide the information requested in Table 4. **N/A**

13. If the activity is located on state owned submerged lands and requires a lease or easement, provide a list of names and addresses from the latest county tax assessment roll of all property owners located within a 500 ft. radius of the proposed lease or easement boundary in mailing label format, or you may elect to send notice to those persons by certified mail, with the return-receipt card addressed to the DEP or water management district, as applicable, in accordance with subsection 18-21.005(3), F.A.C., and Section 253.115, F.S. Attach additional sheets if necessary.
    1. Name:
       Mailing Address:
       City, State, Zip Code:

    2. Name:
       Mailing Address:
       City, State, Zip Code:

    3. Name:
       Mailing Address:
       City, State, Zip Code:

    4. Name:
       Mailing Address:
       City, State, Zip Code:

    5. Name:
       Mailing Address:
       City, State, Zip Code:

    6. Name:
       Mailing Address:
       City, State, Zip Code:

Part 2: Environmental Considerations

Note: for many questions, a state statute/Applicant's Handbook Volume I (AH I)/State 404 Program Applicant's Handbook section is cited to assist the applicant in addressing these questions.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.1*). **see attached report.**

2. Fish, Wildlife, Listed Species, and their Habitats. Provide results of any wildlife assessments that have been conducted on the project site and provide any comments, biological opinions, formal or informal consultation decisions, or recommended actions you have received pertaining to the project from the

Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, and the National Marine Fisheries Service. (*Refer to AH I Section 10.2.2*). **see attached report.**

3. Water quantity impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.2.4 and AH II*).

    a. Does the activity include a proposed surface water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters? **No.**

    b. If yes to (a), provide documentation (e.g. drawdown assessment or other methods) that shows the proposed surface water management system will not change the hydroperiod of the existing or created wetland or other surface water. **N/A**

4. Public Interest Test. Please describe how the proposed activity will ***not be contrary*** to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be ***clearly in*** the public interest (*Refer to AH I Section 10.2.3*).

    a. Please describe how the project will be designed to avoid adverse effects to public health, safety, or the welfare or the property of others. **The proposed residential development is consistent with existing subdivisions in the area. The design/construction will maintain community environments & stormwater management system will not cause flooding or water quality issues to adjacent property owners. Home lots, roads and amenities will be constructed in compliance with appropriate local code & ordinances.**

    b. Please describe how the project will be designed to avoid adverse effects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats. **Please see the attached report. No listed species were observed on-site.**

    c. Please describe how the project will be designed to avoid adverse effects to navigation or the flow of water or cause harmful erosion or shoaling. **The proposed development, a residential subdivision with associated infrastructure, would not cause adverse effects to navigation, or cause erosion or shoaling. The proposed work would not impact navigational waters.**

    d. Please describe how the project will be designed to avoid adverse effects to the fishing or recreational values or marine productivity in the vicinity of the activity. **The proposed development does not include any in-water work.**

    e. Will the project be of a temporary or permanent nature? **Proposed activity is permanent.**

    f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S. **The site does not contain any significant or historical resources. The permit will contain the general condition that the permittee must stop work and alert DHR and the proper authorities immediately if any unexpected discoveries of historic resources occur.**

    g. Please describe how the project will be designed to avoid adverse effects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity. **The surface water flows and connections will be maintained to prevent adverse impacts to water levels and flows.**

5. Water Quality.
   Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (*Refer to AH I Section 10.2.4*). **The project surface water management system is designed to maintain water quality in wetlands and other surface waters onsite and offsite.**

6. Class II Waters; Waters approved for shellfish harvesting *(Refer to AH I Section 10.2.5)*.

   a. Will the project occur in Class II that are NOT approved for shellfish harvesting? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(a)*. **N/A**

   b. Is the project located adjacent to or in close proximity to Class II waters? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(b)*. **N/A**

   c. Is the project located in Class II or Class III waters that are classified as “approved”, “restricted”, “conditionally approved”, or “conditionally restricted”? If yes, demonstrate that the project meets the requirements of *AH I Section 10.2.5(c)*. **N/A**

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of *AH I Section 10.2.6*. **N/A**

8. Secondary Impacts (*AH I Section 10.2.7*).

   a. Will an upland buffer, with a minimum width of 15' and an average width of 25', be provided between the proposed activities and existing wetlands or wetlands to be preserved, enhanced, restored, or created? Provide the location and dimension of all buffers on the plans. If not, demonstrate that secondary impacts will not occur or describe how they will be offset. **See attached report.**

   b. If listed species are present or may be present, then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s). **BTC adheres to all recommendations provided by FFWCC and/or USFWS, and regularly coordinates with both agencies to address concerns regarding listed species. To date, no comments or recommendations have been provided from either agency.**

   c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning? **BTC adheres to all recommendations provided by FFWCC and/or USFWS.**

   d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources. **N/A**

   e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe. **No**

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (*Refer to AH I Figures 10.2.8.1 – 10.2.8.5)* as the proposed wetland impacts? **N/A** If not, please submit a Cumulative Impact Evaluation in accordance with *AH I Section 10.2.8*.

10. Mitigation Plan (*Refer to AH I Section 10.3*).

    a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:

        i. the name of the bank: **N/A**. A letter of reservation from the banker will be required once the application has been evaluated.
        ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method. **N/A**

    b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following:

        i. ☐ Proposed mitigation narrative:
            (1) ☐ Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:
                (a) ☐ Describe current and proposed vegetation
                (b) ☐ Describe current and proposed hydrologic conditions for the proposed mitigation.
                (c) ☐ Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.
            (2) ☐ Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.
            (3) ☐ Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.
            (4) ☐ A mitigation implementation and monitoring schedule with dates.
            (5) ☐ Identify the success criteria.
            (6) ☐ Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.
            (7) ☐ Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.
        ii. ☐ Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.
        iii. ☐ Maps:
            (1) ☐ Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).
            (2) ☐ Topographic map of the mitigation area and adjacent contributing and receiving areas.
            (3) ☐ Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.
            (4) ☐ Vegetative communities map (using FLUCCS or other appropriate classification system).
            (5) ☐ For all maps, identify source.

iv. Provide the necessary supporting information for the application of sections 62-345.400 - .600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds $25,000, please provide a draft financial assurance document. Standard forms, as described in subsection 62-330.301(5), F.A.C., are available from the agency or on its website.

viii. Identify the entity responsible for monitoring, maintenance, and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

Note: If your project is in retained waters, it is highly recommended that you coordinate the design of any mitigation plan that also may be required for the Corps permit to meet the requirements of both permits. Pre-application meetings with both the applicable Agency and the Corps can help you to choose a mitigation option that is acceptable to both the applicable Agency and the Corps.

Part 3: Plans

Plans: The information listed in the checklist below represents the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. ☒ Include the following on the construction plans and cross sections:

   a. ☐ An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water.
   b. ☐ A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay.
   c. ☐ A Proposed Wetland Impact sheet that includes the following:
      i. ☐ Acreage and type (herbaceous, forested, or other surface water) of each wetland/other surface water to be impacted.
      ii. ☐ Proposed upland buffers with dimensions.
      iii. ☐ Identify the seasonal high water and wetland normal pool elevations on the plans.
   d. ☐ Include wetland boundaries on all construction plan sheets.

2. ☐ If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation plans and cross sections including, at a minimum:

a. ☐ existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.
b. ☐ proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
c. ☐ monitoring plan sheet including proposed improvements, monitoring transects, photostations, and mitigation signage (if applicable).
d. ☐ cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.
e. ☐ planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

Table 1 - Project Wetland (WI) And Other Surface Water (SW) And Impact Summary

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL &SW IMPACT SIZE (acres)	TEMPORARY WL & SW IMPACT TYPE	PERMANENT WL &SW IMPACT SIZE (acres)	PERMANENT WL & SW IMPACT TYPE	MITIGATION ID
WL-1		615	18.045	18.045	0	N/A	0	0	N/A
PROJECT TOTALS:									

Comments:

Codes (multiple entries per cell not allowed):

- Wetland & Surface Water ID: Include ID on submitted wetland and surface water impact maps
- Wetland Type: from an established wetland classification system
- Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Table 2 - Project On-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 3 - Project Off-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 4 - Shoreline Stabilization

Stabilization	Linear Ft. New	Linear Ft. Replaced	Linear Ft. Repaired	Linear Ft. Removed	Slope H: V:	Toe Width (Ft.)
Natural Vegetation (living shoreline)					**N/A**	**N/A**
Rip Rap + Vegetation						
Rip Rap						
Seawall + Rip Rap						
Vertical Seawall						
Other Shoreline Stabilization Type						

Size of Rip Rap

Type of Rip Rap

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 14, 2024

Planning Department
100 North US 1
Fort Pierce, FL 34950

Gordy Creel

Historical Report

Introduction

The 76.97-acre site is comprised of two parcels, identified by Parcel IDs 2326-130-0000-000-7 and 2326-130-0000-010-0. Located on Gordy Road at the southwest corner of Okeechobee Road and the Turnpike, this parcel is bordered by St. Lucie County properties. Although the site is located in a prime area near much of the County's and City's commercial and industrial uses, the site is undeveloped and could be used to a higher potential, as expressed with the existing MXD Land Use designation.

History

The site was annexed into the City of Fort Pierce at approximately 2006, and the land use and zoning have not since been updated from St. Lucie County designations to Fort Pierce designations. The existing land use for the parcel is MXD, which is a use both in the County and in the City, but the zoning of AG-1 is a County designation that does not translate to Fort Pierce. Therefore, the proposed PD rezoning application would not just provide compatibility with the underlying land use, but would also make the zoning designation consistent with Fort Pierce code.

Context of Surroundings

As shown in Figure 1 below, the site (in yellow) is at the edge of the Fort Pierce city limits and abuts both Fort Pierce and St. Lucie County properties. It is also in close proximity to the Port St. Lucie boundary. This causes the adjacent land uses and zoning districts to be designated by both Fort Pierce and St. Lucie County. Figure 2 shows the existing land use designations from both municipalities, and Figure 3 shows the existing zoning designations.

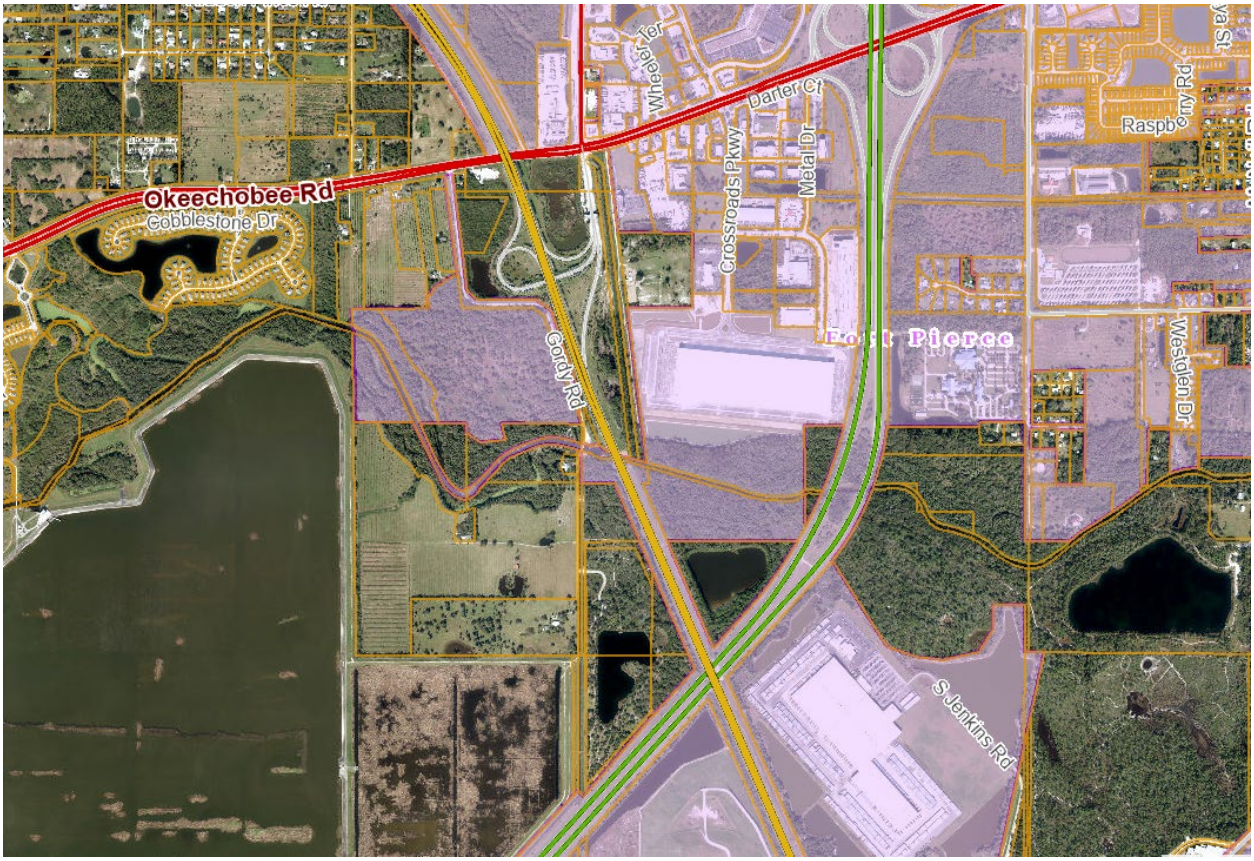


Figure 1 Municipal Boundaries

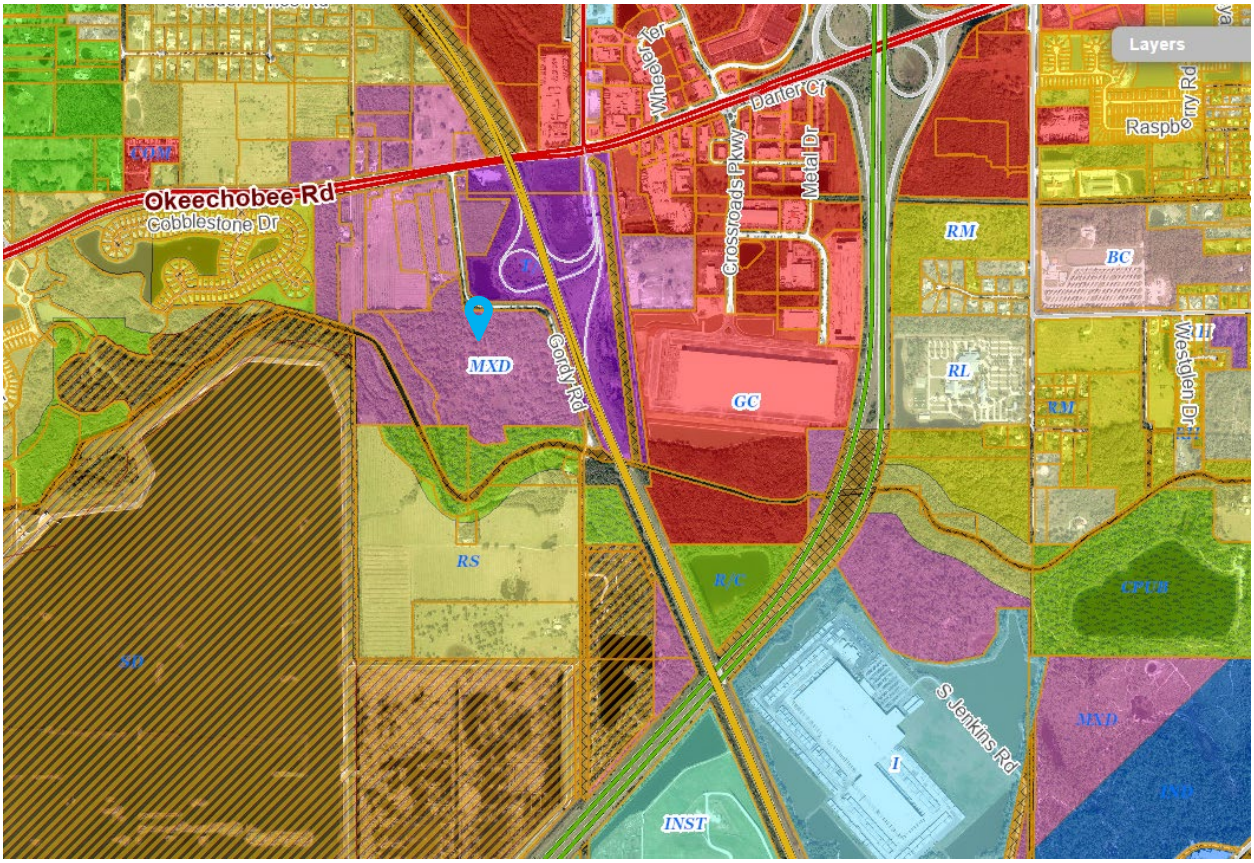


Figure 2 Existing Land Use Designations (FP and SLC)

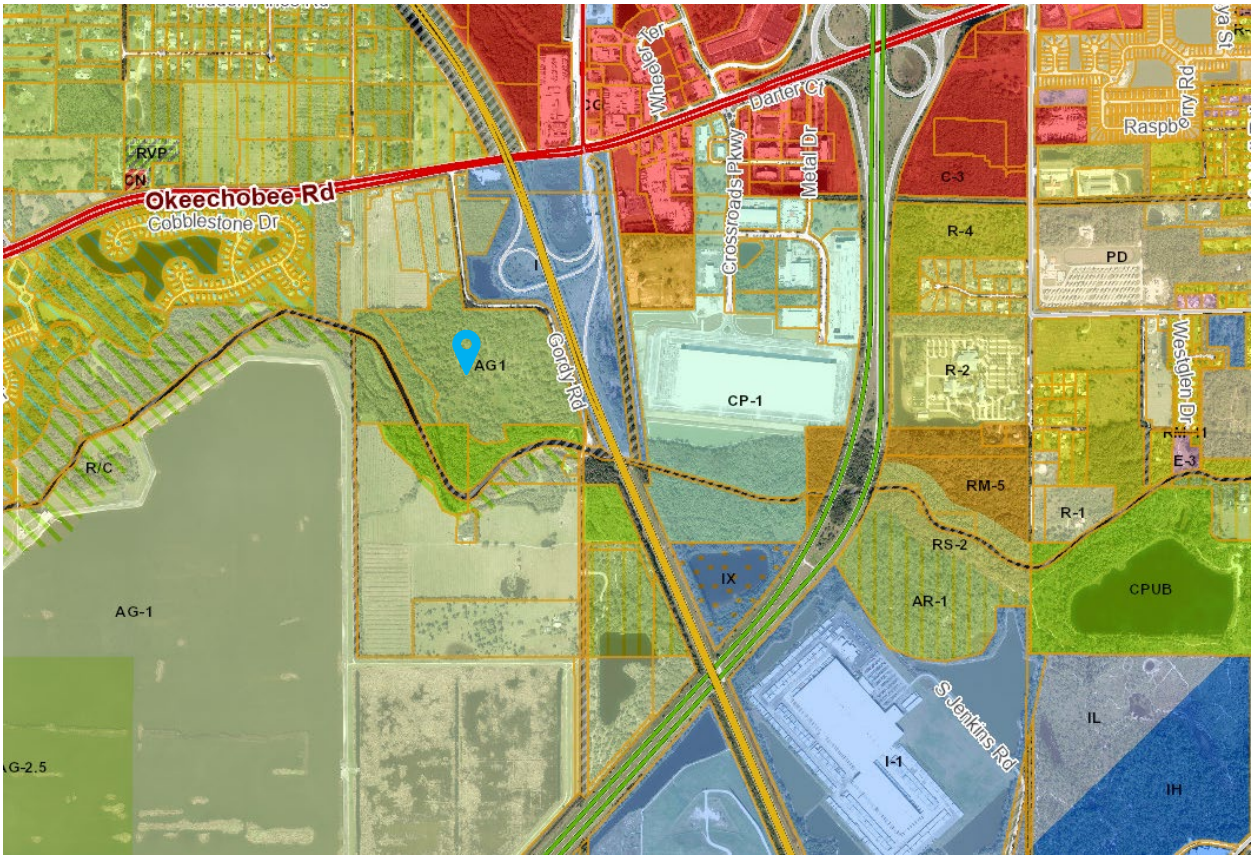


Figure 3 Existing Land Use Designations (FP and SLC)

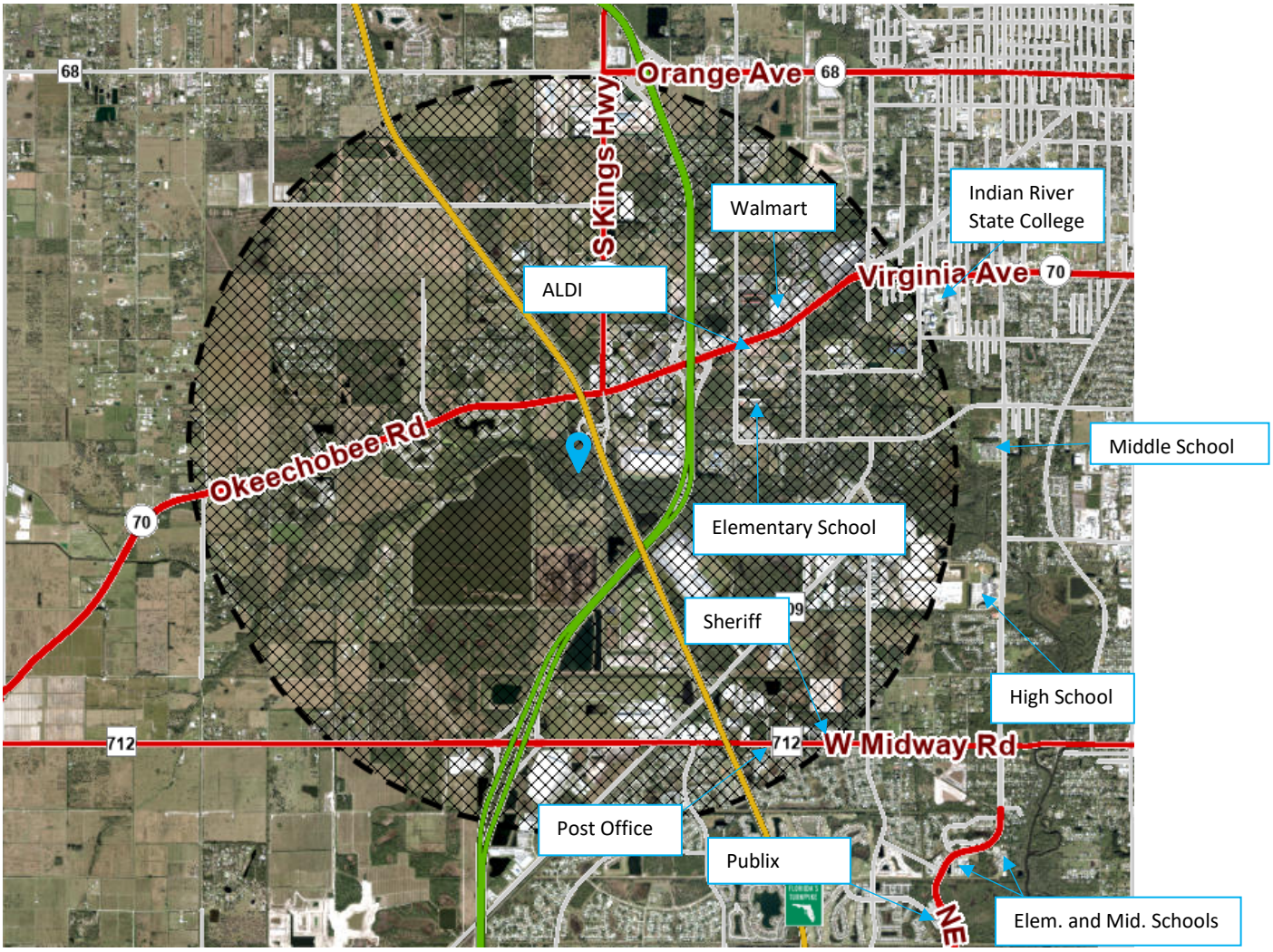
Traffic

Per the traffic report prepared by O'Rourke Engineering, with 192 net new AM peak hour trips and 251 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. An eastbound right-turn lane is proposed at the intersection of Okeechobee Road and Gordy Road. The westbound left turn lane will be extended as needed. Therefore, the project meets the requirements for concurrency.

Adequate Public Facilities

The site is located in an already developed area within the St. Lucie County Urban Service Boundary. Therefore, the basic infrastructure is already in place to serve the proposed land use. As an infill development surrounded by various uses, the project site has efficient access to a number of public facilities and future residents' daily necessities, including the proximity to the Okeechobee commercial corridor less than three miles from the project location. In addition to the available water, wastewater, electric, and waste management services existing in the area, the map below shows the project site and existing uses/services within a three-mile radius. The map shows the site is in close proximity to a high, middle, and elementary school, two grocery stores, a fire station, sheriff's department, post office, and several other services and uses to meet resident's needs.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377



If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

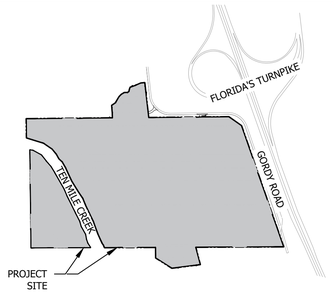
LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:
PARCEL 1
BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
PARCEL 2
BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFORE ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

DRAINAGE STATEMENT

NO NEGATIVE IMPACTS TO THE VOLUME OF STORMWATER DISCHARGED TO TENMILE CREEK ARE PROPOSED. THE DESIGNED SWMS RESTRICTS DISCHARGE TO A VOLUME OF 2" OVER THE SITE AREA PER DAY, PER NSLRWCD STANDARDS. THE POST-DEVELOPMENT DISCHARGE RATE WILL BE DECREASED FROM THE PRE-DEVELOPMENT RATE. BECAUSE TENMILE CREEK IS AN IMPAIRED WATER BODY, 150% OF THE REQUIRED TREATMENT VOLUME WILL BE STAGED BEFORE ANY STORMWATER IS DISCHARGED FROM THE SYSTEM.

VICINITY MAP



MITIGATION LEGEND

- □ TREE TO BE REMOVED
- + 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.

EXISTING WETLAND
TEN MILE CREEK
EXISTING WETLAND
EXISTING WETLAND
N89°43'34"E 1307.04'

PLANNED DEVELOPMENT
TREE MITIGATION PLAN

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'-0"

North

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Land Planners
Environmental Consultants
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www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	11-12-24
REVISIONS	

SHEET TM1 OF 17

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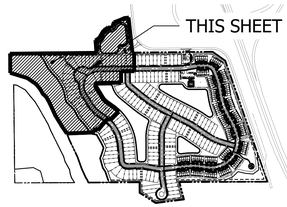
KEY MAP



MITIGATION LEGEND

- TREE TO BE REMOVED
- TREE TO BE PRESERVED
- TREE TO BE RELOCATED

NOTE:
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ALL TREES ARE SHOWN FOR CONSTRUCTION AND PRESERVATION PURPOSES.

PLANNED DEVELOPMENT
TREE MITIGATION PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	11-12-24
REVISIONS	

SHEET TM2 OF 17

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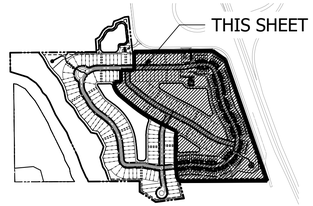
MITIGATION LEGEND

- TREE TO BE REMOVED
- 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.

KEY MAP



GORDY ROAD

SEE SHEET TM2

SEE SHEET TM4

SEE THIS SHEET

SEE THIS SHEET

SEE THIS SHEET

SEE SHEET TM2

AMENITY-1 .91 AC

REC LAWN

LAKE 2.09 AC

"REC-1" .92 AC

LAKE .63 AC

TOT LOT

EXISTING WETLAND

PLANNED DEVELOPMENT
TREE MITIGATION PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

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JOB NUMBER	23-0711
DATE	11-12-24
REVISIONS	

SHEET TM3 OF 17

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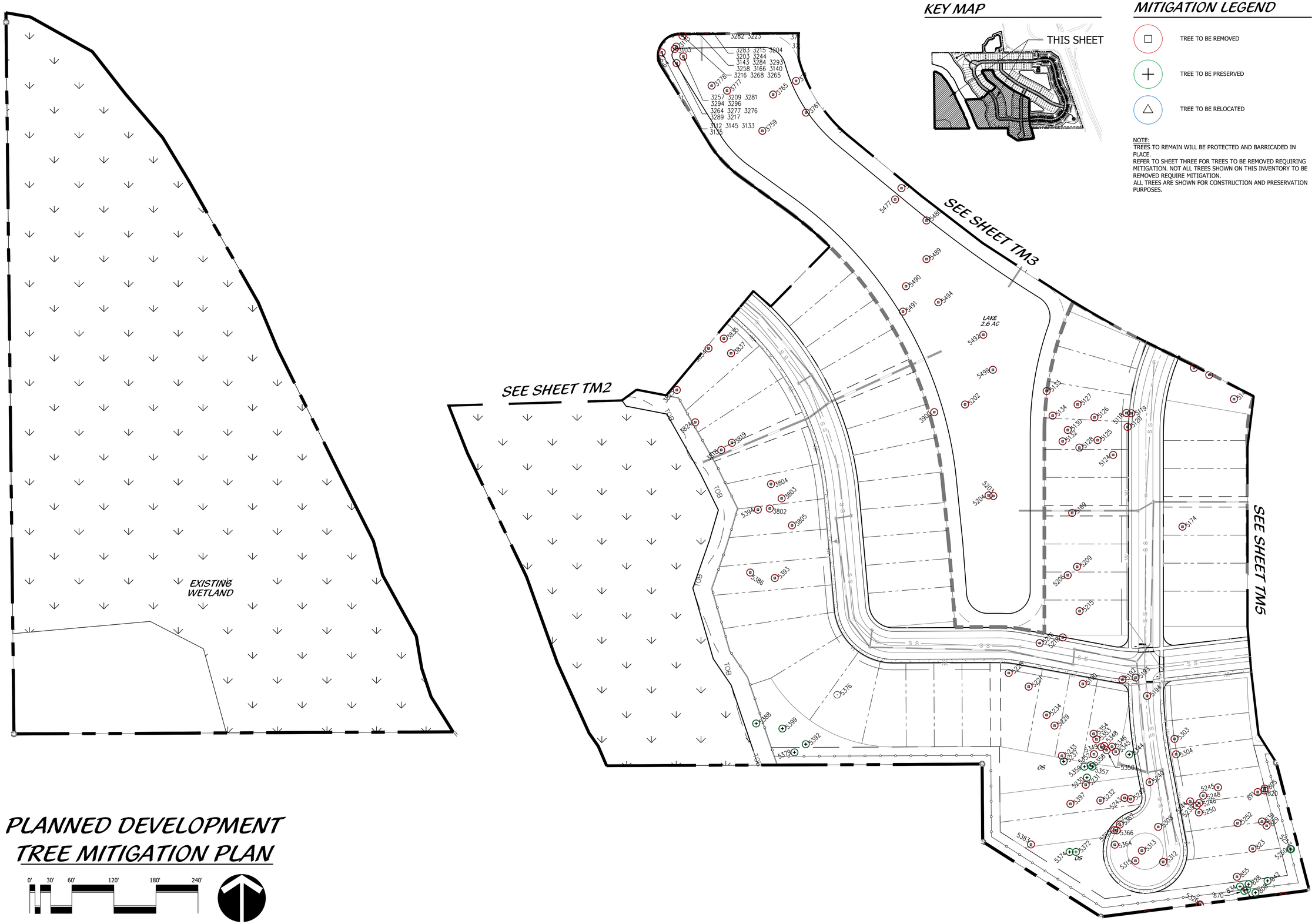

KEY MAP

MITIGATION LEGEND

- □ TREE TO BE REMOVED
- + TREE TO BE PRESERVED
- △ TREE TO BE RELOCATED

NOTE:
TREES TO REMAIN WILL BE PROTECTED AND BARRICADED IN PLACE.
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ALL TREES ARE SHOWN FOR CONSTRUCTION AND PRESERVATION PURPOSES.

PLANNED DEVELOPMENT
TREE MITIGATION PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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APPROVED	DTS
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REVISIONS	

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
500	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
542	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
544	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
599	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
599	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
600	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
704	OAK	QUERCUS	14"	REMOVE	14"			
705	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
706	OAK	QUERCUS	18"	REMOVE	18"			
707	OAK	QUERCUS	16"	REMOVE	16"			
708	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
709	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
710	OAK	QUERCUS	18"	REMOVE	18"			
711	OAK	QUERCUS	14"	REMOVE	14"			
712	OAK	QUERCUS	18"	REMOVE	18"			
713	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
714	OAK	QUERCUS	14"	REMOVE	14"			
718	OAK	QUERCUS	26"	REMOVE	26"			
719	OAK	QUERCUS	30"	REMOVE	30"			
721	OAK	QUERCUS	18"	REMOVE	18"			
722	OAK	QUERCUS	18"	REMOVE	18"			
723	OAK	QUERCUS	4" & 18"X	REMOVE	24" & 18"X2			
724	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
727	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
728	OAK	QUERCUS	18"	REMOVE	18"			
729	OAK	QUERCUS	18" & 12"	REMOVE	18" & 12"			
730	OAK	QUERCUS	24"	REMOVE	24"			
731	OAK	QUERCUS	30"	REMOVE	30"			
733	OAK	QUERCUS	20"	REMOVE	20"			
735	OAK	QUERCUS	22"	REMOVE	22"			
736	OAK	QUERCUS	42"	REMOVE	42"			
737	OAK	QUERCUS	24"	REMOVE	24"			
738	OAK	QUERCUS	18" & 12"	REMOVE	18" & 12"			
740	OAK	QUERCUS	24"	REMOVE	24"			
742	OAK	QUERCUS	22"	REMOVE	22"			
743	OAK	QUERCUS	14"	REMOVE	14"	14"		
744	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
746	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
747	OAK	QUERCUS	18"	REMOVE	18"			
748	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
749	OAK	QUERCUS	24"	REMOVE	24"			
751	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
753	OAK	QUERCUS	26"	REMOVE	26"	26"		
756	OAK	QUERCUS	20"X2	REMOVE	20"X2			
757	OAK	QUERCUS	42"	REMOVE	42"			
760	OAK	QUERCUS	14"	REMOVE	14"			
763	OAK	QUERCUS	32"	REMOVE	32"	32"		
766	OAK	QUERCUS	32"	REMOVE	32"			
770	OAK	QUERCUS	18"X2	REMOVE	18"X2			
773	OAK	QUERCUS	48"	REMOVE	48"			
773	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
774	OAK	QUERCUS	20"	REMOVE	20"	20"		
775	OAK	QUERCUS	14"	REMOVE	14"			
776	OAK	QUERCUS	18"	REMOVE	18"			
777	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
778	OAK	QUERCUS	24"	REMOVE	24"			
779	OAK	QUERCUS	18"	REMOVE	18"			
780	OAK	QUERCUS	34"	REMOVE	34"			
781	OAK	QUERCUS	16"	REMOVE	16"	16"		
784	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
786	OAK	QUERCUS	28"	REMOVE	28"	28"		
787	OAK	QUERCUS	14"	REMOVE	14"			
789	OAK	QUERCUS	24"	REMOVE	24"	24"		
791	OAK	QUERCUS	18"	REMOVE	18"			
792	OAK	QUERCUS	22"	REMOVE	22"			
794	OAK	QUERCUS	14"	REMOVE	14"			
795	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
796	OAK	QUERCUS	34"	REMOVE	34"			
804	OAK	QUERCUS	14"	REMOVE	14"			
805	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
806	OAK	QUERCUS	26"	REMOVE	26"			
807	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
808	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
809	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
810	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
812	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
814	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
815	OAK	QUERCUS	20"	REMOVE	20"			
817	OAK	QUERCUS	14"	REMOVE	14"			
818	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
819	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
820	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
821	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
823	OAK	QUERCUS	28"	REMOVE	28"			
824	OAK	QUERCUS	36"	REMOVE	36"			
825	OAK	QUERCUS	14"	REMOVE	14"			
828	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
829	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
830	OAK	QUERCUS	14"	REMOVE	14"	14"		
831	OAK	QUERCUS	26"	REMOVE	26"			
832	OAK	QUERCUS	14"	REMOVE	14"			
834	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
835	OAK	QUERCUS	22"	REMOVE	22"			
836	OAK	QUERCUS	24"	REMOVE	24"			
837	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
838	OAK	QUERCUS	16"	REMOVE	16"			
839	OAK	QUERCUS	14"	REMOVE	14"			
840	OAK	QUERCUS	28"	REMOVE	28"			
842	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
844	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
845	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
846	OAK	QUERCUS	22"	REMOVE	22"			
848	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
848	OAK	QUERCUS	14"	REMOVE	14"			
849	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
850	OAK	QUERCUS	18"	PRESERVE		18"		
854	OAK	QUERCUS	20"	REMOVE	20"	20"		
855	OAK	QUERCUS	42"	REMOVE	42"	42"		
857	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
858	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
860	OAK	QUERCUS	14"X2	REMOVE	14"X2	14"X2		

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
862	OAK	QUERCUS	16"X3	REMOVE	16"X3	16"X3		
863	OAK	QUERCUS	14"	REMOVE	14"			
866	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
867	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
868	OAK	QUERCUS	14"	REMOVE	14"	14"		
869	OAK	QUERCUS	18"	REMOVE	18"	18"		
870	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
871	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
873	OAK	QUERCUS	14"	REMOVE	14"			
875	OAK	QUERCUS	14"	REMOVE	14"	14"		
877	OAK	QUERCUS	18"	REMOVE	18"	18"		
878	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
879	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
880	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
882	OAK	QUERCUS	14"	REMOVE	14"			
883	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
884	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
885	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
886	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
887	OAK	QUERCUS	14"	REMOVE	14"			
888	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
889	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
890	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
891	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
892	OAK	QUERCUS	14"	REMOVE	14"			
894	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
896	OAK	QUERCUS	22"	REMOVE	22"	22"		
897	OAK	QUERCUS	14"	REMOVE	14"	14"		
898	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
899	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
919	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
920	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
922	OAK	QUERCUS	42"	REMOVE	42"	42"		
923	OAK	QUERCUS	16"X2	REMOVE	16"X2			
924	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
928	OAK	QUERCUS	20"	REMOVE	20"			
929	OAK	QUERCUS	14"	REMOVE	14"			
934	OAK	QUERCUS	18"	REMOVE	18"			
935	OAK	QUERCUS	18"	REMOVE	18"	18"		
936	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
937	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
938	OAK	QUERCUS	18"	REMOVE	18"			
939	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
940	OAK	QUERCUS	16"	REMOVE	16"	16"		
941	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
942	OAK	QUERCUS	14"	REMOVE	14"			
944	OAK	QUERCUS	14"	REMOVE	14"			
945	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
947	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
948	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
949	OAK	QUERCUS	14"	REMOVE	14"			
950	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
951	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
952	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
953	OAK	QUERCUS	38"	REMOVE	38"			
954	OAK	QUERCUS	36"	REMOVE	36"			
955	OAK	QUERCUS	28"	REMOVE	28"			
958	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
959	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
961	OAK	QUERCUS	40"	REMOVE	40"	40"		
962	OAK	QUERCUS	18"	REMOVE	18"			
964	OAK	QUERCUS	18"	REMOVE	18"			
965	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
970	OAK	QUERCUS	38"	REMOVE	38"			
971	OAK	QUERCUS	24"	REMOVE	24"			
972	OAK	QUERCUS	20"	REMOVE	20"			
973	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
974	OAK	QUERCUS	18"	REMOVE	18"			
975	OAK	QUERCUS	16"	REMOVE	16"			
976	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
977	OAK	QUERCUS	24"	REMOVE	24"			
978	OAK	QUERCUS	18"	REMOVE	18"			
980	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
982	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
983	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
990	OAK	QUERCUS	46"	REMOVE	46"			
991	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
992	OAK	QUERCUS	44"	REMOVE	44"			
993	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
994	OAK	QUERCUS	16"	REMOVE	16"			
996	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
997	OAK	QUERCUS	16"X2	REMOVE	16"X2	16"X2		
998	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
999	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1501	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1502	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1503	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1504	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1505	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1506	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1507	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1508	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1509	HICKORY	CARYA GLABRA	18"	REMOVE				0
1515	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1516	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1517	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1521	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1522	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1523	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1524	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1525	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1526	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1527	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1528	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1530	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1531	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1533	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1534	HICKORY	CARYA GLABRA	14"	REMOVE				0
1535	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1538	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1539	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT
TREE MITIGATION
INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM5 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
1540	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1541	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1542	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1543	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1544	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1545	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1547	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1548	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1549	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1552	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1554	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1558	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1559	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1563	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1564	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1565	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1566	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1569	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1570	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1571	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1574	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1580	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1586	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1587	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1588	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1589	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1590	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1591	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1592	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1593	OAK	QUERCUS	24"	REMOVE	24"			
1594	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1595	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1599	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1600	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1601	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1602	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1603	HICKORY	CARYA GLABRA	14"	REMOVE			1	0
1604	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1605	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1606	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1608	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1609	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1610	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1611	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1612	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1613	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1614	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1615	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1616	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1617	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1618	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1620	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1621	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1624	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1625	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1627	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1630	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1631	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1634	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1635	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1638	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1639	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1640	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1641	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1642	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1643	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1644	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1645	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1648	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1649	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1651	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1652	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1653	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1656	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1658	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1659	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1660	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1661	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1662	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1663	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1664	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1665	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1666	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1667	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1669	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1670	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1671	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1673	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1681	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1682	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1685	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1687	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1688	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1690	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1691	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1692	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1692	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1693	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1695	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1696	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1697	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1699	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1700	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1701	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1702	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1703	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1704	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1705	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1706	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1707	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1708	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
1710	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1711	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1712	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1713	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1714	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1715	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1716	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1717	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1718	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1721	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1722	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1723	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1725	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1727	CABBAGE PALM	SABAL PALMETTO	CLUSTER	REMOVE			1	0
1729	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1730	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1731	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1732	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1733	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1734	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1735	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1737	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1738	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1739	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1740	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1742	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1743	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1744	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1745	OAK	QUERCUS	16"	REMOVE	16"			
1746	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1747	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1749	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1750	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1751	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1752	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1753	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1754	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1755	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1756	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1757	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1758	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1759	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1760	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1761	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1762	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1763	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1764	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1765	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1766	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1767	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1769	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1771	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1772	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1773	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1774	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1775	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1777	OAK	QUERCUS	18"	REMOVE	18"			
1778	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1781	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1782	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1783	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1784	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1785	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1786	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1787	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1788	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1789	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1791	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1792	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1793	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1794	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1797	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1798	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1799	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1800	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1833	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1833	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1834	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1835	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1836	OAK	QUERCUS	14"	REMOVE	14"			
1837	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1838	OAK	QUERCUS	14"	REMOVE	14"			
1841	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1843	OAK	QUERCUS	22"	REMOVE	22"			
1845	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1845	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1846	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1849	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1850	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1851	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1852	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1853	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1855	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1856	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1857	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1857	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1858	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1859	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1860	OAK	QUERCUS	28"	REMOVE	28"	28"		
1862	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1864	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1865	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1866	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1867	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1868	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1868	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1869	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1870	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1871	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1872	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1873	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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DESIGNED PRP/DTS
DRAWN PRP
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JOB NUMBER 23-0711
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REVISIONS

SHEET TM6 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
1875	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1876	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1876	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1877	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1879	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1880	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1881	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1882	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1883	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1885	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1886	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1887	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1887	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1888	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1889	OAK	QUERCUS	18"	REMOVE	18"			
1890	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1891	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1892	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1894	OAK	QUERCUS	26"	REMOVE	26"			
1895	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1897	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1898	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1899	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1900	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1901	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1902	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1903	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1905	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1906	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1908	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1910	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1911	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1912	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1913	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1914	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1915	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1917	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1920	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1921	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1922	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1923	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1924	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1925	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1926	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1927	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1928	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1929	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1930	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1931	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1932	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1933	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1934	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1937	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1939	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1940	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1942	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1943	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1944	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1945	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1946	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1948	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1949	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1951	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1952	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1953	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1954	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1955	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1956	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1957	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1958	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1960	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1961	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1962	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1964	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1964	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1965	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1966	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1967	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1968	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1969	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1970	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1972	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1973	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1974	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1975	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1976	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1977	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1980	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1981	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1982	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1983	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1984	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1985	HICKORY	CARYA GLABRA	16"	REMOVE				0
1986	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1987	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1988	OAK	QUERCUS	16"	REMOVE	16"			
1989	OAK	QUERCUS	18"	REMOVE	18"			
1990	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1991	OAK	QUERCUS	30"	REMOVE	30"			
1992	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1993	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1994	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1995	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1996	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
1998	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2000	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2101	OAK	QUERCUS	14"	REMOVE	14"			
2102	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2103	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2104	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2105	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2106	OAK	QUERCUS	20"	REMOVE	20"			
2107	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2108	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2109	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2110	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2111	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2112	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2113	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2114	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2115	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2116	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2117	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2118	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2119	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2121	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2122	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2124	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2125	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2127	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2128	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2129	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2132	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2133	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2134	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2135	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2136	OAK	QUERCUS	30"	REMOVE	30"			
2137	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2138	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2139	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2140	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2141	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2142	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2143	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2144	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2145	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2146	OAK	QUERCUS	16"	REMOVE	16"			
2149	OAK	QUERCUS	24"	REMOVE	24"			
2153	OAK	QUERCUS	14"	REMOVE	14"			
2156	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2157	OAK	QUERCUS	22"	REMOVE	22"			
2158	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2159	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2162	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2164	OAK	QUERCUS	38"	REMOVE	38"			
2165	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2166	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2167	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2168	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2171	OAK	QUERCUS	22"	REMOVE	22"			
2172	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2173	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2178	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2181	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2182	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2183	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2185	OAK	QUERCUS	36"	REMOVE	36"			
2186	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2188	OAK	QUERCUS	14"	REMOVE	14"			
2189	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2190	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2191	OAK	QUERCUS	20"	REMOVE	20"			
2192	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2194	OAK	QUERCUS	14"	REMOVE	14"			
2195	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2196	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2197	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2198	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2199	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2200	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2232	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2235	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2236	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2240	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2241	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2243	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2245	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2246	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2247	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2249	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2250	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2251	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2252	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2253	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2254	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2256	OAK	QUERCUS	16"	REMOVE	16"			
2272	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2273	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2274	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2275	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2276	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2277	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2279	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2281	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2282	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2283	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2284	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2285	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2286	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2294	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2296	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2299	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2300	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2301	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2302	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2303	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2304	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2305	OAK	QUERCUS	18"	REMOVE	18"			
2306	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2307	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2308	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM7 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2310	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2312	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2313	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2314	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2315	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2316	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2317	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2317	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2318	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2319	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2320	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2321	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2322	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2323	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2324	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2326	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2327	OAK	QUERCUS	14"	REMOVE	14"			
2328	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2328	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2329	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2330	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2331	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2332	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2333	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2334	OAK	QUERCUS	24"X2	REMOVE	24"X2			
2335	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2336	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2337	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2338	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2339	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2340	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2341	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2342	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2343	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2344	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2345	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2346	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2347	OAK	QUERCUS	14"	REMOVE	14"			
2349	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2350	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2351	OAK	QUERCUS	15"	REMOVE	15"			
2352	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2353	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2354	OAK	QUERCUS	48"	REMOVE	48"			
2355	OAK	QUERCUS	22"	REMOVE	22"			
2356	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2357	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2358	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2359	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2360	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2361	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2362	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2363	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2364	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2365	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2366	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2367	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2368	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2369	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2370	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2371	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2372	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2373	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2374	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2375	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2376	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2378	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2379	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2380	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2381	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2382	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2383	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2384	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2385	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2386	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2387	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2388	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2389	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2390	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2391	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2392	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2394	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2395	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2396	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2397	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2398	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2399	OAK	QUERCUS	16"	REMOVE	16"			
2400	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2401	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2402	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2403	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2404	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2405	OAK	QUERCUS	52"	REMOVE	52"			
2406	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2413	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2415	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2417	OAK	QUERCUS	24"	REMOVE	24"			
2418	OAK	QUERCUS	18"	REMOVE	18"			
2419	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2420	OAK	QUERCUS	24"	REMOVE	24"			
2426	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2429	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2430	OAK	QUERCUS	16"	REMOVE	16"			
2431	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2431	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2432	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2433	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2434	OAK	QUERCUS	16"	REMOVE	16"			
2436	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2438	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2441	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2442	OAK	QUERCUS	16"	REMOVE	16"			
2445	OAK	QUERCUS	16"	REMOVE	16"			
2451	OAK	QUERCUS	16"	REMOVE	16"			
2452	OAK	QUERCUS	14"	REMOVE	14"			
2453	OAK	QUERCUS	20"X2	REMOVE	20"X2			
2457	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2459	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2460	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2461	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2462	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2465	OAK	QUERCUS	20"	REMOVE	20"			
2467	OAK	QUERCUS	15"	REMOVE	15"			
2470	OAK	QUERCUS	16"	REMOVE	16"			
2473	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2475	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2476	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2477	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2479	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2480	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2481	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2482	OAK	QUERCUS	16"	REMOVE	16"			
2483	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2484	OAK	QUERCUS	18"	REMOVE	18"			
2485	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2487	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2489	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2491	OAK	QUERCUS	E OAK 12'	REMOVE	TREE OAK 12" X2			
2493	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2496	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2497	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2498	OAK	QUERCUS	18"	REMOVE	18"			
2500	OAK	QUERCUS	18"	REMOVE	18"			
2501	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2503	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2504	OAK	QUERCUS	16"	REMOVE	16"			
2506	OAK	QUERCUS	16"	REMOVE	16"			
2509	OAK	QUERCUS	24"	REMOVE	24"			
2512	OAK	QUERCUS	20"	REMOVE	20"			
2514	OAK	QUERCUS	18"	REMOVE	18"			
2515	OAK	QUERCUS	24"	REMOVE	24"			
2516	OAK	QUERCUS	18"	REMOVE	18"			
2519	OAK	QUERCUS	14"	REMOVE	14"			
2520	OAK	QUERCUS	18"	REMOVE	18"			
2521	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2522	OAK	QUERCUS	20"	REMOVE	20"			
2525	OAK	QUERCUS	16"	REMOVE	16"			
2528	OAK	QUERCUS	24"	REMOVE	24"			
2530	OAK	QUERCUS	14"	REMOVE	14"			
2531	OAK	QUERCUS	20"	REMOVE	20"			
2533	OAK	QUERCUS	38"	REMOVE	38"			
2534	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2536	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2537	OAK	QUERCUS	16"	REMOVE	16"			
2538	OAK	QUERCUS	30" & 24"	REMOVE	30" & 24"			
2539	OAK	QUERCUS	14"	REMOVE	14"			
2540	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2545	OAK	QUERCUS	14"	REMOVE	14"			
2546	OAK	QUERCUS	24"	REMOVE	24"			
2547	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2548	OAK	QUERCUS	18"X2	REMOVE	18"X2			
2552	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2554	OAK	QUERCUS	16"	REMOVE	16"			
2555	OAK	QUERCUS	26"	REMOVE	26"			
2556	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2557	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2558	OAK	QUERCUS	24" & 14"	REMOVE	24" & 14"			
2560	OAK	QUERCUS	22"	REMOVE	22"			
2561	OAK	QUERCUS	18"	REMOVE	18"			
2562	OAK	QUERCUS	18"	REMOVE	18"			
2563	OAK	QUERCUS	24"	REMOVE	24"	24"		
2564	OAK	QUERCUS	36"	REMOVE	36"			
2566	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2567	OAK	QUERCUS	18"	REMOVE	18"			
2571	OAK	QUERCUS	16"	REMOVE	16"			
2572	OAK	QUERCUS	20"	REMOVE	20"			
2573	OAK	QUERCUS	14"	REMOVE	14"			
2574	OAK	QUERCUS	14"	REMOVE	14"			
2575	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2577	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2578	OAK	QUERCUS	24"	REMOVE	24"			
2579	OAK	QUERCUS	34"	REMOVE	34"			
2580	OAK	QUERCUS	18"	REMOVE	18"			
2582	OAK	QUERCUS	24" & 12"	REMOVE	24" & 12"			
2584	OAK	QUERCUS	30"	REMOVE	30"			
2587	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2588	OAK	QUERCUS	24"	REMOVE	24"			
2589	OAK	QUERCUS	24"	REMOVE	24"			
2591	OAK	QUERCUS	18"	REMOVE	18"			
2593	OAK	QUERCUS	20"	REMOVE	20"			
2594	OAK	QUERCUS	32"	REMOVE	32"			
2595	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2596	OAK	QUERCUS	36"	REMOVE	36"			
2597	OAK	QUERCUS	18" & 12"	REMOVE	18" & 12"			
2598	OAK	QUERCUS	14"	REMOVE	14"			
2599	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2600	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2605	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2607	OAK	QUERCUS	14"	REMOVE	14"			
2608	OAK	QUERCUS	32"	REMOVE	32"			
2611	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2612	OAK	QUERCUS	24"	REMOVE	24"			
2616	OAK	QUERCUS	16"	REMOVE	16"			
2621	OAK	QUERCUS	24"	REMOVE	24"			
2623	OAK	QUERCUS	18"	REMOVE	18"			
2625	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2629	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2630	OAK	QUERCUS	36"	REMOVE	36"	36"		
2631	OAK	QUERCUS	24"	REMOVE	24"	24"		
2632	OAK	QUERCUS	18"	REMOVE	18"			

PLANNED DEVELOPMENT
TREE MITIGATION
INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM8 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2634	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2635	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2636	OAK	QUERCUS	26"	REMOVE	26"			
2638	OAK	QUERCUS	42"	REMOVE	42"			
2639	OAK	QUERCUS	16"	REMOVE	16"			
2641	OAK	QUERCUS	40"	REMOVE	40"	40"		
2643	OAK	QUERCUS	22"	REMOVE	22"	22"		
2644	OAK	QUERCUS	30"	REMOVE	30"			
2646	OAK	QUERCUS	18"	REMOVE	18"	18"		
2647	OAK	QUERCUS	32"	REMOVE	32"	32"		
2648	OAK	QUERCUS	26"	REMOVE	26"	26"		
2649	OAK	QUERCUS	16"	REMOVE	16"	16"		
2650	OAK	QUERCUS	38" & 24"	REMOVE	38" & 24"	38" & 24"		
2651	OAK	QUERCUS	24"	REMOVE	24"	24"		
2655	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2656	OAK	QUERCUS	24"	REMOVE	24"	24"		
2658	OAK	QUERCUS	20"	REMOVE	20"			
2659	OAK	QUERCUS	20"	REMOVE	20"	20"		
2661	OAK	QUERCUS	32"	REMOVE	32"	32"		
2664	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2666	OAK	QUERCUS	18"	REMOVE	18"	18"		
2667	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2668	OAK	QUERCUS	18"	REMOVE	18"	18"		
2669	OAK	QUERCUS	14"	REMOVE	14"			
2670	OAK	QUERCUS	18"	REMOVE	18"	18"		
2673	OAK	QUERCUS	40"	REMOVE	40"			
2675	OAK	QUERCUS	24"	REMOVE	24"			
2677	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2678	OAK	QUERCUS	24"	REMOVE	24"			
2680	OAK	QUERCUS	16"	REMOVE	16"			
2683	OAK	QUERCUS	26"	REMOVE	26"			
2684	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2686	OAK	QUERCUS	30"	REMOVE	30"			
2689	OAK	QUERCUS	26"	REMOVE	26"			
2690	OAK	QUERCUS	24"	REMOVE	24"	24"		
2692	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2700	OAK	QUERCUS	22"	REMOVE	22"			
2702	OAK	QUERCUS	22"	REMOVE	22"	22"		
2704	OAK	QUERCUS	30"	REMOVE	30"			
2705	OAK	QUERCUS	14"	REMOVE	14"			
2706	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2707	OAK	QUERCUS	32"	REMOVE	32"			
2708	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2710	OAK	QUERCUS	20"	REMOVE	20"			
2711	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2714	OAK	QUERCUS	18"	REMOVE	18"			
2715	OAK	QUERCUS	24"	REMOVE	24"			
2716	OAK	QUERCUS	24"	REMOVE	24"			
2719	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2722	OAK	QUERCUS	E OAK 12'	REMOVE	TREE OAK 12" X2			
2723	OAK	QUERCUS	16"	REMOVE	16"			
2724	OAK	QUERCUS	24"	REMOVE	24"			
2725	OAK	QUERCUS	24"	REMOVE	24"			
2726	OAK	QUERCUS	14"	REMOVE	14"			
2727	OAK	QUERCUS	16"	REMOVE	16"			
2728	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2729	OAK	QUERCUS	16"	REMOVE	16"			
2731	OAK	QUERCUS	24"	REMOVE	24"			
2732	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2734	OAK	QUERCUS	18"	REMOVE	18"			
2736	OAK	QUERCUS	24"	REMOVE	24"			
2737	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2740	OAK	QUERCUS	16"	REMOVE	16"			
2741	OAK	QUERCUS	16"	REMOVE	16"	16"		
2742	OAK	QUERCUS	22"	REMOVE	22"	22"		
2744	OAK	QUERCUS	14"	REMOVE	14"	14"		
2745	OAK	QUERCUS	14"	REMOVE	14"			
2746	OAK	QUERCUS	22"	REMOVE	22"			
2747	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2748	OAK	QUERCUS	24"	REMOVE	24"			
2749	OAK	QUERCUS	16"	REMOVE	16"			
2750	OAK	QUERCUS	24"	REMOVE	24"			
2753	OAK	QUERCUS	30"	REMOVE	30"			
2755	OAK	QUERCUS	16"	REMOVE	16"			
2756	OAK	QUERCUS	4" & 18"X	REMOVE	14" & 18"X3			
2758	OAK	QUERCUS	3" CLUSTE	REMOVE	18" CLUSTER			
2759	OAK	QUERCUS	16"X2	REMOVE	16"X2	16"X2		
2760	OAK	QUERCUS	18"	REMOVE	18"	18"		
2761	OAK	QUERCUS	16" & 18"	REMOVE	16" & 18"			
2763	OAK	QUERCUS	16"	REMOVE	16"			
2765	OAK	QUERCUS	16"	REMOVE	16"			
2766	OAK	QUERCUS	32"	REMOVE	32"			
2767	OAK	QUERCUS	20"	REMOVE	20"			
2768	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2769	OAK	QUERCUS	16"X3	REMOVE	16"X3			
2770	OAK	QUERCUS	14"	REMOVE	14"			
2771	OAK	QUERCUS	STER 8"-:	REMOVE	CLUSTER 8"-14"			
2772	OAK	QUERCUS	16"	REMOVE	16"			
2773	OAK	QUERCUS	24"	REMOVE	24"	24"		
2774	OAK	QUERCUS	18"	REMOVE	18"			
2775	OAK	QUERCUS	16" & 24"	REMOVE	16" & 24"			
2775	OAK	QUERCUS	24"	REMOVE	24"			
2776	OAK	QUERCUS	14" & 24"	REMOVE	14" & 24"			
2780	OAK	QUERCUS	18"	REMOVE	18"			
2781	OAK	QUERCUS	24"	REMOVE	24"			
2782	OAK	QUERCUS	14"	REMOVE	14"			
2783	OAK	QUERCUS	STER 6"-:	REMOVE	CLUSTER 6"-24"			
2784	OAK	QUERCUS	18"	REMOVE	18"			
2785	OAK	QUERCUS	26"	REMOVE	26"			
2786	OAK	QUERCUS	14"	REMOVE	14"			
2786	OAK	QUERCUS	14"	REMOVE	14"			
2787	OAK	QUERCUS	24"	REMOVE	24"			
2788	OAK	QUERCUS	24"	REMOVE	24"			
2790	OAK	QUERCUS	22"	REMOVE	22"			
2793	OAK	QUERCUS	16"	REMOVE	16"			
2795	OAK	QUERCUS	20"	REMOVE	20"			
2796	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2797	OAK	QUERCUS	14"	REMOVE	14"			
2799	OAK	QUERCUS	22"	REMOVE	22"			
2801	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2801	OAK	QUERCUS	28"	REMOVE	28"	28"		
2802	OAK	QUERCUS	36"	REMOVE	36"			
2803	OAK	QUERCUS	22"	REMOVE	22"			
2804	OAK	QUERCUS	16"	REMOVE	16"	16"		
2806	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2807	OAK	QUERCUS	14"	REMOVE	14"	14"		
2808	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2809	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2810	OAK	QUERCUS	30" & 16"	REMOVE	30" & 16"			
2811	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2812	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2813	OAK	QUERCUS	14"	REMOVE	14"			
2814	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2817	OAK	QUERCUS	24"	REMOVE	24"			
2818	OAK	QUERCUS	24"	REMOVE	24"			
2819	OAK	QUERCUS	22"	REMOVE	22"			
2820	OAK	QUERCUS	30"	REMOVE	30"			
2821	OAK	QUERCUS	32"	REMOVE	32"			
2822	OAK	QUERCUS	38"	REMOVE	38"			
2823	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2825	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2826	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2827	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2828	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2829	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2831	OAK	QUERCUS	14"	REMOVE	14"			
2833	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2834	OAK	QUERCUS	36"	REMOVE	36"			
2835	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2838	OAK	QUERCUS	14"	REMOVE	14"			
2839	OAK	QUERCUS	14"	REMOVE	14"			
2840	OAK	QUERCUS	24"	REMOVE	24"			
2841	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2843	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2845	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2846	OAK	QUERCUS	14"	REMOVE	14"			
2849	OAK	QUERCUS	16"	REMOVE	16"			
2851	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2852	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2853	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2855	OAK	QUERCUS	22"X2	REMOVE	22"X2			
2856	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2857	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2861	OAK	QUERCUS	32"	REMOVE	32"			
2864	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2865	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2866	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2867	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2868	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2869	OAK	QUERCUS	34"	REMOVE	34"			
2870	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2871	OAK	QUERCUS	40"	REMOVE	40"			
2872	OAK	QUERCUS	14"	REMOVE	14"			
2873	OAK	QUERCUS	24" & 22"	REMOVE	24" & 22"			
2874	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2877	OAK	QUERCUS	22"	REMOVE	22"			
2878	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2879	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2880	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2882	OAK	QUERCUS	14"	REMOVE	14"			
2884	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2889	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2891	OAK	QUERCUS	36"	REMOVE	36"			
2892	OAK	QUERCUS	20"	REMOVE	20"	20"		
2893	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2894	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2895	OAK	QUERCUS	42"	REMOVE	42"			
2897	OAK	QUERCUS	14"	REMOVE	14"			
2904	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2907	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2908	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2910	OAK	QUERCUS	16"	REMOVE	16"			
2911	OAK	QUERCUS	16"	REMOVE	16"			
2912	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2913	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2916	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2917	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2918	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2919	OAK	QUERCUS	20"	REMOVE	20"			
2921	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2922	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2923	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2924	OAK	QUERCUS	16"	REMOVE	16"			
2925	OAK	QUERCUS	18"	REMOVE	18"			
2927	OAK	QUERCUS	16"	REMOVE	16"			
2928	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2930	OAK	QUERCUS	16"	REMOVE	16"			
2931	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2932	OAK	QUERCUS	22"	REMOVE	22"			
2933	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2934	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2935	OAK	QUERCUS	24"	REMOVE	24"	24"		
2936	OAK	QUERCUS	14"	REMOVE	14"	14"		
2937	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2940	OAK	QUERCUS	22"	REMOVE	22"			
2942	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2943	OAK	QUERCUS	14"	REMOVE	14"	8		
2944	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2945	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2947	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2950	OAK	QUERCUS	14"	REMOVE	14"			
2951	OAK	QUERCUS	14"	REMOVE	14"			
2952	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2953	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2954	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2956	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2957	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2958	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2960	OAK	QUERCUS	20"	REMOVE	20"			
2961	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM9 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
2962	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2964	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2965	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2966	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2967	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2970	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2972	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2974	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2975	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2976	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2977	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2979	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2980	OAK	QUERCUS	18"	REMOVE	18"			
2982	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2983	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2984	OAK	QUERCUS	14"	REMOVE	14"			
2986	OAK	QUERCUS	18"X2	REMOVE	18"X2			
2987	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2989	OAK	QUERCUS	20"	REMOVE	20"			
2991	OAK	QUERCUS	16"	REMOVE	16"			
2993	OAK	QUERCUS	E OAK 12'	REMOVE	TREE OAK 12" X2			
2994	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2995	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2996	OAK	QUERCUS	24"	REMOVE	24"			
2998	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
2999	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3002	OAK	QUERCUS	14"	REMOVE	14"			
3005	OAK	QUERCUS	24"	REMOVE	24"			
3008	OAK	QUERCUS	14"	REMOVE	14"			
3009	OAK	QUERCUS	22"	REMOVE	22"			
3010	OAK	QUERCUS	16"	REMOVE	16"			
3011	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3012	OAK	QUERCUS	28"	REMOVE	28"			
3015	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3017	OAK	QUERCUS	20"	REMOVE	20"			
3021	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3021	OAK	QUERCUS	40"	REMOVE	40"			
3022	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3023	OAK	QUERCUS	30"	REMOVE	30"			
3024	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3026	OAK	QUERCUS	14"	REMOVE	14"			
3026	OAK	QUERCUS	14"	REMOVE	14"			
3027	OAK	QUERCUS	14"	REMOVE	14"			
3029	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3030	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3032	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3034	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3035	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3036	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3037	OAK	QUERCUS	16"	REMOVE	16"			
3039	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3041	OAK	QUERCUS	14"	REMOVE	14"			
3042	OAK	QUERCUS	14"	REMOVE	14"			
3043	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3045	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3046	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3047	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3048	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3049	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3050	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3051	OAK	QUERCUS	18"	REMOVE	18"			
3055	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3057	OAK	QUERCUS	18"	REMOVE	18"			
3058	OAK	QUERCUS	16"	REMOVE	16"			
3059	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3060	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3061	OAK	QUERCUS	18"	REMOVE	18"			
3062	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3063	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3066	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3067	OAK	QUERCUS	16"	REMOVE	16"			
3071	OAK	QUERCUS	14"	REMOVE	14"			
3074	OAK	QUERCUS	18"	REMOVE	18"			
3076	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3077	OAK	QUERCUS	14"	REMOVE	14"			
3078	OAK	QUERCUS	14"	REMOVE	14"			
3080	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3081	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3084	OAK	QUERCUS	14"	REMOVE	14"			
3085	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3086	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3087	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3088	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3089	OAK	QUERCUS	14"	REMOVE	14"			
3090	OAK	QUERCUS	14"	REMOVE	14"			
3091	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3092	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3093	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3094	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3095	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3097	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3099	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3100	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3101	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3102	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3103	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3104	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3105	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3106	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3107	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3108	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3110	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3112	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3113	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3115	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3117	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3120	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3121	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3122	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3124	OAK	QUERCUS	50"	REMOVE	50"			

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3125	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3126	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3127	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3128	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3130	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3131	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3132	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3133	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3134	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3135	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3138	OAK	QUERCUS	16"	REMOVE	16"			
3140	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3142	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3143	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3144	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3145	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3146	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3147	OAK	QUERCUS	14"	REMOVE	14"			
3151	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3152	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3153	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3155	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3157	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3159	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3160	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3161	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3162	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3163	OAK	QUERCUS	22"	REMOVE	22"			
3164	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3166	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3168	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3171	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3172	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3173	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3175	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3176	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3177	OAK	QUERCUS	16"	REMOVE	16"			
3179	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3180	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3182	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3183	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3184	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3185	OAK	QUERCUS	14"	REMOVE	14"	14"		
3186	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3188	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3190	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3191	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3193	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3195	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3196	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3197	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3197	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3198	OAK	QUERCUS	20"	REMOVE	20"			
3201	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3202	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3203	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3204	PALM (UNKNOWN)	SABAL PALMETTO	>10'	REMOVE			1	0
3206	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3207	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3208	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3209	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3210	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3211	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3212	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3213	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3214	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3215	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3216	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3217	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3218	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3219	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3220	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3222	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3223	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3224	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3225	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3227	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3231	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3232	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3233	OAK	QUERCUS	14"	REMOVE	14"			
3234	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3235	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3236	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3238	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3239	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3241	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3242	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3243	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3244	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3246	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3247	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3248	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3249	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3251	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3252	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3253	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3254	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3255	OAK	QUERCUS	20"	REMOVE	20"			
3256	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3257	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3258	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3259	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3260	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3261	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3262	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3263	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3264	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3265	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3266	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3268	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Fort Pierce, Florida

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SHEET TM10 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3270	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3272	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3273	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3274	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3275	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3276	OAK	QUERCUS	38"	REMOVE	38"			
3277	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3278	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3279	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3280	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3281	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3282	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3283	OAK	QUERCUS	36"	REMOVE	36"			
3284	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3285	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3286	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3288	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3289	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3290	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3291	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3292	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3293	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3294	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3295	OAK	QUERCUS	20"	REMOVE	20"			
3296	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3297	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3298	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3299	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3300	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3301	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3302	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3303	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3304	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3305	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3306	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3309	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3310	OAK	QUERCUS	24"	REMOVE	24"			
3311	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3312	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3313	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3314	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3315	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3316	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3317	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3318	OAK	QUERCUS	32"	REMOVE	32"			
3320	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3321	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3322	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3323	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3324	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3325	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3326	OAK	QUERCUS	30"	REMOVE	30"			
3327	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3328	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3329	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3330	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3331	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3332	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3333	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3334	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3335	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3336	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3337	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3338	OAK	QUERCUS	32"	REMOVE	32"			
3339	OAK	QUERCUS	36"	REMOVE	36"			
3340	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3342	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3343	OAK	QUERCUS	40"	REMOVE	40"			
3344	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3345	OAK	QUERCUS	34"	REMOVE	34"			
3346	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3349	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3350	OAK	QUERCUS	16"	REMOVE	16"			
3351	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3352	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3353	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3354	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3355	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3356	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3357	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3358	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3359	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3360	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3361	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3362	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3363	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3364	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3365	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3366	OAK	QUERCUS	16"	REMOVE	16"			
3367	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3368	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3369	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3370	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3372	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3373	OAK	QUERCUS	60"	REMOVE	60"			
3374	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3375	OAK	QUERCUS	32"	REMOVE	32"			
3376	OAK	QUERCUS	54"	REMOVE	54"			
3377	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3378	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3379	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3380	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3381	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3382	OAK	QUERCUS	34"	REMOVE	34"			
3383	OAK	QUERCUS	34"	REMOVE	34"			
3384	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3385	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3385	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3386	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3388	OAK	QUERCUS	36"	REMOVE	36"			
3389	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3390	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3391	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3393	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3394	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3395	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3397	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3398	OAK	QUERCUS	36"	REMOVE	36"			
3399	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3400	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3401	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3403	OAK	QUERCUS	16"	REMOVE	16"			
3404	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3405	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3406	OAK	QUERCUS	16"	REMOVE	16"			
3407	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3408	OAK	QUERCUS	18"	REMOVE	18"			
3409	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3410	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3411	OAK	QUERCUS	14"	REMOVE	14"			
3411	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3412	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3413	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3414	OAK	QUERCUS	18"	REMOVE	18"			
3415	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3416	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3417	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3418	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3419	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3420	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3421	OAK	QUERCUS	24"	REMOVE	24"			
3422	OAK	QUERCUS	18"	REMOVE	18"			
3423	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3424	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3426	OAK	QUERCUS	34"	REMOVE	34"			
3427	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3428	OAK	QUERCUS	14"	REMOVE	14"			
3429	OAK	QUERCUS	24"	REMOVE	24"			
3430	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3431	OAK	QUERCUS	14"	REMOVE	14"			
3433	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3434	OAK	QUERCUS	14"	REMOVE	14"			
3435	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3436	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3437	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3439	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3442	OAK	QUERCUS	14"	REMOVE	14"			
3444	OAK	QUERCUS	14"	REMOVE	14"			
3445	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3446	OAK	QUERCUS	24"	REMOVE	24"			
3447	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3448	OAK	QUERCUS	32"	REMOVE	32"			
3450	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3451	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3452	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3453	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3454	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3456	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3457	OAK	QUERCUS	14"	REMOVE	14"			
3458	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3459	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3460	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3461	OAK	QUERCUS	20"	REMOVE	20"			
3462	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3463	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3464	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3465	OAK	QUERCUS	14"	REMOVE	14"			
3468	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3469	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3470	OAK	QUERCUS	14"	REMOVE	14"			
3473	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3474	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3475	OAK	QUERCUS	18"	REMOVE	18"			
3476	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3477	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3479	OAK	QUERCUS	16"	REMOVE	16"			
3479	OAK	QUERCUS	26"	REMOVE	26"			
3481	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3482	OAK	QUERCUS	16"X2	REMOVE	16"X2			
3483	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3484	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3485	OAK	QUERCUS	14"	REMOVE	14"			
3486	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3487	OAK	QUERCUS	18"	REMOVE	18"			
3488	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3489	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3490	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3491	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3492	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3493	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3494	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3496	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM11 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3497	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3499	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3501	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3502	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3503	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3504	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3505	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3507	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3508	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3509	OAK	QUERCUS	28"	REMOVE	28"			
3510	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3511	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3512	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3513	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3515	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3517	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3518	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3519	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3521	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3523	OAK	QUERCUS	36"	REMOVE	36"			
3524	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3525	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3527	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3528	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3529	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3530	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3531	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3532	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3534	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3535	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3537	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3538	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3539	OAK	QUERCUS	26"	REMOVE	26"			
3540	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3541	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3543	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3544	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3545	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3547	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3549	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3550	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3551	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3552	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3555	OAK	QUERCUS	18"	REMOVE	18"			
3556	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3557	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3558	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3559	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3560	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3561	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3562	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3563	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3563	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3565	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3566	OAK	QUERCUS	18"	REMOVE	18"			
3567	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3568	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3569	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3570	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3571	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3572	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3573	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3574	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3575	OAK	QUERCUS	26"	REMOVE	26"			
3577	OAK	QUERCUS	28"	REMOVE	28"			
3578	OAK	QUERCUS	70"	REMOVE	70"			
3579	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3580	OAK	QUERCUS	16"	REMOVE	16"			
3581	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3582	OAK	QUERCUS	16"	REMOVE	16"			
3583	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3585	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3586	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3587	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3588	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3589	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3590	OAK	QUERCUS	16"	REMOVE	16"			
3591	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3592	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3593	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3594	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3595	OAK	QUERCUS	18"	REMOVE	18"			
3597	OAK	QUERCUS	36"X2	REMOVE	36"X2			
3598	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3599	OAK	QUERCUS	18"	REMOVE	18"			
3600	OAK	QUERCUS	18"	REMOVE	18"			
3601	OAK	QUERCUS	14"	REMOVE	14"			
3602	OAK	QUERCUS	14"	REMOVE	14"			
3603	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3604	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3605	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3606	OAK	QUERCUS	24"	REMOVE	24"			
3607	OAK	QUERCUS	20"	REMOVE	20"			
3608	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3609	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3610	OAK	QUERCUS	26"	REMOVE	26"			
3612	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3613	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3614	OAK	QUERCUS	20"	REMOVE	20"			
3615	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3617	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3618	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3620	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3621	OAK	QUERCUS	24"	REMOVE	24"			
3622	OAK	QUERCUS	24"	REMOVE	24"			
3623	OAK	QUERCUS	20"	REMOVE	20"			
3624	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3626	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3627	OAK	QUERCUS	24"	REMOVE	24"			
3628	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3630	OAK	QUERCUS	20"	REMOVE	20"			
3631	OAK	QUERCUS	18"	REMOVE	18"			
3633	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3634	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3635	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3636	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3637	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3637	OAK	QUERCUS	18"	REMOVE	18"			
3640	OAK	QUERCUS	14"	REMOVE	14"			
3641	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3642	OAK	QUERCUS	20"	REMOVE	20"			
3644	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3646	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3649	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3650	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3651	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3653	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3654	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3655	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3656	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3660	OAK	QUERCUS	14"	REMOVE	14"			
3661	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3662	OAK	QUERCUS	14"	REMOVE	14"			
3663	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3664	OAK	QUERCUS	28"	REMOVE	28"			
3665	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3666	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3667	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3668	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3669	OAK	QUERCUS	24"	REMOVE	24"			
3670	OAK	QUERCUS	20"	REMOVE	20"			
3672	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3673	OAK	QUERCUS	18"	REMOVE	18"			
3674	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3676	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3677	OAK	QUERCUS	16"	REMOVE	16"			
3678	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3679	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3680	OAK	QUERCUS	14"X2	REMOVE	14"X2			
3681	OAK	QUERCUS	16"	REMOVE	16"			
3682	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3683	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3684	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3687	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3689	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3690	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3691	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3692	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3694	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3695	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3696	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3696	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3697	OAK	QUERCUS	14"	REMOVE	14"			
3698	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3699	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3702	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3704	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3705	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3706	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3707	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3708	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3709	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3710	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3713	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3714	OAK	QUERCUS	36"	REMOVE	36"			
3716	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3717	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3719	OAK	QUERCUS	26"	REMOVE	26"			
3720	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3721	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3722	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3723	OAK	QUERCUS	48"	REMOVE	48"			
3724	OAK	QUERCUS	22"	REMOVE	22"			
3725	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3726	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3728	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3729	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3730	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3731	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3732	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3733	OAK	QUERCUS	14"	REMOVE	14"			
3734	OAK	QUERCUS	32"	REMOVE	32"			
3735	OAK	QUERCUS	24"	REMOVE	24"			
3736	OAK	QUERCUS	24"	REMOVE	24"			
3737	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3738	OAK	QUERCUS	24"	REMOVE	24"			
3741	OAK	QUERCUS	14"	REMOVE	14"			
3742	OAK	QUERCUS	14"	REMOVE	14"			
3745	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3746	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM12 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
3748	OAK	QUERCUS	14"	REMOVE	14"			
3749	OAK	QUERCUS	20"	REMOVE	20"			
3750	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3759	OAK	QUERCUS	18"	REMOVE	18"			
3761	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3765	OAK	QUERCUS	30"	REMOVE	30"			
3772	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3774	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3775	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3776	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3777	OAK	QUERCUS	14"	REMOVE	14"			
3778	OAK	QUERCUS	14"	REMOVE	14"			
3779	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3783	OAK	QUERCUS	16"	REMOVE	16"			
3784	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3785	OAK	QUERCUS	16"	REMOVE	16"			
3788	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3789	OAK	QUERCUS	14"	REMOVE	14"			
3791	OAK	QUERCUS	14"	REMOVE	14"			
3792	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3794	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3795	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3796	OAK	QUERCUS	14"	REMOVE	14"			
3797	OAK	QUERCUS	14"	REMOVE	14"			
3799	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3802	OAK	QUERCUS	14"	REMOVE	14"			
3803	OAK	QUERCUS	20"	REMOVE	20"			
3804	OAK	QUERCUS	18"	REMOVE	18"			
3805	OAK	QUERCUS	24"-8"	REMOVE	24"-8"			
3818	OAK	QUERCUS	14"	REMOVE	14"			
3819	OAK	QUERCUS	18"	REMOVE	18"			
3824	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3825	OAK	QUERCUS	24"	REMOVE	24"			
3827	OAK	QUERCUS	18"	REMOVE	18"			
3834	OAK	QUERCUS	14"	REMOVE	14"			
3835	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3837	OAK	QUERCUS	22"	REMOVE	22"			
3843	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3845	OAK	QUERCUS	16"	REMOVE	16"			
3849	OAK	QUERCUS	22"	REMOVE	22"			
3850	OAK	QUERCUS	24"	REMOVE	24"			
3851	OAK	QUERCUS	16"	REMOVE	16"			
3852	OAK	QUERCUS	14"	REMOVE	14"			
3856	OAK	QUERCUS	16"	REMOVE	16"			
3859	OAK	QUERCUS	14"	REMOVE	14"			
3860	OAK	QUERCUS	14"	REMOVE	14"			
3862	OAK	QUERCUS	22"X2	REMOVE	22"X2			
3863	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3866	OAK	QUERCUS	14"	REMOVE	14"			
3867	OAK	QUERCUS	18"	REMOVE	18"			
3868	OAK	QUERCUS	24"	REMOVE	24"			
3874	OAK	QUERCUS	24"	REMOVE	24"			
3877	OAK	QUERCUS	14"	REMOVE	14"			
3881	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3883	OAK	QUERCUS	28"	REMOVE	28"			
3890	OAK	QUERCUS	18"	REMOVE	18"			
3892	OAK	QUERCUS	16"	REMOVE	16"			
3893	OAK	QUERCUS	18"	REMOVE	18"			
3894	OAK	QUERCUS	14"	REMOVE	14"			
3897	OAK	QUERCUS	16"	REMOVE	16"			
3900	OAK	QUERCUS	18"	REMOVE	18"			
3903	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3904	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3905	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3906	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3907	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3908	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3909	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3910	OAK	QUERCUS	16"	REMOVE	16"			
3911	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3912	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3913	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3914	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3917	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3918	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3919	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3920	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3921	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3922	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3924	OAK	QUERCUS	18"	REMOVE	18"			
3925	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3926	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3927	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3928	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3929	OAK	QUERCUS	24"	REMOVE	24"			
3930	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3931	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3932	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3933	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3934	OAK	QUERCUS	14"	REMOVE	14"			
3935	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3936	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3939	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3940	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3942	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3943	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3944	OAK	QUERCUS	14"	REMOVE	14"			
3945	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3946	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3947	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3948	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3949	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3951	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3952	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3953	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3954	OAK	QUERCUS	22"	REMOVE	22"			
3955	OAK	QUERCUS	20"	REMOVE	20"			
3956	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3957	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3958	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3959	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3960	OAK	QUERCUS	24"	REMOVE	24"			
3961	OAK	QUERCUS	22"	REMOVE	22"			
3962	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3963	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3964	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3965	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3966	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3967	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3968	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3968	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3970	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3971	OAK	QUERCUS	28"	REMOVE	28"			
3973	OAK	QUERCUS	26"	REMOVE	26"			
3975	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3976	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3977	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3978	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3979	OAK	QUERCUS	24"X2	REMOVE	24"X2			
3981	OAK	QUERCUS	14"	REMOVE	14"			
3983	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3986	OAK	QUERCUS	16"	REMOVE	16"			
3987	OAK	QUERCUS	18"	REMOVE	18"			
3988	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3989	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3990	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3991	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3992	OAK	QUERCUS	20"	REMOVE	20"			
3993	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3994	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3995	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3996	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3998	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
3999	OAK	QUERCUS	28"	REMOVE	28"			
4000	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4017	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4018	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4025	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4031	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4032	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4035	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4035	HICKORY	CARYA GLABRA	14"	REMOVE			1	0
4036	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4041	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4042	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4044	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4045	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4049	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4051	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4054	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4063	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4068	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4070	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4077	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4078	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4082	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4087	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4100	HICKORY	CARYA GLABRA	16"	REMOVE			1	0
4501	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4503	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4504	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4505	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4507	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4508	OAK	QUERCUS	26"	REMOVE	26"			
4509	WATER HICKORY	CARYA AQUATICA	14"	REMOVE			1	0
4510	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4512	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4513	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4514	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4515	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4516	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4520	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4522	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4523	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4524	OAK	QUERCUS	36"	PRESERVE		36"		
4525	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4526	OAK	QUERCUS	18"	PRESERVE		18"		
4527	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4528	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4529	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4530	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4531	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4532	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4533	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4534	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4535	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4536	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4537	UNKNOWN	SABAL PALMETTO	28"	REMOVE			1	0
4538	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4539	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM13 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
4540	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4542	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4543	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4544	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4545	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4546	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4548	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4548	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4549	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4550	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4551	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4552	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4553	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
4555	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4557	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4558	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4559	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4560	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
4561	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4562	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4563	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4564	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4565	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4568	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4569	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4570	OAK	QUERCUS	36"	PRESERVE		36"		
4571	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4572	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4573	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4574	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4575	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4577	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4578	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4579	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4580	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4581	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4583	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4584	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4586	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4588	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4589	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4590	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4591	OAK	QUERCUS	16"	PRESERVE		16"		
4592	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4593	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4594	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4597	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4598	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
4599	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4600	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4601	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4602	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4604	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4605	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4606	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4607	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4608	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4610	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4611	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4612	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4614	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4615	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4616	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4617	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4618	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4619	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4620	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4621	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4622	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4623	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4624	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4625	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4626	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4627	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4629	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4630	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4631	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4632	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4633	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4634	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4636	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4637	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4638	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4639	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4640	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4641	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4642	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4643	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4644	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4645	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4646	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4647	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4648	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4649	WATER HICKORY	CARYA AQUATICA	18"	REMOVE			1	0
4650	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4651	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4652	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4653	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4654	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4655	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
4656	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4657	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4658	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4659	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4660	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4661	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4662	WATER HICKORY	CARYA AQUATICA	15"	REMOVE			1	0
4663	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4664	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4665	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4666	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4667	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4668	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4669	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4670	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4672	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4673	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4674	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4675	WATER HICKORY	CARYA AQUATICA	16"	REMOVE			1	0
4676	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4678	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4679	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4681	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4682	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4683	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4684	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4685	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4687	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4688	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4689	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4689	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4690	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4691	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4692	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4693	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4694	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4695	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4696	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4697	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4699	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4700	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4700	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4701	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4702	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4703	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4704	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4705	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4706	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4707	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4708	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4709	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4710	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4711	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4712	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4713	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4714	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4715	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4716	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4717	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4718	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4719	WATER HICKORY	CARYA AQUATICA	30"	REMOVE			1	0
4720	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4721	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4722	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4723	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4724	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4725	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4726	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4727	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4728	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4729	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4730	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4731	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4732	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4733	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4734	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4735	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4736	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4737	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4738	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4739	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4740	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4741	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4742	OAK	QUERCUS	24"	REMOVE	24"			
4743	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4744	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4745	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4746	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4747	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4748	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4749	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4750	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4751	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4752	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4753	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4754	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4755	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4756	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4757	OAK	QUERCUS	24"	REMOVE	24"			
4758	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
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SHEET TM14 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
4759	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4760	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4761	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4762	HICKORY	CARYA GLABRA	20"	REMOVE			1	0
4763	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4764	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4765	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4766	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4766	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4767	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4769	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4770	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4772	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4773	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4774	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4775	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4776	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4777	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4778	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4779	OAK	QUERCUS	28"	REMOVE	28"			
4780	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4782	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4783	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4784	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4785	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4786	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4787	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4788	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4789	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4790	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4792	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4793	OAK	QUERCUS	47"	REMOVE	47"			
4794	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4795	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4796	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4797	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4799	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4800	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4803	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4805	WATER HICKORY	CARYA AQUATICA	14"	REMOVE			1	0
4806	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4808	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4813	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4814	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4816	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4817	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4818	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4819	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4820	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4822	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4824	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4825	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4826	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4827	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4828	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4829	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4830	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4831	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4832	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4833	OAK	QUERCUS	24"	REMOVE	24"			
4834	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4835	OAK	QUERCUS	20"	REMOVE	20"			
4837	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4839	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4840	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4842	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4843	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4844	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4845	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4847	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4848	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4849	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4850	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4851	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4852	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4854	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4856	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4858	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4859	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4860	OAK	QUERCUS	24"	REMOVE	24"			
4861	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4862	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4863	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4864	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4865	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4866	OAK	QUERCUS	20"	REMOVE	20"			
4867	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4869	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4870	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4872	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4873	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4874	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4875	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4876	OAK	QUERCUS	18"	REMOVE	18"			
4877	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4880	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4881	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4882	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4883	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4884	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
4885	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4886	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4887	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4888	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4889	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4890	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4891	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4893	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4894	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4895	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4896	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4897	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4898	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4899	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
4900	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5003	OAK	QUERCUS	26"X2	REMOVE	26"X2			
5004	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5006	OAK	QUERCUS	24"	REMOVE	24"			
5008	OAK	QUERCUS	16"	REMOVE	16"			
5012	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5013	OAK	QUERCUS	16"	REMOVE	16"			
5017	OAK	QUERCUS	50"	REMOVE	50"			
5018	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5020	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5021	OAK	QUERCUS	14"X2	REMOVE	14"X2			
5022	OAK	QUERCUS	24"	REMOVE	24"			
5025	OAK	QUERCUS	44"	REMOVE	44"			
5026	OAK	QUERCUS	20"	REMOVE	20"			
5029	OAK	QUERCUS	24"	REMOVE	24"			
5030	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5032	OAK	QUERCUS	18"	REMOVE	18"			
5033	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5034	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5035	OAK	QUERCUS	22"	REMOVE	22"			
5036	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5037	OAK	QUERCUS	14"	REMOVE	14"			
5039	OAK	QUERCUS	24"	REMOVE	24"			
5040	OAK	QUERCUS	18" & 12"	REMOVE	18" & 12"			
5041	OAK	QUERCUS	22"	REMOVE	22"			
5043	OAK	QUERCUS	22"	REMOVE	22"			
5044	OAK	QUERCUS	24"	REMOVE	24"			
5045	OAK	QUERCUS	24"	REMOVE	24"			
5046	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5047	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5049	OAK	QUERCUS	18"	REMOVE	18"			
5050	OAK	QUERCUS	34"	REMOVE	34"			
5052	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5054	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5055	OAK	QUERCUS	24"X3	REMOVE	24"X3			
5056	OAK	QUERCUS	8"X2 & 14	REMOVE	18"X2 & 14"			
5057	OAK	QUERCUS	14"	REMOVE	14"			
5058	OAK	QUERCUS	14"	REMOVE	14"			
5059	OAK	QUERCUS	26"	REMOVE	26"			
5060	OAK	QUERCUS	22"	REMOVE	22"			
5061	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5063	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5064	OAK	QUERCUS	20"	REMOVE	20"			
5066	OAK	QUERCUS	24"	REMOVE	24"			
5067	OAK	QUERCUS	18"	REMOVE	18"			
5069	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5070	OAK	QUERCUS	18"	REMOVE	18"			
5071	OAK	QUERCUS	14"	REMOVE	14"			
5073	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5076	OAK	QUERCUS	16"	REMOVE	16"			
5079	OAK	QUERCUS	34"	REMOVE	34"			
5080	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5081	OAK	QUERCUS	24"X2	REMOVE	24"X2			
5082	OAK	QUERCUS	14"	REMOVE	14"			
5083	OAK	QUERCUS	18"	REMOVE	18"			
5086	OAK	QUERCUS	24"	REMOVE	24"			
5087	OAK	QUERCUS	14"	REMOVE	14"			
5088	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5090	OAK	QUERCUS	18"	REMOVE	18"			
5091	OAK	QUERCUS	18" & 12"	REMOVE	18" & 12"			
5092	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5094	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5095	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5097	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5098	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5100	OAK	QUERCUS	18"	REMOVE	18"			
5101	OAK	QUERCUS	24"	REMOVE	24"			
5105	OAK	QUERCUS	14"X2	REMOVE	14"X2			
5106	OAK	QUERCUS	14"	REMOVE	14"			
5109	OAK	QUERCUS	14"	REMOVE	14"			
5110	OAK	QUERCUS	36"	REMOVE	36"			
5113	OAK	QUERCUS	14"	REMOVE	14"			
5114	OAK	QUERCUS	24"	REMOVE	24"			
5118	OAK	QUERCUS	24"X2	REMOVE	24"X2			
5119	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5120	OAK	QUERCUS	18"	REMOVE	18"			
5124	OAK	QUERCUS	30"	REMOVE	30"			
5125	OAK	QUERCUS	24"	REMOVE	24"			
5126	OAK	QUERCUS	20"	REMOVE	20"			
5127	OAK	QUERCUS	14"X2	REMOVE	14"X2			
5128	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5130	OAK	QUERCUS	18"	REMOVE	18"			
5132	OAK	QUERCUS	24"	REMOVE	24"			
5133	OAK	QUERCUS	14"	REMOVE	14"			
5134	OAK	QUERCUS	30"	REMOVE	30"			
5147	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM15 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
5149	OAK	QUERCUS	34"	REMOVE	34"			
5150	OAK	QUERCUS	36"	REMOVE	36"			
5152	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5153	OAK	QUERCUS	24"	REMOVE	24"			
5154	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5155	OAK	QUERCUS	46"	REMOVE	46"			
5158	OAK	QUERCUS	36"	REMOVE	36"			
5159	OAK	QUERCUS	18"	REMOVE	18"			
5161	OAK	QUERCUS	56"	REMOVE	56"			
5162	OAK	QUERCUS	14"	REMOVE	14"			
5165	OAK	QUERCUS	14"	REMOVE	14"			
5168	OAK	QUERCUS	36"	REMOVE	36"			
5169	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5174	OAK	QUERCUS	14"	REMOVE	14"			
5190	OAK	QUERCUS	18"	REMOVE	18"			
5192	OAK	QUERCUS	24"	REMOVE	24"			
5193	OAK	QUERCUS	24"	REMOVE	24"			
5194	OAK	QUERCUS	22"	REMOVE	22"			
5197	OAK	QUERCUS	28"	REMOVE	28"			
5199	OAK	QUERCUS	14"	REMOVE	14"			
5202	OAK	QUERCUS	18"	REMOVE	18"			
5203	OAK	QUERCUS	22"	REMOVE	22"			
5204	OAK	QUERCUS	14"	REMOVE	14"			
5206	OAK	QUERCUS	14"	REMOVE	14"			
5209	OAK	QUERCUS	18"	REMOVE	18"			
5215	OAK	QUERCUS	22"	REMOVE	22"			
5216	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5218	OAK	QUERCUS	18"	REMOVE	18"			
5221	OAK	QUERCUS	14"	REMOVE	14"			
5228	OAK	QUERCUS	30"	REMOVE	30"			
5229	OAK	QUERCUS	18"	REMOVE	18"			
5230	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5231	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5232	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5233	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5234	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5237	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5239	OAK	QUERCUS	14"	REMOVE	14"			
5240	OAK	QUERCUS	16"	REMOVE	16"			
5242	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5243	OAK	QUERCUS	14"	REMOVE	14"			
5244	OAK	QUERCUS	24"	REMOVE	24"			
5245	OAK	QUERCUS	16"	REMOVE	16"			
5246	OAK	QUERCUS	14"	REMOVE	14"			
5248	OAK	QUERCUS	14"	REMOVE	14"			
5250	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5252	OAK	QUERCUS	26"	REMOVE	26"			
5254	OAK	QUERCUS	32"	REMOVE	32"			
5257	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5260	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5262	OAK	QUERCUS	20"	REMOVE	20"			
5264	OAK	QUERCUS	16"	REMOVE	16"			
5265	OAK	QUERCUS	22"	REMOVE	22"			
5271	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5278	OAK	QUERCUS	14"	REMOVE	14"			
5279	OAK	QUERCUS	20"	REMOVE	20"			
5283	OAK	QUERCUS	18"	REMOVE	18"			
5284	OAK	QUERCUS	14"	REMOVE	14"			
5285	OAK	QUERCUS	14"	REMOVE	14"			
5287	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5289	OAK	QUERCUS	18"	REMOVE	18"			
5294	OAK	QUERCUS	16"	REMOVE	16"			
5302	OAK	QUERCUS	14"	REMOVE	14"			
5303	OAK	QUERCUS	18"	REMOVE	18"			
5304	OAK	QUERCUS	14"	REMOVE	14"			
5308	OAK	QUERCUS	14"	REMOVE	14"			
5312	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5313	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5315	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5324	OAK	QUERCUS	26"	REMOVE	26"			
5326	OAK	QUERCUS	32"	REMOVE	32"			
5327	OAK	QUERCUS	20"	REMOVE	20"			
5328	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5329	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5344	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5345	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5346	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5347	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5348	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5349	PINE	PINUS	16"	REMOVE			1	0
5350	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5351	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5352	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5353	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5354	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5355	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5356	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5357	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5358	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5359	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5364	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5365	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5366	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5367	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5372	OAK	QUERCUS	14"	PRESERVE		14"		
5374	OAK	QUERCUS	18"	PRESERVE		18"		
5376	OAK	QUERCUS	18"	REMOVE	18"			
5379	OAK	QUERCUS	30"	PRESERVE		30"		
5383	OAK	QUERCUS	20"	REMOVE	20"			
5386	OAK	QUERCUS	14"	REMOVE	14"			

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
5388	OAK	QUERCUS	34"	PRESERVE		34"		
5392	CABBAGE PALM	SABAL PALMETTO	>10'	PRESERVE			0	1
5393	OAK	QUERCUS	28"	REMOVE	28"			
5394	OAK	QUERCUS	16"	REMOVE	16"			
5397	OAK	QUERCUS	18"	REMOVE	18"			
5399	OAK	QUERCUS	38"-18"	PRESERVE		38"-18"		
5403	OAK	QUERCUS	36"	REMOVE	36"			
5405	OAK	QUERCUS	14"	REMOVE	14"			
5406	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5407	OAK	QUERCUS	16"X2	REMOVE	16"X2			
5409	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5410	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5412	OAK	QUERCUS	14"	REMOVE	14"			
5422	OAK	QUERCUS	22"	REMOVE	22"			
5423	OAK	QUERCUS	24"	REMOVE	24"			
5428	OAK	QUERCUS	28"	REMOVE	28"			
5429	OAK	QUERCUS	22"	REMOVE	22"			
5430	OAK	QUERCUS	18"	REMOVE	18"			
5432	OAK	QUERCUS	24"	REMOVE	24"			
5433	OAK	QUERCUS	24"	REMOVE	24"			
5435	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5436	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5438	OAK	QUERCUS	16"	REMOVE	16"			
5440	OAK	QUERCUS	36"	REMOVE	36"			
5441	OAK	QUERCUS	18"	REMOVE	18"			
5442	OAK	QUERCUS	16"	REMOVE	16"			
5444	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5446	OAK	QUERCUS	18"	REMOVE	18"			
5447	OAK	QUERCUS	20" & 14"	REMOVE	20" & 14"			
5448	OAK	QUERCUS	22"	REMOVE	22"			
5451	OAK	QUERCUS	24"	REMOVE	24"			
5452	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5453	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5454	OAK	QUERCUS	22"	REMOVE	22"			
5455	OAK	QUERCUS	14"	REMOVE	14"			
5456	OAK	QUERCUS	24"	REMOVE	24"			
5457	OAK	QUERCUS	14"	REMOVE	14"			
5458	OAK	QUERCUS	20"	REMOVE	20"			
5459	OAK	QUERCUS	42"	REMOVE	42"			
5464	OAK	QUERCUS	24"	REMOVE	24"			
5465	OAK	QUERCUS	36"	REMOVE	36"			
5468	PINE	PINUS	14"	REMOVE			1	0
5472	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
5474	OAK	QUERCUS	14"	REMOVE	14"			
5476	OAK	QUERCUS	24"X4	REMOVE	24"X4			
5477	OAK	QUERCUS	14"	REMOVE	14"			
5480	OAK	QUERCUS	14"	REMOVE	14"			
5489	OAK	QUERCUS	18"	REMOVE	18"			
5490	OAK	QUERCUS	20"	REMOVE	20"			
5491	OAK	QUERCUS	20" & 26"	REMOVE	20" & 26"			
5492	OAK	QUERCUS	4" & 12"X	REMOVE	24" & 12"X2			
5494	OAK	QUERCUS	46"	REMOVE	46"			
5499	OAK	QUERCUS	38"	REMOVE	38"			
10000	OAK	QUERCUS	36"	REMOVE	36"			
10001	PINE	PINUS	18"	REMOVE			1	0
10002	OAK	QUERCUS	18"	REMOVE	18"			
10003	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10004	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10005	OAK	QUERCUS	48"	REMOVE	48"			
10006	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10007	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10008	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10009	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10010	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10011	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10012	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10013	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10014	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10015	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10016	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10017	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10018	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10019	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10020	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10021	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10022	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10023	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10024	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10025	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10026	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10027	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10028	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10029	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10030	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10031	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10032	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10033	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10034	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10035	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10036	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10037	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10038	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10039	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10040	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10041	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10042	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10043	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10044	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10045	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10046	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

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Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM16 OF 17

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name						
10047	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10048	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10049	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10050	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10051	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10052	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10053	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10054	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10055	OAK	QUERCUS	36"	REMOVE	36"			
10056	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10057	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10058	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10059	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10060	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10061	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10062	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10063	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10064	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10065	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10066	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10067	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10068	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10069	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10070	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10071	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10072	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10073	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10075	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10076	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10077	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10078	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10079	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10080	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10081	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10082	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10083	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10084	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10085	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10086	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10087	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10088	OAK	QUERCUS	24"	REMOVE	24"			
10089	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10090	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10091	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10092	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10093	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10094	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10095	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10096	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10097	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10098	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10099	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10100	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10101	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10102	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10103	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10104	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10105	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10106	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10107	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10108	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10109	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10110	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10111	OAK	QUERCUS	18"	REMOVE	18"			
10112	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10113	OAK	QUERCUS	18"	REMOVE	18"			
10114	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10115	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10116	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10117	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10118	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10119	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10120	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10121	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10122	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10124	OAK	QUERCUS	18"	REMOVE	18"			
10125	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10126	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10127	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10128	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10129	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10130	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10131	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10132	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10133	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10134	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10135	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10136	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10137	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10138	OAK	QUERCUS	18"	REMOVE	18"			
10139	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10140	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10141	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10142	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10143	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10144	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10145	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10146	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10147	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10148	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10149	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10150	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10151	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10152	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10153	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10154	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10155	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10156	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10157	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10158	OAK	QUERCUS	18"	REMOVE	18"			
10159	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10160	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10161	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10162	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10163	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10164	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10165	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10166	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10167	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10168	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10169	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10170	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10171	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10172	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10173	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10174	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10175	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10176	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10177	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10178	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10179	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10180	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10181	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10182	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10183	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10184	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10185	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10186	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10187	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10188	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10189	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10190	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10191	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10192	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10193	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10194	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10195	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10196	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10197	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10198	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10199	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10200	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10201	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10202	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10203	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
10204	OAK	QUERCUS	15"	REMOVE	15"			
10205	OAK	QUERCUS	24"	REMOVE	24"		0	
10206	CABBAGE PALM	SABAL PALMETTO	>10'	REMOVE			1	0
24686	OAK	QUERCUS	16"	REMOVE	16"			
				TOTAL CREDITS:	16778	1476	1017	13
					OAK MITIGATION REGUIRED (REPLACEMENT CALIPER)	OAK MITIGATION COUNT (PRESERVE CREDITS)	SABAL MITIGATION REQUIRED (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)

MITIGATION FEE IN LIEU: $1,736,950

TOTAL CREDITS:

OAK MITIGATION REGUIRED (REPLACEMENT CALIPER)	OAK MITIGATION COUNT (PRESERVATION COUNT)	SABAL MITIGATION REQUIRED (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVED COUNT)
16778	1476	1017	13

CALCULATIONS:

OAKS

*THE REQUIRED MINIMUM TREE SIZE FOR A CANOPY TREE IS 12' OVERALL HEIGHT AND 2-1/2" CALIPER

*16778" DBH TO BE MITIGATED FOR IN GORDY CREEK
*1476" DBH OF OAKS PRESERVED IN PLACE
*15302" DBH NET MITIGATION REQUIRED (16778" - 1476")
*885" DBH PLANTED TO COUNT AS 442.5" REPLACEMENT

* EVERY 2" PLANTED COUNTED TOWARDS 1" MITIGATION CREDIT
*OUTSTANDING OAK INCHES REQUIRING PAYMENT
(IN FEE-IN-LIEU OF PLANTING):
14859.5"DBH X $100/INCH
(15302" - 442.5" MITIGATION CREDITS) X 100 = $1,485,950

SABAL PALMS

*1017 SABAL PALMS TO BE MITIGATED FOR IN GORDY CREEK
*13 SABAL PALMS TO BE PRESERVED AND CREDITED TOWARDS MITIGATION
*1004 NET SABAL PALMS TO BE MITIGATED FOR (1017 - 13)

MITIGATION ($250 PER SABAL PALM)
1004 x 250 = $251,000

TOTAL FEE IN LIEU OF: $1,485,950 + $251,000 = $1,736,950

PLANNED DEVELOPMENT TREE MITIGATION INVENTORY

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 11-12-24
REVISIONS

SHEET TM17 OF 17

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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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUD (SLC)	CPUD (SLC)
East	SFWMD area	SC (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	1 du/ac	76.97	X
****Proposed**	MXD	PD	6 du/ac	76.97	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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

	K-8	High
School Name	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning/FLU Enrollment Demand	22	10
****Proposed Zoning/FLU Enrollment Demand**	90	39
****Change in Demand**	72	29

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	76 units, 10 yards required
****Proposed Zoning/FLU**	316 units, 42 yards required
***Change in Demand**	32 yards

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

Impact	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	LUC 210 - 808	LUC 210 - 59/78
****Proposed Zoning/FLU**	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
***Change in Demand**	Trips 1867	Trips 133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 316 Single Family: 178 Multifamily: 138
Non-residential (square footage):
Mixed-use (describe use): The non-residential area will be preservation/passive recreation use of the creek
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1 and 2	76 and 103		2025	2027
Single-family, attached					
Multi-family	1 and 2	96 and 42		2025	2027
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Residential	1		34.2	2025	
Residential	2		24.6	2026	
Preserve/park area	2		17.2	2026	

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

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

C. Exemptions Requested:

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

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

July 31, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Gordy Creek
Application Type: Planned Development
Application Item: Phasing Schedule
Project Number: 24-43900001

Dear Vennis,

Please accept this as the requested Phasing Schedule document per Planning Department comment #2.

	Phase 1	Phase 2
Single Family Units	76	103
Multifamily Units	96	42
Estimated Start Date	2025	2027
Estimated Completion Date	2025	2027
Maximum Building Height	35’	35’
Maximum Building Coverage (Single-Family)	80%	80%
Maximum Building Coverage (Multifamily)	90%	90%
Amenity Area	100%	0%
Parking Lot	100%	0%
Preserve Overlook Area	0%	100%
Tot Lot	100%	0%
Lift Station	100%	0%
Lakes	6.58 ac	0 ac

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

TRAFFIC ANALYSIS
Prepared for:

Ms. Lara Swanson
Gordy Creek , LLC
1548 SE 6th Street
Deerfield Beach, FL 33441

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd. Suite 201
Stuart, Florida 34996
772-781-7918

October 27, 2023
Revised for FDOT Comments 1/17/24
Revised 03/06/24
Revised 08/06/24

SR23071.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Blvd. Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 08/06/24 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

ATMC Company

October 27, 2023

Ms. Lara Swanson, Manager
Gordy Creek, LLC
1548 SE 6th Street
Deerfield Beach, FL 33441

Re: Gordy Creek

Dear Ms. Swanson:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Gordy Road in Fort Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
LINK ANALYSIS / REVIEW	5
INTERSECTION ANALYSIS	9
DRIVEWAY ANALYSIS	9
CONCLUSION	12

TABLES

TABLE 1: Project Trip Generation - Proposed	4
TABLE 2: Project Percent Assignment	7
TABLE 3: Link Analysis	8
TABLE 4: Intersection Results	10

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	6
FIGURE 3: Driveway Volumes	11

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2023 Level of Service Report
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Data & Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of 178 single family dwelling units and 138 multi family dwelling units located on Gordy Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

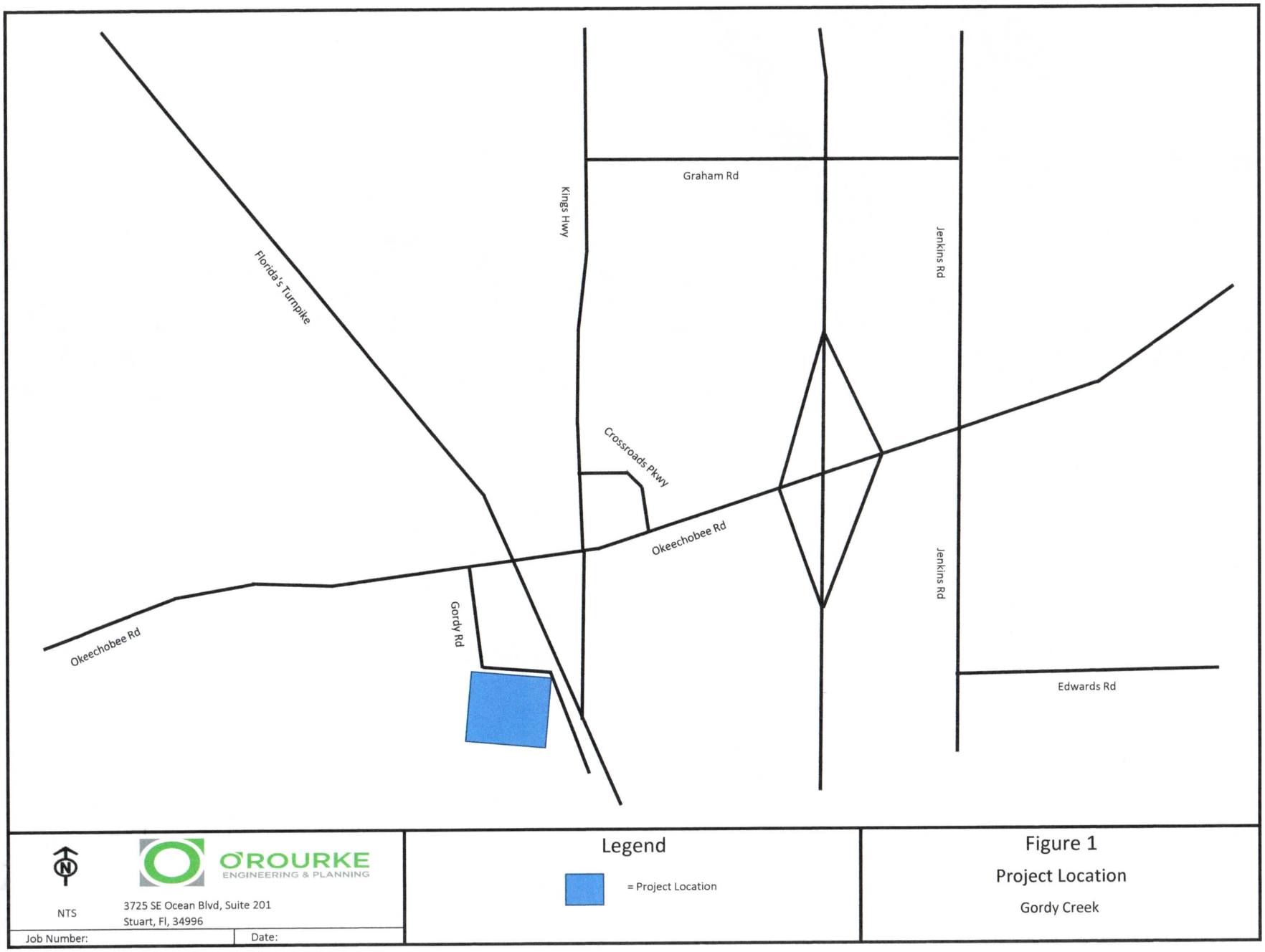
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 178 single family and 138 multi-family dwelling units. The project is located west of Gordy Road and south of Okeechobee Road in Fort Pierce, Florida. The project location is shown in **Figure 1**.


Graham Rd
Kings Hwy
Jenkins Rd
Florida's Turnpike
Crossroads Pkwy
Okeechobee Rd
Okeechobee Rd
Gordy Rd
Jenkins Rd
Edwards Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996
Job Number:
Date:
Legend
= Project Location
Figure 1
Project Location
Gordy Creek

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is a four-lane divided roadway west of Kings Highway and east of Virginia Avenue. It is a six-lane divided roadway from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Gordy Road is a two-lane local road with a primarily north/south alignment.
- The Turnpike has a future unfunded project that includes relocating ramps to the Gordy/SR 70 intersection.
- Kings Highway is a four-lane arterial with a north/south alignment currently from Okeechobee to Orange Avenue.
- Graham Road is a two-lane local roadway with an E/W alignment.
- Jenkins Road is a two-lane arterial roadway with a N/S alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report.

Sources of the count data and network information are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Housing Detached (Land Use Code 210) and Multi-Family Housing (Land Use Code 220) was applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 2,675 new daily trips. There will be 192 AM peak hour trips with 49 entering the project and 143 trips exiting the project. The project will generate 251 new PM peak hour trips. There will be 158 trips entering the project and 93 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	178	DU	Ln(T) = 0.92 Ln(X) +2.68	50%	50%	858	857	1,715
Multi-Family (Low-Rise)	220	138	DU	T = 6.41(X) + 75.31	50%	50%	480	480	960
TOTALS							**1,338**	**1,337**	**2,675**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	178	DU	Ln(T) = 0.91 Ln(X) + 0.12	26%	74%	33	93	126
Multi-Family (Low-Rise)	220	138	DU	T = 0.31(X) + 22.85	24%	76%	16	50	66
TOTALS							**49**	**143**	**192**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	178	DU	Ln(T) = 0.94(X) + 0.27	63%	37%	108	63	171
Multi-Family (Low-Rise)	220	138	DU	T = 0.43(X) + 20.55	63%	37%	50	30	80
TOTALS							**158**	**93**	**251**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network within the study area. With 2,675 daily trips the area of influence of study area is 2.0 miles.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

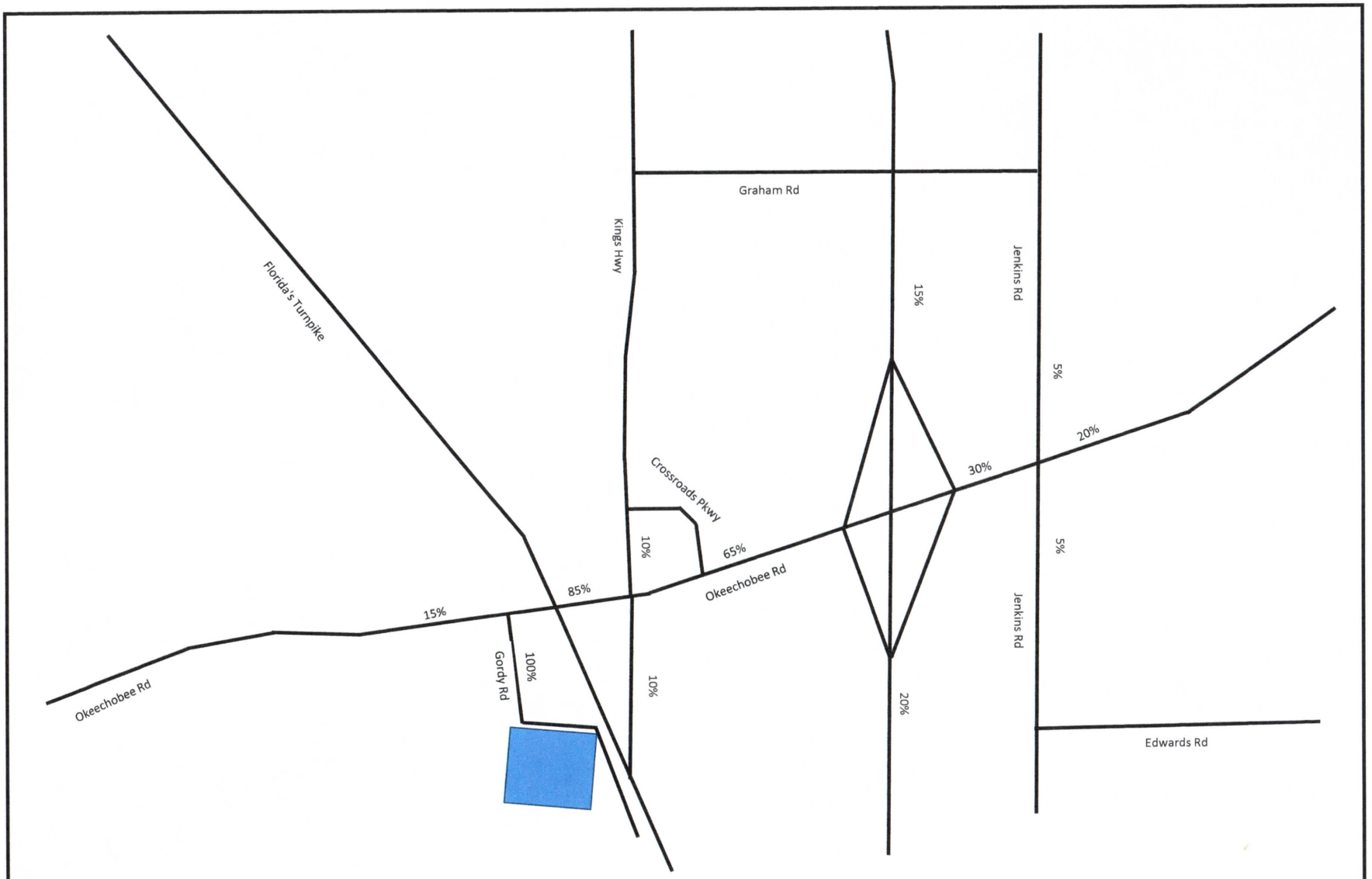
Impact – Tables 2a and 2b summarize the project impact as a percentage of service volume capacity.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency. A project buildout of 2026 was used in the analysis. A growth rate of 1.21% was calculated using a 4-year growth rate obtained from 2022 FDOT AADT volumes. The county average is 2.55% countywide, therefore the greater of 2.55% growth or 1% plus traffic from other committed projects in the area was used to determine the 2026 background without project traffic. Other project data includes committed traffic from Ferrell Communities, Kings Hwy Commerce Park, Sunnyland, Drawdy Angle Road, KRE, Stonemont, Orange 95, Celebration Pointe, Hillpointe Residential, Whispering Oaks, Viva at Treasure Coast, Project Hunt, Regatta, Kings Highway Warehouse, Woodspring Suites, Jenkins Waypoint, and Project Hurricane. Project traffic was then added to determine the 2026 Future Total traffic.

Details of the background traffic are included in **Appendix C**.

Table 3a and 3b summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.



NTS 3725 SE Ocean Blvd, Suite 201 Stuart, Fl, 34996 Job Number: Date:	Legend = Project Location	Figure 2 Project Assignment Gordy Creek

C1 - Figures - Zentex - 2.14.24 (1)

TABLE 2a - Project Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	2L	NB	OUT	**YES**	880	143	16.25%	100%
	Project Driveway	Okeechobee Rd	2L	SB	IN	**YES**	880	49	5.57%	100%
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	OUT	NO	920	7	0.76%	5%
	Okeechobee Rd	Graham Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Graham Rd	Peterson Rd	2L	NB	OUT	NO	630	7	1.11%	5%
	Graham Rd	Peterson Rd	2L	SB	IN	NO	630	2	0.32%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Crossroads Pkwy	Graham Rd	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Crossroads Pkwy	Graham Rd	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Graham Rd	Picos Rd	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Graham Rd	Picos Rd	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Picos Rd	Orange Ave	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Picos Rd	Orange Ave	4LD	SB	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	IN	NO	3,240	7	0.22%	15%
	McCarty Rd	Florida's Turnpike	4LD	WB	OUT	NO	3,240	21	0.65%	15%
	Florida's Turnpike	Kings Hwy	4LD	EB	OUT	**YES**	2,100	122	5.81%	85%
	Florida's Turnpike	Kings Hwy	4LD	WB	IN	NO	2,100	42	2.00%	85%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	93	2.19%	65%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	32	0.75%	65%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	93	2.19%	65%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	32	0.75%	65%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	43	1.01%	30%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	15	0.35%	30%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	29	0.72%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	10	0.25%	20%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	10	0.18%	20%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	29	0.53%	20%
	Okeechobee Rd	Orange Ave	8LD	NB	OUT	NO	7,320	21	0.29%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	IN	NO	7,320	7	0.10%	15%

(1) St. Lucie County 2023 Traffic Counts and LOS Report

IN: 49
OUT: 143

TABLE 2b - Project Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	Peak Hour Service Capacity[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	2L	NB	OUT	**YES**	880	93	10.57%	100%
	Project Driveway	Okeechobee Rd	2L	SB	IN	**YES**	880	158	17.95%	100%
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	OUT	NO	920	5	0.54%	5%
	Okeechobee Rd	Graham Rd	2L	SB	IN	NO	920	8	0.87%	5%
	Graham Rd	Peterson Rd	2L	NB	OUT	NO	630	5	0.79%	5%
	Graham Rd	Peterson Rd	2L	SB	IN	NO	630	8	1.27%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Crossroads Pkwy	Graham Rd	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Crossroads Pkwy	Graham Rd	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Graham Rd	Picos Rd	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Graham Rd	Picos Rd	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Picos Rd	Orange Ave	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Picos Rd	Orange Ave	4LD	SB	IN	NO	2,000	16	0.80%	10%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	IN	NO	2,100	24	1.14%	15%
	McCarty Rd	Florida's Turnpike	4LD	WB	OUT	NO	2,100	14	0.67%	15%
	Florida's Turnpike	Kings Hwy	4LD	EB	OUT	NO	2,100	79	3.76%	85%
	Florida's Turnpike	Kings Hwy	4LD	WB	IN	**YES**	2,100	134	6.38%	85%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	60	1.42%	65%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	103	2.43%	65%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	60	1.42%	65%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	103	2.43%	65%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	28	0.66%	30%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	47	1.11%	30%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	19	0.47%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	32	0.79%	20%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	32	0.58%	20%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	19	0.35%	20%
	Okeechobee Rd	Orange Ave	8LD	NB	OUT	NO	7,320	14	0.19%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	IN	NO	7,320	24	0.33%	15%

(1) St. Lucie County 2023 Traffic Counts and LOS Report

IN: 158
OUT: 93

TABLE 3a - Link Analysis - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (1)	2023 Directional Peak Hour Volumes	Growth Rate(2)	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	NB	OUT	**YES**	0.479	23(3)	2.55%	25	24	0	24	25	880	143	168	16.25%	YES	100%
	Project Driveway	Okeechobee Rd	SB	IN	**YES**	0.521	25(3)	2.55%	27	26	0	26	27	880	49	76	5.57%	YES	100%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	EB	OUT	**YES**	0.547	490	2.55%	528	505	98	603	603	2,100	122	725	5.81%	YES	85%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) Calculated from Turning Movement Counts

(2) Growth rate calculated from FDOT 2022 Annual Average Daily Traffic Reports

(3) Volume obtained from Turning Movement Count at Okeechobee & Gordy

IN: 49

OUT: 143

Years Grown: 3

TABLE 3b - Link Analysis - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 5% (1% on Adjacent Links)	D Factor (1)	2023 Directional Peak Hour Volumes	Growth Rate(2)	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	NB	OUT	**YES**	0.419	31(3)	2.55%	33	32	0	32	33	880	93	126	10.57%	YES	100%
	Project Driveway	Okeechobee Rd	SB	IN	**YES**	0.581	43(3)	2.55%	46	44	0	44	46	880	158	204	17.95%	YES	100%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	EB	IN	NO	0.474	442	2.55%	476	455	91	546	546	2,100	24	570	1.14%	YES	15%
	Florida's Turnpike	Kings Hwy	EB	OUT	NO	0.474	442	2.55%	476	455	91	546	546	2,100	79	625	3.76%	YES	85%
	Florida's Turnpike	Kings Hwy	WB	IN	**YES**	0.526	490	2.55%	528	505	104	609	609	2,100	134	743	6.38%	YES	85%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) Calculated from Turning Movement Counts

(2) Growth rate calculated from FDOT 2022 Annual Average Daily Traffic Reports

(3) Volume obtained from Turning Movement Count at Okeechobee & Gordy

IN: 158

OUT: 93

Years Grown: 3

INTERSECTION ANALYSIS

Two intersections were analyzed for Existing, Background without Project, and Future Total with Project scenarios for both the AM and PM peak hours. The two intersections analyzed are Okeechobee Road & Gordy Road and Okeechobee Road & Kings Highway.

Okeechobee Road & Kings Highway - The intersection of Okeechobee Road & Kings Highway will continue to operate at an acceptable level of service of D or better at project build out with the existing lanes.

Okeechobee Road & Gordy Road - The intersection of Okeechobee Road & Gordy Road is projected to operate at a LOS C in the AM and LOS D in the PM in the Future Total scenario. The need for an eastbound right-turn lane at the intersection was evaluated using the NCHRP 457. With the highest right-turn volume of 51 vehicles and total approach of 797 vehicles in the PM peak hour, an eastbound right-turn lane is proposed at the intersection.
Based on the queues shown in the HCS and the speed limit of 55 mph the westbound lane will be 400 total feet including taper and queue storage. The eastbound right lane shall be 350 total feet including taper and queue storage. The westbound left turn lane will be extended to accommodate the proposed length.

Table 4 summarizes the delay and LOS.

The intersection of Okeechobee Road & Gordy Road required a pre-app meeting with the FDOT. FDOT will require an eastbound right turn lane and an evaluation of the westbound left turn lane to determine the appropriate length. The project was reviewed with the FDOT and conditions were placed on the approval. The conditions include; extend the westbound left turn lane at Gordy and Okeechobee and reconstruct the median opening at SR 70 and Rock Road to create an eastbound directional median opening (no southbound left).

The intersection data is included in **Appendix D** along with the FDOT Pre-App letter.

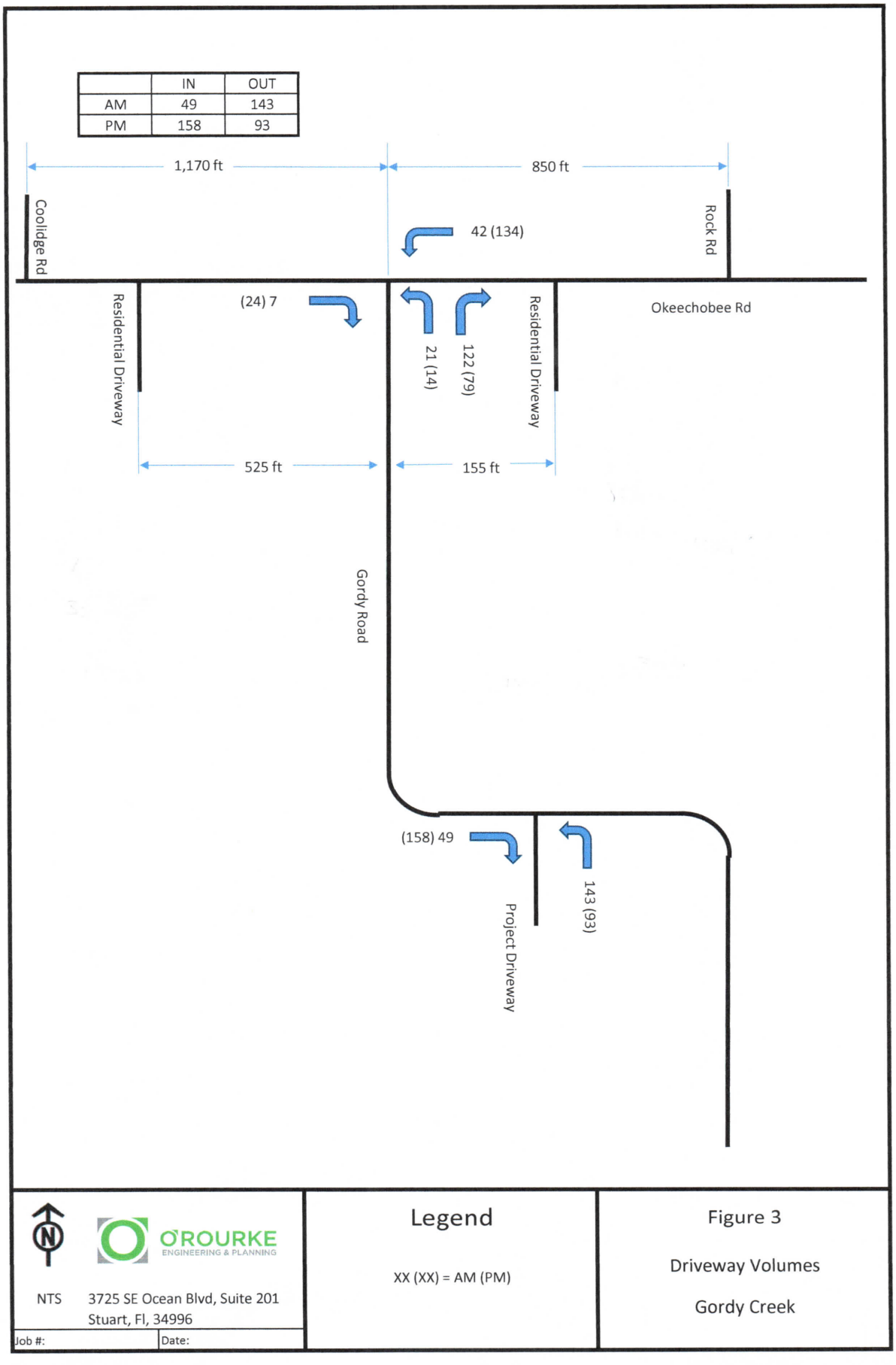
DRIVEWAY ANALYSIS

The project will have one driveway located on Gordy Road. The project driveway will be a full access driveway serving entering and exiting vehicles. **Figure 3** shows the driveway volumes for the AM and PM peak hours. The driveway was analyzed using HCS. The analysis shows the driveway will operate at acceptable levels of service in the AM and PM peak hours.

The need for a turn lane at the entering project driveway was analyzed. NCHRP 457 was used to evaluate this driveway and according to the criteria presented in NCHRP 457 and the volumes at the driveway a right turn lane is not warranted. The driveway data and analyses are included in **Appendix E**.

Table 4: Intersection Level of Service

Intersection	Period	Existing		2026 wo/Project		2026 w/Project	
		Delay	LOS	Delay	LOS	Delay	LOS
Gordy Road & Project Driveway	AM	N/A	N/A	N/A	N/A	10.2	B
	PM	N/A	N/A	N/A	N/A	10.3	B
Okeechobee Road & Gordy Road	AM	13	B	14.3	B	18.7	C
	PM	17.3	C	20.1	C	28.2	D
Okeechobee Road & Kings Highway	AM	42.1	D	46.1	D	46.1	D
	PM	41.5	D	49.8	D	49.7	D


IN
OUT
AM
49
143
PM
158
93
1,170 ft
850 ft
Coolidge Rd
42 (134)
Rock Rd
Residential Driveway
(24) 7
21 (14)
122 (79)
Residential Driveway
Okeechobee Rd
525 ft
155 ft
Gordy Road
(158) 49
143 (93)
Project Driveway
NTS
O'ROURKE
ENGINEERING & PLANNING
3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996
Job #:
Date:
Legend
XX (XX) = AM (PM)
Figure 3
Driveway Volumes
Gordy Creek

CONCLUSION

With 192 net new AM peak hour trips and 251 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network.

An eastbound right-turn lane is proposed at the intersection of Okeechobee Road and Gordy Road. The westbound left turn lane will be extended as needed.

Therefore, the project meets the requirements for concurrency.

APPENDIX A

SITE PLAN

SITE DATA

EXISTING LAND USE	MXD	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	AG-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	76.97	**DEVELOPABLE AREA**	59.52		
PARCEL NUMBERS					
PARCEL 1	2326-130-0000-000-7				
PARCEL 2	2326-130-0000-010-0				

DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU
MAX GROSS DU/AC	6		

RESIDENTIAL DEVELOPMENT STANDARDS	TOWNHOMES	40' LOT
MINIMUM LOT SIZE	1520	4800
MINIMUM LOT DEPTH	95	120
MINIMUM LOT WIDTH	16	40
MINIMUM LOT COVERAGE	N/A	80%
MINIMUM FRONT SETBACK	18	18
FOR SIDELOAD GARAGE	10	
MINIMUM SIDE SETBACK	5	5
MINIMUM SIDE SETBACK (CORNER)		15
MINIMUM REAR SETBACK	10	10
MAXIMUM BUILDING HEIGHT	35'	35'

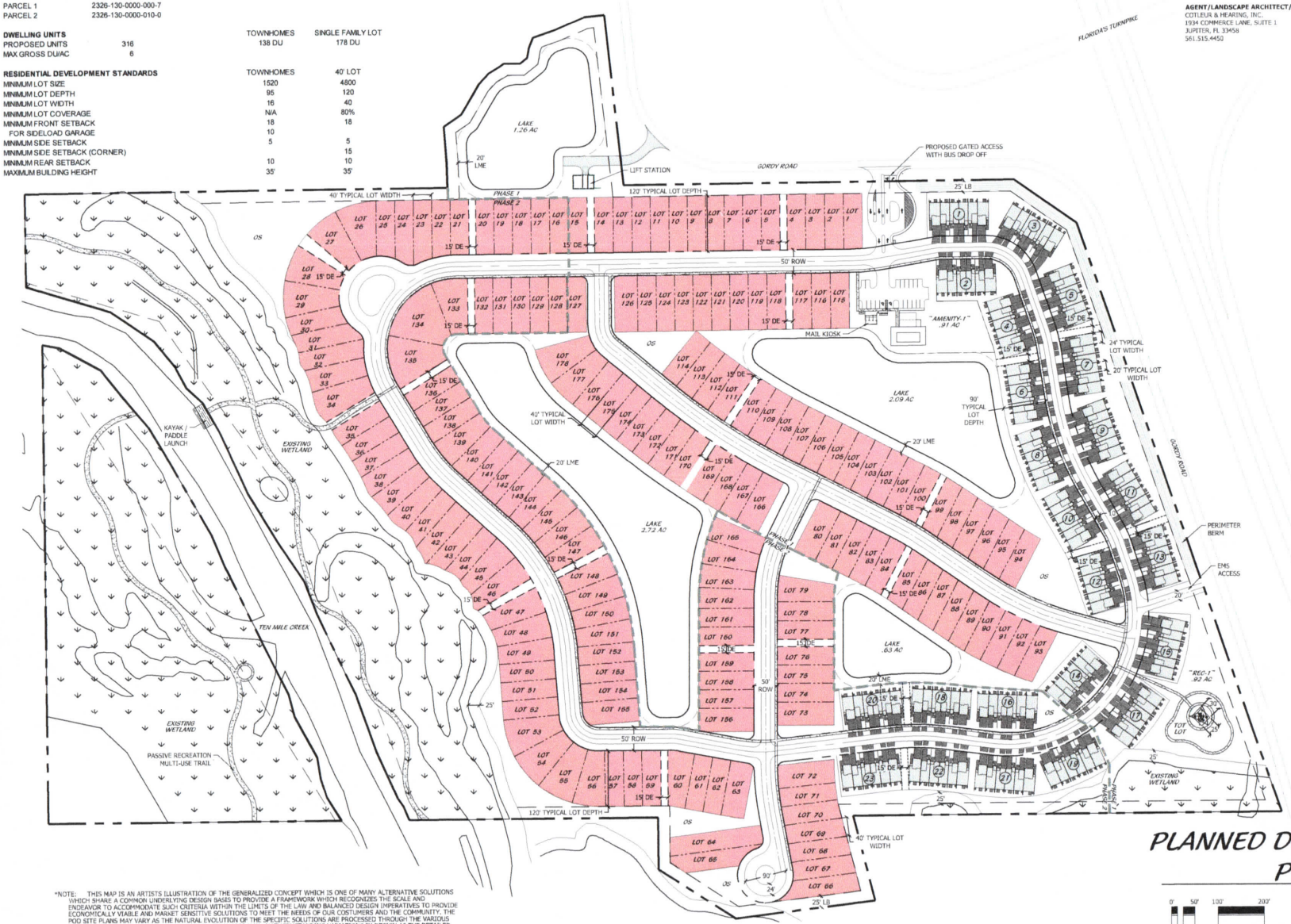
PROJECT TEAM

OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

ENGINEER:
BRANDON ILMER
MILLS, SHORT & ASSOCIATES
700 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282



*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

PLANNED DEVELOPMENT PLAN

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce Florida

A-1

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-071
DATE	01-22-24
REVISIONS	

SHEET 1 OF 3

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DRAINAGE STATEMENT

x.

PARKING

ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS PER THE CITY OF FT. PIERCE REQUIREMENTS

TRAFFIC STATEMENT

x

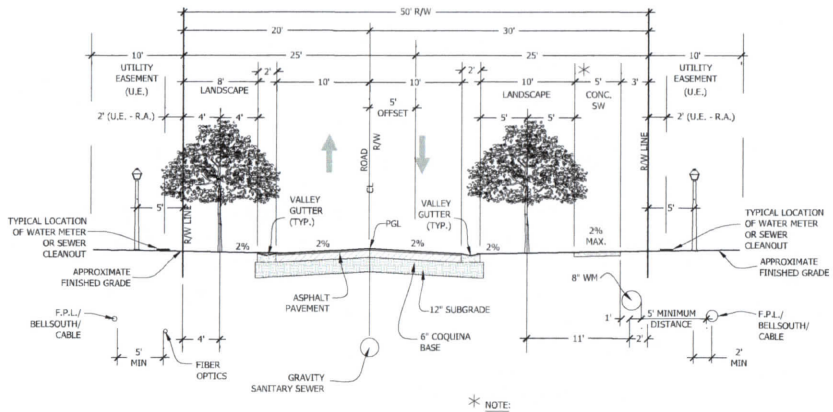
OPEN SPACE TABLE		(20% REQUIRED)
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	5.96	7.74%
RECREATION SPACE	0.91	1.19%
LANDSCAPE BUFFERS	0.27	0.35%
DRAINAGE EASEMENTS	0.94	1.22%
LIME	2.53	3.29%
LAKES	6.7	8.70%
PRESERVES	17.45	22.67%
TOTAL AREA	34.76	45.16%

DEVELOPMENT STANDARDS

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD-PLEX
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	18'	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, 15' building separation for Townhome)	5'	
Minimum Side Setback (Side-Entry)		
Minimum Side Setback (Front- Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

40' ROW TYPICAL



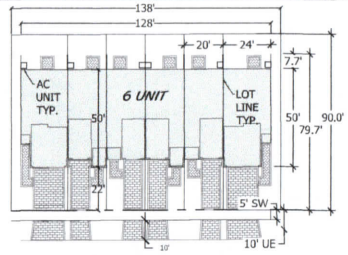
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

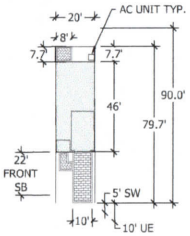
LEGAL DESCRIPTION

PARCEL I:
x

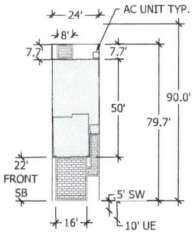
6-UNIT TOWNHOME TYPICAL



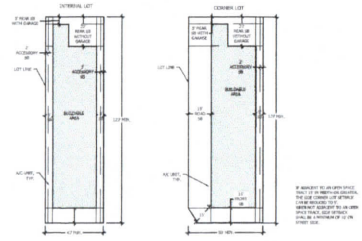
20' TOWNHOME LOT TYPICAL



24' TOWNHOME LOT TYPICAL



40' LOT TYPICAL



PD SITE DETAILS

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www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

A-2

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 01-22-24
REVISIONS

SHEET 2 OF 3

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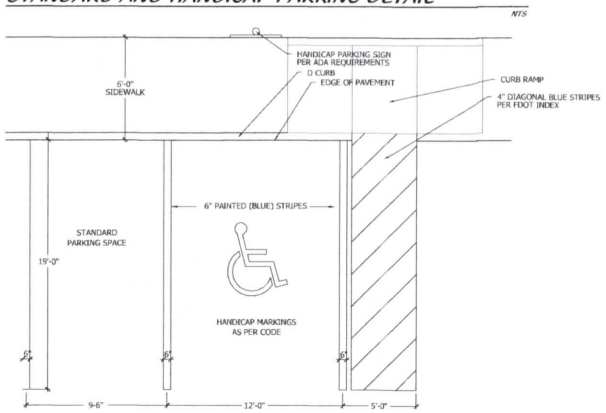
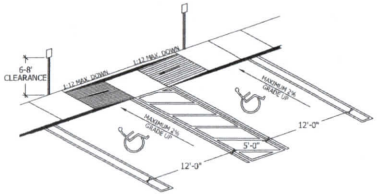
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

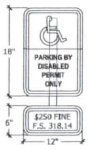


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

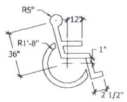


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

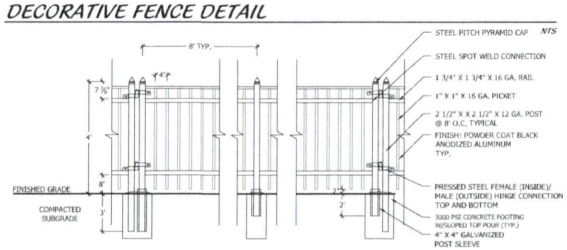
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS, TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

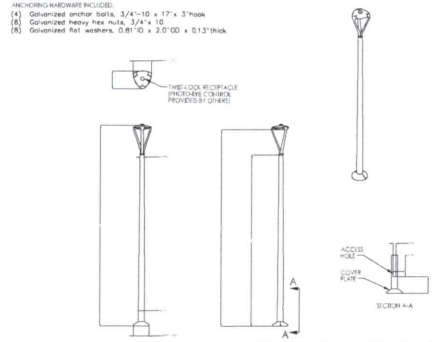


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17" x 3" hook
(8) Galvanized heavy hex nuts, 3/4" x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13" thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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TOT LOT SHADE SAIL DETAIL

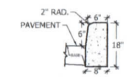
NTS



*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT, 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

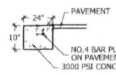
D CURB DETAIL

NTS



HEADER CURB DETAIL

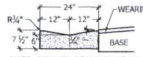
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

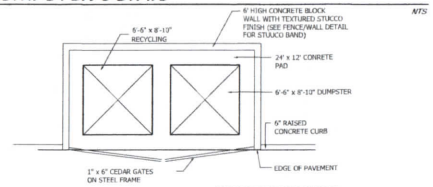
NTS



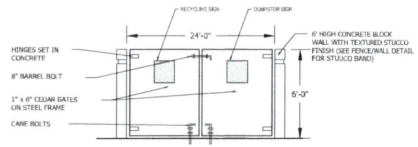
NOTE: SAWCUTS REQUIRED AT 10' CENTERS

DUMPSTER DETAIL

NTS



DUMPSTER PAD LAYOUT



DUMPSTER ELEVATION

SITE DETAILS

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A-3

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	01-22-24
REVISIONS	

SHEET 3 OF 3

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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

APPENDIX B

ST. LUCIE COUNTY 2023 LEVEL OF SERVICE REPORT

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,000	600	233	C	0.39	223	C	0.37
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,000	750	233	C	0.31	223	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	5,400	600	275	C	0.46	277	C	0.46
GEORGIA AVE	13TH ST to 7TH ST	2,500	600	152	C	0.25	170	C	0.28
GEORGIA AVE	7TH ST to US 1	2,200	600	121	C	0.20	131	C	0.22
GILSON RD	MARTIN C.L. to BECKER RD	11,039	710	925	F	1.30	957	F	1.35
GILSON RD	BECKER RD to LAKERIDGE DR	11,039	540	925	F	1.71	957	F	1.77
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,894	1,070	182	B	0.17	192	B	0.18
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	5,748	1,070	452	C	0.42	526	C	0.49
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,894	390	182	B	0.47	192	B	0.49
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	3,331	920	162	C	0.18	162	C	0.18
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	10,787	790	647	D	0.82	685	D	0.87
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	5,900	830	351	C	0.42	326	C	0.39
GRAHAM RD	KINGS HWY to JENKINS RD	2,686	630	170	C	0.27	170	C	0.27
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	5,780	1,070	401	C	0.38	364	B	0.34
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	5,780	1,070	401	C	0.38	364	B	0.34
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	5,780	1,070	401	C	0.38	364	B	0.34
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	6,204	750	296	C	0.40	289	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	6,204	540	296	D	0.55	289	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	6,204	790	296	C	0.38	289	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	598	670	50	B	0.08	60	B	0.09
HILLMOOR DR	US 1 to LENNARD RD	7,100	790	394	D	0.50	373	C	0.47
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	87,285	5,500	5,058	D	0.92	5,058	D	0.92
I-95	ST LUCIE WEST BLVD to MIDWAY RD	70,410	5,500	4,080	C	0.74	4,080	C	0.74
I-95	MIDWAY RD to OKEECHOBEE RD	81,706	5,500	4,734	D	0.86	4,734	D	0.86

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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2023

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				Volume	LOS	V/C	Volume	LOS	V/C
I-95	OKEECHOBEE RD to ORANGE AVE	69,903	7,320	3,439	B	0.47	3,439	B	0.47
I-95	ORANGE AVE to INDRIO RD	52,086	7,320	3,018	B	0.41	3,018	B	0.41
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	5,559	750	276	C	0.37	276	C	0.37
INDIAN RIVER DR	ORANGE AVE to AVENUE A	6,098	750	302	C	0.40	302	C	0.40
INDIAN RIVER DR	AVENUE D to SEAWAY DR	6,293	790	312	C	0.40	312	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	6,293	540	312	D	0.58	312	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	1,130	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	1,130	3,240	56	B	0.02	56	B	0.02
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	11,474	3,240	560	B	0.17	560	B	0.17
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	11,474	700	560	C	0.80	560	C	0.80
INDRIO RD	JOHNSTON RD to EMERSON AVE	11,474	880	560	C	0.64	560	C	0.64
INDRIO RD	EMERSON RD to SEMINOLE RD	10,743	920	524	C	0.57	524	C	0.57
INDRIO RD	SEMINOLE RD to KINGS HWY	10,743	790	524	D	0.66	524	D	0.66
INDRIO RD	KINGS HWY to SLASH PINE TRL	6,500	790	411	D	0.52	404	D	0.51
INDRIO RD	SLASH PINE TRL to US 1	6,500	920	411	C	0.45	404	C	0.44
INDRIO RD	US 1 to OLD DIXIE HWY	1,246	750	108	C	0.14	114	C	0.15
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	10,375	880	488	C	0.56	535	C	0.61
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	10,849	920	567	C	0.62	574	C	0.62
JENKINS RD	GRAHAM RD to PETERSON RD	10,849	630	567	C	0.90	574	C	0.91
JENKINS RD	PETERSON RD to ORANGE AVE	10,849	920	567	C	0.62	574	C	0.62
JENNINGS RD	US 1 to LENNARD RD	5,465	2,100	286	C	0.14	273	C	0.13
JOHNSTON RD	ANGLE RD to L20	2,909	1,070	228	B	0.21	200	B	0.19
JOHNSTON RD	L20 to MEADOWOOD DR	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	INDRIO RD to RUSSOS RD	10,000	1,070	580	C	0.54	547	C	0.51
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	10,000	1,070	580	C	0.54	547	C	0.51
JUANITA AVE	53RD ST to 25TH ST	1,972	750	126	C	0.17	103	C	0.14
JUANITA AVE	25TH ST to US 1	3,749	750	191	C	0.26	209	C	0.28

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				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

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				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	OKEECHOBEE RD to SHINN RD	6,581	760	331	C	0.44	331	C	0.44
MIDWAY RD	SHINN RD to MCCARTY RD	6,581	630	331	C	0.53	331	C	0.53
MIDWAY RD	MCCARTY RD to I-95	6,581	700	331	C	0.47	331	C	0.47
MIDWAY RD	I-95 to GLADES CUT-OFF RD	20,913	2,100	1,021	C	0.49	1,021	C	0.49
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	23,000	2,100	1,190	C	0.57	1,256	C	0.60
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	25,000	2,100	1,245	C	0.59	1,298	C	0.62
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	CHRISTENSEN RD to 25TH ST	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	25TH ST to SUNRISE BLVD	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	OLEANDER AVE to US 1	20,000	2,100	1,011	C	0.48	974	C	0.46
MIDWAY RD	US 1 to WALLACE ST	3,690	790	183	C	0.23	183	C	0.23
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,690	920	183	C	0.20	183	C	0.20
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,690	630	183	C	0.29	183	C	0.29
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,289	920	123	C	0.13	123	C	0.13
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	3,728	880	296	C	0.34	314	C	0.36
NEBRASKA AVE	25TH ST to 13TH ST	3,752	1,710	249	C	0.15	192	C	0.11
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	7,113	700	442	C	0.63	385	C	0.55
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,875	540	205	C	0.38	227	C	0.42
OHIO AVE	COLONIAL RD to US 1	3,875	750	205	C	0.27	227	C	0.30
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	11,835	1,580	618	B	0.39	665	B	0.42
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	11,835	2,000	618	B	0.31	665	B	0.33
OKEECHOBEE RD	CARLTON RD to SNEED RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	8,931	2,450	449	B	0.18	449	B	0.18
OKEECHOBEE RD	MIDWAY RD to SHINN RD	8,931	3,110	449	B	0.14	449	B	0.14
OKEECHOBEE RD	SHINN RD to MCCARTY RD	7,079	3,240	335	B	0.10	335	B	0.10
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	9,733	3,240	490	B	0.15	490	B	0.15

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				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

Roadway	*Count Location*	*Station Number*	*2018 AADT*	*2022 AADT*	*Growth Rate*
Kings Hwy	N of SR 70/Okeechobee	940757	13600	7000	-15.30%
Okeechobee Rd	W of SR 91/Turnpike	940025	8900	10200	3.47%
	East of SR 713/Kings	940748	23500	27500	4.01%
	East of SR 9/I-95	940029	31000	38000	5.22%
Jenkins Rd	N of SR 70/Okeechobee	940273	10000	8600	-3.70%
		Total:	87000	91300	

Area Wide Growth Rate: 1.21%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0025 - SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	10200 C	E 5000	W 5200	9.50	53.00	9.40
2021	13800 C	E 5900	W 7900	9.50	53.10	12.10
2020	8600 C	E 4200	W 4400	9.50	54.30	19.30
2019	8400 C	E 4500	W 3900	9.50	54.30	18.60
2018	8900 C	E 4300	W 4600	9.50	55.20	19.60
2017	11600 C	E 5700	W 5900	9.50	56.20	28.00
2016	7100 C	E 3600	W 3500	9.00	57.10	15.60
2015	7100 C	E 3600	W 3500	9.00	56.30	13.30
2014	6100 C	E 3100	W 3000	9.00	54.70	13.60
2013	6100 C	E 3100	W 3000	9.00	57.20	26.20
2012	4200 C	E 2100	W 2100	9.00	57.00	13.00
2011	6600 C	E 3200	W 3400	9.00	56.50	13.00
2010	5700 C	E 2700	W 3000	11.51	57.07	20.00
2009	6500 C	E 3300	W 3200	11.11	58.68	19.70
2008	7500 C	E 3700	W 3800	11.51	54.38	19.70
2007	8300 C	E 4200	W 4100	11.51	58.16	19.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0748 - SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	27500 C	E 15500	W 12000	9.00	53.00	24.20
2021	28000 C	E 15000	W 13000	9.00	53.10	36.00
2020	22500 C	E 12500	W 10000	9.00	54.30	23.60
2019	26000 C	E 14500	W 11500	9.00	54.30	20.70
2018	23500 C	E 13000	W 10500	9.00	55.20	21.70
2017	29500 C	E 15500	W 14000	9.00	56.20	21.20
2016	20500 C	E 11000	W 9500	9.00	57.10	19.60
2015	21100 C	E 11500	W 9600	9.00	56.30	18.60
2014	20400 C	E 9900	W 10500	9.00	54.70	17.60
2013	20000 C	E 11000	W 9000	9.00	57.20	18.30
2012	23000 F	E 10000	W 13000	9.00	57.00	17.40
2011	24000 C	E 10500	W 13500	9.00	56.50	17.40
2010	21500 C	E 11000	W 10500	11.51	57.07	21.50
2009	25000 C	E 13000	W 12000	11.11	58.68	24.10
2008	25000 C	E 13500	W 11500	11.51	54.38	22.90
2007	24000 C	E 12500	W 11500	11.51	58.16	27.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	38000 C	E 19000	W 19000	9.00	51.40	11.80
2021	25100 C	E 17000	W 8100	9.00	50.90	11.00
2020	32000 F	E 16500	W 15500	9.00	51.30	11.00
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	7000 C	N 3400	S 3600	9.00	53.00	31.80
2021	13100 C	N 6800	S 6300	9.00	53.10	37.00
2020	7900 C	N 3900	S 4000	9.00	54.30	37.00
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	8600 T	N 4300	S 4300	9.00	51.40	5.00
2021	8600 S	N 4300	S 4300	9.00	50.90	7.20
2020	8800 F	N 4400	S 4400	9.00	51.30	31.50
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

AM Peak Hour - D Factor Calculation

Segment	Location	Intersection Used	Volume		D Factor	
			N/E	S/W	N/E	S/W
Jenkins Road	South of Orange	Orange & Jenkins	251	252	0.499	0.501
	North of Graham	Jenkins & Graham	309	325	0.487	0.513
	South of Graham	Jenkins & Graham	304	429	0.415	0.585
Orange Ave	West of I-95	Orange & Kings	1076	980	0.523	0.477
	East of I-95	Orange & Jenkins	776	948	0.450	0.550
Kings Hwy	North of Okeechobee	Okeechobee & Kings	301	351	0.462	0.538
	South of Orange Ave	Orange & Kings	473	566	0.455	0.545
	North of Orange Ave	Orange & Kings	797	820	0.493	0.507
	North of Angle Rd	Kings & Angle	619	474	0.566	0.434
Angle Rd	West of Kings Hwy	Kings & Angle	194	91	0.681	0.319
	East of Kings Hwy	Kings & Angle	340	195	0.636	0.364
Okeechobee Rd	West of Kings Hwy	Okeechobee & Kings	443	367	0.547	0.453
	East of Kings Hwy	Okeechobee & Kings	1111	838	0.570	0.430
	West of Jenkins	Okeechobee & Jenkins	1964	1756	0.528	0.472
	East of Jenkins	Okeechobee & Jenkins	1724	1257	0.578	0.422

Source: TMC Counts

PM Peak Hour - D Factor Calculation

Segment	Location	Intersection Used	Volume		D Factor	
			N/E	S/W	N/E	S/W
Jenkins Road	South of Orange	Orange & Jenkins	324	332	0.494	0.506
	North of Graham	Jenkins & Graham	339	300	0.531	0.469
	South of Graham	Jenkins & Graham	365	363	0.501	0.499
Orange Ave	West of I-95	Orange & Kings	1014	944	0.518	0.482
	East of I-95	Orange & Jenkins	840	855	0.496	0.504
Kings Hwy	North of Okeechobee	Okeechobee & Kings	312	394	0.442	0.558
	South of Orange Ave	Orange & Kings	510	530	0.490	0.510
	North of Orange Ave	Orange & Kings	797	863	0.480	0.520
	North of Angle Rd	Kings & Angle	632	561	0.530	0.470
Angle Rd	West of Kings Hwy	Kings & Angle	188	216	0.465	0.535
	East of Kings Hwy	Kings & Angle	340	285	0.544	0.456
Okeechobee Rd	West of Kings Hwy	Okeechobee & Kings	355	394	0.474	0.526
	East of Kings Hwy	Okeechobee & Kings	963	893	0.519	0.481
	West of Jenkins	Okeechobee & Jenkins	1536	1668	0.479	0.521
	East of Jenkins	Okeechobee & Jenkins	1370	1318	0.510	0.490

Source: TMC Counts

AM APPROVED PROJECTS			Ferrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland						
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	133	9	IN	2	7	5%	257	29	IN	23	6	5%	205	15	IN	4	11	5%
	Kings Hwy	Crossroads Pkwy	40%	1,062	72	OUT	56	17	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	Crossroads Pkwy	I95	40%	1,062	72	OUT	56	17	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	I95	Jenkins Rd	25%	664	45	OUT	35	11	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	Jenkins Rd	McNeil Rd	20%	531	36	OUT	28	8	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	McNeil Rd	Virginia Ave	15%	398	27	OUT	21	6	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	Virginia Ave.	Hartman Rd	7%	186	13	OUT	10	3	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
				2,655	**181**		**In**	**42**		**5,135**	**577**		**In**	**463**		**4,092**	**298**		**In**	**75**	
				Daily	**Two-Way**		**Out**	**139**		**Daily**	**Two-Way**		**Out**	**114**		**Daily**	**Two-Way**		**Out**	**223**	

AM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont							
Road Name	From	To	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily
Okeechobee Rd	Florida's Turnpike	Kings Hwy	182	13	IN	3	10	5%	239	26	IN	20	6	5%	111	13	IN	10	3	5%	51
	Kings Hwy	Crossroads Pkwy	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	Crossroads Pkwy	I95	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	I95	Jenkins Rd	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	Jenkins Rd	McNeil Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	101
	McNeil Rd	Virginia Ave	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
	Virginia Ave.	Hartman Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
			3,646	**265**		**In**	**66**		**4,778**	**510**		**In**	**393**		**2,226**	**259**		**In**	**203**		**1,012**
			Daily	**Two-Way**		**Out**	**199**		**Daily**	**Two-Way**		**Out**	**117**		**Daily**	**Two-Way**		**Out**	**56**		**Daily**

AM APPROVED PROJECTS			Orange 95 Parcel B				Orange 95 Parcels D & E						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	6	IN	5	1	5%	54	7	IN	6	1	5%	79	6	IN	2	5
	Kings Hwy	Crossroads Pkwy	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	Crossroads Pkwy	I95	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	I95	Jenkins Rd	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	Jenkins Rd	McNeil Rd	12	OUT	2	10	10%	109	13	OUT	2	11	5%	79	6	OUT	5	2
	McNeil Rd	Virginia Ave	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Virginia Ave.	Hartman Rd	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
			123		In	**103**		**1,086**	**133**		In	**111**		**1,585**	**128**		In	**32**
			Two-Way		**Out**	**20**		**Daily**	**Two-Way**		**Out**	**22**		**Daily**	**Two-Way**		**Out**	**96**

AM APPROVED PROJECTS			Hillpointe Residential						Interstate Commerce Center						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	IN	2	8
	Kings Hwy	Crossroads Pkwy	8%	135	8	IN	2	6	35%	131	12	IN	9	3	5%	140	11	IN	2	8
	Crossroads Pkwy	I95	8%	135	8	IN	2	6	45%	168	16	OUT	4	12	5%	140	11	IN	2	8
	I95	Jenkins Rd	24%	406	24	IN	6	18	0%	0	0	-	0	0	5%	140	11	IN	2	8
	Jenkins Rd	McNeil Rd	10%	169	10	OUT	8	2	0%	0	0	-	0	0	2%	56	4	OUT	3	1
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	0%	0	0	-	0	0	2%	56	4	OUT	3	1
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,691	**101**		**In**	**24**		**373**	**35**		**In**	**27**		**2,806**	**212**		**In**	**45**
				Daily	**Two-Way**		**Out**	**77**		**Daily**	**Two-Way**		**Out**	**8**		**Daily**	**Two-Way**		**Out**	**167**

AM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	75	5	IN	1	4	5%	70	4	IN	1	3	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	150	9	IN	2	7	10%	140	9	IN	2	7	0%	0	0	-	0	0
	Crossroads Pkwy	I95	10%	150	9	IN	2	7	10%	140	9	IN	2	7	0%	0	0	-	0	0
	I95	Jenkins Rd	40%	599	37	IN	9	28	40%	558	35	IN	8	26	0%	0	0	-	0	0
	Jenkins Rd	McNeil Rd	40%	599	37	OUT	28	9	40%	558	35	OUT	26	8	0%	0	0	-	0	0
	McNeil Rd	Virginia Ave	40%	599	37	OUT	28	9	40%	558	35	OUT	26	8	45%	1,072	60	IN	14	46
	Virginia Ave.	Hartman Rd	15%	225	14	OUT	11	3	15%	209	13	OUT	10	3	0%	0	0	-	0	0
				1,498	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**		**2,383**	**134**		**In**	**32**
				Daily	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**		**Daily**	**Two-Way**		**Out**	**102**

AM APPROVED PROJECTS			Project Hunt						Regatta						Kings Highway Warehouse					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	48	5	IN	4	1	5.0%	104	6	IN	1	5	4%	204	27	IN	14	14
	Kings Hwy	Crossroads Pkwy	30%	287	30	OUT	5	25	13.0%	270	16	IN	4	12	11%	561	75	OUT	38	38
	Crossroads Pkwy	I95	30%	287	30	OUT	5	25	13.0%	270	16	IN	4	12	11%	561	75	OUT	38	38
	I95	Jenkins Rd	10%	96	10	OUT	2	8	36.0%	747	43	IN	10	33	6%	306	41	OUT	20	21
	Jenkins Rd	McNeil Rd	11%	105	11	OUT	2	9	10.0%	208	12	OUT	9	3	6%	306	41	OUT	20	21
	McNeil Rd	Virginia Ave	9%	86	9	OUT	2	8	10.0%	208	12	OUT	9	3	3%	153	20	OUT	10	10
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	**101**		**In**	**84**		**2,075**	**120**		**In**	**29**		**5,100**	**683**		**In**	**342**
				Daily	**Two-Way**		**Out**	**17**		**Daily**	**Two-Way**		**Out**	**91**		**Daily**	**Two-Way**		**Out**	**341**

AM APPROVED PROJECTS			Woodspring Suites Ft Pierce						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	45	3	IN	2	1	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	90	5	IN	3	2	8%	265	17	IN	4	12
	Crossroads Pkwy	I95	10%	90	5	IN	3	2	8%	265	17	IN	4	12
	I95	Jenkins Rd	40%	360	22	IN	12	10	24%	796	50	IN	13	37
	Jenkins Rd	McNeil Rd	40%	360	22	OUT	10	12	10%	332	21	OUT	16	5
	McNeil Rd	Virginia Ave	40%	360	22	OUT	10	12	10%	332	21	OUT	16	5
	Virginia Ave.	Hartman Rd	15%	135	8	OUT	4	5	0%	0	0	-	0	0
				899	**54**		**In**	**30**		**3,318**	**209**		**In**	**53**
				Daily	**Two-Way**		**Out**	**24**		**Daily**	**Two-Way**		**Out**	**156**

AM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	9	1	IN	0	0	5%	21	2	IN	2	1
	Kings Hwy	Crossroads Pkwy	5%	9	1	OUT	0	0	0%	0	0	-	0	0
	Crossroads Pkwy	I95	45%	83	5	OUT	2	3	55%	232	26	OUT	7	20
	I95	Jenkins Rd	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	Jenkins Rd	McNeil Rd	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0
				184	**12**		**In**	**7**		**422**	**48**		**In**	**36**
				Daily	**Two-Way**		**Out**	**5**		**Daily**	**Two-Way**		**Out**	**12**

AM APPROVED PROJECTS			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	Florida's Turnpike	Kings Hwy	988	1,039	69	118	17	85	53	33	-17	170	-4	98	-7	79
	Kings Hwy	Crossroads Pkwy	2,628	1,684	176	191	95	70	81	121	-38	329	-14	151	-20	182
	Crossroads Pkwy	I95	2,628	2,027	176	226	95	72	81	153	-44	358	-14	153	-20	214
	I95	Jenkins Rd	4,377	1,537	280	159	106	53	174	106	-32	407	-11	148	-21	258
	Jenkins Rd	McNeil Rd	2,532	1,149	161	118	123	41	39	78	-24	256	-8	155	-10	107
	McNeil Rd	Virginia Ave	3,224	767	196	70	118	26	79	44	-14	252	-5	139	-9	114
	Virginia Ave.	Hartman Rd	620	135	40	8	30	4	9	5	-2	46	-1	33	-1	13

PM APPROVED PROJECTS			Ferrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland						
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	133	10	IN	6	4	5%	257	30	IN	7	23	5%	205	21	IN	13	8	5%
	Kings Hwy	Crossroads Pkwy	40%	1,062	76	OUT	30	46	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	Crossroads Pkwy	I95	40%	1,062	76	OUT	30	46	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	I95	Jenkins Rd	25%	664	48	OUT	19	29	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	Jenkins Rd	McNeil Rd	20%	531	38	OUT	15	23	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	McNeil Rd	Virginia Ave	15%	398	29	OUT	11	17	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	Virginia Ave.	Hartman Rd	7%	186	13	OUT	5	8	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
				2,655	**190**		In	**116**		**5,135**	**600**		In	**142**		**4,092**	**415**		In	**261**	
				Daily	**Two-Way**		**Out**	**74**		**Daily**	**Two-Way**		**Out**	**458**		**Daily**	**Two-Way**		**Out**	**154**	

PM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont							
Road Name	From	To	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily
Okeechobee Rd	Florida's Turnpike	Kings Hwy	182	18	IN	12	7	5%	239	27	IN	8	19	5%	111	13	IN	4	10	5%	51
	Kings Hwy	Crossroads Pkwy	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	Crossroads Pkwy	I95	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	I95	Jenkins Rd	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	Jenkins Rd	McNeil Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	101
	McNeil Rd	Virginia Ave	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
	Virginia Ave.	Hartman Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
			3,646	**369**		**In**	**232**		**4,778**	**540**		**In**	**151**		**2,226**	**262**		**In**	**70**		**1,012**
			Daily	**Two-Way**		**Out**	**137**		**Daily**	**Two-Way**		**Out**	**389**		**Daily**	**Two-Way**		**Out**	**192**		**Daily**

PM APPROVED PROJECTS			Orange 95 Parcel B				Orange 95 Parcels D & E						Celebration Pointe @ 25% Complete City of Fort Pierce						Hillpointe		
Road Name	From	To	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips
Okeechobee Rd	Florida's Turnpike	Kings Hwy	6	IN	1	5	5%	54	7	IN	2	5	5%	79	8	IN	5	3	0%	0	0
	Kings Hwy	Crossroads Pkwy	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	8%	135	10
	Crossroads Pkwy	I95	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	8%	135	10
	I95	Jenkins Rd	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	24%	406	31
	Jenkins Rd	McNeil Rd	13	OUT	10	3	10%	109	14	OUT	11	3	5%	79	8	OUT	3	5	10%	169	13
	McNeil Rd	Virginia Ave	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0
	Virginia Ave.	Hartman Rd	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0
			127		**In**	**28**		**1,086**	**137**		**In**	**30**		**1,585**	**158**		**In**	**101**		**1,691**	**129**
			Two-Way		**Out**	**99**		**Daily**	**Two-Way**		**Out**	**107**		**Daily**	**Two-Way**		**Out**	**57**		**Daily**	**Two-Way**

PM APPROVED PROJECTS			Residential			Interstate Commerce Center					Whispering Oaks					Viva at Treasure Coast \			
Road Name	From	To	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out
Okeechobee Rd	Florida's Turnpike	Kings Hwy	-	0	0	0%	0	0	-	0	0	5%	140	13	IN	9	5	5%	75	6	IN
	Kings Hwy	Crossroads Pkwy	IN	6	4	35%	131	14	IN	4	10	5%	140	13	IN	9	5	10%	150	12	IN
	Crossroads Pkwy	I95	IN	6	4	45%	168	18	OUT	13	5	5%	140	13	IN	9	5	10%	150	12	IN
	I95	Jenkins Rd	IN	19	12	0%	0	0	-	0	0	5%	140	13	IN	9	5	40%	599	46	IN
	Jenkins Rd	McNeil Rd	OUT	5	8	0%	0	0	-	0	0	2%	56	5	OUT	2	3	40%	599	46	OUT
	McNeil Rd	Virginia Ave	-	0	0	0%	0	0	-	0	0	2%	56	5	OUT	2	3	40%	599	46	OUT
	Virginia Ave.	Hartman Rd	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	15%	225	17	OUT
				In	**81**		**373**	**39**		**In**	**11**		**2,806**	**266**		**In**	**172**		**1,498**	**116**	
				Out	**48**		**Daily**	**Two-Way**		**Out**	**28**		**Daily**	**Two-Way**		**Out**	**94**		**Daily**	**Two-Way**	

PM APPROVED PROJECTS			Vest		Viva at Treasure Coast East						3000 Virginia					
Road Name	From	To	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4	2	5%	70	5	IN	3	2	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	7	4	10%	140	11	IN	7	4	0%	0	0	-	0	0
	Crossroads Pkwy	I95	7	4	10%	140	11	IN	7	4	0%	0	0	-	0	0
	I95	Jenkins Rd	29	17	40%	558	44	IN	28	16	0%	0	0	-	0	0
	Jenkins Rd	McNeil Rd	17	29	40%	558	44	OUT	16	28	0%	0	0	-	0	0
	McNeil Rd	Virginia Ave	17	29	40%	558	44	OUT	16	28	45%	1,072	79	IN	50	29
	Virginia Ave.	Hartman Rd	6	11	15%	209	16	OUT	6	10	0%	0	0	-	0	0
			In	73		1,396	109		In	69		2,383	175		In	110
			Out	43		Daily	Two-Way		Out	40		Daily	Two-Way		Out	65

PM APPROVED PROJECTS			Project Hunt						Regatta						Kings Highway Warehouse					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	48	6	IN	1	4	5%	104	8	IN	5	3	4%	204	27	IN	18	9
	Kings Hwy	Crossroads Pkwy	30%	287	34	OUT	26	9	13%	270	20	IN	13	7	11%	561	74	OUT	24	50
	Crossroads Pkwy	I95	30%	287	34	OUT	26	9	13%	270	20	IN	13	7	11%	561	74	OUT	24	50
	I95	Jenkins Rd	10%	96	11	OUT	9	3	36%	747	56	IN	35	21	6%	306	40	OUT	13	27
	Jenkins Rd	McNeil Rd	11%	105	13	OUT	9	3	10%	208	16	OUT	6	10	6%	306	40	OUT	13	27
	McNeil Rd	Virginia Ave	9%	86	10	OUT	8	3	10%	208	16	OUT	6	10	3%	153	20	OUT	6	14
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	**114**		**In**	**29**		**2,075**	**155**		**In**	**98**		**5,100**	**674**		**In**	**458**
				Daily	**Two-Way**		**Out**	**85**		**Daily**	**Two-Way**		**Out**	**57**		**Daily**	**Two-Way**		**Out**	**216**

PM APPROVED PROJECTS			Woodspring Suites Ft Pierce						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	45	3	IN	2	2	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	90	6	IN	3	3	8%	265	22	IN	14	8
	Crossroads Pkwy	I95	10%	90	6	IN	3	3	8%	265	22	IN	14	8
	I95	Jenkins Rd	40%	360	25	IN	13	12	24%	796	66	IN	41	24
	Jenkins Rd	McNeil Rd	40%	360	25	OUT	12	13	10%	332	27	OUT	10	17
	McNeil Rd	Virginia Ave	40%	360	25	OUT	12	13	10%	332	27	OUT	10	17
	Virginia Ave.	Hartman Rd	15%	135	9	OUT	5	5	0%	0	0	-	0	0
				899	**62**		**In**	**32**		**3,318**	**274**		**In**	**172**
				Daily	**Two-Way**		**Out**	**30**		**Daily**	**Two-Way**		**Out**	**102**

PM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	9	1	IN	1	1	5%	21	3	IN	1	2
	Kings Hwy	Crossroads Pkwy	5%	9	1	OUT	1	1	0%	0	0	-	0	0
	Crossroads Pkwy	I95	45%	83	9	OUT	5	5	55%	232	33	OUT	20	13
	I95	Jenkins Rd	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	Jenkins Rd	McNeil Rd	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0
				184	**21**		**In**	**10**		**422**	**60**		**In**	**23**
				Daily	**Two-Way**		**Out**	**11**		**Daily**	**Two-Way**		**Out**	**37**

PM APPROVED PROJECTS			SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	Florida's Turnpike	Kings Hwy	988	1,039	89	123	56	44	33	79	-22	190	-9	91	-8	104
	Kings Hwy	Crossroads Pkwy	2,628	1,684	211	199	105	109	106	91	-40	371	-22	192	-18	179
	Crossroads Pkwy	I95	2,628	2,027	211	245	105	142	106	102	-49	407	-26	221	-20	188
	I95	Jenkins Rd	4,377	1,537	350	171	200	101	151	70	-34	487	-20	280	-14	207
	Jenkins Rd	McNeil Rd	2,532	1,149	197	128	73	70	124	58	-26	300	-14	129	-12	170
	McNeil Rd	Virginia Ave	3,224	767	245	79	112	41	134	38	-16	309	-8	144	-8	165
	Virginia Ave.	Hartman Rd	620	135	47	9	18	5	29	5	-2	54	-1	21	-1	33

APPENDIX D

INTERSECTION ANALYSIS

DocuSign Envelope ID: 509A77EC-7D43-446A-80D9-83B2A05366E0

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

June 17, 2024

Susan O'Rourke, P.E.
O'Rourke Engineering & Planning
3725 S. East Ocean Boulevard, Stuart FL, 34996

Dear Susan O'Rourke,

RE: Variance Committee Review to allow for **Category D Driveway**
Applicant/Property Owner: Zentex Ventures LTD
St Lucie County **City of** Fort Pierce **State Road:** SR 70 **Section:** 94030000 **MP:** 20.20
Access Class: 03 **Posted Speed:** 45 mph **SIS:** Influence Area
FDOT Ref. Project: FM 447653.1-Jeffrey Robbert-RESURFACING **Site Acreage:** 58.23 Acres
Development Size: 179 Single Family Dwelling Units and 138 Multi-Family Dwelling Units
Project Name & Address: Zentex - Gordy Road south of SR-70, Fort Pierce
AMRC Meeting Date: April 4, 2024
AMRC Meeting Date: May 22, 2024 (Follow-up Meeting)

Request: Maintain full median opening access at the intersection of Gordy Road & SR-70, approximately 850 feet west of Rock Road.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **The existing westbound left turn lane at SR 70 and Gordy Road intersection shall be extended to accommodate the project traffic. The left turn/U-turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.**

- ☐ **Reconstruct existing median opening at SR 70 and Rock Road intersection to an eastbound directional median opening. The left turn/U-turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.**

- All existing driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Di

Susan O'Rourke – Zentex Access Management Review Committee Letter

Comments:
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: https://osp.fdot.gov: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
John Olson, P.E. District Design Engineer	DocuSigned by: John Olson D38BA4C842F840E...	X		June 17, 2024
Jonathan Overton, P.E. District Traffic Operations Engineer	DocuSigned by: Jonathan Overton 2655D45A...	X		June 17, 2024
Antonio Castro, P.E. District Maintenance Engineer	DocuSigned by: E4936E24FD0D4BD...	X		June 17, 2024

Acknowledgement:
Ronald Kareiva, P.E.
Concept Development Supervisor
Strategic Intermodal System (SIS) Coordinator

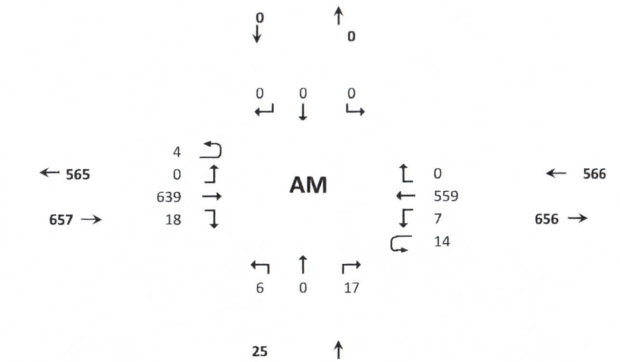
DocuSigned by:
6F9313FB82174C9...

cc: Nesa Harden; Vikrant Srivastava, PE, PMP, CPM;
File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-04-04 & AMRC\AMRC 01. 94030000 MP 20.20 SR 70_Zentex\AMRC 01. 94030000 MP 20.20 SR 70_Zentex.docx

TURNING MOVEMENT VOLUME COUNTS

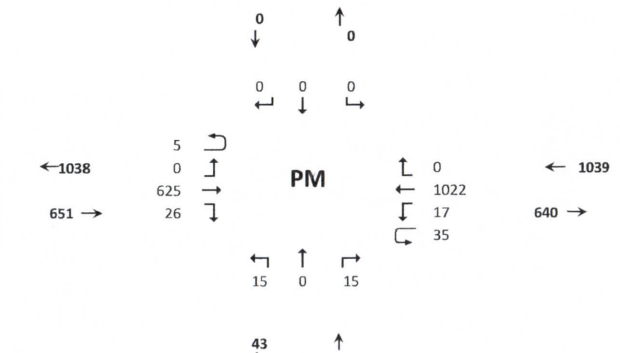
N/S STREET: Gordy Rd **E/W STREET:** Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - Existing
COUNT DATE: 8/17/2022 **DAY:** Tuesday **CITY:** Fort Perice
REPORT DATE: 9/1/2023 **ANALYSIS YEAR:** 2022 Existing

15 Min Period	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Season Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	



PHF: 0.91
Seasonal Factor: 1.19
Trips In 0
Trips Out 0
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
Growth	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	



PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1
Trips In: 0
Trips Out: 0
Years Grown: 0

D-1

HCS Two-Way Stop-Control Report

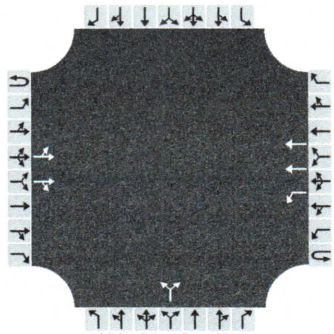
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	639	18	14	7	559			6		17				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				23					25					
Capacity, c (veh/h)		954				566					478					
v/c Ratio		0.00				0.04					0.05					
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2					
Control Delay (s/veh)		8.8	0.1			11.6					13.0					
Level of Service (LOS)		A	A			B					B					
Approach Delay (s/veh)	0.1				0.4				13.0							
Approach LOS	A				A				B							

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HCS Two-Way Stop-Control Report

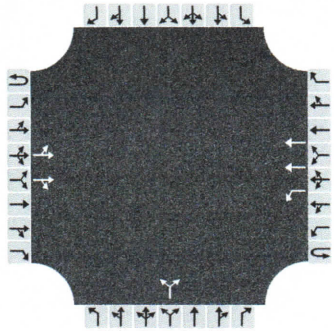
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		5	625	26	35	17	1022			15		15				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				56					32					
Capacity, c (veh/h)		625				583					325					
v/c Ratio		0.01				0.10					0.10					
95% Queue Length, Q_{95} (veh)		0.0				0.3					0.3					
Control Delay (s/veh)		10.8	0.1			11.8					17.3					
Level of Service (LOS)		B	A			B					C					
Approach Delay (s/veh)	0.2				0.6				17.3							
Approach LOS	A				A				C							

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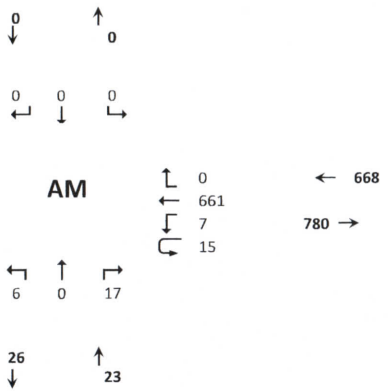
TURNING MOVEMENT VOLUME COUNTS

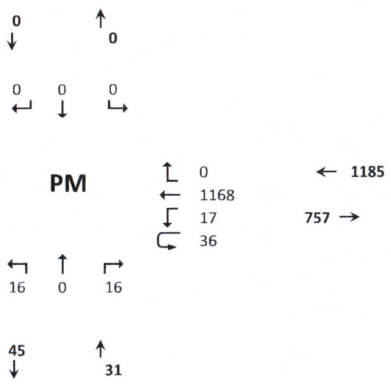
N/S STREET: Gordy Rd
E/W STREET: Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - Background
COUNT DATE: 8/17/2022
DAY: Tuesday
CITY: Fort Perice
REPORT DATE: 9/1/2023
ANALYSIS YEAR: 2026
Background

15 Min Period	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Season Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	665	19	4	7	582	0	15	1300	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Background								98				79				
Total	6	0	17	0	0	0	0	763	19	4	7	661	0	15	1477	



PHF: 0.91
Seasonal Factor: 1.19
Trips In 0
Trips Out 0
Growth Rate: 1.01
Years Grown: 4

15 Min Period lanes	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
Growth	16	0	16	0	0	0	0	650	27	5	17	1064	0	36	1795	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Background								91				104				
Total	16	0	16	0	0	0	0	741	27	5	17	1168	0	36	1990	



PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1.01
Trips In: 0
Trips Out: 0
Years Grown: 4

HCS Two-Way Stop-Control Report

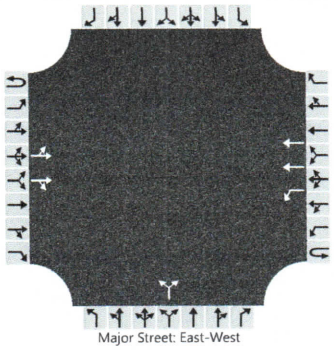
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	8/31/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Background without Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	763	19	15	7	661			6		17				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				24					25					
Capacity, c (veh/h)		866				465					412					
v/c Ratio		0.01				0.05					0.06					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.2					
95% Queue Length, Q_{95} (ft)		0.0				5.1					5.1					
Control Delay (s/veh)		9.2	0.1			13.2					14.3					
Level of Service (LOS)		A	A			B					B					
Approach Delay (s/veh)	0.1				0.4				14.3							
Approach LOS	A				A				B							

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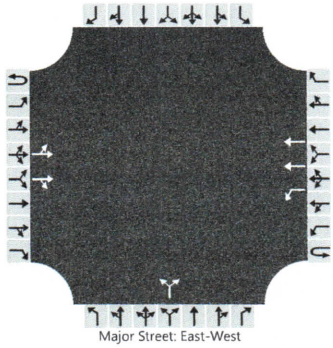
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	James Kemp	Intersection	Gordy Rd and Okeechobee
Agency/Co.	O'Rourke Engineering	Jurisdiction	Ft. Pierce
Date Performed	8/31/2023	East/West Street	Okeechobee Rd
Analysis Year	2026	North/South Street	Gordy Rd
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.93
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background without Project		

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		5	741	27	36	17	1168			16		16				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				57					34					
Capacity, c (veh/h)		544				489					273					
v/c Ratio		0.01				0.12					0.13					
95% Queue Length, Q_{95} (veh)		0.0				0.4					0.4					
95% Queue Length, Q_{95} (ft)		0.0				10.2					10.2					
Control Delay (s/veh)		11.7	0.1			13.3					20.1					
Level of Service (LOS)		B	A			B					C					
Approach Delay (s/veh)	0.2				0.6				20.1							
Approach LOS	A				A				C							

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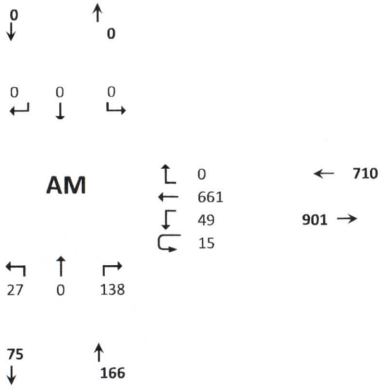
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Gordy Rd
E/W STREET: Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - with Project
COUNT DATE: 8/17/2022
DAY: Tuesday
CITY: Fort Pierce
REPORT DATE: 9/1/2023
ANALYSIS YEAR: 2026
with Project

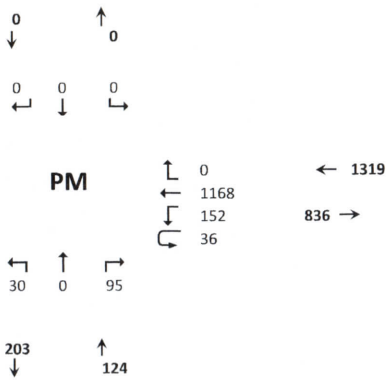
15 Min Period	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Season Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	665	19	4	7	582	0	15	1300	
In/Out	OUT	-	OUT	-	-	-	-	-	IN	-	IN	-	-	-	-	
Percentage	15%	0%	85%	0%	0%	0%	0%	0%	15%	0%	85%	0%	0%	0%	0%	
PROJECT	21	0	122	0	0	0	0	0	7	0	42	0	0	0	**0**	
Background								98				79				
Total	27	0	138	0	0	0	0	763	26	4	49	661	0	15	1669	

PHF: 0.91
Seasonal Factor: 1.19
Trips In 49
Trips Out 143
Growth Rate: 1.01
Years Grown: 4



15 Min Period lanes	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
Growth	16	0	16	0	0	0	0	650	27	5	17	1064	0	36	1795	
In/Out	OUT	-	OUT	-	-	-	-	-	IN	-	IN	-	-	-	-	
Percentage	15%	0%	85%	0%	0%	0%	0%	0%	15%	0%	85%	0%	0%	0%	0%	
Project	14	0	79	0	0	0	0	0	24	0	134	0	0	0	**0**	
Background								91				104				
Total	30	0	95	0	0	0	0	741	51	5	152	1168	0	36	2241	

PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1.01
Trips In: 158
Trips Out: 93
Years Grown: 4



HCS Two-Way Stop-Control Report

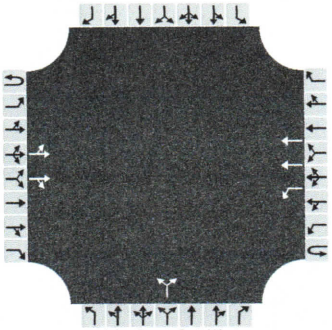
General Information

Analyst	Kyle Scherer
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	2/14/2024
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	763	26	15	49	661			27		138				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				70					181					
Capacity, c (veh/h)		866				556					442					
v/c Ratio		0.01				0.13					0.41					
95% Queue Length, Q_{95} (veh)		0.0				0.4					2.0					
95% Queue Length, Q_{95} (ft)		0.0				10.2					51.2					
Control Delay (s/veh)		9.2	0.1			12.4					18.7					
Level of Service (LOS)		A	A			B					C					
Approach Delay (s/veh)	0.1				1.1				18.7							
Approach LOS	A				A				C							

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HCS Two-Way Stop-Control Report

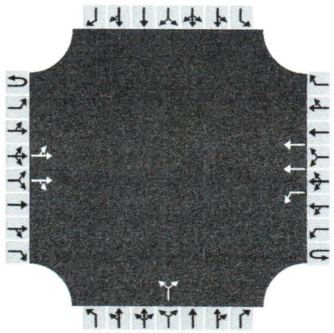
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	2/14/2024
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	741	51	36	152	1168			30		95				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				202					134					
Capacity, c (veh/h)		544				621					286					
v/c Ratio		0.01				0.33					0.47					
95% Queue Length, Q_{95} (veh)		0.0				1.4					2.4					
95% Queue Length, Q_{95} (ft)		0.0				35.8					61.4					
Control Delay (s/veh)		11.7	0.1			13.6					28.2					
Level of Service (LOS)		B	A			B					D					
Approach Delay (s/veh)	0.2				1.9				28.2							
Approach LOS	A				A				D							

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TURNING MOVEMENT VOLUME COUNTS

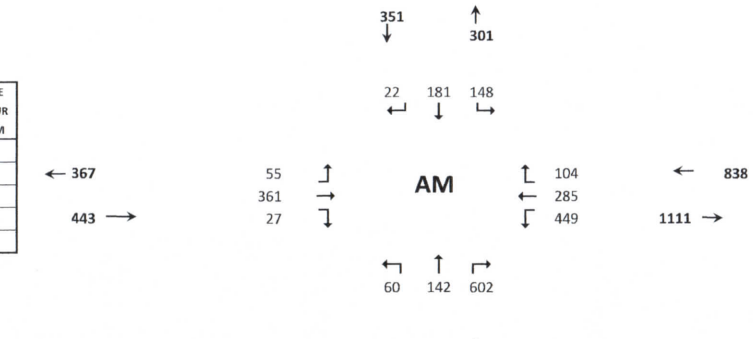
N/S STREET: Kings Highway **E/W STREET**: Okeechobee Rd **CONTROL**: Signalized

FILENAME:

COUNT DATE: Oct. 2017 FDOT Adjusted **DAY**: Wednesday **CITY**: St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR**: 2022 Existing

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM													
Volumes	55	130	550	135	165	20	50	330	25	410	260	95	0	
Season Factor	55	130	550	135	165	20	50	330	25	410	260	95	2225	
Growth	60	142	602	148	181	22	55	361	27	449	285	104	2436	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	60	142	602	148	181	22	55	361	27	449	285	104	2436	

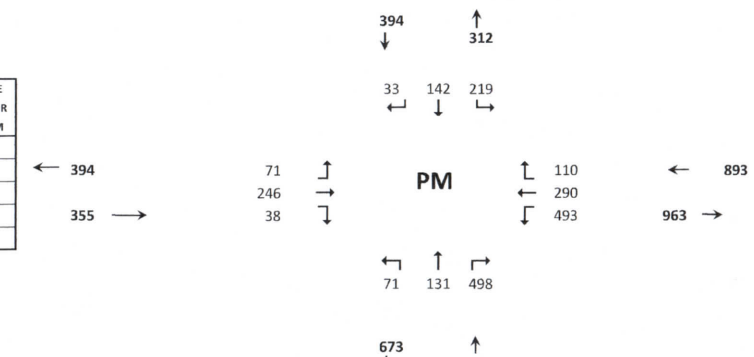


Seasonal Factor: 1
Growth Rate: 1.0184
Years Grown: 5

Trips In	Trips Out
0	0

Okeechobee Rd & Kings Hwy
Existing

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM PEAK HOUR IS FROM:	5:00PM TO 6:00PM													
Volumes	65	120	455	200	130	30	65	225	35	450	265	100	0	
Season Factor	65	120	455	200	130	30	65	225	35	450	265	100	2140	
Growth	71	131	498	219	142	33	71	246	38	493	290	110	2342	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	71	131	498	219	142	33	71	246	38	493	290	110	2342	

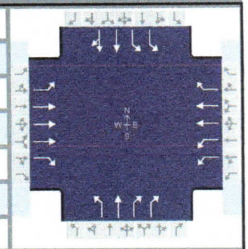


Seasonal Factor: 1
Growth Rate: 1.0184
Years Grown: 5

Trips In	Trips Out

HCS Signalized Intersection Results Summary

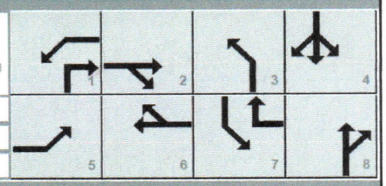
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Existing - AM.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	55	361	27	449	285	104	60	142	602	148	181	22

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.3	8.9	56.8	6.5	0.7	29.9	
Yellow	4.3	4.3	4.3	4.7	0.0	4.7	
Red	2.0	2.0	2.0	1.0	0.0	1.5	



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	12.6	63.1	27.8	78.3	12.2	36.1	12.9	36.9
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	6.6		21.1		7.0	28.4	6.9	9.0
Green Extension Time (g_e), s	0.1	0.0	0.4	0.0	0.1	1.6	0.3	2.6
Phase Call Probability	0.90		1.00		0.92	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	0.49	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	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	60	392	29	488	310	113	65	154	654	161	111	109
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1828
Queue Service Time (g_s), s	4.6	6.8	1.5	19.1	6.4	4.6	5.0	9.7	26.4	4.9	6.8	7.0
Cycle Queue Clearance Time (g_c), s	4.6	6.8	1.5	19.1	6.4	4.6	5.0	9.7	26.4	4.9	6.8	7.0
Green Ratio (*g/C*)	0.05	0.41	0.41	0.15	0.51	0.57	0.05	0.21	0.37	0.27	0.22	0.22
Capacity (*c*), veh/h	82	2100	653	540	1861	911	84	406	1047	646	416	401
Volume-to-Capacity Ratio (*X*)	0.732	0.187	0.045	0.904	0.167	0.124	0.775	0.380	0.625	0.249	0.267	0.273
Back of Queue (*Q*), ft/ln (95 th percentile)	99.4	129.1	27.9	367.3	122.5	78.4	109.3	204.2	354.9	96.6	145.6	143.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	5.2	1.1	14.7	4.9	3.1	4.4	8.2	14.2	3.9	5.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	66.0	26.7	25.2	58.2	18.1	14.2	66.0	47.1	36.4	39.9	45.3	45.4
Incremental Delay (d_2), s/veh	4.7	0.2	0.1	15.5	0.2	0.3	5.6	0.2	0.7	0.1	0.1	0.1
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	70.7	26.9	25.3	73.8	18.3	14.5	71.6	47.3	37.0	40.0	45.5	45.5
Level of Service (LOS)	E	C	C	E	B	B	E	D	D	D	D	D
Approach Delay, s/veh / LOS	32.3	C		47.5	D		41.4	D		43.2	D	
Intersection Delay, s/veh / LOS	42.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.27	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.75	A	1.24	A	1.93	B	0.80	A

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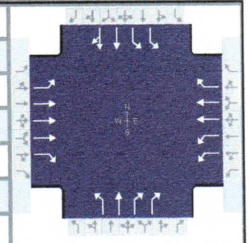
HCS Signalized Intersection Results Summary

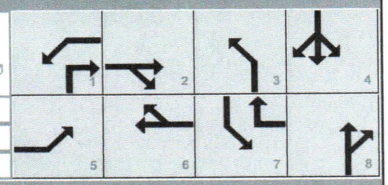
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Existing - PM.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	71	246	38	493	290	110	71	131	498	219	142	33

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	7.6	10.2	56.7	7.6	2.6	24.6	
Yellow	4.3	4.3	4.3	4.7	0.0	4.7	
Red	2.0	2.0	2.0	1.0	0.0	1.5	



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	13.9	63.0	30.4	79.5	13.3	30.8	15.8	33.3
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	7.9		22.9		7.9	23.4	9.7	8.3
Green Extension Time (g_e), s	0.1	0.0	1.2	0.0	0.1	1.1	0.5	2.2
Phase Call Probability	0.95		1.00		0.95	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.64	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	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	77	267	41	536	315	120	77	142	541	238	96	94
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1778
Queue Service Time (g_s), s	5.9	4.5	2.2	20.9	6.4	4.5	5.9	9.4	21.4	7.7	6.0	6.3
Cycle Queue Clearance Time (g_c), s	5.9	4.5	2.2	20.9	6.4	4.5	5.9	9.4	21.4	7.7	6.0	6.3
Green Ratio (*g/C*)	0.05	0.41	0.41	0.17	0.52	0.60	0.05	0.18	0.35	0.25	0.19	0.19
Capacity (*c*), veh/h	98	2097	653	604	1892	959	98	333	990	632	368	344
Volume-to-Capacity Ratio (*X*)	0.787	0.127	0.063	0.887	0.167	0.125	0.787	0.427	0.547	0.376	0.262	0.273
Back of Queue (*Q*), ft/ln (95 th percentile)	128.6	85.8	39.6	365.9	122.2	76.4	128.5	199	298.9	150.5	129.5	126.7
Back of Queue (*Q*), veh/ln (95 th percentile)	5.1	3.4	1.6	14.6	4.9	3.1	5.1	8.0	12.0	6.0	5.2	5.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	65.4	26.1	25.4	56.6	17.5	12.4	65.4	51.5	36.8	42.8	47.9	48.1
Incremental Delay (d_2), s/veh	5.2	0.1	0.2	4.4	0.2	0.3	5.1	0.3	0.2	0.1	0.1	0.2
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	70.6	26.2	25.6	61.0	17.6	12.6	70.6	51.8	37.0	43.0	48.1	48.2
Level of Service (LOS)	E	C	C	E	B	B	E	D	D	D	D	D
Approach Delay, s/veh / LOS	35.0	D		41.0	D		43.2	D		45.3	D	
Intersection Delay, s/veh / LOS	41.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.27	B	2.74	C	2.60	C
Bicycle LOS Score / LOS	0.70	A	1.29	A	1.74	B	0.84	A

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TURNING MOVEMENT VOLUME COUNTS

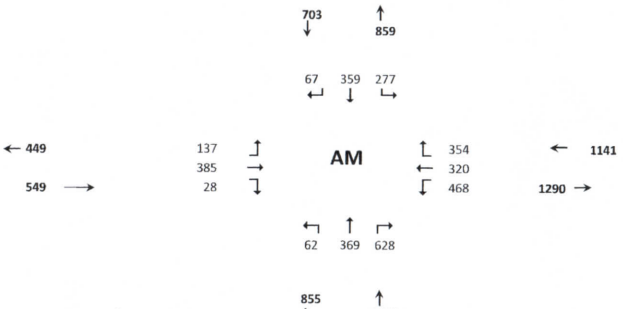
N/S STREET: Kings Highway **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME:

COUNT DATE: Oct. 2017 FDOT Adjusted & Grown to 2022 **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR:** 2026 Background

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	60	142	602	148	181	22	55	361	27	449	285	104	2436	
Season Factor	60	142	602	148	181	22	55	361	27	449	285	104	2436	
Growth	62	148	626	154	188	23	57	376	28	467	297	108	2535	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	62	148	626	154	188	23	57	376	28	467	297	108	2535	
Other Projects														
Percentage	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	0%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
PROJECT	0	31	0	6	9	6	20	0	0	0	0	20	0	
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	6	0	10	16	10	3	0	0	0	0	3	0	
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	4	0	5	1	1	4	0	0	0	0	23	0	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	3	0	0	9	0	0	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	0	
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	127	0	38	126	14	14	0	0	0	0	38	0	
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	37	0	34	9	6	23	0	0	0	0	139	0	
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		
Volume	0	1	0	0	1	0	0	0	0	0	0	0	0	
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%		
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		
Volume	0	0	2	0	0	0	0	2	0	1	1	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	2	0	0	5	0	0	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	10	0	3	3	3	10	0	0	0	0	10	0	
%	0.0%	5.0%	0.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	0	
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		
Volume	0	0	0	22	0	0	0	0	0	0	0	8	0	
Subtotal	0	221	2	123	170	44	79	9	0	1	23	245	0	
Total	62	369	628	277	359	67	137	385	28	468	320	354	2535	



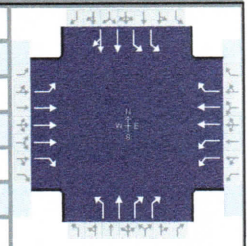
Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 4

Trips In	Trips Out
0	0

Project Name	Trips In	Trips Out
KRE	393	117
Pineapple Grove	69	196
Project Hunt	76	17
St. Lucie Commerce Center	141	31
Whispering Oaks	45	167
Bent Creek	62	186
Wawa Kings	63	64
Kings Highway Warehouse	342	341
Kings Highway Commerce Park / White Parcel	463	114
Walsh Crossroads	7	5
Project Hurricane	36	12
Celebration Point	30	96
Stonemont	203	56
7-11 Angle Road	45	46
Sunnyland	75	223

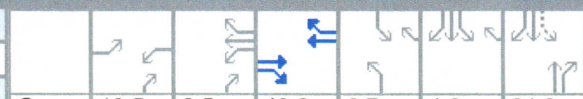
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Background - AM.xus		
Project Description	Background without Project				

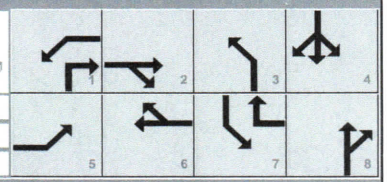


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	137	385	28	468	320	354	62	369	628	277	359	67

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On



Green	13.5	2.5	49.8	6.7	4.8	31.9	
Yellow	4.3	4.3	4.3	4.7	0.0	4.7	
Red	2.0	2.0	2.0	1.0	0.0	1.5	



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.8	56.1	28.5	64.9	12.4	38.1	17.3	43.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	13.3		21.9		7.2	30.9	10.9	16.9
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.1	1.0	0.6	3.7
Phase Call Probability	1.00		1.00		0.93	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	1.00	0.00	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	149	418	30	509	348	385	67	401	683	301	236	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1796
Queue Service Time (g_s), s	11.3	7.9	1.7	19.9	8.7	21.9	5.2	28.9	27.0	8.9	14.7	14.9
Cycle Queue Clearance Time (g_c), s	11.3	7.9	1.7	19.9	8.7	21.9	5.2	28.9	27.0	8.9	14.7	14.9
Green Ratio (*g/C*)	0.10	0.36	0.36	0.16	0.42	0.50	0.05	0.23	0.39	0.32	0.26	0.26
Capacity (*c*), veh/h	174	1841	573	558	1513	806	87	433	1102	436	499	472
Volume-to-Capacity Ratio (*X*)	0.855	0.227	0.053	0.912	0.230	0.477	0.777	0.926	0.619	0.691	0.474	0.481
Back of Queue (*Q*), ft/ln (95 th percentile)	231	152	31.8	383.6	172.3	338.1	112.8	579.3	361.1	174.9	281.3	272.8
Back of Queue (*Q*), veh/ln (95 th percentile)	9.2	6.1	1.3	15.3	6.9	13.5	4.5	23.2	14.4	7.0	11.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.3	31.6	29.6	57.9	26.2	22.9	65.9	52.9	34.6	39.2	43.5	43.6
Incremental Delay (d_2), s/veh	4.6	0.3	0.2	17.1	0.4	2.0	5.5	23.5	0.7	0.7	0.3	0.3
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	66.9	31.9	29.8	75.0	26.6	24.9	71.4	76.4	35.3	40.0	43.7	43.9
Level of Service (LOS)	E	C	C	E	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	40.5	D		45.9	D		51.7	D		42.3	D	
Intersection Delay, s/veh / LOS	46.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.28	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.82	A	1.51	B	2.39	B	1.12	A

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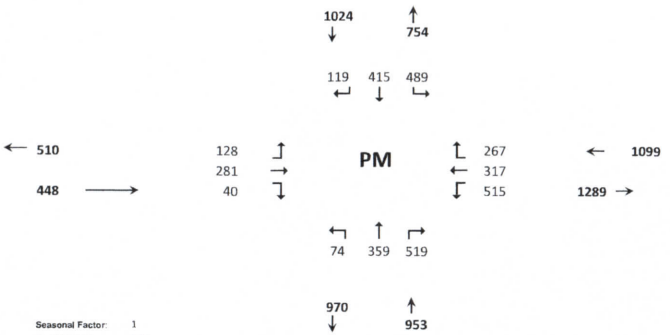
TURNING MOVEMENT VOLUME COUNTS

Okeechobee Rd & Kings Hwy
Background

15 Min Period / lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	



PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM										
Volumes	71	131	498	219	142	33	71	246	38	493	290	110	2342
Season Factor	71	131	498	219	142	33	71	246	38	493	290	110	2342
Growth	74	136	518	228	148	34	74	256	40	513	302	114	2437
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	74	136	518	228	148	34	74	256	40	513	302	114	2437

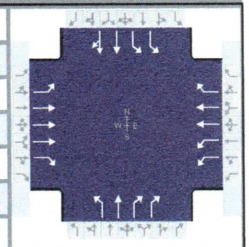
Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 4

Trips In **Trips Out**

Other Projects																
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5.0%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		KRE	**Trips In**	**Trips Out**
PROJECT	0	12	0	19	31	19	8	0	0	0	0	8	97		151	389
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Pineapple Grove		
Volume	0	19	0	7	11	7	12	0	0	0	0	12	67		233	137
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Project Hunt		
Volume	0	1	0	17	3	3	1	0	0	0	0	6	30		19	57
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%				
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		St. Lucie Commerce Center		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0		52	196
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%				
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		Whispering Oaks		
Volume	0	0	0	0	0	0	0	9	0	0	5	0	13		172	94
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%				
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		Bent Creek		
Volume	0	0	0	0	0	0	0	10	0	0	6	0	15		193	113
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Wawa Kings		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	17		57	58
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Kings Highway Warehouse		
Volume	0	169	0	50	169	18	18	0	0	0	0	50	476		458	216
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Kings Highway Commerce Park		
Volume	0	11	0	137	37	23	7	0	0	0	0	43	258	/ White Parcel	142	458
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%				
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		Walsh Crossroads		
Volume	0	2	0	0	2	0	0	1	0	0	1	0	5		10	11
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%				
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		Project Hurricane		
Volume	0	0	1	0	0	0	0	1	0	2	2	0	6		23	37
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%				
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		Celebration Point		
Volume	0	0	0	0	0	0	0	5	0	0	3	0	8		100	57
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		Stonemont		
Volume	0	4	0	10	10	10	4	0	0	0	0	4	39		70	192
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%				
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		7-11 Angle Road		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	12		40	40
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%				
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		Sunnyland		
Volume	0	0	0	15	0	0	0	0	0	0	0	26	42		261	154
Subtotal	0	223	1	261	268	85	54	25	0	2	16	152	1086			
Total	74	359	519	489	415	119	128	281	40	515	317	267	3524			

HCS Signalized Intersection Results Summary

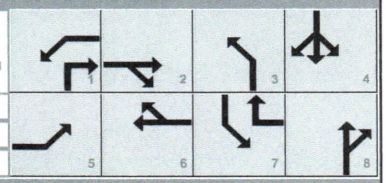
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Background - PM.xus		
Project Description	Background without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	281	40	515	317	267	74	359	519	489	415	119

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	12.7	6.0	43.0	7.9	6.1	27.8	
Yellow	4.3	4.3	4.3	4.7	4.7	4.7	
Red	2.0	2.0	2.0	1.0	1.0	1.5	



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.0	49.3	31.3	61.7	13.6	34.0	25.3	45.8
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	12.6		23.8		8.1	29.8	18.6	21.1
Green Extension Time (g_e), s	0.2	0.0	1.2	0.0	0.1	0.0	1.0	3.1
Phase Call Probability	1.00		1.00		0.96	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	1.00	0.01	0.21

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	139	305	43	560	345	290	80	390	564	532	300	280
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1754
Queue Service Time (g_s), s	10.6	6.1	2.7	21.8	8.9	14.3	6.1	27.8	21.5	16.6	18.8	19.1
Cycle Queue Clearance Time (g_c), s	10.6	6.1	2.7	21.8	8.9	14.3	6.1	27.8	21.5	16.6	18.8	19.1
Green Ratio (*g/C*)	0.09	0.31	0.31	0.18	0.40	0.54	0.06	0.20	0.38	0.35	0.28	0.28
Capacity (*c*), veh/h	164	1591	495	628	1430	863	102	377	1075	596	537	496
Volume-to-Capacity Ratio (*X*)	0.848	0.192	0.088	0.891	0.241	0.336	0.790	1.034	0.525	0.892	0.559	0.566
Back of Queue (*Q*), ft/ln (95 th percentile)	219.1	117.7	50	381.3	178.4	235	133.7	667	298.2	307.8	346.4	329
Back of Queue (*Q*), veh/ln (95 th percentile)	8.8	4.7	2.0	15.3	7.1	9.4	5.3	26.7	11.9	12.3	13.9	13.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.7	35.7	34.5	56.2	28.3	18.4	65.2	56.1	33.8	39.7	42.8	42.9
Incremental Delay (d_2), s/veh	4.6	0.3	0.4	5.3	0.4	1.1	5.1	55.5	0.2	7.8	0.8	0.9
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	67.3	36.0	34.9	61.4	28.7	19.5	70.3	111.6	34.1	47.5	43.6	43.8
Level of Service (LOS)	E	D	C	E	C	B	E	F	C	D	D	D
Approach Delay, s/veh / LOS	44.8	D		41.8	D		66.1	E		45.5	D	
Intersection Delay, s/veh / LOS	49.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.74	C	2.59	C
Bicycle LOS Score / LOS	0.76	A	1.47	A	2.19	B	1.40	A

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TURNING MOVEMENT VOLUME COUNTS

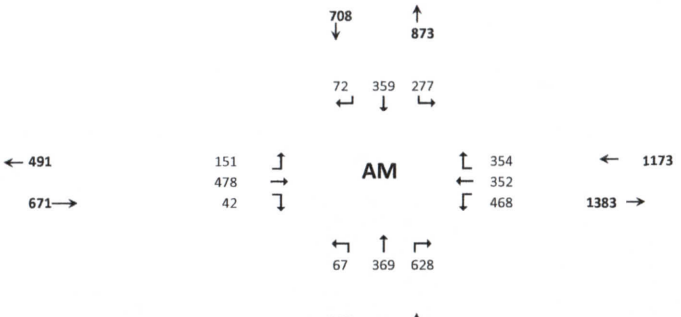
N/S STREET: Kings Highway **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME:

COUNT DATE: Oct. 2017 FDOT Adjusted & Grown to 2022 **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR:** 2026 Future Total

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	



AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM												
Volumes	60	142	602	148	181	22	55	361	27	449	285	104	2436
Season Factor	60	142	602	148	181	22	55	361	27	449	285	104	2436
Growth	62	148	626	154	188	23	57	376	28	467	297	108	2535
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-	
Percentage	10%	0%	0%	0%	0%	10%	10%	65%	10%	0%	65%	0%	
PROJECT	5	0	0	0	0	5	14	93	14	0	32	0	163
Total	67	148	626	154	188	28	72	469	42	467	328	108	2698

Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 4

Trips In	Trips Out
49	143

Other Projects													
Percentage	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
PROJECT	0	31	0	6	9	6	20	0	0	0	0	20	0
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	6	0	10	16	10	3	0	0	0	0	3	0
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	4	0	5	1	1	4	0	0	0	0	23	0
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	3	0	0	9	0	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	3	0	3	3	3	3	0	0	0	0	3	0
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	127	0	38	126	14	14	0	0	0	0	38	0
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	37	0	34	9	6	23	0	0	0	0	139	0
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-	
Volume	0	1	0	0	1	0	0	0	0	0	0	0	0
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%	
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-	
Volume	0	0	2	0	0	0	0	2	0	1	1	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	2	0	0	5	0	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	10	0	3	3	3	10	0	0	0	0	10	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	2	0	2	2	2	2	0	0	0	0	2	0
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%	
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN	
Volume	0	0	0	22	0	0	0	0	0	0	0	8	0

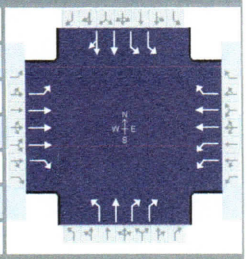
Project Name	Trips In	Trips Out
KRE	393	117
Pineapple Grove	69	196
Project Hunt	76	17
St. Lucie Commerce Center	141	31
Whispering Oaks	45	167
Bent Creek	62	186
Wawa Kings	63	64
Kings Highway Warehouse	342	341
Kings Highway Commerce Park/ White Parce	463	114
Walsh Crossroads	7	5
Project Hurricane	36	12
Celebration Point	30	96
Stonemont	203	56
7-11 Angle Road	45	46
Sunnyland	75	223

Subtotal	5	221	2	123	170	49	94	102	14	1	55	245	163
Total	67	369	628	277	359	72	151	478	42	468	352	354	2698

D-16

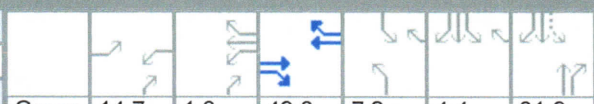
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Future Total - AM 2.1...		
Project Description	Future Total with Project				

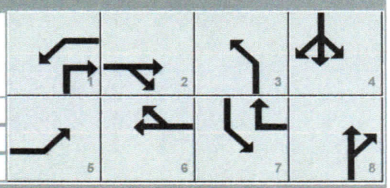


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	151	478	42	468	352	354	67	369	628	277	359	72

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On



Green	14.7	1.3	49.8	7.2	4.4	31.9
Yellow	4.3	4.3	4.3	4.7	0.0	4.7
Red	2.0	2.0	2.0	1.0	0.0	1.5



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	21.0	56.1	28.5	63.6	12.9	38.1	17.3	42.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	14.5		21.9		7.6	30.9	11.0	17.2
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.1	1.0	0.6	3.7
Phase Call Probability	1.00		1.00		0.94	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	1.00	0.00	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	164	520	46	509	383	385	73	401	683	301	239	229
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1790
Queue Service Time (g_s), s	12.5	10.1	2.6	19.9	9.8	22.3	5.6	28.9	27.0	9.0	14.9	15.2
Cycle Queue Clearance Time (g_c), s	12.5	10.1	2.6	19.9	9.8	22.3	5.6	28.9	27.0	9.0	14.9	15.2
Green Ratio (*g/C*)	0.10	0.36	0.36	0.16	0.41	0.49	0.05	0.23	0.39	0.32	0.26	0.26
Capacity (*c*), veh/h	189	1840	572	558	1482	793	93	433	1102	437	493	464
Volume-to-Capacity Ratio (*X*)	0.866	0.282	0.080	0.912	0.258	0.485	0.782	0.926	0.619	0.690	0.486	0.494
Back of Queue (*Q*), ft/ln (95 th percentile)	255.1	192.3	48.3	383.6	193.7	343.7	121.4	579.3	361.1	176.1	286.1	276.6
Back of Queue (*Q*), veh/ln (95 th percentile)	10.2	7.7	1.9	15.3	7.7	13.7	4.9	23.2	14.4	7.0	11.4	11.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	61.7	32.3	29.9	57.9	27.3	23.7	65.6	52.9	34.6	39.4	43.9	44.0
Incremental Delay (d_2), s/veh	7.9	0.4	0.3	17.1	0.4	2.1	5.3	23.5	0.7	0.7	0.3	0.3
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	69.6	32.7	30.2	75.0	27.7	25.8	70.9	76.4	35.3	40.2	44.2	44.4
Level of Service (LOS)	E	C	C	E	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	40.9	D		46.0	D		51.8	D		42.7	D	
Intersection Delay, s/veh / LOS	46.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.89	A	1.54	B	2.40	B	1.12	A

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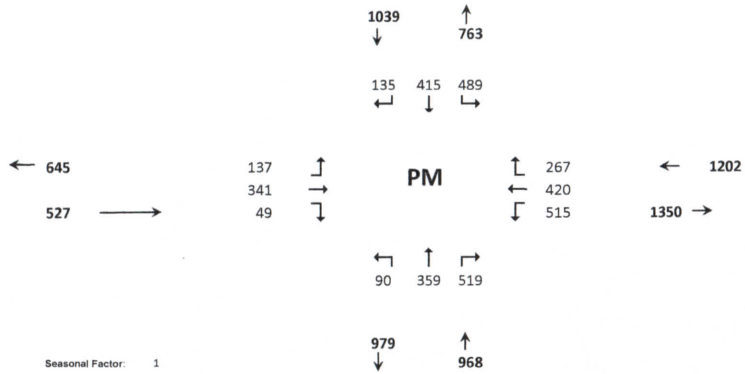
TURNING MOVEMENT VOLUME COUNTS

Okeechobee Rd & Kings Hwy
Future Total

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	



PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM										
Volumes	71	131	498	219	142	33	71	246	38	493	290	110	2342
Season Factor	71	131	498	219	142	33	71	246	38	493	290	110	2342
Growth	74	136	518	228	148	34	74	256	40	513	302	114	2437
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-	
Percentage	10%	0%	0%	0%	0%	10%	10%	65%	10%	0%	65%	0%	
PROJECT	16	0	0	0	0	16	9	60	9	0	103	0	213
Total	90	136	518	228	148	50	83	316	49	513	404	114	2650

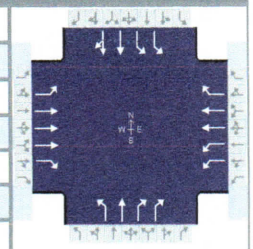
Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	4
Trips In	**Trips Out**
158	93

Other Projects														
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
PROJECT	0	12	0	19	31	19	8	0	0	0	0	8	97	
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	19	0	7	11	7	12	0	0	0	0	12	67	
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	1	0	17	3	3	1	0	0	0	0	6	30	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	9	0	0	5	0	13	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	10	0	0	6	0	15	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	17	
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	169	0	50	169	18	18	0	0	0	0	50	476	
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	11	0	137	37	23	7	0	0	0	0	43	258	
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		
Volume	0	2	0	0	2	0	0	1	0	0	1	0	5	
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%		
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		
Volume	0	0	1	0	0	0	0	1	0	2	2	0	6	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	5	0	0	3	0	8	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	4	0	10	10	10	4	0	0	0	0	4	39	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	12	
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		
Volume	0	0	0	15	0	0	0	0	0	0	0	26	42	
Subtotal	16	223	1	261	268	101	63	85	9	2	118	152	1199	
Total	90	359	519	489	415	135	137	341	49	515	420	267	3636	

KRE	Trips In	Trips Out
Pineapple Grove	233	137
Project Hunt	19	57
St. Lucie Commerce Center	52	196
Whispering Oaks	172	94
Bent Creek	193	113
Wawa Kings	57	58
Kings Highway Warehouse	458	216
Kings Highway Commerce Park/ White Parce	142	458
Walsh Crossroads	10	11
Project Hurricane	23	37
Celebration Point	100	57
Stonemont	70	192
7-11 Angle Road	40	40
Sunnyland	261	154

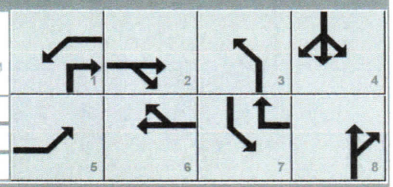
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Future Total - PM 2.1...		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	137	341	49	515	420	267	90	359	519	489	415	135

Signal Information					EB			WB			NB			SB		
Cycle, s	140.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	13.5	5.3		43.0	9.4	4.6	27.8					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.3	4.3		4.3	4.7	4.7	4.7					
Force Mode	Float	Simult. Gap N/S	On	Red	2.0	2.0		2.0	1.0	1.0	1.5					



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	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.8	49.3	31.3	60.9	15.1	34.0	25.3	44.3
Change Period, (*Y+R c*), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g s*), s	13.3		23.8		9.5	29.8	18.6	22.2
Green Extension Time (*g e*), s	0.2	0.0	1.2	0.0	0.1	0.0	1.0	3.0
Phase Call Probability	1.00		1.00		0.98	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	1.00	0.01	0.27

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	149	371	53	560	457	290	98	390	564	532	310	288
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1740
Queue Service Time (*g s*), s	11.3	7.5	3.3	21.8	12.3	14.5	7.5	27.8	21.5	16.6	19.9	20.2
Cycle Queue Clearance Time (*g c*), s	11.3	7.5	3.3	21.8	12.3	14.5	7.5	27.8	21.5	16.6	19.9	20.2
Green Ratio (*g/C*)	0.10	0.31	0.31	0.18	0.39	0.53	0.07	0.20	0.38	0.35	0.27	0.27
Capacity (*c*), veh/h	174	1591	495	628	1411	854	121	377	1075	596	517	473
Volume-to-Capacity Ratio (*X*)	0.856	0.233	0.108	0.891	0.324	0.340	0.808	1.034	0.525	0.892	0.600	0.608
Back of Queue (*Q*), ft/ln (95 th percentile)	232.2	145	61.7	381.3	234	237.5	161.6	667	298.2	307.8	365.3	344.8
Back of Queue (*Q*), veh/ln (95 th percentile)	9.3	5.8	2.5	15.3	9.4	9.5	6.5	26.7	11.9	12.3	14.6	13.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	62.3	36.2	34.7	56.2	29.8	18.8	64.4	56.1	33.8	39.7	44.3	44.4
Incremental Delay (*d 2*), s/veh	5.3	0.3	0.4	5.3	0.6	1.1	4.8	55.5	0.2	7.8	1.4	1.6
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	67.6	36.5	35.2	61.4	30.4	19.9	69.2	111.6	34.1	47.5	45.7	46.1
Level of Service (LOS)	E	D	D	E	C	B	E	F	C	D	D	D
Approach Delay, s/veh / LOS	44.5	D		41.4	D		66.1	E		46.7	D	
Intersection Delay, s/veh / LOS	49.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.74	C	2.60	C
Bicycle LOS Score / LOS	0.80	A	1.57	B	2.22	B	1.42	A

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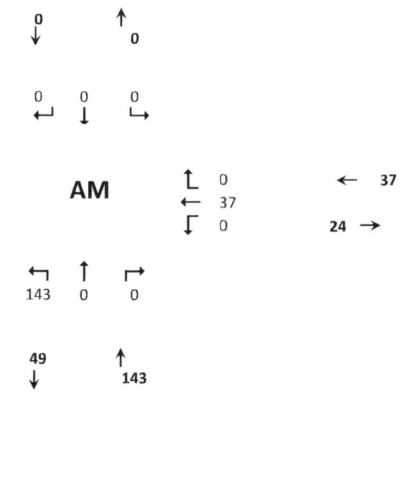
APPENDIX E

DRIVEWAY ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

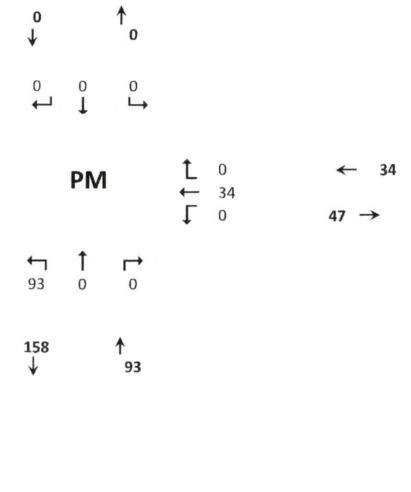
N/S STREET: Gordy Rd
E/W STREET: Project Driveway
FILENAME: Gordy Rd & Project Driveway - TMC
COUNT DATE: 8/17/2022 **DAY:** Tuesday **CITY:** Fort Perice
REPORT DATE: 9/1/2023 **ANALYSIS YEAR:** 2026 Future Total

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	4	0	0	5	0	9	40
7:15-7:30	0	0	0	0	0	0	0	5	0	0	7	0	12	46
7:30-7:45	0	0	0	0	0	0	0	3	0	0	9	0	12	43
7:45-8:00	0	0	0	0	0	0	0	3	0	0	4	0	7	40
8:00-8:15	0	0	0	0	0	0	0	7	0	0	8	0	15	40
8:15-8:30	0	0	0	0	0	0	0	5	0	0	4	0	9	
8:30-8:45	0	0	0	0	0	0	0	6	0	0	3	0	9	
8:45-9:00	0	0	0	0	0	0	0	4	0	0	3	0	7	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	0	0	0	0	0	0	0	18	0	0	28	0	46	
Season Factor	0	0	0	0	0	0	0	21	0	0	33	0	55	
Growth	0	0	0	0	0	0	0	24	0	0	37	0	61	
In/Out	OUT	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
PROJECT	143	0	0	0	0	0	0	0	49	0	0	0	**0**	
Total	143	0	0	0	0	0	0	24	49	0	37	0	253	



PHF: 0.77
Seasonal Factor: 1.19
Trips In 49
Trips Out 143
Growth Rate: 1.0255
Years Grown: 4

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	5	0	0	4	0	9	46
4:15-4:30	0	0	0	0	0	0	0	3	0	0	4	0	7	56
4:30-4:45	0	0	0	0	0	0	0	4	0	0	10	0	14	59
4:45-5:00	0	0	0	0	0	0	0	10	0	0	6	0	16	62
5:00-5:15	0	0	0	0	0	0	0	10	0	0	9	0	19	60
5:15-5:30	0	0	0	0	0	0	0	6	0	0	4	0	10	
5:30-5:45	0	0	0	0	0	0	0	10	0	0	7	0	17	
5:45-6:00	0	0	0	0	0	0	0	8	0	0	6	0	14	
PM PEAK HOUR IS FROM:	4:45PM TO 5:45PM													
Volumes	0	0	0	0	0	0	0	36	0	0	26	0	62	
Season Factor	0	0	0	0	0	0	0	43	0	0	31	0	74	
Growth	0	0	0	0	0	0	0	47	0	0	34	0	82	
In/Out	OUT	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
Project	93	0	0	0	0	0	0	0	158	0	0	0	**0**	
Total	93	0	0	0	0	0	0	47	158	0	34	0	333	



PHF: 0.82
Seasonal Factor: 1.19
Growth Rate: 1.0255
Trips In: 158
Trips Out: 93
Years Grown: 4

E-1

HCS Two-Way Stop-Control Report

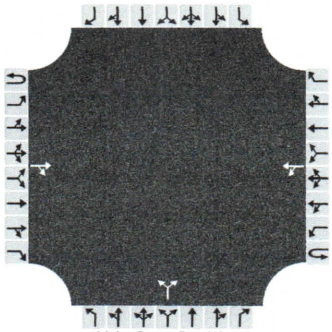
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy & Project Driveway
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Gordy Road
Peak Hour Factor	0.77
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			24	49		0	37			143		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					186					
Capacity, c (veh/h)						1493					883					
v/c Ratio						0.00					0.21					
95% Queue Length, Q_{95} (veh)						0.0					0.8					
95% Queue Length, Q_{95} (ft)											20.5					
Control Delay (s/veh)						7.4	0.0				10.2					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.0				10.2							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

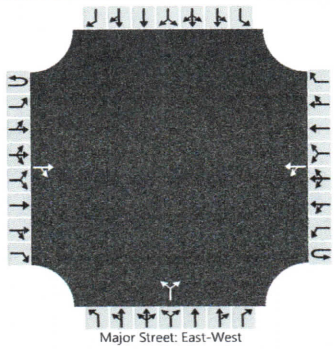
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy & Project Driveway
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Gordy Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			47	158		0	34			93		0				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					113					
Capacity, c (veh/h)						1310					791					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
95% Queue Length, Q_{95} (ft)											12.8					
Control Delay (s/veh)						7.7	0.0				10.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.0				10.3							
Approach LOS					A				B							

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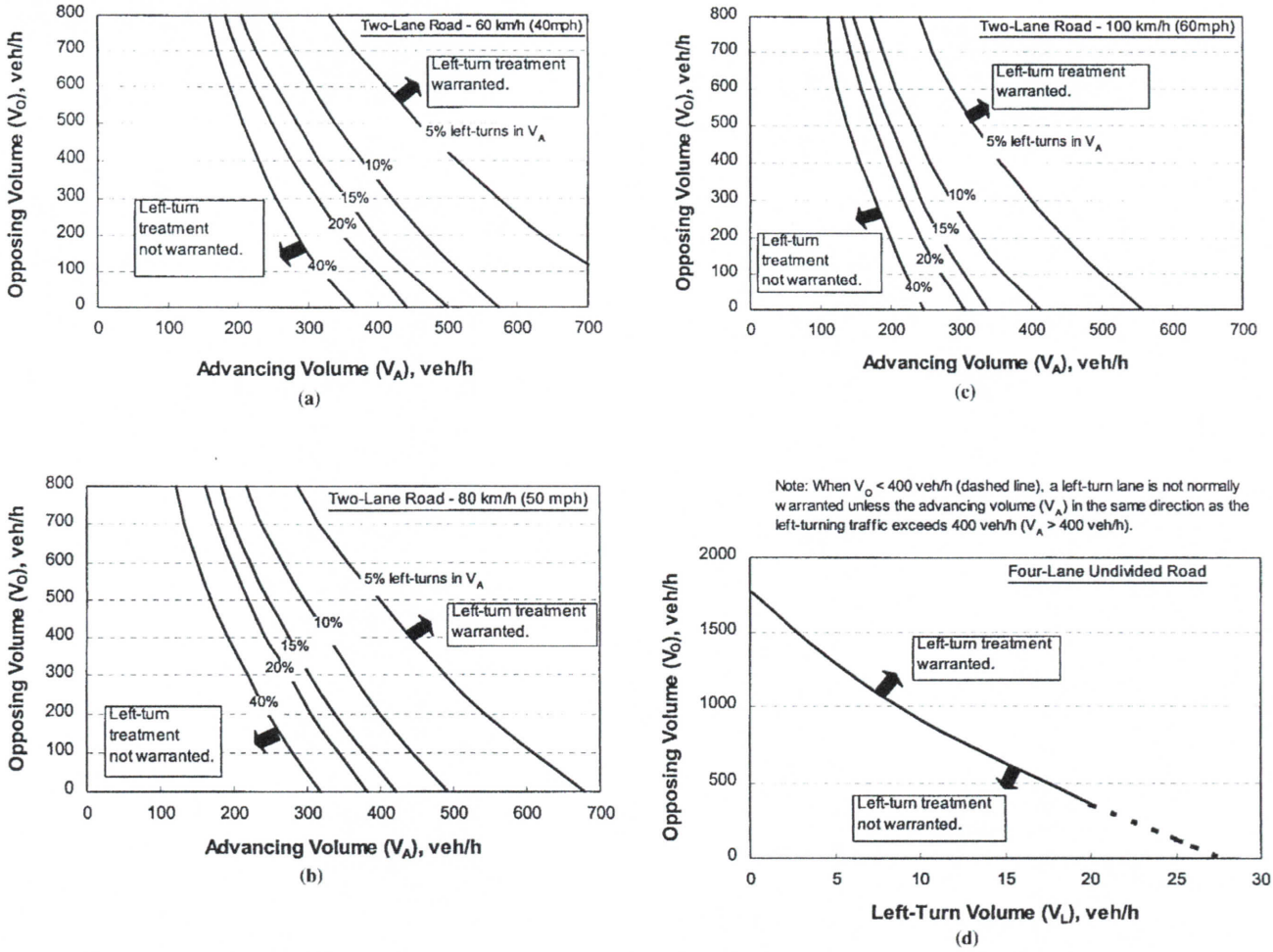

Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

cantly improve operations and safety at the intersection. A right-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in the through traffic lanes. This separation minimizes turn-related collisions (e.g., angle, rear-end, and same-direction-sideswipe) and eliminates unnecessary delay to through vehicles.

One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Hasan and Stokes (*22*) developed guidelines for determining when to provide a right-turn bay on the major road of a two-way stop-controlled intersection. These guidelines were based on an evaluation of the operating and collision costs associated with the right-turn maneuver relative to the cost of constructing a right-turn bay. The operating costs included those of road-user fuel and delay. Separate guidelines were developed for two-lane and four-lane roadways. These guidelines are shown in Figure 2-6.

Application. The guidance described in the preceding section defines conditions that may justify the provision of a right-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Figure 2-6 should be consulted once for each major-road approach. If the combination of major-road approach volume and right-turn volume intersects above or to the right of the trend line corresponding to the major-road operating speed, then a right-turn bay is a viable alternative.

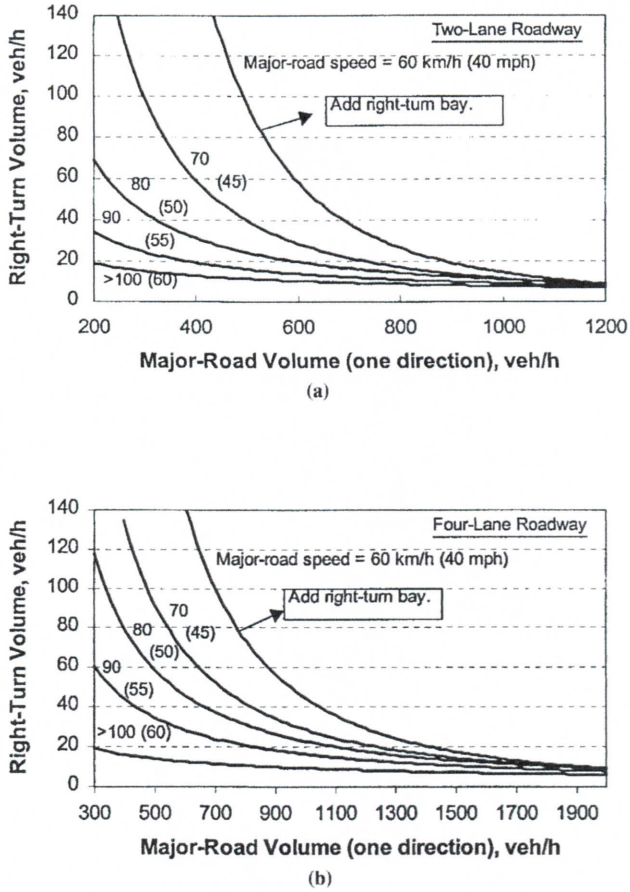

Figure 2-6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

Increase Length of Turn Bay

Introduction. Turn bay length can affect the safety and operation of the intersection approach significantly. This effect becomes more negative as the frequency with which vehicles exceed the available storage increases. Also, for unstopped approaches, this effect becomes more negative as more of the turning vehicle's deceleration occurs in the through lane, prior to the bay. The need to provide adequate storage length, deceleration length, or both is dependent on the type of approach control used and whether the vehicle is turning left or right. Table 2-13 identifies the appropriate bay

TABLE 2-13 Turn-bay length components at unsignalized intersections

Approach Control	Length Components	
	Left-Turn Bay	Right-Turn Bay
Unstopped	Storage Length + Deceleration Length	Deceleration Length
Stopped	Storage Length	Storage Length

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

August 9, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Gordy Creek
Application Type: Planned Development
Project Number: 24-43900001

Dear Vennis,

Please see below the responses to Staff's initial review for Gordy Creek, provided on May 15, 2024.

Planning Department – Vennis Gilmore

1. The provided Site Plan does not adhere to the existing Future Land Use of MXD, Mixed-Use Development. 1.1.6 Policy first sentence states the following:
   "The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:"
   Subsection B. Commercial
   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

   Please add an additional use of the above listed uses to continue with a recommendation of approval.

Response: As discussed in the TRC meeting on 5/16/24 and as presented in the attached justification statement for the MXD land use, the General Commercial land use, as listed in Comprehensive Plan Policy 1.1.6.B, includes park/recreational facilities. This PD includes an extensive preserve area with pedestrian trails and kayak launch that will be accessible to the public. This is the second use that makes this PD compatible with the existing MXD land use.

2. 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 Plan 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:
    a. The approximate date when construction of the project can be expected to begin.
    b. 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 be completed.
    c. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Acknowledged, please see the attached Phasing Schedule included in this submittal.

3. 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.

Response: Acknowledged, please see the code waiver table provided with this resubmittal.

4. Per City Code Section 125-212(b)(3), in all planned developments at least 20% 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% 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).

Response: Acknowledged, the proposed plan far exceeds these requirements.

5. Prior to development a Final PD site plan application shall be submitted as a Major Amendment to PD zoning.

Response: As discussed in the TRC meeting on 5/16, the PD Plan that is being reviewed is being prepared with enough detail and information that a PD amendment will not be required.

6. 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.

Response: Acknowledged.

7. 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.

Response: Jessica Huffman, a reviewer with the SFWMD, verified the wetland and other surface water boundaries within the project site on June 14, 2024. There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. Please see the attached wetland and surface water boundary figure and boundary survey which both depict the wetland and surface water boundaries approved by SFWMD.

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

Response: Acknowledged.

9. Prior to submittal of Final PD site plan, and if required by the USFWS, a Wood Stork foraging habitat assessment shall be carried out on site.

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands do not provide suitable habitat for wood stork foraging.

To date, BTC has not received any correspondence from USFWS.

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

Response: This will be submitted during the final site plan application. A drainage report is being included in this submittal.

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

Response: Acknowledged, this is already the case.

12. 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.

Response: This is already included in the PD plan provided in this application.

13. 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 nonresidential acreage.

Response: This is already included in the PD plan provided in this application.

14. 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.

Response: Acknowledged, these will be provided at a later date prior to PD approval.

15. 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.

Response: Acknowledged, this information is being included in the Site Plan or other plan sets included in this submittal. An irrigation plan will be provided at time of Site Plan application.

16. 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.

Response: Acknowledged, this will be provided prior to issuance of any building permits.

17. 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.

Response: Acknowledged, this will be done at the appropriate time.

18. Additional mitigation/improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

Response: Acknowledged.

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

Response: A Subdivision Application will be submitted at the appropriate time.

Engineering – Selena Griffett

1. The provided topographic survey did not include the parcel of land situated to the west of Ten Mile Creek. Being as this area is designated as a wetland and is slated to have a 25' average wetland buffer surrounding the perimeter, a topographic survey of the area is not required.

Response: A topographic survey for this area was not provided as no improvements are proposed and it will remain undisturbed.

2. There is a proposed "Passive Recreation Multi-Use trail which meanders through the existing wetland located to the east and west sides of Ten Mile Creek. The applicant will be required to obtain authorization from South Florida Water Management District for any proposed wetland encroachments. The plan shall also include the width of the trail along with the material to be utilized to construct this trail.

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. An application has been submitted to SFWMD and response received, however, this submittal will reflect the removal of the trails from these environmentally sensitive areas.

3. How will the trail traverse across Ten Mile Creek?

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. Access to the area across Ten Mile Creek is not necessary.

4. Provide sidewalks on both sides of the roadway.

Response: The roadways within this development will be private roads not accessible to the public. Sidewalks will continue to be provided on one side of the road.

5. The site plan calls out sidewalk widths that are to be 4' wide while the section view indicates 5' wide sidewalks. Please review the site plan to specify 5' wide sidewalks.

Response: The label has been corrected to read 5' sidewalk.

6. The minimum Minor Street right-of-way width is 60'.

Response: As discussed at the TRC meeting, the community roads will be platted as a "roadway tract" and not a right-of-way. The 50' road will comply with engineering requirements.

7. Provide all boundary dimensions and bearings.

Response: Survey boundary bearings and dimensions have been added to the Paving, Grading, and Drainage plan sheets.

8. Please identify widths of all roadways, including one-way drive isles, radii of horizontal curves, and curb radii at intersections.

Response: Please refer to the PGD plans for roadway dimensions.

9. Please show all pavement markings, stop bars, crosswalks, and traffic and parking signs.

Response: Pavement markings and signs have been shown on the plans.

10. Please show the dimensions of parking spaces.

Response: Parking spaces at the amenity area have been dimensioned on Sheet 3 of the Site Plan. The detail is also shown on Sheet 7 of the Site Plan.

11. Provide the pervious/impervious breakdown on the site plan.

Response: Pervious/impervious calculations have been added to the site plan.

12. The 24' townhome and the 6-unit townhome typical lot details do not indicate the proposed driveway widths, please update the plan accordingly.

Response: Driveway widths have been added to the townhome typical shown on Sheet 6 of the Site Plan.

13. Provide a minimum 20' front building setback for the single-family lots in order to accommodate vehicle parking without encroaching into the right-of-way.

Response: The single-family front building setback has been updated to 20' under the development standards table on Sheet 1 and 6 of the Site Plan.

14. Indicate the driveway widths proposed for the single-family lots.

Response: Driveways have been added to the 40' typical lot detail on Sheet 6 of the Site Plan.

15. Please identify the various surface/hatch types on the plan.

Response: The wetland hatch has been added to the Legend on Sheet 1 one of the Site Plan.

16. The proposed emergency access will require a gate with a lock.

Response: Acknowledged, it will have a knox box to ensure emergency access.

17. Identify the amenity facilities proposed for the development.

Response: Acknowledged, the updated site plan shows the amenity area in more detail.

18. The overall site plan reflects a Phase 1 and Phase 2 delineation; provide clarification on the significance of this phasing.

Response: These two phases are being shown to demonstrate the two phases of construction.

19. Please add the following note to the plans: "All storm drainage facilities shall conform to chapters 119 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended".

Response: Please refer to this note added on Sheet C-2 (note #13).

20. The landscape plan indicates that the entrance is to be gated, yet the site plan does not reflect a gated entrance. Please clarify whether the entrance is to be gated and if so provide the distance from the proposed gate to the Gordy Road pavement.

Response: Gate callouts and a gate detail have been added to the Site Plan.

21. The environmental report stipulates that the site is located within a Wood Stork Nesting Colony Foraging Area and as such any impacts will require mitigation through the purchase of mitigation credits or the recreation of the habitat elsewhere on-site. Will the developer recreate the habitat or is the purchase of mitigation credits proposed?

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands and surface waters do not provide suitable habitat for wood stork foraging and mitigation is not required for the proposed work in surface waters.

Advisory Comments

1. Stormwater design and reports will be reviewed at DPCR. Please ensure compliance with City Code Chapter 119.

Response: Acknowledged.

2. At the time of Development Permit Review Compliance the applicant shall provide the appropriate tree survey and tree mitigation calculations.

Response: Acknowledged, these will be provided at time of Development Permit Review Compliance.

3. Gordy Road is a St. Lucie County owned and maintained facility, please coordinate with St. Lucie County pertaining to the required roadway improvements.

Response: Coordination with St. Lucie County pertaining to roadway improvements has occurred.

<u>St. Lucie County Engineering – Grant Chambers</u>

1. State Road 70 is an FDOT right-of-way. Please coordinate with FDOT for permitting improvements within the right-of-way.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

2. Please provide an updated survey and cross sections through the ROW, including dimensions of the existing pavement and distance from edge of pavement to the drainage ditches running alongside Gordy Road. Additional improvements to Gordy Road will be required to support the development.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

3. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's planning and Development services department to proceed with the review and acknowledgement of the cost.

Response: Acknowledged, this application includes an email from the applicant to Kori Benton authorizing the traffic review.

4. A 5-foot sidewalk is required along the Gordy Road frontage. The Board of County Commissioners may authorize the applicant to pay a fee-in-lieu of construction of the sidewalk.

Response: The applicant will coordinate with The Board of County Commissioners and Staff on a payment in-lieu of construction of this sidewalk.

5. Gated access will be required to meet section 7.10.15 of the County's Land Development Code.

Response: Acknowledged, these requirements are being met.

Conditions

6. A Site Development Permit is required prior to performing site improvement activities.

Response: Acknowledged.

7. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the right-of-way.

Response: Acknowledged.

<u>Transportation Planning Organization – Stephanie Torres</u>

1. Build Out Year Justification: The TIA identifies a build out year of 2026. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2026. Therefore, justification should be provided for the use of a 2026 build out year, or the build out year should be revised with justification.

Response: A three-year buildout projection is typical of residential developments. This projection accounts for the time of initial submittal to approval and projected construction timing.

2. Gordy Road: The proposed residential development would rely on Gordy Road for access. Currently, Gordy Road is a rural road with no shoulders or bicycle and pedestrian facilities. Therefore, without improvements, the proposed development would significantly impact traffic, bicycle, and pedestrian safety on Gordy Road. Roadway safety improvements adjusting to the increased traffic should be completed for any proposed development requiring access from Gordy Road.

Response: Gordy Creek is not a thoroughfare roadway, pedestrian and bicycle traffic are minimal on this roadway.

3. Historical Growth Rate: The growth rate table in the Traffic Study shows the committed traffic combined with the historical growth rate. The committed traffic count analysis should be separate from the 2.5% growth rate when calculating the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55% should be utilized.

Response: The higher of the 2.55% regional growth rate or 1% + committed background projects are used in the analysis. Committed traffic is separate from the growth rate calculation. The proposed growth rate of 1.21% on Gordy Road is considered acceptable due to the lack of development on Gordy Road, other than the develop0ment in discussion. The 1% + committed background projects on Okeechobee Road is approximately equal to a 7% growth rate, greater than a 2.55% growth rate.

4. Roadway Network Impacts: Project impacts should be communicated to and coordinated with FDOT and St. Lucie County Planning Departments as transportation impacts from the proposed project will extend to those roadway networks.

Response: Acknowledged, the applicant and project traffic engineer will continue to coordinate with FDOT and St. Lucie County on transportation impacts.

5. Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on this site. The sidewalk connection on the east side of the proposed driveway access appears to provide no connectivity to the internal sidewalk network. Pedestrian connections to the internal sidewalk network and bicycle facilities should be provided for bicyclist and pedestrian safety.

Response: There is a bicycle rack at the amenity/mail kiosk area. Residents should store their bicycles in their homes.

6. SmartMoves 2045 Long Range Transportation Plan (LRTP) Inconsistency: The proposed 317 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amended to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

Response: Amending the 2045 Long Range Transportation Plan (LRTP) is not the responsibility of the applicant nor a component of the land development process. The LRTP is updated every 5-years to account for new developments and anticipated development in the future.

7. LRTP Programmatic Environmental Mitigation: Section 9.2 of the LRTP identifies the proposed project site on Gordy Road as an Environmentally Sensitive Area on the Cost Feasible Roadway Network Plan. An environmental mitigation plan for the Gordy Road improvements will need to be developed consistent with the Programmatic Environmental Mitigation which includes enhancement, restoration, creation and/or preservation that will serve to offset unavoidable environmental impacts of the proposed project.

Response: There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. The wetlands onsite will be preserved and an upland buffer that has an average width of 25 feet is proposed. Preservation area signage and fencing is proposed

along the upland buffer. Please see the attached figure depicting the proposed 0.35-acre of work in surface waters.

Fire District – Captain Andres Elizondo

1. Please submit a completed application for Development/Site Plan review. This form is available online at https://www.slcfd.com.

Response: Acknowledged, a complete fire application is being submitted.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The review fee is being delivered to the Fire District along with this resubmittal.

3. Please provide an electronic revise copy of the site plan.

Response: A copy of all plans is being submitted to the Fire District.

4. Please provide a written acknowledgement of the conditions/revisions provided.

Response: Acknowledged, please see responses to the comments provided.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

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. 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.

Response: Acknowledged.

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

Response: Security gates will comply with emergency requirements.

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

Response: Acknowledged, the cul-de-sac radius is 50’.

9. Per the St. Lucie County Fire District Prevention Code Resolution 740-23, at least 13’6” 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).

Response: Acknowledged.

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

Response: Acknowledged.

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 150ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

Response: Acknowledged, all buildings are in compliance and within 150ft of an access road. .

12. Be advised: Dimensions of larges vehicles are 38 tons or 77,000lbs, 47.5ft total length, 21.5ft wheel base, 10.5ft total width, 41.5 degrees turning radius.

Response: Acknowledged.

13. Minimum roadway pavement width (two-way traffic) shall be 20ft.

Response: Roadways meet this requirement, as shown in the typical.

14. Minimum roadway pavement width (one-way traffic) shall be 12ft.

Response: There are no one-way roads in this development.

15. A fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Response: Acknowledged.

16. 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.

Response: Acknowledged, aside from the primary entrance, there is an EMS access point provided in the townhome area of the site.

17. 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.

Response: Acknowledged.

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

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

19. Fire hydrants shall be provided for detached one-and-two-dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 600ft. 2) The maximum distance between fire hydrants shall not exceed 800ft.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

20. An approved water supply capable of supplying the required fire flow for fire protection shall be identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

Response: Acknowledged, calculations will be provided with Site Plan application.

21. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ.

Response: Acknowledged.

22. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction onsite credible water supply for your development and or project (the affidavit can be found at https://www.slcfd.com/182/Applications-Permits under fire permits.

Response: Acknowledged, this will be provided with the Site Plan application.

23. Fire hydrants shall be staggered along both sides of roadways that are divided by fixed medians.

Response: There are no fixed medians proposed along interior roadways.

24. Hydrants shall be located no more than 12ft from the curb of roadways or from the edge of pavement. Clearances of 3ft shall be maintained around the circumference of hydrants. A clear space of not less than 5ft shall be provided in front of each hydrant connection having a diameter greater than 2.5in. The center of hose outlet shall be not less than 18in above final grade.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

25. 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 feet of the proposed project.

Response: Acknowledged, this information is provided in the plan sets.

Fort Pierce Police Department

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

occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Response: Acknowledged, any impacts on emergency services will be mitigated for.

Fort Pierce Utilities Authority

1. This submission is outside of the FPUA water/wastewater service area.

Response: Acknowledged. The applicant has been in coordination with SLC Utilities.

2. This submission is outside of the FPUA electric service area.

Response: Acknowledged.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
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July 29, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Gordy Creek
Application Type: Planned Development
Project Number: 24-43900001

Vennis,

Please accept following table as the applicant's comparison between the proposed PD development standards and the regulations listed under the most similar Fort Pierce zoning designation, R-4.

Minimum Requirements Chart	Minimum Requirements (R-4)	Minimum Proposed
Townhome Min. Lot Size	1500 Sqft	1502 Sqft
Single Family Min. Lot Size	4000 Sqft	4800 Sqft
Townhome Min. Lot Width	16-24ft	16ft
Single Family Min. Lot Width	60ft	40ft
Townhome Min. Lot Depth	90ft	95ft
Single Family Min. Lot Depth	70ft	120ft
Townhome Min. Side Setback (corner)	15ft	15ft
Single Family Min. Side Setback (corner)	15ft	15ft
Townhome Min. Side Setback	10ft	5ft
Single Family Min. Side Setback	6ft	15ft
Townhome Min. Rear Setback	0ft	10ft
Single Family Min. Rear Setback	15ft	10ft
Overall Min. Building Height	45ft	35ft

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: Southeast of the intersection of SR 70 and Turnpike
2. Property Tax ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0
3. Total Acreage: 76.97
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1 (SLC)
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant undeveloped parcel

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To allow a residential PD development with a strong focus on preservation and recreational features.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUDB (SLC)	CPUD (SLC)
East	SFWMD area	SD (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG1	1 du/ac	76.97	X
Proposed	MXD	PD	6 du/ac	76.97	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	**Total gallons per day** 82,160 - 19,760 = 62,400

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	**Total gallons per day** 82,160 - 19,760 = 62,400

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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

	K-8	High
School Name	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning Enrollment Demand	22	10
Proposed Zoning Enrollment Demand	90	39
Change in Demand	72	29

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	76 units, 10 yards required
Proposed Zoning	316 units, 42 yards required
Change in Demand	32 yards

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

Impact	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	LUC 210 - 808	LUC 210 - 59/78
Proposed Zoning	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
Change in Demand	Trips1867	Trips133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

12. Name of Owner(s): Zentex Ventures LTD
Mailing Address: 44 Coconut Row, Unit B-22
City Palm Beach State FL Zip 33480
Phone #
E-mail:

13. Name of Applicant: Gordy Creek, LLC
Mailing Address: 1548 SE 6th Street
City Deerfield Beach State FL Zip 33441
Phone # 904-219-3330 Fax #
E-mail: lara@swansonlandco.com

14. Name of Representative: Cotleur & Hearing
Mailing Address: 1934 Commerce Lane, Suite 1
City Jupiter State FL Zip 33458
Phone # 561-747-6336 Fax #
E-mail: dsorrow@cotleur-hearing.com

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

I certify that: (Check One)

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

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

Applicant's Signature 3/13/2024 Date

1548 SE 6th Street, Deerfield Beach	FL	33441
Address	State	Zip
904-219-3330		lara@swansonlandco.com
Phone	Fax	E-mail Address

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

Zentex Ventures Ltd (917) 881-4505
Property Owner's Name (Please Print) Phone

44 Cocoanut Row B22 Palm Beach, FL 33480
Address State Zip

Property Owner's Signature 3/14/24 Date

STATE OF FLORIDA)
~~ST LUCIE~~ COUNTY)
PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2024, by GARY MATTHEW ZENTNER who is personally known to me or has produced ~~Expired~~ as id

Signature of Notary (seal)

KATHLEEN WILLIAMS GOYANES
Notary Public - State of Florida
Commission # HH148898
My Comm. Expires Jul 5, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Cotleur & Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

LC26000535

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 25, 2023

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

RE: Letter of Authorization

To Whom it may Concern:

Please be advised that Gordy Creek, LLC is the applicant for the Gordy Creek project on parcels 2326-130-0000-000-7 and 2326-130-0000-010-0, located on Gordy Road just south of Okeechobee Road and west of the Turnpike. The undersigned Authorized Person, Lara Swanson, hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding any necessary land use amendment, rezoning, site plan, and other similar applications with the Planning Department at the City of Fort Pierce.

For:

Lara Swanson
Authorized Person

10/31/2023
Date

Lara Swanson
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Brevard

I hereby certify that the foregoing instrument was acknowledged before me this 31st day of October, 2023, by Lara Swanson. ~~He or~~ she is personally known to me or ~~has provided~~ _____ as ~~identification~~.

Notary Public Signature
State of Florida at-large

JEFFREY J. THOMAS
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-30-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 226111

Jeffrey J. Thomas
Printed Name

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PAUL A. KRASKER, ESQ.
625 N. FLAGLER DRIVE, 9TH FLOOR
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

(1) Susan M. Weser
Print Name: Susan M. Weser

(2) D. Jean Rich
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a
Delaware corporation

By:
Name: MAX ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME:_____
Serial (Commission) Number:
_____

(NOTARY STAMP)

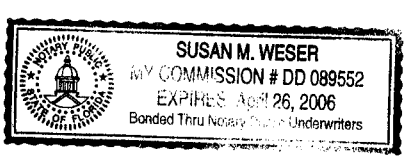


EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

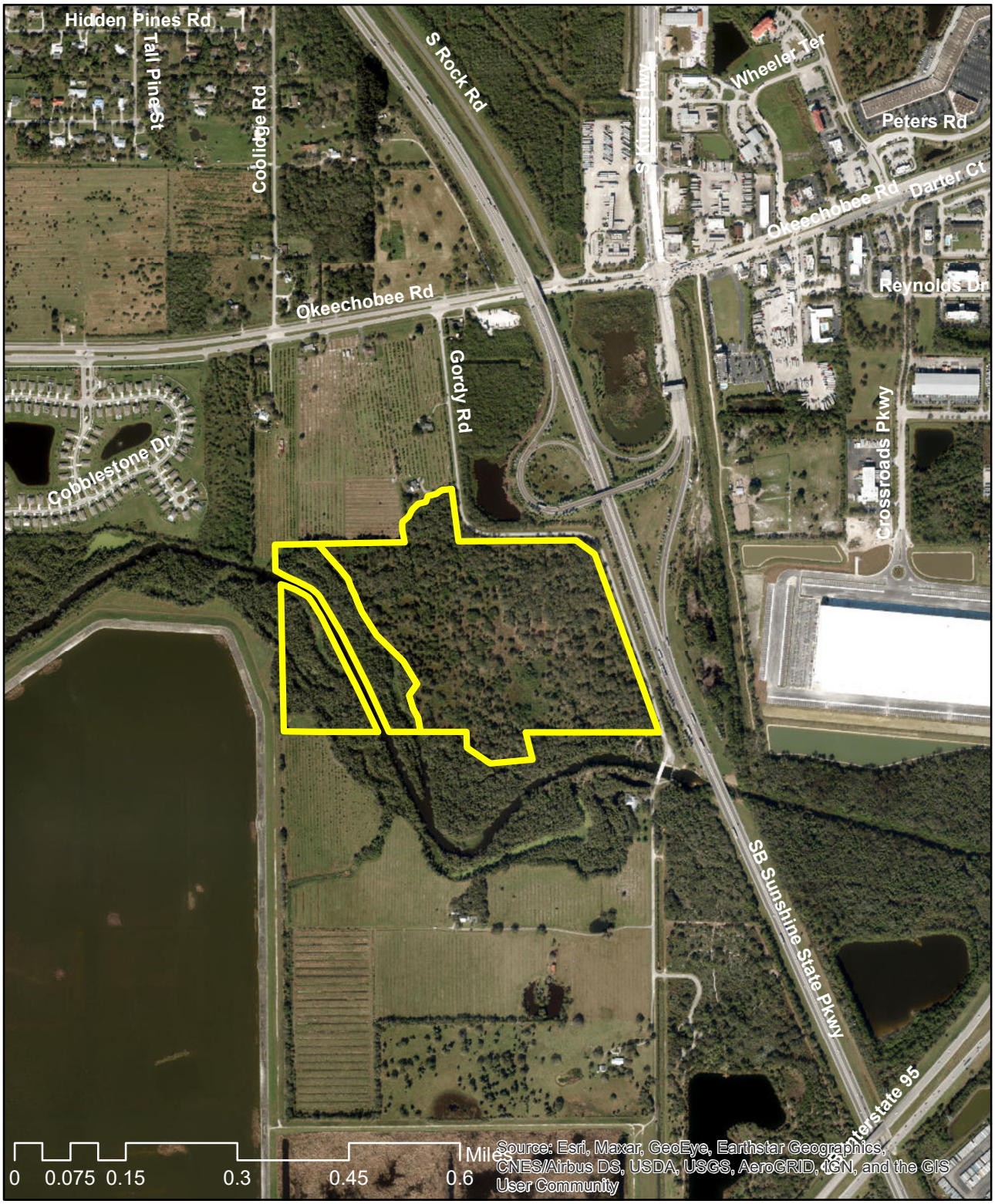
Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7



N
W E
S

Gordy Creek
Aerial and Location Map

1 inch = 1,053 feet

0 0.0750.15 0.3 0.45 0.6 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

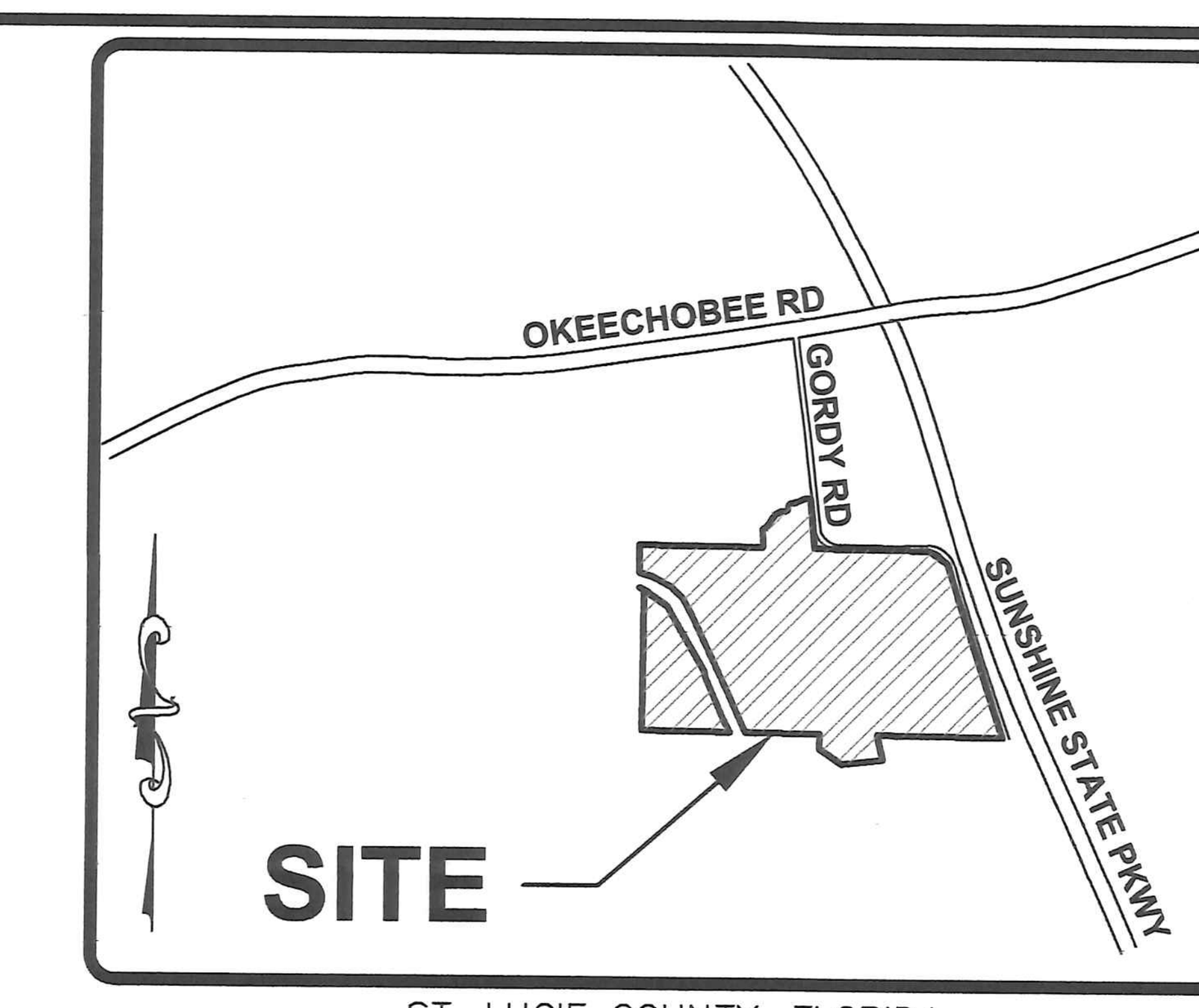
PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFORM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982661
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

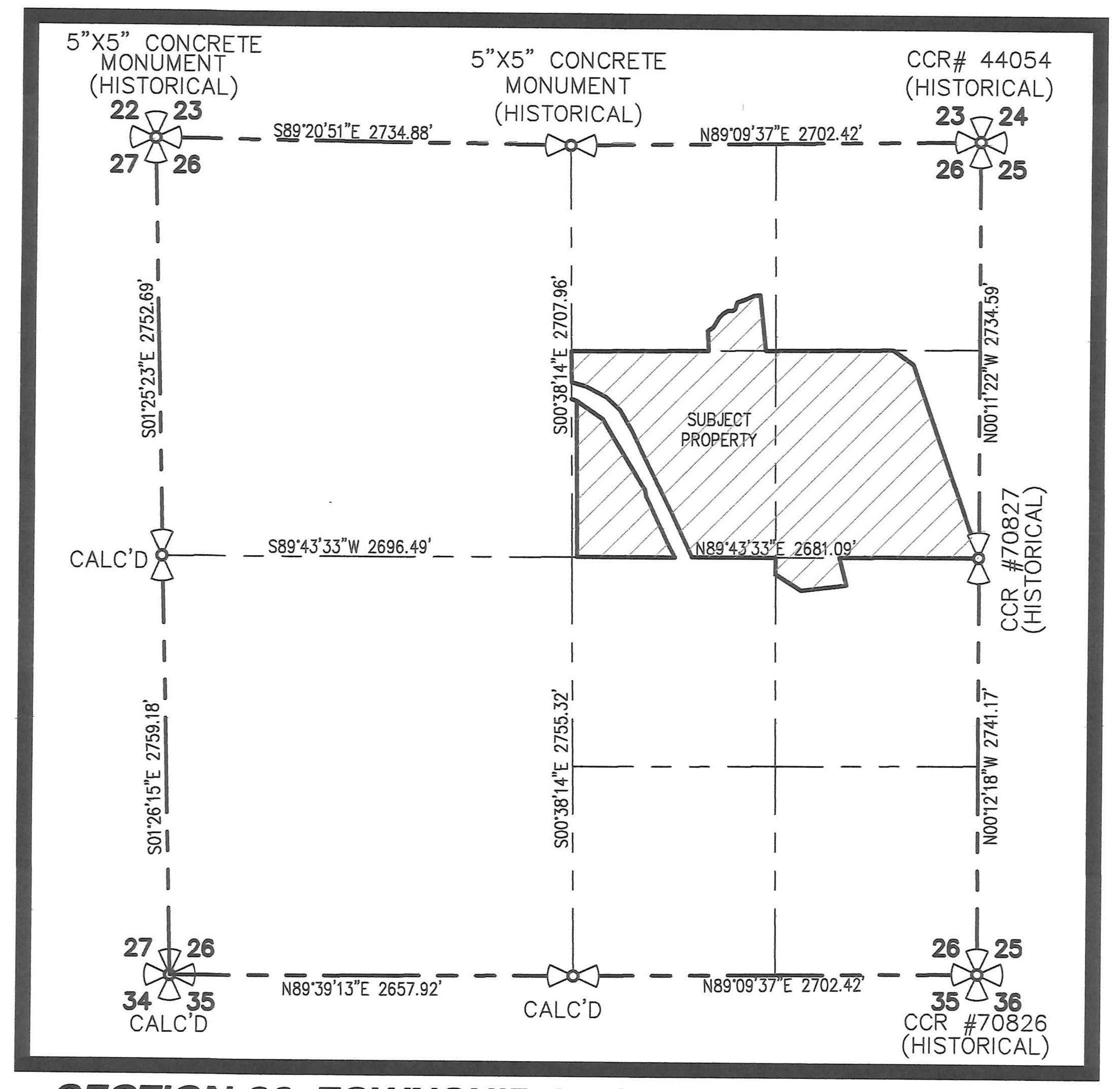
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L–52 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 428.
   AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,563.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

SIGNATURE DATE: 3-16-2022

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
ABB	MTO	JW	21-412 Zentex ALTA B-T-T Survey.dwg	AS SHOWN	March 14, 2022

DATE	REVISION COMMENTS

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T-T Survey.dwg, 3/16/2022 4:24 PM
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ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N:1119138.69
E:851104.52

22 23 27 26 — S89°20'51"E 2734.88' — 23 24 26 25

N89°09'37"E 2702.42'

S00°25'21"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3125 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LBFH) (S 18.06', W 0.55')

N06°27'54"W 368.06'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD

℄ GORDY ROAD

N89°26'31"E
N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26 (BEARING BASIS)
64.00'
S89°26'31"W 903.61'
S89°26'31"W 841.04'(C)

SET 5/8" IRON ROD & CAP (LB#8098)
THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

CENTER OF GULLY
378.01'(C) 334.6'(D)
FOUND 5/8" IRON ROD & CAP (LB#7217)

S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'

N54°45'42"W 162.21'(C)

FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1

UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD

SUNRISE UTILITIES
WITNESS LINE
N33°23'57"W 611.98'

℄ GORDY ROAD (80' R/W)
N19°10'06"W 1342.59'(C)
S00°10'05"E 50.00'
50.00'

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0

TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)

AREA=2,936,131.54 SQUARE FEET
(67.404 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26
W LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

S37°24'23"E 400.56'
TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N15°57'06"W 601.32'
APPROX TOP OF BANK
S26°13'41"E 627.00'
S25°01'43"E 301.37'
N24°47'34"W 350.76'
N28°54'53"W 95.16'

WITNESS LINE
N33°23'57"W 611.98'
N33°23'57"W 1200.60'

℄ N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)
S00°38'14"E 1015.48'

PARCEL ID:
2326-130-0000-010-0
N10°49'26"W 38.02'

AREA=392,431.60 SQUARE FEET
(9.009 ACRES)

33.50'
33.50'
W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108"
(NOT FOUND
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

S89°43'33"W 2696.49'

645'±
N89°43'33"E 634.61'
552'±
N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
N89°43'33"E 1307.04'
S00°25'17"E 110.50'(C)(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

SET 5/8" IRON ROD & CAP (LB#8098)

N14°33'17"W
188.09'(C)
186.00'(D)

122°57'(D)
140°33'(D)
82°42'(D)
S57°28'17"E
199.80'(C)(D)
N82°44'43"E
300.00'(C)(D)

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

S00°38'14"E 2755.32'

S00°26'15"E 2759.18'

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

N00°07'28"W 2741.17'

E LINE OF SEC 26, TWP 35S, RGE 39E
N00°11'22"W 2734.59'

27 26 34 35 — N89°39'13"E 2657.92' — 26 25 35 36

N89°09'37"E 2702.42'

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T Survey.dwg, 3/16/2022 4:38 PM
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ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ASB	DRAWN BY
MTO	CHECKED BY
JW	FIELD CREW
21-412 Zentex ALTA B-T Survey.dwg	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

2 OF 2

SEE SHEET 5

SEE SHEET 2

GORDY ROAD
100' PUBLIC RW

S19°10'06"E 1342.58'

SOUTH LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

S89°43'33"W 920.94'

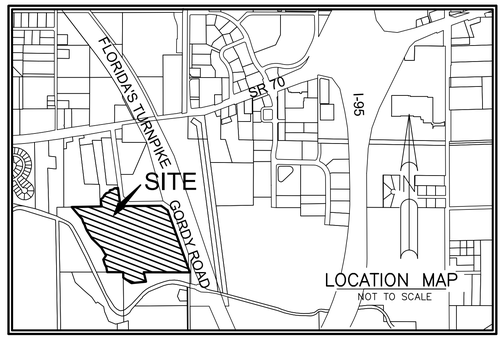
S14°33'17"E 188.09'

S82°44'43"W 300.00'

PRELIMINARY
TOPOGRAPHIC SURVEY

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 40 FEET



LEGEND

ORB – OFFICIAL RECORD BOOK
R/W – RIGHT–OF–WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
(TV) – CABLE TV VAULT
– CATCH BASIN
– CONCRETE POWER POLE
– CROSSWALK SIGNAL
– CURB INLET
— x — x — x — – HOG OR BARBED WIRE FENCE
O – DENOTES FOUND SURVEY ROD & CAP
– DENOTES NAIL & SURVEY DISK
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
—— OHW —— – ELECTRICAL WIRES OVERHEAD
F – FIBER OPTIC BOX
– FIRE HYDRANT
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
S – SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION

DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS FEBRUARY 13, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY, CONTROL POINT "BOUFFORD" HAVING A PUBLISHED ELEVATION OF 17.30' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING LIDAR WITH REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/– 0.3'.
6. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0170J, ST. LUCIE COUNTY, COMMUNITY; DATED FEBRUARY 16, 2012.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 15, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17.050, 5J–17.051, 5J–17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2024.

_____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

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

REVISIONS	DATE	BY

FILE NAME: 10780-TOPOGRAPHIC SURVEY.DWG

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

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10780
SHT.NO. 1
OF 6 SHEETS

SEE SHEET 3

TEN MILE CREEK
(N.S.L.R.W.C.D.)

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 40 FEET

S89°43'33"W 535.60'

N00°25'17"W 110.50'

N57°28'17"W 199.80'

SEE SHEET 1

LEGEND

- ORB – OFFICIAL RECORD BOOK
- R/W – RIGHT-OF-WAY
- RCP – REINFORCED CONCRETE PIPE
- PB – PLAT BOOK
- PG – PAGE
- – ANCHOR
- (TV) – CABLE TV VAULT
- – CATCH BASIN
- – CONCRETE POWER POLE
- – CROSSWALK SIGNAL
- – CURB INLET
- — x — x — x — – HOG OR BARBED WIRE FENCE
- – DENOTES FOUND SURVEY ROD & CAP
- – DENOTES NAIL & SURVEY DISK
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- — OHW — – ELECTRICAL WIRES OVERHEAD
- F – FIBER OPTIC BOX
- – FIRE HYDRANT
- – MAST ARM / TRAFFIC SIGNAL
- – LIGHT POLE
- S – SANITARY MANHOLE
- SV – SEWER VALVE
- – TRAFFIC SIGN
- WV – WATER VALVE
- – WOOD POWER POLE (UNLESS NOTED)
- 20.00 – EXISTING ELEVATION

REVISIONS	DATE	BY

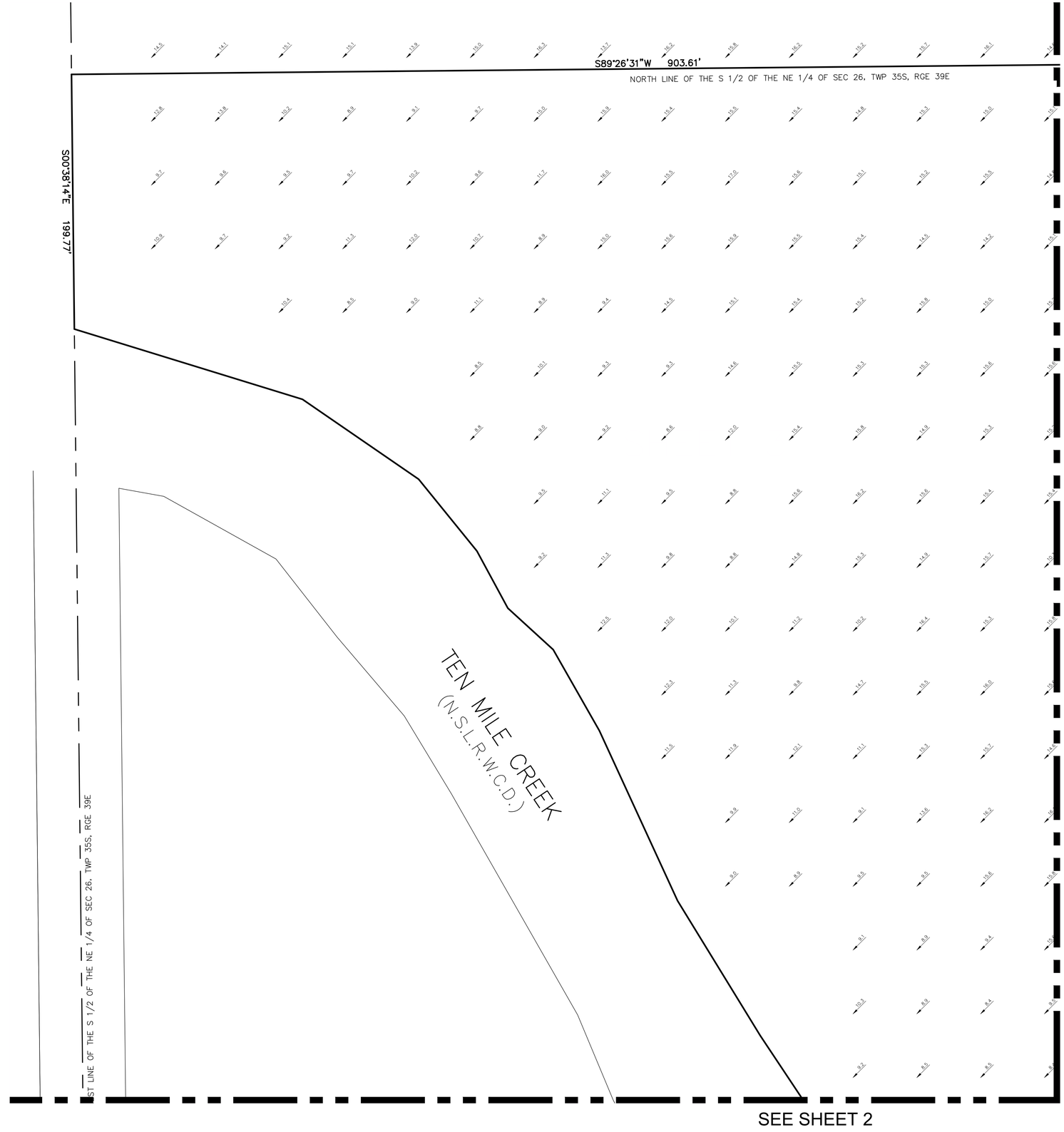
FILE NAME: 10760-TOPOGRAPHIC SURVEY.DWG

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

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 2
OF 6 SHEETS



NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

INTENDED DISPLAY SCALE
1 INCH = 40 FEET

LEGEND

ORB – OFFICIAL RECORD BOOK
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– CURB INLET
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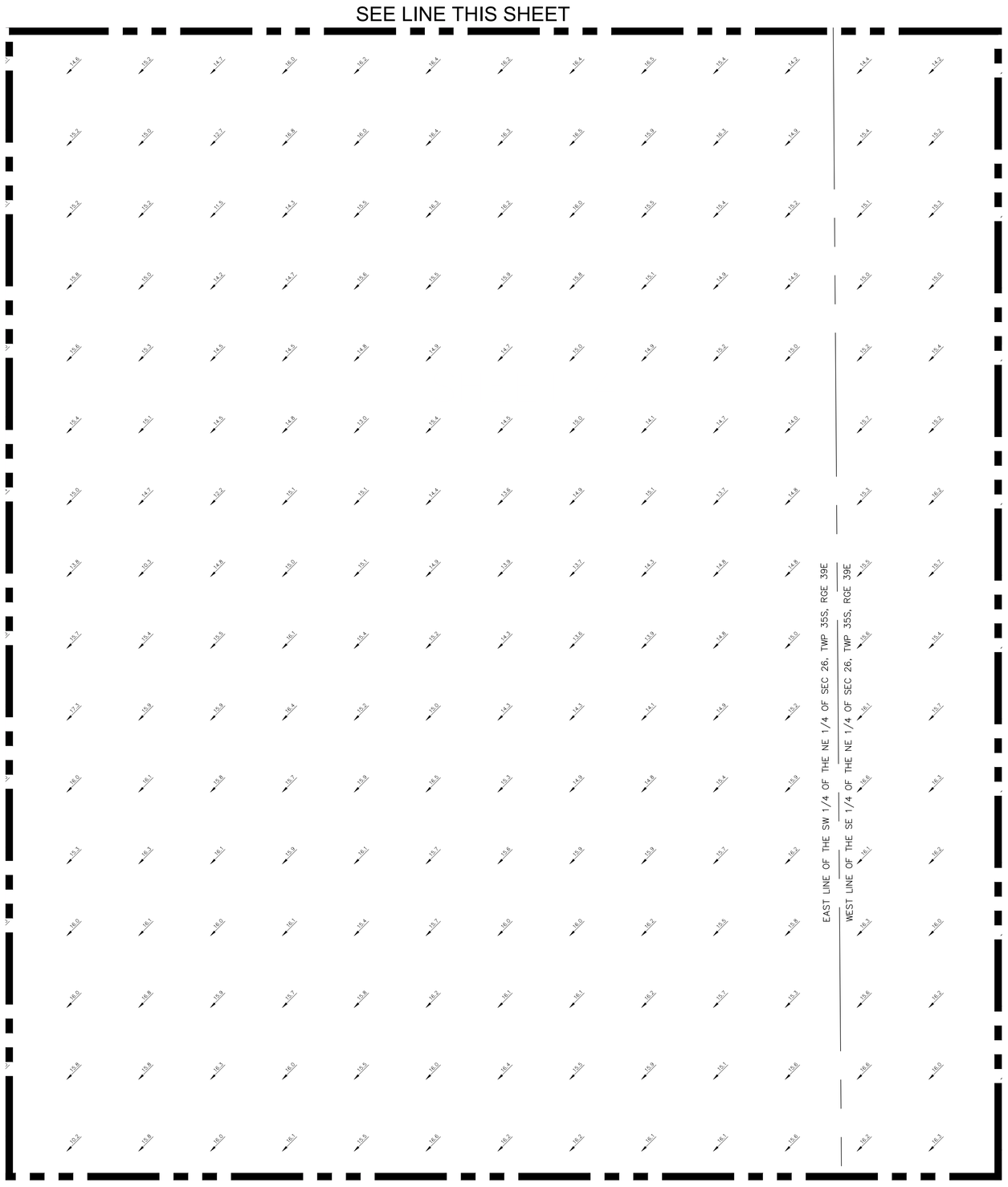
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
(S) – SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION



LEGEND

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– EXISTING ELEVATION

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
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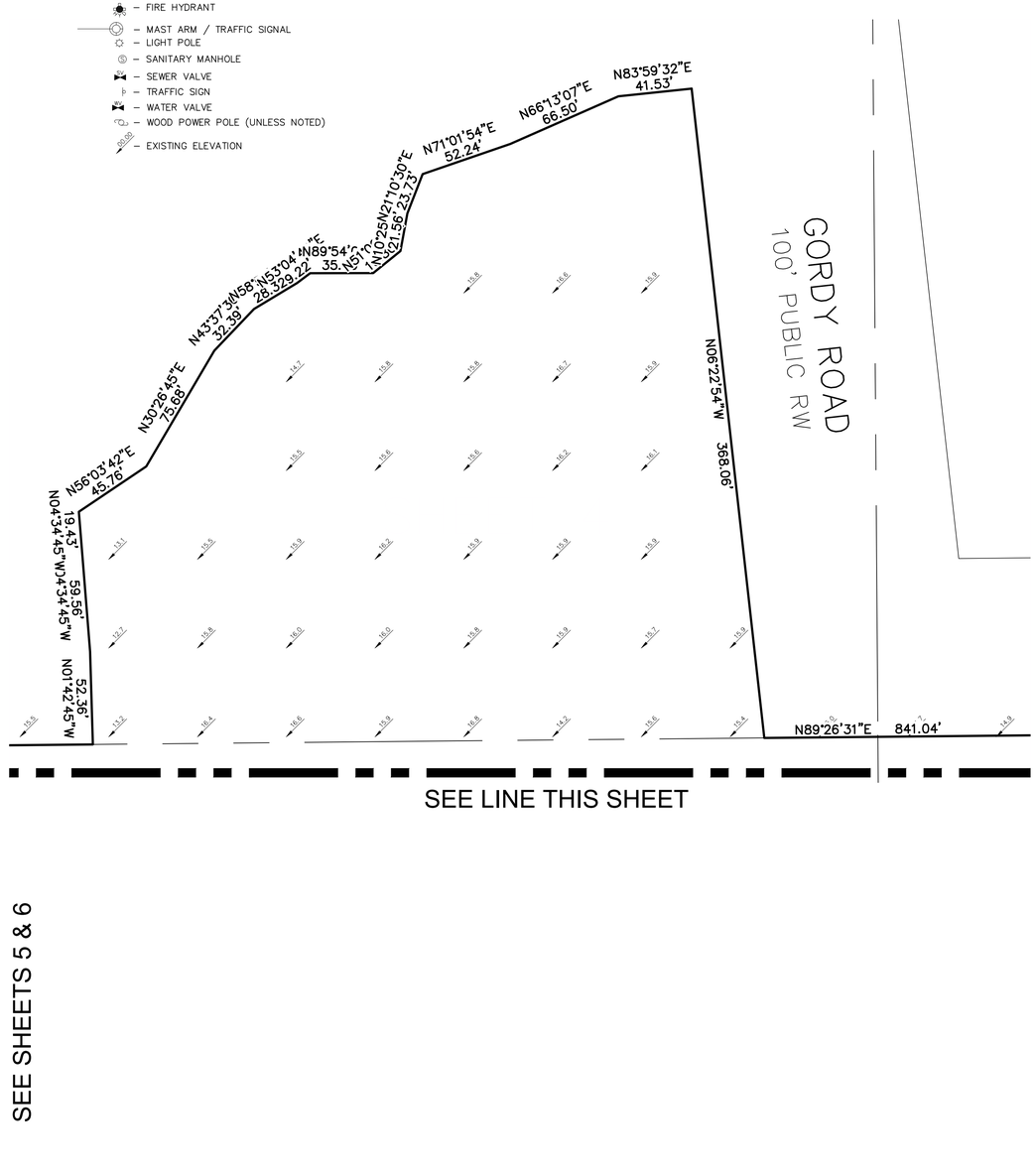


REVISIONS	DATE	BY
FILE NAME 10780 TOPOGRAPHIC SURVEY.DWG		

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

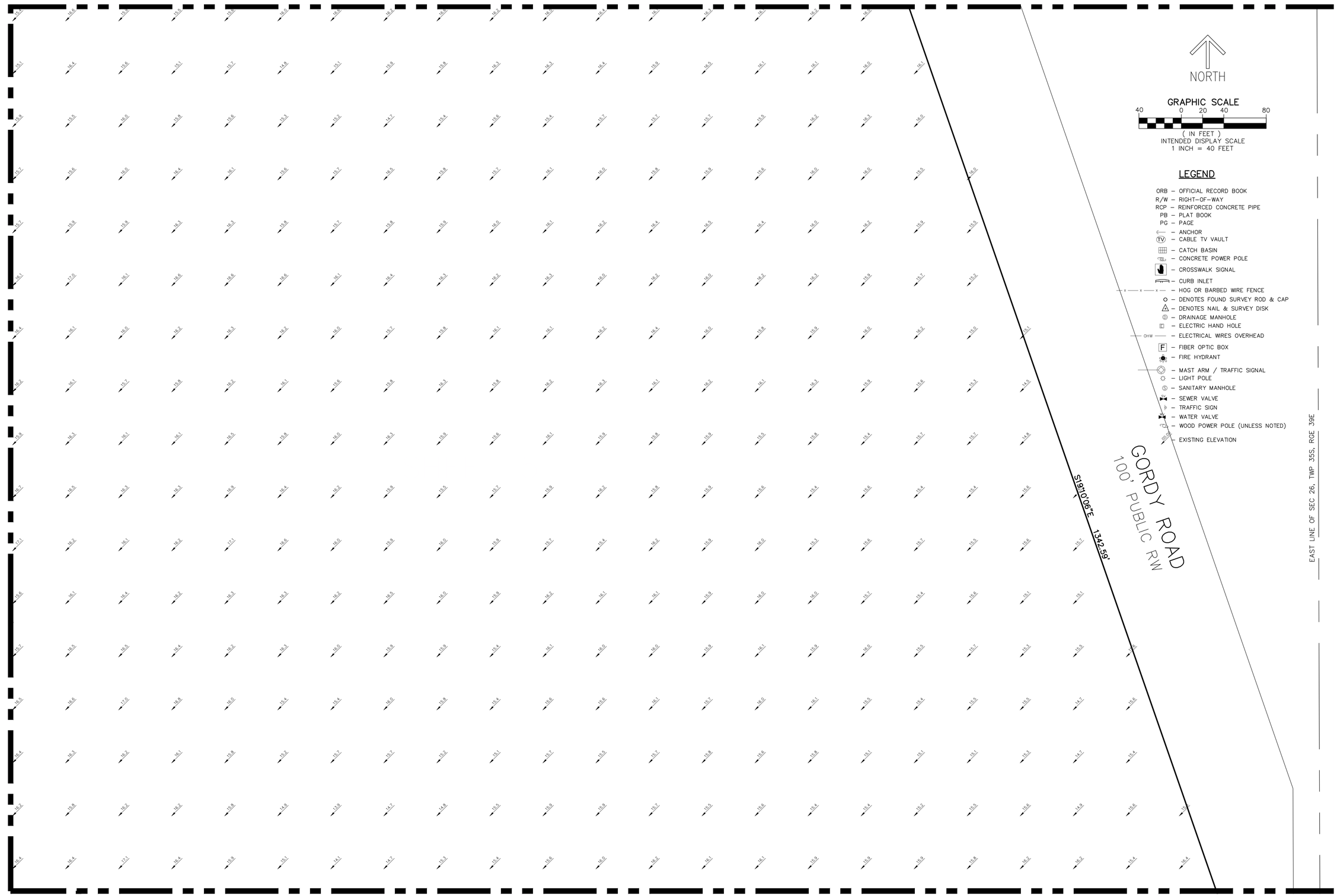
TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10780
SHT.NO.
4
OF 6 SHEETS

SEE SHEET 6

SEE SHEET 4



SEE SHEET 1

REVISIONS	DATE	BY
FILE NAME: 10780 TOPOGRAPHIC SURVEY.DWG		

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

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10780
SHT.NO. 5
OF 6 SHEETS

GORDY ROAD
100' PUBLIC RW

N89°26'31"E 841.04'
NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

S54°45'42"E 162.21'

S19°10'06"E 1342.59'

SEE SHEET 4

SEE SHEET 5

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 40 FEET

LEGEND

ORB – OFFICIAL RECORD BOOK
R/W – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
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– DENOTES NAIL & SURVEY DISK
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– EXISTING ELEVATION

REVISIONS	DATE	BY
FILE NAME 10780 TOPOGRAPHIC SURVEY.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
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TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 6
OF 6 SHEETS

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
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561.747.6336 561.747.1377

August 9, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Gordy Creek
Application Type: Planned Development
Project Number: 24-43900001

Dear Vennis,

Please see below the responses to Staff's initial review for Gordy Creek, provided on May 15, 2024.

Planning Department – Vennis Gilmore

1. The provided Site Plan does not adhere to the existing Future Land Use of MXD, Mixed-Use Development. 1.1.6 Policy first sentence states the following:
   "The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:"
   Subsection B. Commercial
   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

   Please add an additional use of the above listed uses to continue with a recommendation of approval.

Response: As discussed in the TRC meeting on 5/16/24 and as presented in the attached justification statement for the MXD land use, the General Commercial land use, as listed in Comprehensive Plan Policy 1.1.6.B, includes park/recreational facilities. This PD includes an extensive preserve area with pedestrian trails and kayak launch that will be accessible to the public. This is the second use that makes this PD compatible with the existing MXD land use.

2. 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 Plan 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:
    a. The approximate date when construction of the project can be expected to begin.
    b. 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 be completed.
    c. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Acknowledged, please see the attached Phasing Schedule included in this submittal.

3. 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.

Response: Acknowledged, please see the code waiver table provided with this resubmittal.

4. Per City Code Section 125-212(b)(3), in all planned developments at least 20% 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% 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).

Response: Acknowledged, the proposed plan far exceeds these requirements.

5. Prior to development a Final PD site plan application shall be submitted as a Major Amendment to PD zoning.

Response: As discussed in the TRC meeting on 5/16, the PD Plan that is being reviewed is being prepared with enough detail and information that a PD amendment will not be required.

6. 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.

Response: Acknowledged.

7. 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.

Response: Jessica Huffman, a reviewer with the SFWMD, verified the wetland and other surface water boundaries within the project site on June 14, 2024. There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. Please see the attached wetland and surface water boundary figure and boundary survey which both depict the wetland and surface water boundaries approved by SFWMD.

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

Response: Acknowledged.

9. Prior to submittal of Final PD site plan, and if required by the USFWS, a Wood Stork foraging habitat assessment shall be carried out on site.

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands do not provide suitable habitat for wood stork foraging.

To date, BTC has not received any correspondence from USFWS.

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

Response: This will be submitted during the final site plan application. A drainage report is being included in this submittal.

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

Response: Acknowledged, this is already the case.

12. 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.

Response: This is already included in the PD plan provided in this application.

13. 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 nonresidential acreage.

Response: This is already included in the PD plan provided in this application.

14. 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.

Response: Acknowledged, these will be provided at a later date prior to PD approval.

15. 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.

Response: Acknowledged, this information is being included in the Site Plan or other plan sets included in this submittal. An irrigation plan will be provided at time of Site Plan application.

16. 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.

Response: Acknowledged, this will be provided prior to issuance of any building permits.

17. 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.

Response: Acknowledged, this will be done at the appropriate time.

18. Additional mitigation/improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

Response: Acknowledged.

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

Response: A Subdivision Application will be submitted at the appropriate time.

Engineering – Selena Griffett

1. The provided topographic survey did not include the parcel of land situated to the west of Ten Mile Creek. Being as this area is designated as a wetland and is slated to have a 25' average wetland buffer surrounding the perimeter, a topographic survey of the area is not required.

Response: A topographic survey for this area was not provided as no improvements are proposed and it will remain undisturbed.

2. There is a proposed "Passive Recreation Multi-Use trail which meanders through the existing wetland located to the east and west sides of Ten Mile Creek. The applicant will be required to obtain authorization from South Florida Water Management District for any proposed wetland encroachments. The plan shall also include the width of the trail along with the material to be utilized to construct this trail.

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. An application has been submitted to SFWMD and response received, however, this submittal will reflect the removal of the trails from these environmentally sensitive areas.

3. How will the trail traverse across Ten Mile Creek?

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. Access to the area across Ten Mile Creek is not necessary.

4. Provide sidewalks on both sides of the roadway.

Response: The roadways within this development will be private roads not accessible to the public. Sidewalks will continue to be provided on one side of the road.

5. The site plan calls out sidewalk widths that are to be 4' wide while the section view indicates 5' wide sidewalks. Please review the site plan to specify 5' wide sidewalks.

Response: The label has been corrected to read 5' sidewalk.

6. The minimum Minor Street right-of-way width is 60'.

Response: As discussed at the TRC meeting, the community roads will be platted as a "roadway tract" and not a right-of-way. The 50' road will comply with engineering requirements.

7. Provide all boundary dimensions and bearings.

Response: Survey boundary bearings and dimensions have been added to the Paving, Grading, and Drainage plan sheets.

8. Please identify widths of all roadways, including one-way drive isles, radii of horizontal curves, and curb radii at intersections.

Response: Please refer to the PGD plans for roadway dimensions.

9. Please show all pavement markings, stop bars, crosswalks, and traffic and parking signs.

Response: Pavement markings and signs have been shown on the plans.

10. Please show the dimensions of parking spaces.

Response: Parking spaces at the amenity area have been dimensioned on Sheet 3 of the Site Plan. The detail is also shown on Sheet 7 of the Site Plan.

11. Provide the pervious/impervious breakdown on the site plan.

Response: Pervious/impervious calculations have been added to the site plan.

12. The 24' townhome and the 6-unit townhome typical lot details do not indicate the proposed driveway widths, please update the plan accordingly.

Response: Driveway widths have been added to the townhome typical shown on Sheet 6 of the Site Plan.

13. Provide a minimum 20' front building setback for the single-family lots in order to accommodate vehicle parking without encroaching into the right-of-way.

Response: The single-family front building setback has been updated to 20' under the development standards table on Sheet 1 and 6 of the Site Plan.

14. Indicate the driveway widths proposed for the single-family lots.

Response: Driveways have been added to the 40' typical lot detail on Sheet 6 of the Site Plan.

15. Please identify the various surface/hatch types on the plan.

Response: The wetland hatch has been added to the Legend on Sheet 1 one of the Site Plan.

16. The proposed emergency access will require a gate with a lock.

Response: Acknowledged, it will have a knox box to ensure emergency access.

17. Identify the amenity facilities proposed for the development.

Response: Acknowledged, the updated site plan shows the amenity area in more detail.

18. The overall site plan reflects a Phase 1 and Phase 2 delineation; provide clarification on the significance of this phasing.

Response: These two phases are being shown to demonstrate the two phases of construction.

19. Please add the following note to the plans: "All storm drainage facilities shall conform to chapters 119 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended".

Response: Please refer to this note added on Sheet C-2 (note #13).

20. The landscape plan indicates that the entrance is to be gated, yet the site plan does not reflect a gated entrance. Please clarify whether the entrance is to be gated and if so provide the distance from the proposed gate to the Gordy Road pavement.

Response: Gate callouts and a gate detail have been added to the Site Plan.

21. The environmental report stipulates that the site is located within a Wood Stork Nesting Colony Foraging Area and as such any impacts will require mitigation through the purchase of mitigation credits or the recreation of the habitat elsewhere on-site. Will the developer recreate the habitat or is the purchase of mitigation credits proposed?

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands and surface waters do not provide suitable habitat for wood stork foraging and mitigation is not required for the proposed work in surface waters.

Advisory Comments

1. Stormwater design and reports will be reviewed at DPCR. Please ensure compliance with City Code Chapter 119.

Response: Acknowledged.

2. At the time of Development Permit Review Compliance the applicant shall provide the appropriate tree survey and tree mitigation calculations.

Response: Acknowledged, these will be provided at time of Development Permit Review Compliance.

3. Gordy Road is a St. Lucie County owned and maintained facility, please coordinate with St. Lucie County pertaining to the required roadway improvements.

Response: Coordination with St. Lucie County pertaining to roadway improvements has occurred.

<u>St. Lucie County Engineering – Grant Chambers</u>

1. State Road 70 is an FDOT right-of-way. Please coordinate with FDOT for permitting improvements within the right-of-way.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

2. Please provide an updated survey and cross sections through the ROW, including dimensions of the existing pavement and distance from edge of pavement to the drainage ditches running alongside Gordy Road. Additional improvements to Gordy Road will be required to support the development.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

3. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's planning and Development services department to proceed with the review and acknowledgement of the cost.

Response: Acknowledged, this application includes an email from the applicant to Kori Benton authorizing the traffic review.

4. A 5-foot sidewalk is required along the Gordy Road frontage. The Board of County Commissioners may authorize the applicant to pay a fee-in-lieu of construction of the sidewalk.

Response: The applicant will coordinate with The Board of County Commissioners and Staff on a payment in-lieu of construction of this sidewalk.

5. Gated access will be required to meet section 7.10.15 of the County's Land Development Code.

Response: Acknowledged, these requirements are being met.

Conditions

6. A Site Development Permit is required prior to performing site improvement activities.

Response: Acknowledged.

7. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the right-of-way.

Response: Acknowledged.

<u>Transportation Planning Organization – Stephanie Torres</u>

1. Build Out Year Justification: The TIA identifies a build out year of 2026. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2026. Therefore, justification should be provided for the use of a 2026 build out year, or the build out year should be revised with justification.

Response: A three-year buildout projection is typical of residential developments. This projection accounts for the time of initial submittal to approval and projected construction timing.

2. Gordy Road: The proposed residential development would rely on Gordy Road for access. Currently, Gordy Road is a rural road with no shoulders or bicycle and pedestrian facilities. Therefore, without improvements, the proposed development would significantly impact traffic, bicycle, and pedestrian safety on Gordy Road. Roadway safety improvements adjusting to the increased traffic should be completed for any proposed development requiring access from Gordy Road.

Response: Gordy Creek is not a thoroughfare roadway, pedestrian and bicycle traffic are minimal on this roadway.

3. Historical Growth Rate: The growth rate table in the Traffic Study shows the committed traffic combined with the historical growth rate. The committed traffic count analysis should be separate from the 2.5% growth rate when calculating the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55% should be utilized.

Response: The higher of the 2.55% regional growth rate or 1% + committed background projects are used in the analysis. Committed traffic is separate from the growth rate calculation. The proposed growth rate of 1.21% on Gordy Road is considered acceptable due to the lack of development on Gordy Road, other than the develop0ment in discussion. The 1% + committed background projects on Okeechobee Road is approximately equal to a 7% growth rate, greater than a 2.55% growth rate.

4. Roadway Network Impacts: Project impacts should be communicated to and coordinated with FDOT and St. Lucie County Planning Departments as transportation impacts from the proposed project will extend to those roadway networks.

Response: Acknowledged, the applicant and project traffic engineer will continue to coordinate with FDOT and St. Lucie County on transportation impacts.

5. Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on this site. The sidewalk connection on the east side of the proposed driveway access appears to provide no connectivity to the internal sidewalk network. Pedestrian connections to the internal sidewalk network and bicycle facilities should be provided for bicyclist and pedestrian safety.

Response: There is a bicycle rack at the amenity/mail kiosk area. Residents should store their bicycles in their homes.

6. SmartMoves 2045 Long Range Transportation Plan (LRTP) Inconsistency: The proposed 317 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amended to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

Response: Amending the 2045 Long Range Transportation Plan (LRTP) is not the responsibility of the applicant nor a component of the land development process. The LRTP is updated every 5-years to account for new developments and anticipated development in the future.

7. LRTP Programmatic Environmental Mitigation: Section 9.2 of the LRTP identifies the proposed project site on Gordy Road as an Environmentally Sensitive Area on the Cost Feasible Roadway Network Plan. An environmental mitigation plan for the Gordy Road improvements will need to be developed consistent with the Programmatic Environmental Mitigation which includes enhancement, restoration, creation and/or preservation that will serve to offset unavoidable environmental impacts of the proposed project.

Response: There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. The wetlands onsite will be preserved and an upland buffer that has an average width of 25 feet is proposed. Preservation area signage and fencing is proposed

along the upland buffer. Please see the attached figure depicting the proposed 0.35-acre of work in surface waters.

Fire District – Captain Andres Elizondo

1. Please submit a completed application for Development/Site Plan review. This form is available online at https://www.slcfd.com.

Response: Acknowledged, a complete fire application is being submitted.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The review fee is being delivered to the Fire District along with this resubmittal.

3. Please provide an electronic revise copy of the site plan.

Response: A copy of all plans is being submitted to the Fire District.

4. Please provide a written acknowledgement of the conditions/revisions provided.

Response: Acknowledged, please see responses to the comments provided.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

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. 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.

Response: Acknowledged.

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

Response: Security gates will comply with emergency requirements.

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

Response: Acknowledged, the cul-de-sac radius is 50’.

9. Per the St. Lucie County Fire District Prevention Code Resolution 740-23, at least 13’6” 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).

Response: Acknowledged.

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

Response: Acknowledged.

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 150ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

Response: Acknowledged, all buildings are in compliance and within 150ft of an access road. .

12. Be advised: Dimensions of larges vehicles are 38 tons or 77,000lbs, 47.5ft total length, 21.5ft wheel base, 10.5ft total width, 41.5 degrees turning radius.

Response: Acknowledged.

13. Minimum roadway pavement width (two-way traffic) shall be 20ft.

Response: Roadways meet this requirement, as shown in the typical.

14. Minimum roadway pavement width (one-way traffic) shall be 12ft.

Response: There are no one-way roads in this development.

15. A fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Response: Acknowledged.

16. 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.

Response: Acknowledged, aside from the primary entrance, there is an EMS access point provided in the townhome area of the site.

17. 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.

Response: Acknowledged.

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

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

19. Fire hydrants shall be provided for detached one-and-two-dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 600ft. 2) The maximum distance between fire hydrants shall not exceed 800ft.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

20. An approved water supply capable of supplying the required fire flow for fire protection shall be identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

Response: Acknowledged, calculations will be provided with Site Plan application.

21. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ.

Response: Acknowledged.

22. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction onsite credible water supply for your development and or project (the affidavit can be found at https://www.slcfd.com/182/Applications-Permits under fire permits.

Response: Acknowledged, this will be provided with the Site Plan application.

23. Fire hydrants shall be staggered along both sides of roadways that are divided by fixed medians.

Response: There are no fixed medians proposed along interior roadways.

24. Hydrants shall be located no more than 12ft from the curb of roadways or from the edge of pavement. Clearances of 3ft shall be maintained around the circumference of hydrants. A clear space of not less than 5ft shall be provided in front of each hydrant connection having a diameter greater than 2.5in. The center of hose outlet shall be not less than 18in above final grade.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

25. 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 feet of the proposed project.

Response: Acknowledged, this information is provided in the plan sets.

Fort Pierce Police Department

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

occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Response: Acknowledged, any impacts on emergency services will be mitigated for.

Fort Pierce Utilities Authority

1. This submission is outside of the FPUA water/wastewater service area.

Response: Acknowledged. The applicant has been in coordination with SLC Utilities.

2. This submission is outside of the FPUA electric service area.

Response: Acknowledged.

Cotleur & Hearing
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August 9, 2024

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

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Dear Vennis,

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   Please add an additional use of the above listed uses to continue with a recommendation of approval.

Response: As discussed in the TRC meeting on 5/16/24 and as presented in the attached justification statement for the MXD land use, the General Commercial land use, as listed in Comprehensive Plan Policy 1.1.6.B, includes park/recreational facilities. This PD includes an extensive preserve area with pedestrian trails and kayak launch that will be accessible to the public. This is the second use that makes this PD compatible with the existing MXD land use.

2. 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 Plan 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:
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    c. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Acknowledged, please see the attached Phasing Schedule included in this submittal.

3. 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.

Response: Acknowledged, please see the code waiver table provided with this resubmittal.

4. Per City Code Section 125-212(b)(3), in all planned developments at least 20% 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% 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).

Response: Acknowledged, the proposed plan far exceeds these requirements.

5. Prior to development a Final PD site plan application shall be submitted as a Major Amendment to PD zoning.

Response: As discussed in the TRC meeting on 5/16, the PD Plan that is being reviewed is being prepared with enough detail and information that a PD amendment will not be required.

6. 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.

Response: Acknowledged.

7. 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.

Response: Jessica Huffman, a reviewer with the SFWMD, verified the wetland and other surface water boundaries within the project site on June 14, 2024. There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. Please see the attached wetland and surface water boundary figure and boundary survey which both depict the wetland and surface water boundaries approved by SFWMD.

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

Response: Acknowledged.

9. Prior to submittal of Final PD site plan, and if required by the USFWS, a Wood Stork foraging habitat assessment shall be carried out on site.

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands do not provide suitable habitat for wood stork foraging.

To date, BTC has not received any correspondence from USFWS.

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

Response: This will be submitted during the final site plan application. A drainage report is being included in this submittal.

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

Response: Acknowledged, this is already the case.

12. 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.

Response: This is already included in the PD plan provided in this application.

13. 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 nonresidential acreage.

Response: This is already included in the PD plan provided in this application.

14. 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.

Response: Acknowledged, these will be provided at a later date prior to PD approval.

15. 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.

Response: Acknowledged, this information is being included in the Site Plan or other plan sets included in this submittal. An irrigation plan will be provided at time of Site Plan application.

16. 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.

Response: Acknowledged, this will be provided prior to issuance of any building permits.

17. 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.

Response: Acknowledged, this will be done at the appropriate time.

18. Additional mitigation/improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

Response: Acknowledged.

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

Response: A Subdivision Application will be submitted at the appropriate time.

Engineering – Selena Griffett

1. The provided topographic survey did not include the parcel of land situated to the west of Ten Mile Creek. Being as this area is designated as a wetland and is slated to have a 25' average wetland buffer surrounding the perimeter, a topographic survey of the area is not required.

Response: A topographic survey for this area was not provided as no improvements are proposed and it will remain undisturbed.

2. There is a proposed "Passive Recreation Multi-Use trail which meanders through the existing wetland located to the east and west sides of Ten Mile Creek. The applicant will be required to obtain authorization from South Florida Water Management District for any proposed wetland encroachments. The plan shall also include the width of the trail along with the material to be utilized to construct this trail.

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. An application has been submitted to SFWMD and response received, however, this submittal will reflect the removal of the trails from these environmentally sensitive areas.

3. How will the trail traverse across Ten Mile Creek?

Response: Per discussions during the TRC meeting, trails have been removed from the wetland and preserve area. Access to the area across Ten Mile Creek is not necessary.

4. Provide sidewalks on both sides of the roadway.

Response: The roadways within this development will be private roads not accessible to the public. Sidewalks will continue to be provided on one side of the road.

5. The site plan calls out sidewalk widths that are to be 4' wide while the section view indicates 5' wide sidewalks. Please review the site plan to specify 5' wide sidewalks.

Response: The label has been corrected to read 5' sidewalk.

6. The minimum Minor Street right-of-way width is 60'.

Response: As discussed at the TRC meeting, the community roads will be platted as a "roadway tract" and not a right-of-way. The 50' road will comply with engineering requirements.

7. Provide all boundary dimensions and bearings.

Response: Survey boundary bearings and dimensions have been added to the Paving, Grading, and Drainage plan sheets.

8. Please identify widths of all roadways, including one-way drive isles, radii of horizontal curves, and curb radii at intersections.

Response: Please refer to the PGD plans for roadway dimensions.

9. Please show all pavement markings, stop bars, crosswalks, and traffic and parking signs.

Response: Pavement markings and signs have been shown on the plans.

10. Please show the dimensions of parking spaces.

Response: Parking spaces at the amenity area have been dimensioned on Sheet 3 of the Site Plan. The detail is also shown on Sheet 7 of the Site Plan.

11. Provide the pervious/impervious breakdown on the site plan.

Response: Pervious/impervious calculations have been added to the site plan.

12. The 24' townhome and the 6-unit townhome typical lot details do not indicate the proposed driveway widths, please update the plan accordingly.

Response: Driveway widths have been added to the townhome typical shown on Sheet 6 of the Site Plan.

13. Provide a minimum 20' front building setback for the single-family lots in order to accommodate vehicle parking without encroaching into the right-of-way.

Response: The single-family front building setback has been updated to 20' under the development standards table on Sheet 1 and 6 of the Site Plan.

14. Indicate the driveway widths proposed for the single-family lots.

Response: Driveways have been added to the 40' typical lot detail on Sheet 6 of the Site Plan.

15. Please identify the various surface/hatch types on the plan.

Response: The wetland hatch has been added to the Legend on Sheet 1 one of the Site Plan.

16. The proposed emergency access will require a gate with a lock.

Response: Acknowledged, it will have a knox box to ensure emergency access.

17. Identify the amenity facilities proposed for the development.

Response: Acknowledged, the updated site plan shows the amenity area in more detail.

18. The overall site plan reflects a Phase 1 and Phase 2 delineation; provide clarification on the significance of this phasing.

Response: These two phases are being shown to demonstrate the two phases of construction.

19. Please add the following note to the plans: "All storm drainage facilities shall conform to chapters 119 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended".

Response: Please refer to this note added on Sheet C-2 (note #13).

20. The landscape plan indicates that the entrance is to be gated, yet the site plan does not reflect a gated entrance. Please clarify whether the entrance is to be gated and if so provide the distance from the proposed gate to the Gordy Road pavement.

Response: Gate callouts and a gate detail have been added to the Site Plan.

21. The environmental report stipulates that the site is located within a Wood Stork Nesting Colony Foraging Area and as such any impacts will require mitigation through the purchase of mitigation credits or the recreation of the habitat elsewhere on-site. Will the developer recreate the habitat or is the purchase of mitigation credits proposed?

Response: The project site is located within the wood stork core foraging area; however, the project site does not contain suitable wood stork foraging habitat.

A wetland's suitability for wood stork foraging is dependent on its vegetation density. Wood storks prefer to forage in ponds and marshes with little or no canopy. The project site contains wetlands and surface waters with a densely forested canopy and little to no open areas. Therefore, the wetlands and surface waters do not provide suitable habitat for wood stork foraging and mitigation is not required for the proposed work in surface waters.

Advisory Comments

1. Stormwater design and reports will be reviewed at DPCR. Please ensure compliance with City Code Chapter 119.

Response: Acknowledged.

2. At the time of Development Permit Review Compliance the applicant shall provide the appropriate tree survey and tree mitigation calculations.

Response: Acknowledged, these will be provided at time of Development Permit Review Compliance.

3. Gordy Road is a St. Lucie County owned and maintained facility, please coordinate with St. Lucie County pertaining to the required roadway improvements.

Response: Coordination with St. Lucie County pertaining to roadway improvements has occurred.

<u>St. Lucie County Engineering – Grant Chambers</u>

1. State Road 70 is an FDOT right-of-way. Please coordinate with FDOT for permitting improvements within the right-of-way.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

2. Please provide an updated survey and cross sections through the ROW, including dimensions of the existing pavement and distance from edge of pavement to the drainage ditches running alongside Gordy Road. Additional improvements to Gordy Road will be required to support the development.

Response: FDOT pre-app will be held to discuss SR70 improvements as necessary.

3. The traffic report is required to be reviewed by the County's third-party reviewer at the cost of the applicant. Please provide written authorization to Kori Benton in the County's planning and Development services department to proceed with the review and acknowledgement of the cost.

Response: Acknowledged, this application includes an email from the applicant to Kori Benton authorizing the traffic review.

4. A 5-foot sidewalk is required along the Gordy Road frontage. The Board of County Commissioners may authorize the applicant to pay a fee-in-lieu of construction of the sidewalk.

Response: The applicant will coordinate with The Board of County Commissioners and Staff on a payment in-lieu of construction of this sidewalk.

5. Gated access will be required to meet section 7.10.15 of the County's Land Development Code.

Response: Acknowledged, these requirements are being met.

Conditions

6. A Site Development Permit is required prior to performing site improvement activities.

Response: Acknowledged.

7. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the right-of-way.

Response: Acknowledged.

<u>Transportation Planning Organization – Stephanie Torres</u>

1. Build Out Year Justification: The TIA identifies a build out year of 2026. The status of the application in the review process and local experience would appear to impact the estimate completion of the development by 2026. Therefore, justification should be provided for the use of a 2026 build out year, or the build out year should be revised with justification.

Response: A three-year buildout projection is typical of residential developments. This projection accounts for the time of initial submittal to approval and projected construction timing.

2. Gordy Road: The proposed residential development would rely on Gordy Road for access. Currently, Gordy Road is a rural road with no shoulders or bicycle and pedestrian facilities. Therefore, without improvements, the proposed development would significantly impact traffic, bicycle, and pedestrian safety on Gordy Road. Roadway safety improvements adjusting to the increased traffic should be completed for any proposed development requiring access from Gordy Road.

Response: Gordy Creek is not a thoroughfare roadway, pedestrian and bicycle traffic are minimal on this roadway.

3. Historical Growth Rate: The growth rate table in the Traffic Study shows the committed traffic combined with the historical growth rate. The committed traffic count analysis should be separate from the 2.5% growth rate when calculating the historical growth rate. Alternatively, the St. Lucie TPO historical growth rate of 2.55% should be utilized.

Response: The higher of the 2.55% regional growth rate or 1% + committed background projects are used in the analysis. Committed traffic is separate from the growth rate calculation. The proposed growth rate of 1.21% on Gordy Road is considered acceptable due to the lack of development on Gordy Road, other than the develop0ment in discussion. The 1% + committed background projects on Okeechobee Road is approximately equal to a 7% growth rate, greater than a 2.55% growth rate.

4. Roadway Network Impacts: Project impacts should be communicated to and coordinated with FDOT and St. Lucie County Planning Departments as transportation impacts from the proposed project will extend to those roadway networks.

Response: Acknowledged, the applicant and project traffic engineer will continue to coordinate with FDOT and St. Lucie County on transportation impacts.

5. Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on this site. The sidewalk connection on the east side of the proposed driveway access appears to provide no connectivity to the internal sidewalk network. Pedestrian connections to the internal sidewalk network and bicycle facilities should be provided for bicyclist and pedestrian safety.

Response: There is a bicycle rack at the amenity/mail kiosk area. Residents should store their bicycles in their homes.

6. SmartMoves 2045 Long Range Transportation Plan (LRTP) Inconsistency: The proposed 317 housing units is inconsistent with the growth allocations included in the Traffic Analysis Zones (TAZs) where the development will be located and, therefore, the development is inconsistent with the 2045 SmartMoves LRTP. Consequently, an amended to the LRTP is needed which includes an analysis of the changes to the growth allocations in the TAZs.

Response: Amending the 2045 Long Range Transportation Plan (LRTP) is not the responsibility of the applicant nor a component of the land development process. The LRTP is updated every 5-years to account for new developments and anticipated development in the future.

7. LRTP Programmatic Environmental Mitigation: Section 9.2 of the LRTP identifies the proposed project site on Gordy Road as an Environmentally Sensitive Area on the Cost Feasible Roadway Network Plan. An environmental mitigation plan for the Gordy Road improvements will need to be developed consistent with the Programmatic Environmental Mitigation which includes enhancement, restoration, creation and/or preservation that will serve to offset unavoidable environmental impacts of the proposed project.

Response: There are no wetland impacts proposed; however, 0.35-acre of work in other surface waters (ditch) is proposed within the project site. The wetlands onsite will be preserved and an upland buffer that has an average width of 25 feet is proposed. Preservation area signage and fencing is proposed

along the upland buffer. Please see the attached figure depicting the proposed 0.35-acre of work in surface waters.

Fire District – Captain Andres Elizondo

1. Please submit a completed application for Development/Site Plan review. This form is available online at https://www.slcfd.com.

Response: Acknowledged, a complete fire application is being submitted.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The review fee is being delivered to the Fire District along with this resubmittal.

3. Please provide an electronic revise copy of the site plan.

Response: A copy of all plans is being submitted to the Fire District.

4. Please provide a written acknowledgement of the conditions/revisions provided.

Response: Acknowledged, please see responses to the comments provided.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

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. 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.

Response: Acknowledged.

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

Response: Security gates will comply with emergency requirements.

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

Response: Acknowledged, the cul-de-sac radius is 50’.

9. Per the St. Lucie County Fire District Prevention Code Resolution 740-23, at least 13’6” 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).

Response: Acknowledged.

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

Response: Acknowledged.

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 150ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

Response: Acknowledged, all buildings are in compliance and within 150ft of an access road. .

12. Be advised: Dimensions of larges vehicles are 38 tons or 77,000lbs, 47.5ft total length, 21.5ft wheel base, 10.5ft total width, 41.5 degrees turning radius.

Response: Acknowledged.

13. Minimum roadway pavement width (two-way traffic) shall be 20ft.

Response: Roadways meet this requirement, as shown in the typical.

14. Minimum roadway pavement width (one-way traffic) shall be 12ft.

Response: There are no one-way roads in this development.

15. A fire department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Response: Acknowledged.

16. 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.

Response: Acknowledged, aside from the primary entrance, there is an EMS access point provided in the townhome area of the site.

17. 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.

Response: Acknowledged.

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

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

19. Fire hydrants shall be provided for detached one-and-two-dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 600ft. 2) The maximum distance between fire hydrants shall not exceed 800ft.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

20. An approved water supply capable of supplying the required fire flow for fire protection shall be identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

Response: Acknowledged, calculations will be provided with Site Plan application.

21. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ.

Response: Acknowledged.

22. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction onsite credible water supply for your development and or project (the affidavit can be found at https://www.slcfd.com/182/Applications-Permits under fire permits.

Response: Acknowledged, this will be provided with the Site Plan application.

23. Fire hydrants shall be staggered along both sides of roadways that are divided by fixed medians.

Response: There are no fixed medians proposed along interior roadways.

24. Hydrants shall be located no more than 12ft from the curb of roadways or from the edge of pavement. Clearances of 3ft shall be maintained around the circumference of hydrants. A clear space of not less than 5ft shall be provided in front of each hydrant connection having a diameter greater than 2.5in. The center of hose outlet shall be not less than 18in above final grade.

Response: Fire hydrants have been provided in accordance with these requirements, see Sheet C-6.

25. 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 feet of the proposed project.

Response: Acknowledged, this information is provided in the plan sets.

Fort Pierce Police Department

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

occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Response: Acknowledged, any impacts on emergency services will be mitigated for.

Fort Pierce Utilities Authority

1. This submission is outside of the FPUA water/wastewater service area.

Response: Acknowledged. The applicant has been in coordination with SLC Utilities.

2. This submission is outside of the FPUA electric service area.

Response: Acknowledged.

Planning Board **6. b.**

Meeting Date: 03/10/2025

Re: PD2024-00001 Millcreek Final Planned Development

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Final Planned Development and (Phase 1) Site Plan - Millcreek
2407-124-0001-000-3

SUMMARY:

The application for the Millcreek PD Phase 1 Final Planned Development Site Plan includes a total of 439 dwelling units, distributed in 309 townhomes and 130 detached single-family homes. The density is 7.1 du/ac. (allowed 12 du/ac). The main access to the property is located on Orange Avenue to the south. The primary connection to the major road network is from Orange Avenue between Jenkins Road and Hartman Road at the existing intersection of Orange Avenue and Bent Creek Drive. The project proposes a clubhouse with amenities (to be constructed at phase 2), a dog park and a pocket park. Phase 1 incorporates 4 stormwater lakes. Emergency access is planned which aligns with N 43rd Street.

It is proposed that the applicant make the following intersection improvements at Orange Avenue and Bent Creek Drive:
1. Eastbound: Subject to approval by FDOT at the time of driveway permits, the queue length for the existing eastbound left turn lane will be determined and improved accordingly as required by FDOT.
2. Westbound: Subject to approval by FDOT at the time of driveway permits, a westbound right turn lane will be built according to the requirements of the Florida Design Manual (FDM).
3. Should FDOT require a traffic signal as part of the approvals, then applicant will construct a traffic signal at the intersection of Orange Avenue and Bent Creek Drive, which will align with the primary access to the PD.

RECOMMENDATION:

Staff recommend the Planning Board move the proposed Millcreek PD Final Site Plan to City Commission with a recommendation of APPROVAL subject to the Millcreek Residential planned development and traffic contribution agreement, including the special conditions of development and the timetable of development.

The special conditions include (not limited to):
1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.
2. 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 at section 125-212 – Planned Development Zone (PD).
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

ALTERNATIVES:
Approve with amended Conditions

or

Disapprove

RESPONSIBLE STAFF:
Kev Freeman, Planning Director

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Draft Ordinance
Draft PD Agreement
Location Plan
Survey - TOPO
Warranty Deed
Legal Description
Property Card
Concurrency Review Form
Final Site Plan
Landscape Plan
Tree Survey
Construction Plans
Lighting Plan
Traffic Impact
Environmental Survey
Stormwater Report

Phasing Plan
Design Review
Rendering A
Rendering B
Rendering C
Rendering D
Existing Architecture
TRC Comments

Form Review

Form Started By: Kev Freeman
Started On: 03/04/2025 01:27 PM
Final Approval Date: 03/04/2025

CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

MILLCREEK PD PHASE 1 FINAL SITE PLAN

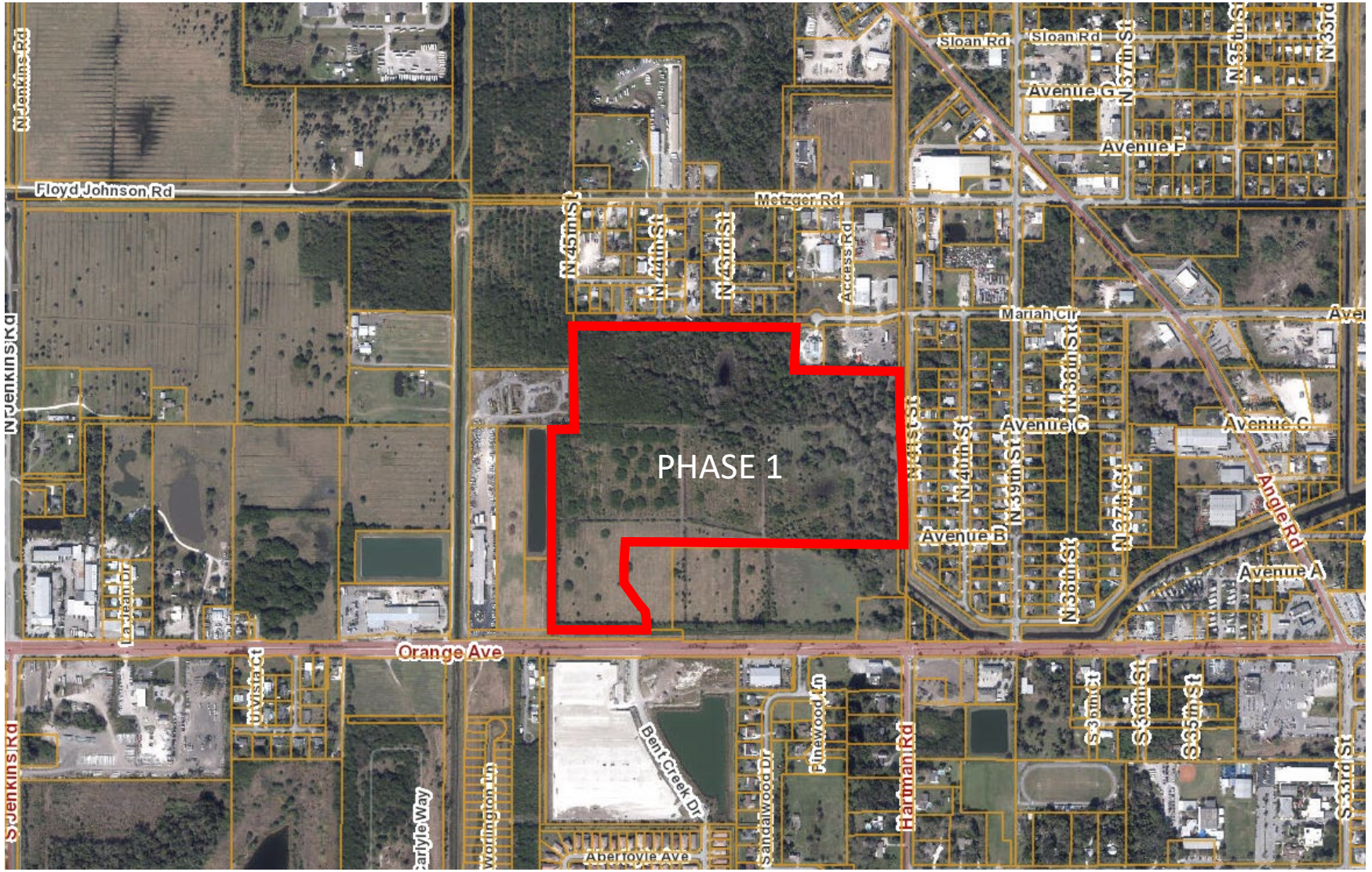
SUMMARY

PD2024-00001 Millcreek Final Planned Development, an application amending the Millcreek Planned Development (PD) zoning in respect of one parcel of approximately 62.51 acres of land, generally located north of Orange Ave and west of 41st Street, to include the Millcreek PD Phase 1 Final Site Plan

APPLICANT

REDTAIL DG. Tod Mowery.

SITE LOCATION



SITE AREA +/- 62.51 Acres

APPLICATION

The application for the Millcreek PD Phase 1 Final Planned Development Site Plan includes a total of 439 dwelling units, distributed in 309 townhomes and 130 detached single-family homes. The density is 7.1 du/ac. (allowed 12 du/ac). The main access to the property is located on Orange Avenue to the south. The primary connection to the major road network is from Orange Avenue between Jenkins Road and Hartman Road at the existing intersection of Orange Avenue and Bent Creek Drive.

The project proposes a clubhouse with amenities (to be constructed at phase 2), a dog park and a pocket park. Phase 1 incorporates 4 stormwater lakes. Emergency access is planned which aligns with N 43rd Street.

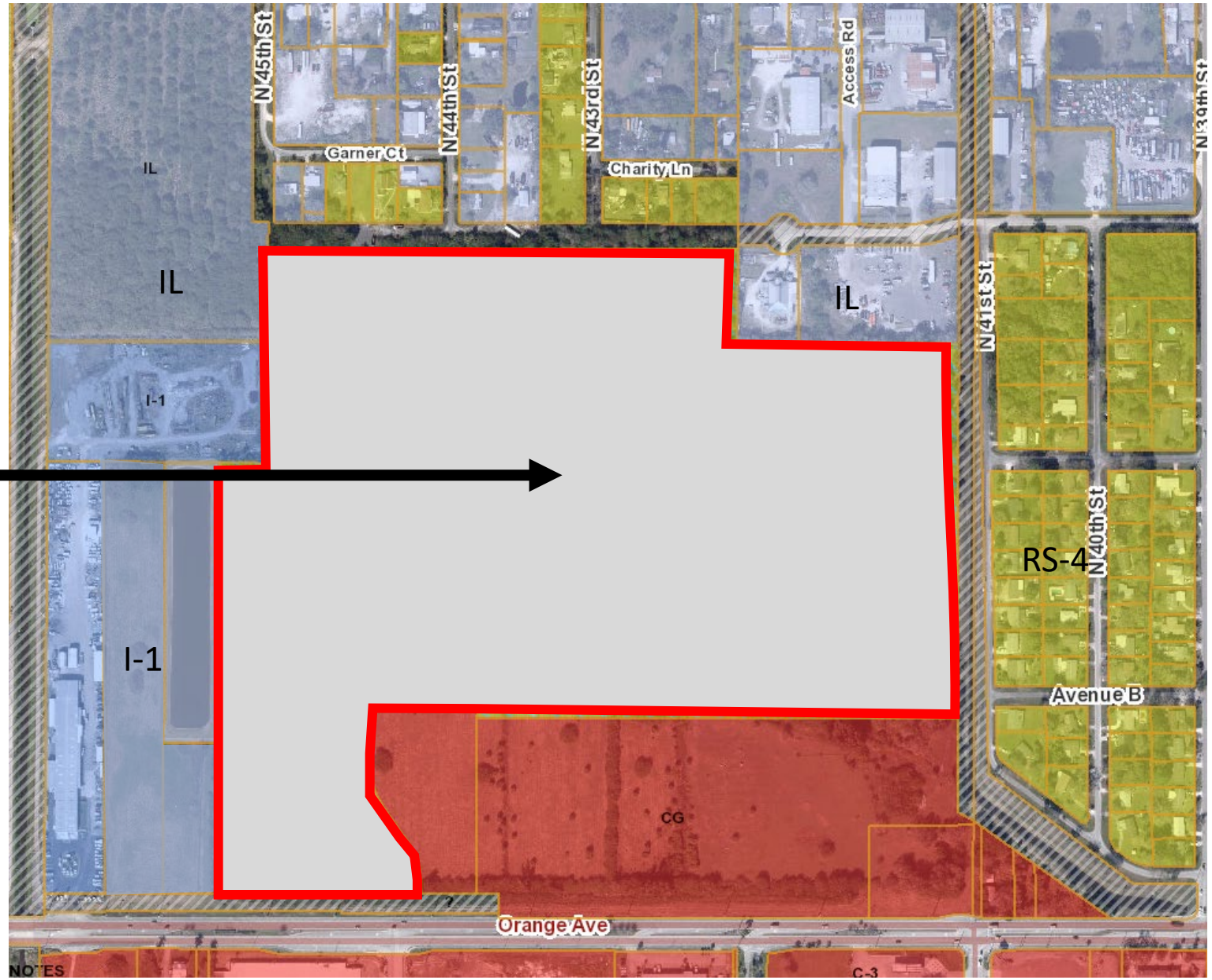
PROPOSED ZONING - PLANNED DEVELOPMENT (PD)

NORTH: County RS-4 & IL
SOUTH: City C-1, County CG
EAST: County RS-4
WEST: City I-1, County IL

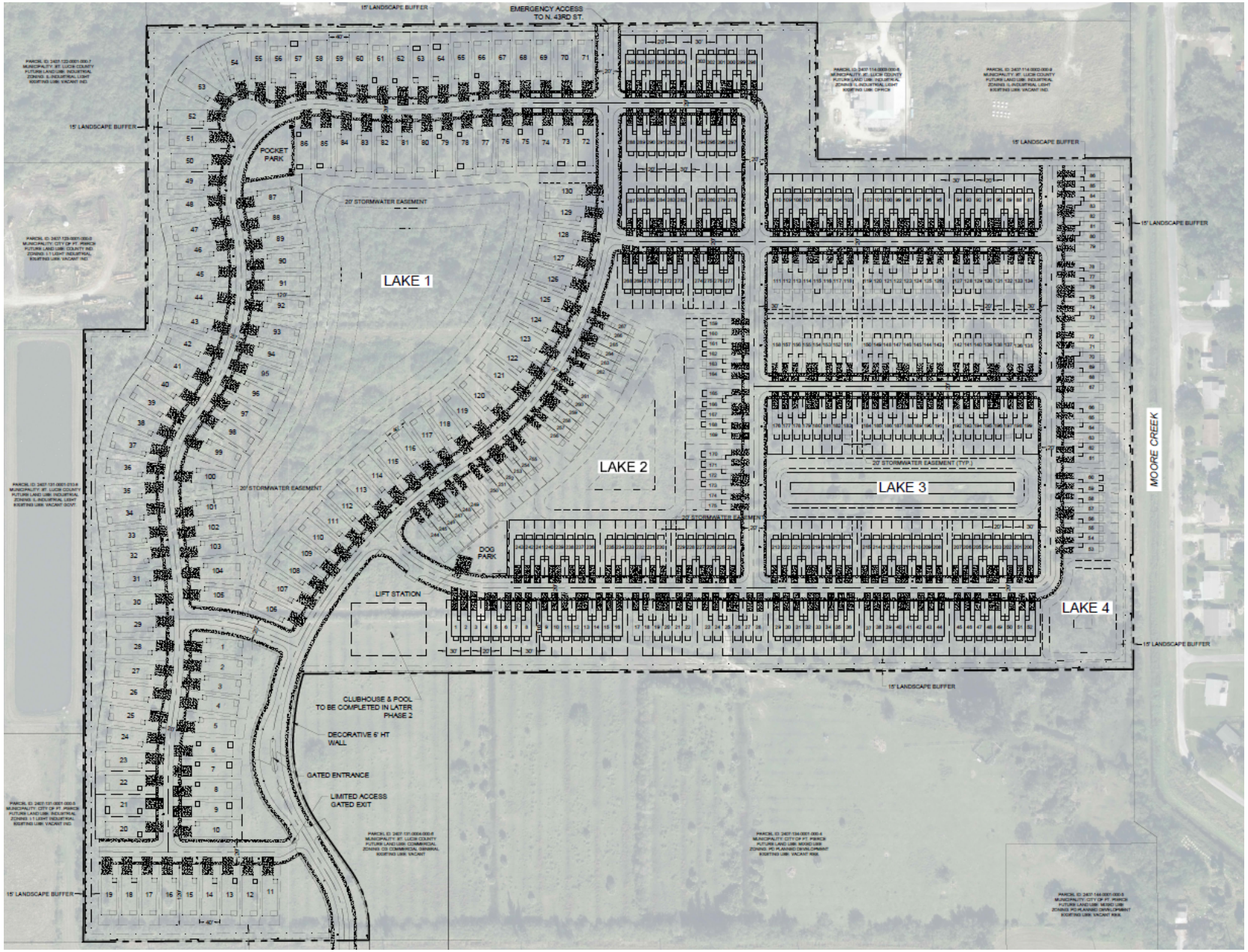
Phase 1 : Millcreek
Planned Development

439 dwelling units (309 townhomes and 130 detached single-family homes.

The density is 7.1 du/ac



MILLCREEK PD PHASE 1 – FINAL SITE PLAN



ROADWAY IMPROVEMENTS:

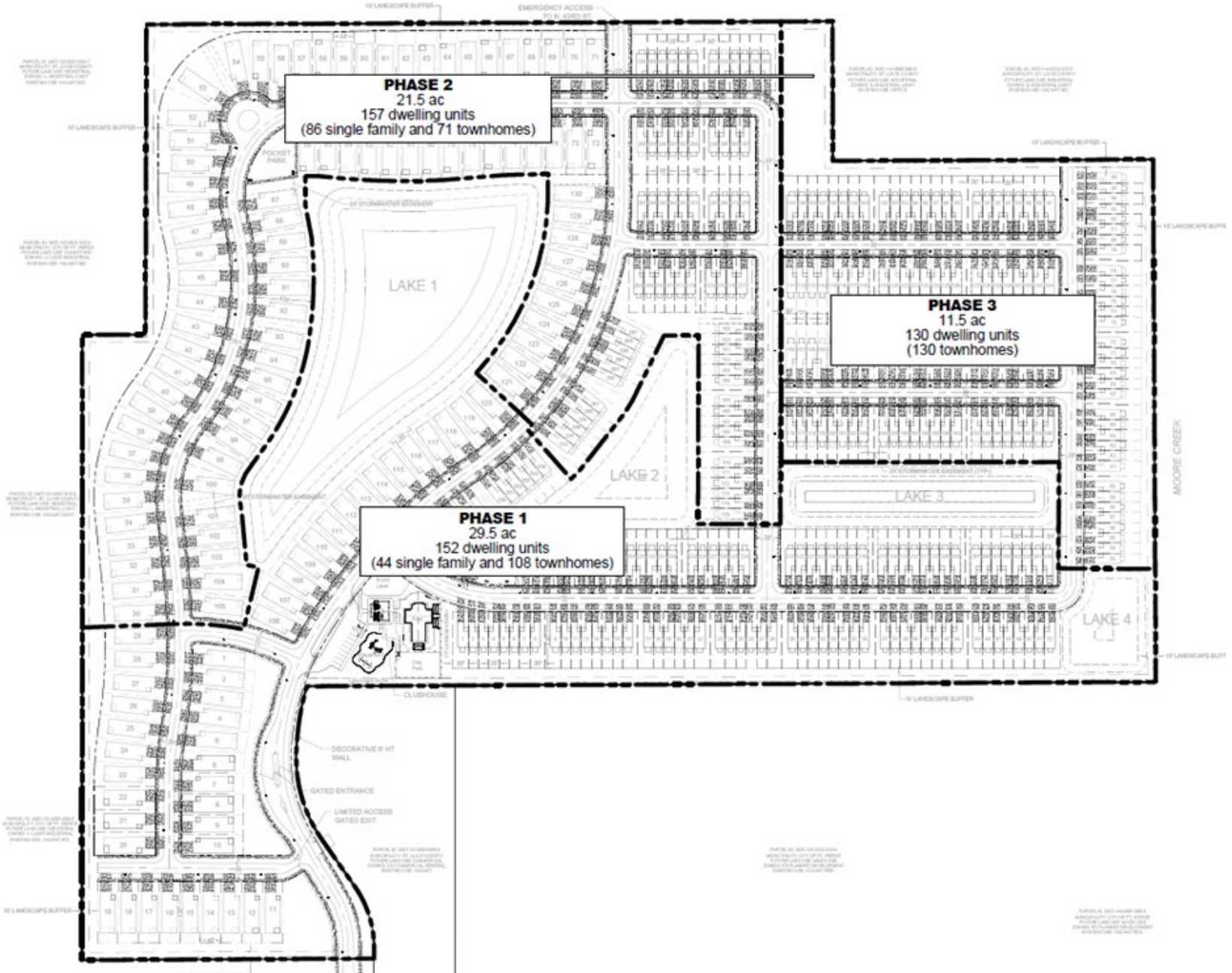
It is proposed that the applicant make the following intersection improvements at Orange Avenue and Bent Creek Drive:

1. Eastbound: Subject to approval by FDOT at the time of driveway permits, the queue length for the existing eastbound left turn lane will be determined and improved accordingly as required by FDOT.

2. Westbound: Subject to approval by FDOT at the time of driveway permits, a westbound right turn lane will be built according to the requirements of the Florida Design Manual (FDM).

3. Should FDOT require a traffic signal as part of the approvals, then the applicant will construct a traffic signal at the intersection of Orange Avenue and Bent Creek Drive, which will align with the primary access to the PD.

MILLCREEK PD PHASE 1 – FINAL SITE PLAN - PHASING



MILLCREEK PD PHASE 1 – ARCHITECTURALS

AVONDALE

1,844 sq. ft. | 3 Bed | 2 Bath | 2-Car Garage



MILLCREEK PD PHASE 1 – ARCHITECTURALS

STOCKTON

2,036 sq. ft. | 4 Bed | 2.5 Bath | 2-Car Garage



MILLCREEK PD PHASE 1 – ARCHITECTURALS

VILANO

2,500 sq. ft. | 4 Bed | 3 Bath | 2-Car Garage



MILLCREEK PD PHASE 1 – ARCHITECTURALS

Warbler

1,445 sq. ft. | 3 Bed | 2.5 Bath | 1-Car Garage



RECOMMENDATION

Staff recommend the Planning Board move the proposed Millcreek PD Final Site Plan to City Commission with a recommendation of APPROVAL subject to the Millcreek Residential Planned Development and Traffic Contribution Agreement, including the special conditions of development and the timetable of development.
The special conditions include (not limited to):

1. The phasing of the project shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

RECOMMENDATION – (continued)

2. 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 at section 125-212 – Planned Development Zone (PD).

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

ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove

ORDINANCE NO. 25-NNN

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE MILLCREEK PLANNED DEVELOPMENT (PD) ZONING IN RESPECT OF ONE (1) PARCEL OF APPROXIMATELY 62.51 ACRES OF LAND, MORE OR LESS, AND GENERALLY LOCATED NORTH OF ORANGE AVE AND WEST OF 41ST STREET, TO INCLUDE THE MILLCREEK PD PHASE 1 FINAL SITE PLAN THROUGH THE FINAL PLANNED DEVELOPMENT (PD) ZONING PROCESS AND THE APPROVAL OF AN ASSOCIATED DEVELOPMENT AGREEMENT;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property, generally located at or near Orange Avenue, was rezoned to the **Millcreek Planned Development (PD)**, by Ordinance 23-011 by the City Commission at their meeting of February 21, 2023; and

WHEREAS, the **Millcreek** Planned Development (PD) comprises 80.7 Acres, and

WHEREAS, the property comprising approximately 62.51 acres of land and subject of this ordinance, is a single parcel located within the **Millcreek Planned Development (PD)**, and subject to the Millcreek PD conceptual site plan, and;

WHEREAS, a map depicting the Millcreek conceptual site plan is attached hereto as **"Exhibit A"**; and

WHEREAS, the applicant seeks an amendment to the existing Planned Development (PD) zoning, to incorporate the '**Millcreek PD Phase 1 Final Site Plan'** as a Final Planned Development (PD); and

WHEREAS, a map depicting the **Millcreek PD Phase 1 Final Site Plan** is attached hereto as **"Exhibit B"**; and

WHEREAS, the proposed amendment is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their____, 2025, meeting, voted __ to __ to recommend approval of the proposed request for these parcels; and

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. From and after the effective date hereof, the property being generally located north of Orange Avenue and west of 41st Street in Fort Pierce, Florida and having a zoning designation of Planned Development (PD) and parcel ID: 2407-124-0001-000-3, and having the legal description in "**Exhibit C"**. The zoning of said property shall hereby be amended to incorporate **the Millcreek PD Phase 1 Final Site Plan**, as depicted at **"Exhibit B"**, and the **Millcreek PD Phase 1 Development Agreement** and conditions thereof, at "**Exhibit D",** attached hereto and incorporated herein.

SECTION 3. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held

to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 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 XXX, 2025; and was duly introduced, read by title only, and passed on second and final reading XXX, 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 NNth day of NNN 2025.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox

(City Seal)

EXHIBIT A

Millcreek PD Conceptual Site Plan

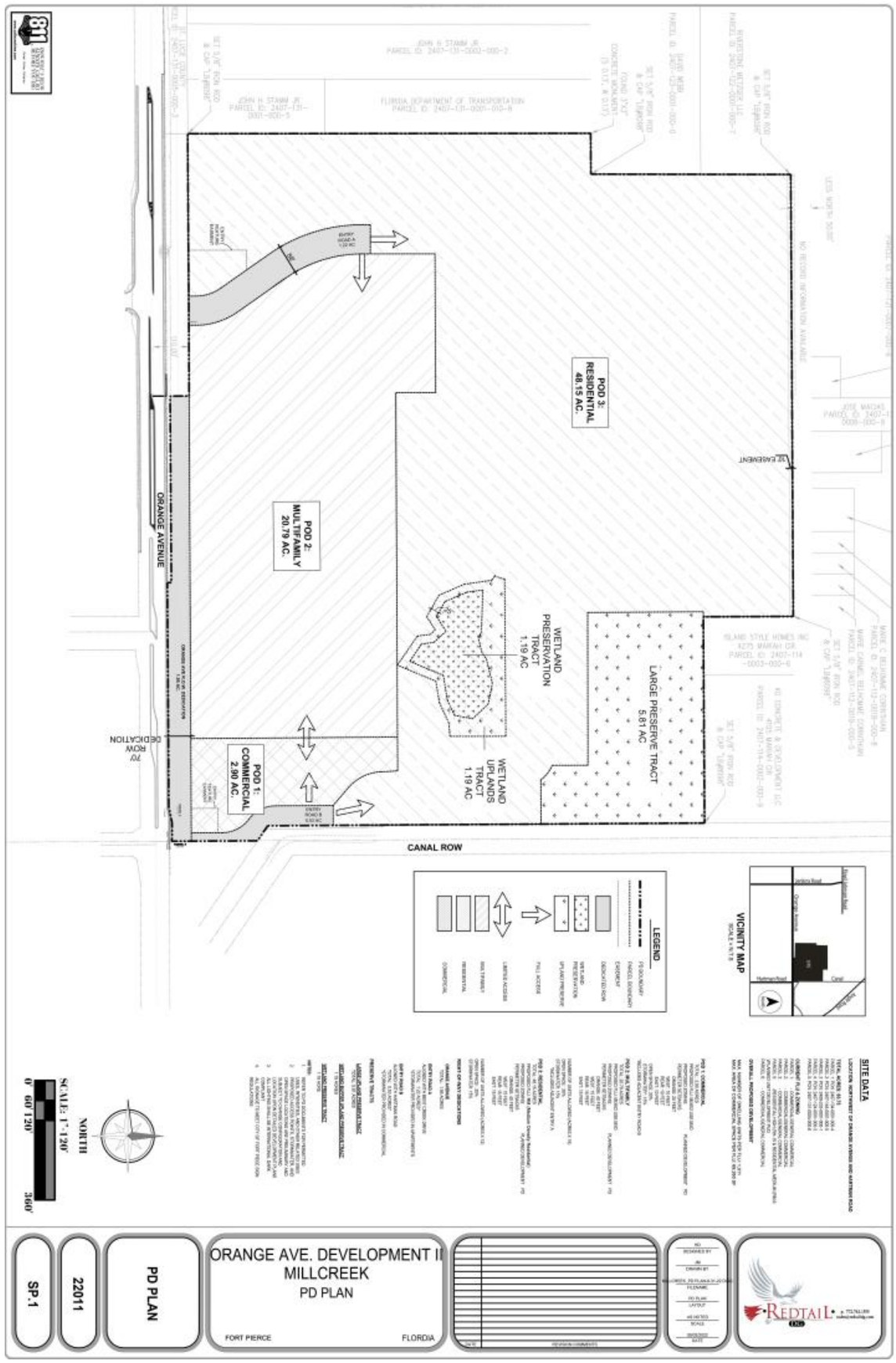


EXHIBIT B

Millcreek PD Phase 1 Final Site Plan

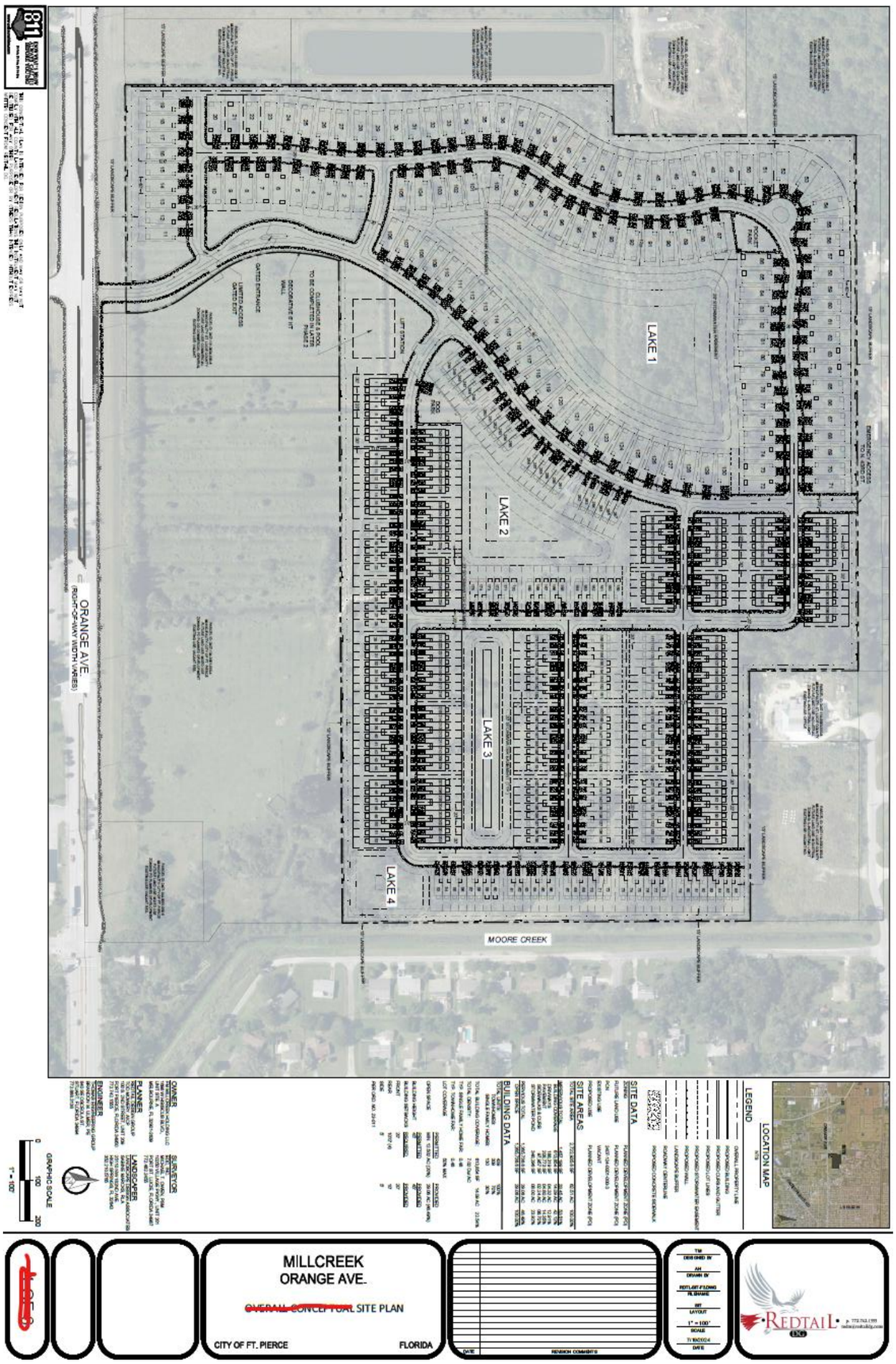


EXHIBIT C

Millcreek PD Phase 1 Legal Description

PARCEL A:
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND SE 1/4 OF THE NW 1/4 OF THE NE 1/4; LESS THE NORTH 50 FEET THEREOF; AND SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.
PARCEL B:
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, LESS RIGHT-OF- WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.
LESS AND EXCEPT THE FOLLOWING PARCEL:
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28N WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY, THENCE NORTH 04° 46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 AND A CENTRAL ANGLE OF 11°47'43" THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.
AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 468, OF THE PUBLIC RECORDS OF SAID COUNTY.
SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
SAID LANDS LYING AND SITUATE IN ST LUCIE COUNTY, FLORIDA.

EXHIBIT D

Millcreek PD Phase 1 Development Agreement
{TO BE ATTACHED}

Instrument Prepared By:

[blank space above line reserved for recording data]

MILLCREEK RESIDENTIAL
PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

THIS PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT ("Agreement"), made and entered into this___day of _____, 2025, by and between DREAM FINDERS HOMES, LLC, hereinafter referred to as the "Applicant", and CITY OF FORT PIERCE, a political subdivision of the State of Florida, hereinafter referred to as the "City".

WITNESSETH:

WHEREAS, Applicant is the developer of the property situated in CITY OF FORT PIERCE, Florida, and more particularly described in the legal description attached and incorporated as **Exhibit 1**; and

WHEREAS, it is the desire of Applicant to develop a Planned Development ("PD") to be known as MILLCREEK consisting of 62.51 acres with 439 single family and townhome dwelling units ("DUs"); and

WHEREAS, as part of the development, Applicant is proposing contributions, as required by FDOT, to the roadway network to mitigate the PD's impacts to further satisfy Fort Pierce transportation concurrency requirements; and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between Applicant and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and the development, and to encourage enlightened and imaginative approaches to community planning.

NOW, THEREFORE, the parties do hereby agree as follows:

1. PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION IMPROVEMENTS

    1. Applicant agrees that traffic contribution improvements (the "Improvements"), should they be required by FDOT for the approvals, will be undertaken and carried out in accordance with the following:

        i. Should FDOT require a traffic signal as part of the approvals, than applicant will construct a traffic signal at the intersection of Orange Avenue and Bent Creek Drive, which will align with the primary access to the PD.

        ii. In addition, should FDOT require intersection turn lane improvements, the Applicant will make the following intersection improvements at Orange Avenue and Bent Creek Drive:

            1. Eastbound:

                a. Subject to approval by FDOT at the time of driveway permits, the queue length for the existing eastbound left turn lane will be determined and improved accordingly as required by FDOT.

            2. Westbound:

                a. Subject to approval by FDOT at the time of driveway permits, a westbound right turn lane will be built according to the requirements of the Florida Design Manual (FDM).

    2. The timetable for planned development and traffic improvements are attached as **Exhibit 2**.

    3. The conditions and requirements agreed to by the City and the Applicant are set forth in the Special Conditions of development attached and incorporated as **Exhibit 3**.

4. Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2. VESTED RIGHTS

Applicant shall have the right to construct the proposed Improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders. Applicant, its successors, assigns, shall have no vested rights in any expired development orders for this development. The City shall be held harmless from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

3. DESTRUCTION

In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

4. CHANGES OR AMENDMENTS

There shall at all times be strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances.

1. Notwithstanding Paragraph 4, Applicant, its successors in interest and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or

termination directly and materially modifies the allowable uses or entitlements of such owners' property.

5. BREACH OF AGREEMENT

    1. Development of MILLCREEK and the proposed Improvements shall at all times be in compliance with this Agreement and any approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of the City processing of all applications for development on the subject property and any associated phases, or termination of the development order.

    2. Any person, including the Board of City Commissioners, hereinafter sometimes referred to as Board, or any member of the City Commission, may file a complaint with the City Manager alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred.

    3. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant or his successors in interest fail to abide by the provisions of this Agreement.

6. JURISDICTION

    This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida

7. SUCCESSORS AND ASSIGNS

    This Agreement shall be binding upon the parties hereto, their successors in interest, heirs,

assigns, and personal representatives.

8. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail. For purposes of notice, the addressees are as follows:

APPLICANT: Maston Crapps
Regional VP of Land
OBJ Dream Finders Homes, LLC
14701 Philips Hwy., Suite 300
Jacksonville, FL 32256

CITY: City Manager
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

With required copy to:
City Attorney
City of Ft. Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the

provisions of this Section.

9. ENTIRE AGREEMENT

This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

10. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

SIGNATURES TO FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

APPLICANT: DREAM FINDERS HOMES, LLC,
A Florida limited liability company

By: _____ Witness: _____
Its: _____ Print: _____

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____ of Dream Finders Homes, LLC, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
(NOTARY SEAL) My Commission Expires:

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
City Mayor Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(COMMISSION SEAL) _____

EXHIBIT 1
[LEGAL DESCRIPTION OF THE OVERALL TRACT]

Parcel ID Numbers: 2407-124-0001-000-3

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND SE 1/4 OF THE NW 1/4 OF THE NE 1/4; LESS THE NORTH 50 FEET THEREOF; AND SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, LESS RIGHT–OF– WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28N WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY, THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 AND A CENTRAL ANGLE OF 11°47'43" THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 468, OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO EXISTING EASEMENTS, RIGHTS–OF–WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST LUCIE COUNTY, FLORIDA.

EXHIBIT 2

[TIMETABLE FOR PLANNED DEVELOPMENT AND TRAFFIC IMPROVEMENTS]

PHASE SCHEDULE

Intersection improvements at Orange Avenue and Bent Creek Drive will be built as required/permitted by FDOT before the first Certificate of Occupancy is issued by the City.

—

	PHASE 1	PHASE 2	PHASE 3
Clearing/Grading	Nov 25	Nov 27	Nov 29
Utility Installation	May 26	May 28	May 30
Development Cert	Feb 27	Feb 29	Feb 31
First Closings	Aug 27	Aug 29	Aug. 31
Last Closings	July 29	July 31	July 34

Disclaimer:
The development phasing schedule is subject to change based on outside factors including market and sales conditions, labor and materials, weather and other factors outside of the Developer's control, however, can be used for general timing and budgeting purposes.

EXHIBIT 3

[SPECIAL CONDITIONS OF DEVELOPMENT]

1. The phasing of the project, outlined in Exhibit 2 of this agreement, shall adhere to City Code Sections 125- 212(b)(6) and 125-212(c)(1)(c): Phasing. Each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.

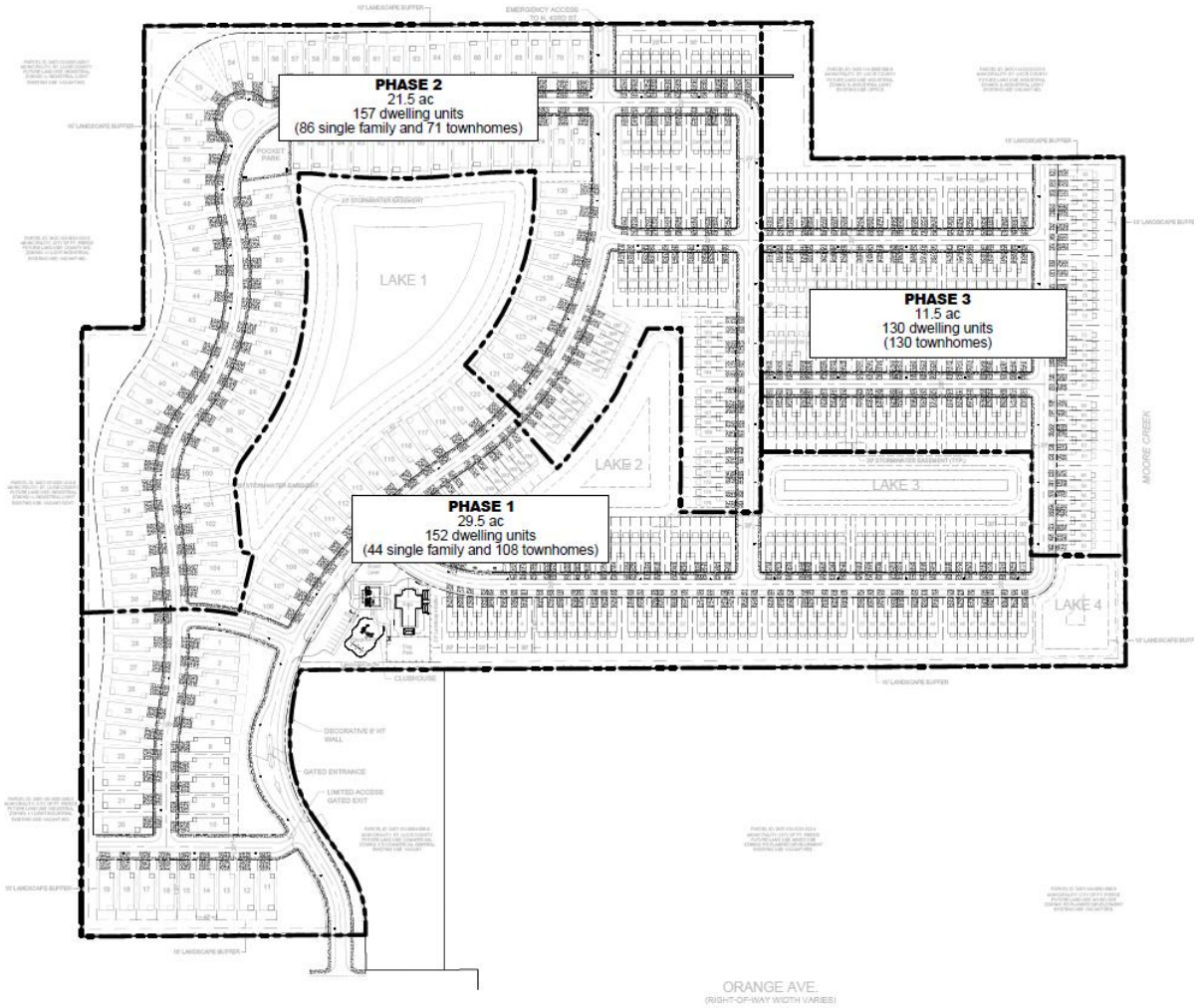


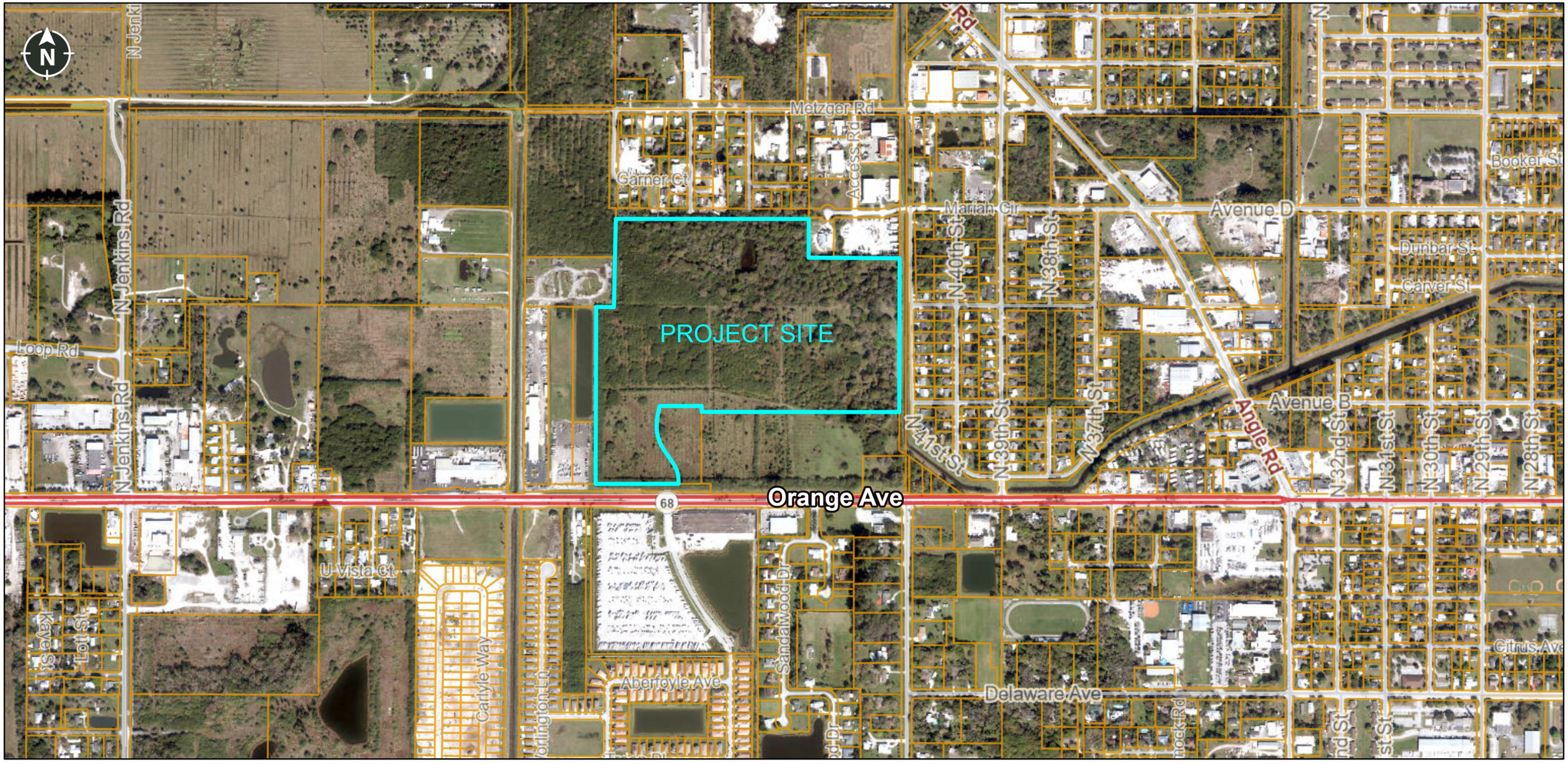
Fig 1. Phasing Plan

2. Any Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning at section 125-212 – Planned Development Zone (PD).
3. The Final PD site plan submittal shall contain all documents, plans and analysis as required as required per section 215-213 of the City's Code Of Ordinances
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. The following Documents form part of the Millcreek Master Planned Development.

PD SITE PLAN	by _____ on March 15, 2024 - REG. _____(_____)
BOUNDARY SURVEY	by _____. License # _____ on _____, 2024.
TOPOGRAPHIC SURVEY	by _____. License # _____ on _____, 2024.
LANDSCAPE PLAN	by _____ on _____, 2024 - REG. #_____ (_____)
MASTER STORMWATER REPORT	by _____. License #_____ on _____, 2023.
TRAFFIC IMPACT ANALYSIS	by _____ (Revision _____ 2024) dated _____, 2024.

ENVIRONMENTAL ASSESSMENT	by _____ on _____ 2024.

Millcreek - Location Map



7/19/2024

1:9,028

0 500 1,000 2,000 ft

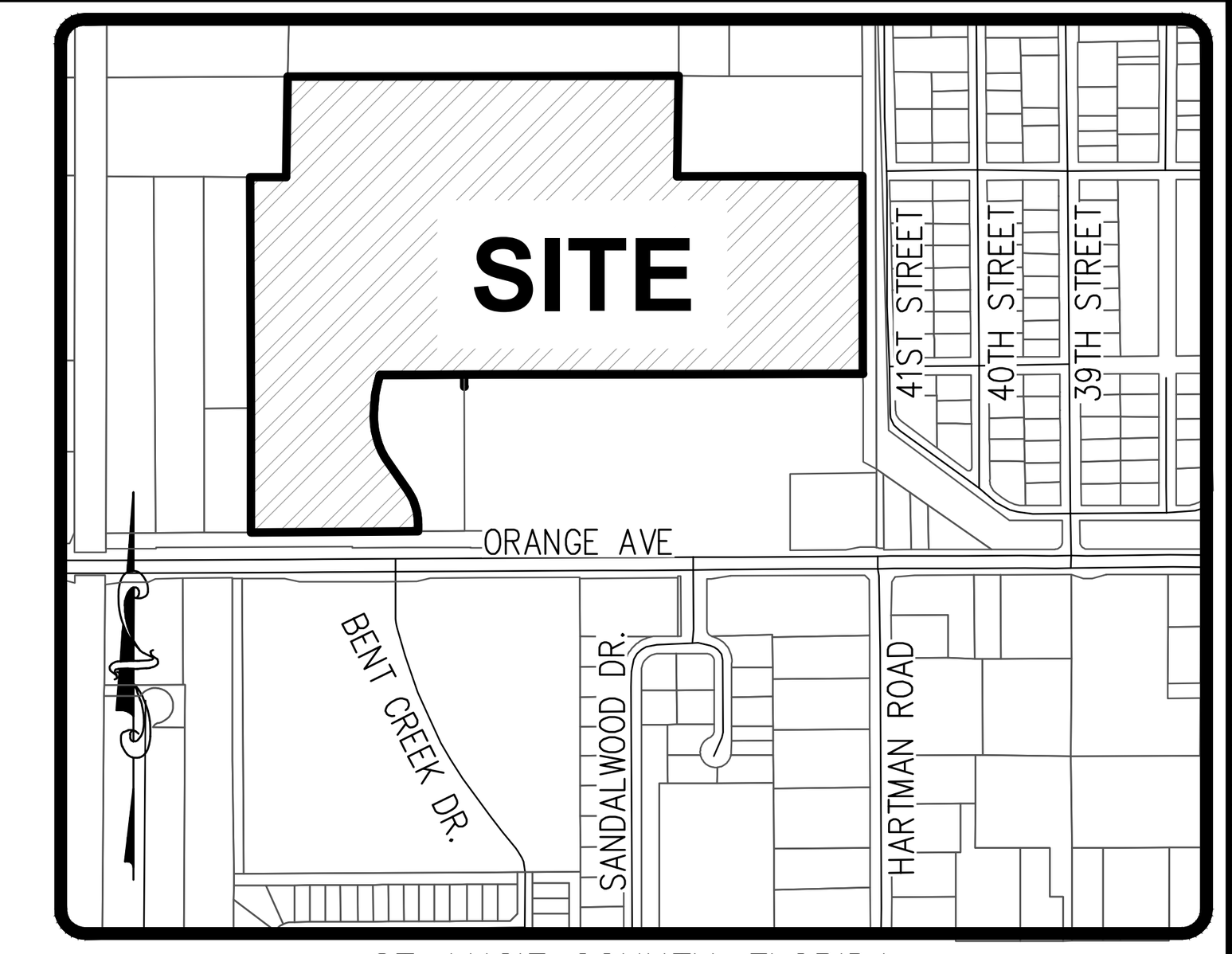
0 155 310 620 m

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

RedtailDG

ALTA NSPS LAND/TITLE SURVEY

FOR FM MILLCREEK HOLDING, LLC



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND SE 1/4 OF THE NW 1/4 OF THE NE 1/4; LESS THE NORTH 50 FEET THEREOF; AND SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, LESS RIGHT–OF– WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

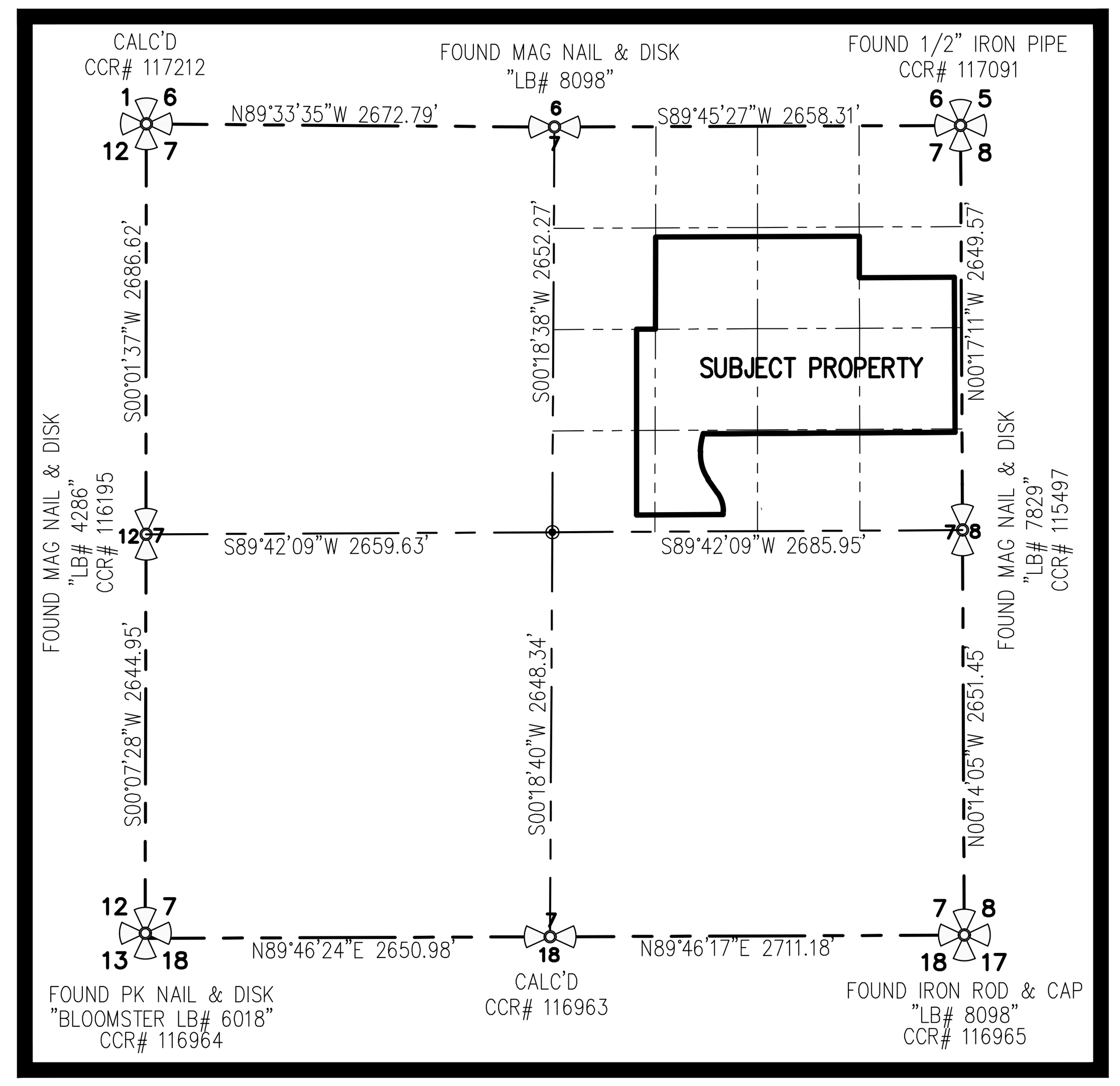
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28N WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY, THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 AND A CENTRAL ANGLE OF 11°47'43" THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 468, OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO EXISTING EASEMENTS, RIGHTS–OF–WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST LUCIE COUNTY, FLORIDA.



SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(1"=1000')

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON APRIL 3, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 20, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IS IN REFERENCE TO THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 31, 2024 UNDER COMMITMENT NUMBER 5405290. ALL APPLICABLE B–II EXCEPTIONS FROM THAT TITLE COMMITMENT ARE SHOWN ON THE SURVEY.
5. PARCEL(S) CONTAIN A TOTAL OF 61.76 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE A AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. ALL ABOVE GROUND UTILITIES AND DRAINAGE STRUCTURES ALONG THE NORTH RIGHT–OF–WAY OF ORANGE AVENUE HAVE BEEN LOCATED. NO UNDERGROUND UTILITY MARKINGS WERE OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE
AL	ARC LENGTH
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
CATV	CABLE RISER
(C)	CALCULATED
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO	CLEAN OUT
COMM RISER	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
Δ	DELTA/CENTRAL ANGLE
(D)	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
EP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EB	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM	ELECTRIC METER
ELEC. PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
FO	FIBER OPTIC MARKER
FIBER RISER	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
(F)	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
	GUY WIRE ANCHOR
	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L	LENGTH
	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
(M)	MAILBOX
MHWL	MEAN HIGH WATER LINE
	METAL LIGHT POST
	METAL POWER POLE
MON	MONUMENT
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON–RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PCN	PARCEL CONTROL NUMBER
PK NAIL	PARKER–KALON NAIL
PK/D	PARKER–KALON NAIL & DISK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
(P)	PLAT DATA
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT–OF–WAY
R/C	ROD AND CAP
(S)	SANITARY MANHOLE
SV	SANITARY VALVE
SEC	SECTION
	PROPERTY CORNER
	RIGHT–OF–WAY CONTROL
	SIGN
STA	STATION
	STREET SIGN
TELE RISER	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWP	TOWNSHIP
(T)	TRAFFIC HAND HOLE
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
U.E.	UTILITY EASEMENT
SS	UNDERGROUND SANITARY
DRN	UNDERGROUND STORM
UNK	UNKNOWN
UNK HH	UNKNOWN HAND HOLE
RISER BOX	UNKNOWN RISER BOX
(U)	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
[W]	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
(W)	WELL
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 5405290
COMMITMENT DATE: JANUARY 31, 2024, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE, AND TAXES AND ASSESSMENTS LEVIED AND/OR ASSESSED SUBSEQUENT TO THE DATE HEREOF.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
9. INTENTIONALLY DELETED. (UNRECORDED CATTLE LEASE WAS TERMINATED).
10. INTENTIONALLY DELETED. (DUPLICATIVE DUE TO STANDARD RIGHTS OF PARTIES IN POSSESSION EXCEPTION)
11. INTENTIONALLY DELETED. (UNRECORDED EASEMENT TO MILLCREEK ORANGE AVENUE I IS NOT ON THE CAPTION)
12. INTENTIONALLY DELETED. (SEE EXCEPTION #13 BELOW)
13. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 74, PAGE 238, AND BOOK 190, PAGE 1094, AND BOOK 190, PAGE 1092, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS IN BOOK 1445, PAGE 770; DEED BOOK 73, PAGE 419.
   DEED BOOK 74, PAGE 238 AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   BOOK 190, PAGE 1094 AND BOOK 190, PAGE 1092 AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
   BOOK 1445, PAGE 770 & DEED BOOK 73, PAGE 419 AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. INTENTIONALLY DELETED. (ADDED TO EXCEPTION #13)
15. RESERVATION IN DEED AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 629, PAGE 913.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
16. EASEMENT AND RIGHT OF WAY AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1415, PAGE 421, AS AFFECTED BY AGREED STIPULATED FINAL JUDGMENT IN BOOK 1669, PAGE 2211.
   DOES NOT AFFECT SUBJECT PROPERTY. SHOWN ON SURVEY.
17. EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC. AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2621, PAGE 2055.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
18. RESOLUTION NO. 08–148 AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2987, PAGE 1551, AS AFFECTED BY BOOK 3026, PAGE 1790.
   AFFECTS SUBJECT PROPERTY; RESOLUTION NO 08–148 IS NOT A SURVEY MATTER; RESOLUTION NO 08–278 IN BOOK 3026, PAGE 1790 INCLUDES A PORTION OF LAND BEING SOLD TO ST. LUCIE COUNTY AND AN EASEMENT TO ST. LUCIE COUNTY FOR INGRESS EGRESS WHICH IS SHOWN ON THE SURVEY.
19. FORCE MAIN EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2968, PAGE 2619.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
20. EASEMENT(S) SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN BOOK 2511, PAGE 150.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
21. ORDINANCE NO. 23–005 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 4949, PAGE 259.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

CERTIFIED TO:

- FIRST AMERICAN TITLE INSURANCE COMPANY
- FM MILLCREEK HOLDING, LLC

ALTA CERTIFICATION:

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 ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 20, 2024.

Michael T Owen Digitally signed by Michael T Owen
Date: 2024.05.16 14:56:56 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
ABB	MTO	SV	21-539 ALTA Survey Rev 4.dwg	AS SHOWN	May 16, 2024

DATE	REVISION COMMENTS
05/16/24	MADE A CORRECTION TO THE PLACEMENT OF THE BS EASEMENT (B-II #17)

ALTA NSPS LAND/TITLE SURVEY
FOR: FM MILLCREEK HOLDING, LLC
RECORD INFORMATION
SEC. 7, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-539

Z:\EDC-2021\21-539 - Suchman - Millcreek 62-acres\SURVEY\Dwg - PDF\Survey\21-539 ALTA Survey Rev 4.dwg, 5/16/2024 10:03 AM
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ALTA NSPS LAND/TITLE SURVEY

FOR FM MILLCREEK HOLDING, LLC

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

NORTH

METZGER ROAD
(VARYING WIDTH RIGHT-OF-WAY)

N LINE OF SECTION 7 N89°45'27"E 2658.31'

NORTH 1/4 CORNER SECTION 7
FOUND MAG NAIL & DISK
"LB# 8098"

NORTHEAST CORNER
SECTION 7
FOUND 1/2" IRON PIPE
CCR# 117091

ABELARDO PEREZ
4417 N 44TH ST
PARCEL ID:
2407-121-0026-000-5

HOWARD LORR
PARCEL ID: 2407-121-0028-000-9

DANA STEPHENS
4465 PARKER CT
PARCEL ID:
2407-121-0030-000-6

GALLEGO'S TRUCKING INC
4465 PARKER CT
PARCEL ID:
2407-121-0030-000-6

4403 PARKER CT
PARCEL ID:
2407-121-0031-000-3

SHIRLEY REESE
405 N 44TH ST
PARCEL ID:
2407-121-0033-000-7

N 44TH STREET

JOSE MACIAS
406 N 44TH ST
PARCEL ID:
2407-121-0007-000-6

JOSE MACIAS
PARCEL ID: 2407-121-0008-000-9

MANUEL NIETO-ALMANZA
4203 CHARITY LN
PARCEL ID: 2407-112-0009-000-2

N 43RD STREET

PANFILO AQUINO
4215 CHARITY LN
PARCEL ID:
2407-112-0014-000-0

CHARLES RANDOLPH
4205 CHARITY LN
PARCEL ID: 2407-112-0016-000-4

ODESSA RANDOLPH
PARCEL ID: 2407-112-0017-000-1

JUAN MACIAS
4203 CHARITY LN
PARCEL ID:
2407-112-0018-000-8

DAVIS HOLDING COMPANY LLC
4205 METZGER RD
PARCEL ID: 2407-111-0002-000-0

N LINE OF THE SE 1/4, OF THE NW 1/4, OF THE NE 1/4 OF SEC 6
NO RECORD INFORMATION AVAILABLE

N LINE OF THE SW 1/4, OF THE NE 1/4, OF THE NE 1/4 OF SEC 6

S89°44'37"W 1332.92'

50.00'

00.00'

10.00' INGRESS EGRESS EASEMENT
O.R.B. 3210, PG. 468

LESS AND EXCEPT
O.R.B. 3210, PG. 468

FOUND 5/8" IRON ROD
& CAP "LB# 8098"

FOUND 5/8" IRON ROD
& CAP "LB# 8098"

EAST LINE SECTION 7

RIVERSTONE METZGER LLC
PARCEL ID: 2407-122-0001-000-7

ISLAND STYLE HOMES INC
4275 MARIAH CIR
PARCEL ID: 2407-114-0001-000-6

KG CONCRETE & DEVELOPMENT LLC
4105 MARIAH CIR
PARCEL ID: 2407-114-0002-000-9

FOUND 5/8" IRON ROD
& CAP "LB# 8098"

N00°08'13"W 271.28'

S89°44'18"W 622.17'

N00°18'35"E 2652.27'

S00°09'41"W 602.89'

SE 1/4 OF THE NW 1/4
OF THE NE 1/4 LESS THE
NORTH 50.00'

SW 1/4 OF THE NE 1/4
OF THE NE 1/4

S 1/2 OF THE SE 1/4 OF
THE NE 1/4 OF THE NE 1/4
LESS THE CANAL R/W

DAVID WEBB
PARCEL ID: 2407-123-0001-000-0

FOUND 5/8" IRON ROD
& CAP "LB# 8098"

FOUND 3"X3"
CONCRETE MONUMENT
(S 0.13', W 0.13')

PARCEL A

N LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7

S LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7
N LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7

S89°43'48"W 123.23'

PARCEL ID:
2407-124-0001-000-3
TOTAL AREA=61.760 ACRES
MORE OR LESS

E 791.25' OF THE SW 1/4 OF THE NE 1/4
LESS RIGHT-OF-WAY FOR PUBLIC
ROADS & LESS THE S 600'

N00°17'11"W 1015.99'

N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)

S00°00'44"W 1215.78'

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL ID: 2407-131-0001-010-8

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7

N.S.L.R.W.C.D. CANAL NO. 3
(CANAL RIGHT-OF-WAY WIDTH VARIES)

SE 1/4 OF THE NE 1/4
LESS ROAD & CANAL
RIGHT-OF-WAY

N LINE OF THE SE 1/4 OF
THE SE 1/4 OF THE NE 1/4

FOUND 4"X4"
CONCRETE MONUMENT
"LB# 6610"
(S 0.27', E 0.59')

FOUND 5/8" IRON
ROD & CAP "LB# 8098"

17 BELLSOUTH TELECOMMUNICATIONS
EASEMENT P.B. 2621, PG. 2055

19 FORCE MAIN EASEMENT
P.B. 2968, PG. 2619

20 FORCE MAIN EASEMENT
P.B. 2511, PG. 150

FOUND 4"X4"
CONCRETE MONUMENT
(N 0.09', W 0.25')

N89°42'09"E 1649.00'

N89°42'09"E 1360.62'

N89°42'09"E(C)(D)
288.38'(C) 288.42'(D)

LESS & EXCEPT
MILLCREEK ORANGE AVENUE LLC
PARCEL ID:
2407-131-0004-000-6

N04°46'28"E(C)(D)
18.58'
L=194.58'
R=280.00'
Δ=39°48'56"

PARCEL B

FOUND 5/8" IRON
ROD & CAP "LB# 8098"

19 FORCE MAIN EASEMENT
O.R.B. 2968, P.G. 2619

WEST 725.27'
EAST 791.25'

N35°02'28"W(C)(D)
109.91'
L=125.20'
R=206.46'
Δ=34°44'37"
N00°17'51"W(C)(D)
22.87'

20 ACCESS, UTILITY &
DRAINAGE EASEMENT
O.R.B. 2511, P.G. 150

20 70' DRAINAGE EASEMENT
O.R.B. 2511, P.G. 150

FOUND 5/8" IRON ROD
& CAP "LB#8098"

PERMANENT DRAINAGE EASEMENT
TO ST. LUCIE COUNTY

BOTTOM OF
DITCH

ORANGE AVENUE
DEVELOPMENT LLC
PARCEL ID:
2407-134-0001-000-4

CENTER OF DITCH

TOP OF DITCH

ORANGE AVENUE
DEVELOPMENT LLC
PARCEL ID: 2407-144-0001-000-5

FLOOD ZONE "X"

FLOOD ZONE "X"

4' BARB-WIRE FENCE
+6' EAST OF

BOTTOM OF CANAL

4' BARBED WIRE FENCE

37.40' CANAL EASEMENT
O.R.B. 2883, PG. 2575

WEST LINE OF THE NE 1/4 OF SECTION 7

JOHN H STAMM JR
4850 ORANGE AVE
PARCEL ID: 2407-131-0003-000-9

JOHN H STAMM JR
PARCEL ID: 2407-131-0002-000-2

JOHN H STAMM JR
PARCEL ID: 2407-131-0001-000-5

SOUTH 600.00'

LESS THE SOUTH 600.00'

W LINE OF THE SE 1/4 OF THE NE 1/4

16 20 PERPETUAL FDOT EASEMENT
O.R.B. 1415, PG. 421

13 20 5.00' FPL EASEMENT
O.R.B. 190, PG. 1092

20.00' FPUA EASEMENT
O.R.B. 4312, PG. 974

EAST 300'

LESS AND
EXCEPT
GATE

SOUTH 294.50'

NORTH 294.50'

SIGNAL
MAST ARM

640.00'

13 5.00' FPL EASEMENT
O.R.B. 190, PG. 1094

SOUTHEAST CORNER
NE 1/4, SECTION 7
FOUND MAG NAIL & DISK
"LB# 7829"
CCR# 115497

SOUTHWEST CORNER
NE 1/4, SECTION 7
FOUND MAG NAIL & DISK
"LB# 8098"

ST. LUCIE COUNTY
PARCEL ID: 2407-131-0005-000-3
RIGHT-OF-WAY LINE

N89°42'04"E 567.73'

N00°17'44"W(C)(D)
70.06'
110.00'

S89°42'09"W(C)(D)
65.98'

S89°42'09"W 2685.95'

S LINE OF THE NE 1/4 OF SECTION 7

40.00'

CURB INLET

GAS RISER

S89°42'09"W(C)(D)
65.98'

P.O.B.
LESS & EXCEPT
FOR PARCEL B

26'± WIDE ASPHALT
TRAVEL LANES

N00°17'44"W(C)(D)
40.00'
N00°00'56"E(D)

CENTER OF DITCH

ORANGE AVENUE
STATE ROAD NO. 68 (VARYING WIDTH RIGHT-OF-WAY)
F.D.O.T. R/W MAP SECTION 94070-2505)

CURB INLET 46.43'

LESS & EXCEPT FOR PARCEL B
SE CORNER OF THE SW 1/4
OF THE NE 1/4 OF SEC 7

COMMUNICATION RISER
ON CONC. PAD

F CURB (TYP)

CURB INLET

5' WIDE SIDEWALK

54.69'

DRIVE

ROAD

7 8

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ABB	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
21-539 ALTA Survey Rev 4.dwg	FILENAME
AS SHOWN	SCALE
May 16, 2024	DATE

05/16/24	MADE A CORRECTION TO THE PLACEMENT OF THE BS EASEMENT (BS # 17)
DATE	REVISION COMMENTS

ALTA NSPS LAND/TITLE SURVEY

FOR: FM MILLCREEK HOLDING, LLC

RECORD INFORMATION
SEC. 7, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-539

1 OF 2

Z:\EDC-2021\21-539 - Suchman - Millcreek 62-acres\SURVEY\Dwg - PDP\Survey\21-539 ALTA Survey Rev 4.dwg, 5/16/2024 10:03 AM
THIS DRAWING AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
COPYRIGHT 2020 BY EDC, INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY AND INTELLECTUAL PROPERTY OF EDC, INC. WHETHER THE PROJECT FOR WHICH IT WAS PREPARED IS EXECUTED OR NOT. THE DRAWING IS NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED, IN ANY FORM OR MANNER, WHATSOEVER, WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE FIRM.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2795650 OR BOOK 2483 PAGE 1551, Recorded 02/09/2006 at 02:53 PM
Doc Tax: $34650.00

Prepared by and Return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
061784/0102

Tax Parcel # 2407-144-0001-000-5
2407-124-0001-000-3
2408-233-0001-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

W I T N E S S E T H:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

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

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

CLERK'S NOTE: This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of $4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of $34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

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

Signed and sealed in the presence of:

Nandra R. Ramnarine
Print or type name

Jannine Henzell
Print or type name

"GRANTOR"

FM FLORIDA LAND COMPANY, LLC, a Delaware limited liability company

By: Forte Macaulay Development Consultants, Inc., a Florida corporation
Its Manager

By: _____
Name: HUGH M. EVANS, JR.
Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of January, 2006, by Hugh M. Evans, Jr., as President of Forte Macaulay Development Consultants, Inc., a Florida corporation, the Manager of FM Florida Land Company, LLC, a Delaware limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

- ☑ is/are personally known to me.
- ☐ produced a current _____ driver's license as identification.
- ☐ produced _____ as identification.

{Notary Seal must be affixed}

Signature of Notary

Nandra R. Ramnarine
Name of Notary

Commission Number (if not legible on seal): _____
My Commission Expires (if not legible on seal): _____

Notary Public State of Florida
Nandra R Ramnarine
My Commission DD488190
Expires 01/10/2010

Exhibit "A"
Legal Description

Parcel A:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

PARCEL 1:

The S ½ of the SE ¼ of the NE ¼ of the NE ¼; and the SW ¼ of the NE ¼ of the NE ¼; and SE ¼ of the NW ¼ of the NE ¼; LESS the North 50 feet thereof; and SE ¼ of the NE ¼, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼; and the East 791.25 feet of the SW ¼ of the NE ¼; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 3:

That part of the West 25 feet of the SW ¼ of the SW ¼ of the NW ¼ of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

Parcel B:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

The West 725.27 feet of the South 600.00 feet of the following described property:

The East 791.25 feet of the Southwest quarter of the Northeast quarter of said Section 7, Less Right-of-Way for public roads and drainage canals.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A portion of the Southwest Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7; thence North 00°00'56" East along the east line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 40.00 feet; thence South 89°42'09" West along a line 40 feet north from and parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 65.98 feet to the Point of Beginning; Thence continue South 89°42'09" West along said parallel line, for 157.17 feet; Thence North 00°17'51" West, for 92.93 feet to a Point of Curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a Point of Tangency; Thence North 35°02'28" West, for 109.91 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a Point of Tangency; Thence North 04° 46'28" East, for 18.58 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 477.11 and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet; Thence North 89°42'09" East along a line 640 feet North from and Parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 288.42 feet; Thence South 00°00'56" West along the East line of the West 725.27 feet of the East 791.25 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 600.01 feet to the Point of Beginning.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

Exhibit B

1. Real estate taxes and assessments for the year 2006 and subsequent years, not yet due and payable.

2. Reservation as set forth in instrument recorded in O.R. Book 629, page 913 of the public records of St. Lucie County, Florida.

3. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 74, page 238 of the public records of St. Lucie County, Florida.

4. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 190, page 1094 of the public records of St. Lucie County, Florida.

5. Subordination of Utility Interests as set forth in instrument recorded in O.R. Book 1415, page 770 of the public records of St. Lucie County, Florida.

6. Easement and Right of Way as set forth in instrument recorded in O.R. Book 1415, page 421, as affected by Agreed Stipulated Final Judgment recorded in O.R. Book 1669, page 2211, both of the public records of St. Lucie County, Florida.

7. Mortgage, Security Agreement and Assignment of Leases and Rents in favor of Branch Banking and Trust Company recorded in O.R. Book 2430, page 2550 of the public records of St. Lucie County, Florida.

8. Rights of tenants pursuant to unrecorded Lease Agreement dated November 18, 2005 between Orange Avenue Development, LLC, as lessor, and Harry B. Albritton, as lessee, as assigned to FM Florida Land Company, LLC pursuant to Assignment and Assumption of Lease dated November 28, 2005.

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

LEGAL DESCRIPTION
(Source: Submitted ALTA Survey)

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND SE 1/4 OF THE NW 1/4 OF THE NE 1/4; LESS THE NORTH 50 FEET THEREOF; AND SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, LESS RIGHT-OF- WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7; THENCE NORTH 00° 00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89° 42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 42'09" WEST ALONG SAID PARALLEL LINE FOR 157.17 FEET; THENCE NORTH 00° 17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34° 44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35° 02'28N WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE

CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39° 48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY, THENCE NORTH 04° 46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 AND A CENTRAL ANGLE OF 11° 47'43" THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89° 42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00° 00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING ANY PART LYING WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 468, OF THE PUBLIC RECORDS OF SAID COUNTY.

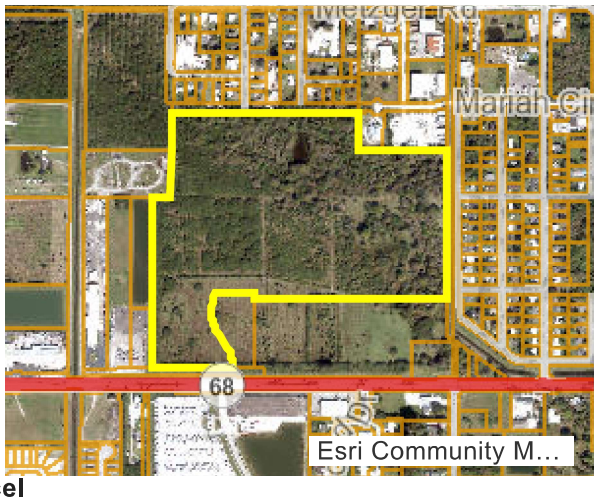
SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST LUCIE COUNTY, FLORIDA.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, July 19, 2024

Parcel Report



Parcel

PARCELNO: 2407-124-0001-000-3

Property ID: 19834

Owner1: FM Millcreek Holding LLC

SiteAddress: ORANGE AVE

Owner

Owner1: FM Millcreek Holding LLC

Owner2:

Owner3:

MailingAddress: 1698 W Hibiscus Blvd, Unit Ste A Melbourne, FL 32901-2639

Overview

PrimaryLandUse: 6000 - GRZNG SLD CP

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $2,820,329

FinishedArea:

Acres: 62.51

TotalArea: 2,722,935.6

Legal Description

LegalDescription: 7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB,TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05-AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2023	$2,820,329	$1,300	$2,819,029	$0	$17,543	$0	$17,543	$947	$2,801,839
2022	$1,354,434	$1,300	$1,353,134	$0	$17,511	$0	$17,511	$979	$1,335,944
2021	$826,432	$1,300	$825,132	$0	$17,482	$0	$17,482	$1,008	$807,942

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2023	169.7	11,709.3
North St. Lucie Water Management District	2013	62.51	1,500.24

Land Lines

Line Number	Units	Unit Type
1	56	MACR
2	6.51	MACR
3	62.51	CACR

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
01/30/2006	$4,950,000	XX01	WD	FM Florida Land Company LLC	2483-1551	Clerk of Courts
11/22/2005	$6,616,000	XX02	SPWD	Orange Ave Dev LLC	2430-2546	Clerk of Courts
04/06/2004	$3,000,000	XX02	WD	Linda Davis Trust	1940-2324	Clerk of Courts
04/02/2004	$100	XX04	WD	Linda Davis Trust	1940-2328	Clerk of Courts
04/01/2004	$100	XX04	WD	Linda Davis Trust	1940-2330	Clerk of Courts
03/31/2004	$100	XX04	WD	Linda Davis Trust	1940-2326	Clerk of Courts
01/25/1998	$100	XX04	PRDEED	Linda	1124-1276	Clerk of Courts
01/25/1998	$100	XX04	PRDEED	Linda	1124-1271	Clerk of Courts
01/25/1998	$100	XX04	PRDEED		1124-1266	Clerk of Courts
12/26/1996	$100	XX02	PRDEED	Jean M Davis	1053-1888	Clerk of Courts
12/20/1994	$850,000	XX02	WD	Jean M Davis	935-1908	Clerk of Courts

Photos



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential/Industrial	IND/MXD (SLC)	IL/RS-4 (SLC)
South	Commercial	CC (FP) COM (SLC)	C-3 (FP) CG (SLC)
East	Residential	RH (SLC)	IL/RS-4 (SLC)
West	Industrial	I/CI (FP) IND (SLC)	I-1 (FP) IL (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	12 du/ac	62.51	X
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 114,140
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 114,140
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	923.55 ac	907.4 ac	-16.15 ac
Urban District	5 acres per 1,000 people	230.89 ac	226.85 ac	-4.04 ac
Community	2.5 acres per 1,000 people	115.45 ac	113.42 ac	-2.02 ac
Neighborhood	1.36 acres per 1,000 people	62.80 ac	61.70 ac	-1.10 ac

D. Public Schools (Residential Classifications Only): Zoning allows for 750 du
Single Family: (du x 0.405 = students/70% K-8/30% High) Site plan proposed (439 du)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gaines Academy	Westwood High School
City	Fort Pierce	Fort Pierce
Distance	1.80 Miles	0.80 Miles
Current Zoning/FLU Enrollment Demand	zoning 525 (proposed 178)	zoning 225 (proposed 53)
Proposed Zoning/FLU Enrollment Demand		
Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	per zoning 100 yards / per proposed site plan 60 yards
**Proposed Zoning/FLU	
*Change in Demand	

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

Impact	See attached Stormwater/Drainage Statement

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	proposed plan 3,367	proposed plan 215/282
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity	The number of trips will decrease from the max per zoning (750 du allowed per zoning, 439 du proposed)	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 439 Single Family: 130 Multifamily: 309 (tow
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1/2/3	44/86/0	29.5/21.5/11.5		
Single-family, attached	1/2/3	108/71/130	29.5/21.5/11.5		
Multi-family					
Other (specify)					

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

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

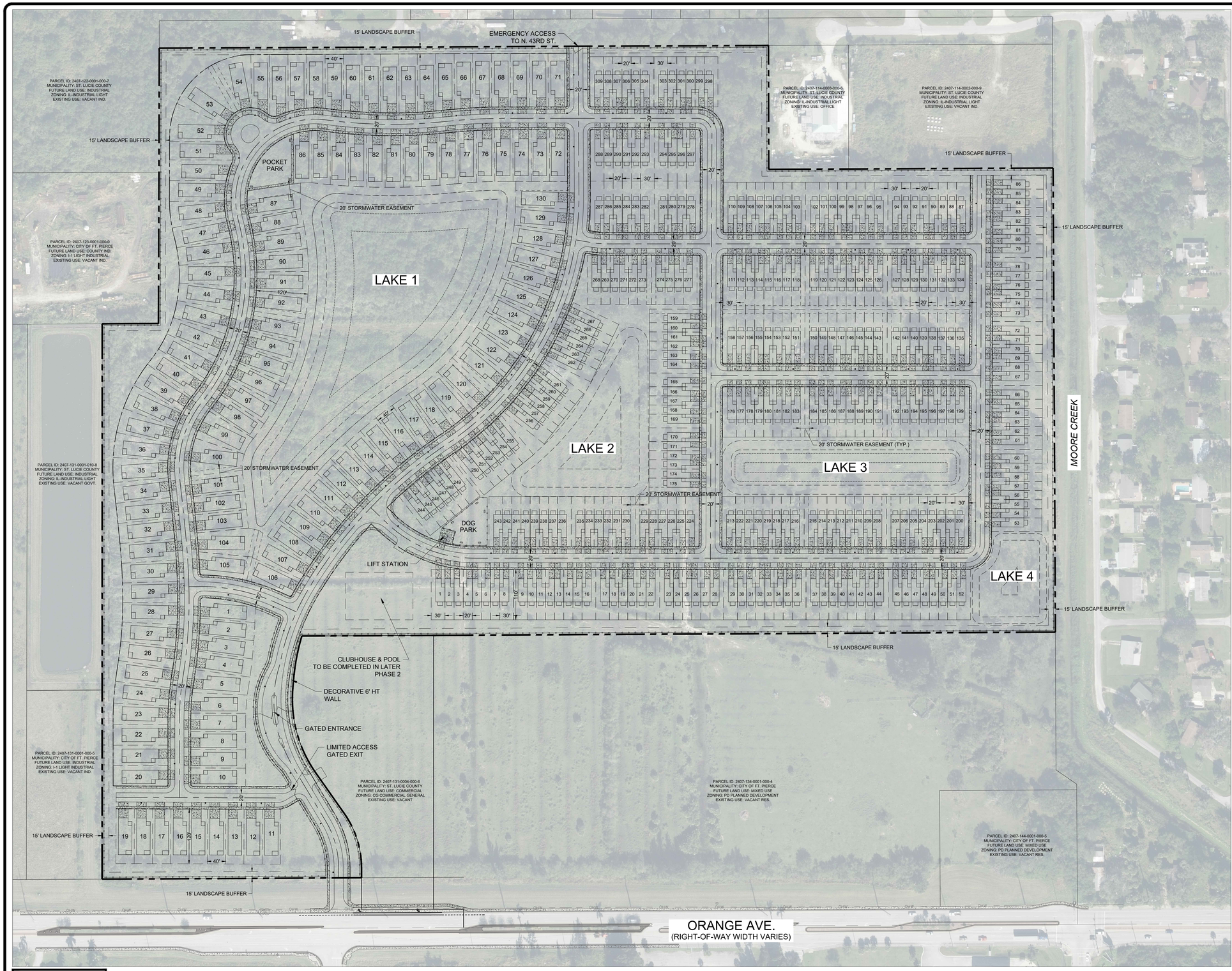
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

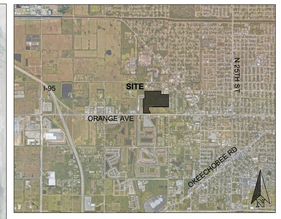
2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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





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REDTAIL DESIGN GROUP LLC
p. 772.742.1555
hodie@redtaildg.com

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DRAWN BY	AH
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	SIT
	LAYOUT
SCALE	1" = 100'
DATE	7/19/2024

REVISION COMMENTS

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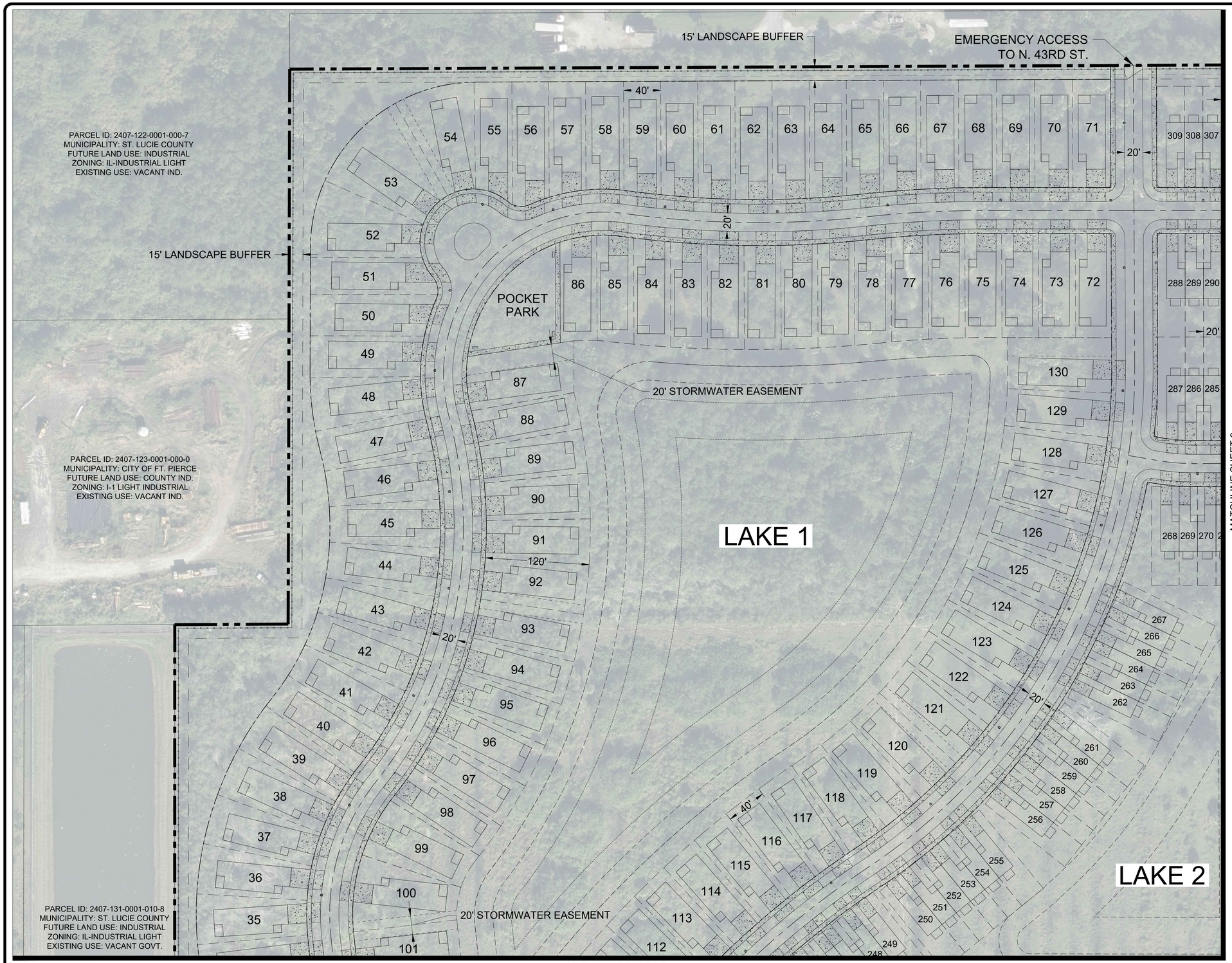

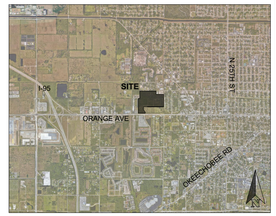

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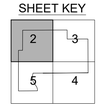

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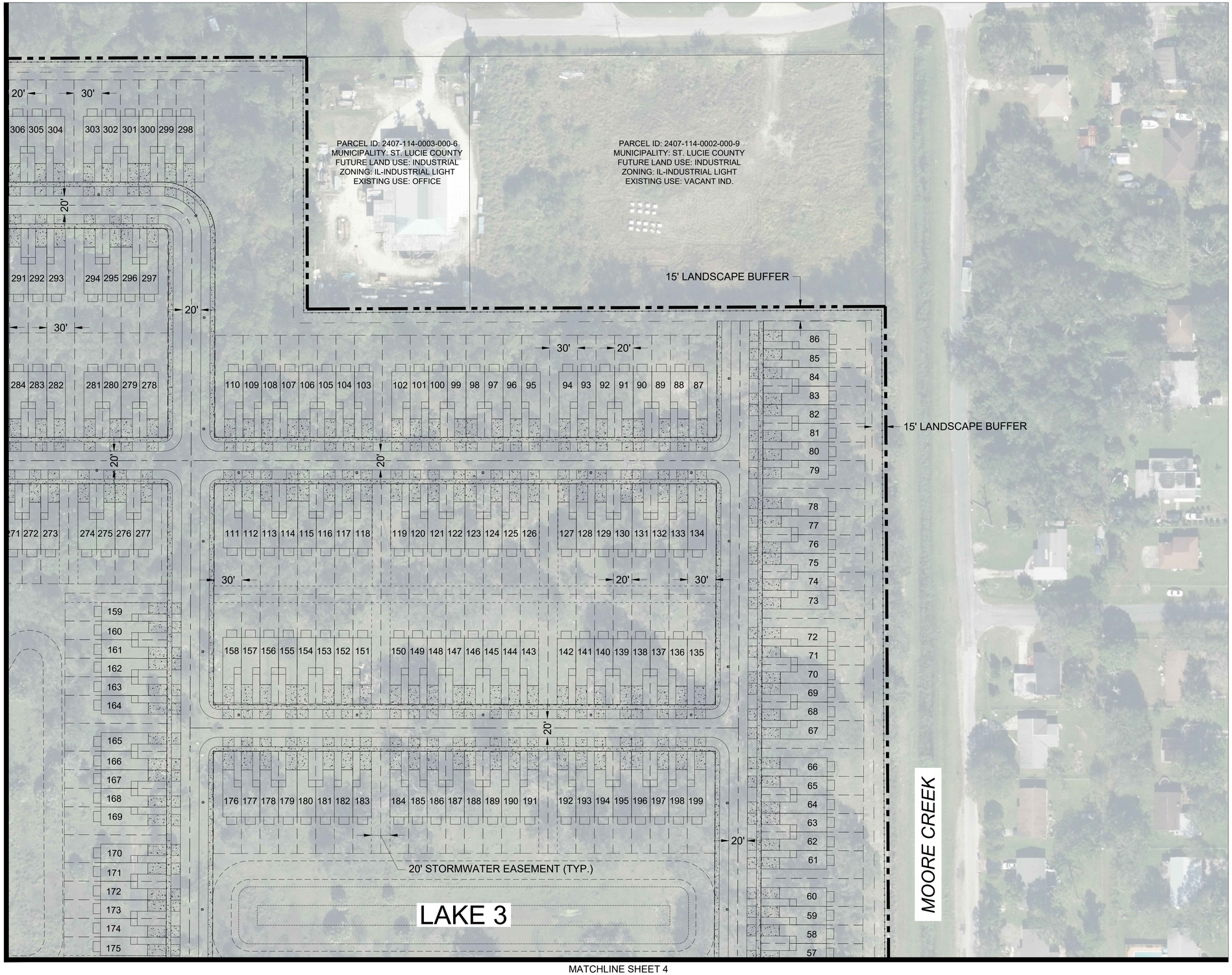

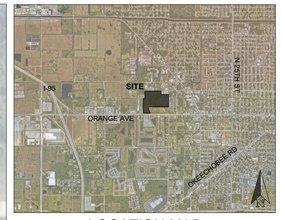

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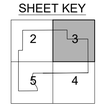

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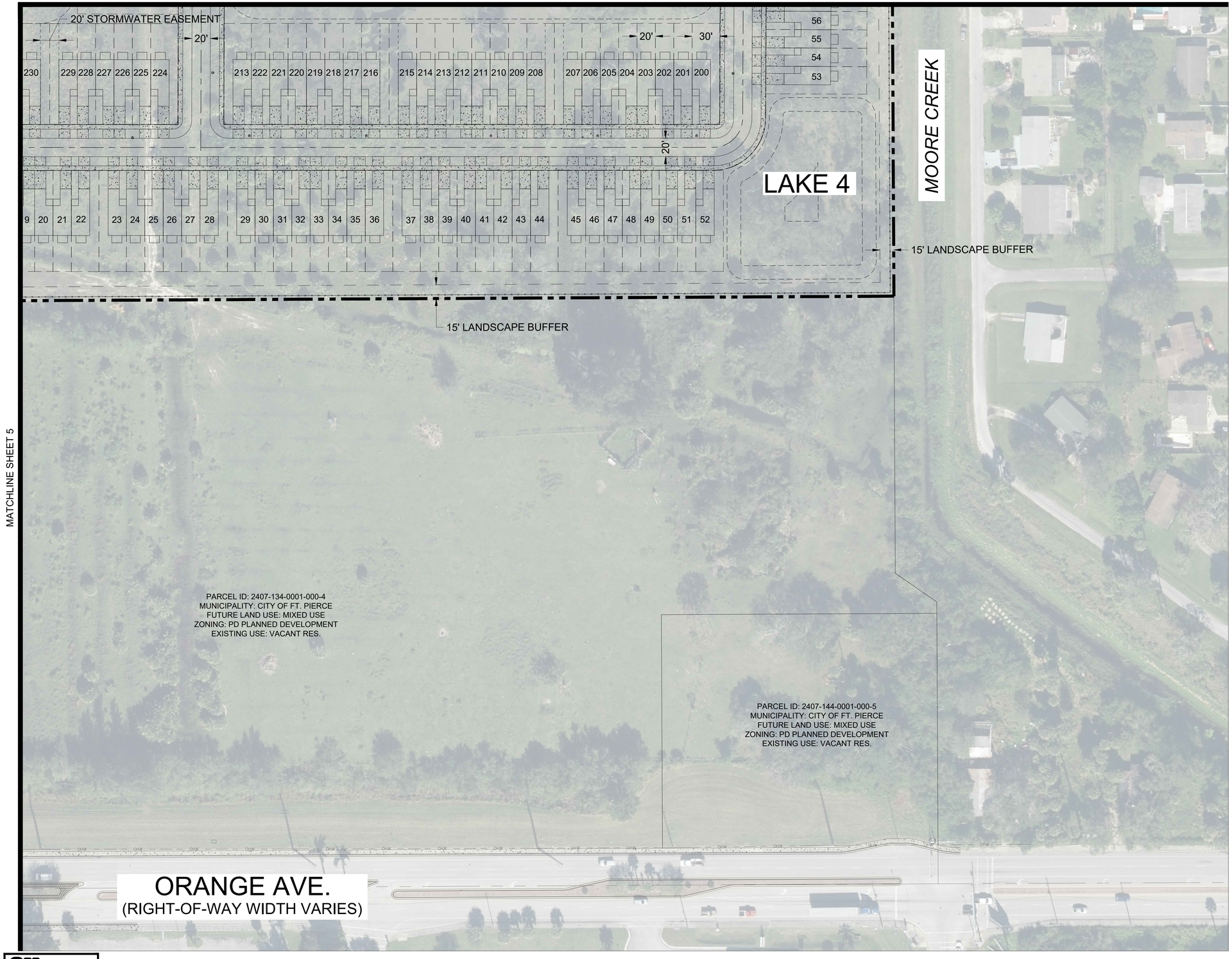
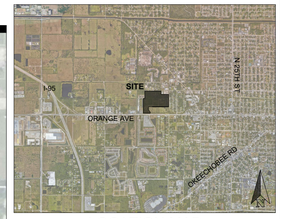
MATCHLINE SHEET 3



MATCHLINE SHEET 5



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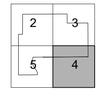

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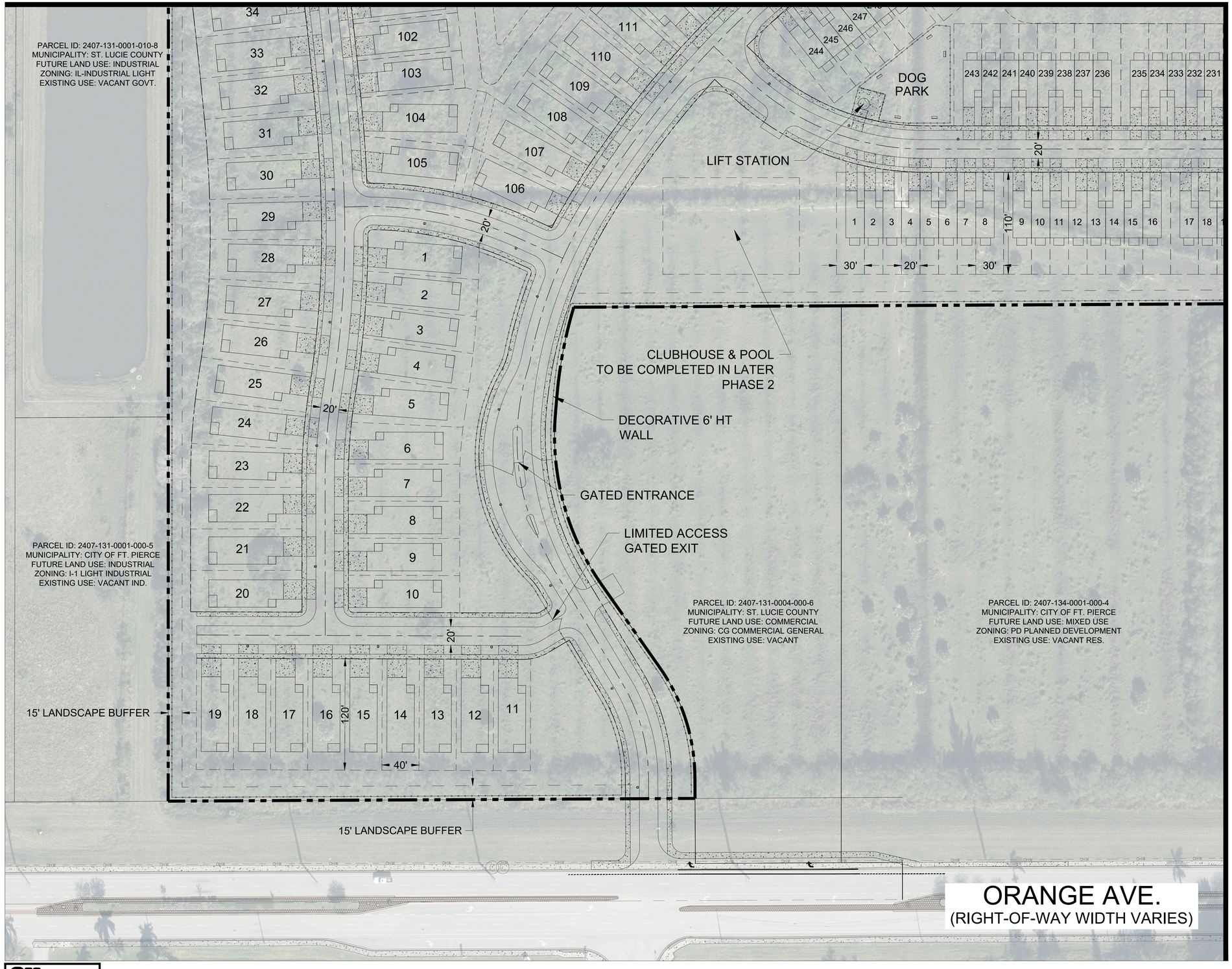
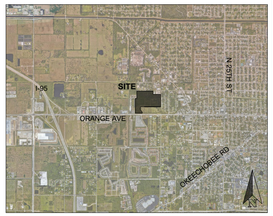




LOCATION MAP
NTS

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER EASEMENT
- PROPOSED WALL
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE	PLANNED DEVELOPMENT ZONE (PD)
PCN	2407-124-0001-000-3
EXISTING USE	VACANT
PROPOSED USE	PLANNED DEVELOPMENT ZONE (PD)

SITE AREAS

TOTAL SITE AREA	2,722,935.6 SF	62.51 AC	100.00%
IMPERVIOUS TOTAL	1,457,199 SF	33.45 AC	53.51%
BUILDING COVERAGE	613,854 SF	14.09 AC	42.12%
DRIVWAYS	188,319 SF	04.32 AC	12.91%
PAVEMENT	208,773 SF	04.80 AC	14.35%
SIDEWALKS & CURB	97,957 SF	02.24 AC	06.70%
STORMWATER POND	348,296 SF	08.00 AC	23.92%
PERVIOUS TOTAL	1,265,736.6 SF	29.06 AC	46.49%
OPEN SPACE	1,265,736.6 SF	29.06 AC	100.00%

BUILDING DATA

TOTAL UNITS:	439	100%	
TOWNHOMES:	309	70%	
SINGLE FAMILY HOMES:	130	30%	
TOTAL BUILDING COVERAGE:	613,854 SF	14.09 AC	22.54%
TOTAL DENSITY:	7.02 Du/ AC		
TYP. SINGLE FAMILY HOME FAR:	0.48		
TYP. TOWNHOME FAR:	0.46		
LOT COVERAGE	50% MAX		

	PERMITTED	PROVIDED
OPEN SPACE	MIN. 12.502 AC (20%)	29.06 AC (46.49%)
	PERMITTED	PROVIDED
BUILDING HEIGHT	45'	45'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	20'	20'
REAR	10'/2' (4)	10'
SIDE	5'	5'

PER ORD. NO. 23-011

MATCHLINE SHEET 4

OWNER
FM MILLCREEK HOLDING LLC
1698 W HIBISCUS BLVD,
UNIT STE A
MELBOURNE, FL 32901-2639

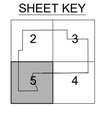
PLANNER
REDTAIL DESIGN GROUP
TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

ENGINEER
THOMAS ENGINEERING GROUP
BRANDON M. ULMER, PE
840 SE OSCEOLA ST.
STUART, FLORIDA 34994
772.888.3138

SURVEYOR
EDC, INC.
MICHAEL T. OWEN, PSM
10250 VILLAGE PKWY., UNIT 201
PORT ST. LUCIE, FLORIDA 34987
772.462.2455

LANDSCAPER
LANDSCAPE DESIGN ASSOCIATES
SABINE MARCKS, RLA
25110 NW 182ND AVE
HIGH SPRINGS, FL 32643
352.210.5765

SHEET KEY



GRAPHIC SCALE

0 50 100

1" = 50'

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REDTAIL DG
p. 772.742.1555
holden@redtaildg.com

TM — DESIGNED BY
AH — DRAWN BY
RDTL-SIT-01.DWG — FILENAME
SIT-5 — LAYOUT
1" = 50' — SCALE
7/19/2024 — DATE

REVISION COMMENTS — DATE

MILLCREEK
ORANGE AVE.
CONCEPTUAL SITE PLAN
CITY OF FT. PIERCE FLORIDA

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

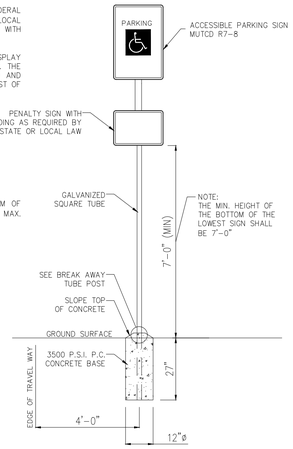
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

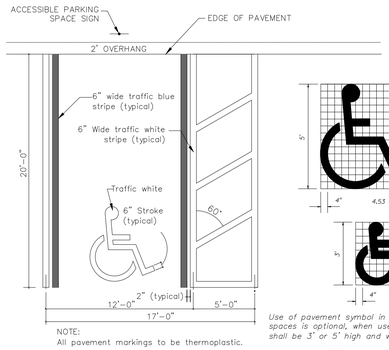
   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



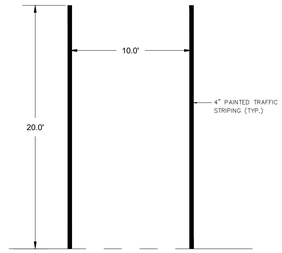
ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S



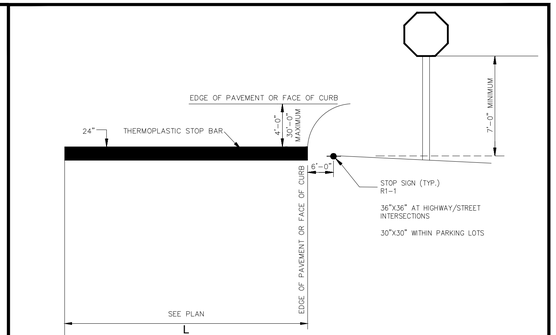
ACCESSIBLE PARKING STALL
N.T.S

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



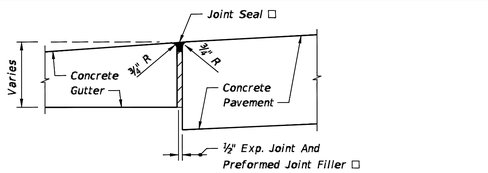
TYPICAL PARKING DETAIL
N.T.S



NOTES:
1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 28.04 OF THE MUTCD. MULTI-WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 28.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVIOLET RESISTANT OVERLAY.

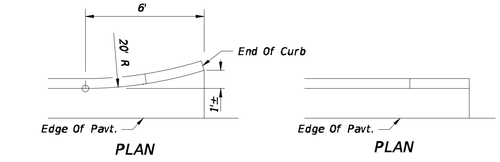
2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24-INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S



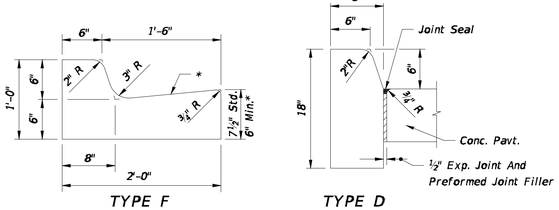
☐ *Applies to both high and low sides of pavement, low side shown.*

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CURB AND GUTTER TYPE F

CURB AND GUTTER ENDINGS



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only.

CONCRETE CURB

* *When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.*

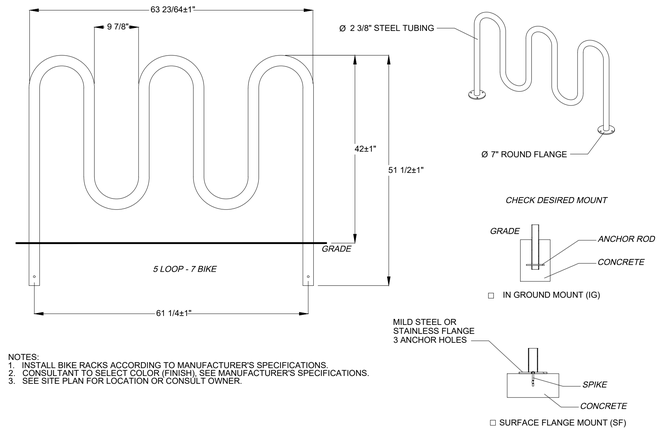
◪ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.

CONCRETE CURB AND GUTTER DETAILS
N.T.S



WHITE LEGEND RED BACKGROUND
R1-1
30" X 30"
STOP SIGN
N.T.S



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BICYCLE RACK DETAILS
N.T.S

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p. 772.742.1555
hollie@redtaildg.com

TM DESIGNED BY
AH DRAWN BY
RDTL-SIT-01.DWG FILENAME
DET LAYOUT
SCALE
7/19/2024 DATE

REVISION COMMENTS
DATE

MILLCREEK
ORANGE AVE.
DETAILS
CITY OF FT. PIERCE
FLORIDA

6 OF 6

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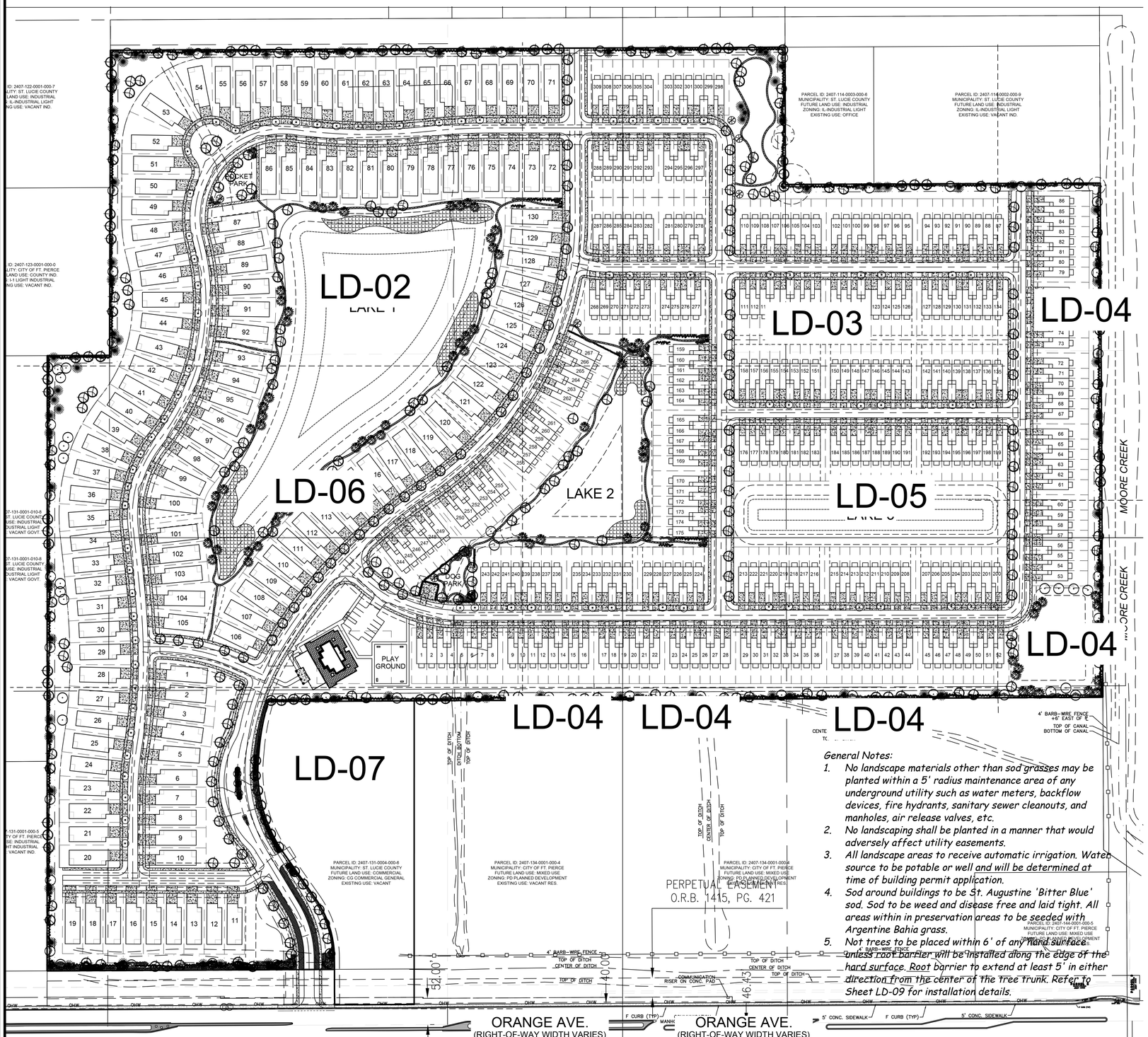

Landscape Legend:

Symb	Qty	Tag	WU	Name (N) Native (F) Flowering Tree (E) Evergreen
	Trees:			
	69	AR		Red Maple (N)(F) Acer rubrum, FG, 12' Ht, 5' Spr., 2.5" DBH
	80	IC		Dahoon Holly (N)(E) Ilex cassine, FG, 12' ht, 5' Spr., 2.5" DBH
	87	PE		Slash Pine (N)(E) Pinus eliottii 'densa', FG, 12' ht, 5' Spr., 2.5" DBH
	313	QV		Live Oak (N)(E) Quercus virginiana, FG, 12' Ht, 5' Spr., 2.5" DBH
	123	SP		Cabbage Palm (N) (3:1) relocated from site
	13	TA		Yellow Tabebuia (F) Tabebuia argentea, FG, 12' Ht, 5' Spr., 2.5" DBH
	76	TD		Bald Cypress (N) Taxodium distichum, FG, 12' ht, 5' Spr., 2.5" DBH
	Accents:			
	20	CRI		Crinum Lily Crinum asiaticum 'Queen Emma, 7 gal, 36" oc
	6	HIS		Hibiscus Standard, 'Tequila' Hibiscus rosa-sinensis, 7 gal, STD, 36" ht
	Shrubs:			
	1345	FOR		Florida Privet (N) Foresteria segregata, 3 gal, 24" ht, 36" o.c.
	848	HAM		Dwarf Firebush (N)(F) Hamelis patens 'Calusa', 3 gal, 18" ht, 36" o.c.
	265	MUH		Muhly Grass Muhlenbergia capillaris, 3 gal, 36" oc
	668	MYR		Wax Myrtle (N) (E) Myrica cerifera, 3 gal, 24"x18", 36" o.c.
	643	SER		Saw Palmetto (N) Serenoa repens, 3 gal, 48" oc
	76	TRI		Fakahatchee Grass (N) Tripsacum dactyloides, 3 gal, 36" oc
	30	VIB		Dwarf Walters Viburnum (N) Viburnum obovatum 'Mrs Schiller', 3 gal, 24" ht, 24" o.c.
	221	ZAM		Coontie (N)(E) Zamia pumila, 3 gal, 36" oc
	Groundcover:			
	5138 sf	ARA		Perennial Peanut Arachis glabrata 'Ecoturf', sod form
	70	LAN		Pineland Lantana (N) Lantana depressa, 1 gal, 6"x12", 36" o.c.
	96	LIR		Liriope Liriope muscari 'Emerald Godess', 1 gal, 12" oc
	242	PEN		Pentas Pentas lanceolata 'New Look Red', 1 gal, 6" ht, 12" oc.

Landscape Data:

Exterior Landscape:

Buffer against other Property Lines:

North:	2,266- 50' driveway =2,176 x10' = 21,760 sf/300		73 trees
East:	1,016'x10' = 10,160 sf/300		34 trees
West:	1,942'x10 = 19,420 sf/200		65 trees

Buffer against R/W line:

South: 2,218'-100' driveway = 2,118 x10 = 21,180 sf/300		71 trees

Interior Landscape

Total VUA area:	204,339 sf		
Landscape Area required:	1 sf/15 sf VUA	13,623 sf	
Total Interior trees required:	1 tree/100 sf		136 trees
Landscape area provided:		36,737 sf	

Total trees required:	378 Trees
Total trees provided:	638 Trees

General Notes:

1. *No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.*
2. *No landscaping shall be planted in a manner that would adversely affect utility easements.*
3. *All landscape areas to receive automatic irrigation. Water source to be potable or well and will be determined at time of building permit application.*
4. *Sod around buildings to be St. Augustine 'Bitter Blue' sod. Sod to be weed and disease free and laid tight. All areas within in preservation areas to be seeded with Argentine Bahia grass.*
5. *Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-09 for installation details.*

N W E S

Graphic Scale
100 50 0 100
Scale: 1" = 100'

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph. www.landscapeda.com

Revisions	
Date	Comments

Scale: 1" = 100'
Drawn by: SM
Checked by: SM
CADD No.: 24-044 lp.dwg
Date: 7.17.24

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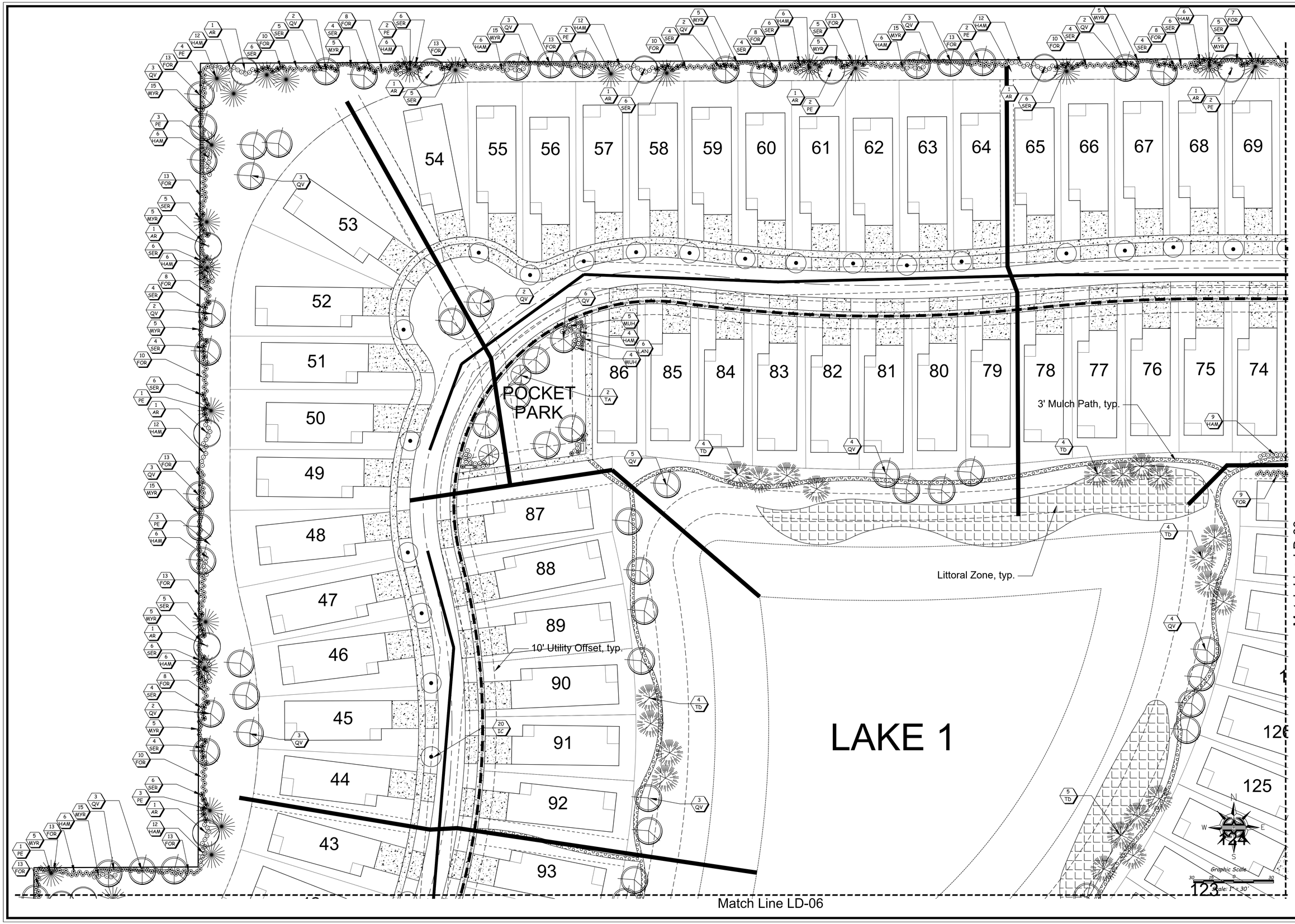
Millcreek
City of Fort Pierce
Overall Landscape Plan

LICENSED LANDSCAPE ARCHITECT LA0001733 STATE OF FLORIDA

LD-01



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Millcreek
City of Fort Pierce
Landscape Plan

LD-02

3' Mulch Path

Ex. Tree, to remain, typ.

Match Line LD-02

Match Line LD-04

Match Line LD-05

Graphic Scale

Scale: 1" = 30'

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Revisions
Date | Comments

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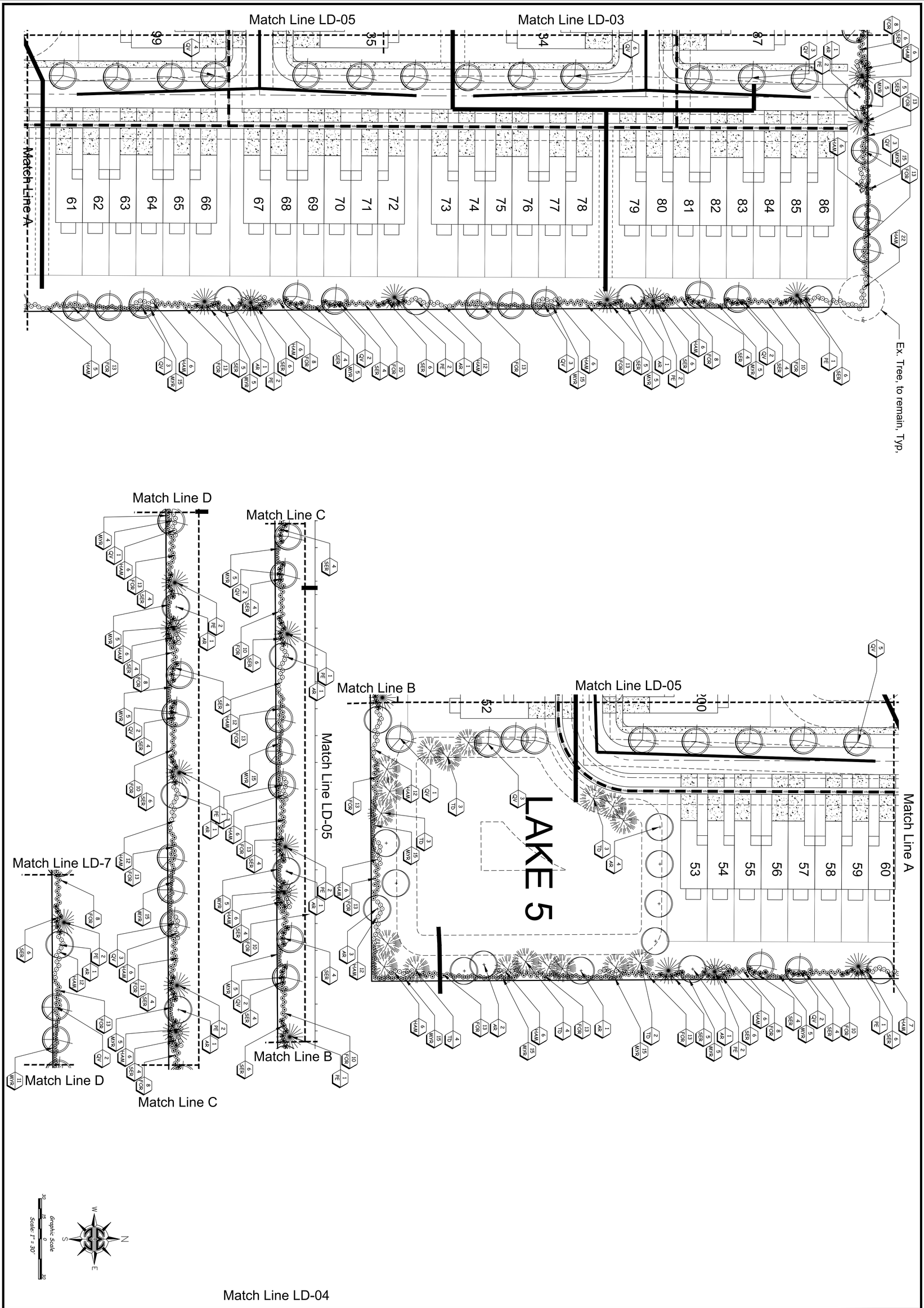
City of Fort Pierce
Landscape Plan

LA0001733

LD-03



LD-04

Millcreek

City of Fort Pierce

Landscape Plan

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Match Line LD-03

LAKE 2

LAKE 3

3' Mulch Path, typ.

Littoral Zone, typ.

Match Line LD-06

Match Line LD-04

Match Line LD-04

Graphic Scale

1" = 30'

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Millcreek
City of Fort Pierce
Landscape Plan

Revisions	
Date	Comments

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REGISTERED LANDSCAPE ARCHITECT
LA0001733
STATE OF FLORIDA

LD-05

Match Line LD-02

Match Line LD-05

Match Line LD-07

Graphic Scale
30 15 0 30
Scale: 1" = 30'

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Millcreek
City of Fort Pierce
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT
LA0001733
STATE OF FLORIDA

LD-06

Match Line LD-06

Match Line LD-04

PARCEL ID: 2407-131-0004-000-6
MUNICIPALITY: ST. LUCIE COUNTY
FUTURE LAND USE: COMMERCIAL
ZONING: CG COMMERCIAL GENERAL
EXISTING USE: VACANT

PARCEL ID: 24
MUNICIPALITY: C
FUTURE LAND
ZONING: PD PLAN
EXISTING US

TOP OF DITCH
DITCH BOTTOM
TOP OF DITCH

52.00'

Graphic Scale
30 15 0 30
Scale: 1" = 30'

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Millcreek
City of Fort Pierce
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT
LA0001733
STATE OF FLORIDA

LD-06

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS. 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RE-CYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED 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 NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

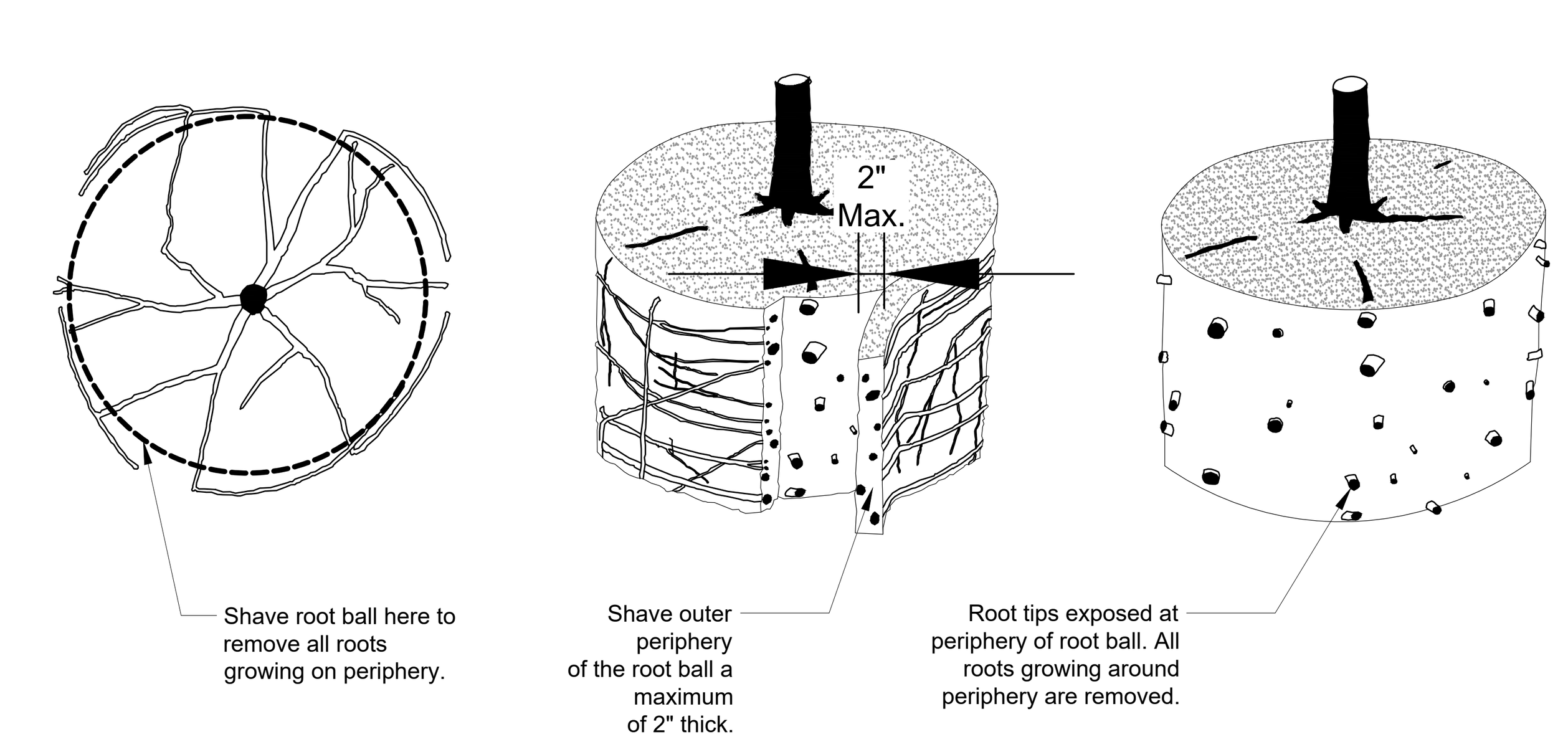
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 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.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. 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 OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE 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.
18. 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 REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. 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 COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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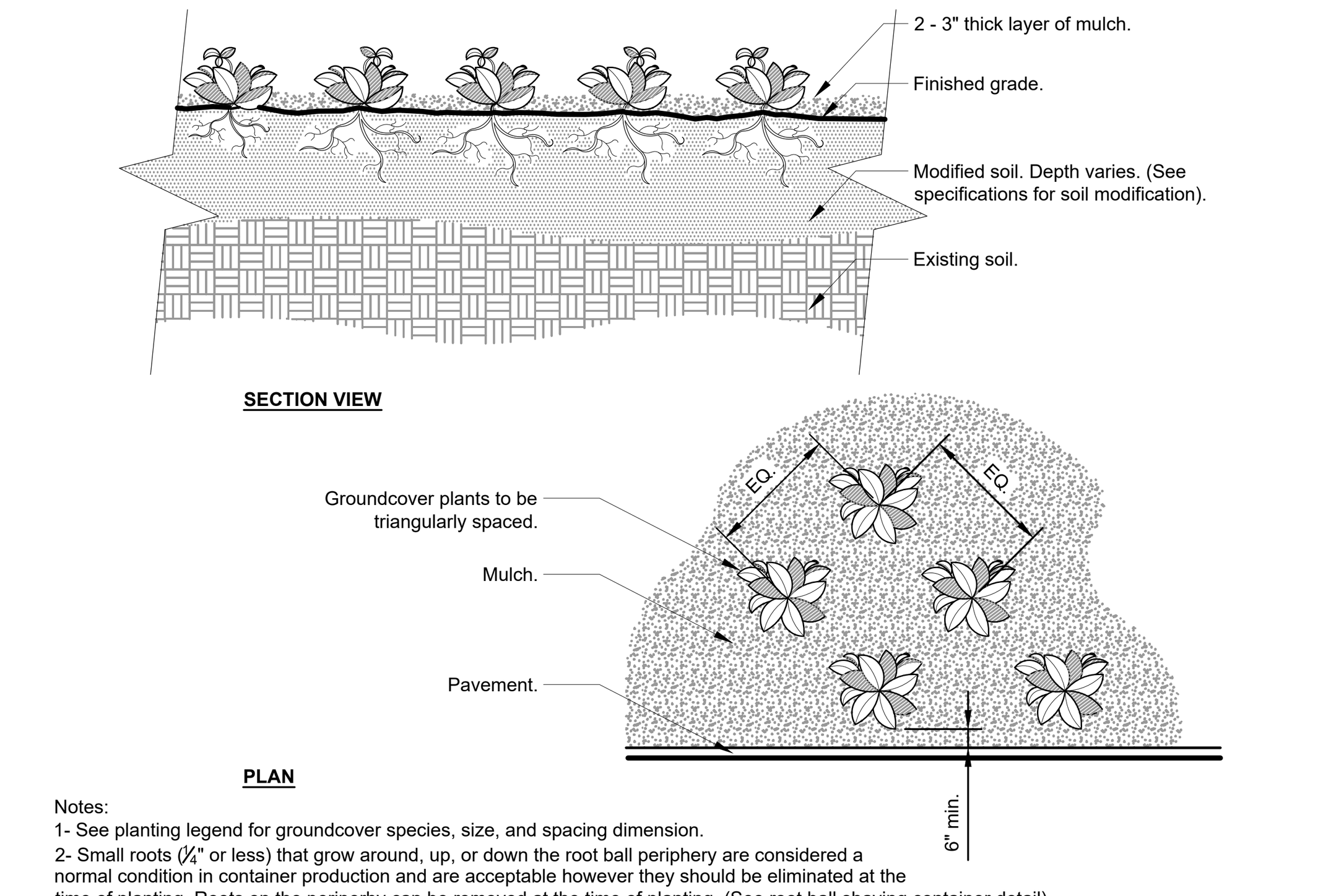
ROOT BALL SHAVING CONTAINER DETAIL

Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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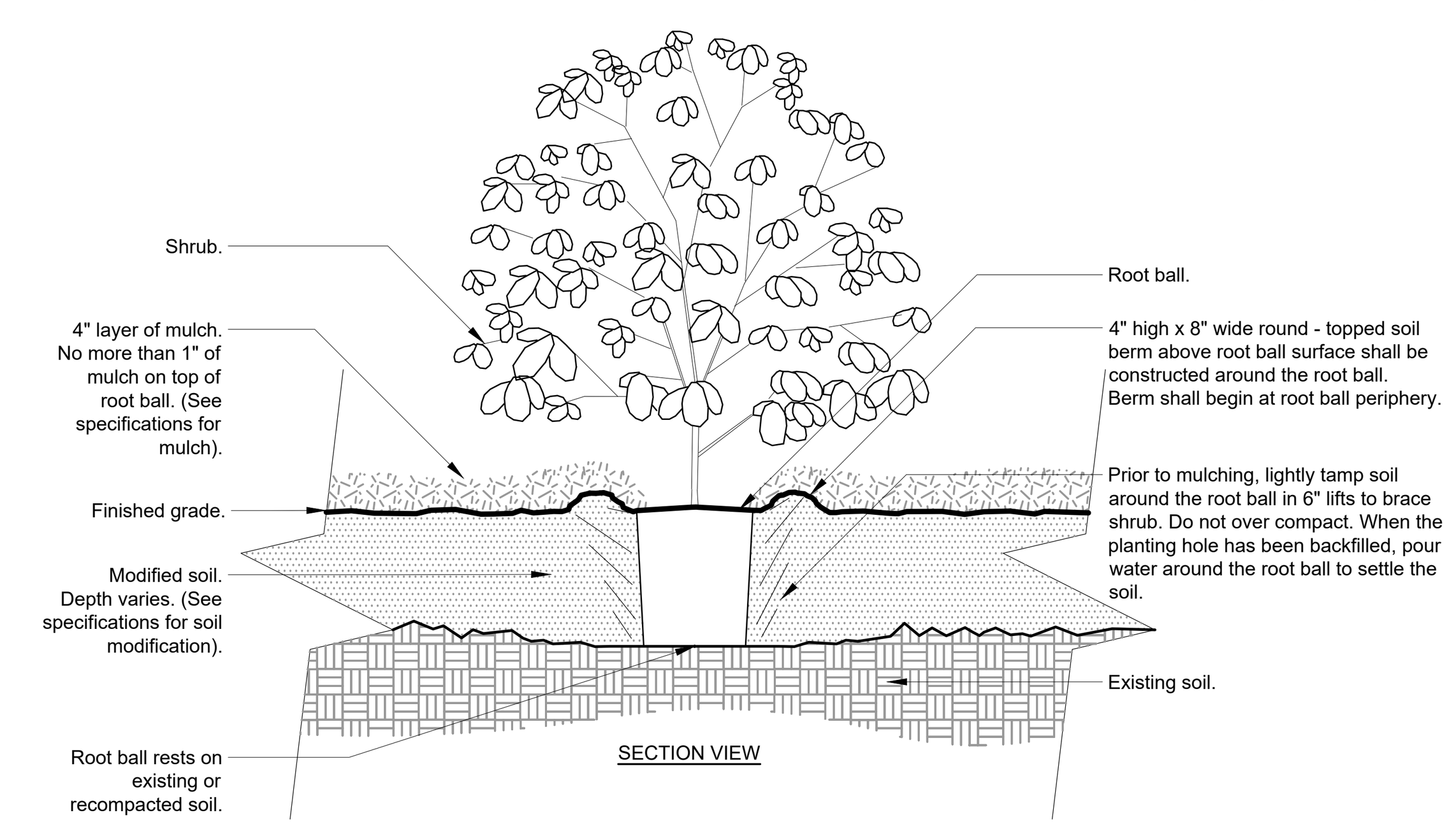

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

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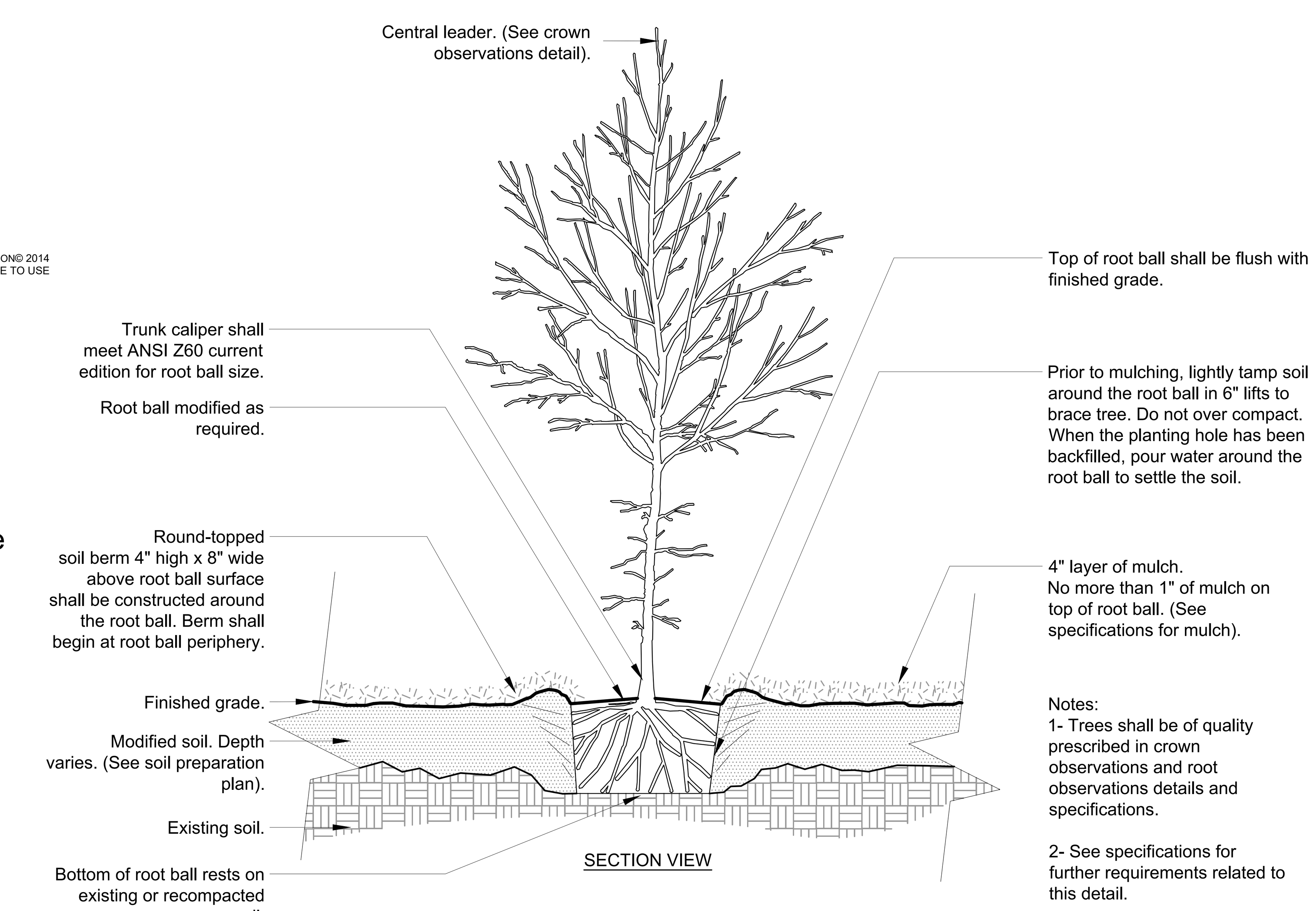

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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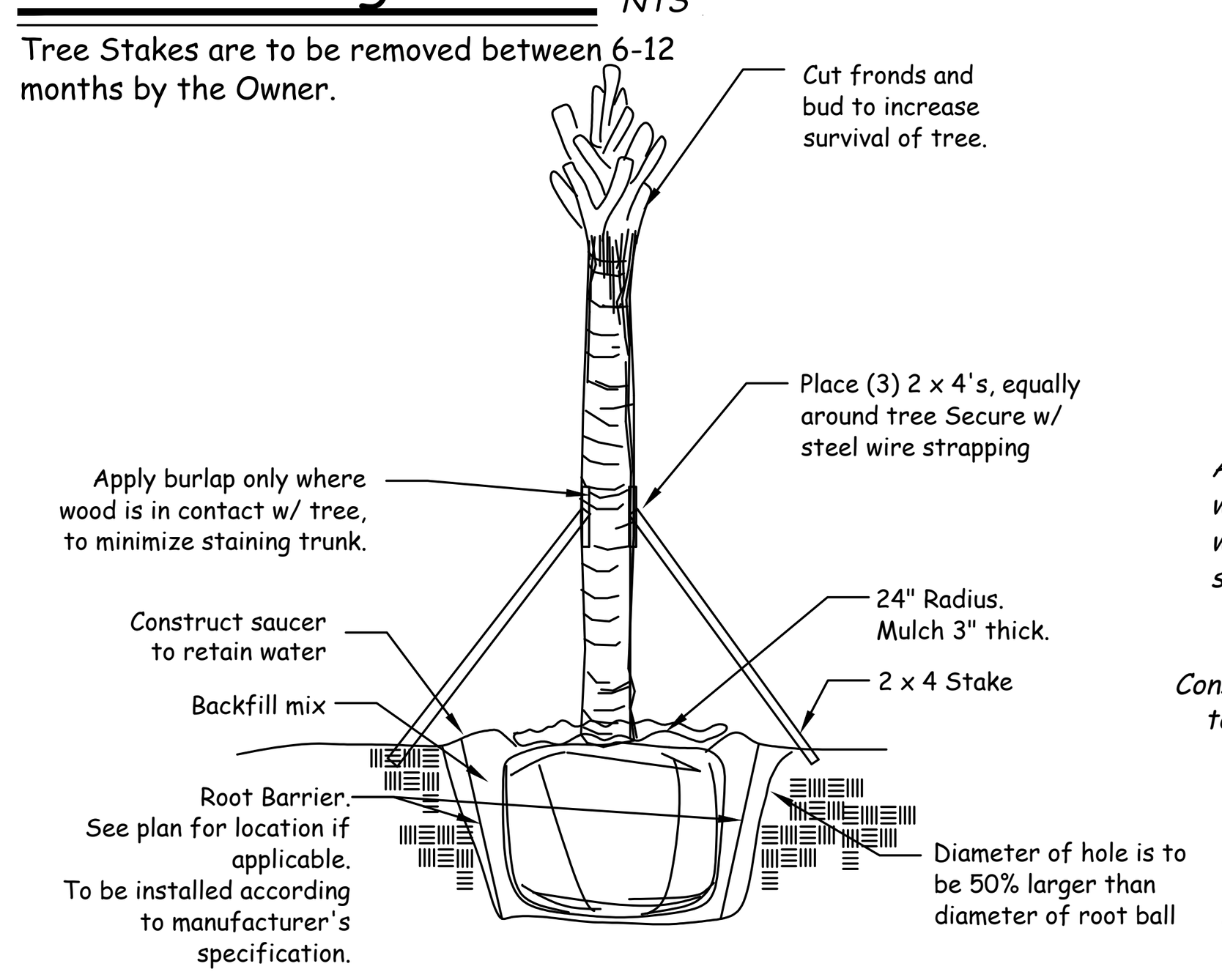
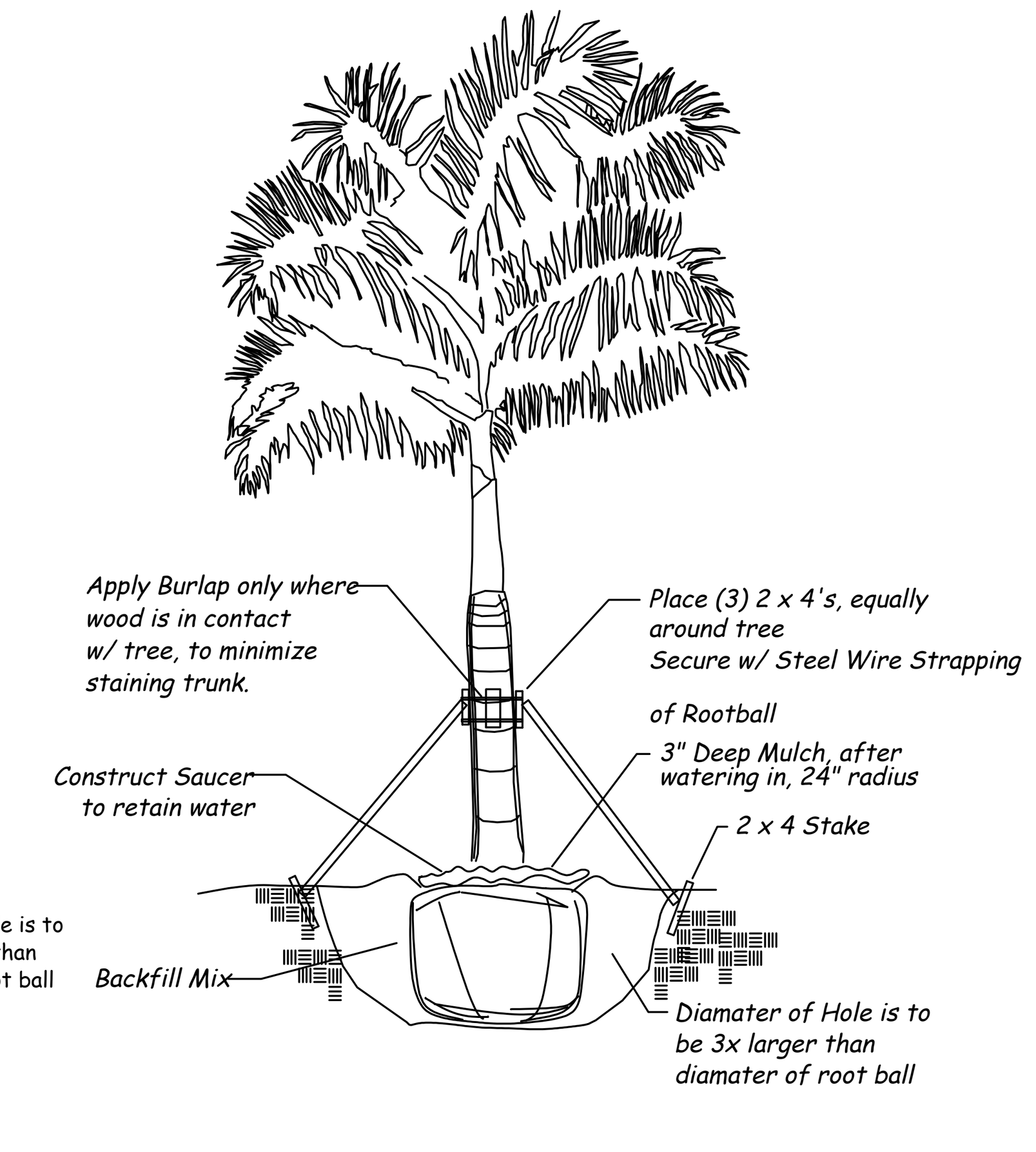
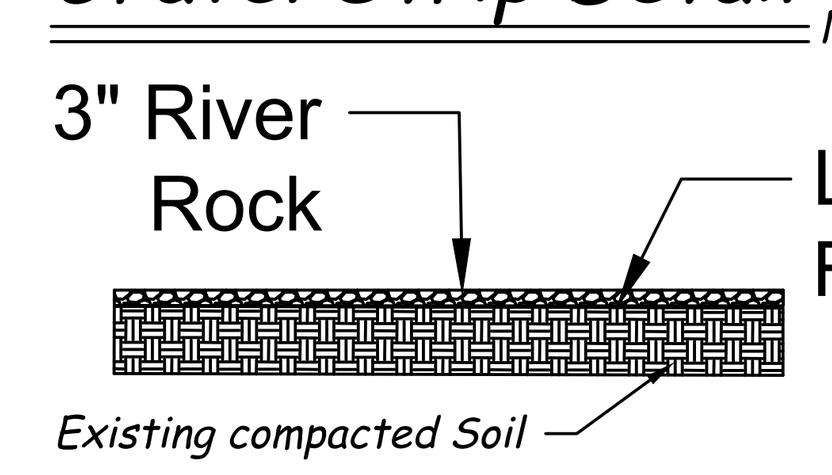
Palm Planting Detail NTS

Tree Stakes are to be removed between 6-12 months by the Owner.



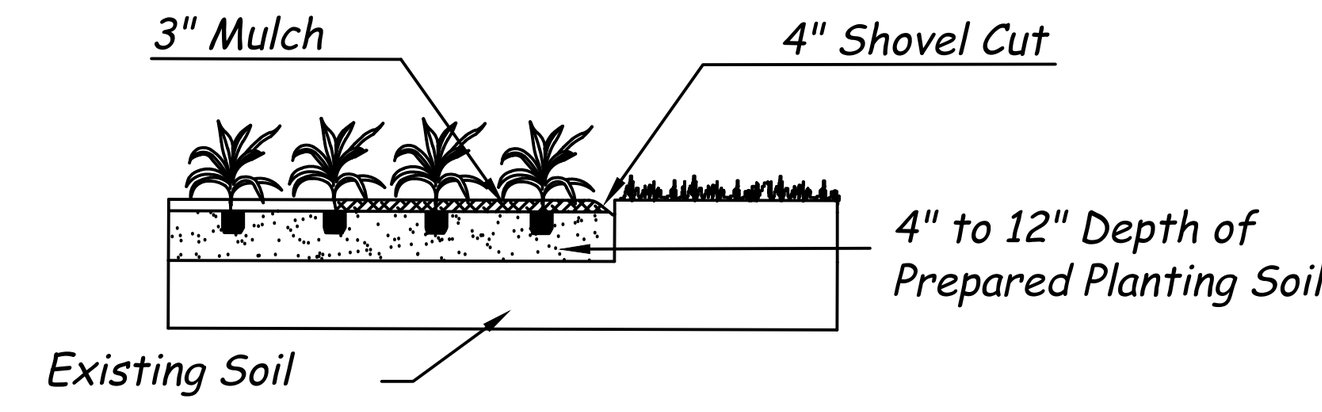


Gravel Strip Detail NTS



Planting Edge at Sod Detail

NTS



ABBREVIATIONS:
C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

Scale: NTS
Drawn by: SM
Checked by: SM
CADD No.: 24-044 lp.dwg
Date: 7.17.24

Revisions	
Date	Comments

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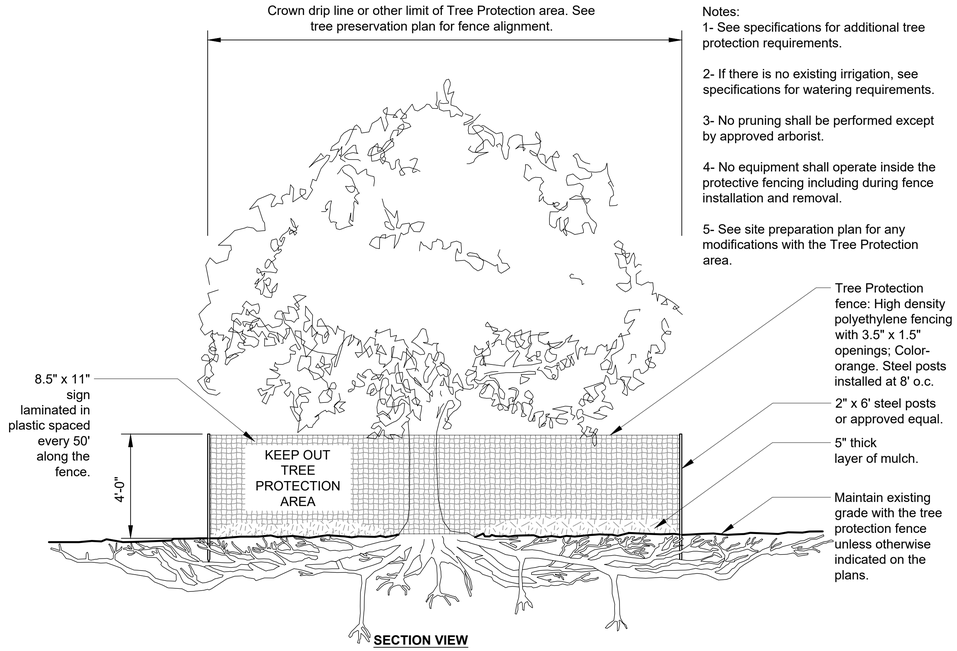
Millcreek
City of Fort Pierce
Landscape Notes & Details

REGISTERED LANDSCAPE ARCHITECT SABINE LANG-MARCKS LA0001733 STATE OF FLORIDA

LD-08



Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

S-X TREE PROTECTION

1/4" = 1'-0"

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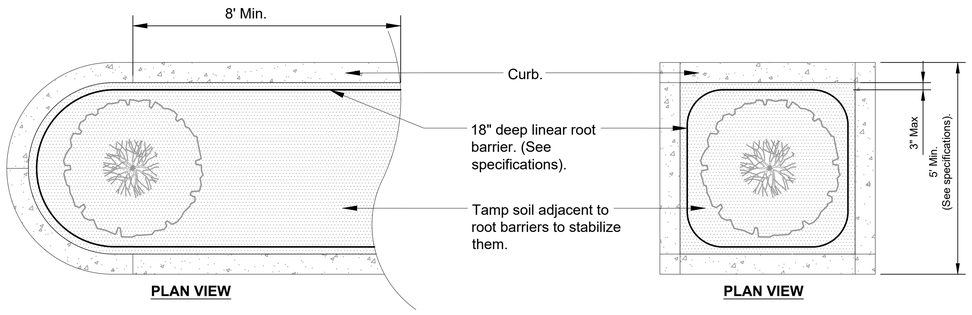
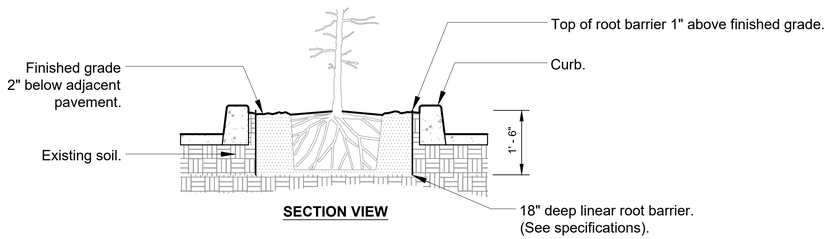
L_tree protection_safety netting





Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 6' of pavement.

ROOT BARRIERS - PARKING LOT ISLANDS

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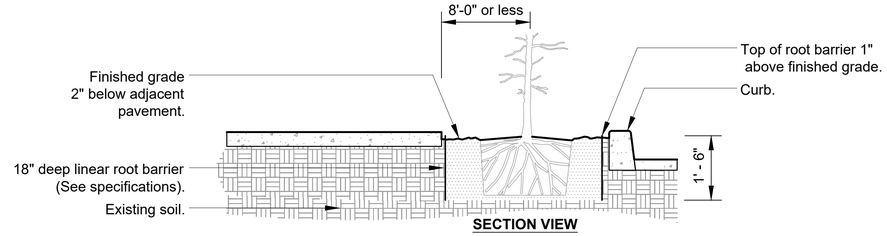

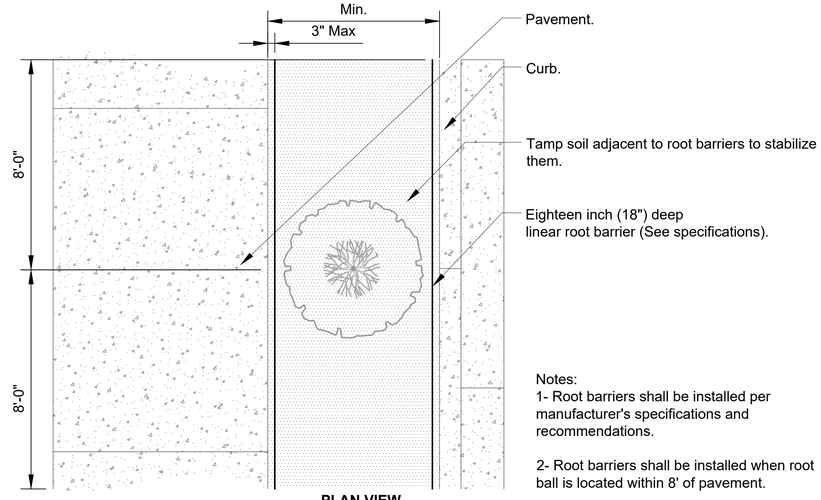

Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

S-X ROOT BARRIERS

3/8" = 1'-0"

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L_site preparation_rootbarriers

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Revisions
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Millcreek
City of Fort Pierce

Landscape Notes & Details

REGISTERED LANDSCAPE ARCHITECT LA0001733 STATE OF FLORIDA

LD-09

Littoral Planting Specifications

Part 1: General Notes

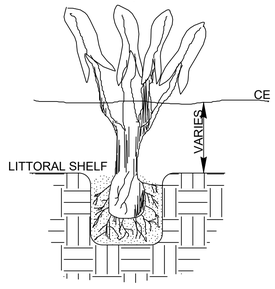
1. *The contractor shall confirm water elevation is stable at the control elevation level (C.E.) prior to installing any littoral plant material.*
2. *The contractor shall verify littoral shelf elevations and stabilization and confirm proper grade relationship for littoral plant materials specified prior to installation.*
3. *Littoral planting zone shall be staked by the contractor for approval by the owner or the owner's representative prior to installation.*
4. *The contractor shall be responsible for any damage to existing plant material along the shoreline and for coordinating with other contractors on the job site.*
5. *All littoral plant material shall comply with applicable State and local rules and regulations.*
6. *Lake shoreline bank above the C.E shall be sodded where applicable prior to littoral planting installation. All sodded areas shall be installed a minimum of 1' clear of the C.E..*
7. *The Contractor shall be responsible for inspecting and accepting contract documents and/or indicating necessary changes to contract documents at time of bid. Changes or necessary field adjustments must be approved by County and Landscape Architect.*

Part 2: Materials

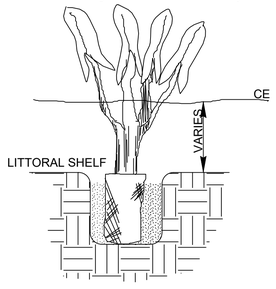
1. *All littoral plants indicated are naturally occurring species indigenous to the area. Naturalistic plantings as shown on contract documents shall be adhered to by the contractor.*
2. *All container grown materials shall be healthy, vigorous, well-rooted plants and established in the container so that the root mass will retain its shape and hold together when removed from the container. The plants shall have tops which are of good quality and are in a healthy growing condition.*
3. *All container grown or bare root littoral plant materials shall be grown or field collected by a certified nursery grower. Field grown plants area recommended wherever possible.*
4. *Field collected plants should be cleaned and void of all native soil. Soil removal eliminates transport and establishment of plant/animal pests.*
5. *All littoral plant materials should exhibit healthy white roots with active growing bud sites and shall have adequate root mass to support plant growth.*
6. *Root bound littoral plants will not be accepted.*
7. *Littoral plants shall not be handled by stems or foliage.*

Part 3: Execution

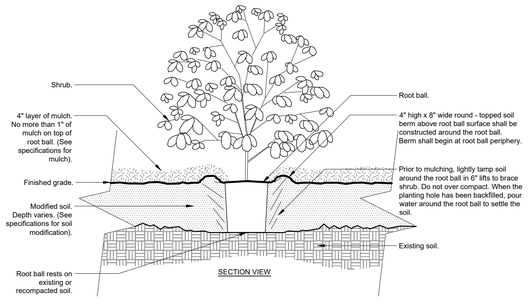
1. *Depth for littoral planting are to be established from the Lake systems C.E..*
2. *After transport, bare rooted littoral plant materials shall be protected to prevent dehydration and shall be installed within 48 hours after collection. (Plants shall be staged in water until installed).*
3. *Nuisance and invader species such as Typha (Cattails) and Water-Primrose shall be hand removed on a regular monthly basis for a period of one year Preventative spraying where applicable by an aquatic-approved herbicide for invasive plant materials should coincide with pre-planting practices.*
4. *Littoral planting establishment shall be performed on stabilized slopes conforming to grades set from the CE.. P*
5. *Planting shall not occur until the construction of all structures within the water management tract and drainage easements associated therewith, and the final grading of the water management tract and the adjacent area draining directly into the water management tract is complete and proper water quality is achieved.*
6. *Planted littoral areas shall be protected from disturbance and sediments occurring from construction on adjacent sites.*



BARE ROOT AQUATIC



CONTAINER GROWN AQUATIC



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

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Littoral Mainte nance Plan

Part 1: General Notes

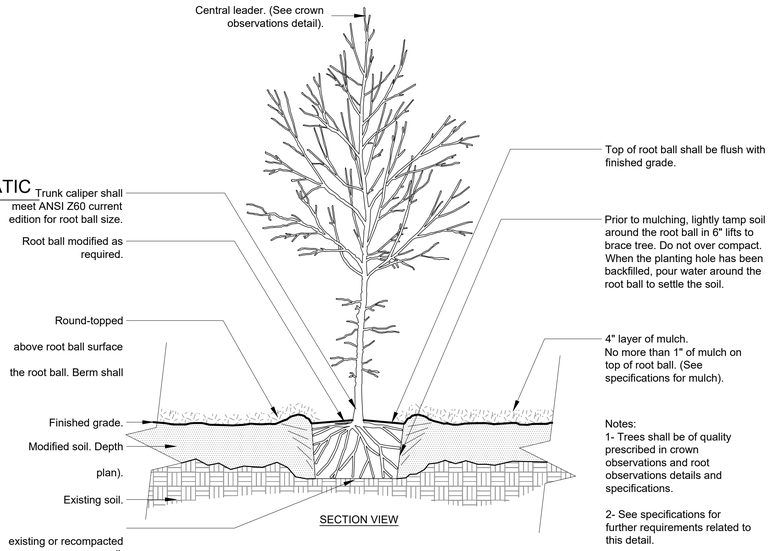
1. Precautions will be taken to control and reduce construction oriented pollution from adjacent activities to the littoral areas.
2. Equipment wash down areas, refueling and equipment repair shall occur away from areas of drainage collection or possible connection/influence of the littoral area.
3. Land treatment chemicals and soil sterilants will not be used in or around areas where littoral areas are located.
4. All construction debris piles associated with adjacent construction will be located away from littoral areas.
5. Maintenance contractor shall be fully qualified and have full working knowledge of littoral zone maintenance requirements.
6. Contractor shall be fully insured and possess a current occupational license in St. Lucie County, Florida.
7. St. Lucie County shall be notified of installation commencement and schedule prior to planting.
8. Source of plant material shall be reported to county if available.

Part 2: Plant Maintenance

1. Periodic littoral zone examinations will occur after planting is completed. The examination shall entail growth evaluation, damage or death rate appraisal, pest infestation and the presence of exotic vegetation intrusion.
2. Fertilization of the littoral area will result primarily from the run-off and the overall water quality composition. Therefore, supplemental fertilization shall not be applied after installation.
3. Non-surviving plants shall be removed and replaced when identified.
4. Once established, the littoral zone shall receive minimal pruning and be allowed to maintain itself as naturally as possible.
5. Appropriate pesticides shall be applied at the time any pest infestations are observed.
6. All exotic vegetation observed during the the inspections shall be removed by non-mechanical methods as timely as possible.
7. The maintenance contractor shall be responsible for the removal of all trash generated by his activity or accumulations in the littoral zone.
8. The maintenance contractor shall be responsible for registering all products used on the littoral zone with EPA and other appropriate agencies.
9. The maintenance contractor shall be responsible for the following services:
   *Algae and undesirable aquatic plant control
   *Border grass and brush control along the waters edge
   *Annual water chemistry analysis
   *Visit pre-notification *Biological Control agent introduction (if required)
   *Management reporting

Part 3: Execution

1. The littoral zone shall be inspected and monitored for one year after planting. During this one year maintenance and monitoring period, maintenance and monitoring shall occur 90, 180 and 360 days after planting. The maintenance and monitoring program shall consist of the following:
   A: Inspection, monitoring, exotic removal and replanting during each monitoring period.
   B: Complete removal of exotic and invasive plant species such as Cattails, Primrose Willows and Water Hyacinth from the planted littoral zone until the required plant species attain complete coverage of the planted littoral zone.
   C: The submittal of a monitoring report to St. Lucie County representing a time Zero monitoring, to be completed within 30 days of initial planting, ninety (90) day, one hundred eighty (180) day and three hundred sixty (360) day reports, each report submitted to SLC within 30 days of completion of the monitoring report.
   D: Each monitoring report shall assess the species, numbers, location of planted littoral shelves and multiple photographs (panoramas are preferred) of site clearly depicting the entire littoral zone planting. Photographs must be taken at approximately the same location(s) each time.
2. After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone shall maintain the littoral zone in the following manner:
   A minimum of eighty percent (80%) survivorship and a minimum of seventy percent (70%) coverage of the planted littoral zone is required. Exotic and invasive plants species such as Cattails, Primrose Willows and Water Hyacinth, shall be restricted to less than ten percent (10%) of the required littoral zone.



Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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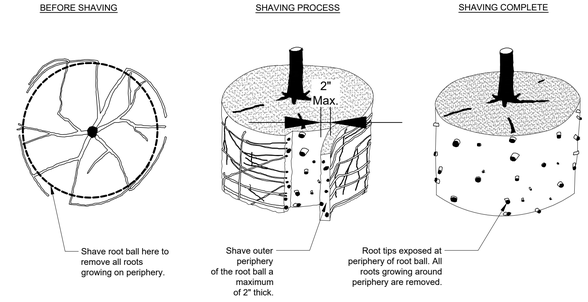
GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. 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 OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE 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.
18. 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 REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. 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 COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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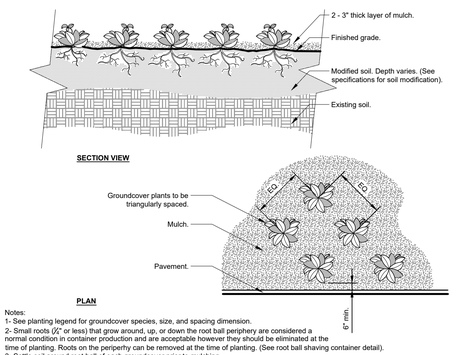
ROOT BALL SHAVING CONTAINER DETAIL

Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph. www.landscapeda.com

Revisions	
Date	Comments

Scale: NTS
Drawn by: SM
Checked by: SM
CADD No.: 24-044 lp.dwg
Date: 7.17.24

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Millcreek
City of Fort Pierce

Littoral Planting Notes & Details

REGISTERED LANDSCAPE ARCHITECT
LA0001733
STATE OF FLORIDA

LD-10



ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

INITIALS DESIGNED BY
INITIALS DRAWN BY
21539 millcreek tree location map.dwg FILENAME
RH 24X36 LAYOUT
AS SHOWN SCALE
MONTH-YEAR DATE

DATE # REVISION COMMENTS

21-539 Millcreek 62ac.

Tree Location Map

SAINT LUCIE COUNTY FLORIDA

MONTH-YEAR

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-539

1 OF 1

Latitude	Longitude	Tree Number	Tree Name	DBH	Health Rating	Tree Condition	Notes
27.44929342	-80.36641678	1	Live Oak (Quercus virginiana)	17	10	Healthy	
27.4492549	-80.366505	2	Live Oak (Quercus virginiana)	15	10	Healthy	
27.44931247	-80.36646373	3	Live Oak (Quercus virginiana)	25.3	10	Healthy	
27.44938814	-80.366436	4	Live Oak (Quercus virginiana)	13.7	10	Healthy	
27.44940652	-80.36634911	5	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44940057	-80.36640611	6	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4494693	-80.36638398	7	Live Oak (Quercus virginiana)	20.2	10	Healthy	
27.44951504	-80.3664436	8	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44961214	-80.36648445	9	Laurel Oak (Quercus hemisphaerica)	17.7	10	Healthy	
27.44970056	-80.36648093	10	Laurel Oak (Quercus hemisphaerica)	15.6	10	Healthy	
27.44975063	-80.36645048	11	Laurel Oak (Quercus hemisphaerica)	24.3	10	Healthy	
27.44979082	-80.36644411	12	Laurel Oak (Quercus hemisphaerica)	14	10	Healthy	
27.44979866	-80.36641092	13	Laurel Oak (Quercus hemisphaerica)	13.2	10	Healthy	
27.44980788	-80.36640108	14	Laurel Oak (Quercus hemisphaerica)	12	9	Fungi	
27.44981923	-80.36652698	15	Live Oak (Quercus virginiana)	24.4	10	Healthy	
27.44988137	-80.36650508	16	Live Oak (Quercus virginiana)	19.8	10	Healthy	
27.44989235	-80.36646989	17	Laurel Oak (Quercus hemisphaerica)	55.9	8	Insects	
27.44992362	-80.36646981	18	Laurel Oak (Quercus hemisphaerica)	12	10	Healthy	
27.44995446	-80.36655406	19	Laurel Oak (Quercus hemisphaerica)	17	10	Healthy	
27.4499619	-80.36653418	20	Laurel Oak (Quercus hemisphaerica)	12.2	10	Healthy	
27.4499177	-80.36664694	21	Laurel Oak (Quercus hemisphaerica)	18.8	10	Healthy	
27.44986414	-80.36666731	22	Laurel Oak (Quercus hemisphaerica)	17.5	10	Healthy	
27.4498384	-80.36662198	23	Laurel Oak (Quercus hemisphaerica)	21.5	10	Healthy	
27.44980844	-80.36661707	24	Laurel Oak (Quercus hemisphaerica)	12.8	10	Healthy	
27.44974814	-80.36664741	25	Laurel Oak (Quercus hemisphaerica)	43	9	Healthy	Ants
27.44967916	-80.3666138	26	Live Oak (Quercus virginiana)	14.5	10	Healthy	
27.44953753	-80.3666177	27	Laurel Oak (Quercus hemisphaerica)	15	10	Healthy	
27.44951227	-80.36653941	28	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44950327	-80.36656104	29	Live Oak (Quercus virginiana)	21.1	10	Healthy	
27.44947598	-80.3666129	30	Live Oak (Quercus virginiana)	19	10	Healthy	
27.44943002	-80.36654731	31	Live Oak (Quercus virginiana)	16	10	Healthy	
27.44944999	-80.36662926	32	Laurel Oak (Quercus hemisphaerica)	21	10	Healthy	
27.44944687	-80.36664453	33	Laurel Oak (Quercus hemisphaerica)	17.4	10	Healthy	
27.4494887	-80.36674247	34	Live Oak (Quercus virginiana)	23.3	10	Healthy	
27.4495203	-80.36681229	35	Laurel Oak (Quercus hemisphaerica)	16	10	Healthy	
27.44950809	-80.36670843	36	Live Oak (Quercus virginiana)	22	10	Healthy	
27.44947505	-80.36686988	37	Laurel Oak (Quercus hemisphaerica)	32.8	10	Healthy	
27.44962936	-80.36672995	38	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44982062	-80.36700377	39	Laurel Oak (Quercus hemisphaerica)	51	10	Healthy	
27.44990965	-80.36696475	40	Laurel Oak (Quercus hemisphaerica)	13.5	10	Healthy	
27.45004037	-80.36660624	41	Laurel Oak (Quercus hemisphaerica)	13	10	Healthy	
27.45009249	-80.36655359	42	Laurel Oak (Quercus hemisphaerica)	14	10	Healthy	
27.4500585	-80.36658843	43	Laurel Oak (Quercus hemisphaerica)	34.6	10	Healthy	
27.45011722	-80.36669031	44	Laurel Oak (Quercus hemisphaerica)	13.3	10	Healthy	
27.45010633	-80.36673242	45	Laurel Oak (Quercus hemisphaerica)	20.7	10	Healthy	
27.45010506	-80.36675615	46	Laurel Oak (Quercus hemisphaerica)	15	10	Healthy	
27.45015461	-80.36680873	47	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45016596	-80.36669263	48	Laurel Oak (Quercus hemisphaerica)	12.2	10	Healthy	
27.45010512	-80.36647316	49	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45015093	-80.36641885	50	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45019456	-80.36651979	51	Laurel Oak (Quercus hemisphaerica)	23	10	Healthy	
27.45026442	-80.36648649	52	Live Oak (Quercus virginiana)	17	10	Healthy	
27.45018722	-80.36659582	53	Laurel Oak (Quercus hemisphaerica)	17	10	Healthy	
27.45016807	-80.36662736	54	Laurel Oak (Quercus hemisphaerica)	25.7	10	Healthy	
27.45020156	-80.36672464	55	Laurel Oak (Quercus hemisphaerica)	16.7	10	Healthy	
27.45018961	-80.36675365	56	Laurel Oak (Quercus hemisphaerica)	12.5	10	Healthy	
27.45014826	-80.36672596	57	Laurel Oak (Quercus hemisphaerica)	32	10	Healthy	
27.450167	-80.36674038	58	Laurel Oak (Quercus hemisphaerica)	20.3	10	Healthy	
27.45020127	-80.3668936	59	Laurel Oak (Quercus hemisphaerica)	16.4	10	Healthy	
27.45016254	-80.36698379	60	Laurel Oak (Quercus hemisphaerica)	36.5	10	Healthy	
27.45019539	-80.36695259	61	Laurel Oak (Quercus hemisphaerica)	22.4	10	Healthy	
27.45026751	-80.36696031	62	Laurel Oak (Quercus hemisphaerica)	23.5	10	Healthy	
27.45031019	-80.36690628	63	Laurel Oak (Quercus hemisphaerica)	23.9	10	Healthy	
27.45034951	-80.36669722	64	Laurel Oak (Quercus hemisphaerica)	14.7	10	Healthy	
27.45036783	-80.36666142	65	Laurel Oak (Quercus hemisphaerica)	27.5	10	Healthy	
27.4503793	-80.3666659	66	Laurel Oak (Quercus hemisphaerica)	26.9	10	Healthy	
27.45029532	-80.36653524	67	Laurel Oak (Quercus hemisphaerica)	13.5	10	Healthy	
27.45029553	-80.36651708	68	Live Oak (Quercus virginiana)	16	10	Healthy	
27.45040224	-80.36651501	69	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	Lean (almost parallel to ground)
27.45035677	-80.3665718	70	Laurel Oak (Quercus hemisphaerica)	17.3	10	Healthy	
27.45039806	-80.36657937	71	Laurel Oak (Quercus hemisphaerica)	13.3	10	Healthy	
27.45046186	-80.36646288	72	Laurel Oak (Quercus hemisphaerica)	20.7	10	Healthy	
27.45048655	-80.36647148	73	Laurel Oak (Quercus hemisphaerica)	29.6	10	Healthy	
27.45050109	-80.36650073	74	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45051835	-80.36655656	76	Laurel Oak (Quercus hemisphaerica)	18.2	10	Healthy	
27.45052612	-80.36658011	75	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45051332	-80.36658984	77	Laurel Oak (Quercus hemisphaerica)	29.3	10	Healthy	
27.45042429	-80.3666907	78	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45042265	-80.36681549	79	Laurel Oak (Quercus hemisphaerica)	20.1	10	Healthy	
27.45041544	-80.36683291	80	Laurel Oak (Quercus hemisphaerica)	14	9	Healthy,Insects,Fungi	
27.45042444	-80.366865	81	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	

27.45042349	-80.36700534	82	Laurel Oak (Quercus hemisphaerica)	35.5	10	Healthy	Bees
27.45050682	-80.36701123	83	Laurel Oak (Quercus hemisphaerica)	29.5	10	Healthy	
27.45051862	-80.36689082	84	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4505476	-80.36687165	85	Laurel Oak (Quercus hemisphaerica)	15.1	10	Healthy	
27.45051716	-80.36683078	86	Laurel Oak (Quercus hemisphaerica)	26.6	10	Healthy	
27.45054854	-80.36683059	87	Laurel Oak (Quercus hemisphaerica)	19.8	10	Healthy	
27.45059179	-80.36688864	88	Laurel Oak (Quercus hemisphaerica)	21.2	10	Healthy	
27.4505646	-80.3667424	89	Laurel Oak (Quercus hemisphaerica)	25.1	10	Healthy	
27.4506496	-80.36662703	90	Laurel Oak (Quercus hemisphaerica)	29.5	10	Healthy	
27.45068697	-80.36666358	91	Laurel Oak (Quercus hemisphaerica)	18	10	Healthy	
27.45064675	-80.36668258	92	Laurel Oak (Quercus hemisphaerica)	21.6	10	Healthy	
27.4507165	-80.36671209	93	Laurel Oak (Quercus hemisphaerica)	15.7	10	Healthy	
27.45062907	-80.366733	94	Laurel Oak (Quercus hemisphaerica)	26.8	10	Healthy	
27.45058663	-80.36706936	95	Laurel Oak (Quercus hemisphaerica)	20.5	10	Healthy	
27.45064116	-80.36708312	96	Laurel Oak (Quercus hemisphaerica)	51.6	10	Healthy	
27.45052819	-80.36711187	97	Live Oak (Quercus virginiana)	32.5	10	Healthy	
27.45050261	-80.36715176	98	Live Oak (Quercus virginiana)	13.5	10	Healthy	
27.4505315	-80.36732145	99	Live Oak (Quercus virginiana)	51.6	10	Healthy	
27.45050046	-80.36742476	100	Live Oak (Quercus virginiana)	32	10	Healthy	
27.45071505	-80.36710918	101	Laurel Oak (Quercus hemisphaerica)	13.1	10	Healthy	
27.45072831	-80.36707496	102	Laurel Oak (Quercus hemisphaerica)	23.3	10	Healthy	
27.45073587	-80.36700055	103	Laurel Oak (Quercus hemisphaerica)	16.5	10	Healthy	
27.45079585	-80.36695359	104	Laurel Oak (Quercus hemisphaerica)	23.6	10	Healthy	
27.45086381	-80.36677632	105	Laurel Oak (Quercus hemisphaerica)	29	10	Healthy	
27.45087885	-80.3666613	106	Laurel Oak (Quercus hemisphaerica)	35.9	10	Healthy	
27.45088398	-80.36656986	107	Laurel Oak (Quercus hemisphaerica)	28.7	10	Healthy	
27.45083157	-80.36656951	109	Live Oak (Quercus virginiana)	18.4	10	Healthy	
27.45084984	-80.36658277	108	Live Oak (Quercus virginiana)	20.5	10	Healthy	
27.45115456	-80.36690241	110	Live Oak (Quercus virginiana)	56.2	10	Healthy	
27.4512723	-80.36682111	111	Live Oak (Quercus virginiana)	20	10	Healthy	
27.45127261	-80.36681414	112	Live Oak (Quercus virginiana)	26.2	10	Healthy	
27.45080499	-80.36706942	113	Laurel Oak (Quercus hemisphaerica)	34.7	6	Fungi	Kanker
27.45082156	-80.36708582	114	Laurel Oak (Quercus hemisphaerica)	37.7	10	Healthy	
27.45082138	-80.36714114	115	Laurel Oak (Quercus hemisphaerica)	15.8	10	Healthy	
27.45082045	-80.36713382	116	Laurel Oak (Quercus hemisphaerica)	18.8	10	Healthy	
27.45080076	-80.36712227	117	Laurel Oak (Quercus hemisphaerica)	14.7	10	Healthy	
27.4507345	-80.36714297	118	Laurel Oak (Quercus hemisphaerica)	26.2	10	Healthy	
27.45090444	-80.36711636	119	Laurel Oak (Quercus hemisphaerica)	22.4	10	Healthy	
27.45095188	-80.3671065	120	Laurel Oak (Quercus hemisphaerica)	33.3	10	Healthy	
27.45100699	-80.36720434	121	Laurel Oak (Quercus hemisphaerica)	79.7	10	Healthy	
27.45103469	-80.36723068	122	Laurel Oak (Quercus hemisphaerica)	90.2	10	Healthy	
27.45121876	-80.36722384	123	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45121459	-80.36714774	124	Live Oak (Quercus virginiana)	50.5	10	Healthy	
27.45134509	-80.36694541	125	Laurel Oak (Quercus hemisphaerica)	36.8	10	Healthy	
27.45145055	-80.36678844	126	Live Oak (Quercus virginiana)	23	10	Healthy	
27.45142934	-80.36676727	127	Live Oak (Quercus virginiana)	30	10	Healthy	
27.45136293	-80.36671457	128	Laurel Oak (Quercus hemisphaerica)	26	10	Healthy	
27.4514388	-80.3666958	129	Live Oak (Quercus virginiana)	33.6	10	Healthy	
27.45141463	-80.36659425	130	Laurel Oak (Quercus hemisphaerica)	50	10	Healthy	
27.45112295	-80.36636118	131	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45128543	-80.36640939	132	Live Oak (Quercus virginiana)	25.2	10	Healthy	
27.45136547	-80.36641626	133	Laurel Oak (Quercus hemisphaerica)	30.8	10	Healthy	
27.45139451	-80.36635144	134	Laurel Oak (Quercus hemisphaerica)	45	7		Rot
27.45151125	-80.36645915	135	Slash Pine (Pinus elliottii var. densa)	17.8	10	Healthy	
27.45152191	-80.36644939	136	Live Oak (Quercus virginiana)	15.9	10	Healthy	
27.45152633	-80.36647769	137	Live Oak (Quercus virginiana)	12.9	10	Healthy	
27.45154482	-80.36645161	138	Slash Pine (Pinus elliottii var. densa)	16.7	10	Healthy	
27.45156032	-80.36642488	139	Live Oak (Quercus virginiana)	13.6	10	Healthy	
27.45159788	-80.36650161	140	Slash Pine (Pinus elliottii var. densa)	12.6	10	Healthy	
27.45160733	-80.3664688	141	Slash Pine (Pinus elliottii var. densa)	19.7	10	Healthy	
27.45166118	-80.36631424	142	Slash Pine (Pinus elliottii var. densa)	13.3	10	Healthy	
27.45177311	-80.36643774	143	Laurel Oak (Quercus hemisphaerica)	23	10	Healthy	
27.45171622	-80.36630083	144	Laurel Oak (Quercus hemisphaerica)	12.2	10	Healthy	
27.45177701	-80.36644348	145	Laurel Oak (Quercus hemisphaerica)	20.4	10	Healthy	
27.45188343	-80.3663139	146	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45204885	-80.36634207	147	Laurel Oak (Quercus hemisphaerica)	16.7	10	Healthy	
27.45208158	-80.36635716	148	Laurel Oak (Quercus hemisphaerica)	28.8	10	Healthy	
27.45208535	-80.36646615	149	Laurel Oak (Quercus hemisphaerica)	20	10	Healthy	
27.45207414	-80.36659688	151	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45206343	-80.36660291	150	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45209335	-80.36662319	152	Laurel Oak (Quercus hemisphaerica)	17.8	10	Healthy	
27.45201414	-80.36664237	153	Live Oak (Quercus virginiana)	22	10	Healthy	
27.451978	-80.36663693	154	Live Oak (Quercus virginiana)	32.5	10	Healthy	
27.45196955	-80.36667916	155	Live Oak (Quercus virginiana)	14.5	10	Healthy	
27.45197334	-80.36670149	156	Laurel Oak (Quercus hemisphaerica)	25.5	10	Healthy	
27.45201213	-80.36670687	157	Laurel Oak (Quercus hemisphaerica)	12.3	10	Healthy	
27.45200741	-80.36675082	158	Laurel Oak (Quercus hemisphaerica)	24.5	10	Healthy	
27.45203411	-80.36685916	159	Laurel Oak (Quercus hemisphaerica)	16	10	Healthy	
27.45200945	-80.3668459	160	Laurel Oak (Quercus hemisphaerica)	14.2	10	Healthy	
27.45200295	-80.36682478	161	Laurel Oak (Quercus hemisphaerica)	16.7	10	Healthy	
27.45207473	-80.36690097	162	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45210587	-80.3669802	163	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	

27.45208	-80.3669296	164	Laurel Oak (Quercus hemisphaerica)	12.8	10	Healthy	
27.45195874	-80.36700846	165	Laurel Oak (Quercus hemisphaerica)	17.4	10	Healthy	
27.4517958	-80.36670081	166	Live Oak (Quercus virginiana)	34.3	10	Healthy	
27.45176075	-80.36666312	167	Live Oak (Quercus virginiana)	14	10	Healthy	
27.45177348	-80.36666597	168	Live Oak (Quercus virginiana)	12.3	10	Healthy	
27.45163938	-80.36665225	169	Live Oak (Quercus virginiana)	38.6	10	Healthy	
27.45160401	-80.36688423	170	Laurel Oak (Quercus hemisphaerica)	34	10	Healthy	
27.45167355	-80.36689532	171	Laurel Oak (Quercus hemisphaerica)	84	10	Healthy	
27.45172931	-80.36696367	172	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45172842	-80.36699284	173	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45172276	-80.36701664	174	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45172485	-80.36704581	175	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45170134	-80.36709946	176	Laurel Oak (Quercus hemisphaerica)	16.3	10	Healthy	
27.45176442	-80.36718898	177	Laurel Oak (Quercus hemisphaerica)	19.8	10	Healthy	
27.45181139	-80.36723633	178	Laurel Oak (Quercus hemisphaerica)	19.9	10	Healthy	
27.45203402	-80.36704878	179	Laurel Oak (Quercus hemisphaerica)	41.2	10	Healthy	
27.45207456	-80.36707954	180	Laurel Oak (Quercus hemisphaerica)	12.5	10	Healthy	
27.45198974	-80.36715857	181	Live Oak (Quercus virginiana)	14.6	10	Healthy	
27.45208267	-80.36722165	182	Laurel Oak (Quercus hemisphaerica)	13.9	10	Healthy	
27.45203415	-80.36720467	183	Laurel Oak (Quercus hemisphaerica)	21.2	10	Healthy	
27.45195921	-80.36719747	184	Laurel Oak (Quercus hemisphaerica)	21.8	10	Healthy	
27.45195514	-80.36726182	185	Laurel Oak (Quercus hemisphaerica)	13.7	10	Healthy	
27.45199319	-80.367329	186	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45186798	-80.36726186	187	Laurel Oak (Quercus hemisphaerica)	30.5	10	Healthy	
27.45163606	-80.36727823	188	Laurel Oak (Quercus hemisphaerica)	21.7	10	Healthy	
27.45157422	-80.36722014	189	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4515779	-80.36699184	190	Live Oak (Quercus virginiana)	23.7	10	Healthy	
27.45157851	-80.36703326	191	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4512847	-80.36721017	192	Live Oak (Quercus virginiana)	15.6	10	Healthy	
27.45130273	-80.36714004	193	Live Oak (Quercus virginiana)	19.4	10	Healthy	
27.45090008	-80.36788852	194	Laurel Oak (Quercus hemisphaerica)	16.4	10	Healthy	
27.45089885	-80.36785945	195	Laurel Oak (Quercus hemisphaerica)	16	10	Healthy	
27.45089561	-80.36785046	196	Laurel Oak (Quercus hemisphaerica)	33.5	10	Healthy	
27.45090292	-80.3678902	197	Laurel Oak (Quercus hemisphaerica)	48.6	10	Healthy	
27.45049317	-80.36815253	198	Laurel Oak (Quercus hemisphaerica)	38.2	10	Healthy	
27.450481	-80.3682234	199	Laurel Oak (Quercus hemisphaerica)	26.2	10	Healthy	
27.45043476	-80.36811427	200	Laurel Oak (Quercus hemisphaerica)	25.1	10	Healthy	
27.45056559	-80.36838627	201	Live Oak (Quercus virginiana)	20.6	10	Healthy	
27.45059231	-80.36844725	202	Laurel Oak (Quercus hemisphaerica)	19.3	10	Healthy	
27.45055116	-80.36849231	203	Live Oak (Quercus virginiana)	24.4	10	Healthy	
27.45064861	-80.36853041	204	Laurel Oak (Quercus hemisphaerica)	28.8	10	Healthy	
27.45064771	-80.3684548	205	Laurel Oak (Quercus hemisphaerica)	26	10	Healthy	
27.45063866	-80.36844174	206	Laurel Oak (Quercus hemisphaerica)	16.7	10	Healthy	
27.44929418	-80.36714076	207	Laurel Oak (Quercus hemisphaerica)	17.9	10	Healthy	
27.44925954	-80.3671997	208	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44946357	-80.36717213	209	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.44946043	-80.36723457	210	Live Oak (Quercus virginiana)	20.2	10	Healthy	
27.44948797	-80.36722663	211	Live Oak (Quercus virginiana)	21	10	Healthy	
27.4496157	-80.36728809	212	Laurel Oak (Quercus hemisphaerica)	55.1	10	Healthy	
27.44975477	-80.36724484	213	Live Oak (Quercus virginiana)	21.5	10	Healthy	
27.4498061	-80.36732674	214	Laurel Oak (Quercus hemisphaerica)	22.3	10	Healthy	
27.45000371	-80.36720311	215	Laurel Oak (Quercus hemisphaerica)	14.6	10	Healthy	
27.45071096	-80.36766019	216	Live Oak (Quercus virginiana)	30.5	10	Healthy	
27.45063453	-80.36778813	217	Live Oak (Quercus virginiana)	14.3	10	Healthy	
27.45063709	-80.36781359	218	Live Oak (Quercus virginiana)	23.9	10	Healthy	
27.45069428	-80.36781322	219	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4507346	-80.36781507	220	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45084834	-80.36783572	221	Laurel Oak (Quercus hemisphaerica)	35.2	10	Healthy	
27.45063463	-80.36796831	222	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45065408	-80.36793767	223	Laurel Oak (Quercus hemisphaerica)	49	10	Healthy	
27.45085072	-80.36854818	224	Laurel Oak (Quercus hemisphaerica)	22.2	10	Healthy	
27.4511301	-80.36873326	225	Laurel Oak (Quercus hemisphaerica)	19.9	10	Healthy	
27.45107357	-80.36858439	226	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45105512	-80.3685626	227	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4508769	-80.36873996	228	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45091647	-80.36871515	229	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45083738	-80.36883879	230	Laurel Oak (Quercus hemisphaerica)	17.9	10	Healthy	
27.45085761	-80.36885344	231	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45080912	-80.3689161	232	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45078111	-80.36895482	233	Laurel Oak (Quercus hemisphaerica)	14.8	10	Healthy	
27.45068725	-80.3689992	234	Laurel Oak (Quercus hemisphaerica)	16.5	10	Healthy	
27.45084156	-80.36901253	235	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4508434	-80.36907805	236	Laurel Oak (Quercus hemisphaerica)	33	10	Healthy	
27.45103781	-80.36911336	237	Laurel Oak (Quercus hemisphaerica)	33	10	Healthy	
27.45098852	-80.36915717	238	Live Oak (Quercus virginiana)	17.2	10	Healthy	
27.45099125	-80.36923259	239	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4508081	-80.36933144	240	Laurel Oak (Quercus hemisphaerica)	23.2	10	Healthy	
27.45078847	-80.36934945	241	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45074387	-80.36946459	242	Laurel Oak (Quercus hemisphaerica)	16.5	10	Healthy	
27.45080078	-80.36950088	243	Laurel Oak (Quercus hemisphaerica)	12	10	Healthy	
27.45082896	-80.3695806	244	Laurel Oak (Quercus hemisphaerica)	12.7	10	Healthy	
27.45076682	-80.3698162	245	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	

27.45090365	-80.36996719	246	Laurel Oak (Quercus hemisphaerica)	15.5	10	Healthy	
27.45093799	-80.36994746	247	Laurel Oak (Quercus hemisphaerica)	13.4	10	Healthy	
27.45095634	-80.36998283	248	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45101349	-80.36981672	249	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45102655	-80.36963736	250	Laurel Oak (Quercus hemisphaerica)	12.4	10	Healthy	
27.45107976	-80.36963873	251	Slash Pine (Pinus elliottii var. densa)	21.8	10	Healthy	
27.45111205	-80.36980678	252	Laurel Oak (Quercus hemisphaerica)	15.9	10	Healthy	
27.45006311	-80.36988305	253	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45117492	-80.367478	254	Laurel Oak (Quercus hemisphaerica)	31	10	Healthy	
27.45139979	-80.36743725	255	Laurel Oak (Quercus hemisphaerica)	33.5	10	Healthy	
27.4514243	-80.36725034	256	Live Oak (Quercus virginiana)	45	10	Healthy	
27.45150161	-80.36731968	257	Live Oak (Quercus virginiana)	15	10	Healthy	
27.45152387	-80.36732866	258	Live Oak (Quercus virginiana)	14.4	10	Healthy	
27.45160235	-80.36729336	259	Laurel Oak (Quercus hemisphaerica)	47.6	10	Healthy	
27.45175853	-80.36732858	260	Live Oak (Quercus virginiana)	43.9	10	Healthy	
27.4518085	-80.36734773	261	Laurel Oak (Quercus hemisphaerica)	26	10	Healthy	
27.45179856	-80.36731372	262	Slash Pine (Pinus elliottii var. densa)	12	10	Healthy	
27.45185423	-80.3673905	263	Laurel Oak (Quercus hemisphaerica)	18.9	10	Healthy	
27.45186031	-80.36743852	264	Laurel Oak (Quercus hemisphaerica)	14.3	10	Healthy	
27.45186944	-80.36749776	265	Laurel Oak (Quercus hemisphaerica)	58	10	Healthy	
27.45166354	-80.3674246	266	Live Oak (Quercus virginiana)	19.8	10	Healthy	
27.45155803	-80.3675877	267	Live Oak (Quercus virginiana)	47.3	10	Healthy	
27.45165166	-80.36758728	268	Laurel Oak (Quercus hemisphaerica)	32.8	10	Healthy	
27.45160683	-80.3676535	269	Live Oak (Quercus virginiana)	22.4	10	Healthy	
27.45154038	-80.36765903	270	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45143961	-80.36778774	271	Laurel Oak (Quercus hemisphaerica)	20.3	10	Healthy	
27.45130046	-80.36757064	272	Laurel Oak (Quercus hemisphaerica)	27.8	10	Healthy	
27.45123475	-80.3676303	273	Laurel Oak (Quercus hemisphaerica)	55	10	Healthy	
27.45124814	-80.36778649	274	Laurel Oak (Quercus hemisphaerica)	43.6	10	Healthy	
27.45119973	-80.36781313	275	Laurel Oak (Quercus hemisphaerica)	30	10	Healthy	
27.45118304	-80.36786427	276	Laurel Oak (Quercus hemisphaerica)	24.3	10	Healthy	
27.45124745	-80.36792207	277	Live Oak (Quercus virginiana)	45.5	10	Healthy	
27.45137347	-80.36795642	278	Slash Pine (Pinus elliottii var. densa)	14.6	10	Healthy	
27.4513849	-80.36789193	279	Laurel Oak (Quercus hemisphaerica)	61.1	10	Healthy	
27.45153252	-80.36780194	280	Slash Pine (Pinus elliottii var. densa)	12.8	10	Healthy	
27.45154043	-80.36787801	281	Slash Pine (Pinus elliottii var. densa)	16.2	10	Healthy	
27.45174041	-80.36775451	282	Laurel Oak (Quercus hemisphaerica)	28	10	Healthy	
27.45180937	-80.36762832	283	Laurel Oak (Quercus hemisphaerica)	26.9	10	Healthy	
27.4518408	-80.36764425	284	Laurel Oak (Quercus hemisphaerica)	15.8	10	Healthy	
27.45189775	-80.36769057	285	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45184427	-80.36767194	286	Laurel Oak (Quercus hemisphaerica)	12.2	10	Healthy	
27.45183497	-80.3677446	287	Laurel Oak (Quercus hemisphaerica)	38.7	10	Healthy	
27.45189934	-80.36775935	288	Laurel Oak (Quercus hemisphaerica)	13.6	10	Healthy	
27.4519458	-80.36770941	289	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45200273	-80.36769154	290	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45201575	-80.36767777	291	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45207057	-80.36757253	292	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45203546	-80.36759768	293	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45200987	-80.36757119	294	Slash Pine (Pinus elliottii var. densa)	13.4	10	Healthy	
27.45207515	-80.36769012	295	Laurel Oak (Quercus hemisphaerica)	42.8	10	Healthy	
27.45207806	-80.36772661	296	Laurel Oak (Quercus hemisphaerica)	24.8	10	Healthy	
27.4521009	-80.36768502	297	Laurel Oak (Quercus hemisphaerica)	23.2	10	Healthy	
27.45207349	-80.3677256	298	Laurel Oak (Quercus hemisphaerica)	13.9	10	Healthy	
27.45209113	-80.36777764	299	Live Oak (Quercus virginiana)	18.8	10	Healthy	
27.45203695	-80.36777638	300	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45201166	-80.36775459	301	Laurel Oak (Quercus hemisphaerica)	12.8	10	Healthy	
27.45200987	-80.36778711	302	Laurel Oak (Quercus hemisphaerica)	12.1	10	Healthy	
27.45198935	-80.36779515	303	Laurel Oak (Quercus hemisphaerica)	15.2	10	Healthy	
27.45198259	-80.36778295	304	Laurel Oak (Quercus hemisphaerica)	13.8	10	Healthy	
27.45192419	-80.36783417	305	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45192082	-80.36783679	306	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45192322	-80.36784338	307	Slash Pine (Pinus elliottii var. densa)	13	10	Healthy	
27.45197835	-80.36794072	308	Slash Pine (Pinus elliottii var. densa)	15	10	Healthy	
27.45196673	-80.36798995	309	Laurel Oak (Quercus hemisphaerica)	33.4	10	Healthy	
27.45196017	-80.36794905	310	Slash Pine (Pinus elliottii var. densa)	12.4	10	Healthy	
27.45186338	-80.36796034	311	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45177543	-80.36796112	312	Laurel Oak (Quercus hemisphaerica)	14.9	10	Healthy	
27.45156487	-80.36796187	313	Laurel Oak (Quercus hemisphaerica)	18.4	10	Healthy	
27.45111264	-80.36832015	314	Live Oak (Quercus virginiana)	28.5	10	Healthy	
27.45113477	-80.36839013	315	Laurel Oak (Quercus hemisphaerica)	19.4	10	Healthy	
27.45116342	-80.36820889	316	Live Oak (Quercus virginiana)	24.9	10	Healthy	
27.45123416	-80.36822199	317	Laurel Oak (Quercus hemisphaerica)	15	10	Healthy	
27.45129909	-80.36813043	318	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45132612	-80.36831378	319	Live Oak (Quercus virginiana)	52.7	10	Healthy	
27.45137188	-80.36829708	320	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45150555	-80.36806143	321	Live Oak (Quercus virginiana)	15.7	10	Healthy	
27.45151149	-80.3681868	322	Slash Pine (Pinus elliottii var. densa)	19.4	10	Healthy	
27.45160524	-80.36819483	323	Slash Pine (Pinus elliottii var. densa)	13.6	10	Healthy	
27.45157222	-80.36815524	324	Laurel Oak (Quercus hemisphaerica)	19.6	10	Healthy	
27.45165433	-80.36798257	325	Slash Pine (Pinus elliottii var. densa)	18	10	Healthy	
27.45168954	-80.36801486	326	Slash Pine (Pinus elliottii var. densa)	14.5	10	Healthy	
27.45171615	-80.36800456	327	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	

27.45173248	-80.36812338	328	Slash Pine (Pinus elliottii var. densa)	16.4	10	Healthy	
27.45181464	-80.36821778	329	Slash Pine (Pinus elliottii var. densa)	15.4	10	Healthy	
27.45186967	-80.36822971	330	Slash Pine (Pinus elliottii var. densa)	17.5	10	Healthy	
27.45193569	-80.36815676	331	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45191968	-80.36821144	332	Laurel Oak (Quercus hemisphaerica)	18.2	10	Healthy	
27.45197774	-80.36823906	333	Laurel Oak (Quercus hemisphaerica)	13.8	10	Healthy	
27.45199541	-80.36818956	334	Laurel Oak (Quercus hemisphaerica)	16.1	10	Healthy	
27.45201476	-80.36818381	335	Laurel Oak (Quercus hemisphaerica)	12.7	10	Healthy	
27.4520642	-80.36816047	336	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45206462	-80.36822364	337	Laurel Oak (Quercus hemisphaerica)	39.5	10	Healthy	
27.45210186	-80.36821402	338	Laurel Oak (Quercus hemisphaerica)	12.7	10	Healthy	
27.45196636	-80.36830249	339	Slash Pine (Pinus elliottii var. densa)	18.8	10	Healthy	
27.45200438	-80.36839971	340	Laurel Oak (Quercus hemisphaerica)	12.5	10	Healthy	
27.45196862	-80.36842208	341	Slash Pine (Pinus elliottii var. densa)	13	10	Healthy	
27.45184011	-80.36838221	342	Slash Pine (Pinus elliottii var. densa)	19.7	10	Healthy	
27.45180412	-80.36835993	343	Slash Pine (Pinus elliottii var. densa)	15.5	10	Healthy	
27.45180491	-80.3683603	344	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45180259	-80.36842267	345	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4518263	-80.3684305	346	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45182362	-80.36841441	347	Slash Pine (Pinus elliottii var. densa)	13.3	10	Healthy	
27.45187063	-80.36839463	348	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45189563	-80.36837619	349	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45187406	-80.36850977	350	Slash Pine (Pinus elliottii var. densa)	17.2	10	Healthy	
27.45194803	-80.36853609	351	Slash Pine (Pinus elliottii var. densa)	19.5	10	Healthy	
27.45196287	-80.36853578	352	Slash Pine (Pinus elliottii var. densa)	15.7	10	Healthy	
27.45205815	-80.36861275	353	Slash Pine (Pinus elliottii var. densa)	19.2	10	Healthy	
27.4520319	-80.36848816	354	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	
27.45206275	-80.36851783	355	Slash Pine (Pinus elliottii var. densa)	14.1	10	Healthy	
27.45211802	-80.36858471	356	Slash Pine (Pinus elliottii var. densa)	14.8	10	Healthy	
27.45210785	-80.36851579	357	Laurel Oak (Quercus hemisphaerica)	18.6	10	Healthy	
27.45212031	-80.36847777	358	Slash Pine (Pinus elliottii var. densa)	15.4	10	Healthy	
27.45222968	-80.36852221	359	Live Oak (Quercus virginiana)	15.4	10	Healthy	
27.45221609	-80.36846813	360	Live Oak (Quercus virginiana)	22.8	10	Healthy	
27.45227824	-80.3684999	361	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45229252	-80.36854483	362	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45231547	-80.3686141	363	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45233936	-80.36859494	364	Slash Pine (Pinus elliottii var. densa)	14.8	10	Healthy	
27.45233209	-80.36855657	365	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45231229	-80.36860081	366	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45228094	-80.36862694	367	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45222647	-80.36859848	368	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45217554	-80.36850511	369	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45215801	-80.36855347	370	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45149267	-80.3684088	371	Slash Pine (Pinus elliottii var. densa)	18.5	10	Healthy	
27.45151837	-80.36838978	372	Slash Pine (Pinus elliottii var. densa)	14.4	10	Healthy	
27.45153776	-80.36840887	373	Slash Pine (Pinus elliottii var. densa)	19.2	10	Healthy	
27.45164989	-80.36836983	374	Laurel Oak (Quercus hemisphaerica)	20.2	10	Healthy	
27.45168944	-80.36845174	375	Slash Pine (Pinus elliottii var. densa)	19.5	10	Healthy	
27.45168175	-80.36834439	376	Slash Pine (Pinus elliottii var. densa)	16.4	10	Healthy	
27.45163559	-80.36826602	377	Slash Pine (Pinus elliottii var. densa)	14.6	10	Healthy	
27.45171366	-80.36848396	378	Laurel Oak (Quercus hemisphaerica)	20.1	10	Healthy	
27.4516969	-80.36847097	379	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45171822	-80.36851054	380	Slash Pine (Pinus elliottii var. densa)	17.4	10	Healthy	
27.45166106	-80.36851949	381	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45162454	-80.36851414	382	Slash Pine (Pinus elliottii var. densa)	18	10	Healthy	
27.4515017	-80.36848146	383	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45141954	-80.36845917	384	Laurel Oak (Quercus hemisphaerica)	57.1	10	Healthy	
27.45141683	-80.36848436	385	Laurel Oak (Quercus hemisphaerica)	16.7	10	Healthy	
27.45137383	-80.36852228	386	Live Oak (Quercus virginiana)	19.8	10	Healthy	
27.45139634	-80.3684627	387	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	Heavy lean
27.45134528	-80.36841521	388	Laurel Oak (Quercus hemisphaerica)	41.1	10	Healthy	
27.45131159	-80.3685331	390	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45131962	-80.36854282	389	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45128939	-80.36859941	391	Live Oak (Quercus virginiana)	23.9	4		Cat face
27.45142653	-80.36861715	392	Slash Pine (Pinus elliottii var. densa)	18.4	10	Healthy	
27.45156526	-80.36854033	393	Slash Pine (Pinus elliottii var. densa)	20.4	10	Healthy	
27.45162327	-80.36853965	394	Laurel Oak (Quercus hemisphaerica)	30.4	10	Healthy	
27.45166499	-80.36857044	395	Laurel Oak (Quercus hemisphaerica)	24.1	10	Healthy	
27.45154362	-80.36865924	396	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45153389	-80.36868988	397	Live Oak (Quercus virginiana)	25.8	10	Healthy	
27.45157308	-80.36870848	398	Live Oak (Quercus virginiana)	47.2	10	Healthy	
27.45165991	-80.36873687	399	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45166076	-80.36872292	400	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45169585	-80.36877035	401	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45169628	-80.36876611	402	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45171944	-80.36879071	403	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45176472	-80.36866318	404	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45180924	-80.36863813	405	Slash Pine (Pinus elliottii var. densa)	20.2	10	Healthy	
27.45182359	-80.36865643	406	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45185551	-80.36856677	407	Live Oak (Quercus virginiana)	18.2	10	Healthy	
27.45194727	-80.36872956	408	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45192784	-80.36874792	409	Laurel Oak (Quercus hemisphaerica)	13.7	10	Healthy	

27.45204655	-80.36869371	410	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45197123	-80.36867744	411	Slash Pine (Pinus elliottii var. densa)	19.5	10	Healthy	
27.45202423	-80.36875481	412	Slash Pine (Pinus elliottii var. densa)	22.3	10	Healthy	
27.45196382	-80.3687471	413	Laurel Oak (Quercus hemisphaerica)	18.7	10	Healthy	
27.45187654	-80.36866045	414	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45187831	-80.36867484	415	Laurel Oak (Quercus hemisphaerica)	37.4	10	Healthy	
27.45192037	-80.36881827	416	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45183101	-80.36887858	417	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	
27.45180298	-80.3689184	418	Laurel Oak (Quercus hemisphaerica)	52	10	Healthy	
27.45171977	-80.36886608	419	Live Oak (Quercus virginiana)	18.6	10	Healthy	
27.45172021	-80.36891329	420	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45167877	-80.36891866	421	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45166092	-80.36888531	422	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4516424	-80.36886524	423	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45163291	-80.36887944	424	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45157308	-80.36889413	425	Laurel Oak (Quercus hemisphaerica)	28.2	10	Healthy	
27.45158534	-80.36882405	426	Live Oak (Quercus virginiana)	13.3	10	Healthy	
27.4515609	-80.36891273	427	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45153681	-80.36890425	428	Live Oak (Quercus virginiana)	18.2	10	Healthy	
27.45154024	-80.36893556	429	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45153885	-80.36899188	430	Slash Pine (Pinus elliottii var. densa)	23.7	10	Healthy	
27.45148885	-80.368903	431	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45142538	-80.36896306	432	Laurel Oak (Quercus hemisphaerica)	27.4	10	Healthy	
27.45138269	-80.36894985	433	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4512934	-80.36893683	434	Laurel Oak (Quercus hemisphaerica)	29.4	10	Healthy	
27.45124029	-80.36905678	435	Laurel Oak (Quercus hemisphaerica)	31.4	10	Healthy	
27.45126971	-80.36907628	436	Slash Pine (Pinus elliottii var. densa)	18.8	10	Healthy	
27.4513494	-80.3690457	437	Laurel Oak (Quercus hemisphaerica)	25.6	10	Healthy	
27.45138082	-80.36911585	438	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45137853	-80.36910139	439	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45135956	-80.36914583	440	Slash Pine (Pinus elliottii var. densa)	21.5	10	Healthy	
27.45152561	-80.36899232	441	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45153407	-80.36898191	442	Slash Pine (Pinus elliottii var. densa)	28.9	10	Healthy	
27.45141878	-80.36910596	443	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45128083	-80.36924841	444	Laurel Oak (Quercus hemisphaerica)	49	10	Healthy	
27.45141156	-80.3692793	445	Live Oak (Quercus virginiana)	27.4	10	Healthy	
27.45149784	-80.36943954	446	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45146067	-80.36917018	447	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45146385	-80.36918786	448	Slash Pine (Pinus elliottii var. densa)	19.5	10	Healthy	
27.45150631	-80.36912487	449	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45158725	-80.36922873	450	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45159755	-80.36917695	451	Laurel Oak (Quercus hemisphaerica)	16.5	10	Healthy	
27.45162966	-80.36919599	452	Live Oak (Quercus virginiana)	13.5	10	Healthy	
27.45165527	-80.36910003	453	Laurel Oak (Quercus hemisphaerica)	56.3	10	Healthy	
27.45174293	-80.36912566	454	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45177087	-80.36911242	455	Slash Pine (Pinus elliottii var. densa)	22.2	10	Healthy	
27.45179782	-80.36915329	456	Laurel Oak (Quercus hemisphaerica)	49.1	10	Healthy	
27.45184813	-80.36895391	457	Slash Pine (Pinus elliottii var. densa)	15.4	10	Healthy	
27.45194677	-80.36893749	458	Laurel Oak (Quercus hemisphaerica)	13.1	10	Healthy	
27.45194439	-80.36887474	459	Live Oak (Quercus virginiana)	25.9	10	Healthy	
27.45200807	-80.36893723	460	Laurel Oak (Quercus hemisphaerica)	28	7		Cat face
27.45201964	-80.36896618	461	Laurel Oak (Quercus hemisphaerica)	39.8	10	Healthy	
27.45199344	-80.36879151	462	Laurel Oak (Quercus hemisphaerica)	15.7	10	Healthy	
27.45207109	-80.36883906	463	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45210657	-80.36888779	464	Laurel Oak (Quercus hemisphaerica)	23.5	10	Healthy	
27.45215824	-80.36897466	465	Laurel Oak (Quercus hemisphaerica)	29.2	10	Healthy	
27.45215727	-80.36899137	466	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45221995	-80.36901507	467	Laurel Oak (Quercus hemisphaerica)	16.1	10	Healthy	
27.45214677	-80.36902655	468	Laurel Oak (Quercus hemisphaerica)	27.8	10	Healthy	
27.45214856	-80.36910743	469	Laurel Oak (Quercus hemisphaerica)	28.5	10	Healthy	
27.45218721	-80.36910969	470	Laurel Oak (Quercus hemisphaerica)	24.1	7	Healthy	Hollow area
27.45221042	-80.369305	471	Laurel Oak (Quercus hemisphaerica)	33.5	10	Healthy	
27.45228491	-80.36890214	472	Slash Pine (Pinus elliottii var. densa)	18.7	10	Healthy	
27.45217126	-80.36874522	473	Slash Pine (Pinus elliottii var. densa)	19.6	10	Healthy	
27.45210801	-80.36872882	474	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45208358	-80.36870506	475	Slash Pine (Pinus elliottii var. densa)	16.5	10	Healthy	
27.45210607	-80.36858747	476	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45210414	-80.3686263	477	Slash Pine (Pinus elliottii var. densa)	22	10	Healthy	
27.45220668	-80.36863292	478	Slash Pine (Pinus elliottii var. densa)	14	10	Healthy	
27.4522141	-80.3685771	479	Laurel Oak (Quercus hemisphaerica)	16	10	Healthy	
27.45222092	-80.36860496	480	Slash Pine (Pinus elliottii var. densa)	18.7	10	Healthy	
27.45220177	-80.36864163	481	Laurel Oak (Quercus hemisphaerica)	30.2	10	Healthy	
27.45223429	-80.36861199	482	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	
27.4522536	-80.36865515	483	Slash Pine (Pinus elliottii var. densa)	14.2	10	Healthy	
27.45224087	-80.36871738	484	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45224203	-80.36872794	485	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4522356	-80.3687387	486	Live Oak (Quercus virginiana)	17.3	10	Healthy	
27.45230264	-80.36879528	487	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45231829	-80.36891488	488	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45240327	-80.36883876	489	Slash Pine (Pinus elliottii var. densa)	15.9	10	Healthy	
27.4523759	-80.36885452	490	Laurel Oak (Quercus hemisphaerica)	23.6	10	Healthy	
27.45236594	-80.36884798	491	Slash Pine (Pinus elliottii var. densa)	14.8	10	Healthy	

27.45238066	-80.36882405	492	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45236526	-80.36872155	493	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45234866	-80.36868908	494	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45237937	-80.36870619	495	Slash Pine (Pinus elliottii var. densa)	16.9	10	Healthy	
27.45242496	-80.36835187	496	Slash Pine (Pinus elliottii var. densa)	12.7	10	Healthy	
27.45242624	-80.36839366	497	Laurel Oak (Quercus hemisphaerica)	14.8	10	Healthy	
27.45234441	-80.36830318	498	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45233783	-80.36826129	499	Laurel Oak (Quercus hemisphaerica)	19.5	10	Healthy	
27.45230301	-80.36829188	500	Slash Pine (Pinus elliottii var. densa)	15.9	10	Healthy	
27.4521977	-80.36835811	501	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45222917	-80.36833647	502	Slash Pine (Pinus elliottii var. densa)	15.4	10	Healthy	
27.45242517	-80.36840931	503	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45241879	-80.36842144	504	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45241373	-80.36849695	505	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45239702	-80.36854509	506	Laurel Oak (Quercus hemisphaerica)	26	10	Healthy	
27.45249869	-80.36851964	507	Laurel Oak (Quercus hemisphaerica)	18.3	10	Healthy	
27.45260455	-80.36833677	508	Laurel Oak (Quercus hemisphaerica)	19.6	10	Healthy	
27.45259928	-80.36832316	509	Slash Pine (Pinus elliottii var. densa)	16.1	10	Healthy	
27.45256825	-80.3684273	510	Slash Pine (Pinus elliottii var. densa)	12.4	10	Healthy	
27.4526039	-80.36844847	511	Laurel Oak (Quercus hemisphaerica)	12.7	10	Healthy	
27.45268819	-80.3684201	512	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4527216	-80.36843988	513	Slash Pine (Pinus elliottii var. densa)	14.4	10	Healthy	
27.4527263	-80.36837374	514	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45276501	-80.3684133	515	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45276952	-80.36839347	516	Slash Pine (Pinus elliottii var. densa)	14.6	10	Healthy	
27.45280411	-80.36830733	517	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45281412	-80.36838329	518	Slash Pine (Pinus elliottii var. densa)	14.5	10	Healthy	
27.45277382	-80.36861413	519	Slash Pine (Pinus elliottii var. densa)	12.2	10	Healthy	
27.45257309	-80.36849735	520	Laurel Oak (Quercus hemisphaerica)	13.4	10	Healthy	
27.45256407	-80.36853576	521	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	
27.45258935	-80.36857902	522	Slash Pine (Pinus elliottii var. densa)	14	10	Healthy	
27.45257236	-80.36857515	523	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45255439	-80.36861082	524	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45259183	-80.36864977	525	Slash Pine (Pinus elliottii var. densa)	12.2	10	Healthy	
27.45246019	-80.36869292	526	Laurel Oak (Quercus hemisphaerica)	31.2	10	Healthy	
27.45246666	-80.3686691	527	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45246497	-80.36866306	528	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45244893	-80.36868686	529	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45242131	-80.36870467	530	Slash Pine (Pinus elliottii var. densa)	12.9	10	Healthy	
27.45249059	-80.36873209	531	Slash Pine (Pinus elliottii var. densa)	16.3	10	Healthy	
27.45256967	-80.36881931	532	Slash Pine (Pinus elliottii var. densa)	13.7	10	Healthy	
27.45257812	-80.36876011	533	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45257584	-80.36874592	534	Slash Pine (Pinus elliottii var. densa)	13	10	Healthy	
27.45258203	-80.36871847	535	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45260912	-80.36874944	536	Slash Pine (Pinus elliottii var. densa)	12.8	10	Healthy	
27.45269575	-80.36870685	537	Slash Pine (Pinus elliottii var. densa)	13.9	10	Healthy	
27.45280637	-80.36882929	538	Slash Pine (Pinus elliottii var. densa)	15.4	10	Healthy	
27.45270953	-80.36882962	539	Slash Pine (Pinus elliottii var. densa)	17.2	10	Healthy	
27.45259923	-80.36885085	540	Slash Pine (Pinus elliottii var. densa)	12.8	10	Healthy	
27.4525502	-80.36890145	541	Laurel Oak (Quercus hemisphaerica)	32.8	10	Healthy	
27.4525633	-80.36889801	542	Laurel Oak (Quercus hemisphaerica)	27.5	10	Healthy	
27.45258356	-80.36895859	543	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4525357	-80.36891541	544	Laurel Oak (Quercus hemisphaerica)	14.1	10	Healthy	
27.45243461	-80.36888778	545	Slash Pine (Pinus elliottii var. densa)	13.3	10	Healthy	
27.45243882	-80.36891492	546	Slash Pine (Pinus elliottii var. densa)	12.5	10	Healthy	
27.45232581	-80.36893651	547	Slash Pine (Pinus elliottii var. densa)	16.8	10	Healthy	
27.45237035	-80.36901716	548	Slash Pine (Pinus elliottii var. densa)	15.1	10	Healthy	
27.45238629	-80.36903062	549	Slash Pine (Pinus elliottii var. densa)	18.2	10	Healthy	
27.45242251	-80.36897093	550	Laurel Oak (Quercus hemisphaerica)	15.3	10	Healthy	
27.45244685	-80.36908663	551	Slash Pine (Pinus elliottii var. densa)	22	10	Healthy	
27.45255089	-80.36909298	552	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45257074	-80.36906399	553	Slash Pine (Pinus elliottii var. densa)	14.3	10	Healthy	
27.4525971	-80.36899071	554	Slash Pine (Pinus elliottii var. densa)	13.3	10	Healthy	
27.4525521	-80.36899167	555	Slash Pine (Pinus elliottii var. densa)	14.7	10	Healthy	
27.45255585	-80.36901437	556	Laurel Oak (Quercus hemisphaerica)	20.3	10	Healthy	
27.45266007	-80.36904024	557	Slash Pine (Pinus elliottii var. densa)	16.8	10	Healthy	
27.45267353	-80.36897015	558	Laurel Oak (Quercus hemisphaerica)	33.9	10	Healthy	
27.45267669	-80.36893763	559	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4527921	-80.36896919	560	Laurel Oak (Quercus hemisphaerica)	14.6	10	Healthy	
27.45276149	-80.36903992	561	Slash Pine (Pinus elliottii var. densa)	18.5	10	Healthy	
27.45264221	-80.36911359	562	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45263641	-80.36919883	563	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45272312	-80.36927325	564	Slash Pine (Pinus elliottii var. densa)	17	10	Healthy	
27.4527056	-80.36924291	565	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45265101	-80.36927028	566	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45257834	-80.3692908	567	Slash Pine (Pinus elliottii var. densa)	16.5	10	Healthy	
27.4525821	-80.36929925	568	Slash Pine (Pinus elliottii var. densa)	14.1	10	Healthy	
27.45255583	-80.36923871	569	Slash Pine (Pinus elliottii var. densa)	12.3	10	Healthy	
27.452567	-80.36921999	570	Slash Pine (Pinus elliottii var. densa)	14.7	10	Healthy	
27.45253417	-80.36922792	571	Slash Pine (Pinus elliottii var. densa)	14.1	10	Healthy	
27.45246778	-80.36925374	572	Laurel Oak (Quercus hemisphaerica)	16.5	10	Healthy	
27.45248504	-80.36920941	573	Slash Pine (Pinus elliottii var. densa)	16.9	10	Healthy	

27.45231358	-80.36936373	574	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45229407	-80.3693491	575	Laurel Oak (Quercus hemisphaerica)	13	10	Healthy	
27.45249419	-80.3694093	576	Laurel Oak (Quercus hemisphaerica)	18.7	10	Healthy	
27.45264653	-80.36947601	577	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45262484	-80.36949254	578	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45262893	-80.36948971	579	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45255913	-80.3695368	580	Laurel Oak (Quercus hemisphaerica)	24.7	10	Healthy	
27.4525525	-80.36950295	581	Slash Pine (Pinus elliottii var. densa)	14.8	10	Healthy	
27.45258573	-80.36955119	582	Laurel Oak (Quercus hemisphaerica)	24.9	10	Healthy	
27.45266083	-80.36964222	583	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45278016	-80.36961503	584	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45202077	-80.36925338	585	Laurel Oak (Quercus hemisphaerica)	13.1	10	Healthy	
27.4517738	-80.36942038	586	Laurel Oak (Quercus hemisphaerica)	46.5	10	Healthy	
27.45172807	-80.36949678	587	Laurel Oak (Quercus hemisphaerica)	23.7	10	Healthy	
27.45179284	-80.3695352	588	Laurel Oak (Quercus hemisphaerica)	32.2	10	Healthy	
27.45176186	-80.36953559	589	Laurel Oak (Quercus hemisphaerica)	43.3	10	Healthy	
27.4517536	-80.36963459	590	Live Oak (Quercus virginiana)	36.1	10	Healthy	
27.451764	-80.36968469	591	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45176989	-80.36971296	592	Live Oak (Quercus virginiana)	35.1	10	Healthy	
27.45171573	-80.36965788	593	Laurel Oak (Quercus hemisphaerica)	13.3	10	Healthy	
27.45169955	-80.36965703	594	Laurel Oak (Quercus hemisphaerica)	19.8	10	Healthy	
27.45160511	-80.3697057	595	Laurel Oak (Quercus hemisphaerica)	15	10	Healthy	
27.45159853	-80.36968641	596	Laurel Oak (Quercus hemisphaerica)	25.8	10	Healthy	
27.45157235	-80.36969968	597	Laurel Oak (Quercus hemisphaerica)	13.5	10	Healthy	
27.45146205	-80.3695931	598	Laurel Oak (Quercus hemisphaerica)	94.2	10	Healthy	
27.4513745	-80.36981917	599	Live Oak (Quercus virginiana)	30.9	10	Healthy	
27.45135132	-80.36986631	600	Live Oak (Quercus virginiana)	21.1	10	Healthy	
27.45128596	-80.36992563	601	Laurel Oak (Quercus hemisphaerica)	18.8	10	Healthy	
27.45130525	-80.3700978	602	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45132662	-80.37009108	603	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45144726	-80.37007671	604	Laurel Oak (Quercus hemisphaerica)	45.2	10	Healthy	
27.45121584	-80.36864784	605	Laurel Oak (Quercus hemisphaerica)	12.6	10	Healthy	
27.45122887	-80.36857869	606	Laurel Oak (Quercus hemisphaerica)	13.9	10	Healthy	
27.45121646	-80.36940254	607	Laurel Oak (Quercus hemisphaerica)	20.9	10	Healthy	
27.4511894	-80.36982024	608	Laurel Oak (Quercus hemisphaerica)	25.7	10	Healthy	
27.45177643	-80.37027117	609	Laurel Oak (Quercus hemisphaerica)	19.3	10	Healthy	
27.45179175	-80.37036407	610	Laurel Oak (Quercus hemisphaerica)	14.4	10	Healthy	
27.45182165	-80.37047654	611	Laurel Oak (Quercus hemisphaerica)	24.1	10	Healthy	
27.45191874	-80.37037788	612	Laurel Oak (Quercus hemisphaerica)	12.2	10	Healthy	
27.45194519	-80.3704991	613	Laurel Oak (Quercus hemisphaerica)	20.8	10	Healthy	
27.4519313	-80.3706102	614	Laurel Oak (Quercus hemisphaerica)	12.9	10	Healthy	
27.45182805	-80.37091963	615	Laurel Oak (Quercus hemisphaerica)	12.3	10	Healthy	
27.45196478	-80.37098646	616	Laurel Oak (Quercus hemisphaerica)	21.8	10	Healthy	
27.45200854	-80.37105131	617	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45205894	-80.37098867	618	Laurel Oak (Quercus hemisphaerica)	13.8	10	Healthy	
27.4519669	-80.37121384	619	Laurel Oak (Quercus hemisphaerica)	13	10	Healthy	
27.45206115	-80.37128963	620	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45219117	-80.37122101	621	Laurel Oak (Quercus hemisphaerica)	14.8	10	Healthy	
27.45219349	-80.37131155	623	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45219196	-80.37128773	622	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45220297	-80.37112671	624	Laurel Oak (Quercus hemisphaerica)	13.3	10	Healthy	
27.45227375	-80.37108897	625	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45232329	-80.3710935	626	Laurel Oak (Quercus hemisphaerica)	15.7	10	Healthy	
27.45219254	-80.37095925	627	Live Oak (Quercus virginiana)	25.3	10	Healthy	
27.45223211	-80.37088513	628	Laurel Oak (Quercus hemisphaerica)	17.9	10	Healthy	
27.45225719	-80.37070262	629	Laurel Oak (Quercus hemisphaerica)	27	10	Healthy	
27.45231987	-80.37063783	630	Laurel Oak (Quercus hemisphaerica)	13.8	10	Healthy	
27.45244803	-80.37071608	631	Laurel Oak (Quercus hemisphaerica)	12.3	10	Healthy	
27.45253098	-80.37072317	632	Laurel Oak (Quercus hemisphaerica)	24.6	10	Healthy	
27.45254749	-80.37068073	633	Laurel Oak (Quercus hemisphaerica)	14.2	10	Healthy	
27.45254552	-80.37063624	634	Laurel Oak (Quercus hemisphaerica)	15.3	10	Healthy	
27.45260904	-80.37065546	635	Laurel Oak (Quercus hemisphaerica)	14	10	Healthy	
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27.45278327	-80.37087486	637	Laurel Oak (Quercus hemisphaerica)	13	10	Healthy	
27.45275315	-80.37033954	638	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45276261	-80.370279	639	Slash Pine (Pinus elliottii var. densa)	16	10	Healthy	
27.45271868	-80.37035933	640	Slash Pine (Pinus elliottii var. densa)	14.5	10	Healthy	
27.45273411	-80.37033226	641	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45270816	-80.37032548	642	Slash Pine (Pinus elliottii var. densa)	19.2	10	Healthy	
27.45269477	-80.37031274	643	Slash Pine (Pinus elliottii var. densa)	16.5	10	Healthy	
27.45260373	-80.37044752	644	Slash Pine (Pinus elliottii var. densa)	24.7	10	Healthy	
27.45255087	-80.37032139	645	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45270846	-80.37020914	646	Laurel Oak (Quercus hemisphaerica)	20.6	10	Healthy	
27.45267811	-80.37015852	647	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4526865	-80.37020411	648	Laurel Oak (Quercus hemisphaerica)	13.6	10	Healthy	
27.45265146	-80.37021559	649	Laurel Oak (Quercus hemisphaerica)	13.1	10	Healthy	
27.45255258	-80.37023133	650	Laurel Oak (Quercus hemisphaerica)	14.2	10	Healthy	
27.45245654	-80.37024208	651	Laurel Oak (Quercus hemisphaerica)	17.2	10	Healthy	
27.45227604	-80.37018677	652	Laurel Oak (Quercus hemisphaerica)	22.8	10	Healthy	
27.45232918	-80.37019041	653	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4525462	-80.37006632	654	Laurel Oak (Quercus hemisphaerica)	25.2	10	Healthy	
27.45262295	-80.36986285	655	Laurel Oak (Quercus hemisphaerica)	33.6	10	Healthy	

27.45259835	-80.36979937	656	Laurel Oak (Quercus hemisphaerica)	15.2	10	Healthy	
27.45259705	-80.36983013	657	Laurel Oak (Quercus hemisphaerica)	12.5	10	Healthy	
27.45255111	-80.36974495	658	Live Oak (Quercus virginiana)	39.3	10	Healthy	
27.45221612	-80.36980182	659	Laurel Oak (Quercus hemisphaerica)	17.7	10	Healthy	
27.4521536	-80.36995424	660	Laurel Oak (Quercus hemisphaerica)	20.9	10	Healthy	
27.4522721	-80.37002946	661	Laurel Oak (Quercus hemisphaerica)	27.5	10	Healthy	
27.4524072	-80.37006706	662	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45238404	-80.36991592	663	Laurel Oak (Quercus hemisphaerica)	14	10	Healthy	
27.45235542	-80.36997111	664	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.4523305	-80.36996775	665	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45233015	-80.36995347	666	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45222917	-80.36998438	667	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45202299	-80.36993786	668	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45222276	-80.37048458	669	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	
27.45234006	-80.37057274	670	Cabbage Palm (Sabal Palmetto)	0	10	Healthy	

Total DBH	11128
Palms	172
Laurel Oak	300
Live Oak	85
Slash Pine	113



1. Tree 14 - rot.



2. Tree 69 – extreme lean.



3. Tree 82 – Beehive.



4. Tree 12 – Rot.



5. Tree 25 – included bark w/ants.



6. Tree 113 - Canker.



7. Tree 134 – hollowing and rot.



8. Tree 460 - Hollowing.



9. Tree 113 – extreme canker.



10. Tree 387 – extreme lean.



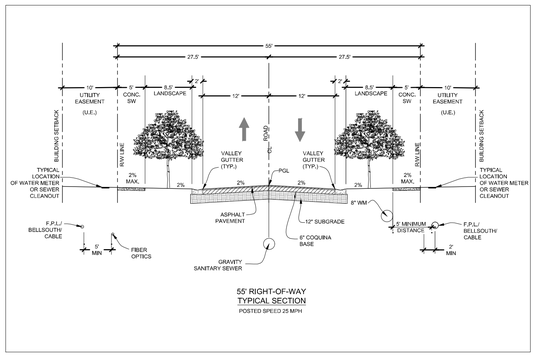
11. Tree 391 – extreme hollowing.



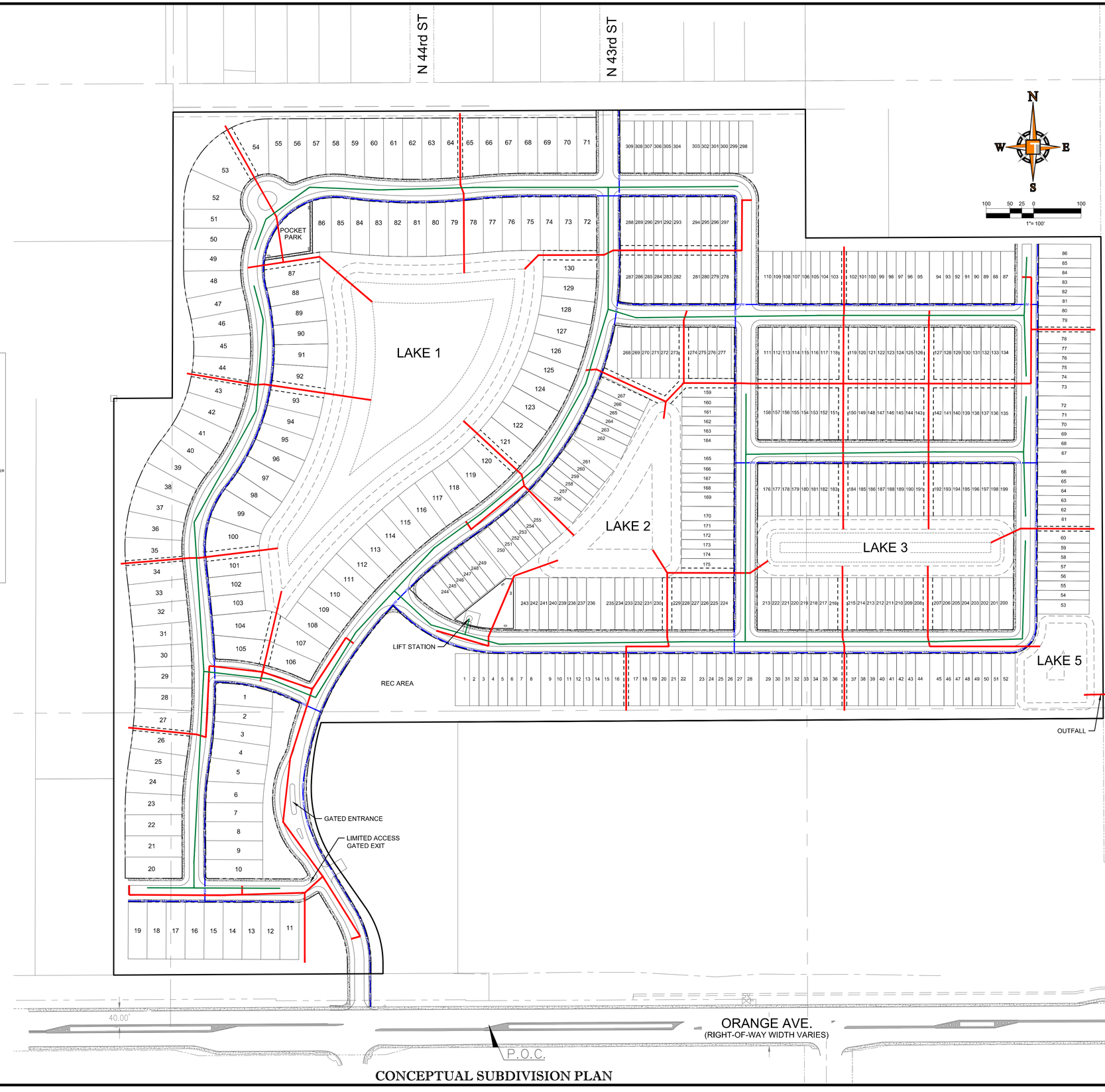
12. Tree 470 – hollowing, potential nest.

LEGEND

UNDERGROUND WATER LINE	W
STORM SEWER	
SANITARY SEWER MAIN	S
HYDRANT	
SANITARY MANHOLE	S
STORM MANHOLE	
CATCH BASIN	



55' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH



CONCEPTUAL SUBDIVISION PLAN

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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Brandon Ulmer, P.E. State of Florida, Professional Engineer, License No. 58345
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PROJECT No.: FJ230027
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ240001-SITE-PLAN

PROJECT:

PRELIMINARY ENGINEERING PLANS

FOR

OAK RIDGE RANCHES POD 6

SAINT LUCIE COUNTY
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

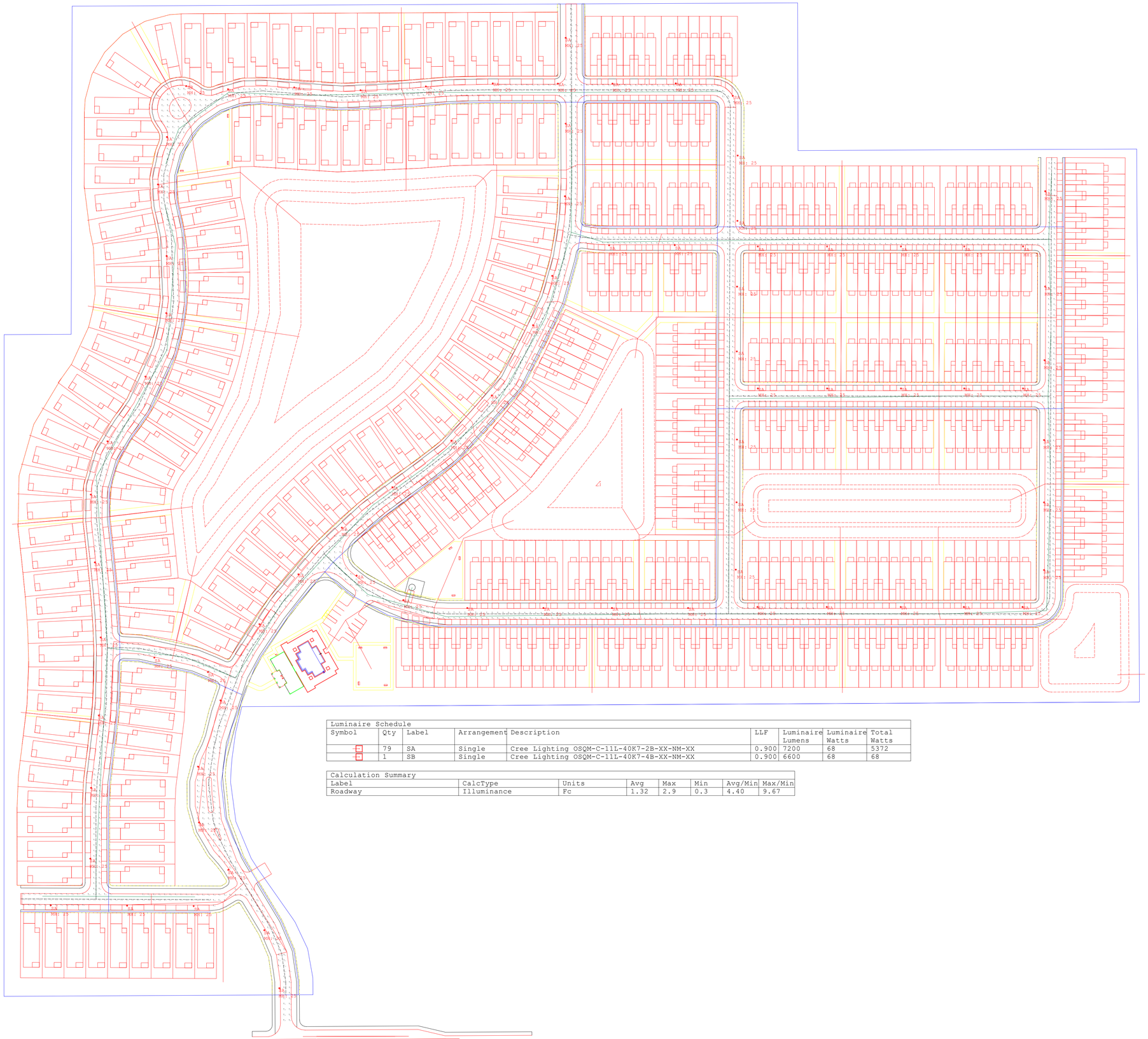
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
DATE: Jul 22, 2024
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
CONCEPTUAL ENGINEERING PLAN

SHEET NUMBER:
CE-01

ELEVATIONS BASED ON NAVD '88

Printed on Monday, July 22, 2024, 8:12 PM by Michael Lapekoffer



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	79	SA	Single	Cree Lighting OSQM-C-11L-40K7-2B-XX-NM-XX	0.900	7200	68	5372
	1	SB	Single	Cree Lighting OSQM-C-11L-40K7-4B-XX-NM-XX	0.900	6600	68	68

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway	Illuminance	Fc	1.32	2.9	0.3	4.40	9.67

MILLCREEK PD

CITY OF FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
DREAM FINDERS HOMES, LLC

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458



June 14, 2024

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 14, 2024, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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TABLE OF CONTENTS

SECTION **PAGE**

1. INTRODUCTION 1

2. TRIP GENERATION 2

3. EXISTING CONDITIONS 3

4. BACKGROUND TRAFFIC 3

5. TRIP DISTRIBUTION AND ASSIGNMENT 4

6. DRIVEWAY ANALYSIS 8

7. CONCLUSIONS AND RECOMMENDATIONS 9

EXHIBIT 1: PROPERTY APPRAISER

EXHIBIT 2: CONCEPTUAL SITE PLAN

EXHIBIT 3: ITE TRIP GENERATION RATES

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

EXHIBIT 5: 2023 TRAFFIC COUNTS AND LOS REPORT

EXHIBIT 6: FIVE YEAR WORK PROGRAM

EXHIBIT 7: DRIVEWAY ANALYSIS

TABLE **PAGE**

Table 1: Trip Generation Rates 2

Table 2: Trip Generation 2

Table 3: 2025 UF-BEBR Growth Rate 3

Table 4: Project Impact 4

Table 5: Peak Hour Link Analysis 7

FIGURE **PAGE**

Figure 1: Project Location 1

Figure 2: Traffic Assignment 5

Figure 3: Project Driveway Volumes 8

1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie* for the Millcreek PD project. The property is located north of Orange Avenue, ±¾-mile east of Jenkins Road in the City of Fort Pierce, Florida.



Figure 1: Project Location

Parcel Control Number associated with this project is 2407-124-0001-000-3. Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcels included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network.

The subject property has a current Future Land Use Designation of Medium Density Residential (RM) and a Zoning designation of Planned Development (PD). The Millcreek PD project is proposing 313 townhomes and 130 single family homes. Exhibit 2 includes a copy of a conceptual site plan. Project build-out is expected in the year 2027.

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	LN(T)=0.92 LN(X)+2.68	26%	74%	LN(T)=0.91 LN(X)+0.12	63%	37%	LN(T)=0.94 LN(X)+0.27
Townhomes	220	T = 6.41(X) + 75.31	24%	76%	T = 0.31(X) + 22.85	63%	37%	T = 0.43(X) + 20.55

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 3,367, 215 (54 In/161 Out) and 282 (178 In/104 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	130 DUs	1,285	25	70	95	80	47	127
Townhomes	313 DUs	2,082	29	91	120	98	57	155
Net Proposed Traffic		***3,367***	***54***	***161***	***215***	***178***	***104***	***282***

3. EXISTING CONDITIONS

Orange Avenue is the major roadway serving as primary access to the project. It consists of a four (4) lane divided road in the project vicinity.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 3 includes the St. Lucie County BEBR growth rates for Year 2025 based on data included in the BEBR Bulletin 198 from January 2024. Exhibit 4 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2025
		Range	2025	
St. Lucie	368,628	Low	362,300	-0.57%
		Medium	385,400	1.50%
		High	408,600	3.60%

In order to provide a conservative analysis, the BEBR medium growth rate (1.50%) was used in this analysis to determine background traffic on the transportation network.

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Picos Rd To Orange Ave		880	5%	9	1.02%
Kings Hwy	Orange Ave to Angle Rd		920	3%	5	0.54%
I-95	Okeechobee Rd To Orange Ave		7,320	15%	27	0.37%
I-95	Orange Ave to Indrio Rd		7,320	15%	27	0.37%
Jenkins Rd	Peterson Rd to Orange Ave		920	10%	18	1.96%
Hartman Rd	Okeechobee Rd to Peterson Rd		750	5%	9	1.20%
Hartman Rd	Peterson Rd to Delaware Ave		540	5%	9	1.67%
Hartman Rd	Delaware Ave to Orange Ave		790	10%	18	2.28%
33rd St	Okeechobee Rd to Delaware Ave		750	1%	2	0.27%
33rd St	Delaware Ave to Orange Ave		790	3%	5	0.63%
Angle Rd	Orange Ave to Avenue D		840	2%	4	0.48%
Angle Rd	Avenue D to Avenue Q		580	2%	4	0.69%
25th St	Okeechobee Rd to Georgia Ave		1,630	5%	9	0.55%
25th St	Georgia Ave to Delaware Ave		1,630	5%	9	0.55%
25th St	Delaware Ave to Orange Ave		1,630	5%	9	0.55%
25th St	Orange Ave to Avenue D		1,630	5%	9	0.55%
25th St	Avenue D to Avenue Q		1,630	5%	9	0.55%
Delaware Ave	Hartman Rd to 33rd St		600	5%	9	1.50%
Delaware Ave	33rd St to 25th St		1,710	5%	9	0.53%
Delaware Ave	25th St to Okeechobee Rd		1,220	5%	9	0.74%
Orange Ave	Campbell Rd to Kings Hwy		1,070	2%	4	0.37%
Orange Ave	Kings Hwy to I-95		2,100	10%	18	0.86%
Orange Ave	I-95 to Jenkins Rd		2,100	30%	53	2.52%
Orange Ave	Jenkins Rd to Hartman Rd		2,100	50%	89	4.24%
Orange Ave	Hartman Rd to Angle Rd		2,100	40%	71	3.38%
Orange Ave	Angle Rd to 25th St		1,710	35%	62	3.63%
Avenue D	Angle Rd to 29th St		600	1%	2	0.33%
Avenue D	29th St to 25th St		790	3%	5	0.63%
Avenue D	25th St to 17th St		750	2%	4	0.53%

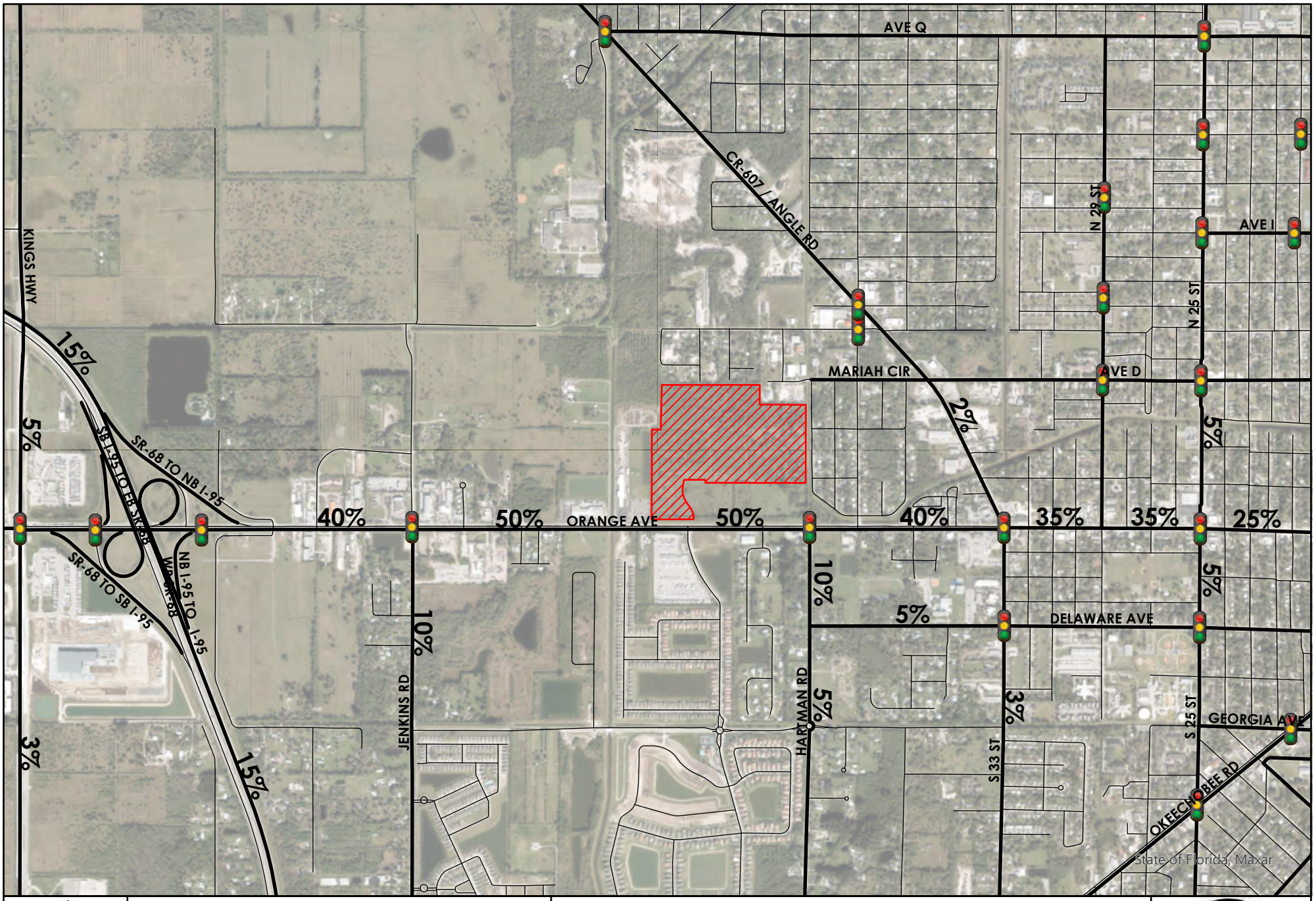


Figure 2:
Traffic Assignment
MILLCREEK PD

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while the remaining Major Roadway Segments will consume less than five percent (5%).

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2023 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on the first accessible link as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the first accessible link meets the adopted service volume.

Table 5: Peak Hour Link Analysis

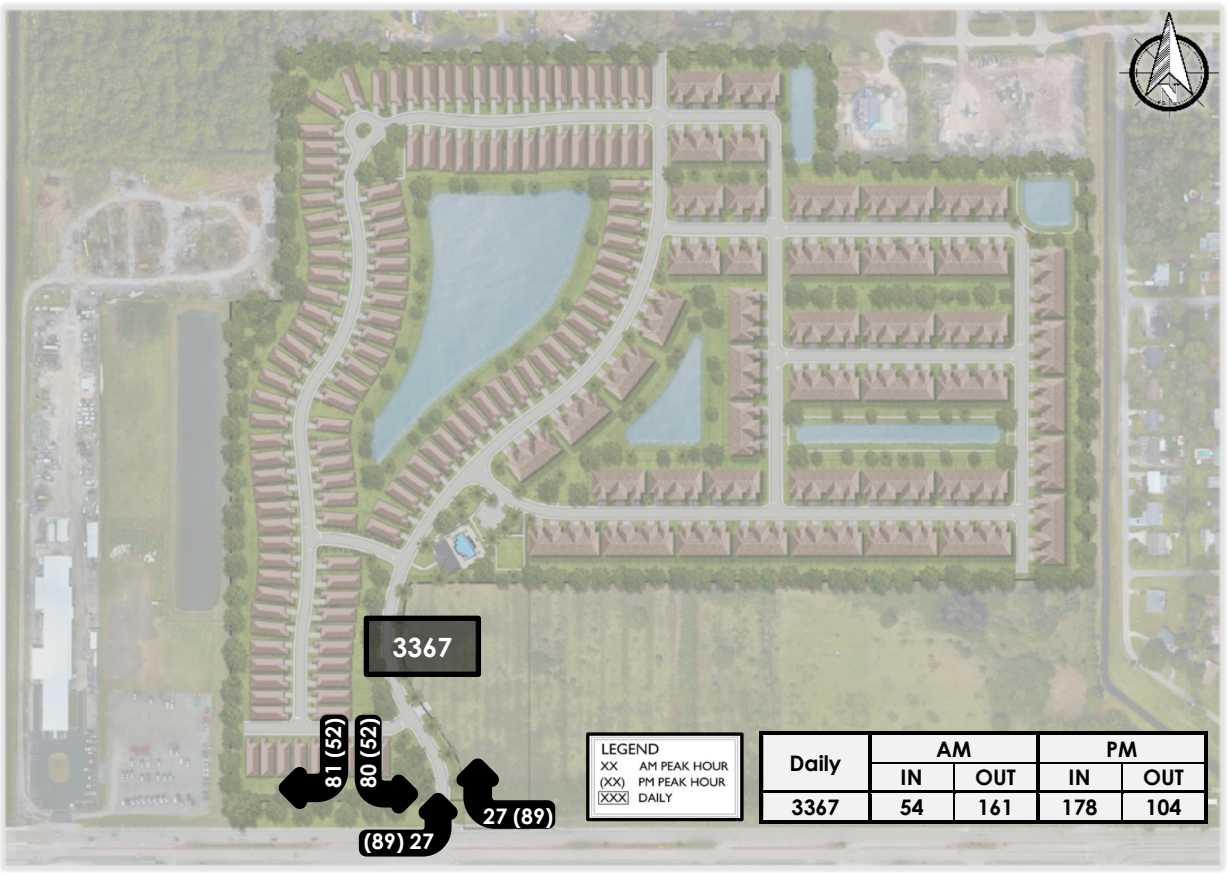
Road	From	To	Ln	2023 Traffic		2027 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Orange Ave	Jenkins Rd to Site		4	825	825	876	876	50%	81	89	957	965	2,100	YES
Orange Ave	Site to Hartman Rd		4	825	825	876	876	50%	81	89	957	965	2,100	YES

Peak Hour-Peak Direction	
AM	PM
161	178

[1] Calculated GR = 1.50%. See Table 3.

6. DRIVEWAY ANALYSIS

The Millcreek PD development is proposing one (1) full driveway on Orange Avenue. According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. Likewise, the November 2019 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 420, Impacts of Access Management Techniques.



Daily	AM		PM	
	IN	OUT	IN	OUT
3367	54	161	178	104

Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Millcreek PD Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, additional turn lanes are not warranted. Exhibit 7 includes right turn lane requirements.

7. CONCLUSIONS AND RECOMMENDATIONS

The Millcreek PD project is located north of Orange Avenue, ±¾-mile east of Jenkins Road in the City of Fort Pierce, Florida. The subject property has a current Future Land Use Designation of Medium Density Residential (RM) and a Zoning designation of Planned Development (PD). The Millcreek PD project is proposing 313 townhomes and 130 single family homes.

The proposed project will likely generate 3,367 net daily trips where 215 (54 In/161 Out) trips will occur during the AM peak hour and 282 (178 In/104 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Orange Avenue between Jenkins Road and Hartman Road, at the existing intersection of Orange Avenue and Bent Creek Drive. There is an existing eastbound left turn at the proposed driveway that will remain and improved if required by FDOT. An additional westbound right turn lane is not warranted at this time.

At the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2023/24 - FY 2027/2028* shows ATMS - Arterial Traffic Mgmt improvements along Orange Avenue.

The proposed Millcreek PD Property project has been evaluated following the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. This analysis shows the proposed development will meet the adopted Level of Service on the roadway links significantly impacted.

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EXHIBIT 1: PROPERTY APPRAISER

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

Property Identification

Site Address: ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-124-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 19834
Map ID: 24/07N
Zoning: Planned De

Ownership

FM Millcreek Holding LLC

1698 W Hibiscus Blvd Ste A
Melbourne, FL 32901



Legal Description

7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT,TH S 89 42 09 W 65.98 FT TO POB,TH CONT S 89 42 09 W 157.17 FT,TH N 00 17 51 W 92.93 FT TO CURVE CONC SW,R OF 206.46 FT,TH NWLY ALG ARC 125.20 FT,TH N 35 02 28 W 109.91 FT TO CURVE CONC E,R OF 280 FT,TH NLY ALG ARC 194.58 FT,TH N 04 46 28 E 18.58 FT TO CURVE CONC E,R OF 477.11 FT,TH NLY ALG ARC 98.22 FT,TH N 89 42 09 E 288.42 FT,TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05- AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	62.51
Land Size (SF):	2,722,935.6

Current Values

Just/Market Value:	$2,820,329
Assessed Value:	$17,543
Exemptions:	$0
Taxable Value:	$17,543

Property taxes are subject to change upon change of ownership.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2006	2483 / 1551	XX01	WD	FM Florida Land Company LLC	$4,950,000
Nov 23, 2005	2430 / 2546	XX02	SPWD	Orange Ave Dev LLC	$6,616,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	$100
Jan 26, 1998	1124 / 1276	XX04	PRDEED	Linda	$100
Jan 26, 1998	1124 / 1271	XX04	PRDEED	Linda	$100
Jan 26, 1998	1124 / 1266	XX04	PRDEED		$100
Dec 27, 1996	1053 / 1888	XX02	PRDEED	Jean M Davis	$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	$850,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$1,300
Land:	$2,819,029
Just/Market:	$2,820,329
Ag Credit:	$2,801,839
Save Our Homes or 10% Cap:	$947
Assessed:	$17,543
Exemption(s):	$0
Taxable:	$17,543

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	62.51	North St. Lucie Water Management District	$1,437.73
2023	0041	169.7	Fort Pierce Stormwater Charge	$11,709.30

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$2,820,329	$17,543	$0	$17,543
2022	$1,354,434	$17,511	$0	$17,511
2021	$826,432	$17,482	$0	$17,482
2020	$826,432	$17,456	$0	$17,456

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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EXHIBIT 2: CONCEPTUAL SITE PLAN

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THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG

1 OF 1

MILLCREEK
ORANGE AVE.

CONCEPTUAL SITE PLAN

CITY OF FT. PIERCE FLORIDA

DATE	REVISION COMMENTS

TM
DESIGNED BY

AH
DRAWN BY

1" = 100'
SCALE

2/29/2024
DATE

REDTAIL DG
p. 772.742.1555
todm@redtaildg.com

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EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 210
Single-Family Detached Housing

Description

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

Specialized Land Use

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

Additional Data

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

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

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

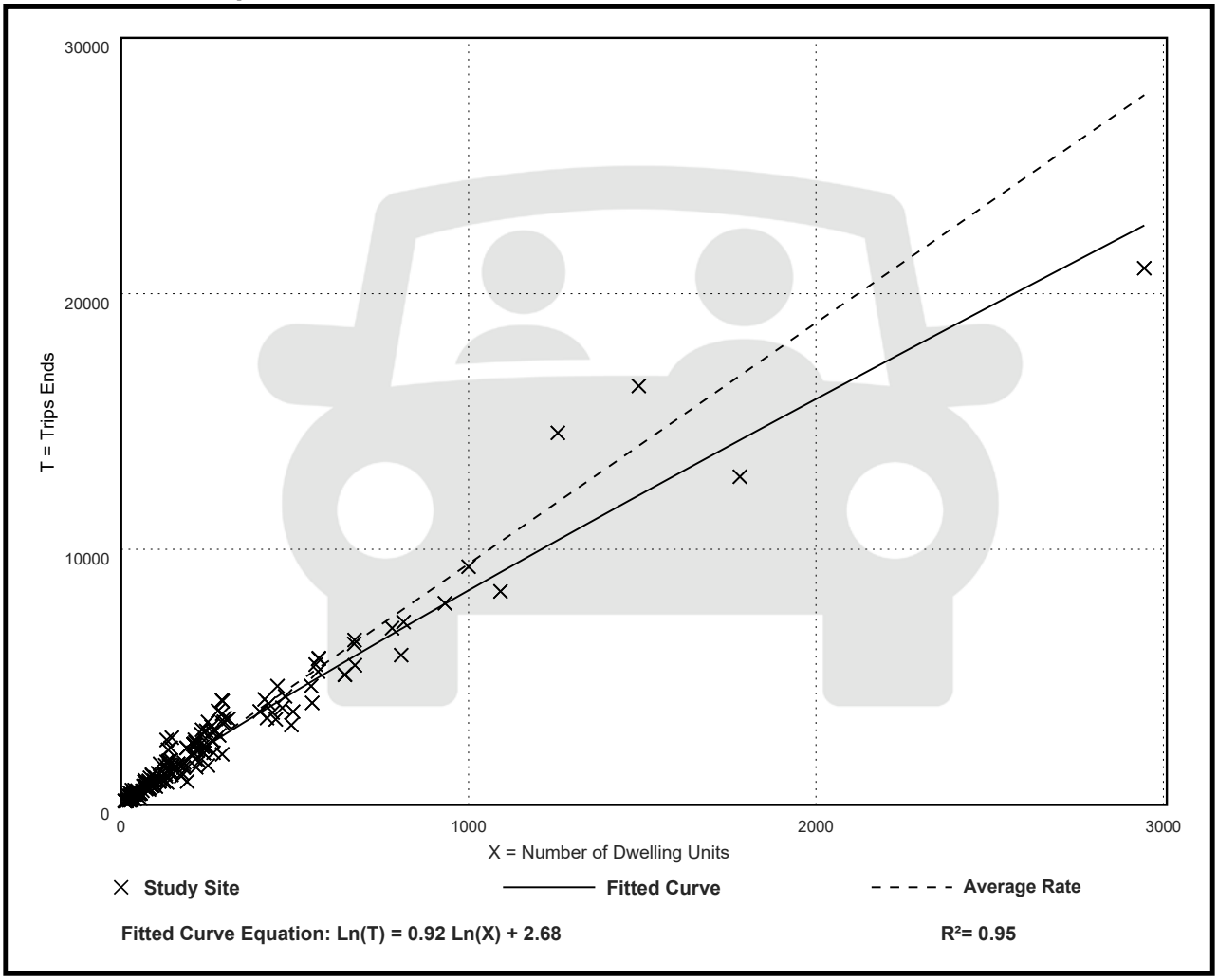
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

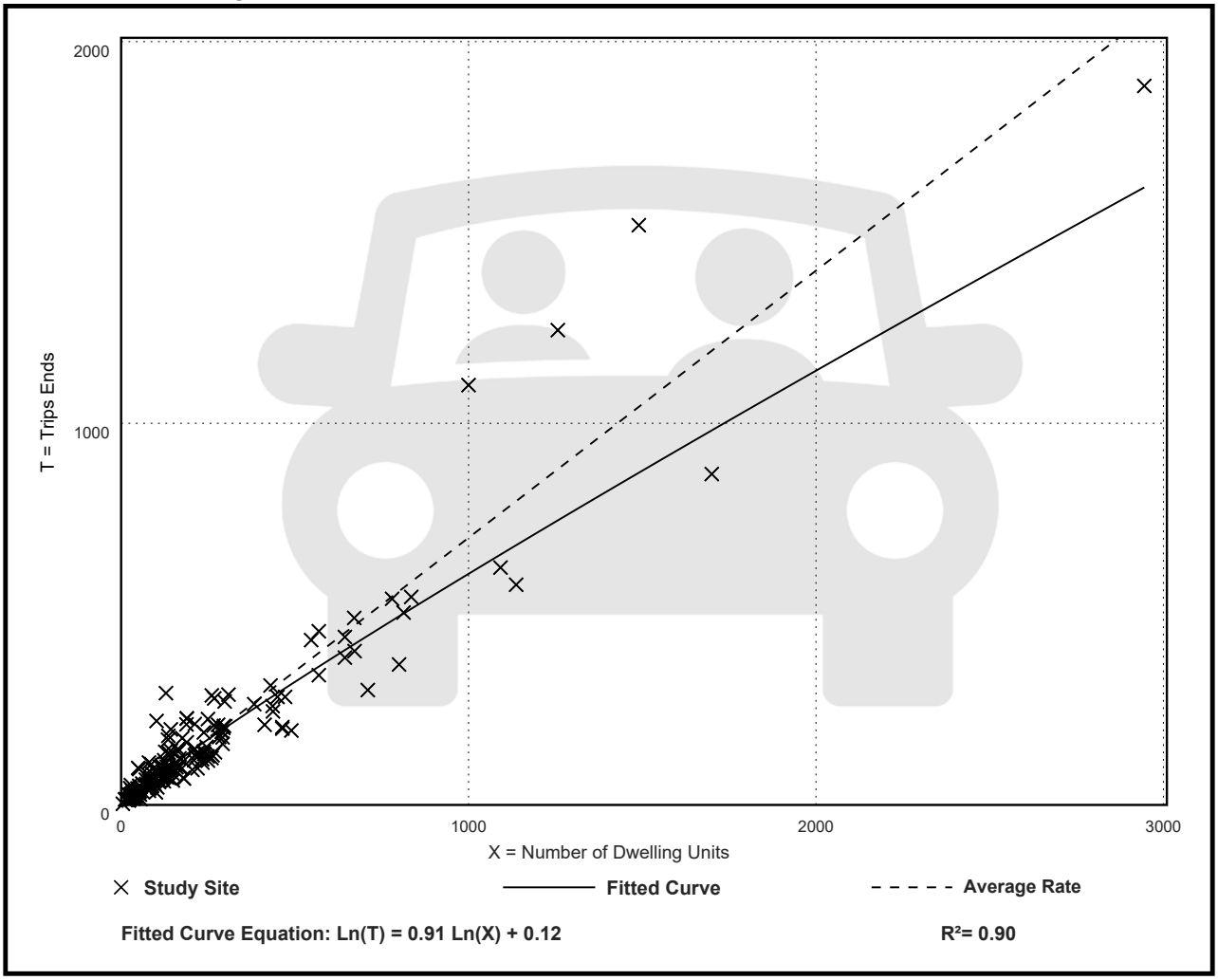
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



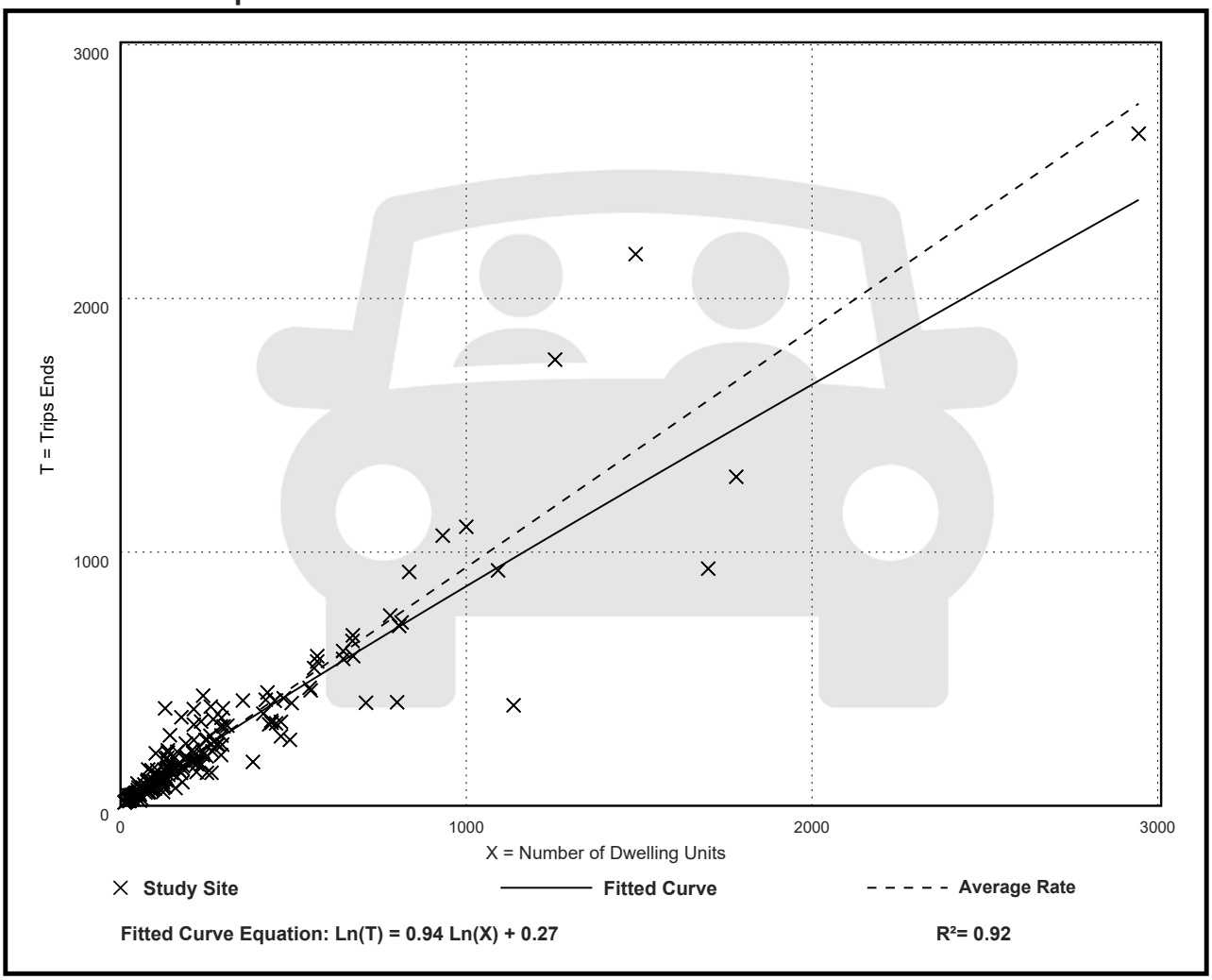
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

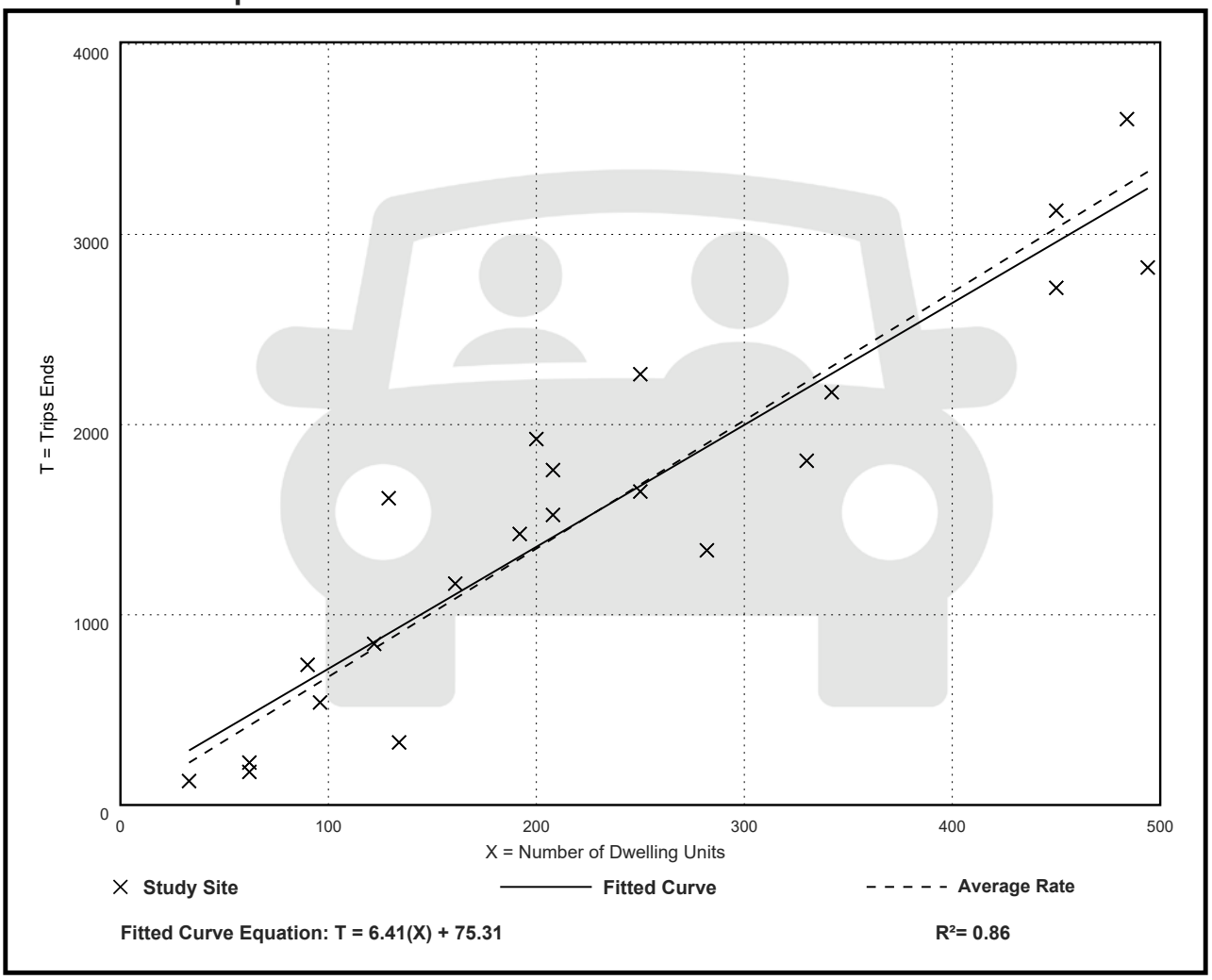
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

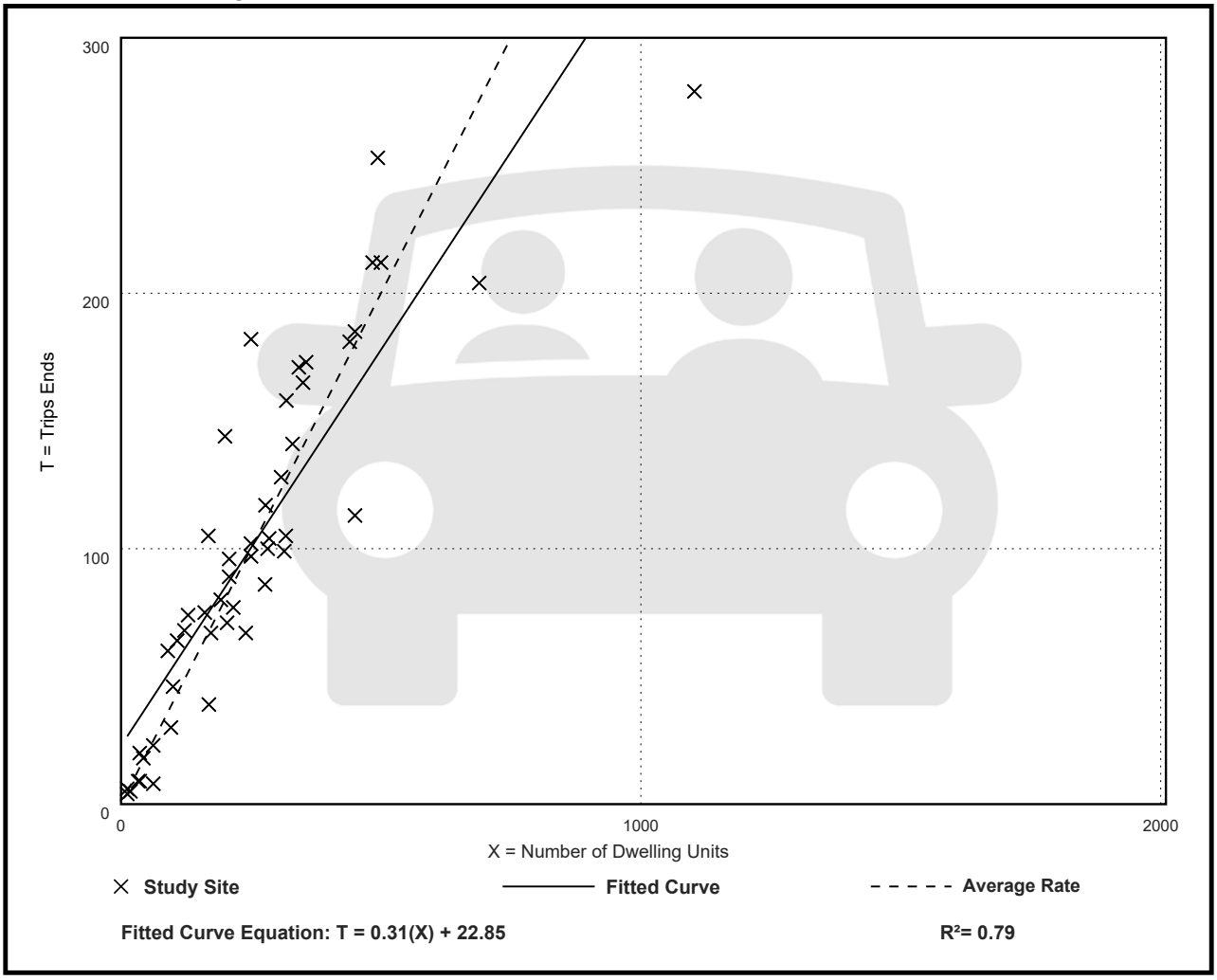
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation

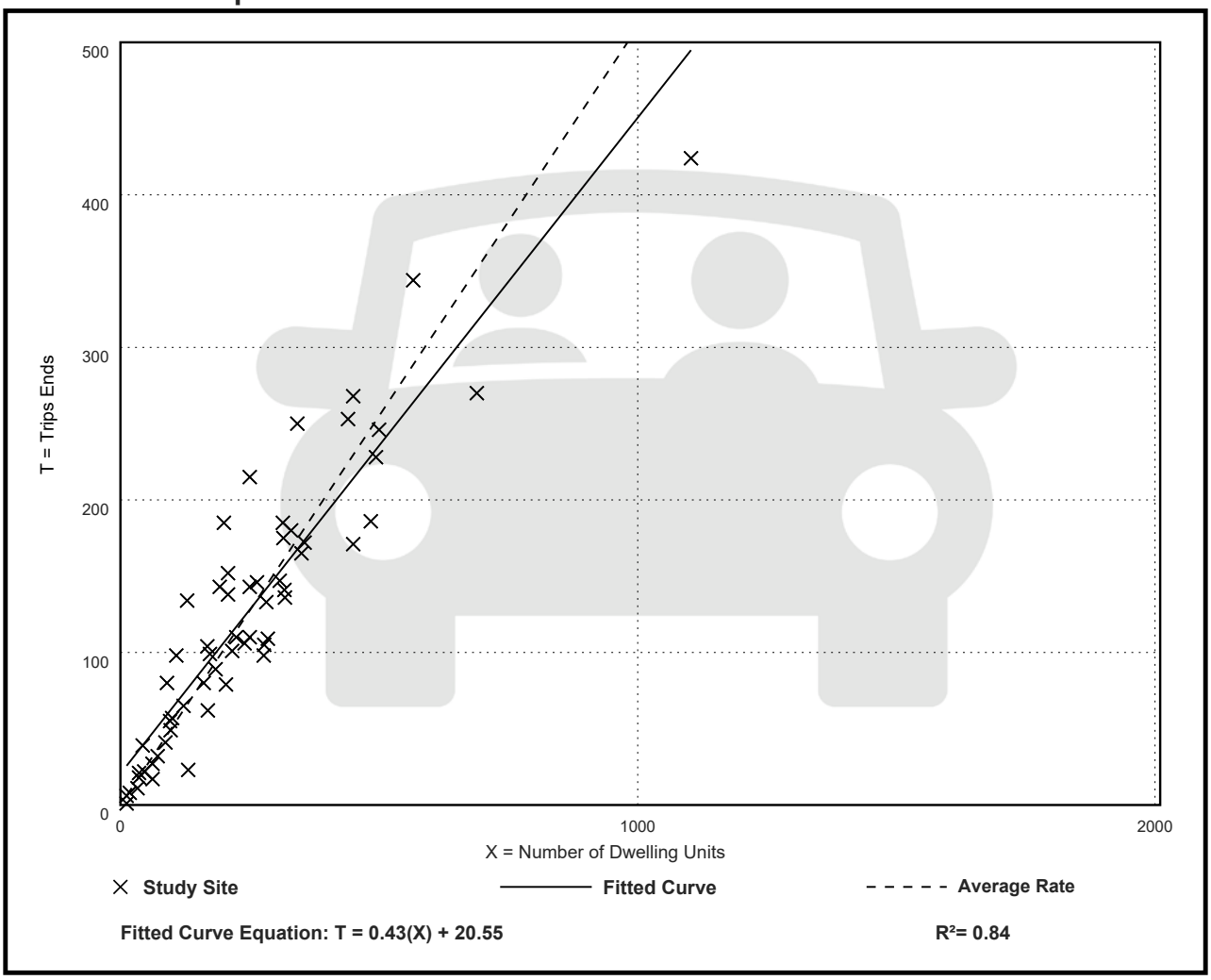


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EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

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College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 57, Bulletin 198
January 2024

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000
NASSAU	100,763						
Low		97,300	101,400	103,400	103,800	102,800	101,300
Medium		105,700	116,600	125,700	133,500	139,900	145,800
High		114,200	131,700	148,000	163,200	177,000	190,200
OKALOOSA	219,260						
Low		211,400	212,900	211,500	208,500	204,700	200,600
Medium		224,900	236,500	245,200	251,900	257,500	262,200
High		238,400	260,200	278,900	295,400	310,300	323,800
OKEECHOBEE	39,591						
Low		37,800	36,600	35,500	34,500	33,500	32,600
Medium		39,800	40,000	40,300	40,500	40,600	40,800
High		41,800	43,400	45,000	46,400	47,700	48,900
ORANGE	1,492,951						
Low		1,454,400	1,497,700	1,513,900	1,510,700	1,496,500	1,479,200
Medium		1,547,200	1,664,100	1,755,300	1,825,600	1,882,400	1,933,600
High		1,640,000	1,830,500	1,996,600	2,140,500	2,268,300	2,388,000
OSCEOLA	439,225						
Low		436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
PALM BEACH	1,532,718						
Low		1,489,100	1,503,700	1,500,300	1,485,500	1,463,900	1,440,800
Medium		1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
High		1,645,800	1,783,100	1,899,800	1,999,500	2,084,900	2,161,300
PASCO	610,743						
Low		598,400	624,100	640,000	644,400	644,100	642,200
Medium		636,600	693,400	742,100	778,700	810,200	839,500
High		674,800	762,800	844,100	913,000	976,300	1,036,700
PINELLAS	974,689						
Low		943,000	926,100	909,600	893,000	877,200	862,600
Medium		982,200	995,900	1,007,800	1,017,600	1,025,900	1,033,000
High		1,021,500	1,065,600	1,106,100	1,142,300	1,174,700	1,203,500
POLK	797,616						
Low		782,400	817,400	838,800	845,700	846,100	844,100
Medium		832,400	908,200	972,600	1,022,000	1,064,300	1,103,400
High		882,300	999,000	1,106,300	1,198,400	1,282,500	1,362,700
PUTNAM	75,906						
Low		72,600	71,000	69,000	66,900	65,100	63,500
Medium		76,400	77,600	78,100	78,500	79,000	79,400
High		80,300	84,200	87,300	90,100	92,800	95,300
ST. JOHNS	315,317						
Low		313,800	341,200	359,500	368,300	372,800	375,100
Medium		337,400	385,500	426,700	459,000	487,300	513,900
High		361,000	429,800	493,900	549,600	601,800	652,600
ST. LUCIE	368,628						
Low		362,300	381,600	394,000	400,600	404,500	406,000
Medium		385,400	423,900	456,800	484,200	508,800	530,700
High		408,600	466,300	519,600	567,700	613,100	655,400

EXHIBIT 5: 2023 TRAFFIC COUNTS AND LOS REPORT

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2023

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				Volume	LOS	V/C	Volume	LOS	V/C
I-95	OKEECHOBEE RD to ORANGE AVE	69,903	7,320	3,439	B	0.47	3,439	B	0.47
I-95	ORANGE AVE to INDRIO RD	52,086	7,320	3,018	B	0.41	3,018	B	0.41
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	5,559	750	276	C	0.37	276	C	0.37
INDIAN RIVER DR	ORANGE AVE to AVENUE A	6,098	750	302	C	0.40	302	C	0.40
INDIAN RIVER DR	AVENUE D to SEAWAY DR	6,293	790	312	C	0.40	312	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	6,293	540	312	D	0.58	312	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	1,130	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	1,130	3,240	56	B	0.02	56	B	0.02
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	11,474	3,240	560	B	0.17	560	B	0.17
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	11,474	700	560	C	0.80	560	C	0.80
INDRIO RD	JOHNSTON RD to EMERSON AVE	11,474	880	560	C	0.64	560	C	0.64
INDRIO RD	EMERSON RD to SEMINOLE RD	10,743	920	524	C	0.57	524	C	0.57
INDRIO RD	SEMINOLE RD to KINGS HWY	10,743	790	524	D	0.66	524	D	0.66
INDRIO RD	KINGS HWY to SLASH PINE TRL	6,500	790	411	D	0.52	404	D	0.51
INDRIO RD	SLASH PINE TRL to US 1	6,500	920	411	C	0.45	404	C	0.44
INDRIO RD	US 1 to OLD DIXIE HWY	1,246	750	108	C	0.14	114	C	0.15
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	10,375	880	488	C	0.56	535	C	0.61
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	10,849	920	567	C	0.62	574	C	0.62
JENKINS RD	GRAHAM RD to PETERSON RD	10,849	630	567	C	0.90	574	C	0.91
JENKINS RD	PETERSON RD to ORANGE AVE	10,849	920	567	C	0.62	574	C	0.62
JENNINGS RD	US 1 to LENNARD RD	5,465	2,100	286	C	0.14	273	C	0.13
JOHNSTON RD	ANGLE RD to L20	2,909	1,070	228	B	0.21	200	B	0.19
JOHNSTON RD	L20 to MEADOWOOD DR	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	INDRIO RD to RUSSOS RD	10,000	1,070	580	C	0.54	547	C	0.51
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	10,000	1,070	580	C	0.54	547	C	0.51
JUANITA AVE	53RD ST to 25TH ST	1,972	750	126	C	0.17	103	C	0.14
JUANITA AVE	25TH ST to US 1	3,749	750	191	C	0.26	209	C	0.28

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2023

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				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	SHINN RD to CAMPBELL RD	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	KINGS HWY to I-95	18,080	2,100	910	C	0.43	910	C	0.43
ORANGE AVE	I-95 to JENKINS RD	14,693	2,100	717	C	0.34	717	C	0.34
ORANGE AVE	JENKINS RD to HARTMAN RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	HARTMAN RD to ANGLE RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	ANGLE RD to 25TH ST	9,547	1,710		B			B	
ORANGE AVE	25TH ST to 17TH ST	13,554	1,630	661	C	0.41	661	C	0.41
ORANGE AVE	17TH ST to 13TH ST	13,554	1,710	661	C	0.39	661	C	0.39
ORANGE AVE	13TH ST to 10TH ST	13,554	750	661	D	0.88	661	D	0.88
ORANGE AVE	10TH ST to 7TH ST	9,873	600	482	D	0.80	482	D	0.80
ORANGE AVE	7TH ST to US 1	7,622	600	372	D	0.62	372	D	0.62
ORANGE AVE	US 1 to 2ND ST	4,209	600	209	C	0.35	209	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	4,209	750	209	C	0.28	209	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	DARWIN BLVD to TULIP BLVD	2,100	540	184	C	0.34	140	C	0.26
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	ROSSER BLVD to SAVONA BLVD	2,283	630	177	C	0.28	153	C	0.24
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	5,417	630	343	C	0.54	381	C	0.61
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	11,327	920	778	C	0.85	637	C	0.69
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	15,129	2,100	699	C	0.33	699	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	2,195	540	163	C	0.30	150	C	0.28
PICOS RD	CAMPBELL RD to KINGS HWY	1,300	540	87	C	0.16	87	C	0.16
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	16,735	700	774	F	1.11	774	F	1.11
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	34,500	3,020	1,765	C	0.58	1,744	C	0.58
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	44,000	3,170	2,481	C	0.78	2,389	C	0.75

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				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

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				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

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				Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	BELL AVE to EDWARDS RD	19,086	2,100	1,120	C	0.53	1,117	C	0.53
25TH ST	EDWARDS RD to CORTEZ BLVD	21,959	2,000	1,072	C	0.54	1,072	C	0.54
25TH ST	CORTEZ BLVD to VIRGINIA AVE	22,500	2,000	1,324	C	0.66	1,090	C	0.55
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	22,168	2,000	1,082	C	0.54	1,082	C	0.54
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	22,168	2,000	1,082	C	0.54	1,082	C	0.54
25TH ST	OKEECHOBEE RD to GEORGIA AVE	21,986	1,630	1,016	D	0.62	1,053	D	0.65
25TH ST	GEORGIA AVE to DELAWARE AVE	21,986	1,630	1,016	D	0.62	1,053	D	0.65
25TH ST	DELAWARE AVE to ORANGE AVE	21,569	1,630	1,053	D	0.65	1,053	D	0.65
25TH ST	ORANGE AVE to AVENUE D	23,000	1,630	1,145	D	0.70	1,325	D	0.81
25TH ST	AVENUE D to AVENUE Q	17,945	1,630	876	D	0.54	876	D	0.54
25TH ST	AVENUE Q to JUANITA AVE	16,821	2,000	821	C	0.41	821	C	0.41
25TH ST	JUANITA AVE to ST LUCIE BLVD	16,315	2,100		B			B	
25TH ST	ST LUCIE BLVD to US 1	7,934	2,100	387	C	0.18	387	C	0.18
33RD ST	OKEECHOBEE RD to DELAWARE AVE	7,200	750	408	D	0.54	366	C	0.49
33RD ST	DELAWARE AVE to ORANGE AVE	6,285	790	290	C	0.37	290	C	0.37
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	5,100	540	369	D	0.68	317	D	0.59
35TH ST	CORTEZ BLVD to VIRGINIA AVE	5,100	790	369	C	0.47	317	C	0.40
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	4,639	750	228	C	0.30	246	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	2,515	540	164	C	0.30	169	C	0.31
AE BACKUS AVE	7TH ST to US 1	960	750	68	C	0.09	70	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	17,955	2,100	1,135	C	0.54	939	C	0.45
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	17,955	2,100	1,135	C	0.54	939	C	0.45
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	18,600	2,100	932	C	0.44	965	C	0.46
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	15,302	2,000	763	C	0.38	789	C	0.40
AIROSO BLVD	FLORESTA DR to ST JAMES DR	22,893	2,100	1,290	C	0.61	1,230	C	0.59
ANGLE RD	ORANGE AVE to AVENUE D	8,603	790	421	D	0.53	404	D	0.51
ANGLE RD	AVENUE D to AVENUE Q	8,603	540	421	D	0.78	404	D	0.75
ANGLE RD	AVENUE Q to 53RD ST	8,700	600	583	D	0.97	524	D	0.87
ANGLE RD	53RD ST to KEEN RD	6,000	630	378	C	0.60	325	C	0.52

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ANGLE RD	KEEN RD to KINGS HWY	6,000	880	378	C	0.43	325	C	0.37
ANGLE RD	KINGS HWY to JOHNSTON RD	5,758	1,070	358	B	0.34	344	B	0.32
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	2,028	1,070	96	B	0.09	96	B	0.09
AVENUE A	7TH ST to US 1	862	790	81	C	0.10	81	C	0.10
AVENUE A	US 1 to INDIAN RIVER DR	2,208	600	109	C	0.18	109	C	0.18
AVENUE D	ANGLE RD to 29TH ST	4,624	600	247	C	0.41	254	C	0.42
AVENUE D	29TH ST to 25TH ST	4,624	790	247	C	0.31	254	C	0.32
AVENUE D	25TH ST to 17TH ST	4,921	750	244	C	0.33	240	C	0.32
AVENUE D	17TH ST to 13TH ST	3,419	750	190	C	0.25	181	C	0.24
AVENUE D	13TH ST to 10TH ST	2,310	750	120	C	0.16	122	C	0.16
AVENUE D	10TH ST to 7TH ST	2,642	750	134	C	0.18	138	C	0.18
AVENUE D	7TH ST to US 1	2,642	750	134	C	0.18	138	C	0.18
AVENUE I	25TH ST to 17TH ST	2,166	750	157	C	0.21	130	C	0.17
AVENUE I	17TH ST to 13TH ST	2,166	750	157	C	0.21	130	C	0.17
AVENUE H	13TH ST to 7TH ST	1,974	540	116	C	0.22	117	C	0.22
AVENUE H	7TH ST to US 1	1,581	750	87	C	0.12	85	C	0.11
AVENUE Q	ANGLE RD to 25TH ST	5,000	750	260	C	0.35	254	C	0.34
AVENUE Q	25TH ST to 17TH ST	3,357	750	196	C	0.26	204	C	0.27
AVENUE Q	17TH ST to 13TH ST	3,357	540	196	C	0.36	204	C	0.38
AVENUE O	13TH ST to US 1	2,073	540	118	C	0.22	115	C	0.21
AVENUE C	10TH ST to 7TH ST	395	540	34	C	0.06	31	C	0.06
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	7,113	830	442	C	0.53	385	C	0.46
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	30,530	2,100	1,507	C	0.72	1,475	C	0.70
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	24,218	2,100	1,120	C	0.53	1,120	C	0.53
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	32,500	2,100	1,883	C	0.90	1,872	C	0.89
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	19,114	920	1,096	F	1.19	958	F	1.04
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	14,500	790	839	F	1.06	790	D	1.00
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	14,500	750	839	F	1.12	790	E	1.05
BEACH AVE	OLEANDER AVE to RIO MAR DR	3,412	540	199	C	0.37	192	C	0.36

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

EXHIBIT 6: FIVE YEAR WORK PROGRAM

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100 Projects

St. Lucie TPO FY 2023/24 - FY 2027/2028 Transportation Improvement Program (TIP). The TIP provides a prioritized list of all transportation projects in the St. Lucie Planning Area funded from federal and state sources over the next five years.

Performance Charts & Measure

Filter Map Projects

- Projects
  - Highway/Roadway/Sidewalk
  - Aviation
  - Transit Operations
  - Miscellaneous
  - Planning
  - Bridge
  - Turnpike Enterprise
  - Seaport

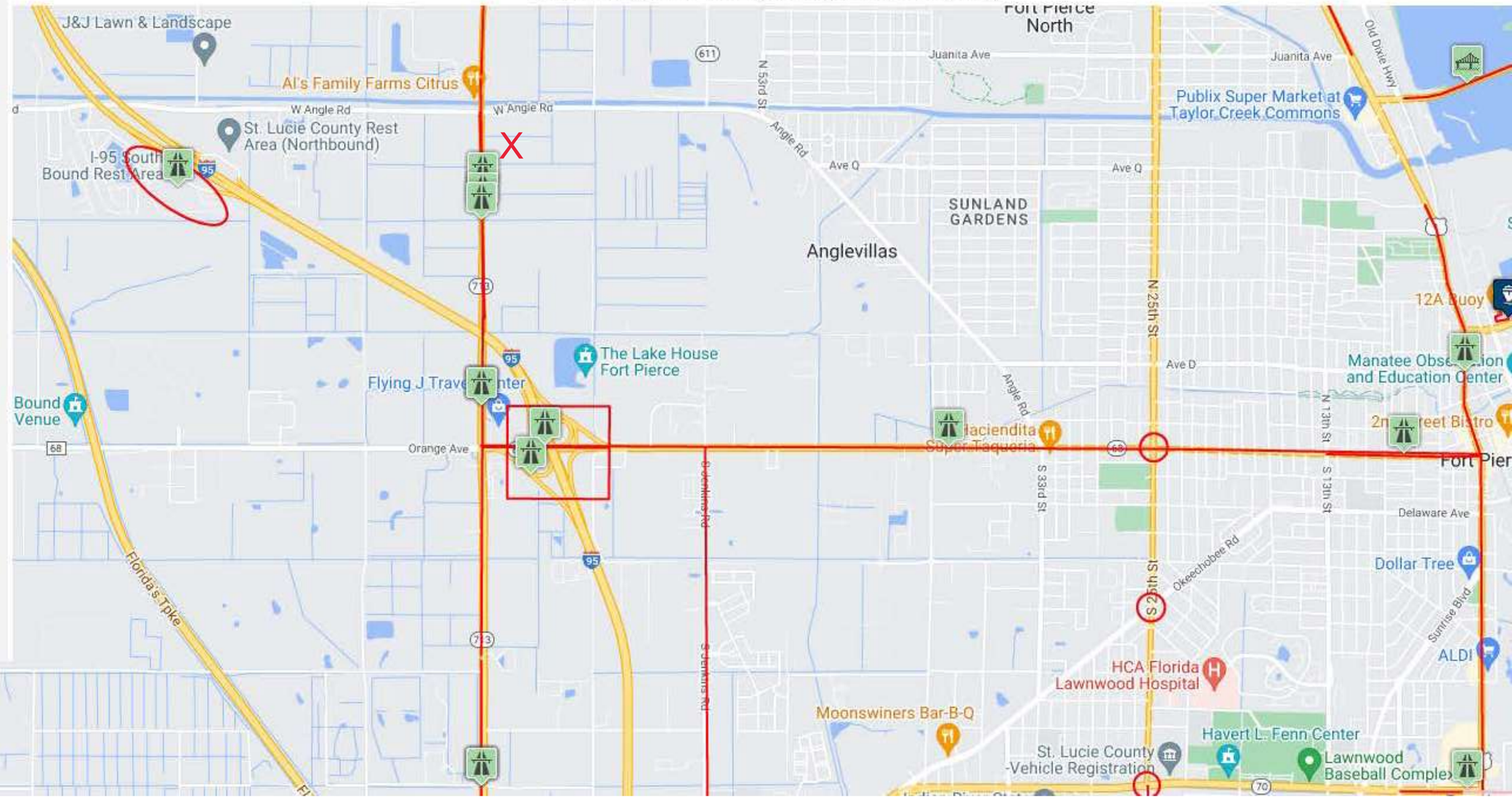
Please stay on topic. Comments will not be posted if they are flagrant or contain offensive language.

Map Menu

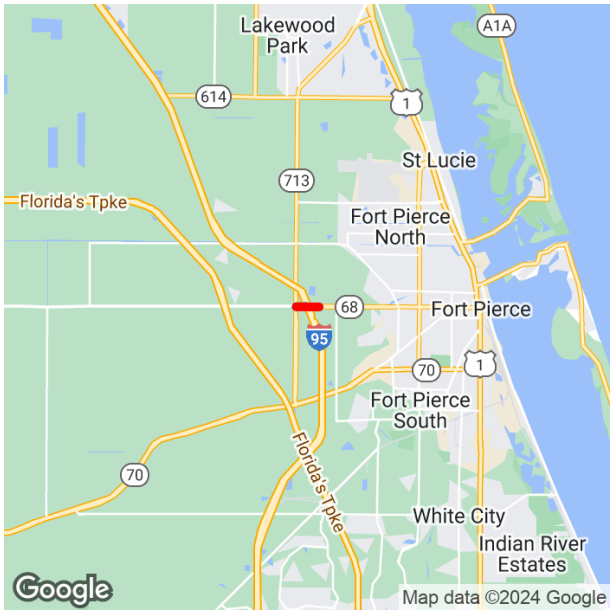


St. Lucie Transportation Planning Organization

Commenting is now closed, thank you for participating



ORANGE AVE FROM KINGS HWY TO EAST OF I-95 SB RAMP
4461681 SIS



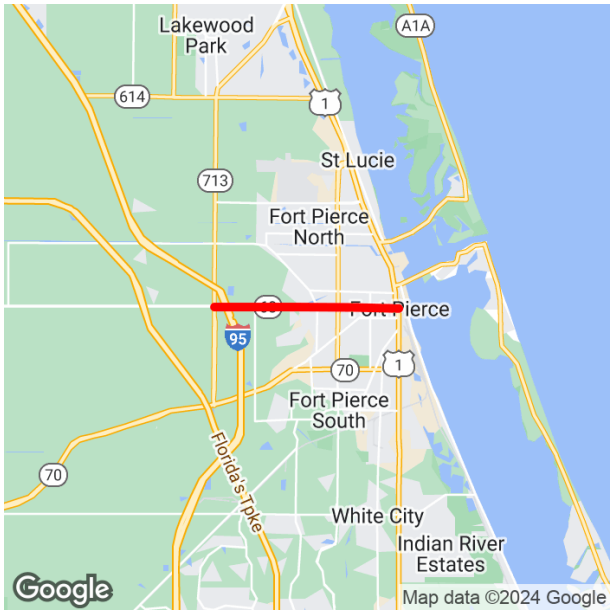
Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROMOM ORANGE AVE/SR-68 TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FROM ORANGE AVE/SR-68 TO NB KINGS HWY/SR-713 NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE/SR-68 AND KINGS HWY/ SR-713 EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: EAST OF I-95 SB RAMP
Length: 0.646
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2024	2025	2026	2027	2028	Total
PE	ACFP	614,283	24,423	0	0	0	638,706
ROW	ACFP	0	382,386	0	0	0	382,386
ROW	DDR	0	145,513	0	0	0	145,513
ENV	ACFP	10,000	0	0	0	0	10,000
		624,283	**552,322**				**1,176,605**

Prior Year Cost: 47,172
Future Year Cost: 5,621,289
Total Project Cost: 6,890,984
LRTP: Page 8-3

Notes

ORANGE AVE FROM KINGS HWY TO US-1
4496961 Non-SIS



Project Description: ATMS - ARTERIAL TRAFFIC MGMT
Extra Description: 2022 TPO CMP PRIORITY #3 INCLUDES SOUTH 7TH STREET FROMOM ORANGE AVE TO AVE A INSTALL FIBER OPTIC CABLE, TRAFFIC CAMERAS/VIDEO DETECTORS AND ADAPTIVE SIGNAL CONTROL AT SIGNALIZED INTERSECTIONS NO R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: US-1
Length: 4.187
Phase Group: PRELIMINARY ENGINEERING

Phase	Fund Code	2024	2025	2026	2027	2028	Total
PE	DDR	0	0	0	320,627	0	320,627
PE	DIH	0	0	0	25,650	0	25,650
					346,277		**346,277**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 346,277
LRTP: Page 8-11

Notes

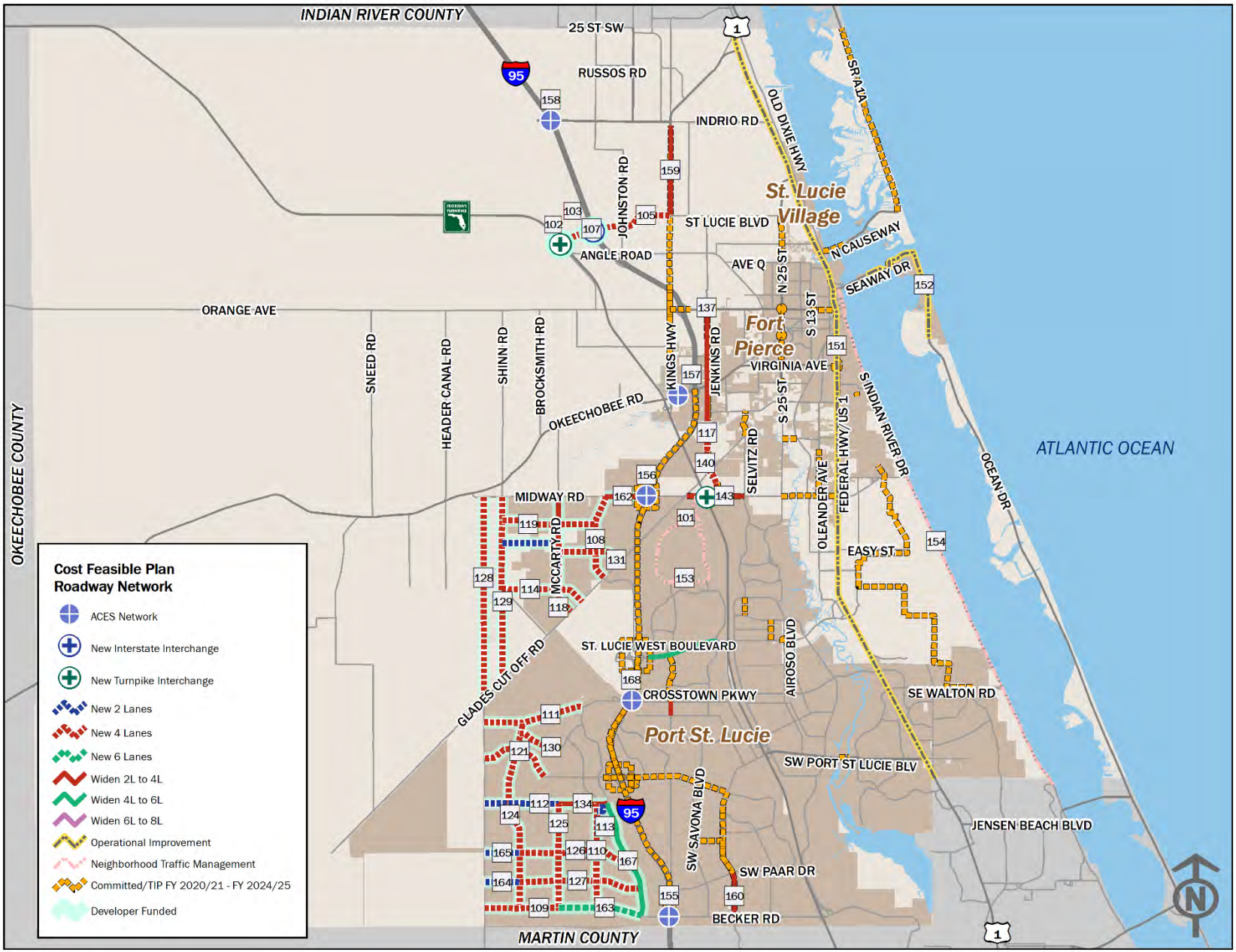


Figure 8-1. Cost Feasible Plan – Roadway Network

Road & Trail System - Jenkins Road Area Plan

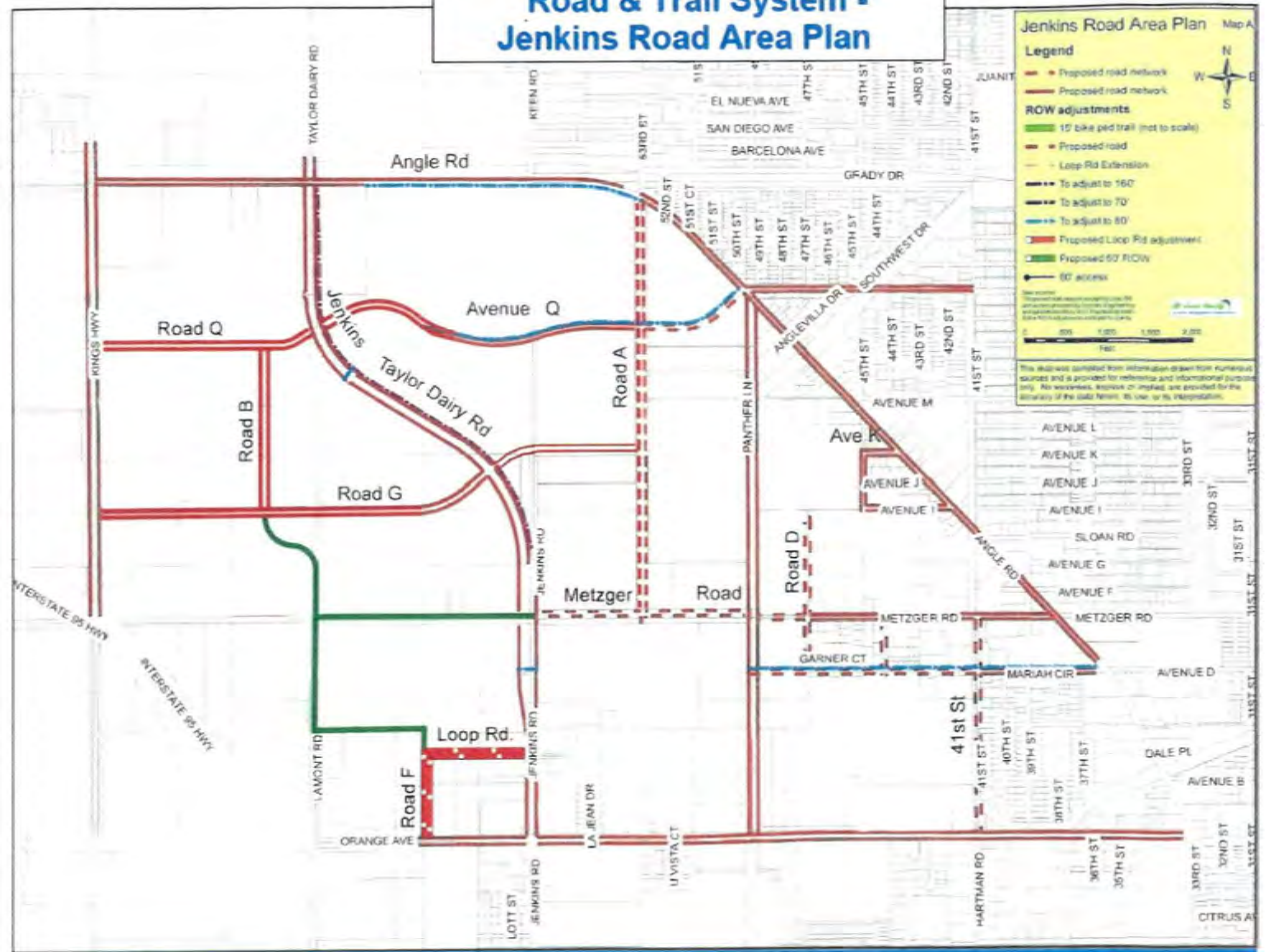


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EXHIBIT 7: DRIVEWAY ANALYSIS

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When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: *NCHRP Report 420 (Impacts of Access Management Techniques)*

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

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

ENVIRONMENTAL ASSESSMENT

MILLCREEK

FORT PIERCE, FLORIDA

Prepared for:

DreamFinders Homes

Prepared by:

EW Consultants, Inc.

July 2024

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1000 SE Monterey Commons, Suite 208 • Stuart, FL 34996 • 772-287-8771 • Fax 772-287-2988

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I. INTRODUCTION -

This Environmental Assessment details and summarizes the various natural and man-made conditions related to the Millcreek project located within the City of Fort Pierce, St. Lucie County, Florida. The subject site, as shown on Figures 1 and 2 in Appendix A, is 63+/- acres, and is located in Section 7, Township 35 South, and Range 40 East.

The site is located west of and adjacent to North 41st Street, south of and adjacent to residential homes, east of and adjacent to Stamm Manufacturing and undeveloped land, and north of and adjacent to Orange Avenue and vacant remnant agricultural land. Figure 3, 2023 Aerial Photograph, in Appendix A is an aerial view of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

Based on July, 2024, site visits conducted by staff from EW Consultants, Inc., the project area consists of various types of active cattle pasture, dense stands of the exotic Brazilian pepper tree, wet prairie wetlands, and native upland hardwood forest.

The woodland pasture contains partially cleared lands but still possesses native canopy trees; mainly laurel oak, live oak, and slash pines, with exotic vegetation mixed in, as well. The area of native upland hardwood forest is located in the northeastern portion of the site. Two freshwater wetlands occur on-site; one in the southeastern portion of the unimproved pasture and one in the north-central portion of the project site.

There is a network of unmaintained ditches and furrows throughout the subject property which are the result of the historic citrus grove operation. The entire site is currently used for cattle grazing, including the upland hardwood forest area, thereby negatively impacting native groundcover and understory plants. There is also at least one free-flowing artesian well located within the site boundaries which keep the ditches full of groundwater thus providing the cattle with drinking water and relief from the heat. The unimproved pasture is similar to the improved pasture areas but has more nuisance vegetation dominating the landscape, including Brazilian pepper and Chinese tallow.

Both wetlands on-site are in very poor ecological, essential being remnant features of the historic agricultural operations. They consist of mostly invasive and nuisance plant species.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Soil types are typical for this region of St. Lucie County. The soil types found on the project site are as follows; (11) Chobee loamy sand, frequently ponded, 0 to 1 percent slopes, (16) Hilolo loamy sand, 0 to 2 percent slopes, (25) Nettles and Oldsmar sands, (31) Pepper and EauGallie sands, (48) Wabasso sand, 0 to 2 percent slopes, (55) Winder loamy sand.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the vegetation cover types found on the Millcreek project site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCSS, FDOT). These categories have been mapped based on the recent field reconnaissance, the non-binding wetland determination, hand-held GPS points, and aerial photograph interpretation.

Figure 4 in Appendix A provides a recent aerial view with nomenclature for the various types of land covers which currently exist on-site. The land cover types found on the project include:

Native Upland Habitat – 420 Upland Hardwood Forest – 7.4± Acres

This native upland habitat is located in the northeastern portion of the subject property and possesses a crown canopy with at least a 66 percent dominance by hardwood tree species. This area consists of mature laurel oaks and live oaks with sparse slash pines in the canopy stratum, while also containing a mixture of other native trees such as red bay, dahoon holly, and cabbage palms. It is in moderate to good ecological condition, with no apparent land management activities such as burning or roller-chopping observed. Desirable understory and groundcover plants include wiregrass, saw palmetto, beautyberry, wild coffee, bluestem grasses, gallberry, wax myrtle, and various broomsedge grasses. While there is a minimal amount of exotic vegetation coverage within the native upland habitat area, species such as Brazilian pepper, yellow poinciana, Caesarweed, Java plum and Chinese tallow are scattered throughout.

Non-Native Upland Areas — 211, 212, 213, 422 – 54± Acres

Non-native upland areas cover the majority of the project site. There is a network of remnant agricultural ditches found within all of these areas as well as furrows from the historic citrus operation. The ditches contain torpedo grass (an invasive species), smartweed, pickerelweed, water lettuce, pennywort, and various sedges. Brazilian Pepper (category 422) is a monoculture of the invasive Brazilian pepper tree.

Woodland Pasture (category 213) include forested lands that are used as pastures with evidence of cattle activity. There are scattered native and non-native trees within the woodland pastures such as live oak, slash pine, laurel oak, yellow poinciana, laurel oak, Chinese tallow, Java plum, Brazilian pepper, and cabbage palm. Understory plants are generally sparse and scattered throughout due to a higher concentration of cattle activity within these areas, as well as the shading of the forest floor by the dense canopy cover. Such vegetation includes smutgrass, Bahia grass, beautyberry, Caesarweed, Surinam cherry, sword fern, tropical soda apple, Guinea grass, pink periwinkle, and pokeweed.

Unimproved Pasture (category 212) includes cleared land with major stands of trees and brush where grasses have been allowed to establish. This land cover is found in the central and western portions of the site. The vegetation within this area includes; Brazilian pepper, smutgrass, torpedo grass, various sedges, Chinese tallow, Bahia grass, tropical soda apple, Guinea grass, basket grass, and sparse native oaks and cabbage palms.

Improved Pasture (category 211) is mainly comprised of land which has been cleared, tilled, reseeded with specific grass types for both cattle feed and soil stabilization. This area is found in the southwestern portion of the site and includes, smutgrass, torpedo grass, Bahia grass, basket grass, Bermuda grass, various sedges, centipede grass, tropical soda apple, Guinea grass, Brazilian pepper, and sparse cabbage palms.

Freshwater Wetlands – 643 Wet Prairie – 1.6± Acres

The freshwater wetlands on-site are considered low-quality being remnants of the historic agricultural operation. In addition, current impacts from cattle grazing further degrade these wetlands. The approximate acreage for the wetlands can be seen on Figure 4 in Appendix A, and represent the 2022 non-binding wetland determination issued by the South Florida Water Management District (SFWMD) as shown in Exhibit 1.

The wetlands are comprised primarily of smartweed, flatsedge, pennywort, soft rush, Mexican primrose willow, camphorweed, Brazilian pepper and Chinese tallow.

V. LISTED SPECIES DISCUSSION –

Because of the various native and man-made resources found on the subject property, the site provides potential foraging and nesting habitat for a variety of state and federally listed wildlife species, albeit minimal. In particular, the on-site water resources could provide foraging opportunities for various listed avian species, including a myriad wading birds such as wood stork, roseate spoonbill, sandhill crane and various ibis and herons. No listed wading bird species were observed during the 2024 site visits. No nesting of wading bird species is expected due to the lack of suitable nesting habitat on-site. Non-listed wading birds observed included the cattle egret and white egret.

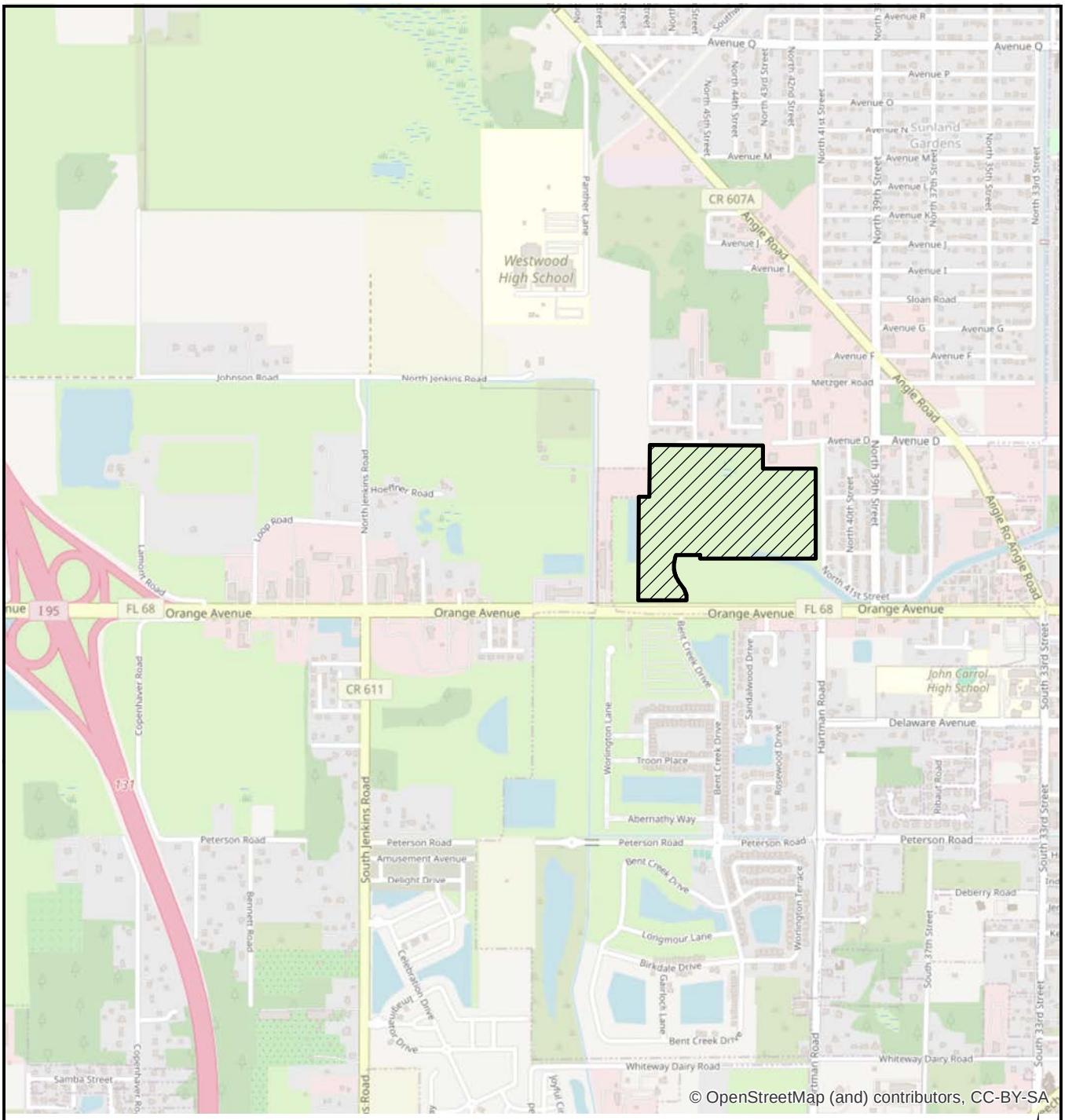
Other protected avian species which may occur on or near the site include the bald eagle. No eagles or eagle nests were observed on-site during the recent site visits. The closest bald eagle nest to the project site is located approximately 1.5 miles to the northwest on the Eagle Bend project site (nest SL011). Figures 5 and 6 in Appendix A provide a database download of recorded eagle nests and wading bird colonies found on state agency websites.

As with most sites in south Florida, sandy uplands, pastures and ditch banks with herbaceous vegetation serve as potential burrowing and foraging habitat for the state-threatened gopher tortoise. During the site visits, several potentially occupied burrows of this species were observed within the project site's native upland area as well as along the trails and ditch banks within the woodland pasture. A systematic gopher tortoise survey will be required within the entire development footprint's upland areas prior to new construction activities. Tortoises in harm's way will have to be relocated to a state-approved receiver site accordingly.

Other wildlife observations included red-bellied woodpecker, blue jay, mocking bird, red-shouldered hawk, black vulture, coyote scat, various rodent species, marsh rabbit, black racer and brown anole.

APPENDIX A

Figure 1: Location Map
Figure 2: USGS Quadrangle Map
Figure 3: 2023 Aerial Photograph
Figure 4: Land Cover Map
Figure 5: Bald Eagle Nest Database Mapping
Figure 6: Wading Bird Colonies Database Mapping



LEGEND

▨ - SITE (63.0+/- AC)

0 2,000 Feet

N

MILLCREEK
LOCATION MAP

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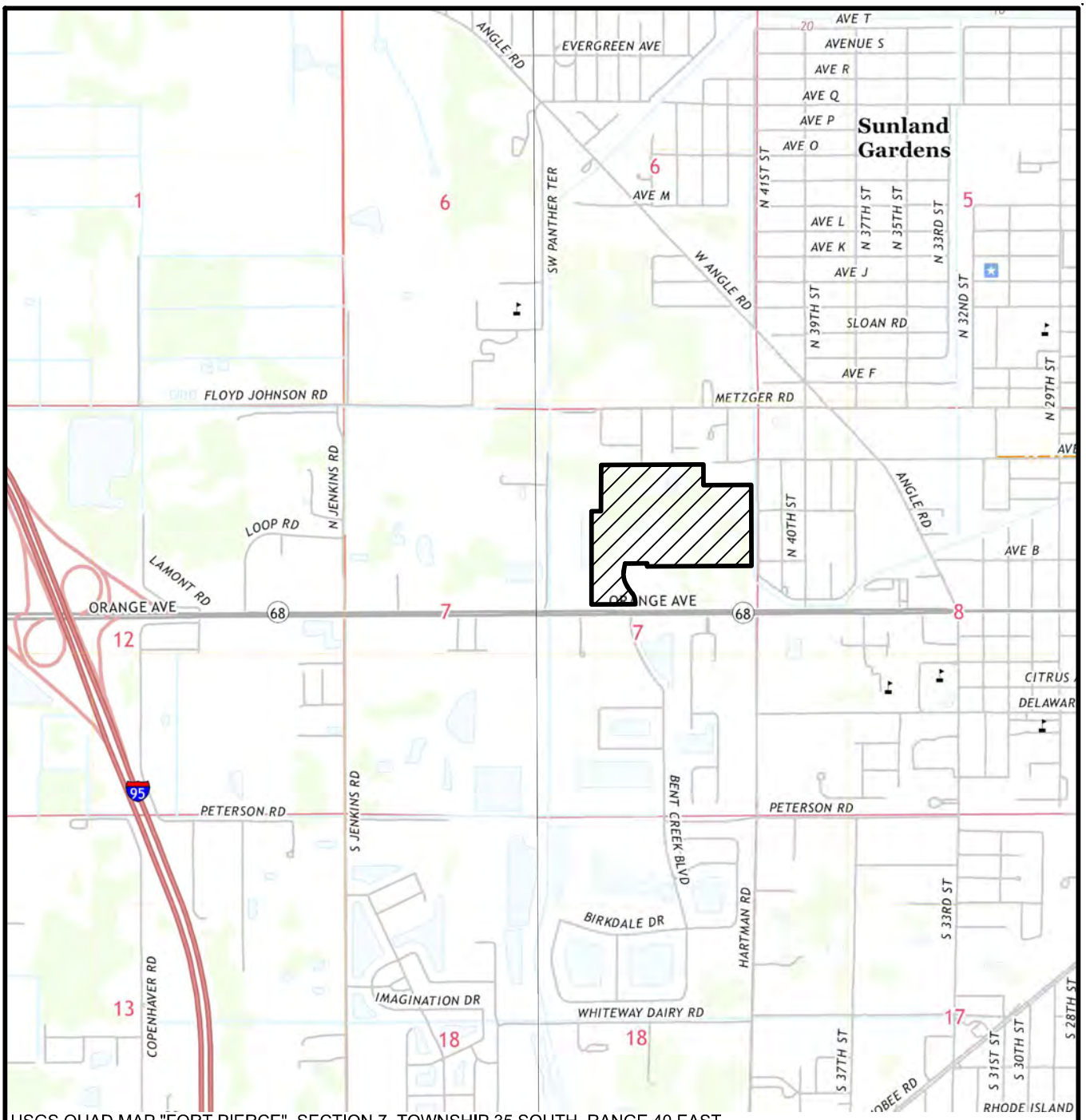
JULY 2024

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°27'02" LONGITUDE -80°22'10"

LEGEND

▨ - SITE (63.0± AC)

0 1000

SCALE IN FEET

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QUAD MAP

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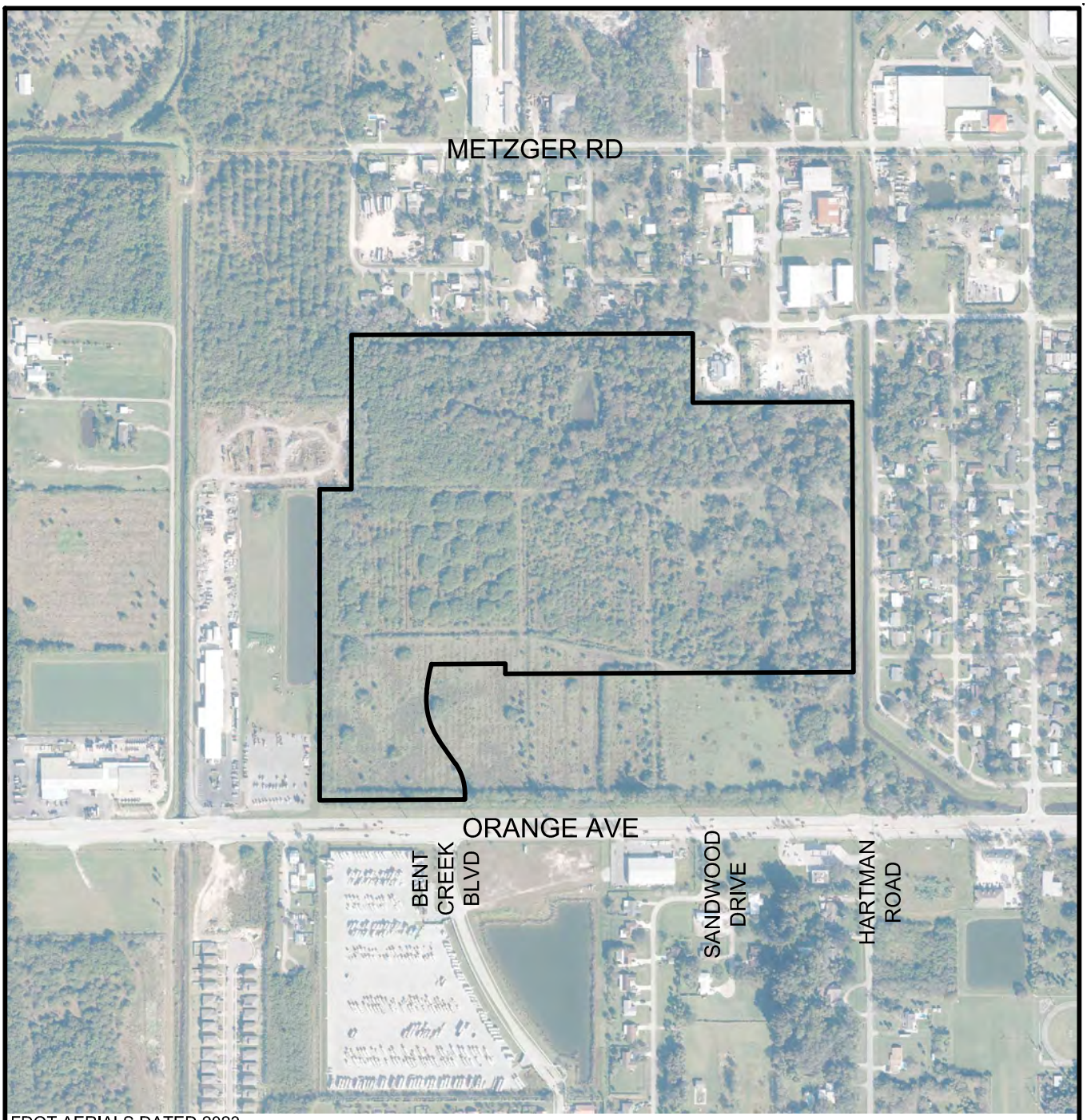
FIGURE

2

Millcreek.dwg QUAD



FDOT AERIALS DATED 2023

0 600
SCALE IN FEET

MILLCREEK
AERIAL

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STUART, FL 34996
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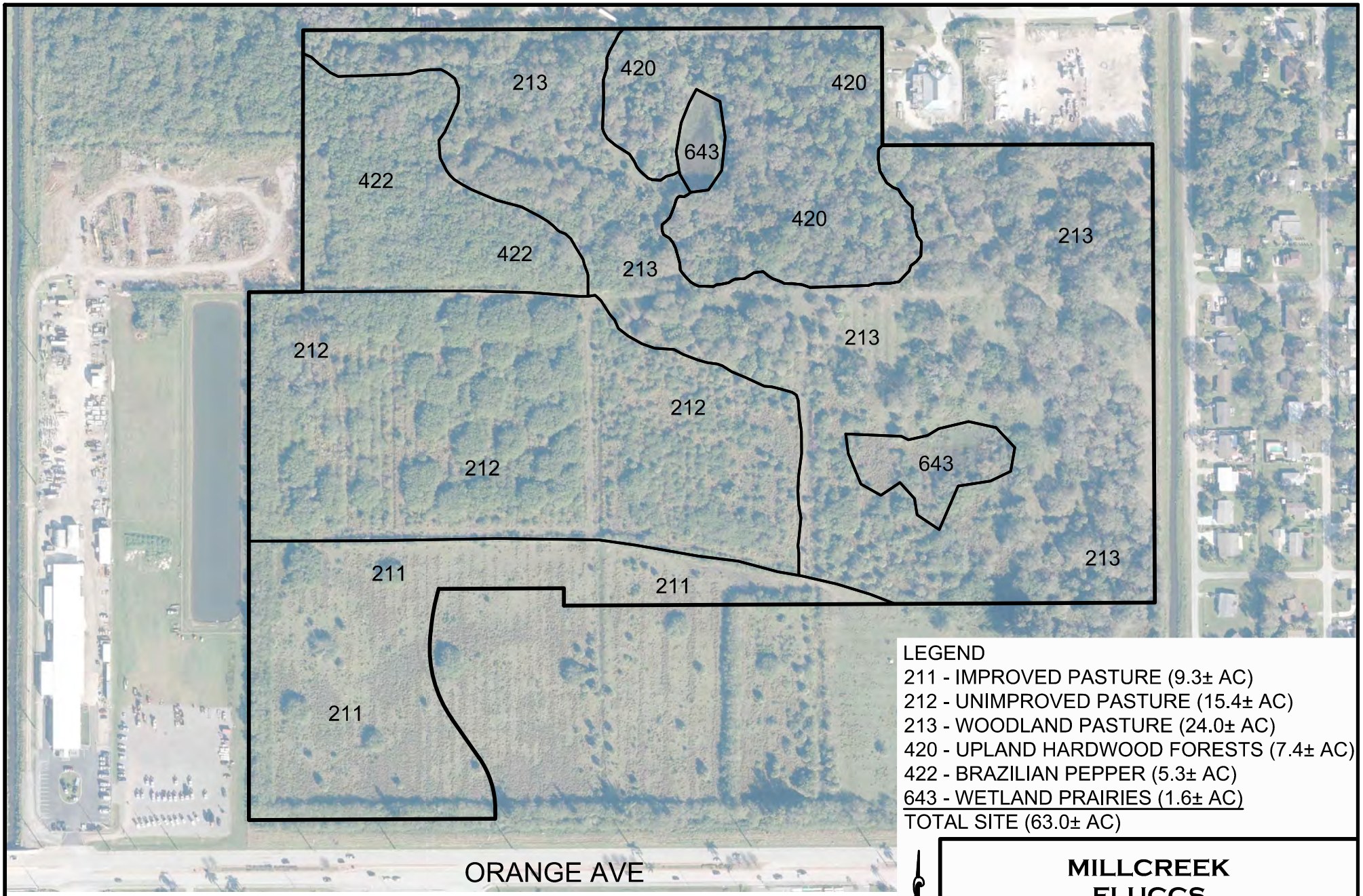
JULY 2024

FIGURE
3

Millcreek.dwg AERIAL



LEGEND
211 - IMPROVED PASTURE (9.3± AC)
212 - UNIMPROVED PASTURE (15.4± AC)
213 - WOODLAND PASTURE (24.0± AC)
420 - UPLAND HARDWOOD FORESTS (7.4± AC)
422 - BRAZILIAN PEPPER (5.3± AC)
643 - WETLAND PRAIRIES (1.6± AC)
TOTAL SITE (63.0± AC)

FDOT AERIALS DATED 2023

0 300
SCALE IN FEET

MILLCREEK FLUCCS

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STUART, FL 34996
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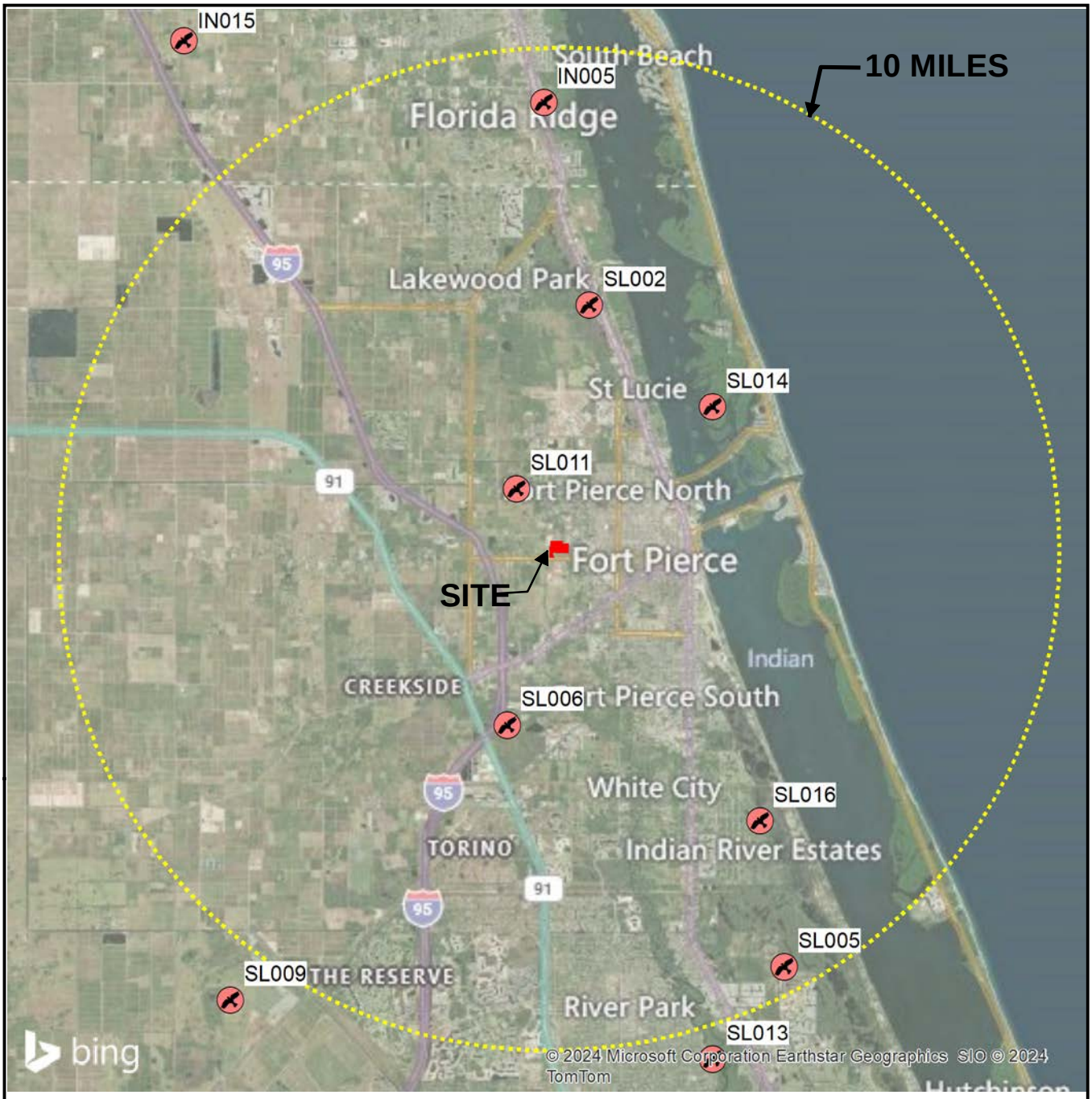
JULY 2024
FIGURE 4

Millcreek.dwg FLUCCS



LEGEND

FFWCC EAGLE NESTING 2016

0 3 Miles

N

MILLCREEEK EAGLES

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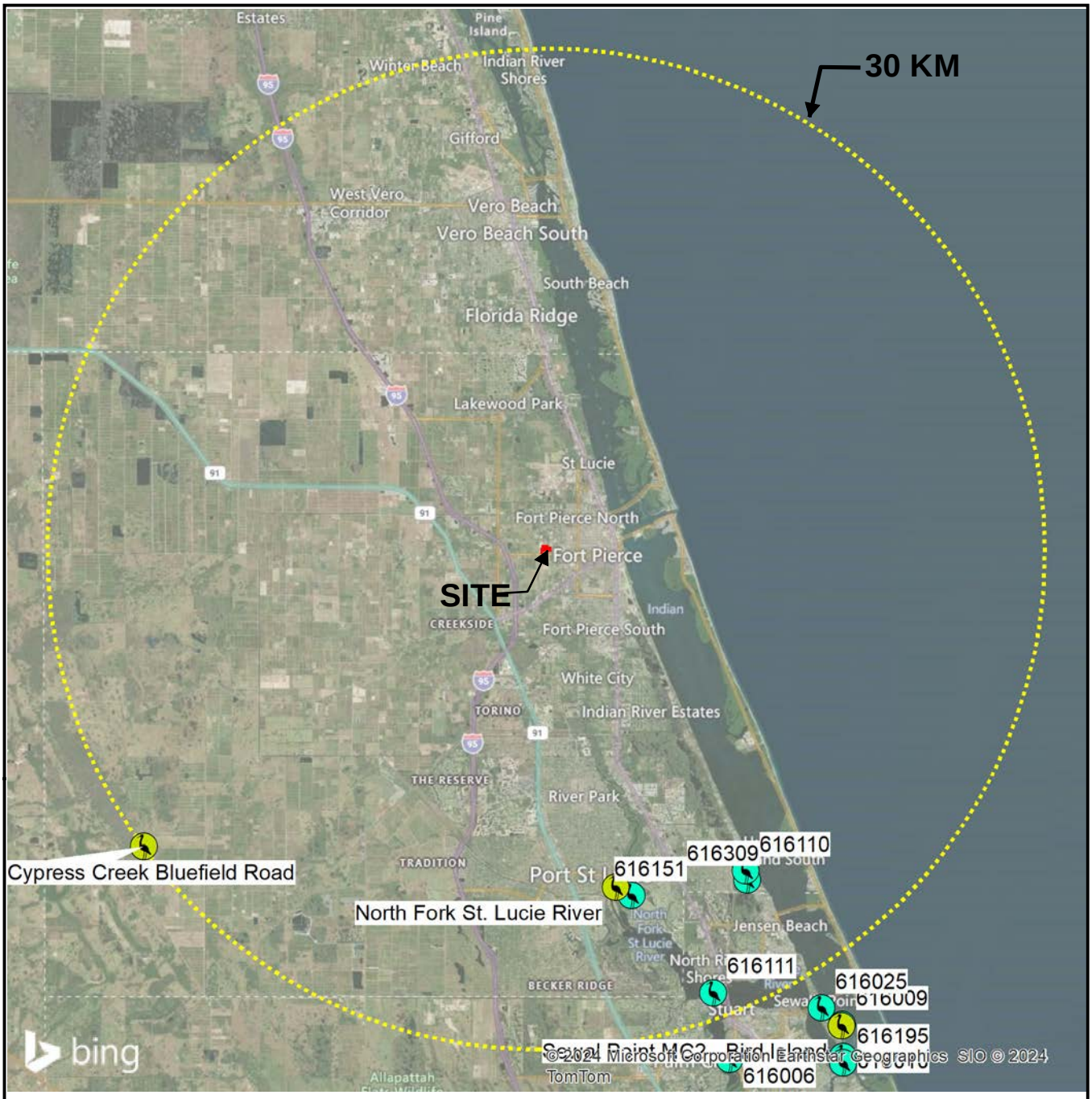
JULY 2024

FIGURE

5



LEGEND

0 7 Miles

- FFWCC WOST COLONIES 2009-2018
- FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

N

MILLCREEEK
WADING BIRDS

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772-287-8771 Fax 772-287-2988
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JULY 2024

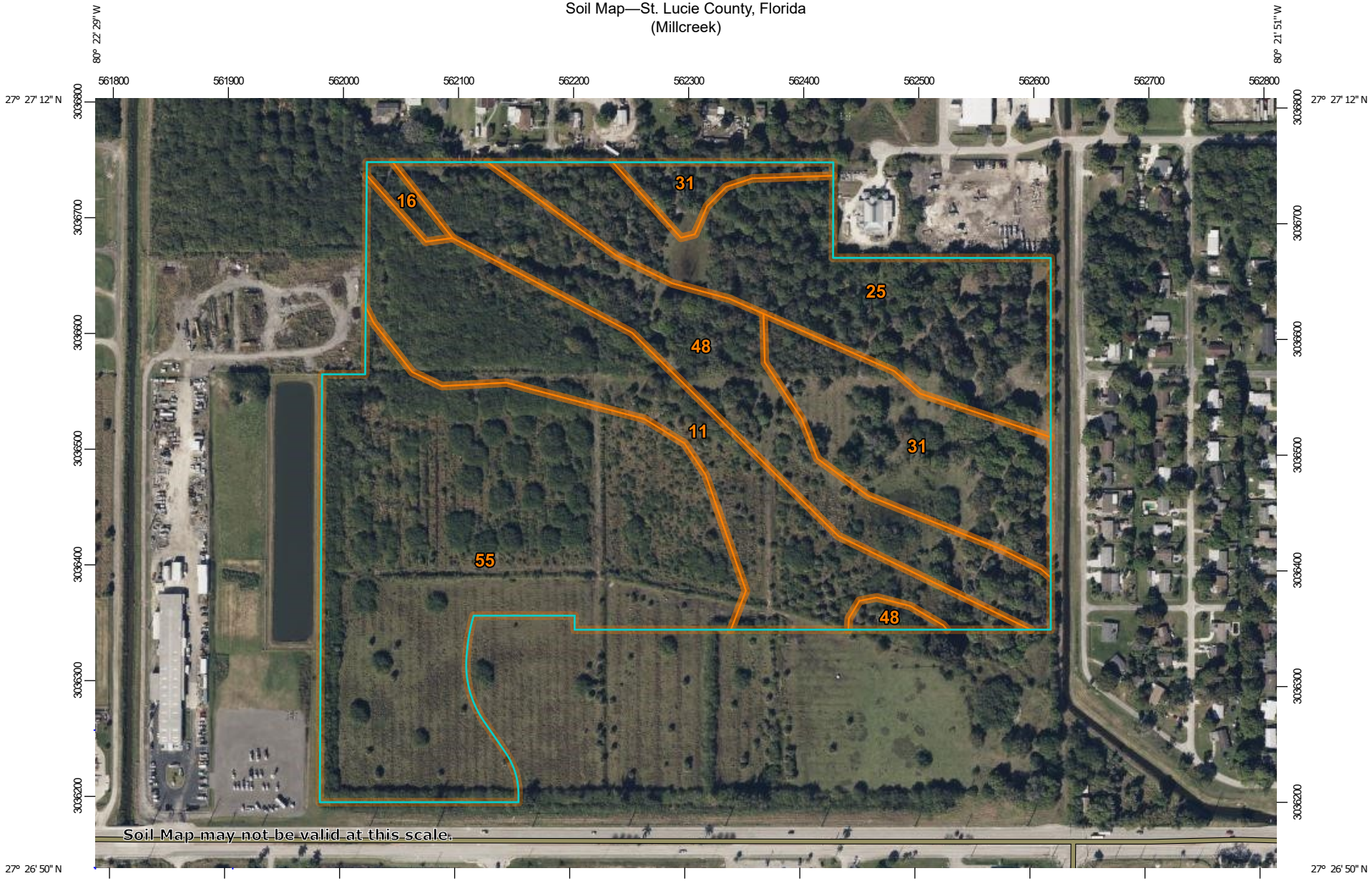
FIGURE

6

APPENDIX B

USDA Soils Report

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



Map Scale: 1:4,700 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

MAP LEGEND

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

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

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

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	11.4	18.1%
16	Hilolo loamy sand, 0 to 2 percent slopes	0.5	0.8%
25	Nettles and Oldsmar sands	11.0	17.5%
31	Pepper and EauGallie sands	7.7	12.1%
48	Wabasso sand, 0 to 2 percent slopes	9.7	15.4%
55	Winder loamy sand	22.8	36.1%
Totals for Area of Interest		**63.0**	**100.0%**

EXHIBIT 1

SFWMD Wetland Determination

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 18, 2022

** Delivered via email*

Larry Suchman *
Suchman Real Estate Grp
14411 S Dixie Hwy
Palmetto Bay, FL 33178

Subject: Millcreek
Application No. 220204-32957
Informal Wetland Determination No. 56-106938-P
St Lucie County

Dear Larry Suchman:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1. A joint site inspection was conducted on March 24, 2022.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Laura Layman

Laura Layman
Section Leader

c: Anthony Adams, EDC, Inc *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 220204-32957 .

Exhibit No. 1.0_Location Map

Exhibit No. 2.0_Wetland/OSW Boundary Map

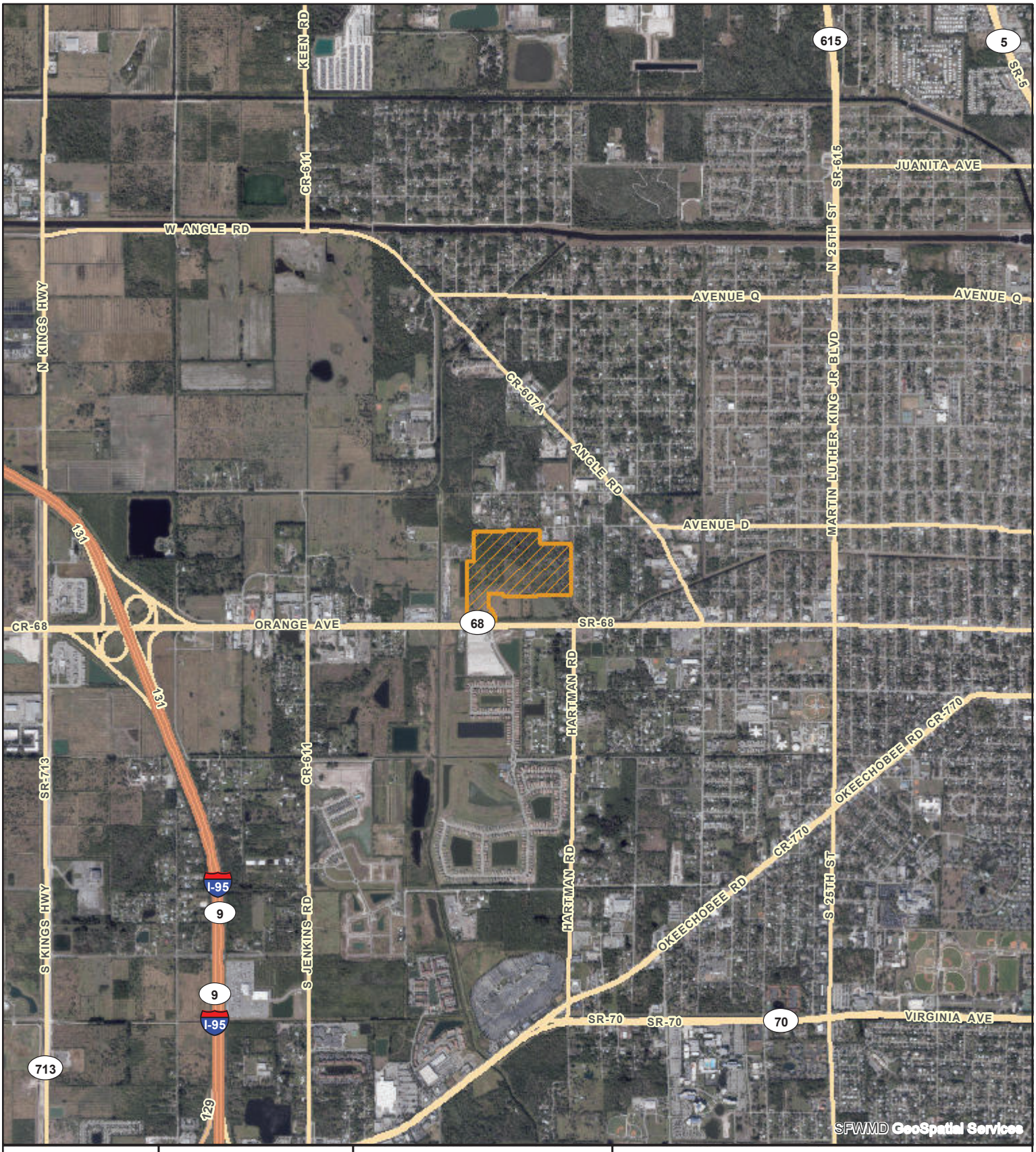


Exhibit No:1.0	Exhibit Created On: 2022-02-21	ST. LUCIE COUNTY, FL

REGULATION DIVISION

Project Name: Millcreek

Application

Application Number: 220204-32957

0 2,450 4,900 Feet

N

sfwmd.gov

Created by IT GIS Section

South Florida Water Management District



ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
• 772-462-2455
• www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 99.35
LB. CERTIFICATE OF AUTHORIZATION 8098

AAA	DESIGNED BY
AAA	DRAWN BY
21-539 Wetlands	FILENAME
RH 24X36	LAYOUT
AS SHOWN	SCALE
MARCH-2022	DATE

DATE	#	REVISION COMMENTS

21-539 Millcreek 62ac.

Jurisdictional Wetland Map

SAINT LUCIE COUNTY FLORIDA

MONTH-YEAR

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
• 772-462-2455

21-539

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

SURFACE WATER MANAGEMENT REPORT

Conceptual Overall Report

Mill Creek

St Lucie County, Florida

PREPARED BY

THOMAS ENGINEERING GROUP

8-2024

All elevations for this project were based on NAVD

Brandon Ulmer, PE

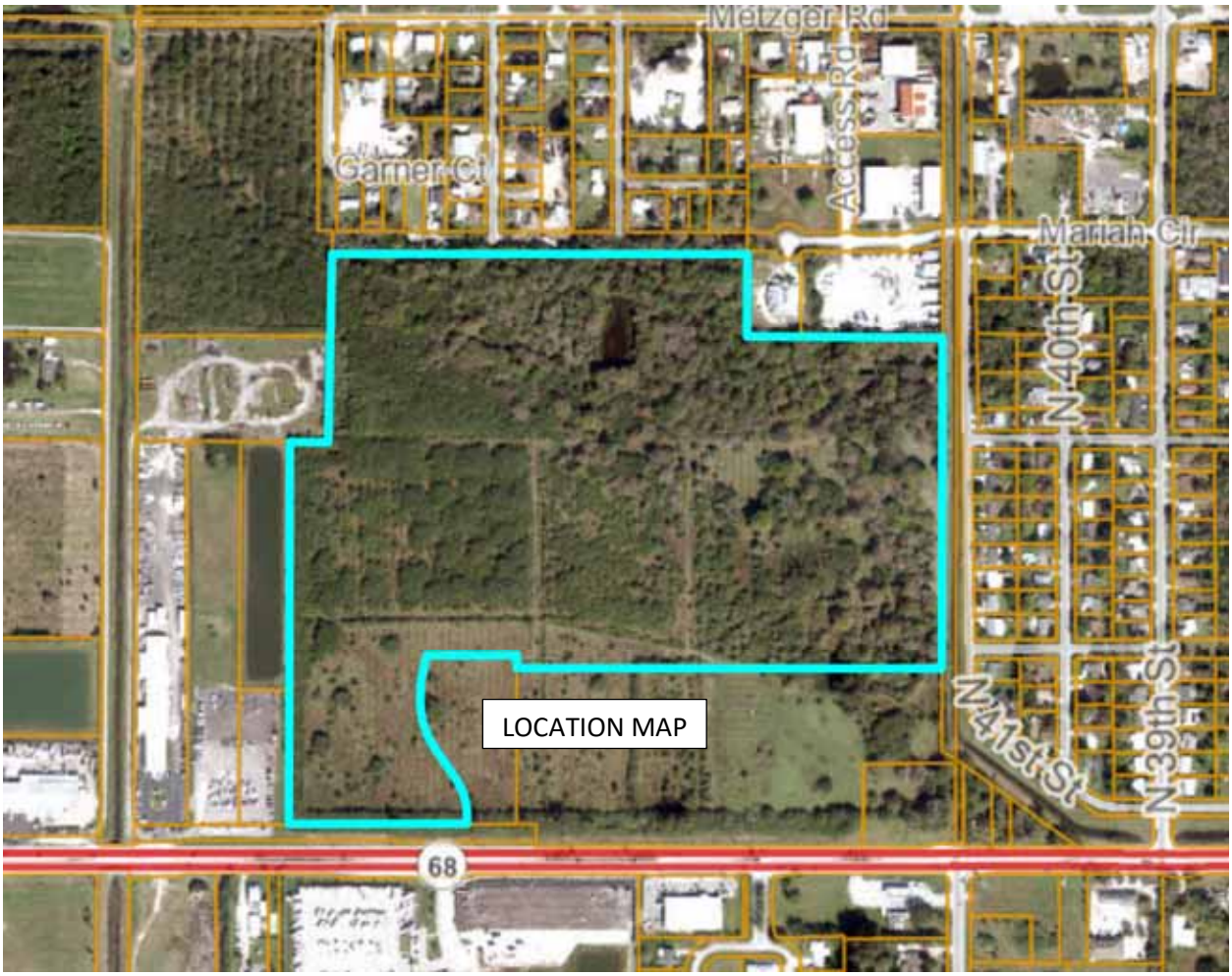
FL PE # 68345

CA #27528

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

Introduction:

The proposed site is in City of Fort Pierce within St Lucie County. The site is located on the north side of orange avenue approximately 1.2miles east of I-95. The site is vacant and consists of one parcel 2407-124-0001-000-3 totaling approximately 61.76 acres as seen below.



Background:

The existing site is currently undeveloped and appears to have been used for agricultural use in the past. The site is currently drains to the NSLWCD canal #3 along the east side of the project through a series of onsite ditches.
The site is in flood zone X per FEMA 12111C0178J

THOMAS ENGINEERING GROUP

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

Proposed Design:

The proposed project will require the design, permitting and construction of a stormwater management system for the development. The system will generally consist of Interconnected lakes that will discharge through control structures to the existing outfall canal along east property line. The project will be one drainage basin. Summary of the project is shown below:

Proposed Project Summary is in chart below:

BASIN SUMMARY

BASIN	BUILDING AREA (acres)	WATER SURFACE AREA (acres)	IMPERVIOUS AREA (acres)	PERVIOUS AREA (acres)	TOTAL AREA (area)
BASIN 1					
BASIN 3					
TOTAL	15.94	6.80	17.35	21.67	61.76
% BASIN	26%	11%	28%	35%	100%
TOTAL	15.94	6.80	17.35	21.67	61.76

Minimum road elevation = 16.00'NAVD
Minimum Finish Floor elevation = 17.50'NAVD
Minimum Berm Elevation = 15.50'NAVD
Water table used for Design = 12.00'NAVD

Allowable Discharge:

The allowable discharge rate for this project will be limited to 2" per 24hr period see below for Peak allowable

ALLOWABLE PEAK DISCHARGE RATE FOR 10-YR, 72-HR STORM

BASIN	BASIN AREA (acres)	ALLOWABLE PEAK DISCHARGE RATE (cfs)	Proposed
BASIN 3	61.76	5.19	
TOTAL	61.76	5.19	5.16

Proposed Water Quality:

THOMAS
ENGINEERING GROUP

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

Water quality for the overall site has been developed and is included on page 24, total water quality has been determined based on the attached calculations to be the 1" over the site Plus the 50% impaired basin criteria. Total Water quality is 1.5" over the drainage basin area of 61.76 acres for a total water quality of 7.72 ac-ft, elevations for water quality is listed in the attached water quality calculations.

We are anticipating the project to be building in three phases, with the majority of the stormwater infrastructure to support the project being installed in Phase I.

Nutrient loading has been included as part of the current requirements; we are showing an overall reduction in nutrient loading. The nutrient loading has been provided for in the onsite lake system.

Prepared by:

Brandon Ulmer, PE

FL PE #68345

LAND USE AND STAGE STORAGE CALCULATIONS

Project Name:
Basin / Node Name: CONCEPTUAL LANDUSE

10 year 3 day 9" 16.00
100 year 3 day 12"
5 year - 1 day 5"

SUMMARY

Total Area =	**61.76**	**AC**	61.76		**Discharge 2" over the site for 24hrs max**		Soil storage	Over Pervious area
DCIA =	**0**	**%**			2690093.83	**SF**		
Time of Concentration =	**15.00**	**MINUTES**			448348.97	CF		
Control Elevation =	**12**	**FEET NAVD**		Allowable	**5.19**	**CFS**	8.18	2.87

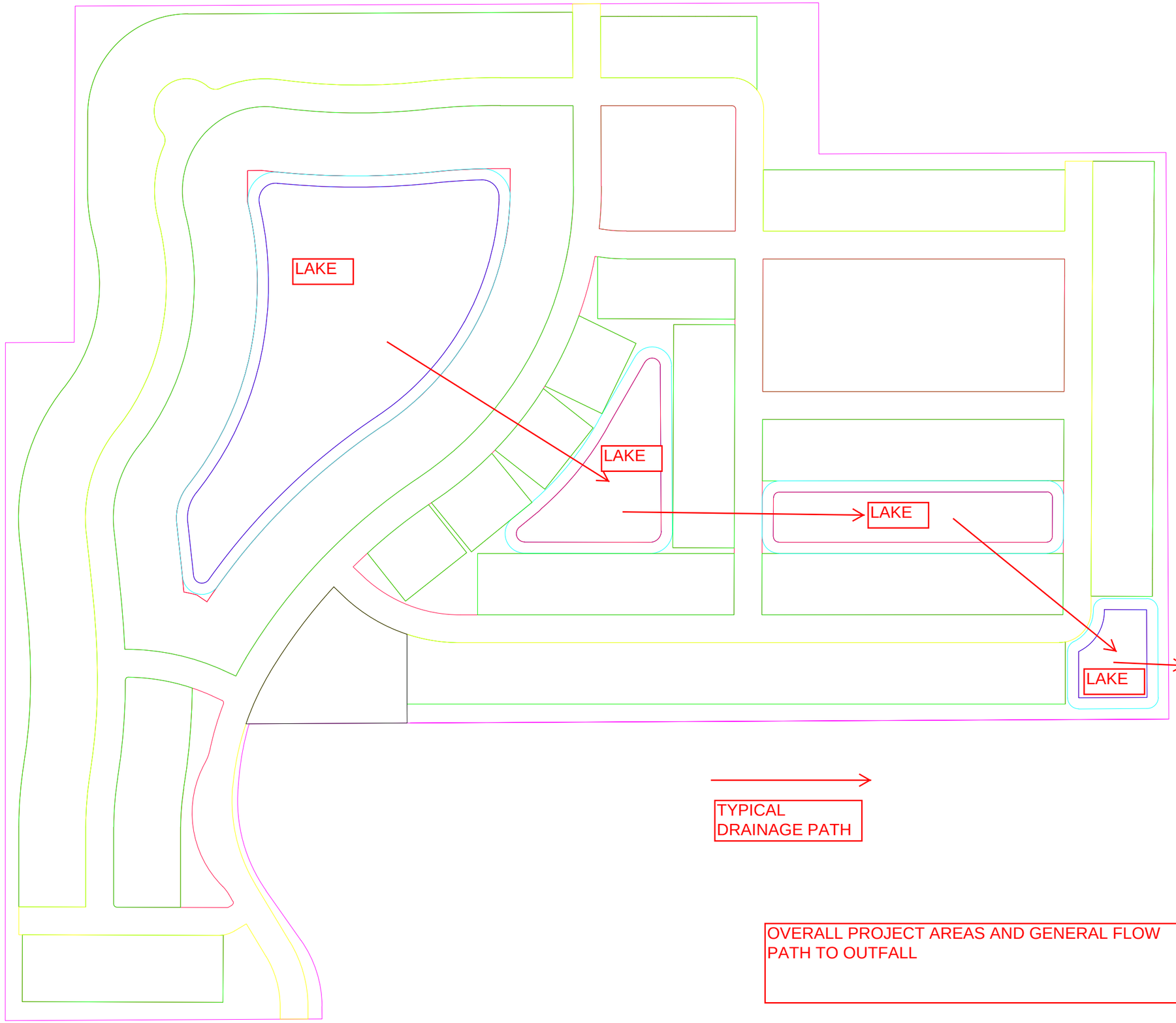
LAND USE BREAKDOWN & CURVE NUMBER CALCULATION

	R/W(Road)			Rec Area	Park Site	residential TH	Buffer	Residential	Open Space	Lake	Lake Slope		Total Area	Curve Number	CN*Area%
Total Areas (Ac.)	11.14	0.00	0.00	1.06	0.48	18.18	3.68	15.57	2.53	6.80	2.32		61.76	--	--
Bldg. Area (Ac.)			0.00	0.11		8.36	0.00	7.47	0.00	0.00	0.00	0.00	15.94	--	--
Water Surface Area (Ac.)			0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.80	0.00	0.00	6.80	--	--
Impervious Area (Ac.)	8.91	0.00		0.42	0.10	4.36	0.00	3.43	0.13	0.00	0.00	0.00	17.35	--	--
Developed Perv. Area - Good Cond. (Ac.)	2.23		0.00	0.53	0.38	5.45	0.00	4.67	2.40	0.00	2.32	0.00	17.99	--	--
				0.00	0.00	0.00	3.68	0.00	0.00	0.00	0.00	0.00	3.68	--	--
Bldg. Area%	0%	0%	0%	10%	0%	46%	0%	48%	0%	0%	0%	#DIV/0!	26%	98	25.3
Water Area %	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	0%	#DIV/0!	11%	100	11.0
Impervious Area %	80%	100%	0%	40%	20%	24%	0%	22%	5%	0%	0%	#DIV/0!	28%	98	27.5
Developed Perv. Area - Good Cond. %	20%	0%	100%	50%	80%	30%	0%	30%	95%	0%	100%	#DIV/0!	29%	75	21.8
	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	#DIV/0!	6%	77	4.6
														Composite CN =	**90.2**

STAGE STORAGE CALULATION

Computation Type Stage-Storage
Starting Stage = 12.00
Ending Stage = 17.00
Stage Increment = 0.50

Name	**R/W(Road)**	**0.00**	**0.00**	**Rec Area**	**Park Site**	**residential TH**	**Buffer**	**Residential**	**Open Space**	**Lake**	**Lake Slope**	**0.00**		
Area	11.14	0.00	0.00	0.96	0.48	9.82	3.68	8.10	2.53	6.80	2.32	0.00		
Start Elev	16.00			16.00	16.00	17.00	16.00	17.00	15.00	12.00	12.00			
End Elev	17.00			18.00	18.00	19.00	17.00	19.00	16.00		16.00			
Stage	Linear	Vert	Vert	Linear	Linear	Linear	Linear	Linear	Linear	Vert	Linear	Vert	Total	
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	
12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00
12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.40	0.07	0.00	3.47	12.50
13.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.80	0.29	0.00	7.09	13.00
13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.20	0.65	0.00	10.85	13.50
14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.60	1.16	0.00	14.76	14.00
14.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.00	1.81	0.00	18.81	14.50
15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.40	2.61	0.00	23.01	15.00
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	23.80	3.55	0.00	27.67	15.50
16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	27.20	4.64	0.00	33.10	16.00
16.50	1.39	0.00	0.00	0.06	0.03	0.00	0.46	0.00	2.53	30.60	5.80	0.00	40.87	16.50
17.00	5.57	0.00	0.00	0.24	0.12	0.00	1.84	0.00	3.80	34.00	6.96	0.00	52.52	17.00



1 Entities: AREA-BNDY
2,690,282.73 SF
61.760 Acres
10,690.47 Linear Feet

15 Entities: AREA-LOTS-TH
791,800.14 SF
18.177 Acres
16,470.03 Linear Feet

5 Entities: AREA-LOTS
678,309.09 SF
15.572 Acres
10,039.78 Linear Feet

7 Entities: AREA-ROW
485,281.79 SF
11.141 Acres
7,737.26 Linear Feet

8 Entities: AREA-LME
101,007.73 SF
2.319 Acres
5,301.71 Linear Feet

4 Entities: AREA-LAKES
296,212.52 SF
6.800 Acres
4,799.06 Linear Feet

OVERALL PROJECT AREAS AND GENERAL FLOW PATH TO OUTFALL

WATER QUALITY CALCULATIONS
Mill Creek
VERSION 1 **8/22/2024**

WATER QUALITY CALCULATIONS

BASIN 3 AREA =	61.76	AC	
WATER SURFACE (LAKE) AREA =	6.80	AC	
BUILDING (ROOF) AREA =	15.94	AC	
TOTAL PERVIOUS AREA =	21.67	AC	
SITE AREA FOR WATER QUALITY (SFWMD) =	39.01	AC	BASIN AREA - (LAKE + ROOF)
IMPERVIOUS AREA FOR WQ (SFWMD) =	17.35	AC	BASIN AREA - (LAKE + ROOF) - PERVIOUS
% IMPERVIOUS FOR WQ CALC (SFWMD) =	44%		IMPERVIOUS AREA FOR WQ / BASIN AREA

TREATMENT VOLUME

1" OVER ENTIRE SITE =	5.15	AC-FT	
2.5" X % IMPERVIOUS =	1.11	IN	2.5" x % IMPERVIOUS FOR WQ CALCS
VOLUME TO BE TREATED =	5.09	AC-FT	(2.5" x % IMPERVIOUS FOR WQ CALCS) X (TOTAL SITE - LAKES)
STANDARD REQUIRED WET DETENTION VOL =	5.15	AC-FT	
ADDITIONAL 50% WET DET. VOL. =	2.57	AC-FT	
REQUIRED WET DET. VOL. =	**7.72**	AC-FT	(extra 50% Det. Vol. required b/c project discharges to an imparired water body)

STAGE STORAGE IN BASIN 1 LAKES:

FT NAVD	AC-FT
12.00	0.00
12.50	3.47
13.00	7.09
13.50	10.85
14.00	14.76

INTERPOLATION:

ELEV. #1 =	13.00	FT NAVD
ELEV. #2 =	13.50	FT NAVD
STORAGE #1 =	7.09	AC-FT
STORAGE #2 =	10.85	AC-FT
TARGET STORAGE =	7.72	AC-FT
MIN. REQUIRED WQ ELEV =	**13.08**	**FT NAVD**
CONTROL ELEV =	**12.00**	**FT NAVD**

Nutrient Loading Analysis

(Estimated based on Dr. Harper's methodology (Pre-Post loading Criteria) from "Evaluation of Current Stormwater Design Criteria within the State of Florida" - June 2007)

Annual Runoff Volume (ac-ft/yr) = Area (ac) x Rainfall (inches/year) x 1/12 inches x Runoff Coefficient

Nutrient Loading (kg/yr) = Runoff Volume (ac-ft/yr) x 43560 ft^2/ac. x 7.48 gal/ft^3 x 3.785 liter/gal x Mean Concentration (mg/l)/ 10^6

Annual Rainfall value used is from Appendix A.3

Event Mean Concentrations have been used from Table 4-17

Mean Runoff Coefficients have been used from Table 4-24 - Cluster 2, Hydrologic Soil Group D

Pre-Development Conditions

Landuse	Area (AC)	Runoff C	Rainfall (INCHES/YR)	Annual Runoff (AC-FT/YR)	Nitrogen Concentration (mg/l)	Nitrogen (KG/YR)	Phosphorus Concentration (mg/l)	Phosphorus (KG/YR)
Pasture	61.67	0.128	54.5	35.85	3.47	153.42	0.616	27.24
Totals =	**61.67**			**35.85**		**153.42**		**27.24**

Post-Development Conditions

Landuse	Area (AC)	Runoff C	Rainfall (INCHES/YR)	Annual Runoff (AC-FT/YR)	Nitrogen Concentration (mg/l)	Nitrogen (KG/YR)	Phosphorus Concentration (mg/l)	Phosphorus (KG/YR)
Residential	54.87	0.262	54.5	65.29	2.07	166.68	0.327	26.33
Lake	6.80				0.00		0	
Totals =	**61.67**			**65.29**		**166.68**		**26.33**

		(N)	(P)
Required Removal Efficiency (%)			
= (1- Pre-Loading/Post-Loading) x100	**Required Removal for N and P =**	**7.95%**	**-3.44%**

See separate nutrient loading calculations for the required removal of Nitrogen

Summary Treatment Report Version: 5.3.2

Project: Lake providing 6.8 ac-ft of storage

Analysis Type: Specified Removal Efficiency

Date:8/27/2024

BMP Types:

Catchment 1 - (site) Wet Detention

Catchment 2 - (Catchment 0) None

Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	kg/yr	
Total N post load	613.58 kg/yr	
Target N load reduction	10 %	
Target N discharge load	552.23 kg/yr	
Percent N load reduction	18 %	
Provided N discharge load	502.85 kg/yr	1108.79 lb/yr
Provided N load removed	110.73 kg/yr	244.17 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	kg/yr	
Total P post load	96.929 kg/yr	
Target P load reduction	%	
Target P discharge load	96.929 kg/yr	
Percent P load reduction	31 %	
Provided P discharge load	67.184 kg/yr	148.14 lb/yr
Provided P load removed	29.745 kg/yr	65.587 lb/yr

nutrient removal for 1' of storage in the lake system, the system only needs to provide for an additional 7.95% as shown on page 7 of this report.

Project Name: Mill Creek
Reviewer: BMU
Project Number:
  Period Begin: Jun 01, 2024;0000 hr End: Jun 04, 2024;0000 hr Duration: 72 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 5 inches
  Area: 61.76 acres
  Ground Storage: 2.87 inches
  Time of Concentration: 0.25 hours
  Initial Stage: 12 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
12.00	0.00
12.50	3.47
13.00	7.09
14.00	14.76
15.00	23.01
16.00	33.10
17.00	52.52

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	12.00
360.00	12.00

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: None
    Bleeder: Inv-Tri, Invert Elev = 12 ft NGVD, Height = 1.06 ft
      Width = 1.25 ft
      Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6
    Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	12.00	12.00
2.00	0.10	0.00	0.00	0.00	12.00	12.00
4.00	0.23	0.00	0.00	0.00	12.00	12.00
6.00	0.42	0.00	0.00	0.00	12.00	12.00
8.00	0.68	0.47	0.00	0.00	12.00	12.00
10.00	1.07	3.33	0.00	0.00	12.04	12.00
12.00	3.28	121.52	0.42	0.01	12.61	12.00
14.00	4.09	11.86	2.45	0.32	13.30	12.00
16.00	4.40	7.61	2.70	0.75	13.42	12.00
18.00	4.58	4.62	2.78	1.20	13.47	12.00
20.00	4.76	4.67	2.86	1.67	13.51	12.00
22.00	4.88	3.14	2.87	2.14	13.52	12.00
24.00	5.00	3.15	2.88	2.62	13.53	12.00
26.00	5.00	0.00	2.79	3.09	13.47	12.00
28.00	5.00	0.00	2.68	3.54	13.42	12.00
30.00	5.00	0.00	2.57	3.97	13.36	12.00
32.00	5.00	0.00	2.46	4.39	13.30	12.00
34.00	5.00	0.00	2.35	4.79	13.25	12.00
36.00	5.00	0.00	2.24	5.17	13.20	12.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
38.00	5.00	0.00	2.13	5.53	13.16	12.00
40.00	5.00	0.00	2.02	5.87	13.11	12.00
42.00	5.00	0.00	1.91	6.19	13.07	12.00
44.00	5.00	0.00	1.60	6.48	13.03	12.00
46.00	5.00	0.00	1.47	6.73	13.00	12.00
48.00	5.00	0.00	1.36	6.96	12.97	12.00
50.00	5.00	0.00	1.25	7.18	12.94	12.00
52.00	5.00	0.00	1.16	7.38	12.91	12.00
54.00	5.00	0.00	1.08	7.56	12.88	12.00
56.00	5.00	0.00	1.01	7.74	12.86	12.00
58.00	5.00	0.00	0.95	7.90	12.84	12.00
60.00	5.00	0.00	0.89	8.05	12.82	12.00
62.00	5.00	0.00	0.84	8.19	12.80	12.00
64.00	5.00	0.00	0.79	8.33	12.78	12.00
66.00	5.00	0.00	0.75	8.45	12.76	12.00
68.00	5.00	0.00	0.71	8.57	12.74	12.00
70.00	5.00	0.00	0.67	8.69	12.73	12.00
72.00	5.00	0.00	0.64	8.80	12.71	12.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	2.88	24.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	13.53	24.02	12.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	13.81	0.00	8.79	0.00	5.02	0.00

Project Name: Mill Creek
Reviewer: BMU
Project Number:
  Period Begin: Jun 01, 2024;0000 hr End: Jun 04, 2024;0000 hr Duration: 72 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 10 year
  3 Day Rainfall: 9 inches
  Area: 61.76 acres
  Ground Storage: 2.87 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 12 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
12.00	0.00
12.50	3.47
13.00	7.09
14.00	14.76
15.00	23.01
16.00	33.10
17.00	52.52

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	12.00
360.00	12.00

Structure: 1

  From Basin: onsite
  To Basin: Offsite1
  Structure Type: Gravity
    Weir: None
    Bleeder: Inv-Tri, Invert Elev = 12 ft NGVD, Height = 1.06 ft
      Width = 1.25 ft
      Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6
    Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	12.00	12.00
2.00	0.08	0.00	0.00	0.00	12.00	12.00
4.00	0.16	0.00	0.00	0.00	12.00	12.00
6.00	0.24	0.00	0.00	0.00	12.00	12.00
8.00	0.32	0.00	0.00	0.00	12.00	12.00
10.00	0.40	0.00	0.00	0.00	12.00	12.00
12.00	0.48	0.00	0.00	0.00	12.00	12.00
14.00	0.56	0.00	0.00	0.00	12.00	12.00
16.00	0.64	0.09	0.00	0.00	12.00	12.00
18.00	0.73	0.21	0.00	0.00	12.00	12.00
20.00	0.81	0.33	0.00	0.00	12.01	12.00
22.00	0.89	0.44	0.00	0.00	12.02	12.00
24.00	0.97	0.54	0.00	0.00	12.03	12.00
26.00	1.08	0.97	0.00	0.00	12.05	12.00
28.00	1.20	1.15	0.00	0.00	12.08	12.00
30.00	1.32	1.31	0.01	0.00	12.11	12.00
32.00	1.44	1.46	0.01	0.00	12.14	12.00
34.00	1.55	1.59	0.02	0.00	12.17	12.00
36.00	1.67	1.72	0.03	0.01	12.21	12.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
38.00	1.79	1.83	0.05	0.02	12.26	12.00
40.00	1.91	1.93	0.07	0.03	12.30	12.00
42.00	2.02	2.02	0.10	0.04	12.34	12.00
44.00	2.14	2.11	0.14	0.06	12.39	12.00
46.00	2.26	2.19	0.19	0.09	12.44	12.00
48.00	2.38	2.26	0.24	0.12	12.49	12.00
50.00	2.51	2.63	0.31	0.17	12.54	12.00
52.00	2.68	3.61	0.41	0.23	12.60	12.00
54.00	2.93	5.93	0.60	0.31	12.70	12.00
56.00	3.28	8.64	0.97	0.43	12.85	12.00
58.00	3.79	13.21	1.70	0.65	13.06	12.00
60.00	6.72	163.42	3.44	1.04	13.87	12.00
62.00	7.79	23.07	4.91	1.78	15.08	12.00
64.00	8.21	11.69	5.07	2.61	15.24	12.00
66.00	8.44	6.97	5.12	3.45	15.29	12.00
68.00	8.68	6.91	5.15	4.30	15.32	12.00
70.00	8.84	4.66	5.15	5.15	15.32	12.00
72.00	9.00	4.63	5.14	6.00	15.31	12.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.16	68.72	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	15.32	68.72	12.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	32.15	0.00	6.00	0.00	26.15	0.00

Project Name: Mill Creek
Reviewer: BMU
Project Number:
  Period Begin: Jun 01, 2024;0000 hr End: Jun 04, 2024;0000 hr Duration: 72 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: onsite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 12 inches
  Area: 61.76 acres
  Ground Storage: 2.87 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 12 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
12.00	0.00
12.50	3.47
13.00	7.09
14.00	14.76
15.00	23.01
16.00	33.10
17.00	52.52

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	12.00
360.00	12.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

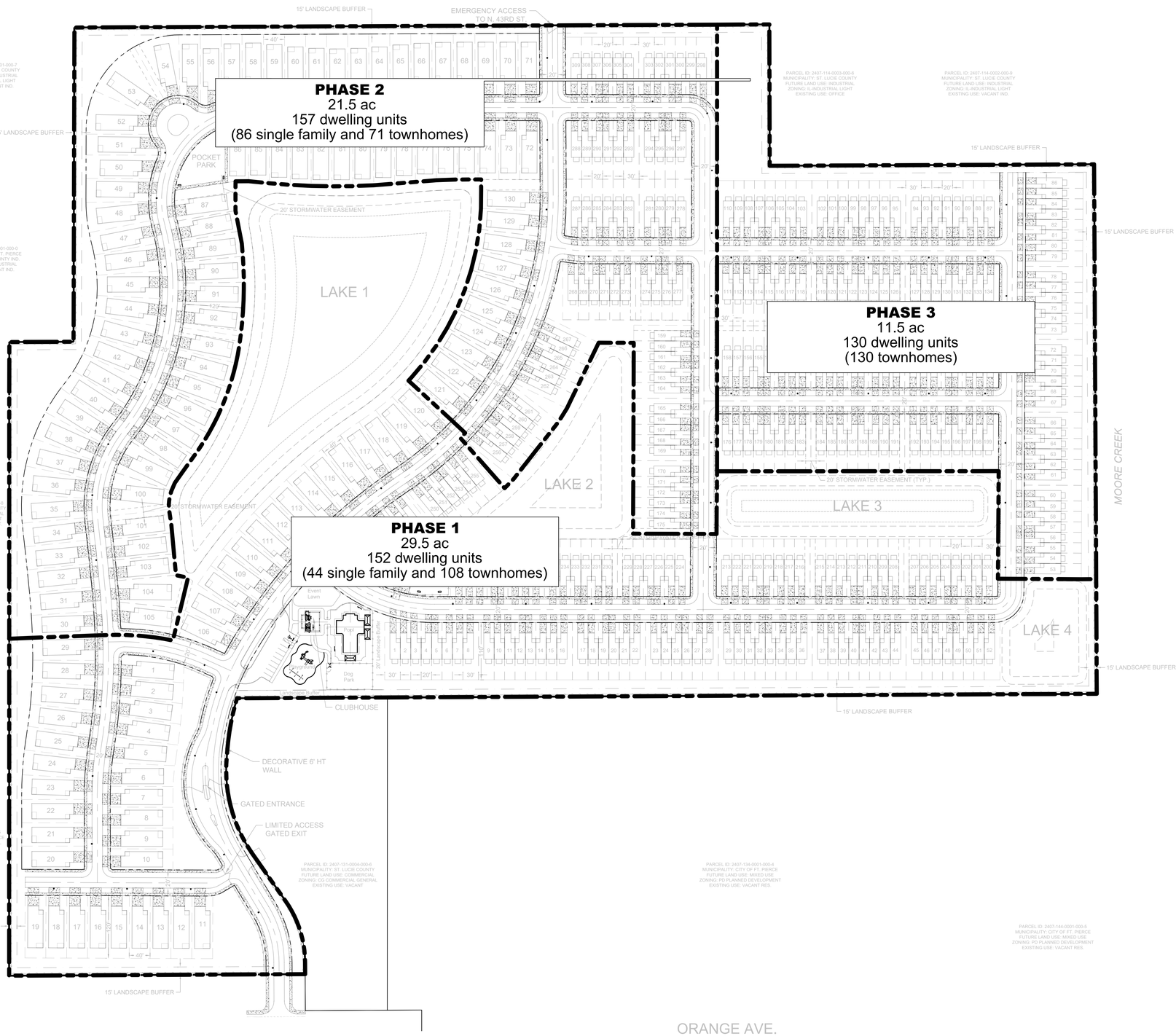
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

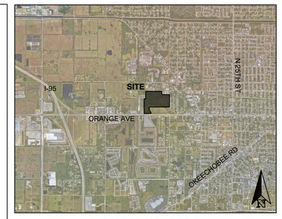
BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
onsite	16.70	72.00	12.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
onsite	46.72	0.00	0.00	0.00	46.72	0.00





LOCATION MAP
NTS

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER EASEMENT
- PROPOSED WALL
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

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THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

OWNER
FM MILLCREEK HOLDING LLC
1698 W HIBISCUS BLVD.,
UNIT STE. A
MELBOURNE, FL 32901-2639

PLANNER
REDTAIL DESIGN GROUP
TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

ENGINEER
THOMAS ENGINEERING GROUP
BRANDON M. ULMER, PE
840 SE OSCEOLA ST.
STUART, FLORIDA 34994
772.888.3138

SURVEYOR
EDC, INC.
MICHAEL T. OWEN, PSM
10250 VILLAGE PKWY., UNIT 201
PORT ST. LUCIE, FLORIDA 34987
772.462.2455

LANDSCAPER
LANDSCAPE DESIGN ASSOCIATES
SABINE MARCKS, RLA
2511D NW 182ND AVE
HIGH SPRINGS, FL 32643
352.210.5765

GRAPHIC SCALE
0 100 200
1" = 100'

REDTAIL DG
p. 772.742.1555
todm@redtaildg.com

TM — DESIGNED BY
AH — DRAWN BY
RDTL_SIT-FS PHASING.DWG — FILENAME
SIT — LAYOUT
1" = 100' — SCALE
8/30/2024 — DATE

REVISION COMMENTS — DATE

MILLCREEK
ORANGE AVE.
PHASING PLAN
CITY OF FT. PIERCE FLORIDA

1 OF 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection

Parcel ID #(s): 2407-124-0001-000-3

Project description: Planned Development Amendment that proposes the development of the residential area of the PD on the parcel 2407-124-0001-000-3

FM Millcreek Holding LLC	Redtail Design Group
Property Owner(s)	**Applicant/Representative, Title, Company**
1698 W Hibiscus Blvd, Unit Ste A	100 S. 2nd Street
Street Address	Street Address
Melbourne FL 32901-2639	Fort Pierce FL 34950
City State Zip	City State Zip
321 953-3300	772-742-1555
Phone Number	Phone Number
bonnie.fmdc@gmail.com	todm@redtaildg.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.*

Peterka

~~*Property Owner(s) Signature(s)*~~
Authorized Agent

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





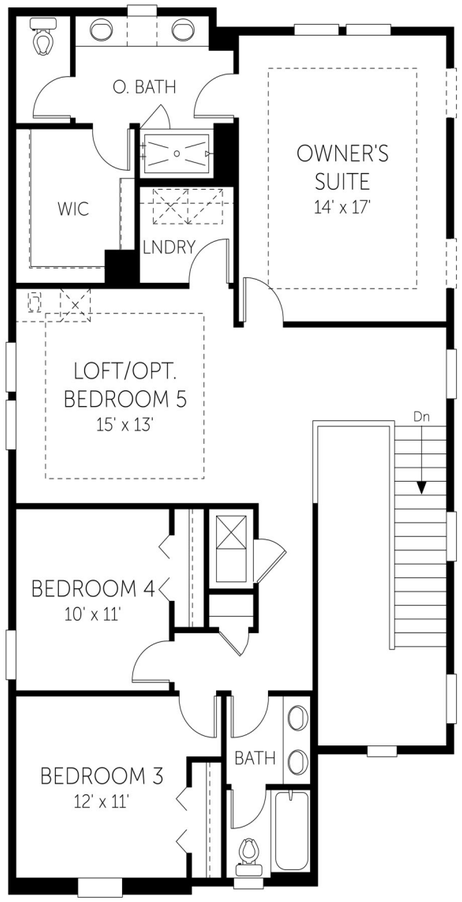


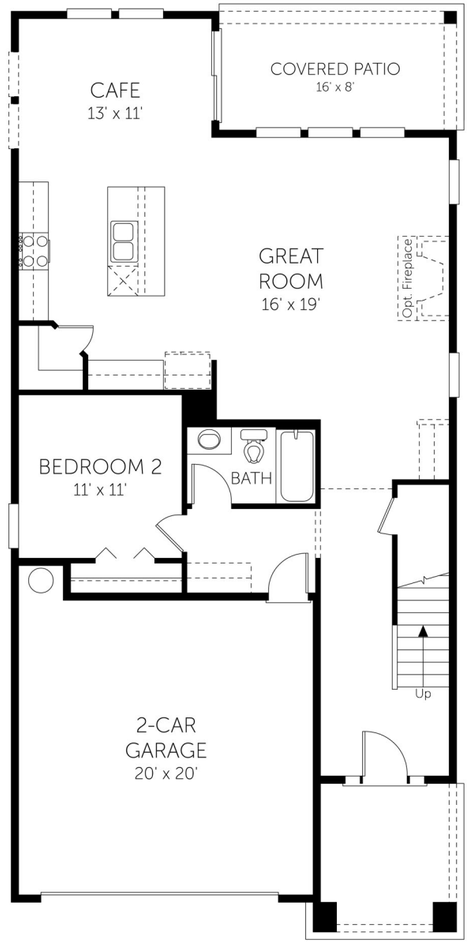
DREAM FINDERS HOMES

Vilano

Second Floor
4 Beds
3 Full Baths
1 Garage
2,500 Sq. Ft.

No Options Selected





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REDTAIL LDC
100 S. 2nd Street
Fort Pierce, FL 34950

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VP Drawn by

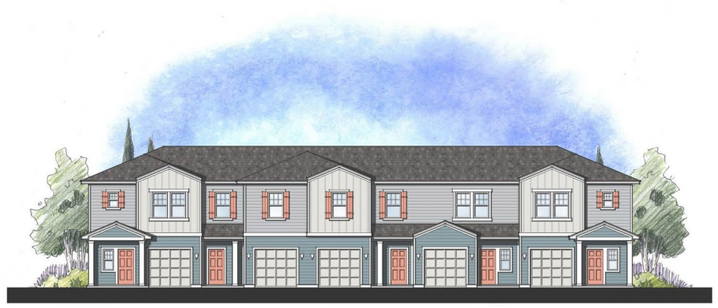
MILLCREEK
VILANO MODEL
SINGLE FAMILY DETACHED

7/19/2024

SHEET 01 of 01

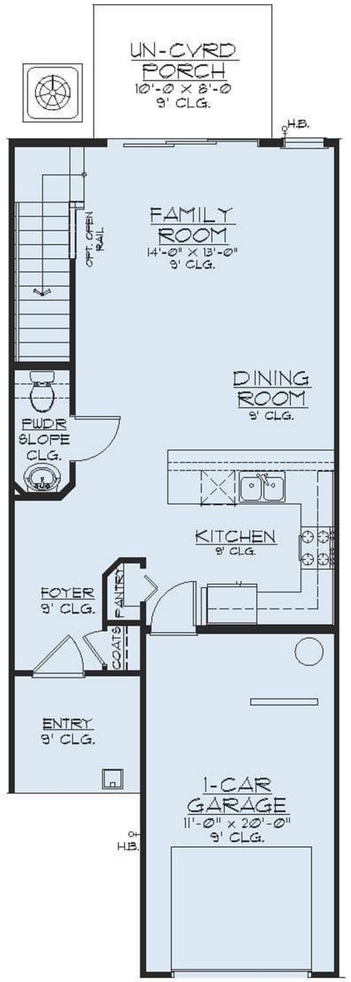



OPTION 2

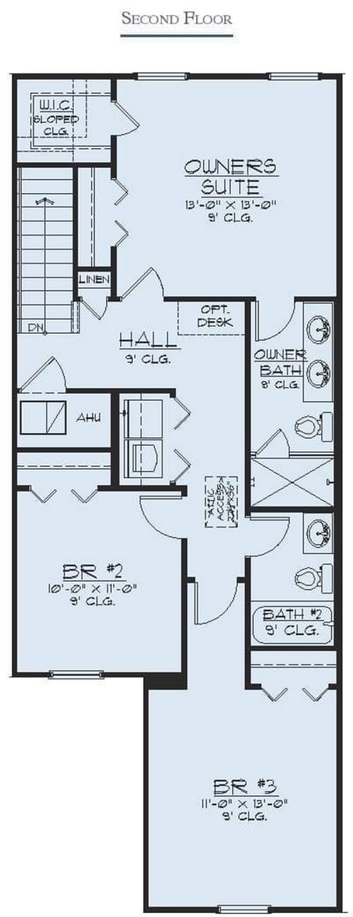

OPTION 3

WARBLER

3 BEDROOM | 2.5 BATH | 1 CAR GARAGE | 1,438 SQ. FT. LIVING AREA



First Floor



Second Floor

DREAM FINDERS HOMES
HOMES BUILT TO FIT YOUR LIFESTYLE

DREAMFINDERSHOMES.COM

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CBC1257579

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100 S. 2nd Street
Fort Pierce, FL 34950

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MILLCREEK

WARBLER MODEL
TOWNHOME

7/19/2024

SHEET 01 of 01







DREAM FINDERS HOMES

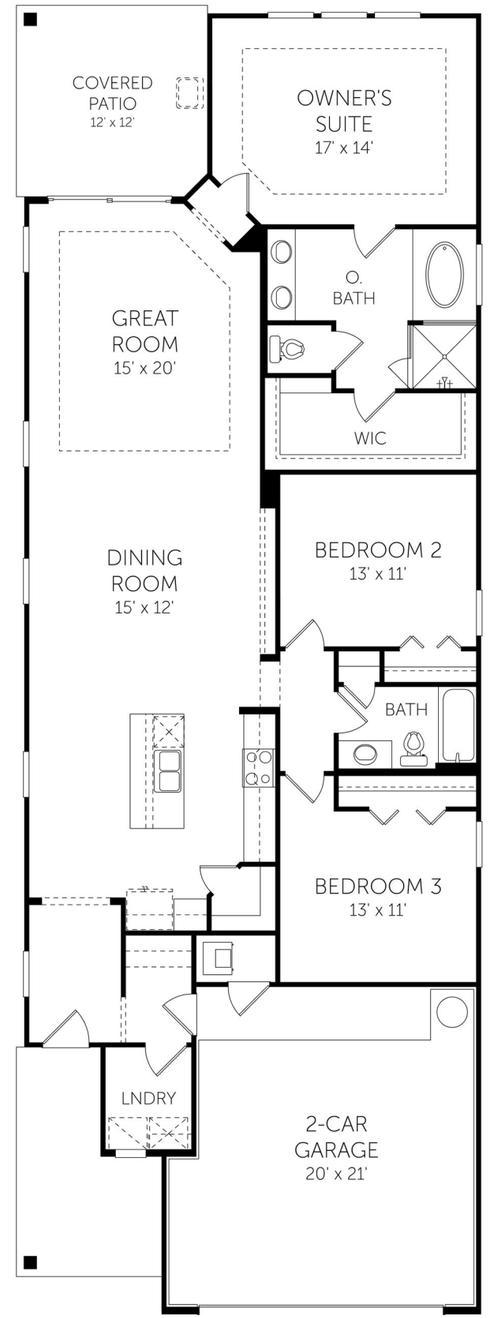
Avondale 1,864 SQFT

First Floor

3 Beds

2 Full Baths

No Options Selected



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Fort Pierce, FL 34950

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VP Drawn by

MILLCREEK

AVONDALE MODEL

SINGLE FAMILY DETACHED

7/19/2024





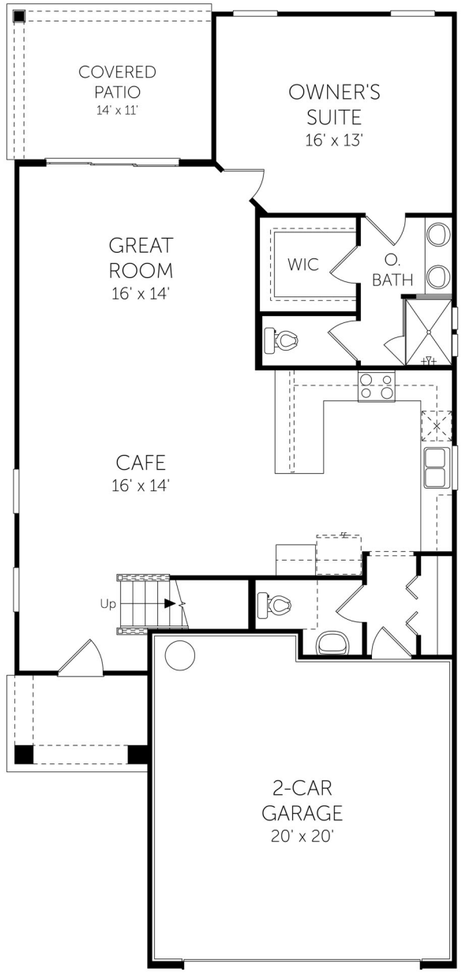


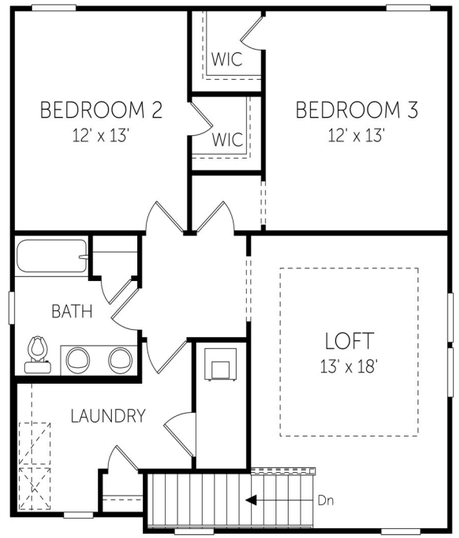
DREAM FINDERS HOMES

Stockton

First Floor
3 Beds
2 Full Baths | 1 Half Bath
2,098 Sq. Ft.

No Options Selected





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100 S. 2nd Street
Fort Pierce, FL 34950

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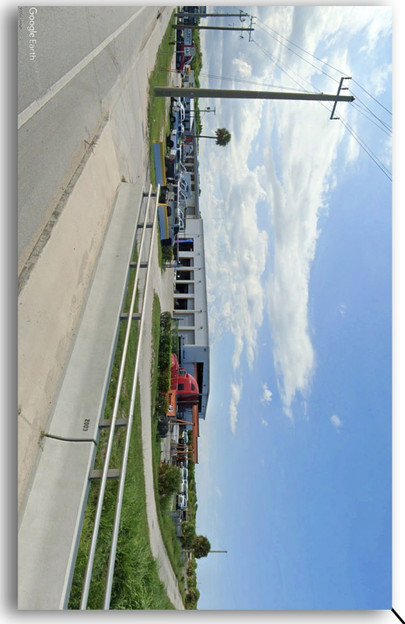
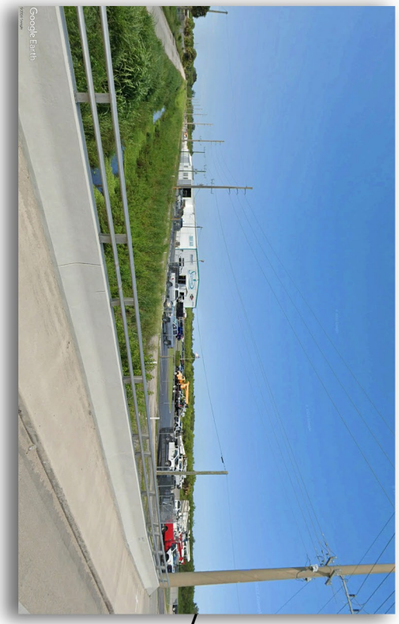
STOCKTON MODEL
SINGLE FAMILY DETACHED

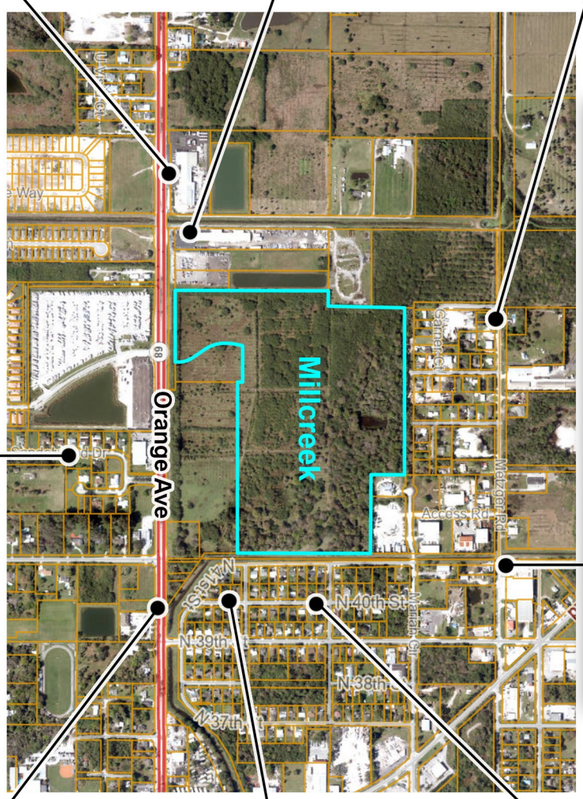
7/19/2024

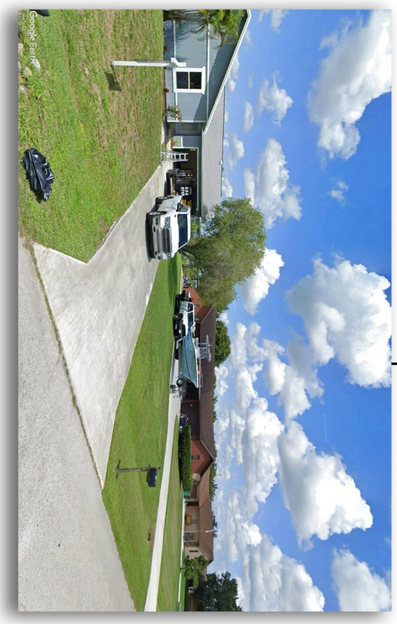
SHEET 01 of 01



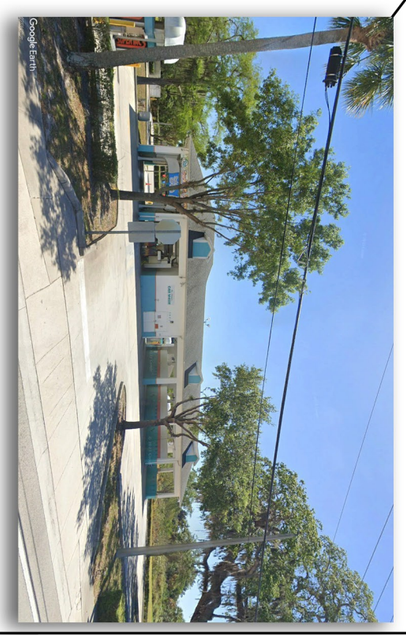


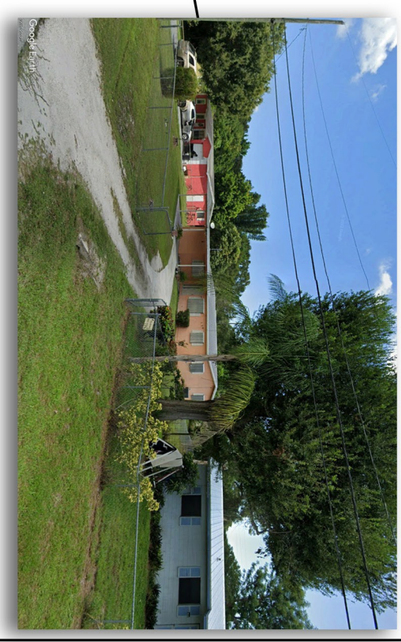














SHEET 01 of 01

7/19/2024

MILLCREEK

LOCAL ARCHITECTURAL STYLES

TM
Designed by

VP
Drawn by

REDTAIL LLC
100 S. 2nd Street
Fort Pierce, FL 34950

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT:

Final Planned Development - Millcreek - 2407-124-0001-000-3

Comments

W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. A pre-design meeting is strongly recommended given that offsite utility improvements will be necessary to adequately meet the expected demand for this development. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

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

Gas: Approved. Natural gas is available. Infrastructure (gas mains/services) are available at no cost (load dependent) to builder/developer. Additionally, complementary water heaters (after rebate) are available for builders/developers on this project.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Can be made Available.**
If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

Developer Letter.pdf

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kev Freemen, Planning Director

FROM: Selena Griffett, P.E., Project Engineer

THRU : Tracy Telle, Engineering Manager

RE : Millcreek Final Plan Development
Parcel 2407-124-0001-000-3

DATE : OCTOBER 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024

- ☒ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits
- ☒ Final PD

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend

- ☐ Variance Approval
- ☒ Final Plan Development Approval
- ☐ DPCR 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 Engineering Comments

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

ENGINEERING COMMENTS:

1. Provide a typical roadway section which indicates the required curbed roadway for the project. The minimum paved width for a two-way roadway shall be 21' if utilizing Type "F" curb and gutter.
2. Update the site plan to reflect the driveway dimensions.
3. Revise the site plan to reflect the property boundary information.
4. The site plan indicates that Moore's Creek is located on the east side of the development, revise this to identify the creek as NSLRWMD Canal No. 3.
5. Show all stop bars and stop signs.
6. Show crosswalks and ADA ramps.
7. Provide the legal description on the site plan.
8. Provide the Orange Avenue driveway setback dimension as measured from the east property line.
9. Provide hammerheads or T-turnarounds at all dead-end streets.
10. Provide the radius of the paved cul-de-sac.
11. The signature on the provided electronic survey is not validated, provide a valid certified survey.
12. A topographic survey was not provided; please provide a certified topographic survey as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2.
13. Provide the proposed road setback adjacent to Parcel 2407-134-0001-000-4.
14. Is visitor parking proposed at the clubhouse? The site plan does not indicate any parking, yet the landscaping plan reflects proposed parking. Revise the plans accordingly ensuring that all proposed improvements are shown on the site plan.
15. Provide a cross section at the gated entrance which denotes proposed lane widths and other pertinent information.
16. According to the provided survey there are numerous easements of record located on the property including a 10' ingress/egress easement located along the northern boundary. How will these easement be incorporated into the project?
17. Advisory Comments:
    a. All Environmental Permitting will need to be completed prior to construction activities.
    b. Orange Avenue is an FDOT owned and maintained facility; permitting through FDOT will be required for all improvements located within the Orange Avenue R/W.
    c. The stormwater report will be further reviewed and approved as part of the Building Permit Review. City Code Section 119 defers to the South Florida Water Management District methodology to determine minimum acceptable elevations for roadway, site perimeter berm, and finished floor elevations. A geotechnical report to determine water elevations is also required.
    d. Jurisdictional wetlands are located on site. Prior to any clearing activities a SFWMD permit is required.
    e. A formal gopher tortoise survey will be required.

St. Lucie Transportation Planning Organization

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

October 15, 2024 **VIA EMAIL**

Mr. Kev Freeman, Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review (PTIR)
Millcreek – Planned Development Amendment
Parcel Id: 2407-124-0001-000-3

Dear Mr. Freeman:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 62.51-acre Planned Development with a total of 439 dwelling units, distributed into 309 townhomes and 130 detached, single-family homes on a currently undeveloped parcel of land. Based on the review, the following comments are provided:

- **Traffic Data:** A Traffic Impact Analysis (TIA) was not included in the TRC packet. A Traffic Impact Analysis should be provided for review.

- **Local and State Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts from the proposed development will extend to the St. Lucie County and Florida Department of Transportation (FDOT) roadway networks. Therefore, coordination with the County and FDOT is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

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

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.17.24
Property Address: Final Planned Development - Millcreek - 2407-124-0001-000-3

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

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

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

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

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

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

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10/15/24

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

October 15, 2024

PROJECT: **Millcreek**

REF: Project #

TO: Kevin Freeman

FROM: Grant Chambers

Comments:

1. Orange Ave is an FDOT Right-of-Way. Please coordinate with FDOT for permitting improvements within the Right-of-Way or any required Right-of-Way dedications

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.

Planning Board **6. c.**

Meeting Date: 03/10/2025

Re: Site Plan (Major) - Treasure Townhomes - 4601 Regina Drive

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Site Plan - Treasure Townhomes - 4601 Regina Drive

SUMMARY:

The applicant is requesting the review and approval of an application for a Site Plan (Development and Design Review) for townhomes at 4601 Regina Drive. The ninety-four (94) fee simple units will be divided into 16 six-and-seven- unit buildings.

The proposed development is located on a parcel with an approximate 9 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.

RECOMMENDATION:

Staff's recommendation is **APPROVAL** of the site plan with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
    a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
        i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All tees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
        ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. The dual directional arrow markings on the site entrance shall be removed and replaced single directional arrow markings. Dual arrows signify two lanes, which does not meet the 24-feet requirement.
3. Site plan shall remove "50 ROW." Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.
4. A 5-ft sidewalk is required along Poinsetta Ave.
5. 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.
6. Addresses will need to be submitted to the Planning Department for all units prior to

building permit application

ALTERNATIVES:

- Recommend Approval with additional/modified conditions
- Recommend Disapproval of site plan

RESPONSIBLE STAFF:

Kerry C. Driver - Senior Planner

COORDINATED WITH:

1. Technical Review

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant File
Staff Supporting Documents

Form Review

Form Started By: Kerry Driver Started On: 02/27/2025 04:22 PM
Final Approval Date: 03/04/2025

CITY OF FORT PIERCE

Planning Board

March 10th, 2025

Treasure Townhomes- Site Plan

4601 Regina Dr.

APPLICANT

Cotleur & Hearing

PROPERTY OWNER(S)

Treasure Townhomes, LLC

PARCEL ID #(S):

3403-501-0025-000-5

SUMMARY

The applicant is requesting a site plan review and approval for development of townhomes at 4601 Regina Drive. The ninety-four (94) fee simple units will be divided into 16 six-and-seven- unit buildings.

The proposed development is located on a parcel with an approximate 9 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.

SITE LOCATION



SITE AREA= 9 +/- Acres

FUTURE LAND USE

FLU: RM (Medium Density Residential

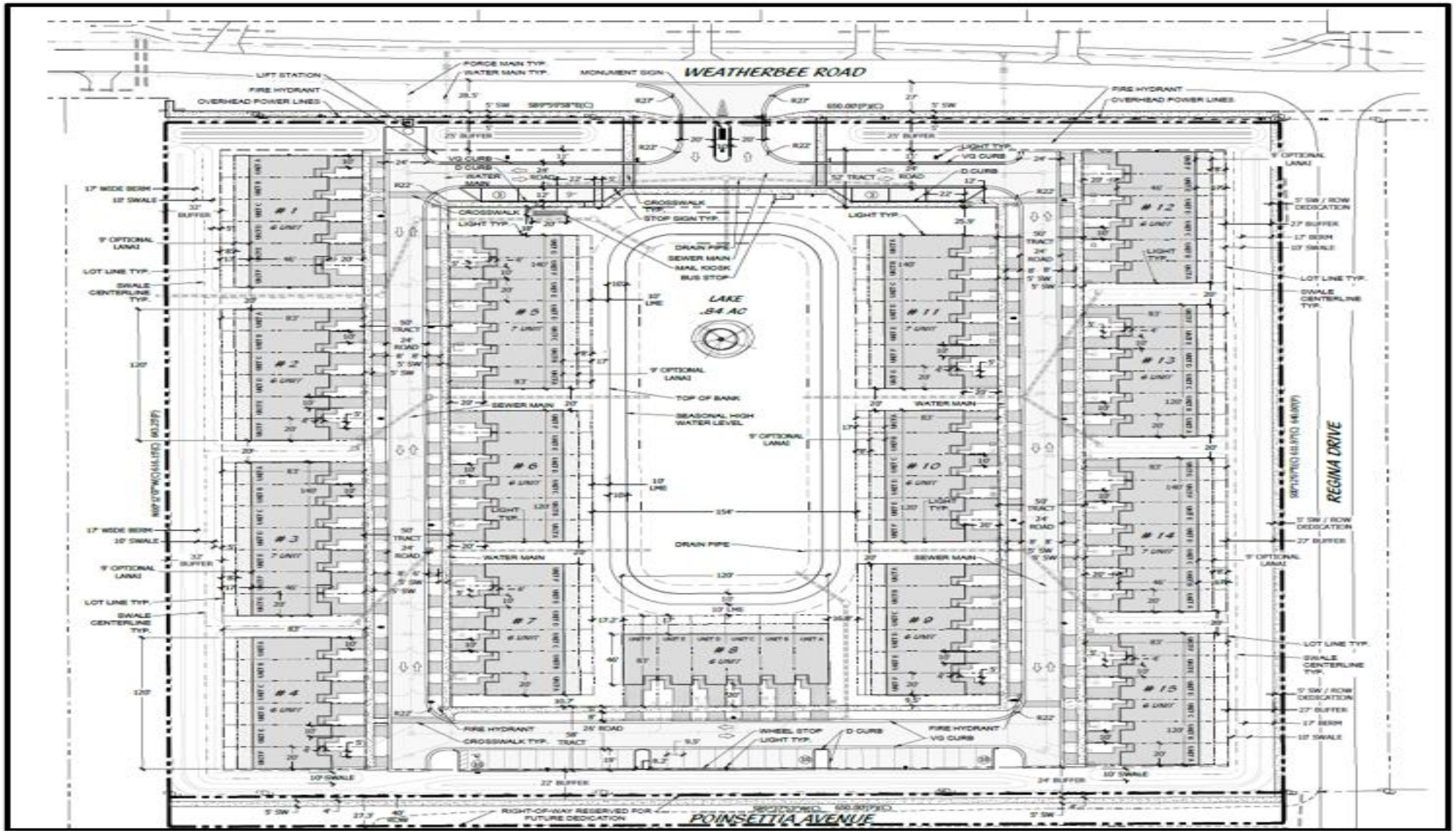


ZONING

Zoning: R-4, Medium Density Residential



SITE PLAN



4601 Regina Dr. - Treasure Townhomes – Site Plan

SITE PLAN details

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	RM	
ZONING	R-4	
FIRM/FLOOD ZONE	ZONE X, A; MAP # 12111C0279K	

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	9.574	417,043

TOTAL BUILDINGS	15	BUILDINGS
7 UNIT BUILDINGS	1	
6 UNIT BUILDINGS	11	
TOTAL PROPOSED UNITS	94	UNITS
DENSITY	9.82	UNITS/ACRE
MEDIAN ROOF HEIGHT	23'	

PARKING CALCULATIONS

REQUIRED PARKING	188	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	34	SPACES
OFF-STREET HANDICAPPED PARKING	2	SPACES
DRIVEWAY PARKING	94	SPACES
GARAGE PARKING	94	SPACES
TOTAL	224	SPACES

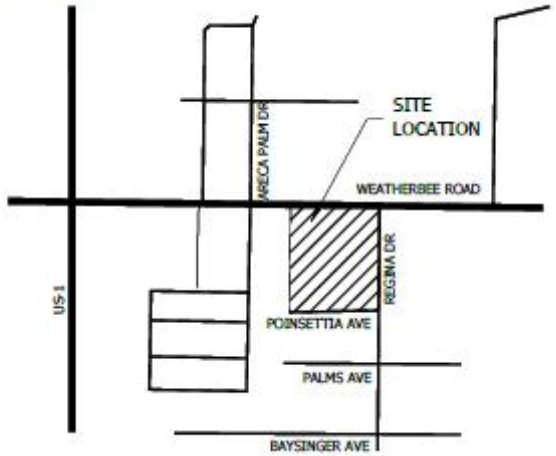
PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.49	65,055	15.6%
LME & LAKE PLANTING	0.41	17,909	4.3%
40' WIDTH TRACT	0.41	17,916	4.3%
LOT OPEN SPACE	0.76	33,134	7.9%
OTHER LANDSCAPE AREA	0.96	41,852	10.0%
SUB-TOTAL	4.04	175,866	42.2%

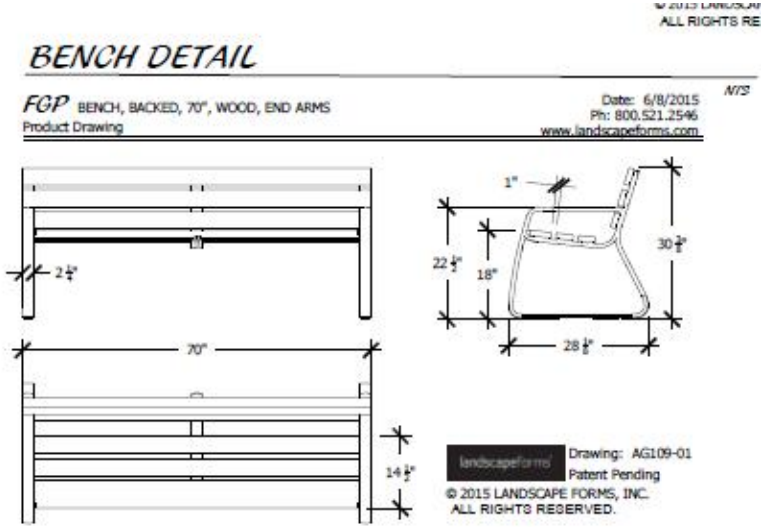
IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE	1.86	80,888	19.4%
VEHICULAR USE AREA	1.29	56,129	13.5%
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%
WATER SURFACE	0.84	36,625	8.8%
SUB-TOTAL	5.54	241,177	57.8%

TOTAL	9.574	417,043	100.0%

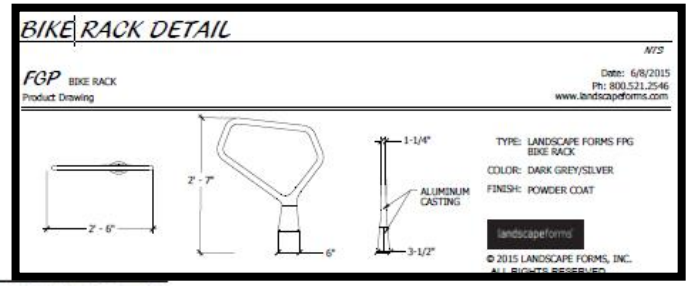
KEY MAP



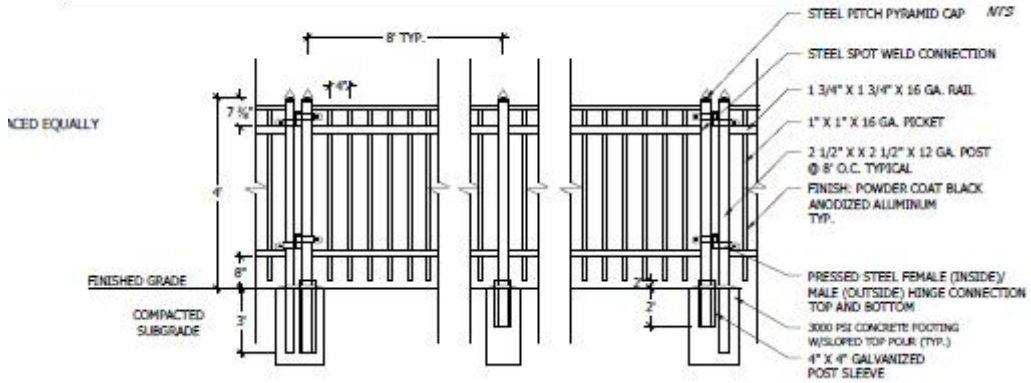
BENCH DETAIL



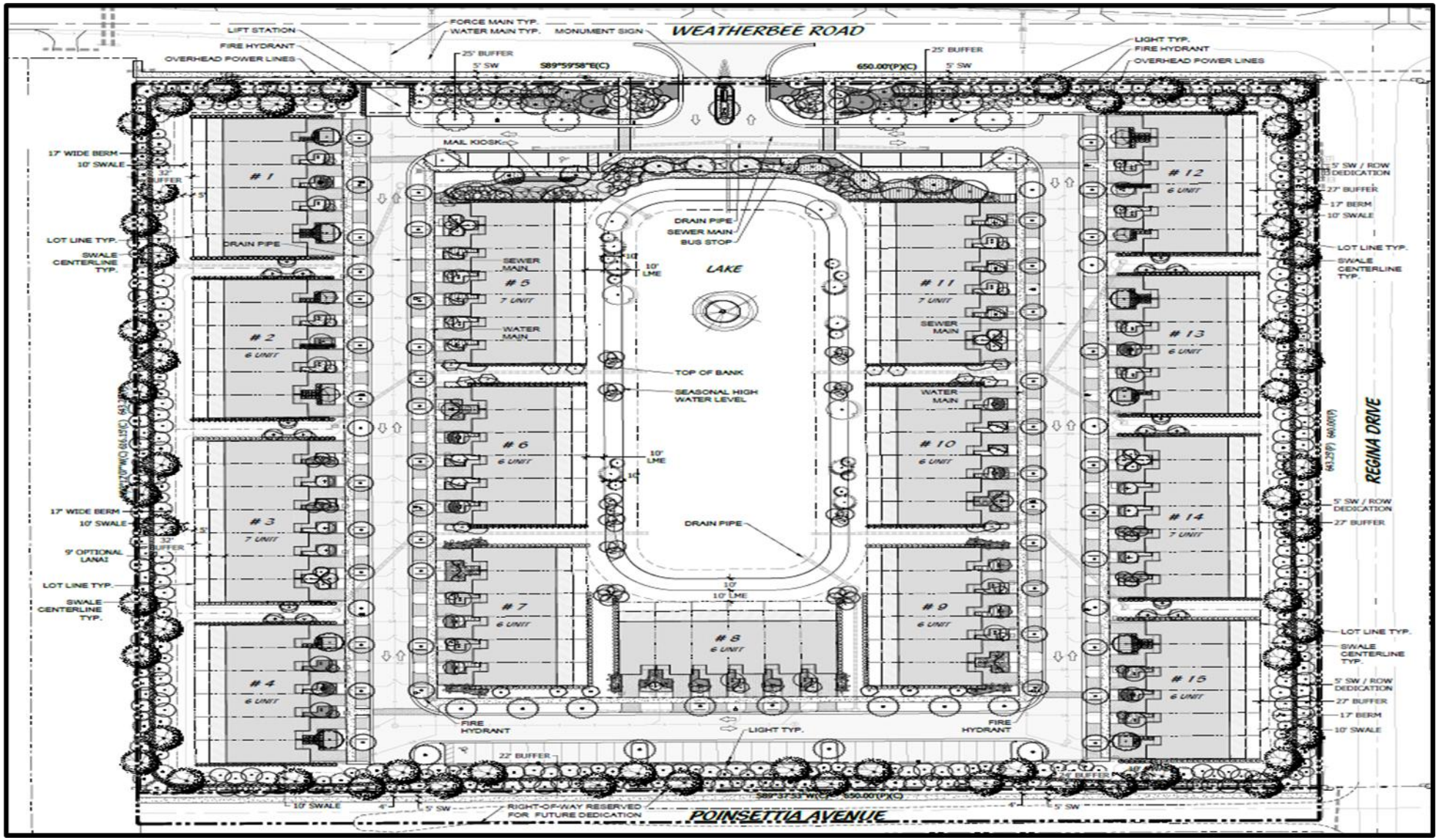
BIKE RACK DETAIL



DECORATIVE FENCE DETAIL



LANDSCAPE PLAN



4601 Regina Dr. – Treasure Townhomes – Site Plan

LANDSCAPE PLAN details

LANDSCAPE DATA

VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 3700 SF (55499/15)
PROVIDED: >3700 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 37 TREES (3700/100)
PROVIDED: 61 TREES

- 30 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION
- 8 JAPANESE BLUEBERRIES
- 15 SABAL PALM CLUSTERS (3 PER CLUSTER OR TOTAL 45)
- 4 GREEN BUTTONWOODS
- 4 LIGUSTRUMS

BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 23,760 / 300 = 79
PROVIDED: 80 TREES + 363 MITIGATION TREES

- 57 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
- 12 ROYAL PALMS
- 3 VERAWOOD TREES
- 8 SILVER BUTTONWOODS

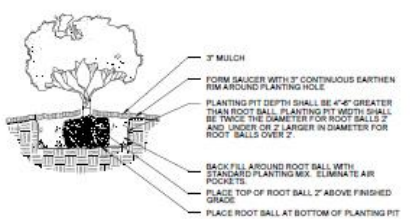
- 85 CABBAGE PALMS (FOR MITIGATION*)
- 88 SLASH PINES AT 4" DBH (FOR MITIGATION*)
- 190 SLASH PINES AT 1.5" DBH (FOR MITIGATION*)

3' CONTINUOUS SCREEN
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

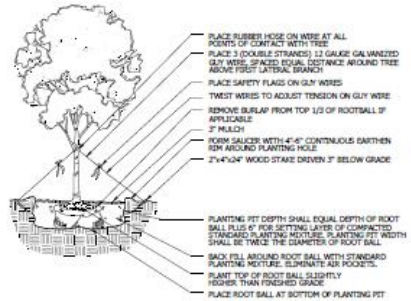
HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

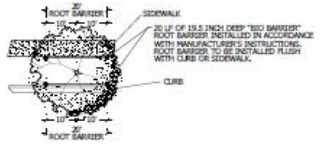
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

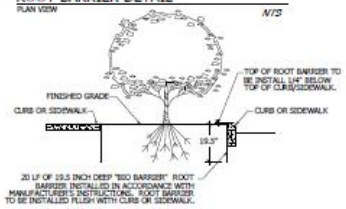
N/S





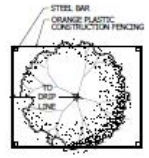
ROOT BARRIER DETAIL

PLAN VIEW N/S

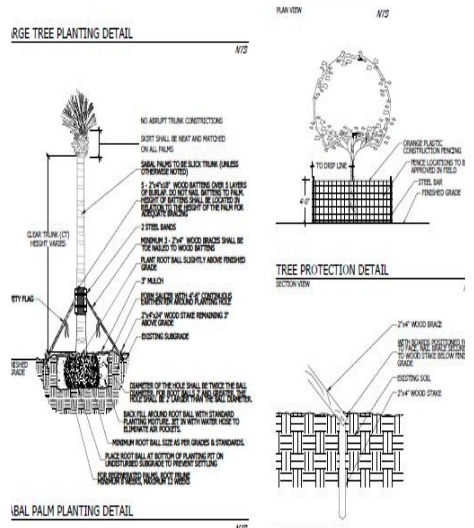


ROOT BARRIER DETAIL

SECTION VIEW N/S

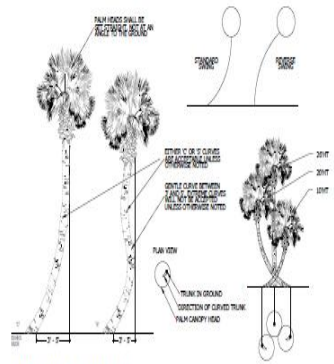


TREE PROTECTION DETAIL

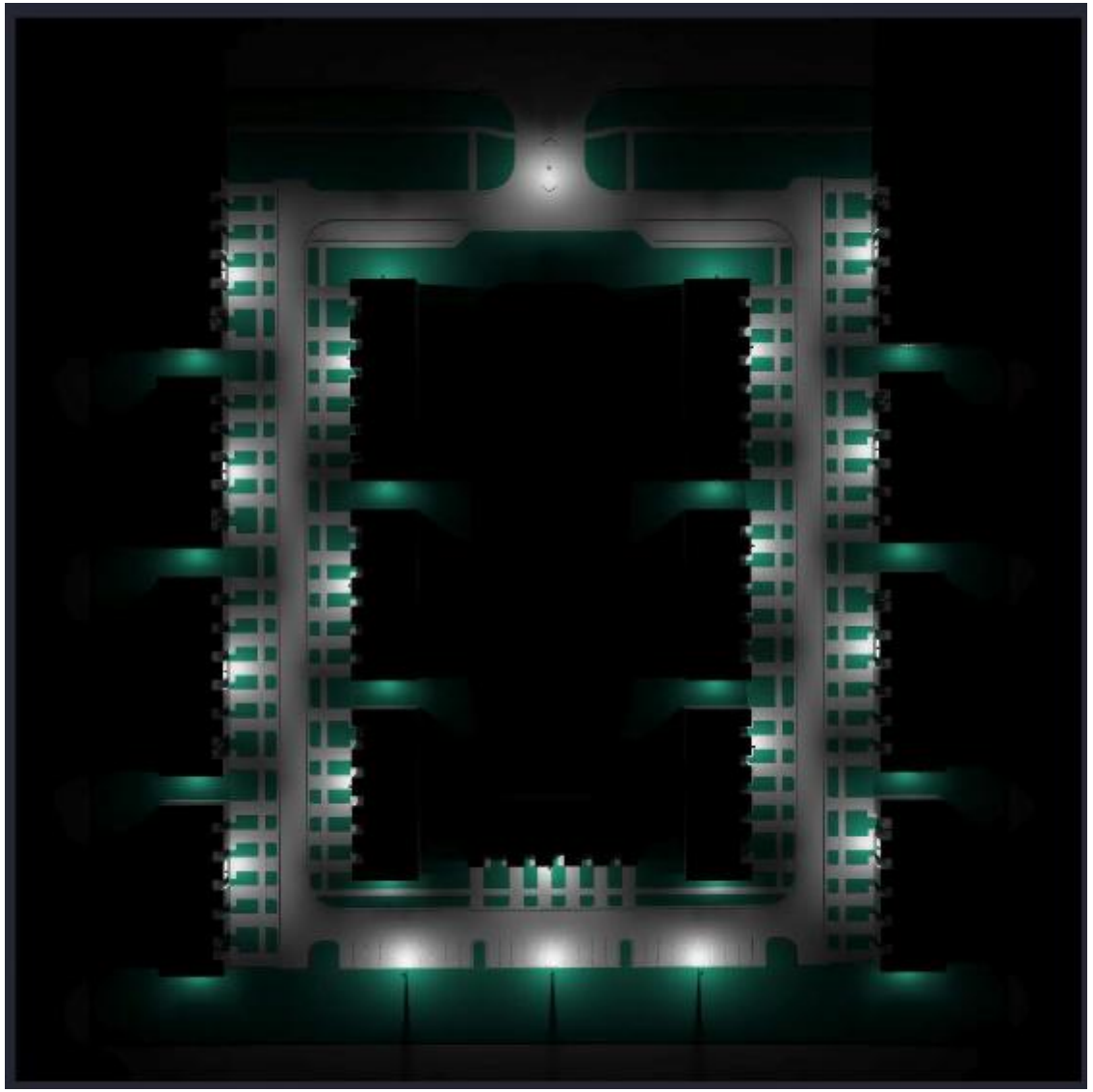


BAL PALM PLANTING DETAIL

N/S



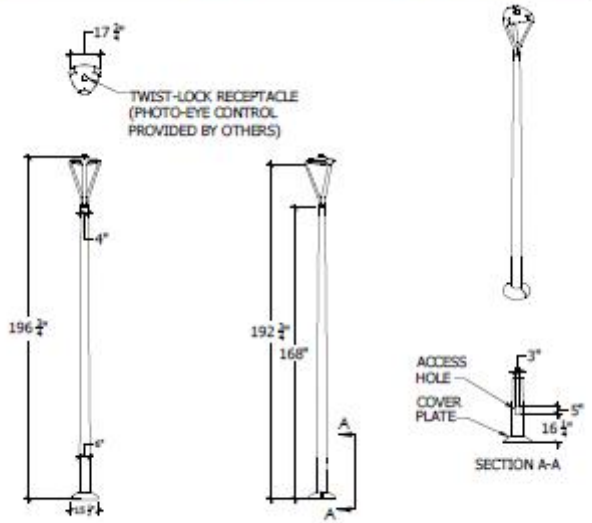
LIGHTING PLAN



LIGHTING DETAIL

FGP LIGHT
AREA LIGHT, 16 FT, TYPE 5, WITH COVER PLATE, TWIST LOCK

Date: 10/5/2018
Ph: 800.521.2546
www.landscapeforms.com

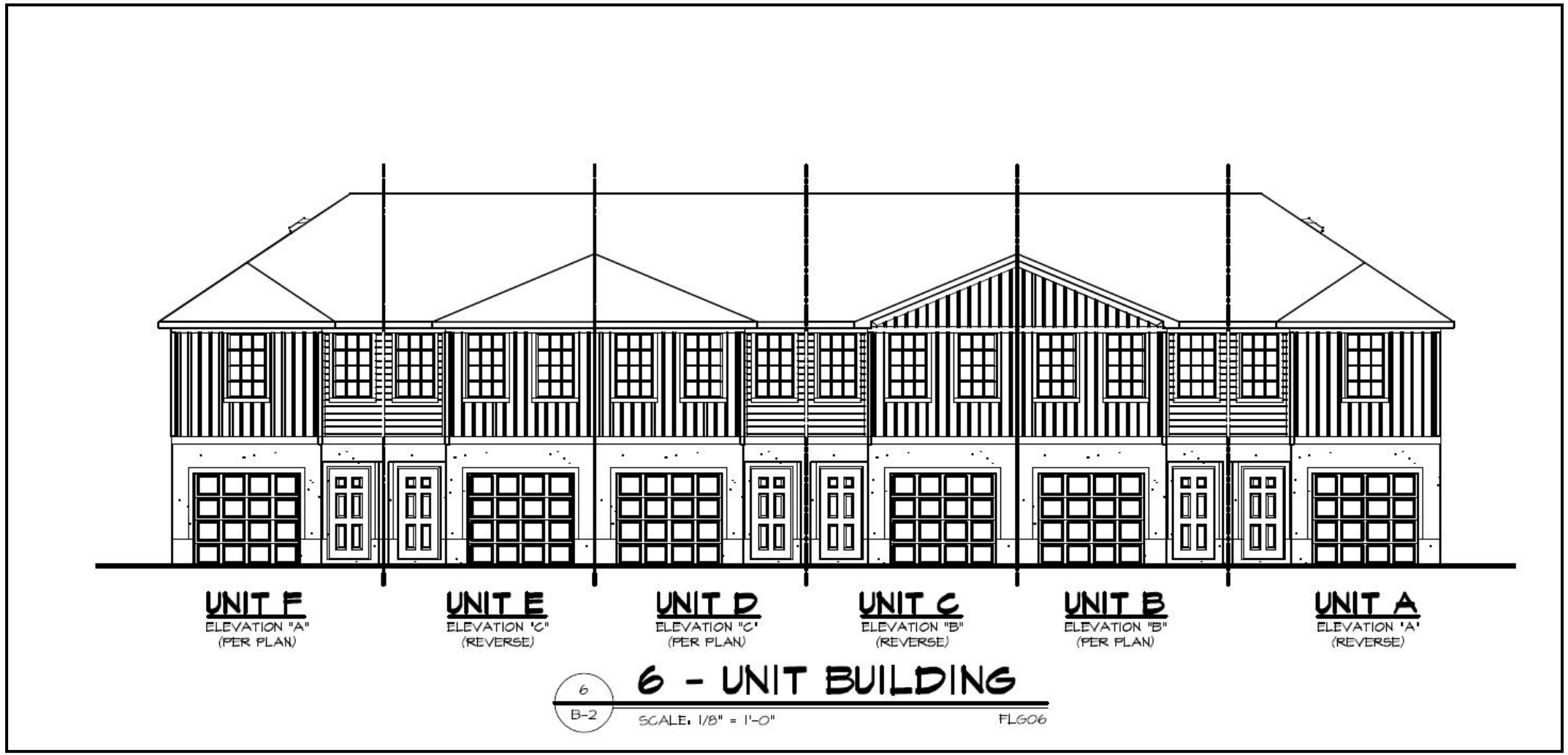


FIXTURE SCHEDULE

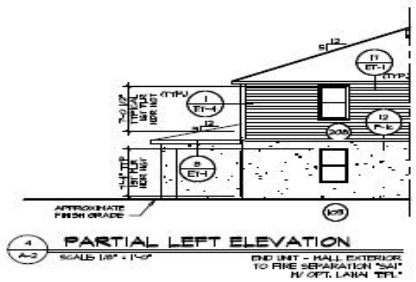
Luminaire Schedule

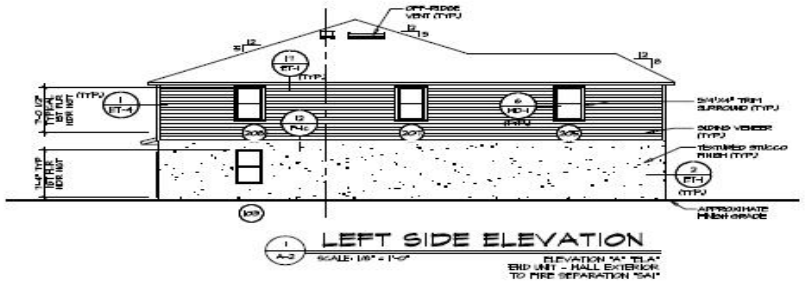
Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
21		A1-P	Single	234.05	4915.05	31724	0.930	STRK2305K T4 U SF BZ
4		B-P	Single	236.44	945.76	32883	0.930	STRK2305K T3 U SF BZ
14		C	Single	27.1608	380.251	6879	0.930	NOVA2 WSCS BZ

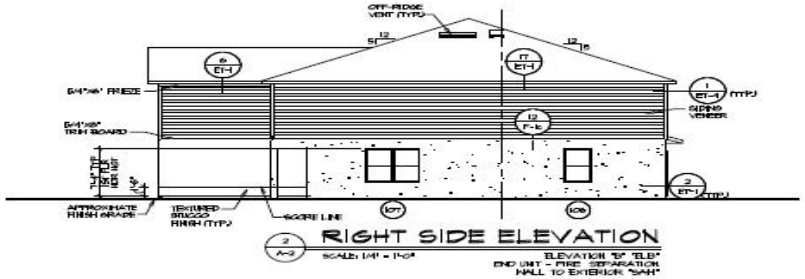
ELEVATIONS DETAILS



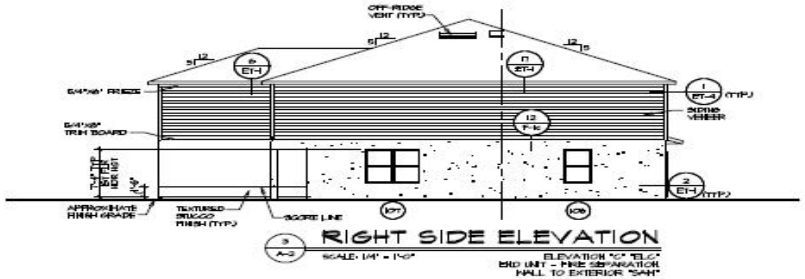
ELEVATIONS DETAILS cont'd











RECOMMENDATIONS

Staff's recommendation is **APPROVAL** of the site plan with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
    a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
        i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All tees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
        ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. The dual directional arrow markings on the site entrance shall be removed and replaced single directional arrow markings. Dual arrows signify two lanes, which does not meet the 24-feet requirement.
3. Site plan shall remove "50 ROW." Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.
4. A 5-ft sidewalk is required along Poinsetta Ave.

RECOMMENDATIONS cont'd

5. 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.
6. Addresses will need to be submitted to the Planning Department for all units prior to building permit application

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

March 10th, 2025

Treasure Townhomes- Site Plan

4601 Regina Dr.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 13, 2025

Kerry Driver
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Treasure Townhomes 407 Weatherbee
Application Type: Site plan Application
Project Number: PZSITE2024-00001

Dear Kerry,

Please see below the responses to Staff's initial review for Gordy Creek, provided on August 14, 2024.

Fort Pierce Planning Department

1. Prior to issuance of CO, the Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
    a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently dies shall be replaced by the same or greater number of living trees according to the standards established in this article.
    b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

Response: Acknowledged.

Fort Pierce Engineering Department

1. The dual directional arrow markings on the site entrance shall be removed and replaced with single directional arrow markings. Dural arrows signify two lanes, which does not meet the 24-feet requirement.

Response: Acknowledged, the dual arrows have been removed and only one is shown per entry/exit.

2. Site Plan shall remove "50' ROW". Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.

Response: The "50' ROW" has been relabeled to "50' Tract" with a 24' Roadway.

Advisory Comments

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.

Response: Acknowledged.

2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.

Response: Acknowledged.

3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.

Response: Acknowledged.

4. A South Florida Water Management District (SFWMD) permit shall be required.

Response: Acknowledged.

5. An updated Environmental Assessment shall be required.

Response: Acknowledged.

6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.

Response: Acknowledged.

7. The drainage plan was reviewed conceptually and will be reviewed in depth.

Response: Acknowledged.

8. Tree mitigation plan and associated costs shall be reviewed in depth.

Response: Acknowledged.

St. Lucie County Fire District

1. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The $507.50 fire review fee was delivered to the St. Lucie County Fire District on 10/31/24. Payment receipt was confirmed with the St Lucie County Fire District on 1/3/2025.

St. Lucie County PW/Engineering

Corrections:

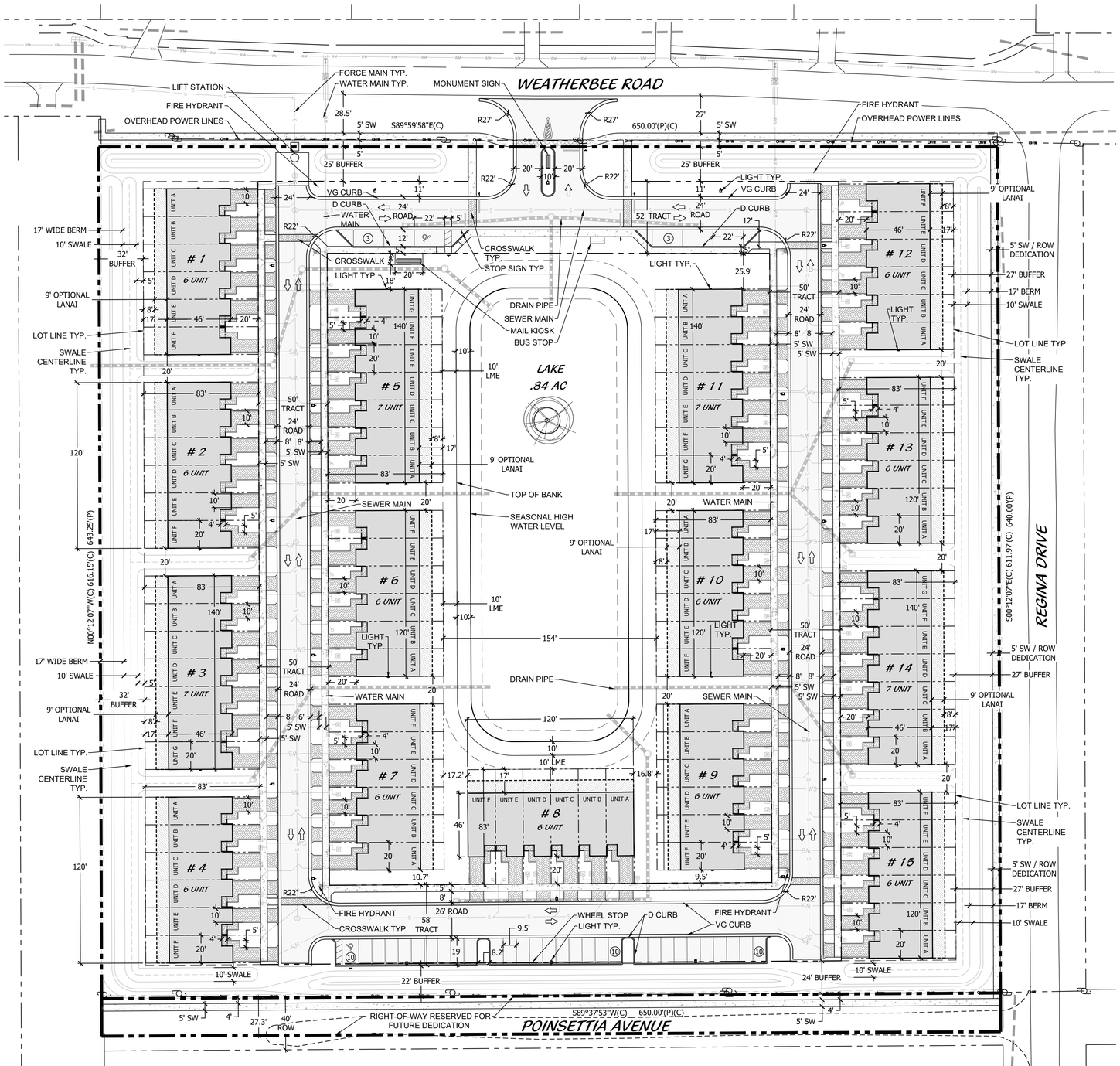
1. A 5-foot sidewalk is required along Poinsettia Avenue

Response: The 5’ sidewalk has been added along Poinsettia Avenue has been added to the plans, please see the updates attached.

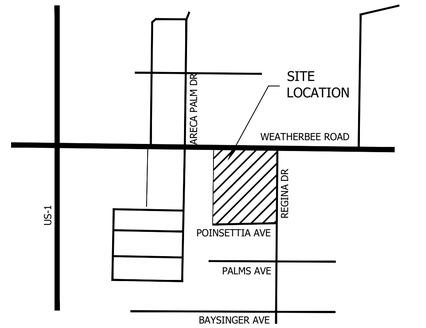
Conditions:

1. A Site Development Permit is required prior to performing site improvement activities

Response: Acknowledged, a Site Development Permit will be submitted by the project engineer in the near future.



KEY MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	**RM**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0279K**

BUILDING DATA

	ACRES	SQUARE FEET	
TOTAL SITE AREA	**9.574**	**417,043**	
TOTAL BUILDINGS	**15**	**BUILDINGS**	
7 UNIT BUILDINGS	4		
6 UNIT BUILDINGS	11		
TOTAL PROPOSED UNITS	**94**	**UNITS**	
DENSITY	**9.82**	**UNITS/ACRE**	
MEDIAN ROOF HEIGHT	**23'**		

PARKING CALCULATIONS

REQUIRED PARKING	188	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	34	SPACES
OFF-STREET HANDICAPPED PARKING	2	SPACES
DRIVEWAY PARKING	94	SPACES
GARAGE PARKING	94	SPACES
TOTAL	**224**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.49	65,055	15.6%
LME & LAKE PLANTING	0.41	17,909	4.3%
40' WIDTH TRACT	0.41	17,916	4.3%
LOT OPEN SPACE	0.76	33,134	7.9%
OTHER LANDSCAPE AREA	0.96	41,852	10.0%
SUB-TOTAL	**4.04**	**175,866**	42.2%

IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE	1.86	80,888	19.4%
VEHICULAR USE AREA	1.29	56,129	13.5%
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%
WATER SURFACE	0.84	36,625	8.8%
SUB-TOTAL	5.54	**241,177**	57.8%
TOTAL	**9.574**	**417,043**	**100.0%**

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 109, AND 125

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Ivy Development Group
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS 10-04-24
01-28-25

SHEET 1 OF 2

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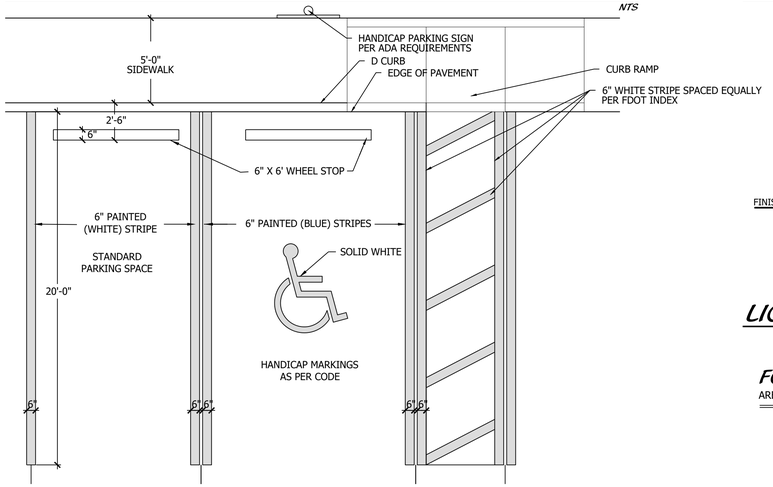
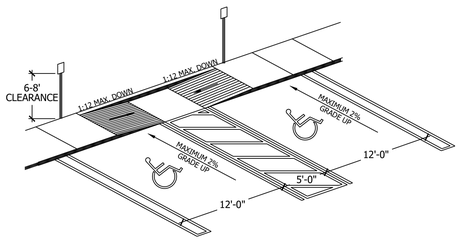
TYPICAL GUEST AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

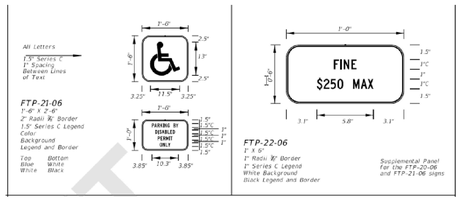


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

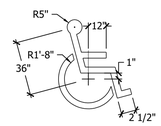
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS

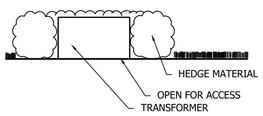


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

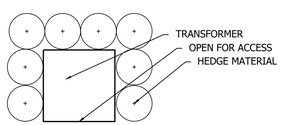
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

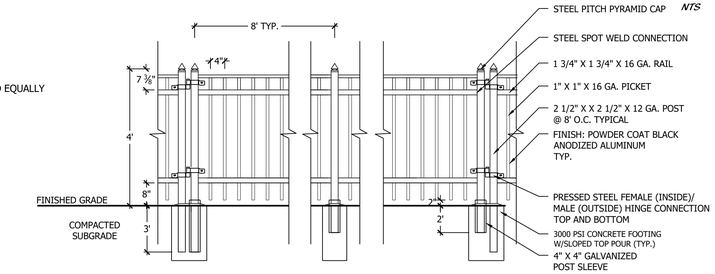


PLAN VIEW



DECORATIVE FENCE DETAIL

NTS



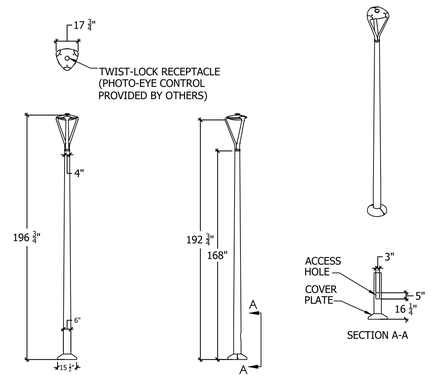
LIGHTING DETAIL

NTS

FGP LIGHT

AREA LIGHT, 16 FT, TYPE 5, WITH COVER PLATE, TWIST LOCK

Date: 10/5/2018
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG503-04
U.S. Patent No. D752,268
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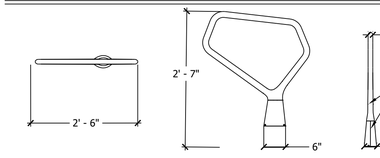
BIKE RACK DETAIL

NTS

FGP BIKE RACK
Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



TYPE: LANDSCAPE FORMS FPG BIKE RACK
COLOR: DARK GREY/SILVER
FINISH: POWDER COAT

landscapeforms
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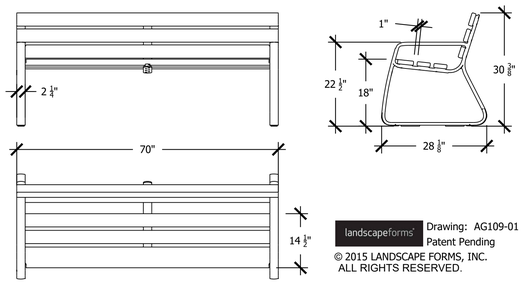
BENCH DETAIL

NTS

FGP BENCH, BACKED, 70", WOOD, END ARMS
Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG109-01
Patent Pending
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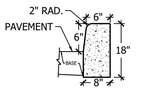
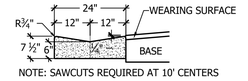
D CURB DETAIL

NTS



VALLEY CURB DETAIL

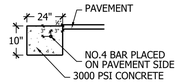
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

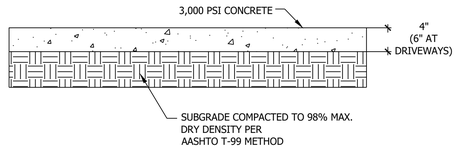
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

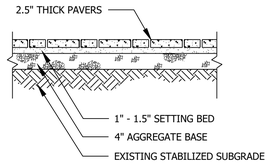
SIDEWALK DETAIL

NTS



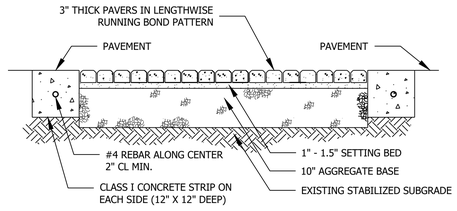
PEDESTRIAN PAVER DETAIL

NTS



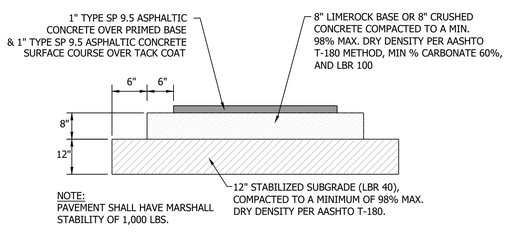
VEHICULAR PAVER DETAIL

NTS



VEHICULAR PAVEMENT DETAIL

NTS



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES
Ivy Development Group
Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	ACE
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-04-24
	01-28-25

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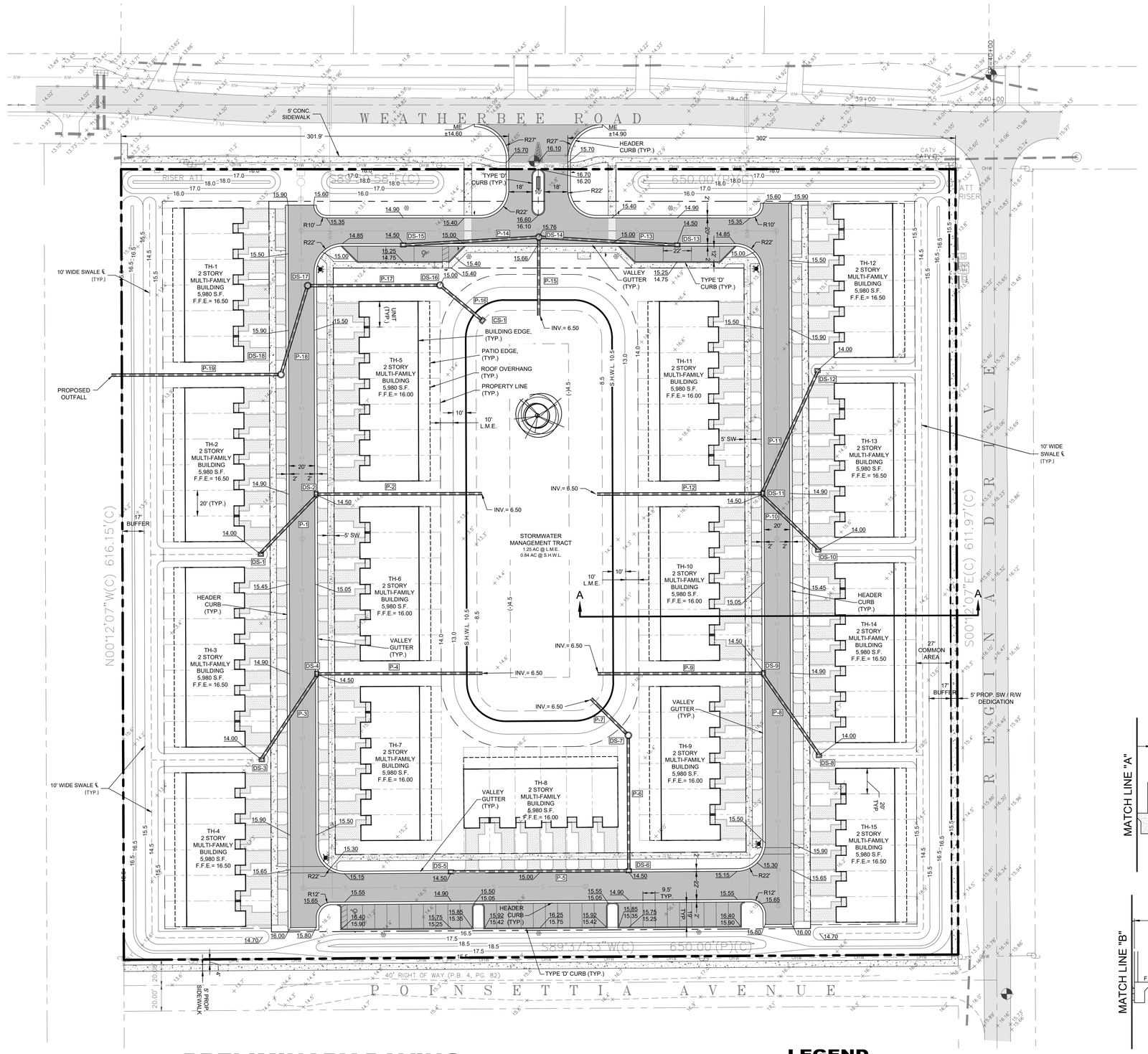
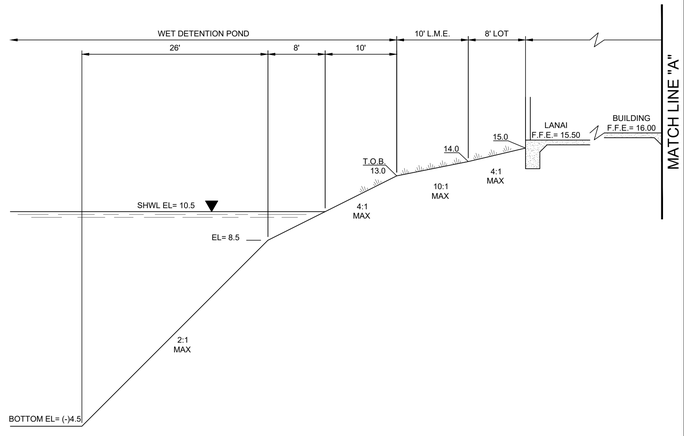


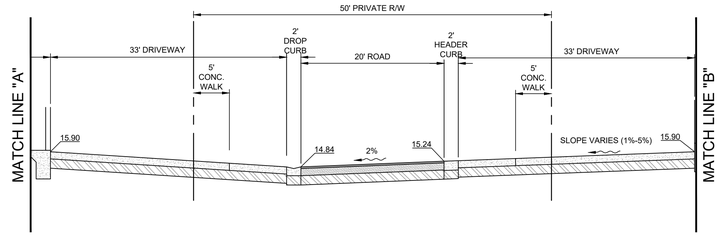
DRAINAGE STRUCTURE SCHEDULE

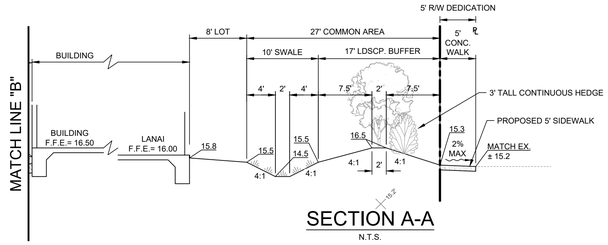
STRUCTURE NUMBER	RIM ELEV.	DESCRIPTION
DS- 1	14.00	TYPE "C" INLET
DS- 2	14.50	MIAMI CURB INLET
DS- 3	14.00	TYPE "C" INLET
DS- 4	14.50	MIAMI CURB INLET
DS- 5	14.50	MIAMI CURB INLET
DS- 6	14.50	MIAMI CURB INLET
DS- 7	14.50	4' DIA. DRAINAGE MANHOLE
DS- 8	14.00	TYPE "C" INLET
DS- 9	14.50	MIAMI CURB INLET
DS- 10	14.00	TYPE "C" INLET
DS- 11	14.50	MIAMI CURB INLET
DS- 12	14.00	TYPE "C" INLET
DS- 13	14.50	MIAMI CURB INLET
DS- 14	15.76	4' DIA. DRAINAGE MANHOLE
DS- 15	14.50	MIAMI CURB INLET
DS- 16	15.00	4' DIA. DRAINAGE MANHOLE
DS- 17	15.50	4' DIA. DRAINAGE MANHOLE
DS- 18	14.50	4' DIA. DRAINAGE MANHOLE
CS-1	14.00	MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P- 1	24"	62 LF	ADS N-12 HP
P- 2	24"	128 LF	ADS N-12 HP
P- 3	24"	77 LF	ADS N-12 HP
P- 4	24"	128 LF	ADS N-12 HP
P- 5	24"	136 LF	ADS N-12 HP
P- 6	24"	102 LF	ADS N-12 HP
P- 7	24"	39 LF	ADS N-12 HP
P- 8	24"	76 LF	ADS N-12 HP
P- 9	24"	128 LF	ADS N-12 HP
P-10	24"	60 LF	ADS N-12 HP
P-11	24"	103 LF	ADS N-12 HP
P-12	24"	128 LF	ADS N-12 HP
P-13	24"	105 LF	ADS N-12 HP
P-14	24"	105 LF	ADS N-12 HP
P-15	24"	59 LF	ADS N-12 HP
P-16	24"	41 LF	ADS N-12 HP
P-17	24"	100 LF	ADS N-12 HP
P-18	24"	69 LF	ADS N-12 HP
P-19	24"	130 LF	ADS N-12 HP







SECTION A-A
N.T.S.

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED STABILIZED
- PROPOSED SWALE CENTERLINE
- SITE BOUNDARY
- L.M.E. LAKE MAINTENANCE EASEMENT
- S.H.W.L. SEASONAL HIGH WATER LINE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING GRADE
- 16.00 PROPOSED GRADE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

C:\CIVIL CN HARD DRIVE\2024\24-0179 407 Weatherbee Rd Multi-Family Development\DWG\24-0179 PSD PLAN.dwg

DATE	REVISIONS
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	1/27/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1835 39TH STREET
VERO BEACH, FL 32960
PH: (321) 233-1510
FT. PIERCE, FL - PH (772) 468-9005
MELBOURNE, FL - PH (321) 233-1510
FX: (772) 778-3417

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

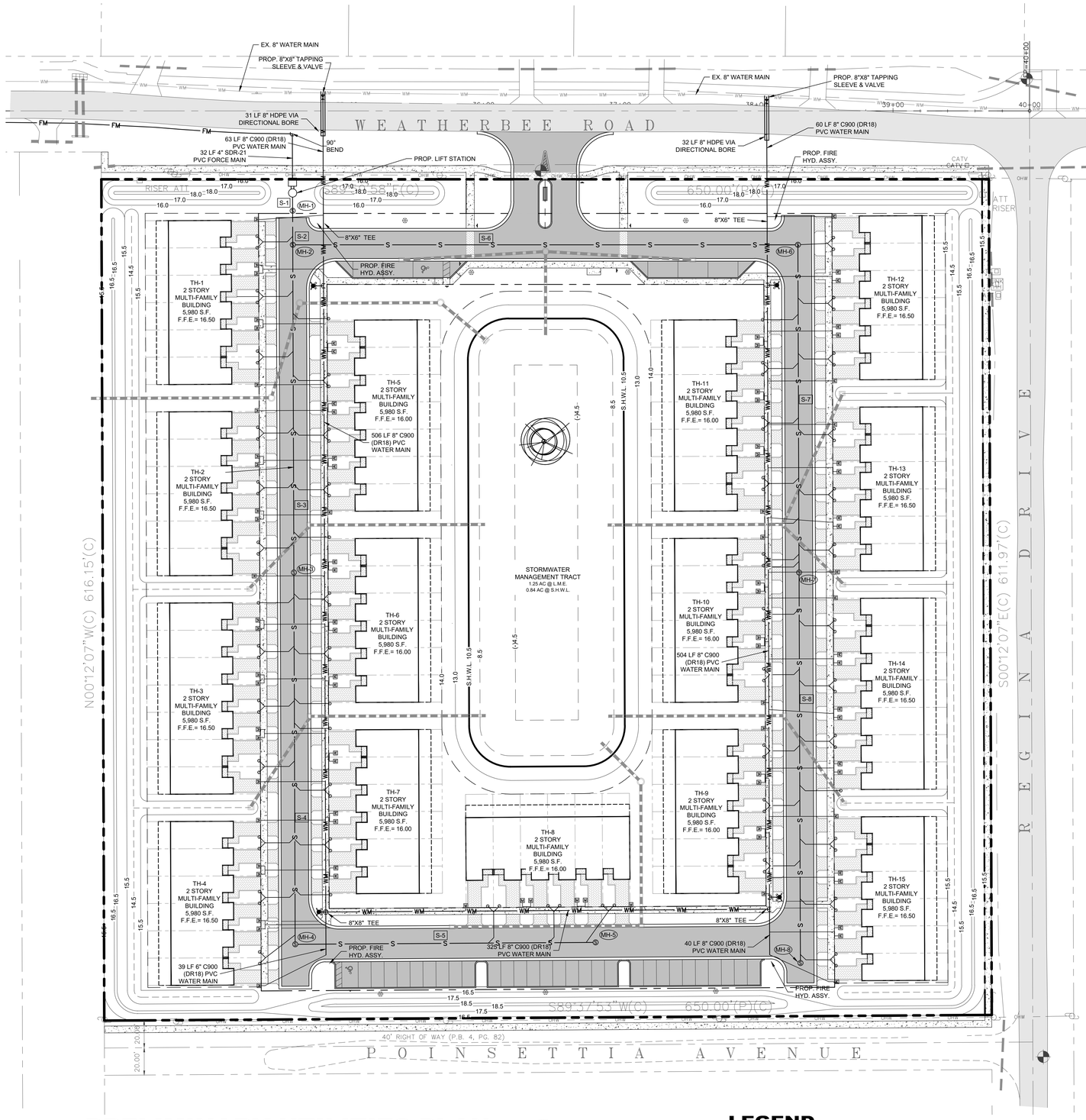
407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

SHEET
C1

24-0179



PRELIMINARY UTILITIES NOTES:

1. ALL WATER METERS AND CLEANOUTS FOR POTABLE WATER AND SANITARY SEWER SERVICES SHALL BE WITHIN THE ROAD RIGHT-OF-WAY AND NOT LOCATED WITHIN DRIVEWAYS.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET 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.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, 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 THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) 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 MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, 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 THE WATER MAIN JOINTS ARE AT LEAST THREE FEET 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 SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET 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 THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN 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.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION NORTH	INVERT ELEVATION SOUTH	INVERT ELEVATION EAST	INVERT ELEVATION WEST	DESCRIPTION
LIFT STATION	16.00		7.70			LIFT STATION
MH-1	15.90	7.76	7.86			4' SANITARY MANHOLE
MH- 2	15.60	7.96	8.72	8.06		4' SANITARY MANHOLE
MH- 3	15.00	9.68	9.78			4' SANITARY MANHOLE
MH- 4	15.60	10.87		10.97		4' SANITARY MANHOLE
MH- 5	15.00				11.85	4' SANITARY MANHOLE
MH- 6	15.55		9.64		9.54	4' SANITARY MANHOLE
MH- 7	15.00	10.70	10.60			4' SANITARY MANHOLE
MH- 8	15.80	11.85				4' SANITARY MANHOLE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	10 LF	SDR-21 PVC
S- 2	8"	25 LF	SDR-21 PVC
S- 3	8"	240 LF	SDR-21 PVC
S- 4	8"	272 LF	SDR-21 PVC
S- 5	8"	220 LF	SDR-21 PVC
S- 6	8"	370 LF	SDR-21 PVC
S- 7	8"	240 LF	SDR-21 PVC
S- 8	8"	286 LF	SDR-21 PVC
NOTE: ALL SANITARY SEWER MAIN @ MIN. 0.4% SLOPE			

PRELIMINARY UTILITIES PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED WATER MAIN (WM)
- PROPOSED WATER SERVICE LINE (WS)
- PROPOSED SEWER MAIN (S)
- PROPOSED SEWER SERVICE LINE (SS)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED MULTIPLE WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- PROPOSED SEWER MANHOLE & LABEL (SEE TABLE THIS SHEET) (S) (MH-1)
- PROPOSED SEWER PIPE LABEL (SEE TABLE THIS SHEET) S-1

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

C:\CIVIL ON HARD DRIVE\2024\24-0179 407 Weatherbee Rd Multi-Family Development\DWG\24-0179 UTIL PLAN.dwg

DATE	REVISIONS
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	1/27/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3738
1835 28TH STREET
VERO BEACH, FL 32960
PH. (321) 231-1310
FAX (772) 778-3317
MELBOURNE, FL - PH (321) 253-1310
FT. PIERCE, FL - PH (772) 468-9005

PRELIMINARY UTILITIES PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

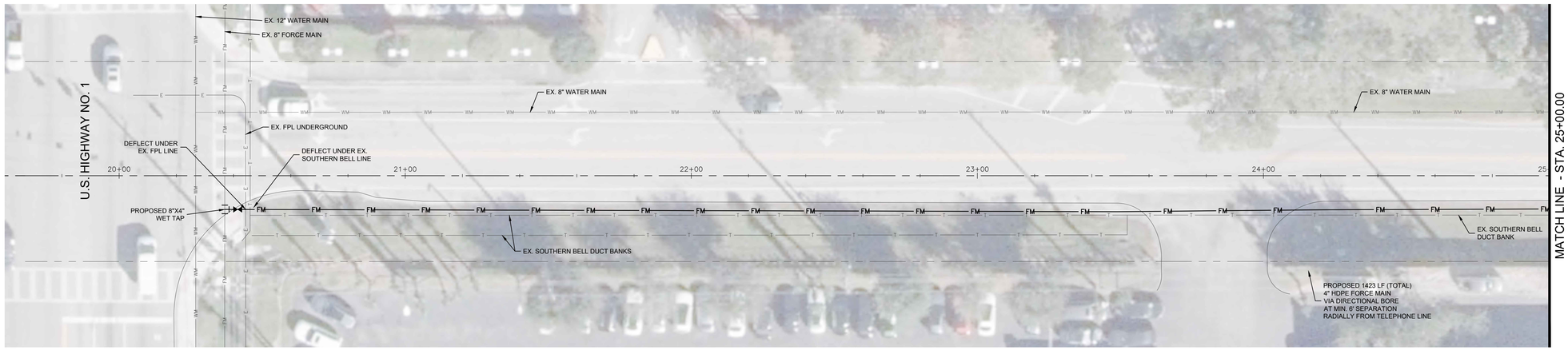
CITY OF FORT PIERCE, FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C2

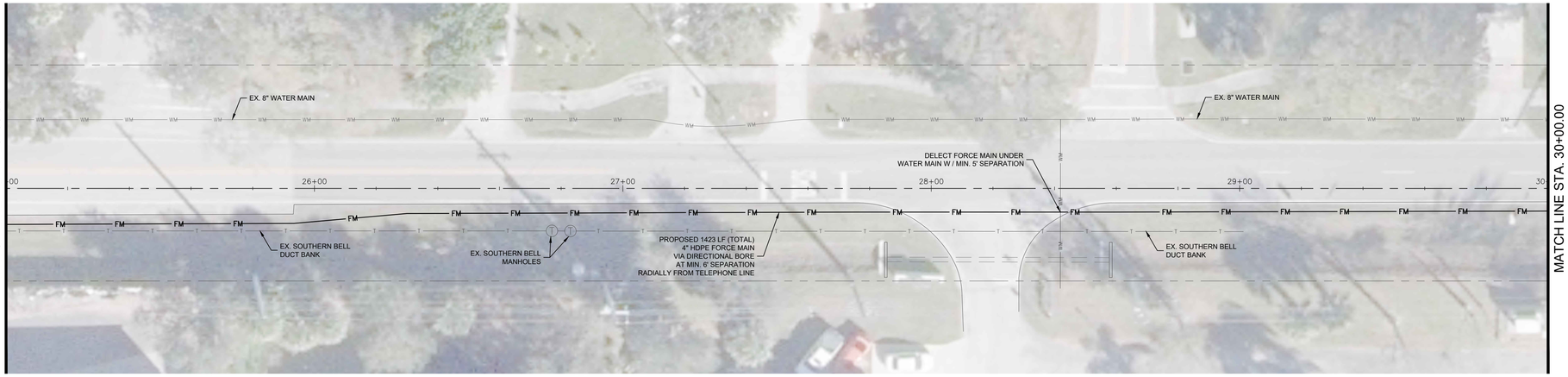
24-0179



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

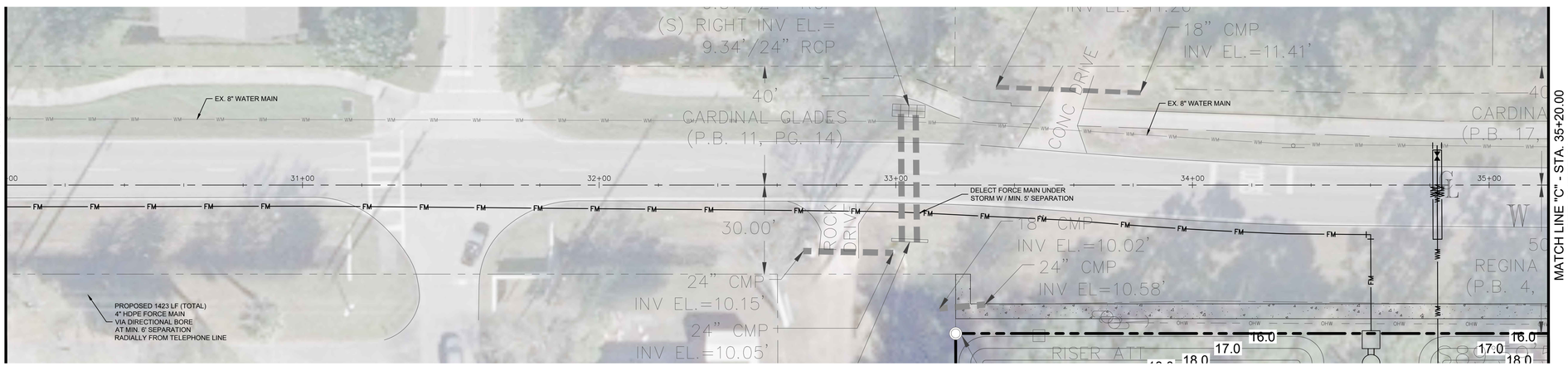
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	1/27/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
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FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

PRELIMINARY
OFFSITE FORCE MAIN PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

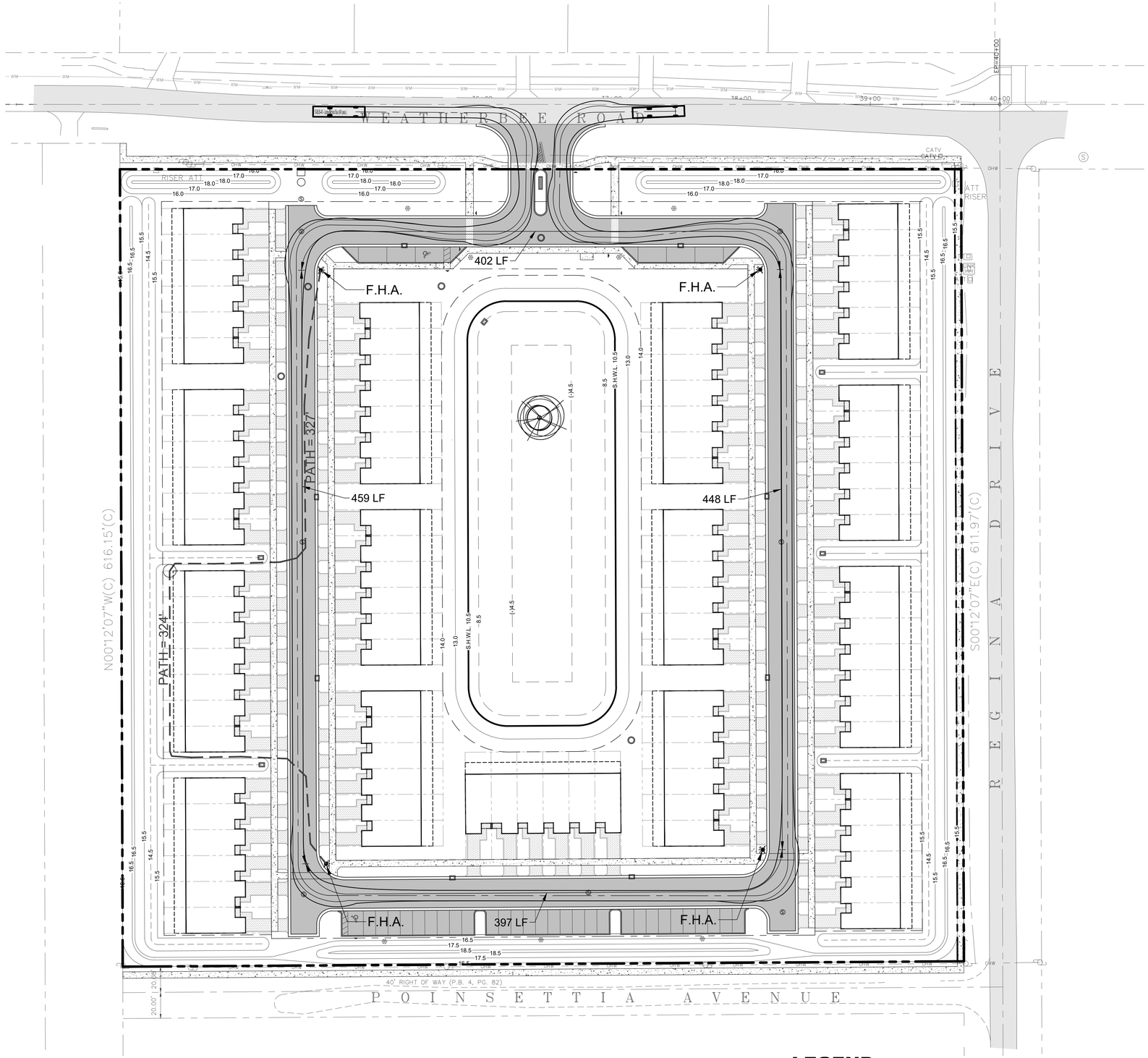
CITY OF FORT PIERCE FLORIDA

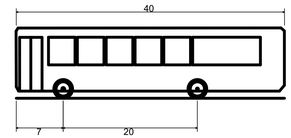
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C3

24-0179





S-BUS-40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

PRELIMINARY FIRE PROTECTION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED STABILIZED
- PROPOSED SWALE CENTERLINE
- SITE BOUNDARY
- F.H.A. FIRE HYDRANT ASSEMBLY
- S.H.W.L. SEASONAL HIGH WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY

C:\CIVIL ON HAND DRIVE\2024\24-0179 407 Weatherbee Rd Multi-Family Development\DWG\24-0179 BUS TRACK.dwg

REVISIONS	DATE
8 –	–
7 –	–
6 –	–
5 –	–
4 –	–
3 –	–
2 –	–
1 –	–

JOB NO.	24-0179
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PRELIMINARY FIRE PROTECTION PLAN

407 WEATHERBEE ROAD
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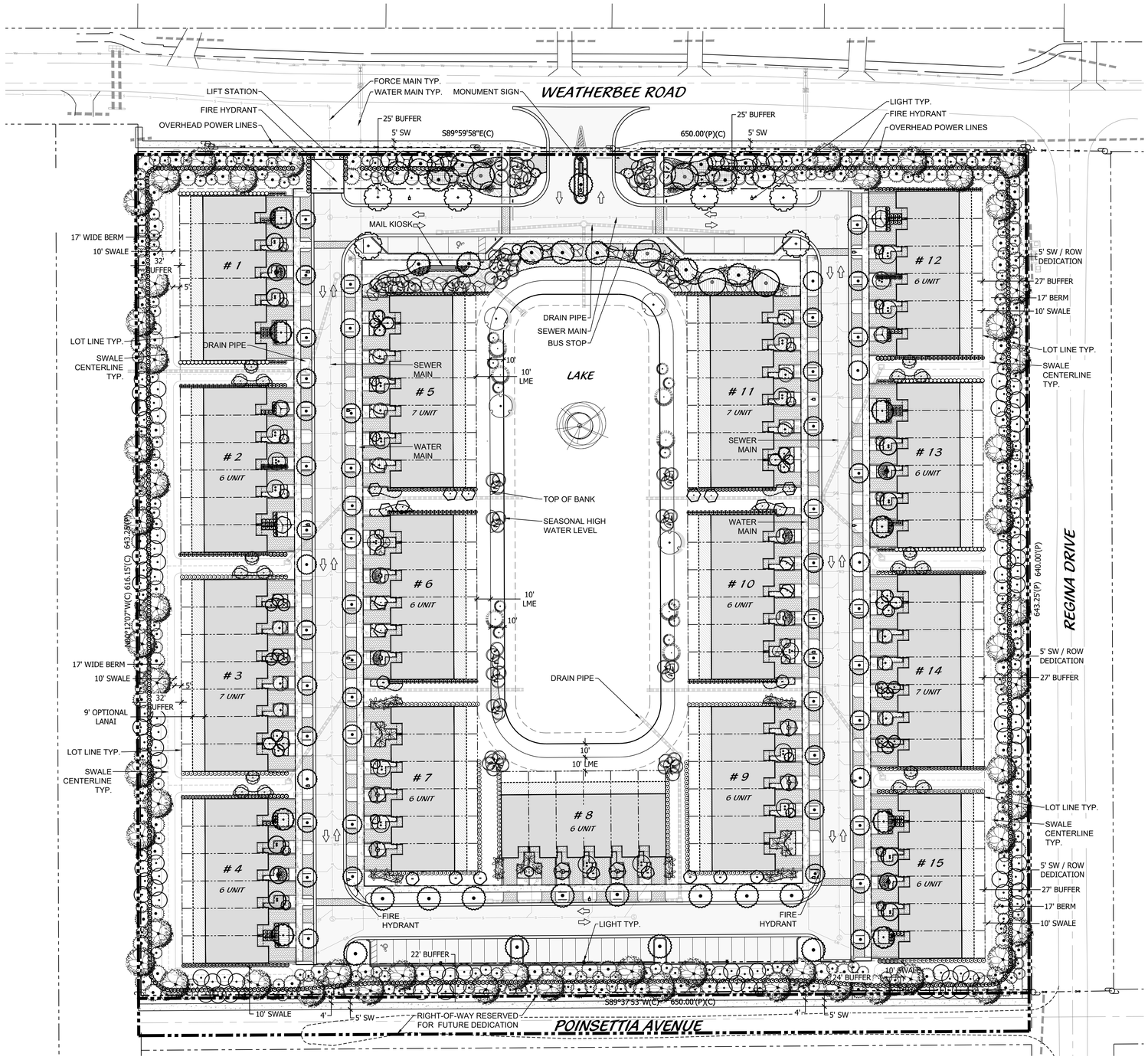
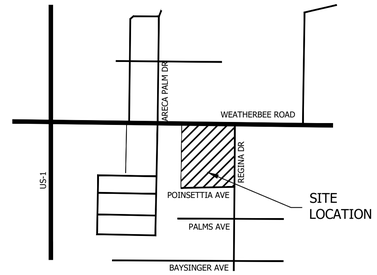
AARON G. STANTON
FL. P.E. #72460

SHEET
C4

24-0179



KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 3700 SF (55499/15)
PROVIDED: >3700 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 37 TREES (3700/100)
PROVIDED: 61 TREES

- 30 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION
- 8 JAPANESE BLUEBERRIES
- 15 SABAL PALM CLUSTERS (3 PER CLUSTER OR TOTAL 45)
- 4 GREEN BUTTONWOODS
- 4 LIGUSTRUMS

BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 23,760 / 300 = 79
PROVIDED: 80 TREES + 363 MITIGATION TREES

- 57 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
- 12 ROYAL PALMS
- 3 VERAWOOD TREES
- 8 SILVER BUTTONWOODS

- 85 CABBAGE PALMS (FOR MITIGATION*)
- 88 SLASH PINES AT 4" DBH (FOR MITIGATION*)
- 190 SLASH PINES AT 1.5" DBH (FOR MITIGATION*)

3' CONTINUOUS SCREEN
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP		HC SIGN		PARKING LIGHT
LB	LANDSCAPE BUFFER		STOP SIGN		
SB	SETBACK		DO NOT ENTER	-	BUILDING/ACCENT LIGHT
SW	SIDEWALK		PEDESTRIAN CROSSING		
TYP	TYPICAL				

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	ACE
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24
	01-28-25

SHEET 1 OF 6

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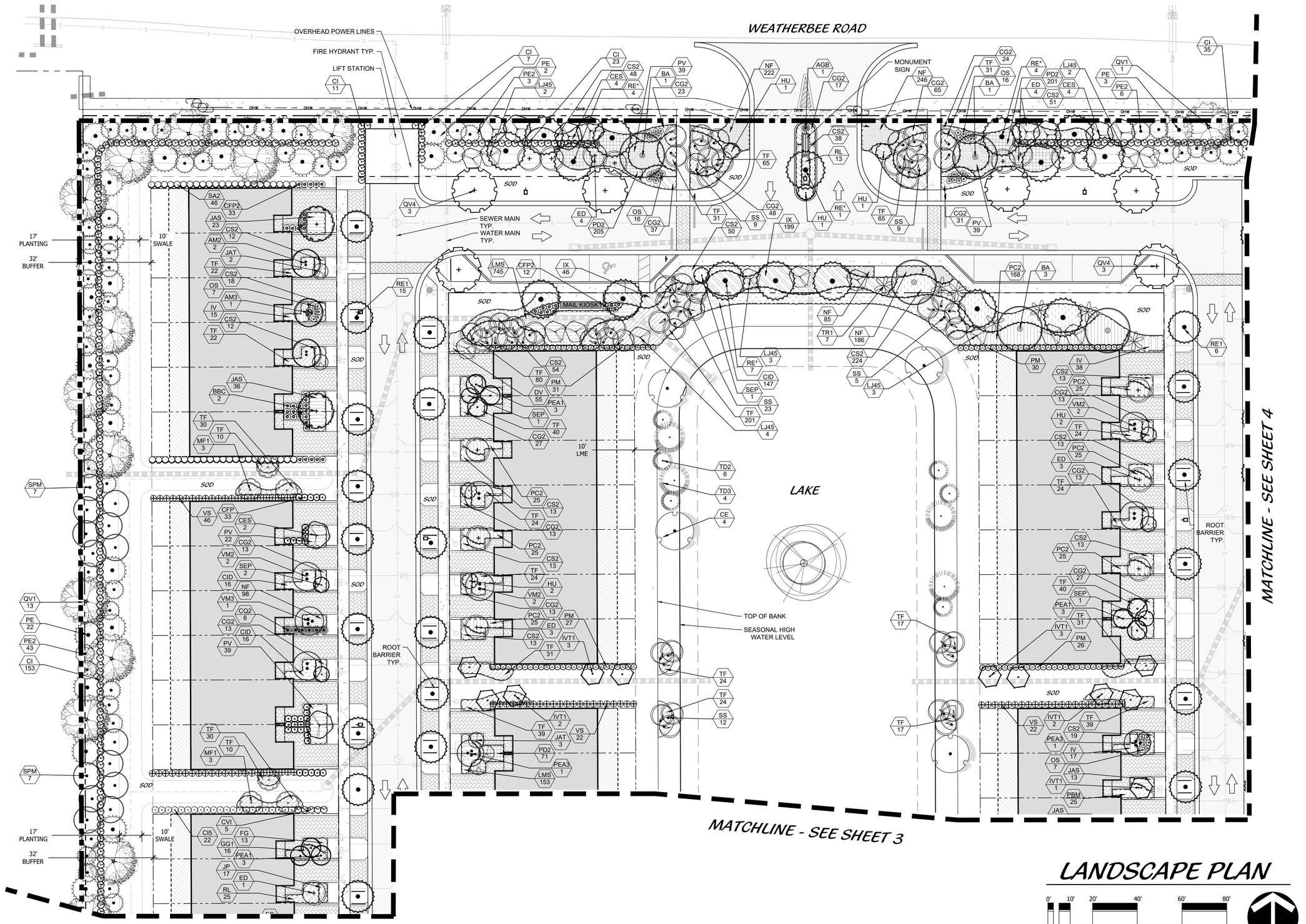

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

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SHEET 2 OF 6

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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

10' LME

TOP OF BANK

SEASONAL HIGH WATER LEVEL

DRAIN PIPE

ROOT BARRIER TYP.

FIRE HYDRANT

LIGHT TYP.

22' BUFFER

12' PLANTING

20' BUFFER

RIGHT-OF-WAY RESERVED FOR FUTURE DEDICATION

POINSETTIA AVENUE

SOD

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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SHEET 3 OF 6

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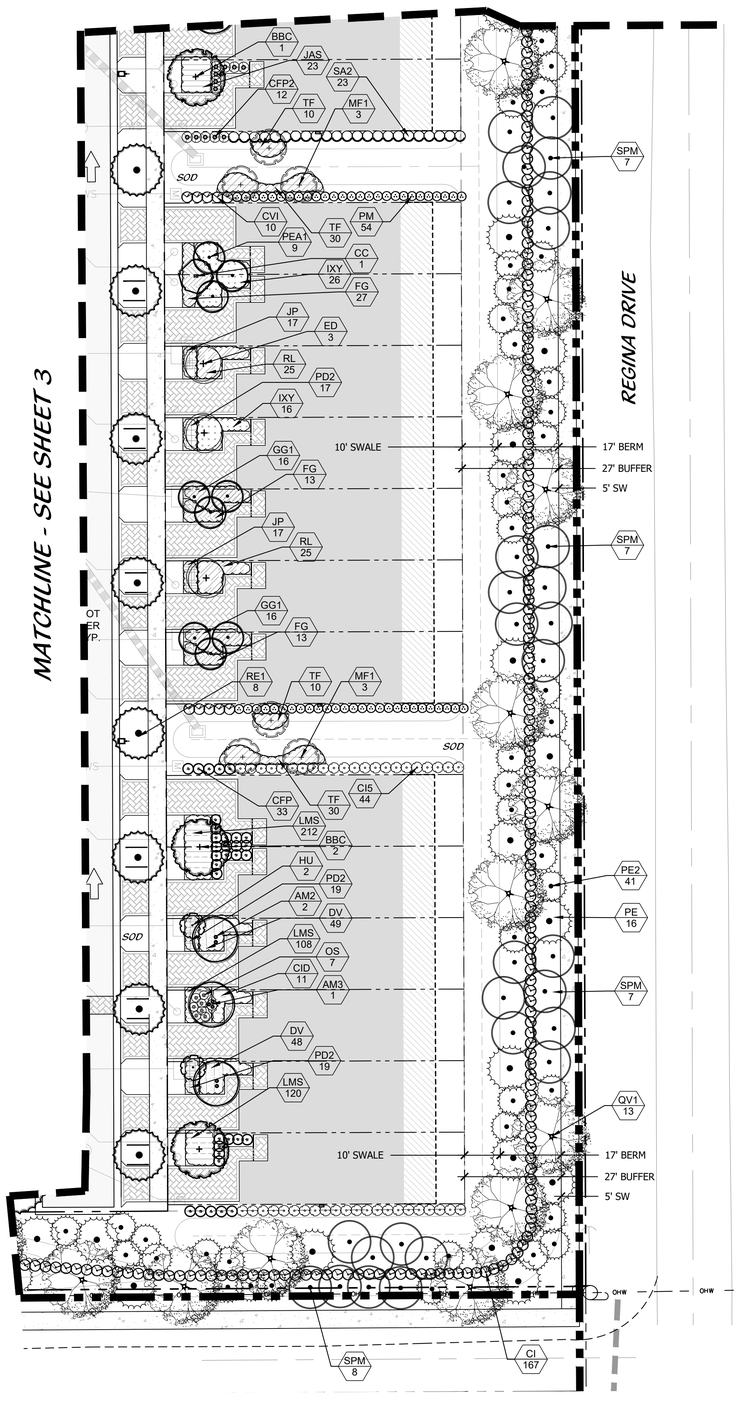

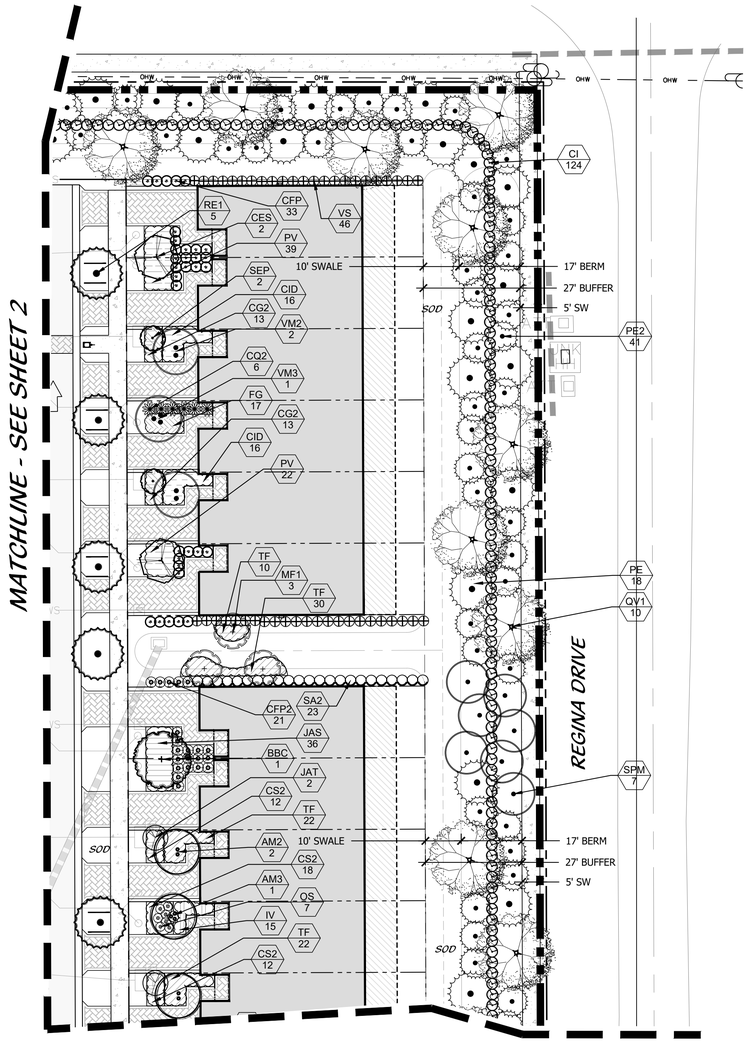

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

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PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES									
	BA	5	BULNESIA ARBOREA	VERAWOOD	FIELD GROWN	3"-4" CAL	14`-16` HT., 6`-8` SPD.	N	FULL CANOPY, FLORIDA FANCY
	BBC	8	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	45 GAL	2.5" CAL	12` HT X 5` SPRD	N	FULL & THICK; STANDARD; 5' SPRD, 4' C.T.
	CC	12	CAPPARIS CYNOPHALLOPHORA	JAMACIAN CAPER	45 GAL	2" CAL	6`-7` HT X 4`-5` SPRD	Y	STANDARD; 2.5' C.T.; FULL AND THICK
	CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CANOPY; STANDARD
	CES	18	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
	ED	20	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12` O.A. X 5` SPRD	N	STANDARD; 4' .C.T; CONICAL
	HU	11	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	30 GAL	1.5" CAL	5`-6` HT	N	STANDARD; 2.5' C.T; FULL CANOPY
	IVT1	14	ILEX VOMITORIA	YAUPON HOLLY	45 GAL	1" CAL EA	6` HT X 6` SPRD	Y	FULL CANOPY, MULIT-TRUNK, LIMB UP 2.5'
	JAT	10	JATROPHA STANDARD	JATROPHA	30 GAL	N.A.	5`-6` HT.	N	STANDARD, 2.5` C.T. TIGHT HEADS, MATCHED
	LJ45	14	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL.	1" EA	6` HT., 6` SPD.	N	MULTI-STEM, LIMB UP 2.5`
	MF1	18	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	45 gal	3 TRK MIN., 1"-2" CAL. EA.	8`-10` HT, 6`-8` SPD	Y	MULTI, LIMB UP 2.5', FULL SPREAD
	PE2	194	PINUS ELLIOTTII	SLASH PINE	30 GAL	1.5" DBH	8`-10` O.A.		FULL CANOPY; PLANTED IN PRESERVE
	PE	89	PINUS ELLIOTTII	SO. FLORIDA SLASH PINE	65 gal	4" DBH	12` -14` OA	Y	FULL CANOPY
	QV1	57	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	5" DBH	18` - 22` HT	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
	QV4	6	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20` O.A.	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
	SEP	12	SENNA POLYPHYLLA	DESERT CASSIA	30 GAL	N.A.	5`-6` HT.	N	STANDARD; 2.5' C.T.; FULL CANPY
	TD2	11	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1" CAL	6`-8` O.A.	Y	FULL CANOPY
	TD3	7	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2" CAL	8`-10` OA	Y	FULL CANOPY
PALM TREES									
	AM2	8	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
	AM3	4	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, 3 TRUNK MIN
	PEA1	24	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, MATCHED, FF
	PEA3	6	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CANOPY, MATCHED, TRIPLE STEM
	RE1	52	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	HEAVY CALIPER	3' GW; 12' HT MIN.	Y	FULL CANOPY, FLORIDA FANCY
	RE*	28	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CANOPY, FLORIDA FANCY
	SS	80	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	NA	10`, 16`, OR 22` CT, STGG	Y	STRONG, UNIQUE CURVES, SLICK TRUNKS
	SPM	85	SABAL PALMETTO*	MITIGATION CABBAGE PALM	B & B	NA	12`, 18`, 24` CT., STGG.	Y	SLICK TRUNK
	TR1	32	THRINAX RADIATA	TRIPLE THATCH PALM	FIELD GROWN	NA	8` - 10` HT	Y	MATCHED; FULL CANOPY
	VM3	2	VEITCHIA MONTGOMERYANA	TRIPLE MONTGOMERY PALM	FIELD GROWN	N.A.	8`-10` CT	N	FULL CANOPY, 3 TRUNK, MATCHED
	VM2	14	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	NA	8`-10` CT	N	FULL & THICK, DOUBLE STEM, MATCHED

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS									
	AGB	1	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	N	FULL & THICK
	CI5	279	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	3 GAL	1.5` X 1.5`	2.5` OC		FULL & THICK
	CI	768	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL & THICK
	CFP2	78	CODIAEUM VARIEGATUM `ELEANOR ROOSEVELT`	ELEANOR ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CFP	132	CODIAEUM VARIEGATUM `FRANKLIN ROOSEVELT`	FRANKLIN ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CVI	20	CODIAEUM VARIEGATUM `ICETON`	MAGNIFICIENT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CQ2	12	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL & THICK
	OS	88	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORIDA FANCY, THICK AND FULL, RED
	PM	220	PODOCARPUS MACROPHYLLUS MAKI	PODOCARPUS	3 GAL.	2` X 2`	2.5` O.C.	N	FULL & THICK
	SA2	92	SCHEFFLERA ARBORICOLA	GREEN SCHEFFLERA	3 GAL	2` x 2`	2.5` O.C.	N	FULL & THICK
	VS	180	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL.	2` x 2`	2.5` O.C	N	FULL & THICK
GROUND COVERS									
	CG2	455	CARISSA MACROCARPA `EMERALD BLANKET`	DWARF NATAL PLUM	3 GAL	2` x 2`	2` OC	N	FULL & THICK
	CID	284	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	2` x 2`	2.5` O.C.		FULL & THICK, NOT STRETCHED
	CS2	703	CLUSIA ROSEA `NANA`	DWARF CLUSIA	3 GAL	1` X 1.5`	2` OC	Y	FULL & THICK
	DV	248	DIETES VEGETA	WHITE AFRICAN IRIS	3 GAL	1` X 1`	1.5` OC	N	WHITE FLOWERS; FULL CLUMP
	FG	176	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.	1` X 1.5`	2` O.C.	N	FULL & THICK, FLORIDA FANCY
	GG1	96	GALPHIMIA GRACILIS	THYRALLIS	3 GAL	2` x 2`	2.5` OC		FULL & THICK
	IV	232	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK
	IX	245	IXORA X `MAUI'	MAUI IXORA	3 GAL	1.5` x 1.5`	2` OC	N	FULL & THICK
	IXY	84	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` x 2`	2.5` OC	N	FULL & THICK
	JAS	170	JASMINUM VOLUBILE	WAX JASMINE	3 GAL	1` X 1.5`	2` O.C.		FULL & THICK
	JP	311	JUNIPERUS CHINENSIS `PARSONII`	PARSONI JUNIPER	3 GAL	1` HT. X 1.5` SPRD.	1.5` OC	N	FULL & THICK
	LMS	1,921	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL	6" X 6"	12" O.C.	N	FULL CLUMP
	NF	2,101	NEOREGELIA X 'FIREBALL'	FIREBALL BROMELIAD	1 GAL	6" X 6"	1` O.C.	N	FULL & THICK; MULTIPLE PUPS
	PBM	100	PHILODENDRON X 'BURLE MARX'	BURLE MARX PHILODENDRON	3 GAL	1.5` X 1.5`	2` O.C.	N	FULL CLUMP
	PC2	318	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL	1.5` X 1.5`	2` O.C.	N	FULL CLUMP
	PV	296	PITTOSPORUM TOBIRA `WHEELER'S DWARF'	DWARF PITTOSPORUM	3 GAL	1.5` x 1.5`	2` O.C.	N	FULL & THICK; VARIEGATED
	PD2	700	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	1` X 1`	1.5` OC	N	FULL & THICK
	RL	113	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	1.5` x 1.5`	2` O.C.	N	FULL & THICK
	TF	1,419	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK

NOTES:

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

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TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS 10-18-24
01-28-25

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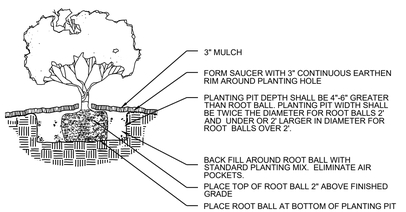
PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

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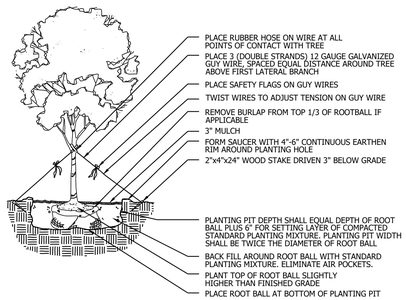

LARGE TREE PLANTING DETAIL

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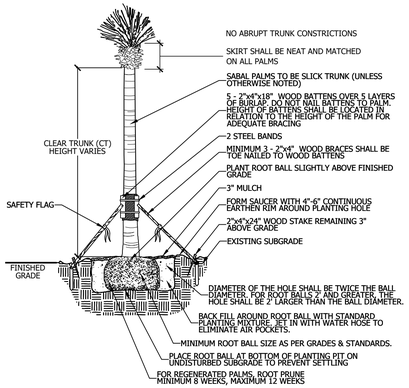

SABAL PALM PLANTING DETAIL

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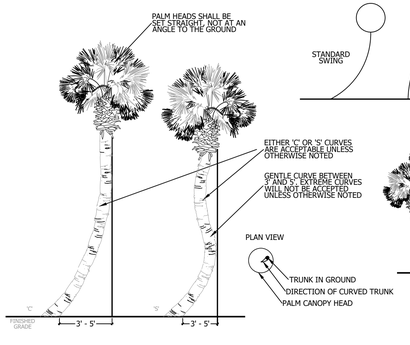

CURVED PALM TRUNK DETAIL

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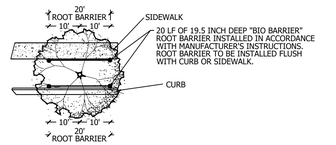
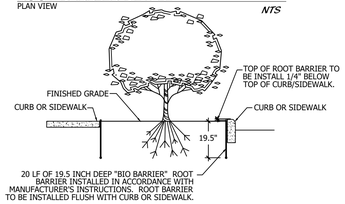


ROOT BARRIER DETAIL

PLAN VIEW

NTS



ROOT BARRIER DETAIL

SECTION VIEW

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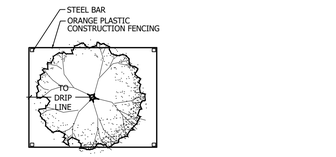

TREE PROTECTION DETAIL

PLAN VIEW

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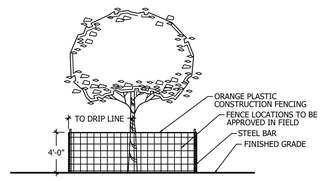

TREE PROTECTION DETAIL

SECTION VIEW

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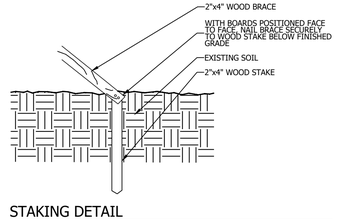

STAKING DETAIL

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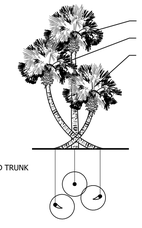

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE 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.

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.

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Lic# LC-C000239

TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	ACE
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24
	01-28-25

SHEET 5 OF 6

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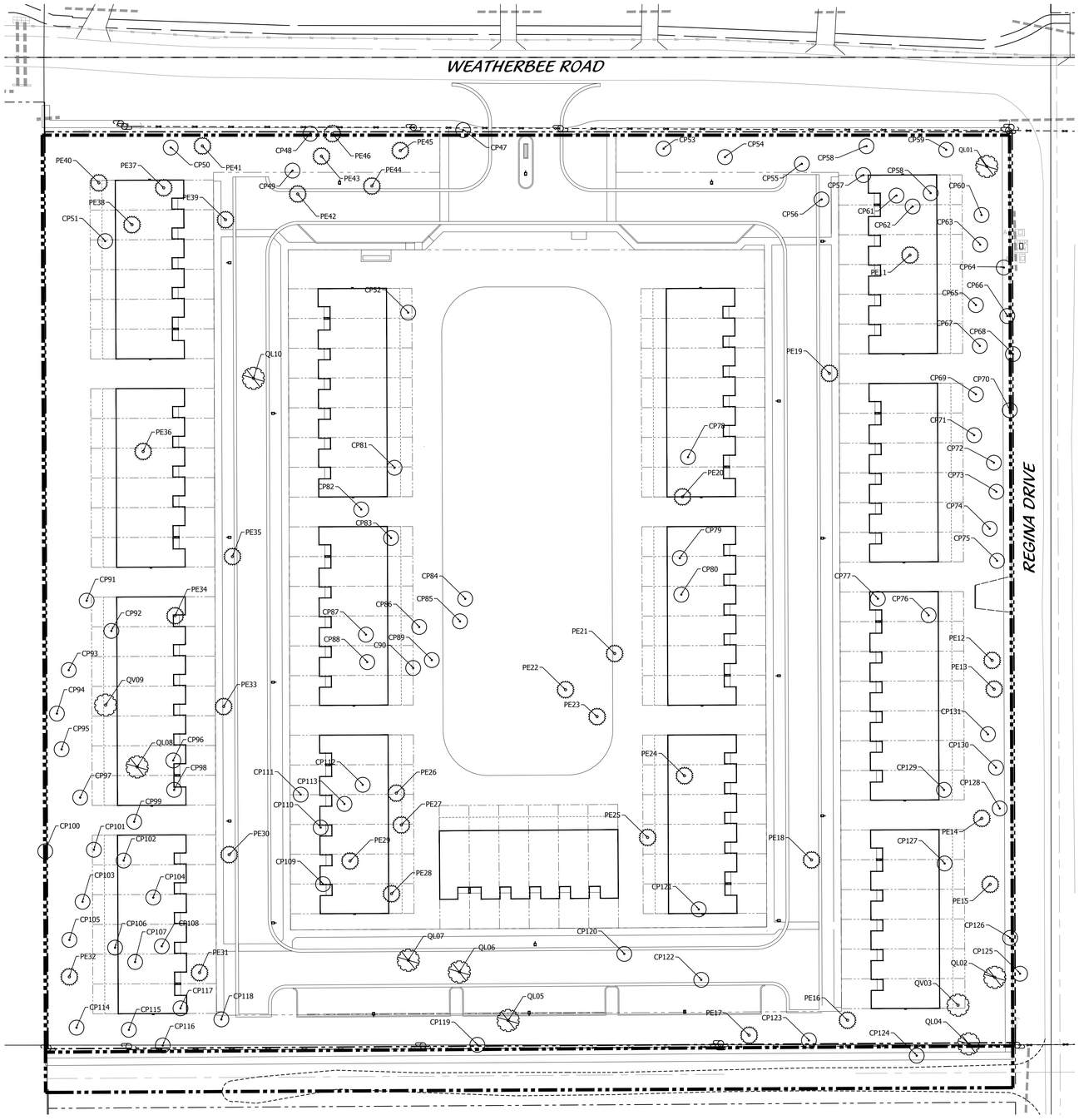

TREE INVENTORY

POINT	SPECIES	"DBH	CT	REMOVED	RELOCATED
1	LAUREL OAK	29		X	
2	LAUREL OAK	17		X	
3	LIVE OAK	21.5		X	
4	LAUREL OAK	14		X	
5	LAUREL OAK	17		X	
6	LAUREL OAK	17		X	
7	LAUREL OAK	15.75		X	
8	LAUREL OAK	15		X	
9	LIVE OAK	16		X	
10	LAUREL OAK	17		X	
11	SLASH PINE	14		X	
12	SLASH PINE	14		X	
13	SLASH PINE	14.5		X	
14	SLASH PINE	14		X	
15	SLASH PINE	14		X	
16	SLASH PINE	15.25		X	
17	SLASH PINE	14		X	
18	SLASH PINE	18.5		X	
19	SLASH PINE	14		X	
20	SLASH PINE	15		X	
21	SLASH PINE	23.25		X	
22	SLASH PINE	20		X	
23	SLASH PINE	20		X	
24	SLASH PINE	16		X	
25	SLASH PINE	21.5		X	
26	SLASH PINE	19		X	
27	SLASH PINE	19		X	
28	SLASH PINE	21		X	
29	SLASH PINE	16		X	
30	SLASH PINE	16.25		X	
31	SLASH PINE	16.5		X	
32	SLASH PINE	15.5		X	
33	SLASH PINE	14		X	
34	SLASH PINE	17		X	
35	SLASH PINE	23.25		X	
36	SLASH PINE	18		X	
37	SLASH PINE	26		X	
38	SLASH PINE	21		X	
39	SLASH PINE	15		X	
40	SLASH PINE	19		X	
41	SLASH PINE	22.5		X	
42	SLASH PINE	24		X	
43	SLASH PINE	18		X	
44	SLASH PINE	17		X	
45	SLASH PINE	14		X	
46	SLASH PINE	14		X	
47	CABBAGE PALM		>10'		X
48	CABBAGE PALM		>10'		X
49	CABBAGE PALM		>10'		X
50	CABBAGE PALM		>10'		X
51	CABBAGE PALM		>10'		X
52	CABBAGE PALM		>10'		X
53	CABBAGE PALM		>10'		X
54	CABBAGE PALM		>10'		X
55	CABBAGE PALM		>10'		X
56	CABBAGE PALM		>10'		X
57	CABBAGE PALM		>10'		X
58	CABBAGE PALM		>10'		X
59	CABBAGE PALM		>10'		X
60	CABBAGE PALM		>10'		X
61	CABBAGE PALM		>10'		X
62	CABBAGE PALM		>10'		X
63	CABBAGE PALM		>10'		X
64	CABBAGE PALM		>10'		X
65	CABBAGE PALM		>10'		X
66	CABBAGE PALM		>10'		X
67	CABBAGE PALM		>10'		X
68	CABBAGE PALM		>10'		X
69	CABBAGE PALM		>10'		X
70	CABBAGE PALM		>10'		X
71	CABBAGE PALM		>10'		X
72	CABBAGE PALM		>10'		X
73	CABBAGE PALM		>10'		X
74	CABBAGE PALM		>10'		X
75	CABBAGE PALM		>10'		X
76	CABBAGE PALM		>10'		X
77	CABBAGE PALM		>10'		X
78	CABBAGE PALM		>10'		X
79	CABBAGE PALM		>10'		X
80	CABBAGE PALM		>10'		X
81	CABBAGE PALM		>10'		X
82	CABBAGE PALM		>10'		X
83	CABBAGE PALM		>10'		X
84	CABBAGE PALM		>10'		X
85	CABBAGE PALM		>10'		X
86	CABBAGE PALM		>10'		X
87	CABBAGE PALM		>10'		X
88	CABBAGE PALM		>10'		X
89	CABBAGE PALM		>10'		X
90	CABBAGE PALM		>10'		X
91	CABBAGE PALM		>10'		X
92	CABBAGE PALM		>10'		X
93	CABBAGE PALM		>10'		X
94	CABBAGE PALM		>10'		X
95	CABBAGE PALM		>10'		X
96	CABBAGE PALM		>10'		X
97	CABBAGE PALM		>10'		X
98	CABBAGE PALM		>10'		X
99	CABBAGE PALM		>10'		X
100	CABBAGE PALM		>10'		X
101	CABBAGE PALM		>10'		X
102	CABBAGE PALM		>10'		X
103	CABBAGE PALM		>10'		X
104	CABBAGE PALM		>10'		X
105	CABBAGE PALM		>10'		X
106	CABBAGE PALM		>10'		X
107	CABBAGE PALM		>10'		X
108	CABBAGE PALM		>10'		X
109	CABBAGE PALM		>10'		X
110	CABBAGE PALM		>10'		X
111	CABBAGE PALM		>10'		X
112	CABBAGE PALM		>10'		X
113	CABBAGE PALM		>10'		X
114	CABBAGE PALM		>10'		X
115	CABBAGE PALM		>10'		X
116	CABBAGE PALM		>10'		X
117	CABBAGE PALM		>10'		X
118	CABBAGE PALM		>10'		X
119	CABBAGE PALM		>10'		X
120	CABBAGE PALM		>10'		X
121	CABBAGE PALM		>10'		X
122	CABBAGE PALM		>10'		X
123	CABBAGE PALM		>10'		X
124	CABBAGE PALM		>10'		X
125	CABBAGE PALM		>10'		X
126	CABBAGE PALM		>10'		X
127	CABBAGE PALM		>10'		X
128	CABBAGE PALM		>10'		X
129	CABBAGE PALM		>10'		X
130	CABBAGE PALM		>10'		X
131	CABBAGE PALM		>10'		X
	SUM OAK "DBH:	179.25			
	SUM PINE "DBH:	634			
	SUM SABAL COUNT:	85			

TREE MITIGATION

TOTAL CABBAGE PALMS TO BE RELOCATED ONSITE: 85

TOTAL OAK "DBH REMOVED: 179.25"
TOTAL OAK "DBH REPLANTED: 157.5"
57 QV1 UPSIZED FROM 2.5" TO 5": 57 X 2.5 = 142.5"
30 QV4 UPSIZED FROM 2.5" TO 3": 30 X .5 = 15"

TOTAL PINE "DBH REMOVED: 634"
TOTAL PINE "DBH REPLANTED: 637"
88 PE AT 4": 88 X 4 = 352"
190 PE AT 1.5": 190 X 1.5 = 285"

TOTAL "DBH REQUIRING MITIGATION: 813.25"
TOTAL "DBH REPLANTED: 794.5"
TOTAL "DBH REMAINING: 18.75"

FEE-IN-LEUI: 18.75" X $250 = $4,687.5"

TREE MITIGATION

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

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Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED ACE
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS 10-18-24
01-28-25

SHEET 1 OF 1

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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: PZSITE 2024-00008-Weatherbee Road Townhomes

REVIEW DATE: 10/9/2024, 10/28/2024

PLANNER: Kerry C. Driver

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved with conditions: _X_____

Site Plan Requires Re-submittal: _____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**~~ **Received 10/28/2024**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 11/5/2024**

3. ~~**Please provide an electronic revised copy of the site plan (pdf format).**~~ **Received 10/28/2024**

4. ~~**Please provide written acknowledgement of the conditions/revisions provided**~~ **Received 10/28/2024**

5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Acknowledged 10/28/2024**

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

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

6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)** **Acknowledged 10/28/2024**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)** **Acknowledged 10/28/2024**

8. **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.)** **Acknowledged 10/28/2024**

9. **The Fire District reserves the right for future comments at the site plan & building construction phase.** **Acknowledged 10/28/2024**

10. **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.)*** **Acknowledged 10/28/2024**

11. **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)** **Acknowledged 10/28/2024**

12. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)** **Acknowledged 10/28/2024**

13. **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)** **Acknowledged 10/28/2024**

14. **Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 1 Section 13.3, NFPA 13D or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). (NFPA 1.18.2.3.2.1.1)** Acknowledged 10/28/2024

15. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.** Acknowledged 10/28/2024

16. **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.**
    Acknowledged 10/28/2024
17. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
    Acknowledged 10/28/2024

18. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
    Acknowledged 10/28/2024

19. **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).**
    Acknowledged 10/28/2024

20. **The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based**

on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements. **Acknowledged 10/28/2024**

21. **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).** **Acknowledged 10/28/2024**

22. **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.** **Acknowledged 10/28/2024**

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 18, 2024

Kerry Driver
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

Project Name: Treasure Townhomes 407 Weatherbee
Application Type: Site plan Application
Project Number: PZSITE2024-00001

Dear Kerry,

Please see below the responses to Staff's initial review for Gordy Creek, provided on August 14, 2024.

Fort Pierce Planning Department

Resubmittal of Site Plan is required to reflect the following:

a) The acreage should reflect correct size of 9

Response: The approximately half acre which Poinsettia Ave is located is owned by the applicant. Although the applicant is relinquishing this area to preserve the road, it was agreed with the City that the acreage would still be counted towards the site calculations. Additional documentation is included in this resubmittal explaining the situation.

b) The Capacity Analysis West has it listed as single-family when it should reflect a Mobile Home Park

Response: Acknowledged, please see updated Concurrency Review form.

c) Architecture design should reflect more innovative and building and elevation renderings with innovative design features. Landscape renderings should be included. Please refer to Innovative Design Code Sec. 125-243

Response: The applicant is no longer requesting a density bonus through innovative design.

d) Site Plan should reflect the following:
   - Dumpster location with coverage
   - Amenities center
   - Mail kiosk
   - Water (lake) feature
   - Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property
   - Building height

Response: No dumpster, mail kiosk, or amenity center is being provided in this development. Building height has been added to the site data at a maximum of 23' feet.

e) Clarify if site plan buffer is a ditch or actual landscape buffer

Response: The 15' landscape buffer is landscaped.

f) Provide Design Review narrative

Response: Acknowledged, please see attached a separate narrative for design review.

g) Sidewalk required along the property line of Regina Dr.

Response: The 5' sidewalk is already included in the Site Plan and Civil Plan.

h) Environmental Survey is needed.

Response: Acknowledged, please see updated environmental report attached.

i) Please adhere to Sec. 127-37 General Landscaping requirements:
   1. Landscape strips. Between street right-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are locate, meeting these requirements:
      a. The strip shall be at least 6 feet wide for lots under 10,000 square feet of required landscape area. The remainder of the required landscape area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in Sec. 125-308.

Response: There is an 8' landscape strip between the road and the sidewalk, meeting this requirement.

Fort Pierce Engineering Department

1. The submittal Boundary Survey was not signed and sealed. A signed and sealed survey shall be submitted in accordance with the City of Fort Pierce Code of Ordinance Section 119(2)(a)(7).

Response: Acknowledged, please see the signed and sealed boundary survey included in this resubmittal.

2. The site plan shall be revised to have dumpster locations in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).

Response: No dumpsters are being proposed on this site, each unit will have individual roll out cans.

3. Provide sidewalks on both sides of the development's interior roadways.

Response: Acknowledged, the plans have been revised to show sidewalks on both sides of the street.

4. Is the development to be platted or remain under one ownership? If platting is proposed, please update the site plan to reflect the proposed lot/tract boundaries.

Response: A plat and will be prepared and submitted at a later date. Tracts are not required to be shown on a site plan per the submittal requirements listed under Section 125-313

5. The site plan shall be updated with the note "All construction shall comply with the City of Fort Pierce Code of Ordinance Sections 107, 119 and 125."

Response: Acknowledged, the requested note has been added to the Site Plan at the bottom right corner of Sheet 1.

6. The site plan shall be updated with the size of the lake on the plan.

Response: The site data includes the size of the like, 0.84 acres, plus 0.41 acres of LME and lake planting area. This value has been added to the graphics for clarity.

7. The site proposes a total of 36 visitor parking stalls (35 regular and 1 handicapped). Please revise the plan to indicate two (2) of the stalls as being ADA accessible in accordance with the Americans with Disabilities Act.

Response: Acknowledged, a second ADA space has been added to the southern end of the property. There are now 34 regular spaces and two ADA spaces, one at each end of the property.

8. Indicate the proposed driveway widths servicing the townhome units.

Response: The driveways have been labeled at 10', please see the labels provided on building #5 on the Site Plan.

9. The site plan shall be updated with a stop sign that shall be placed at the outbound driveway entrance within the property boundary.

Response: Acknowledged, the stop signs and stop bar are located at the outbound driveway and crosswalk intersections. Labels have been added to make these clearer.

10. Drive aisles shall be updated to 26 feet when abutting parking stalls in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(5)(b)(1).

Response: Acknowledged, the drive isle at the southern edge of the property adjacent to the on-street parking spaces has been updated to 26 feet.

11. Parking stall shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).

Response: The parking details on Sheet 2 of the Site Plan show wheel stops at the end of the parking space. These are applicable for the parking spaces along the southern edge of the property. The wheel stops are also labeled along those southern parking spaces on Sheet 1 of the Site Plan.

<u>Advisory Comments</u>

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.

Response: Acknowledged, the applicant will coordinate with Fort Pierce and St. Lucie County on this permit.

2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.

Response: Acknowledged.

3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.

Response: Acknowledged, this will be processed by the project engineer at the appropriate time.

4. A South Florida Water Management District (SFWMD) permit shall be required.

Response: Acknowledged, this will be processed by the project engineer at the appropriate time.

5. An updated Environmental Assessment shall be required.

Response: Please see the updated Environmental Assessment as requested.

6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.

Response: Acknowledged, this will be coordinated by the project environmental engineer.

7. The drainage plan was reviewed conceptually and will be reviewed in depth.

Response: Acknowledged. An updated conceptual civil plan is included in this submittal and a more detailed one will be provided at Site Development Permit.

Fort Pierce Building Department

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

Response: Acknowledged.

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

Response: Acknowledged, a pre-construction meeting will be held at the appropriate time.

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

Response: Acknowledged.

4. Building Permit required.

Response: Building permits will be applied for at the appropriate time.

5. Signed and sealed construction drawings required.

Response: These will be provided when finalized at Site Development Permit stage.

6. Must meet the following Accessibility requirements:
    a. Accessed route

b. Handicapped parking spaces
c. Means of egress

Response: The construction plans meet these requirements.

7. Final plat and approved parcel ID's required to submit of DPCR and building permit review.

Response: Acknowledged, this will be provided and applied for.

8. Shall meet Fire Prevention Code:
    a. Sprinkler system is required
    b. Smoke alarm system is required

Response: Sprinklers are required if a firefighting hose is not able to reach an area of the building, which is not the case in these buildings. All sides and areas of the buildings will be reachable by a firefighter's hose.

Fort Pierce Police Department

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		114
Average number of people per household	x	2.5
total proposed population increase		285
	/1000	0.285
	x	2.9
Additional Officers Necessary		0.83

Response: Please notice the units have been reduced to 94, generating a new calculation for an additional 0.68 officers.

St. Lucie County Planning Department

The prior Site Plan's Traffic Impact Report was evaluated, but due to changes in adjacent traffic volumes and other project approvals (i.e. Preserve at the Savannahs, etc.), review for the current project is anticipated. The City should evaluate design transition from the project's edges to adjacent homes, and roadways – further considering secondary access on Regina.

St. Lucie County PW/Engineering

Corrections:

1. A 5-foot sidewalk is required along Poinsettia Avenue

Response: A 40-foot ROW dedication is being provided for the portion of Poinsettia Ave which encroaches onto the property. The attached Survey Report file details this encroachment and discrepancy of the road.

2. A traffic analysis review by the County's third-party consultant is required at the cost of the applicant. Please provide written acknowledgement to this comment and authorization to proceed.

Response: Please see the attached letter from the applicant authorizing the third-party traffic reviewer to proceed.

3. Please confirm that gated access is not being requested.

Response: This is correct, no gates are proposed for this development.

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities

Response: Acknowledged, a Site Development Permit will be submitted by the project engineer in the near future.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: Concept Approved
  - To connect 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 permit applications (link below). For questions, please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468
  - Electric Engineering: The submission is outside of the FPUA electric service area.
  - Gas: Approved. Natural gas is available.
  - FPUAnet Fiber: FPUAnet Approves.

Response: Acknowledged.

St. Lucie County Fire District

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.

Response: Acknowledged, an application to the fire district is being submitted with this resubmittal.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The fire district application fee is being provided to the Fire District.

3. Please provide an electronic revised copy of the site plan (pdf format).

Response: An electronic copy of the plans have been submitted to the Fire District.

4. Please provide written acknowledgement of the conditions/ revisions provided.

Response: Please see acknowledgement and responses below.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

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.

Response: These access roads will be provided and maintained during construction.

7. 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)

Response: Acknowledged.

8. 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.)

Response: Acknowledged.

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

Response: Acknowledged, any additional comments will be addressed in future.

10. 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.)*

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged, the onsite roads meet this requirement.

13. 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)

Response: There are two ingress and egress lanes for an ingress and egress access of 20' each. If one of these is inaccessible in an emergency, the other one will effectively function as a one-lane ingress and one-lane egress access for emergencies.

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

Response: Acknowledged, fire hydrants are being proposed and meeting these requirements.

15. 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. (NFPA 1.18.3.1)

Response: Acknowledged.

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

Response: Acknowledged, hose lines will be able to reach all sides of the buildings and access not be incumbered.

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

Response: Acknowledged.

18. 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).

Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.

St. Lucie County School Board

Comments may be forthcoming.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 18, 2024

Kerry Driver
Planning Department
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Treasure Townhomes 407 Weatherbee
PZSITE2024-00001
Design Review Narrative

Consistent with the developments created by the applicant, this neighborhood is designed to provide a sense of community and pride in a townhome project, while still maintaining attainable housing prices for these fee simple lots. From the street view approaching the community, there is a large monument sign at the entrance with detailed landscaping. As residents and visitors turn into the neighborhood, a large central lake with fountains is the first feature they see.

Walking through the community, the architectural features give a sense of place through intricate design, such as gabled and hip roofs, differing first floor and second floor façade materials, and building recesses that create dimension and a dynamic streetscape. Aside from the architectural details, each unit will have landscaping in the front, as well as street trees lining the road. Additionally, the private road is designed with sidewalks on both sides of the road and ample space for emergency vehicles. Street parking is also available at the northern and southern edges of the site for any additional visitors. Streetlights are provided at reasonable intervals to enhance the community, ensuring safety and visibility during the later hours.

Surrounding the site is a luscious landscape buffer; 25’ on the north side, 20’ on the west side, and 15’ on the south and east sides. The east buffer includes a 5’ sidewalk on the outer side, to enhance the Regina Drive corridor and provide quality pedestrian connection north and southbound. Additionally, the inside of these east and west buffers are abutted by a 10’ swale before reaching the back yards and patios of the townhomes. These swales are intended to provide additional habitat for native fauna, as well as aid in the drainage system. The applicant is also promoting environmental measures to relocate approximately 65% of the existing trees onsite, as opposed to removing and mitigating them.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 7, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

407 Weatherbee
Site Plan Application
Narrative

Description:
Parcel ID: 3403-501-0025-000-5
Site Location: East of US-1, on the south side of E Weatherbee Rd, west of Regina Dr
Project Site: 9.574 acres
Existing Land Use: RM
Existing Zoning: R-4

To whom it may concern,

On Behalf of the applicant, Treasure Townhomes LLC, please accept this narrative as part of the Site Plan application for the proposed residential development project on E Weatherbee Road, west of Regina Drive. This 9-acre site has an existing land use of RM and existing zoning of R-4 and is identified as Parcel ID 3403-501-0025-000-5 and has an address of 4601 Regina Drive.

Due to the site's proximity to the major commercial corridor of US Highway 1, being within 1,500 feet, this site is optimal for medium density residential, as also demonstrated by the existing Land Use and Zoning designations. The proposed townhome community is an excellent transition between the existing Tanglewood Mobile Home Park to the west (with an existing zoning of C-3) and the single-family residences to the east.

The applicant is proposing a total of 94 townhome units, divided into 16 six- and seven-unit buildings, consistent with the permitted medium-density residential density of no more than 12 units per acre. These units are also consistent with the existing R-4 permitted density of up to 10 units per acre. The applicant is not requesting the density bonus of an additional 2du/ac for innovative design.

There is no native upland habitat located on site. The environmental assessment report acknowledges that there is native vegetation present, but they are not considered to be native habitat due to not having significant associations. Please see attached environmental assessment report representing sample of vegetative species observed during the site visit.

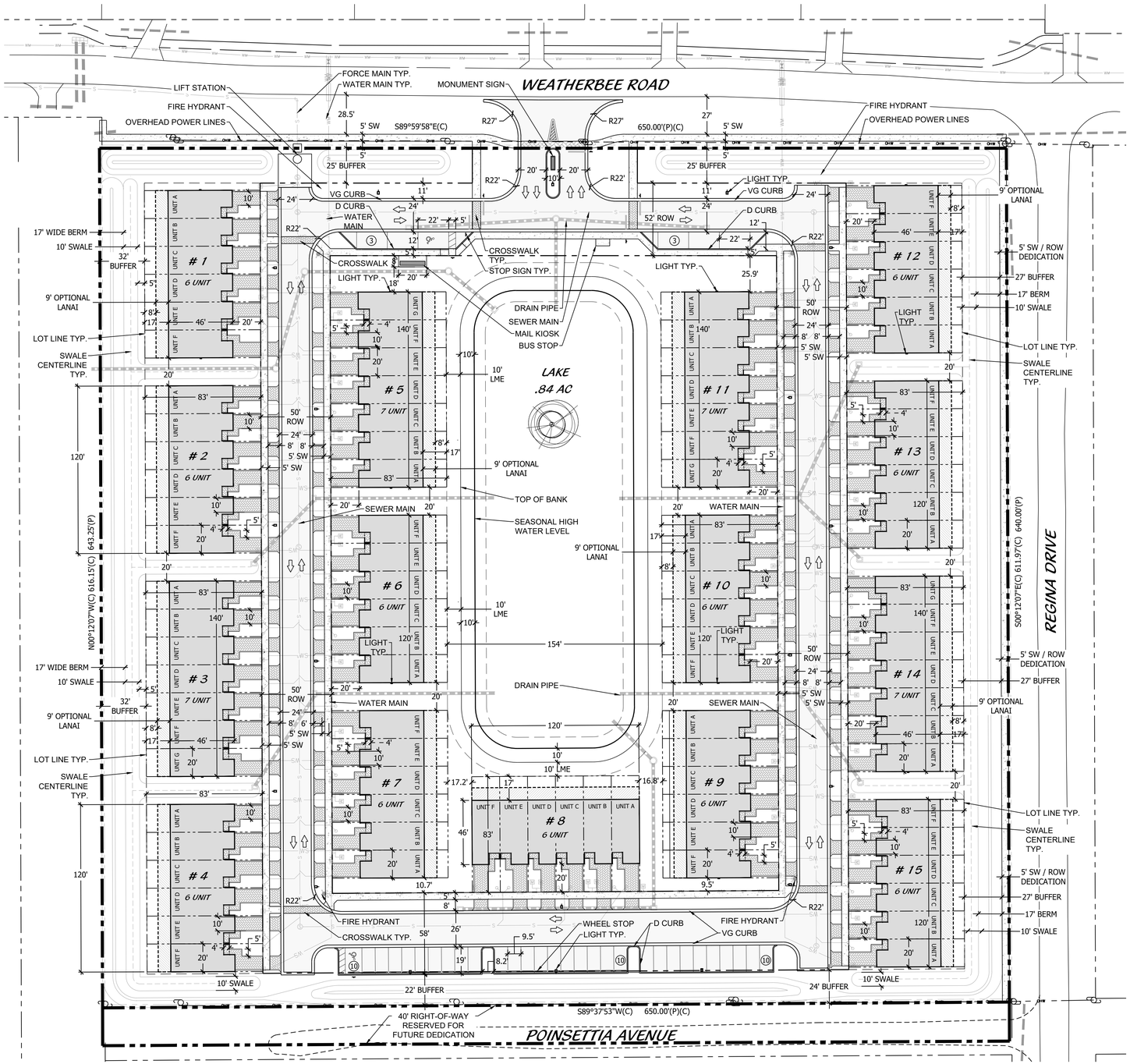
This ungated community will feature aesthetic architecture compatible with the surrounding residences. The first floor façade will be of textured stucco, while the second floor will feature vertical and horizontal siding veneer, preventing visual monotony and creating depth and dimension to the buildings. The central lake will act as the focal point of the community.

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 dsorrow@cotleur-hearing.com or 561-747-6336.

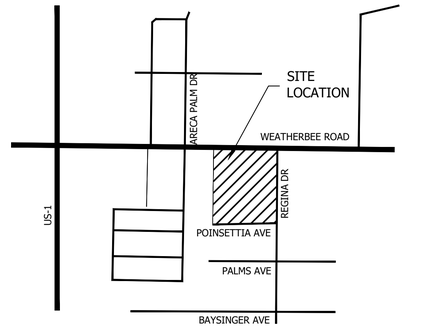
Sincerely,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



KEY MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	**RM**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0279K**

BUILDING DATA

	ACRES	SQUARE FEET	
TOTAL SITE AREA	**9.574**	**417,043**	
TOTAL BUILDINGS		**15**	**BUILDINGS**
7 UNIT BUILDINGS		4	
6 UNIT BUILDINGS		11	
TOTAL PROPOSED UNITS		**94**	**UNITS**
DENSITY		**9.82**	**UNITS/ACRE**
MEDIAN ROOF HEIGHT		**23'**	

PARKING CALCULATIONS

REQUIRED PARKING	188	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	34	SPACES
OFF-STREET HANDICAPPED PARKING	2	SPACES
DRIVEWAY PARKING	94	SPACES
GARAGE PARKING	94	SPACES
TOTAL	**224**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.49	65,055	15.6%
LME & LAKE PLANTING	0.41	17,909	4.3%
40' WIDTH TRACT	0.41	17,916	4.3%
LOT OPEN SPACE	0.76	33,134	7.9%
OTHER LANDSCAPE AREA	0.96	41,852	10.0%
SUB-TOTAL	**4.04**	**175,866**	42.2%
IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE	1.86	80,888	19.4%
VEHICULAR USE AREA	1.29	56,129	13.5%
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%
WATER SURFACE	0.84	36,625	8.8%
SUB-TOTAL	5.54	**241,177**	57.8%
TOTAL	**9.574**	**417,043**	**100.0%**

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 107, 109, AND 125

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Ivy Development Group
Fort Pierce, Florida

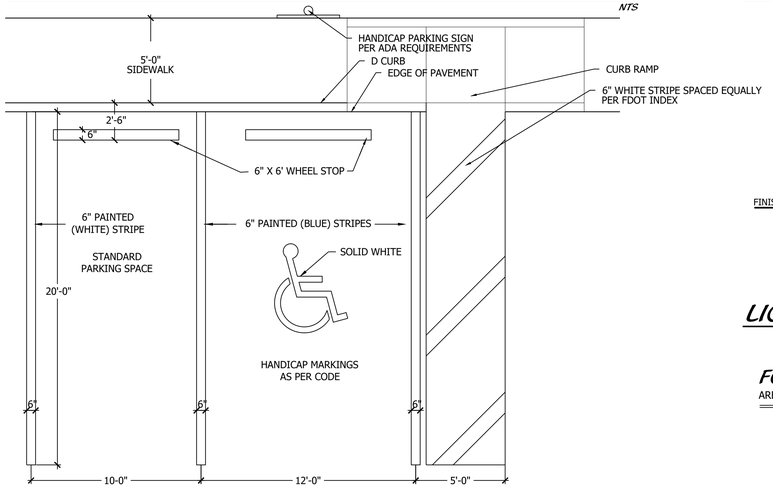
DESIGNED	ACE
DRAWN	ACE
APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24

SHEET 1 OF 2

© COTLEUR & HEARING, INC.
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.

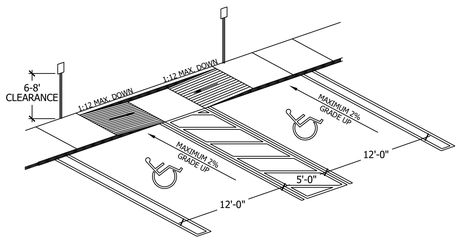
TYPICAL GUEST AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

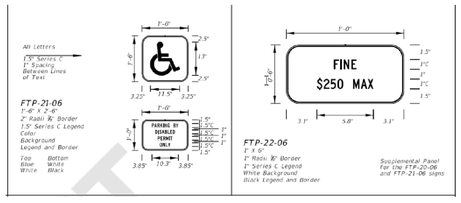


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

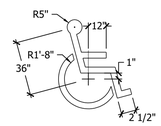
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS

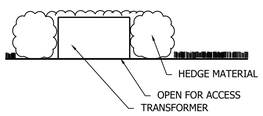


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

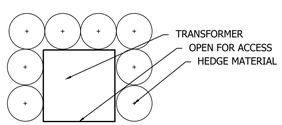
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

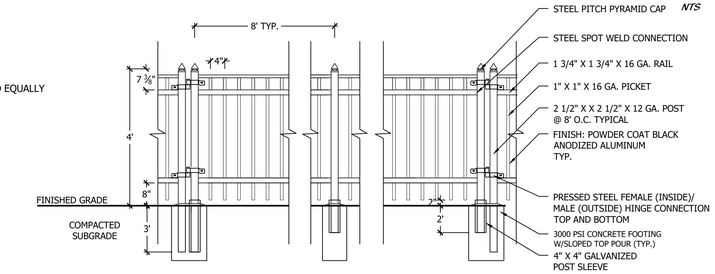


PLAN VIEW



DECORATIVE FENCE DETAIL

NTS



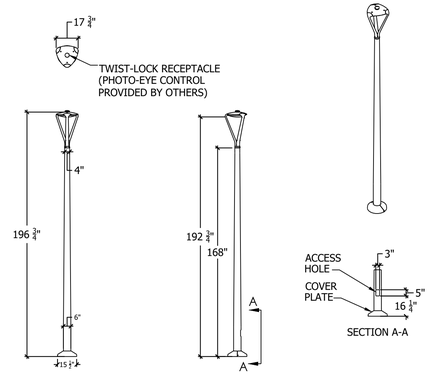
LIGHTING DETAIL

NTS

FGP LIGHT

AREA LIGHT, 16 FT, TYPE 5, WITH COVER PLATE, TWIST LOCK

Date: 10/5/2018
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG503-04
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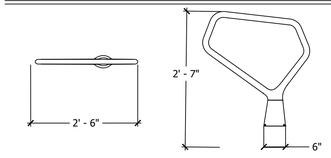
BIKE RACK DETAIL

NTS

FGP BIKE RACK

Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



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BENCH DETAIL

NTS

FGP BENCH, BACKED, 70", WOOD, END ARMS

Product Drawing

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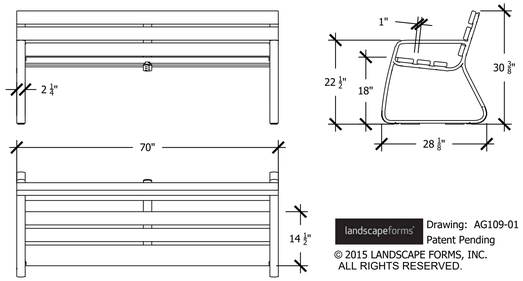

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D CURB DETAIL

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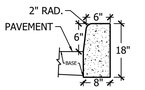

VALLEY CURB DETAIL

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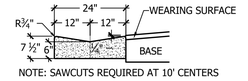
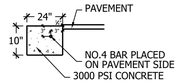


NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

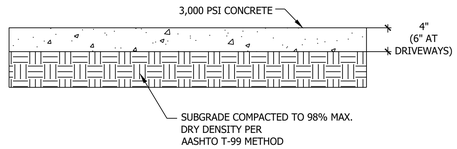
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

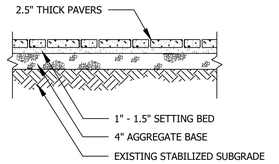
SIDEWALK DETAIL

NTS



PEDESTRIAN PAVER DETAIL

NTS



VEHICULAR PAVER DETAIL

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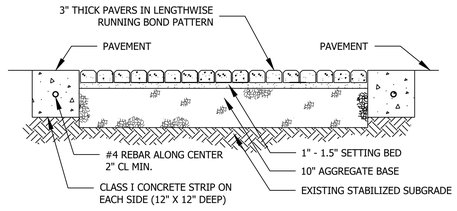
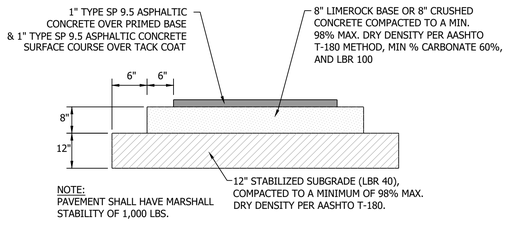


VEHICULAR PAVEMENT DETAIL

NTS



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES

Ivy Development Group
Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24

SHEET 2 OF 2

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single-family	RM (SLC)	RS-4 (SLC)
South	Single-family	RM (SLC)	RS-4 (SLC)
East	Single-family	RM (SLC)	RM-5 (SLC)
West	Mobile Home Park	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12du/ac	9.574	X
****Proposed**	N/A	N/A	N/A	N/A	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 24,440
Demand Analysis	Maximum 24,440
Current Zoning/FLU	Total gallons per day 24,440
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 24,440
Demand Analysis	Maximum 24,440
Current Zoning/FLU	Total gallons per day 24,440
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	(44,227*20)/1000=884.5ac	(44,471*20)/1000=889.42ac	4.92ac
Urban District	5 acres per 1,000 people	(44,227*5)/1000=221.1ac	(44,471*5)/1000=222.4ac	1.3ac
Community	2.5 acres per 1,000 people	(44,227*2.5)/1000=110.5ac	(44,471*2.5)/1000=111.2ac	.7ac
Neighborhood	1.36 acres per 1,000 people	(44,227*1.36)/1000=60.1ac	(44,471*1.36)/1000=60.8ac	.7ac

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

	K-8	High
School Name	Weatherbee Elementary	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	0.6 miles	3.5 miles
Current Zoning/FLU Enrollment Demand	27.8	.65
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	(94/7.5)=12.5 yards
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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

Impact	No impact

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1172 ITE Code 215	86/115 ITE Code 215
****Proposed Zoning/FLU**	NA	NA
***Change in Demand**	Trips 1172	Trips 86/115
Impact to Capacity	All links and intersections will operate at LOS D or better. Refer to TIA dated 7.9.24.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 94	Single Family: 0	Multifamily: 94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	0	0	n/a	n/a	n/a
Single-family, attached	0	0	n/a	n/a	n/a
Multi-family	1	114	9.5	2025	2026
Other (specify)					

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

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

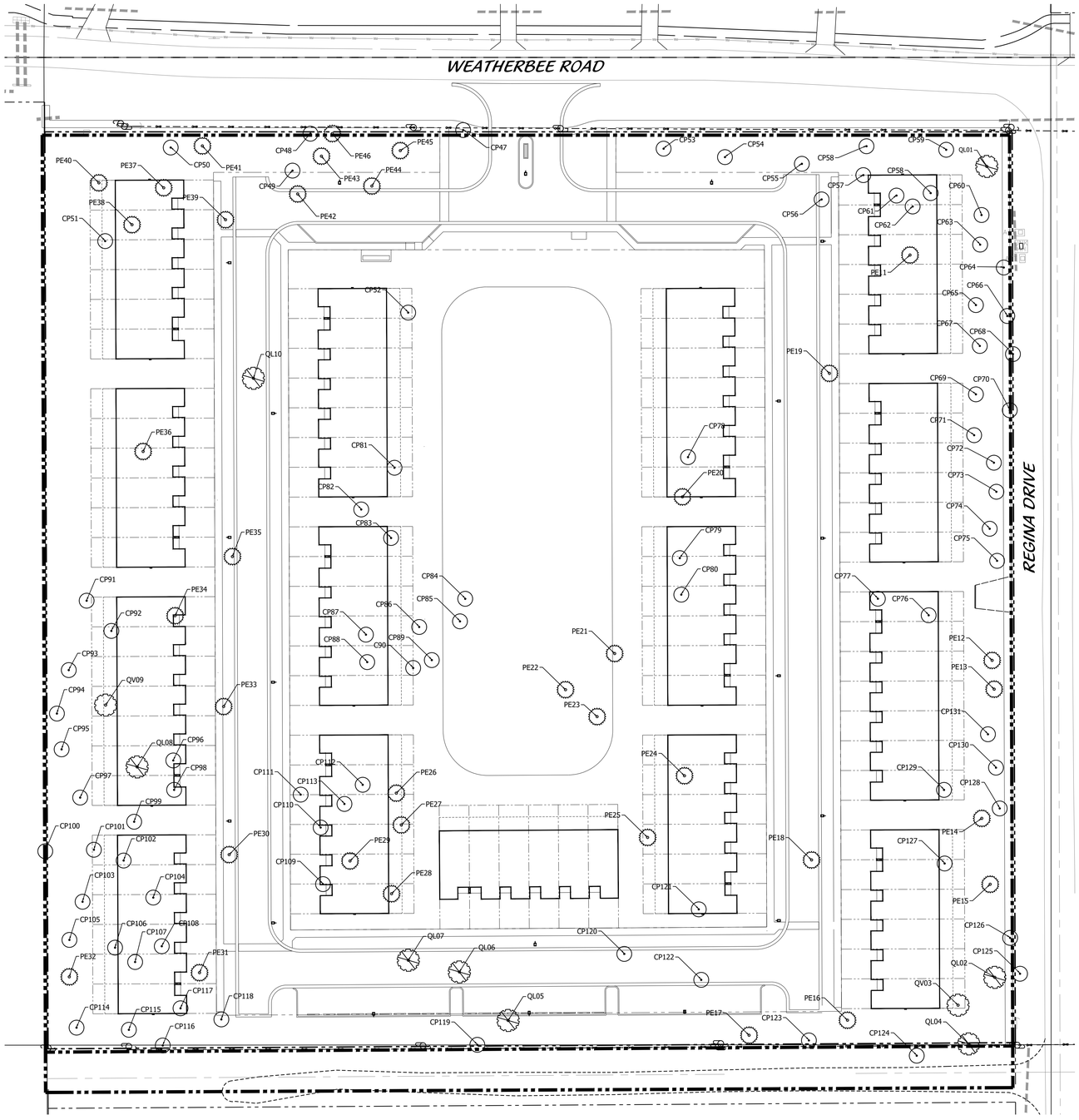
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: N/A

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



TREE INVENTORY

POINT	SPECIES	"DBH	CT	REMOVED	RELOCATED
1	LAUREL OAK	29		X	
2	LAUREL OAK	17		X	
3	LIVE OAK	21.5		X	
4	LAUREL OAK	14		X	
5	LAUREL OAK	17		X	
6	LAUREL OAK	17		X	
7	LAUREL OAK	15.75		X	
8	LAUREL OAK	15		X	
9	LIVE OAK	16		X	
10	LAUREL OAK	17		X	
11	SLASH PINE	14		X	
12	SLASH PINE	14		X	
13	SLASH PINE	14.5		X	
14	SLASH PINE	14		X	
15	SLASH PINE	14		X	
16	SLASH PINE	15.25		X	
17	SLASH PINE	14		X	
18	SLASH PINE	18.5		X	
19	SLASH PINE	14		X	
20	SLASH PINE	15		X	
21	SLASH PINE	23.25		X	
22	SLASH PINE	20		X	
23	SLASH PINE	20		X	
24	SLASH PINE	16		X	
25	SLASH PINE	21.5		X	
26	SLASH PINE	19		X	
27	SLASH PINE	19		X	
28	SLASH PINE	21		X	
29	SLASH PINE	16		X	
30	SLASH PINE	16.25		X	
31	SLASH PINE	16.5		X	
32	SLASH PINE	15.5		X	
33	SLASH PINE	14		X	
34	SLASH PINE	17		X	
35	SLASH PINE	23.25		X	
36	SLASH PINE	18		X	
37	SLASH PINE	26		X	
38	SLASH PINE	21		X	
39	SLASH PINE	15		X	
40	SLASH PINE	19		X	
41	SLASH PINE	22.5		X	
42	SLASH PINE	24		X	
43	SLASH PINE	18		X	
44	SLASH PINE	17		X	
45	SLASH PINE	14		X	
46	SLASH PINE	14		X	
47	CABBAGE PALM		>10'		X
48	CABBAGE PALM		>10'		X
49	CABBAGE PALM		>10'		X
50	CABBAGE PALM		>10'		X
51	CABBAGE PALM		>10'		X
52	CABBAGE PALM		>10'		X
53	CABBAGE PALM		>10'		X
54	CABBAGE PALM		>10'		X
55	CABBAGE PALM		>10'		X
56	CABBAGE PALM		>10'		X
57	CABBAGE PALM		>10'		X
58	CABBAGE PALM		>10'		X
59	CABBAGE PALM		>10'		X
60	CABBAGE PALM		>10'		X
61	CABBAGE PALM		>10'		X
62	CABBAGE PALM		>10'		X
63	CABBAGE PALM		>10'		X
64	CABBAGE PALM		>10'		X
65	CABBAGE PALM		>10'		X
66	CABBAGE PALM		>10'		X
67	CABBAGE PALM		>10'		X
68	CABBAGE PALM		>10'		X
69	CABBAGE PALM		>10'		X
70	CABBAGE PALM		>10'		X
71	CABBAGE PALM		>10'		X
72	CABBAGE PALM		>10'		X
73	CABBAGE PALM		>10'		X
74	CABBAGE PALM		>10'		X
75	CABBAGE PALM		>10'		X
76	CABBAGE PALM		>10'		X
77	CABBAGE PALM		>10'		X
78	CABBAGE PALM		>10'		X
79	CABBAGE PALM		>10'		X
80	CABBAGE PALM		>10'		X
81	CABBAGE PALM		>10'		X
82	CABBAGE PALM		>10'		X
83	CABBAGE PALM		>10'		X
84	CABBAGE PALM		>10'		X
85	CABBAGE PALM		>10'		X
86	CABBAGE PALM		>10'		X
87	CABBAGE PALM		>10'		X
88	CABBAGE PALM		>10'		X
89	CABBAGE PALM		>10'		X
90	CABBAGE PALM		>10'		X
91	CABBAGE PALM		>10'		X
92	CABBAGE PALM		>10'		X
93	CABBAGE PALM		>10'		X
94	CABBAGE PALM		>10'		X
95	CABBAGE PALM		>10'		X
96	CABBAGE PALM		>10'		X
97	CABBAGE PALM		>10'		X
98	CABBAGE PALM		>10'		X
99	CABBAGE PALM		>10'		X
100	CABBAGE PALM		>10'		X
101	CABBAGE PALM		>10'		X
102	CABBAGE PALM		>10'		X
103	CABBAGE PALM		>10'		X
104	CABBAGE PALM		>10'		X
105	CABBAGE PALM		>10'		X
106	CABBAGE PALM		>10'		X
107	CABBAGE PALM		>10'		X
108	CABBAGE PALM		>10'		X
109	CABBAGE PALM		>10'		X
110	CABBAGE PALM		>10'		X
111	CABBAGE PALM		>10'		X
112	CABBAGE PALM		>10'		X
113	CABBAGE PALM		>10'		X
114	CABBAGE PALM		>10'		X
115	CABBAGE PALM		>10'		X
116	CABBAGE PALM		>10'		X
117	CABBAGE PALM		>10'		X
118	CABBAGE PALM		>10'		X
119	CABBAGE PALM		>10'		X
120	CABBAGE PALM		>10'		X
121	CABBAGE PALM		>10'		X
122	CABBAGE PALM		>10'		X
123	CABBAGE PALM		>10'		X
124	CABBAGE PALM		>10'		X
125	CABBAGE PALM		>10'		X
126	CABBAGE PALM		>10'		X
127	CABBAGE PALM		>10'		X
128	CABBAGE PALM		>10'		X
129	CABBAGE PALM		>10'		X
130	CABBAGE PALM		>10'		X
131	CABBAGE PALM		>10'		X
	SUM OAK "DBH:	179.25			
	SUM PINE "DBH:	634			
	SUM SABAL COUNT:	85			

TREE MITIGATION

TOTAL CABBAGE PALMS TO BE RELOCATED ONSITE: 85

TOTAL OAK "DBH REMOVED: 179.25"
TOTAL OAK "DBH REPLANTED: 157.5"
57 QV1 UPSIZED FROM 2.5" TO 5": 57 X 2.5 = 142.5"
30 QV4 UPSIZED FROM 2.5" TO 3": 30 X .5 = 15"

TOTAL PINE "DBH REMOVED: 634"
TOTAL PINE "DBH REPLANTED: 637"
88 PE AT 4": 88 X 4 = 352"
190 PE AT 1.5": 190 X 1.5 = 285"

TOTAL "DBH REQUIRING MITIGATION: 813.25"
TOTAL "DBH REPLANTED: 794.5"
TOTAL "DBH REMAINING: 18.75"

FEE-IN-LEUI: 18.75" X $250 = $4,687.5"

TREE MITIGATION

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS 10-18-24

SHEET 1 OF 1

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Cotleur & Hearing

LAND PLANNING • LANDSCAPE ARCHITECTURE • TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

August 23, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL, 34950

407 Weatherbee Authorization Acknowledgment

To whom it may concern,

On behalf of the applicant, Treasure Townhomes LLC, please accept this letter of authorization regarding the traffic report for the 9-acre project located at 4601 Regina Drive. The undersigned below grants The City of Fort Pierce authorization to forward the traffic report, pertaining to the 407 Weatherbee project, to their third-party reviewer for further analysis.

For:

Authorized Person

10/08/24
Date

SANTIAGO SILVA
Printed name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm beach

I hereby certify that the foregoing instrument was acknowledged before me this 8th day of October, 2024, by Santiago Silva. He or she is personally known to me. produced Florida Drivers license - MC

Notary Public Signature

Manuel candelario
Printed Name

State of Florida at-large

MANUEL CANDELARIO
MY COMMISSION # HH 587418
EXPIRES: August 27, 2028

O'ROURKE ENGINEERING & PLANNING

A TMC Company

TRAFFIC ANALYSIS

FOR

407 E. Weatherbee

Prepared for:

Santiago Silva & Martin Ugarte
IVY DEVELOPMENT COMPANY
12555 Orange Dr.
Davie, FL 33330

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd, Suite 201
Stuart, Florida 34996
772-781-7918

July 9, 2024
SR21062.0
Revised October 7, 2024

PROFESSIONAL ENGINEERING CERTIFICATION

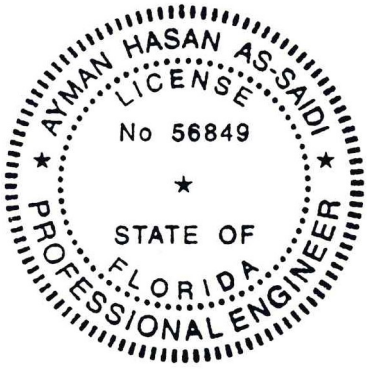
PROJECT: 407 E. Weatherbee

LOCATION: St Lucie County, Florida

CLIENT: Ivy Development Company

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY



ON THE DATE ADJACENT TO THE SEAL

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

SUSAN E. O'ROURKE, PE, LLC
3725 SE OCEAN BOULEVARD, SUITE 201
STUART, FLORIDA 34996

CERTIFICATE OF AUTHORIZATION CA-26869

Ayman H. As-Saidi, P.E. № 56849

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT DESCRIPTION 1

EXISTING CONDITIONS 3

PROJECT TRAFFIC 3

PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT 5

OTHER PROJECT TRAFFIC / GROWTH RATE 5

LINK ANALYSIS / REVIEW 5

INTERSECTION ANALYSIS 5

DRIVEWAY ANALYSIS 9

CONCLUSION 9

TABLES

TABLE 1: Project Trip Generation 4
TABLE 2: Project Percent Impact 7
TABLE 3: Link Analysis 8

FIGURES

FIGURE 1: Project Location 2
FIGURE 2: Project Traffic Assignment 6
FIGURE 3: Driveway Volumes 10

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2024 Level of Service Report and FDOT 2023 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 407 E. Weatherbee development located on Weatherbee Road, north of Poinsettia Avenue, west of Regina Drive in Ft. Pierce, St. Lucie County, Florida. The project takes access from a full access driveway on Weatherbee Road. The purpose of this report is to determine the project's impact on the surrounding roadway system and its compliance with concurrency requirements.

In order to make the determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometrics
- summary of the existing traffic volumes
- assessment of project traffic
- determination of study area
- assignment other traffic plus growth
- evaluation of total traffic

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The 407 E. Weatherbee development proposes 94 Low Rise multi-family units. The project is expected to be completed in 2026. The site is currently vacant. The project's general location is shown in **Figure 1**.

Appendix A includes a site plan of the project.



NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: SR21062.0 | Date: 07/10/2024

Legend

= Site Location

Figure 1

Project Location

407 E. Weatherbee

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Weatherbee Road is a two-lane urban collector with a general east/ west alignment.
- US Highway 1 is a four-lane urban principal arterial with a north/south alignment.
- Regina Drive is a two-lane local roadway with a north/south alignment.
- Midway Road is a two-lane urban minor arterial roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2023 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2024 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family (Land Use Code 215) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 982 new daily trips. There will be 72 AM peak hour trips with 18 entering the project and 54 trips exiting the project. The project will generate 96 new PM peak hour trips. There will be 57 trips entering the project and 39 trips exiting the project in the PM peak hour.

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=7.62(X)-50.48	50%	50%	491	491	982
Total							**491**	**491**	**982**

Source: Trip Generation Manual 11th Edition

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=0.52(X)-5.70	25%	75%	18	54	72
Total							**18**	**54**	**72**

Source: Trip Generation Manual 11th Edition

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	94	DU	T=0.60(X)-3.93	59%	41%	57	39	96
Total							**57**	**39**	**96**

Source: Trip Generation Manual 11th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 5% or more on all other links. As shown, the project is significant on E. Weatherbee Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes on Weatherbee Road were grown using a 5-year historical growth rate. The historical growth rate was calculated as 1.01% using the historical AADT from FDOT Florida Traffic Online from 2018 to 2023. Therefore, a minimum growth rate of 2.5% was applied to the analysis. Fort Pierce planners indicated an expansion to the Gator Acres residential development is proposed. The application and traffic analysis have not yet been submitted. However, it is expected there is sufficient capacity on Weatherbee Road to accommodate the expansion. Additionally, there is a proposed self-storage warehouse being proposed in the vicinity of the project. The trips associated with this project were included as committed trips in the analysis.

Details of the background traffic are included in **Appendix C**.

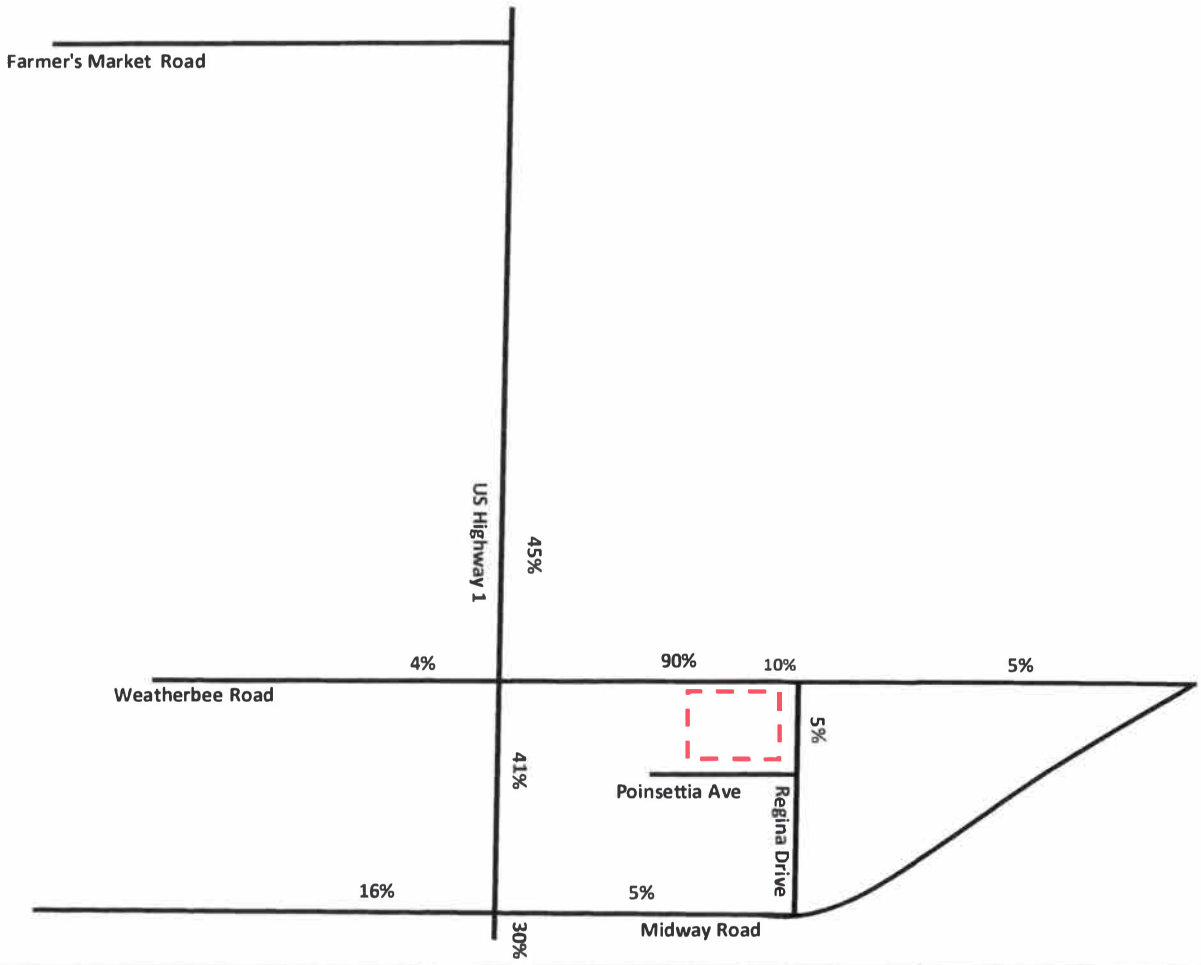
LINK ANALYSIS / REVIEW

The adjacent link of Weatherbee Road was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US Highway 1 at W. Weatherbee Road was analyzed for the AM and PM peak hours. A turning movement count was conducted at the intersection on June 29, 2021. A peak season factor of 1.09 was applied to the count, which is the average of the seasonal factor east of US 1 and west of US 1. Project traffic and background growth were then added. The existing, 2026 without project, and 2026 with project volumes were then analyzed using Highway Capacity Software HCS.

The intersection will operate at Level of Service C in the AM and D in the PM peak hours from existing conditions through project build out.



NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: SR21062.0 | Date: 07/11/2024

Legend

= Site Location

Figure 2

Project Assignment

407 E. Weatherbee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E Weatherbee Rd	NB	IN	NO	2100	7	0.33%	41%
	E Midway Rd	E Weatherbee Rd	SB	OUT	NO	2100	22	1.05%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	24	1.20%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	8	0.40%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	750	16	2.13%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	49	6.53%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	3	0.40%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	1	0.13%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	3	0.38%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	1	0.13%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	1	0.13%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	3	0.38%	5%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	72
Net In:	18
Net Out:	54

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E weatherbee Rd	NB	IN	NO	2100	23	1.10%	41%
	E Midway Rd	E weatherbee Rd	SB	OUT	NO	2100	16	0.76%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	18	0.90%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	26	1.30%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	750	51	6.80%	90%
	US Hwy 1	Project Driveway	WB	OUT	NO	750	35	4.67%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	2	0.27%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	3	0.40%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	2	0.25%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	3	0.38%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	3	0.38%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	2	0.25%	5%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	96
Net In:	57
Net Out:	39

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	D Factor (4)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2026 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2026 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	0.37	223	2.50%	234	0	234	750	16	250	2.13%	YES	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	0.63	379	2.50%	398	1	399	750	49	448	6.53%	YES	90%

(1) St. Lucie County 2024 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) D Factor calculation provided in Appendix

Two-Way:	72
Net In:	18
Net Out:	54
Years Grown:	2

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	D Factor (4)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2026 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2026 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	0.53	379	2.50%	398	1	399	750	51	450	6.80%	YES	90%
	US Hwy 1	E Weatherbee Rd	WB	OUT	NO	0.47	336	2.50%	353	0	353	750	35	388	4.67%	YES	90%

(1) St. Lucie County 2024 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) D Factor calculation provided in Appendix

Two-Way:	96
Net In:	57
Net Out:	39
Years Grown:	2

DRIVEWAY ANALYSIS

The project will have one driveway. Driveway 1 will be a full access driveway on E. Weatherbee Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Driveway 1 and Weatherbee Road were analyzed using HCS. The analysis shows the driveway will operate at an acceptable Level of Service B at project buildout.

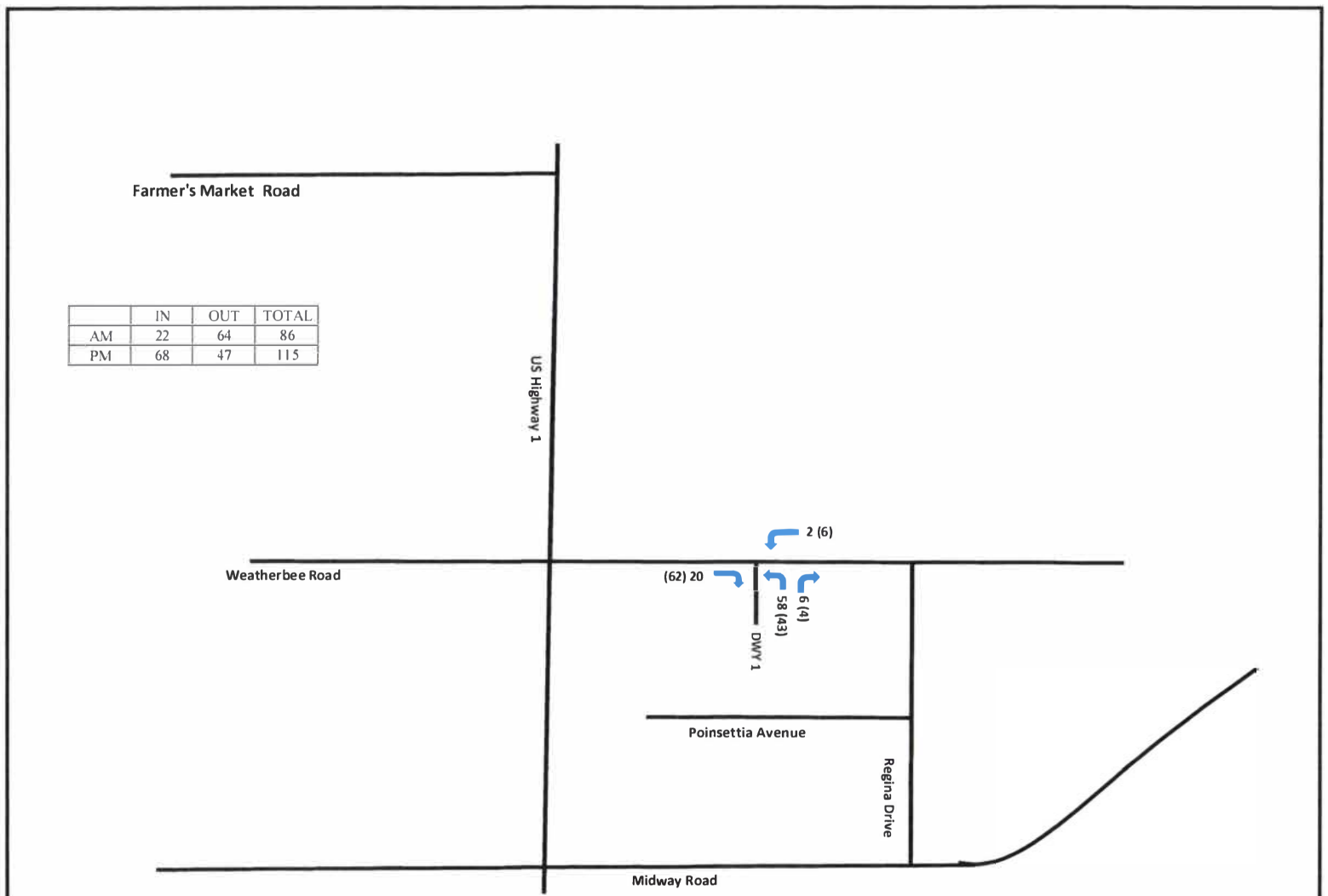
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook 2023 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 62 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 1% of the approach traffic with an approach volume of 272 and an opposing volume of 309. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix E includes the driveway analysis and turn-lane data.

CONCLUSION

With 72 net AM peak hour trips and 96 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



	IN	OUT	TOTAL
AM	22	64	86
PM	68	47	115

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3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: SR21062.0

Date: 07/11/2024

Legend

xx (xx) = AM (PM)

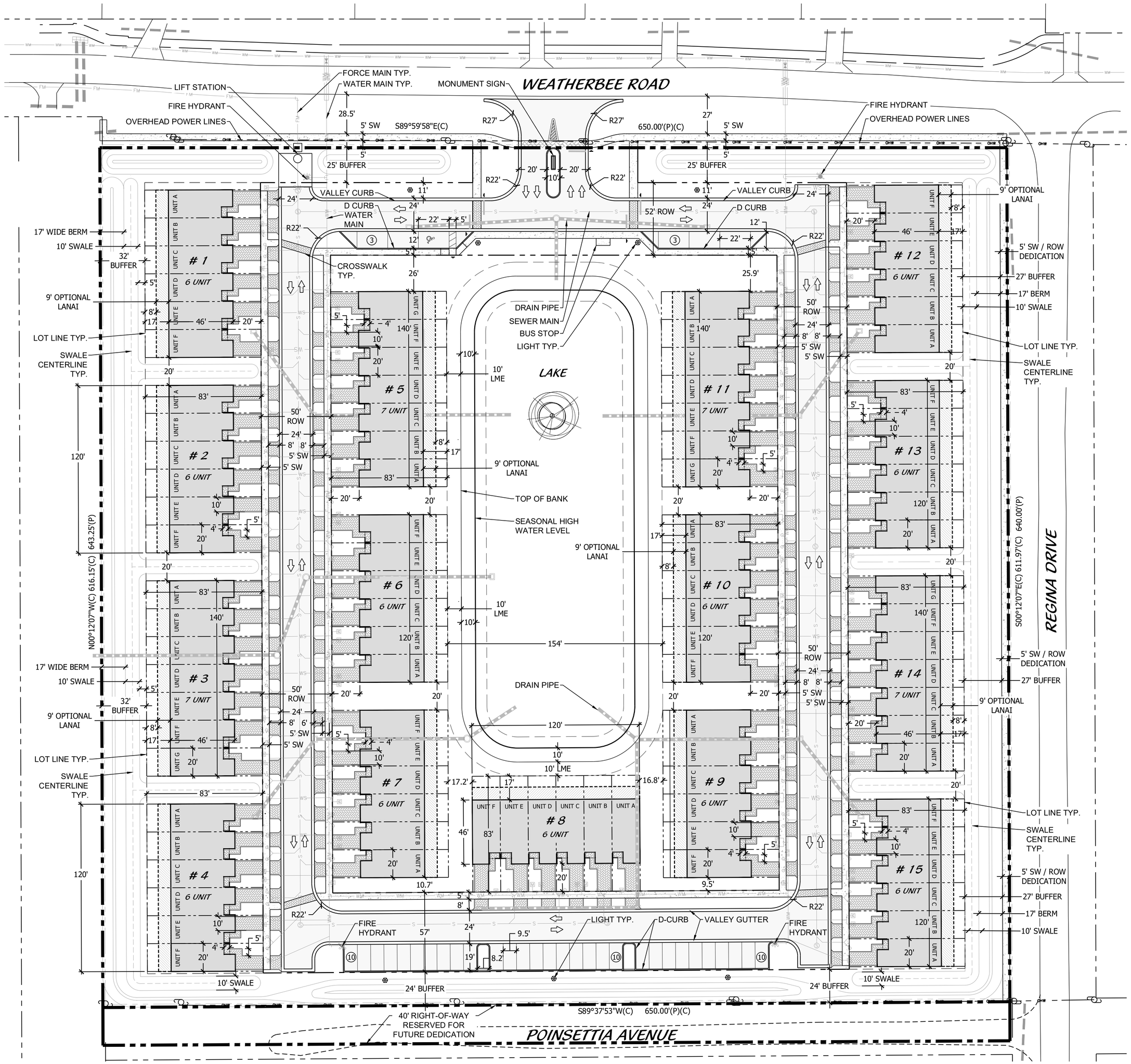
Figure 3

Driveway Assignment

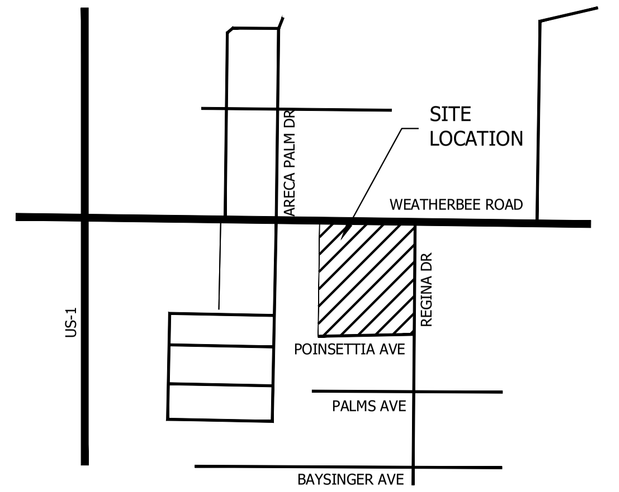
407 E. Weatherbee

APPENDIX A

SITE PLAN



KEY MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	**RM**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0279K**

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	**9.574**	**417,043**
TOTAL BUILDINGS	**15**	**BUILDINGS**
7 UNIT BUILDINGS	4	
6 UNIT BUILDINGS	11	
TOTAL PROPOSED UNITS	**94**	**UNITS**
DENSITY	**9.82**	**UNITS/ACRE**

PARKING CALCULATIONS

REQUIRED PARKING	188	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	35	SPACES
OFF-STREET HANDICAPPED PARKING	1	SPACES
DRIVEWAY PARKING	94	SPACES
GARAGE PARKING	94	SPACES
TOTAL	**224**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
BUFFER TRACT	1.49	65,055	15.6%
LME & LAKE PLANTING	0.41	17,909	4.3%
40' WIDTH TRACT	0.41	17,916	4.3%
LOT OPEN SPACE	0.76	33,134	7.9%
OTHER LANDSCAPE AREA	0.98	42,482	10.2%
SUB-TOTAL	**4.05**	**176,496**	42.3%

IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
BUILDING COVERAGE	1.86	80,888	19.4%
VEHICULAR USE AREA	1.27	55,499	13.3%
PAVER DRIVEWAYS & WALKS	0.75	32,806	7.9%
OPTIONAL LANAI (MAX COVERAGE)	0.39	16,920	4.1%
SIDEWALKS, CONCRETE PADS	0.41	17,809	4.3%
WATER SURFACE	0.84	36,625	8.8%
SUB-TOTAL	5.52	**240,547**	57.7%
TOTAL	**9.574**	**417,043**	**100.0%**

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Ivy Development Group
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS 09-11-24

SHEET 1 OF 2

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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.

APPENDIX B

ST. LUCIE COUNTY 2024 LEVEL OF SERVICE REPORT
&
FDOT 2023 QUALITY LEVEL OF SERVICE

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
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

B-1

* **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

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
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,751	2023	600	520	D	0.87	454	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,751	2023	750	520	D	0.69	454	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,522	2023	750	345	C	0.46	343	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,722	2022	1,540	272	C	0.18	333	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,722	2022	1,710	272	C	0.16	333	C	0.19
TIFFANY AVE	US 1 to HILLMOOR DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,145	2021	2,100	201	C	0.10	195	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	5,500	2024	630	308	C	0.49	287	C	0.46
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,144	2021	630	339	C	0.54	277	C	0.44
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,800	2021	1,710	816	D	0.48	791	D	0.46
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	43,500	2024	3,170	2,047	C	0.65	2,040	C	0.64
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,851	2022	790	580	D	0.73	524	D	0.66
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,900	2024	790	569	D	0.72	518	D	0.66
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,900	2024	790	569	D	0.72	518	D	0.66
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,903	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,658	2023							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,517	2023							
US 1	MARTIN C.L. to LENNARD RD	945071	48,145	2023							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,145	2023							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,953	2023							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,953	2023							
US 1	TIFFANY AVE to WALTON RD	945070	33,953	2023							
US 1	WALTON RD to VILLAGE GREEN DR	945150	47,030	2023							
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	46,803	2023							
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	46,803	2023							
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,400	2023							
US 1	RIO MAR DR to KITTERMAN RD	940266	32,710	2023							
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	32,710	2023							
US 1	S OF SAEGER AVE to EASY ST	940266	32,710	2023							
US 1	EASY ST to MIDWAY RD	945156	30,097	2023							
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,959	2023							

* **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

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
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	30,959	2023							
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	30,959	2023							
US 1	EDWARDS RD to SAVANNAH RD	945002	28,117	2023							
US 1	GARDENIA AVE to VIRGINIA AVE	945002	28,117	2023							
US 1	SAVANNAH RD to GARDENIA AVE	945002	28,117	2023							
US 1	VIRGINIA AVE to OHIO AVE	945003	26,002	2023							
US 1	OHIO AVE to GEORGIA AVE	945003	26,002	2023							
US 1	GEORGIA AVE to DELAWARE AVE	945008	27,500	2023							
US 1	DELAWARE AVE to CITRUS AVE	945014	29,114	2023							
US 1	CITRUS AVE to ORANGE AVE	940118	25,392	2023							
US 1	ORANGE AVE to AVENUE A	945014	29,114	2023							
US 1	AVENUE A to AE BACKUS AVE	945014	29,114	2023							
US 1	AE BACKUS AVE to AVENUE D	945014	29,114	2023							
US 1	AVENUE D to SR A1A SOUTH	945014	29,114	2023							
US 1	SR A1A SOUTH to AVENUE H	715	30,660	2023	2,100	1,524	C	0.73	1,521	C	0.72
US 1	AVENUE H to OLD DIXIE HWY	715	30,660	2023	2,000	1,524	C	0.76	1,521	C	0.76
US 1	OLD DIXIE HWY to AVENUE O	940123	28,240	2023							
US 1	AVENUE O to SR A1A NORTH	940123	28,240	2023							
US 1	SR A1A NORTH to JUANITA AVE	940010	20,140	2023							
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,140	2023							
US 1	ST LUCIE BLVD to 25TH ST	940009	19,911	2023							
US 1	25TH ST to INDRIO RD	940009	19,911	2023							
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	25,091	2023							
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	25,091	2023							
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	15,671	2022	2,100	763	C	0.36	741	C	0.35
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,900	2024	2,100	507	C	0.24	480	C	0.23
VILLAGE GREEN DR	US 1 to WALTON RD	716	17,000	2024	2,100	1,060	C	0.50	1,146	C	0.55
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,612	2022	920	302	C	0.33	255	C	0.28
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	26,500	2024	2,650	1,226	C	0.46	1,309	D	0.49
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	734	8,800	2024	1,710	590	C	0.35	609	C	0.36
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	27,500	2024	1,710	1,482	D	0.87	1,462	D	0.85
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	17,629	2023	1,710	935	D	0.55	987	D	0.58

* **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.
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Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

B-4

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

* **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.

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

BARON
MIDWAY & US 1
ITE 11TH EDITION TRIP GENERATION RATES

DAILY TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=17.96(X/100)	50%	50%	57	57	115
Office	712	1,400	S.F.	T=14.39(X/1000)	50%	50%	10	10	20
						TOTAL	**67**	**67**	**135**

A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.04(X/100)	58%	42%	8	5	13
Office	712	1,400	S.F.	T=2.61(X/1000)	60%	40%	2	1	4
						TOTAL	**10**	**7**	**17**

P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.07(X/100)	48%	52%	6	7	13
Office	712	1,400	S.F.	T=3.15(X/1000)	42%	58%	2	3	4
						TOTAL	**8**	**9**	**18**

SATURDAY PEAK HOUR TRIPS

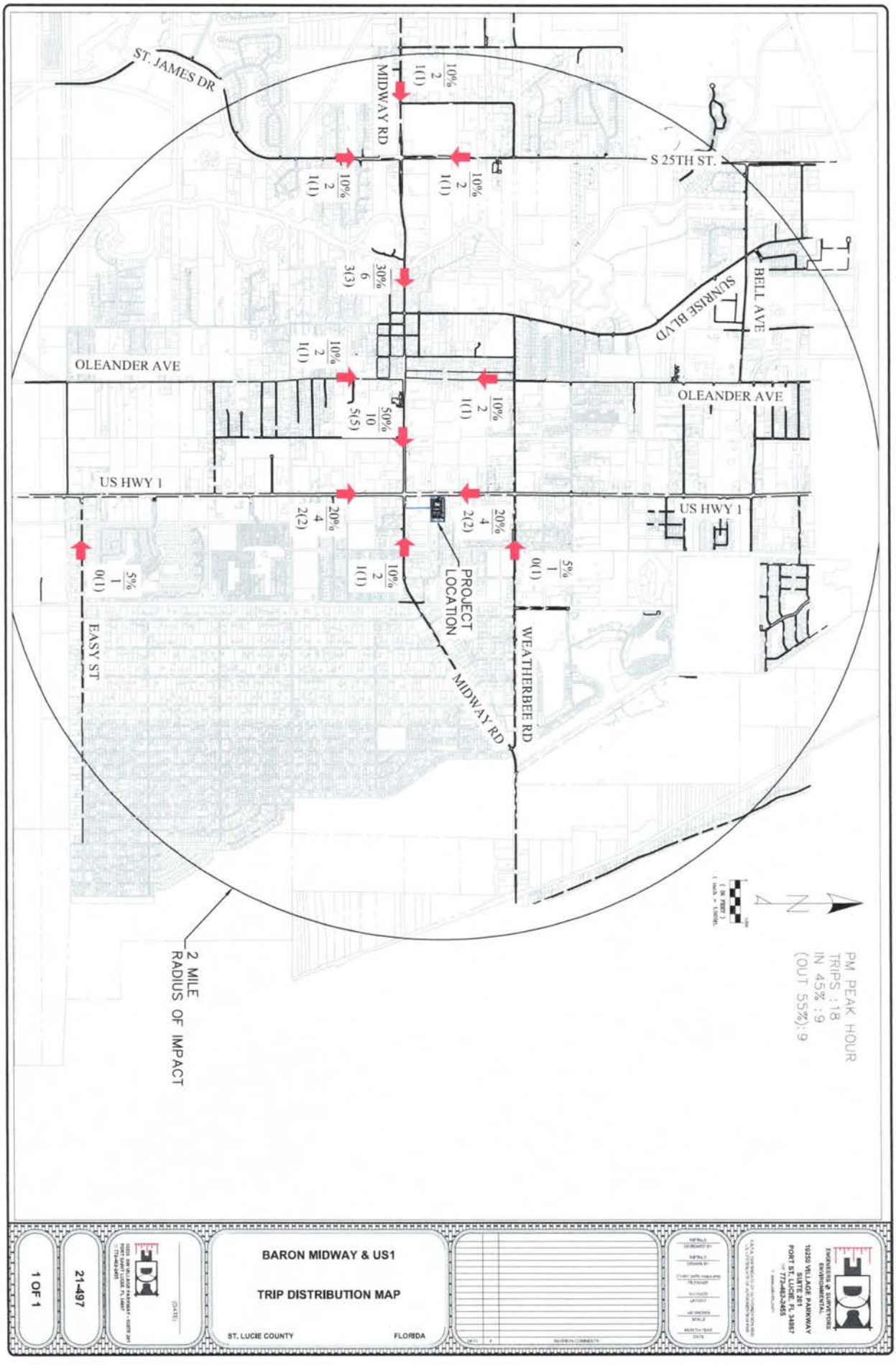
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.67(X/100)	56%	44%	10	7	17

SATURDAY PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.10(X/100)	45%	55%	6	7	13

Internal Capture:
This project contains no internal capture

Pass-by Trip Capture:
This project contains no internal capture


ST. JAMES DR
MIDWAY RD
S 25TH ST.
SUNRISE BLVD
BELL AVE
OLEANDER AVE
OLEANDER AVE
US HWY 1
US HWY 1
EASY ST
PROJECT LOCATION
MIDWAY RD
WEATHERBEE RD
2 MILE RADIUS OF IMPACT
PM PEAK HOUR
TRIPS : 18
IN 45% : 9
(OUT 55%): 9
BARON MIDWAY & US1
TRIP DISTRIBUTION MAP
ST. LUCIE COUNTY
FLORIDA
21-497
1 OF 1

Historical Growth Rate Calculation (5 Year)

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Weatherbee Road	US Highway 1	Midway Road	5,800	6,100	1.01%
		Total	5,800	6,100	1.01%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	6100 R	E 3000	W 3100	9.00	52.30	7.10
2022	5900 T	E 2900	W 3000	9.00	52.30	5.00
2021	5900 S	E 2900	W 3000	9.00	51.80	7.20
2020	5900 F	E 2900	W 3000	9.00	52.60	31.50
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX D

INTERSECTION ANALYSIS

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00051 - US1 @ Weatherbee Rd. - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1 Ø in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	24	0	24	0	24	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	60	15	25	15	60	15	25	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0	4.7	4.7	4.0	4.0	4.7	4.7	4.0	4.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.09
2	01/03/2021 - 01/09/2021	1.01	1.10
3	01/10/2021 - 01/16/2021	1.01	1.10
4	01/17/2021 - 01/23/2021	0.99	1.08
5	01/24/2021 - 01/30/2021	0.98	1.07
6	01/31/2021 - 02/06/2021	0.97	1.05
* 7	02/07/2021 - 02/13/2021	0.95	1.03
* 8	02/14/2021 - 02/20/2021	0.94	1.02
* 9	02/21/2021 - 02/27/2021	0.93	1.01
*10	02/28/2021 - 03/06/2021	0.91	0.99
*11	03/07/2021 - 03/13/2021	0.90	0.98
*12	03/14/2021 - 03/20/2021	0.88	0.96
*13	03/21/2021 - 03/27/2021	0.89	0.97
*14	03/28/2021 - 04/03/2021	0.90	0.98
*15	04/04/2021 - 04/10/2021	0.91	0.99
*16	04/11/2021 - 04/17/2021	0.92	1.00
*17	04/18/2021 - 04/24/2021	0.93	1.01
*18	04/25/2021 - 05/01/2021	0.94	1.02
*19	05/02/2021 - 05/08/2021	0.95	1.03
20	05/09/2021 - 05/15/2021	0.96	1.04
21	05/16/2021 - 05/22/2021	0.98	1.07
22	05/23/2021 - 05/29/2021	0.99	1.08
23	05/30/2021 - 06/05/2021	1.00	1.09
24	06/06/2021 - 06/12/2021	1.01	1.10
25	06/13/2021 - 06/19/2021	1.02	1.11
26	06/20/2021 - 06/26/2021	1.03	1.12
27	06/27/2021 - 07/03/2021	1.03	1.12
28	07/04/2021 - 07/10/2021	1.04	1.13
29	07/11/2021 - 07/17/2021	1.04	1.13
30	07/18/2021 - 07/24/2021	1.06	1.15
31	07/25/2021 - 07/31/2021	1.07	1.16
32	08/01/2021 - 08/07/2021	1.08	1.17
33	08/08/2021 - 08/14/2021	1.09	1.18
34	08/15/2021 - 08/21/2021	1.11	1.21
35	08/22/2021 - 08/28/2021	1.10	1.20
36	08/29/2021 - 09/04/2021	1.10	1.20
37	09/05/2021 - 09/11/2021	1.09	1.18
38	09/12/2021 - 09/18/2021	1.09	1.18
39	09/19/2021 - 09/25/2021	1.08	1.17
40	09/26/2021 - 10/02/2021	1.08	1.17
41	10/03/2021 - 10/09/2021	1.07	1.16
42	10/10/2021 - 10/16/2021	1.06	1.15
43	10/17/2021 - 10/23/2021	1.06	1.15
44	10/24/2021 - 10/30/2021	1.06	1.15
45	10/31/2021 - 11/06/2021	1.06	1.15
46	11/07/2021 - 11/13/2021	1.06	1.15
47	11/14/2021 - 11/20/2021	1.06	1.15
48	11/21/2021 - 11/27/2021	1.05	1.14
49	11/28/2021 - 12/04/2021	1.03	1.12
50	12/05/2021 - 12/11/2021	1.02	1.11
51	12/12/2021 - 12/18/2021	1.00	1.09
52	12/19/2021 - 12/25/2021	1.01	1.10
53	12/26/2021 - 12/31/2021	1.01	1.10

* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 4_9400_PKSEASON.TXT

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.03
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.01	1.04
4	01/17/2021 - 01/23/2021	1.00	1.03
5	01/24/2021 - 01/30/2021	1.00	1.03
6	01/31/2021 - 02/06/2021	0.99	1.02
7	02/07/2021 - 02/13/2021	0.99	1.02
* 8	02/14/2021 - 02/20/2021	0.98	1.01
* 9	02/21/2021 - 02/27/2021	0.97	1.00
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.96	0.99
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.97	1.00
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	0.99	1.02
21	05/16/2021 - 05/22/2021	0.99	1.02
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.00	1.03
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.03	1.06
29	07/11/2021 - 07/17/2021	1.03	1.06
30	07/18/2021 - 07/24/2021	1.03	1.06
31	07/25/2021 - 07/31/2021	1.04	1.07
32	08/01/2021 - 08/07/2021	1.04	1.07
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.04	1.07
40	09/26/2021 - 10/02/2021	1.03	1.06
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	1.00	1.03
43	10/17/2021 - 10/23/2021	1.00	1.03
44	10/24/2021 - 10/30/2021	1.01	1.04
45	10/31/2021 - 11/06/2021	1.01	1.04
46	11/07/2021 - 11/13/2021	1.02	1.05
47	11/14/2021 - 11/20/2021	1.02	1.05
48	11/21/2021 - 11/27/2021	1.02	1.05
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.00	1.03
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.01	1.04

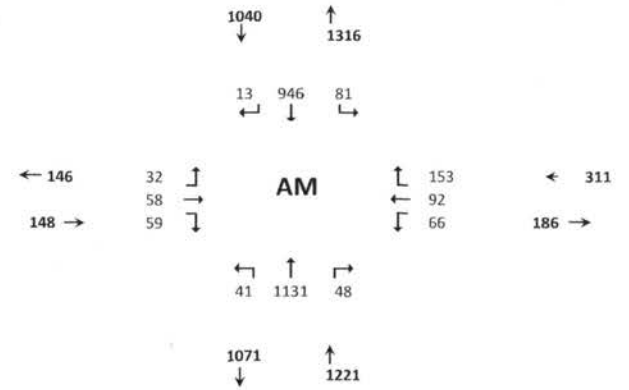
* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 4_9401_PKSEASON.TXT

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET:** Weatherbee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR:** 2021

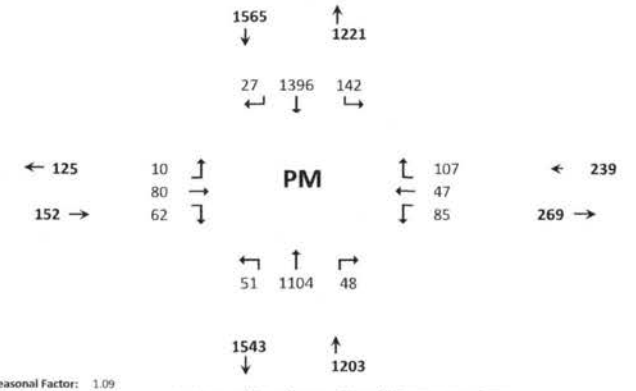
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
In/Out	-	-			-	-	-		-				-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	41	1131	48	81	946	13	32	58	59	66	92	153	2720	



Seasonal Factor: 1.09
Trips In
Trips Out
Growth Rate: 1
Years Grown: 1
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
In/Out	-	-	0	0	-	-	-	0	-	0	0	0	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	

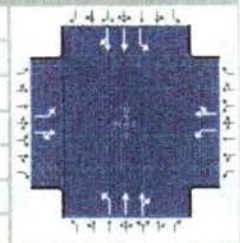


Seasonal Factor: 1.09
Growth Rate: 1
Trips In:
Trips Out:
Years Grown: 1
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

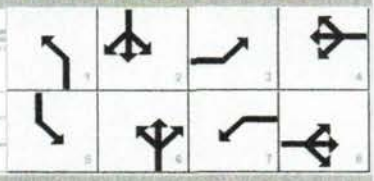
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 25, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - Existing - AM - 11.25.22....		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	32	58	59	66	92	153	41	1131	48	81	946	13

Signal Information			
Cycle, s	87.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	1.5		35.2	4.0	1.8		14.4				
Yellow	4.8	0.0		4.8	4.0	0.0		4.0				
Red	2.0	0.0		2.0	2.0	0.0		2.0				



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	20.4	11.8	22.2	11.5	42.0	13.0	43.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.4	7.9	4.8	15.6	3.2	29.9	4.4	21.9
Green Extension Time (g_e), s	0.0	0.7	0.1	0.6	0.0	5.2	0.1	5.3
Phase Call Probability	0.57	1.00	0.83	1.00	0.66	1.00	0.88	1.00
Max Out Probability	0.00	0.00	0.00	0.01	0.00	0.04	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	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	35	129		73	269		45	652	644	89	528	526
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1715		1781	1681		1781	1870	1843	1781	1870	1861
Queue Service Time (g_s), s	1.4	5.9		2.8	13.6		1.2	27.9	27.9	2.4	19.9	19.9
Cycle Queue Clearance Time (g_c), s	1.4	5.9		2.8	13.6		1.2	27.9	27.9	2.4	19.9	19.9
Green Ratio (*g/C*)	0.21	0.17		0.23	0.19		0.46	0.40	0.40	0.48	0.42	0.42
Capacity (*c*), veh/h	173	283		325	312		270	755	744	245	788	784
Volume-to-Capacity Ratio (*X*)	0.203	0.454		0.223	0.863		0.167	0.863	0.865	0.363	0.670	0.670
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	4.2		2.1	9.7		0.8	16.7	16.5	1.6	12.4	12.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	28.8	32.9		27.1	34.5		15.8	23.8	23.8	18.3	20.4	20.4
Incremental Delay (d_2), s/veh	0.2	0.4		0.1	6.2		0.1	1.4	1.4	0.3	0.4	0.4
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
Control Delay (*d*), s/veh	29.0	33.3		27.2	40.7		15.9	25.2	25.3	18.6	20.7	20.7
Level of Service (LOS)	C	C		C	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	32.4	C		37.8	D		24.9	C		20.6	C	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	2.29	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.76	A	1.05	A	1.59	B	1.43	A

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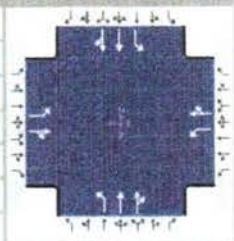
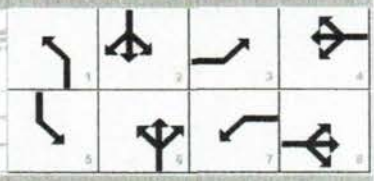
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 25, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - Existing - PM - 11.25.22....		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	80	62	85	47	107	51	1104	48	142	1396	27

Signal Information					EB		WB			NB			SB		
Cycle, s	86.7	Reference Phase	2												
Offset, s	0	Reference Point	End	Green	5.1	1.7	38.3	1.6	4.6	9.8					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.8	0.0	4.8	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	7.6	15.8	12.2	20.4	11.9	45.1	13.6	46.8
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.4	9.3	5.7	9.8	3.3	25.5	5.8	33.4
Green Extension Time (g_e), s	0.0	0.5	0.1	0.5	0.0	6.8	0.1	6.6
Phase Call Probability	0.22	1.00	0.88	1.00	0.73	1.00	0.97	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.13

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	11	149		89	162		54	611	602	149	751	747
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1734		1781	1662		1781	1870	1843	1781	1870	1858
Queue Service Time (g_s), s	0.4	7.3		3.7	7.8		1.3	23.5	23.5	3.8	31.3	31.4
Cycle Queue Clearance Time (g_c), s	0.4	7.3		3.7	7.8		1.3	23.5	23.5	3.8	31.3	31.4
Green Ratio (*g/C*)	0.13	0.11		0.19	0.17		0.50	0.44	0.44	0.52	0.46	0.46
Capacity (*c*), veh/h	180	196		247	276		215	827	815	302	864	858
Volume-to-Capacity Ratio (*X*)	0.058	0.763		0.363	0.587		0.250	0.738	0.739	0.495	0.869	0.871
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	0.3	5.5		2.7	5.5		0.9	14.0	13.9	2.4	18.3	18.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.1	37.4		30.2	33.4		18.0	20.0	20.1	15.6	21.0	21.0
Incremental Delay (d_2), s/veh	0.0	2.3		0.3	0.7		0.2	0.5	0.5	0.5	3.0	3.1
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
Control Delay (*d*), s/veh	33.2	39.7		30.6	34.2		18.2	20.5	20.6	16.0	24.0	24.1
Level of Service (LOS)	C	D		C	C		B	C	C	B	C	C
Approach Delay, s/veh / LOS	39.3	D		32.9	C		20.4	C		23.3	C	
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.29	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.75	A	0.90	A	1.53	B	1.85	B

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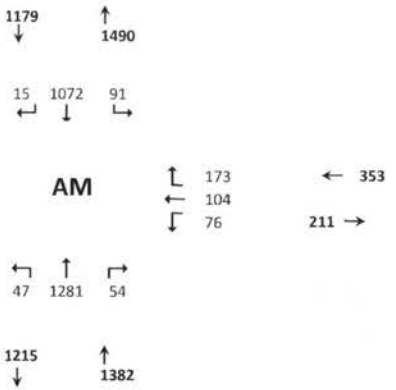
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET:** Weatherbee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR:** 2026

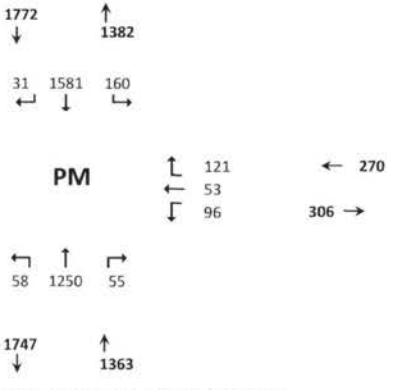
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	47	1280	54	91	1070	15	36	65	67	75	104	173	3077	
In/Out	-	-			-	-	-		-				-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Baron Midway		1			2					1				
Total	47	1281	54	91	1072	15	36	65	67	76	104	173	3081	



Seasonal Factor: 1.09
Trips In
Trips Out
Growth Rate: 1.025
Years Grown: 5
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	58	1249	54	160	1580	31	11	90	70	96	53	121	3574	
In/Out	-	-	0	0	-	-	-	0	-	0	0	0	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Baron Midway		1	1		1									
Total	58	1250	55	160	1581	31	11	90	70	96	53	121	3577	

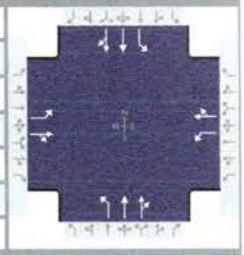


Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In:
Trips Out:
Years Grown 5
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - Without Project.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	65	67	76	104	173	47	1281	54	91	1072	15

Signal Information			
Cycle, s	104.1	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	5.4	1.2	46.1	4.8	1.6	19.3	1	2	3	4		
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	25.3	12.4	26.9	12.2	52.9	13.4	54.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.8	9.8	5.9	20.4	3.6	40.0	5.1	28.8
Green Extension Time (g_e), s	0.0	0.8	0.1	0.4	0.1	6.0	0.1	6.5
Phase Call Probability	0.68	1.00	0.91	1.00	0.78	1.00	0.94	1.00
Max Out Probability	0.00	0.00	0.00	0.39	0.00	0.21	0.00	0.07

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	145		84	304		52	737	730	100	599	596
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1714		1781	1681		1781	1870	1843	1781	1870	1861
Queue Service Time (g_s), s	1.8	7.8		3.9	18.4		1.6	37.8	38.0	3.1	26.8	26.8
Cycle Queue Clearance Time (g_c), s	1.8	7.8		3.9	18.4		1.6	37.8	38.0	3.1	26.8	26.8
Green Ratio (*g/C*)	0.23	0.19		0.25	0.20		0.50	0.44	0.44	0.51	0.45	0.45
Capacity (*c*), veh/h	157	319		317	338		246	830	818	211	851	847
Volume-to-Capacity Ratio (*X*)	0.252	0.455		0.263	0.899		0.210	0.889	0.892	0.474	0.704	0.704
Back of Queue (*Q*), ft/ln (95 th percentile)	35	146		74	354		27	597	594	53	417	409
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	5.8		2.9	13.9		1.1	23.5	23.4	2.1	16.4	16.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.2	37.7		31.3	40.6		17.7	26.6	26.7	22.5	22.8	22.8
Incremental Delay (d_2), s/veh	0.3	0.4		0.2	18.5		0.2	6.5	6.8	0.6	0.9	0.9
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
Control Delay (*d*), s/veh	33.5	38.1		31.5	59.1		17.9	33.1	33.5	23.1	23.7	23.7
Level of Service (LOS)	C	D		C	E		B	C	C	C	C	C
Approach Delay, s/veh / LOS	37.1	D		53.2	D		32.8	C		23.7	C	
Intersection Delay, s/veh / LOS	31.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.79	A	1.13	A	1.74	B	1.56	B

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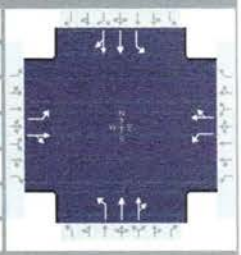
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - WithOUT Project....		
Project Description	Future without Project				

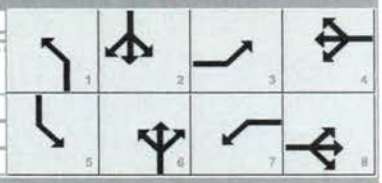


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	90	70	96	53	121	58	1250	55	160	1581	31

Signal Information			
Cycle, s	101.5	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	5.8	1.2		50.1	2.0	4.7	12.2					
Yellow	4.8	0.0		4.8	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	18.2	12.6	22.9	12.6	56.9	13.7	58.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.6	11.6	6.9	12.5	3.6	32.3	6.6	44.2
Green Extension Time (g_e), s	0.0	0.6	0.1	0.5	0.1	8.3	0.2	7.0
Phase Call Probability	0.28	1.00	0.94	1.00	0.82	1.00	0.99	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.44

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	12	168		101	183		61	691	683	168	850	847
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1734		1781	1662		1781	1870	1842	1781	1870	1857
Queue Service Time (g_s), s	0.6	9.6		4.9	10.5		1.6	30.2	30.3	4.6	41.9	42.2
Cycle Queue Clearance Time (g_c), s	0.6	9.6		4.9	10.5		1.6	30.2	30.3	4.6	41.9	42.2
Green Ratio (*g/C*)	0.14	0.12		0.19	0.17		0.55	0.49	0.49	0.56	0.51	0.51
Capacity (*c*), veh/h	158	209		219	277		192	924	910	270	945	939
Volume-to-Capacity Ratio (*X*)	0.073	0.806		0.461	0.661		0.317	0.748	0.750	0.623	0.899	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	11	188		96	192		30	456	452	78	645	637
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	7.4		3.8	7.5		1.2	17.9	17.8	3.0	25.4	25.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	38.1	43.5		35.7	39.7		21.8	20.7	20.7	18.6	22.8	22.9
Incremental Delay (d_2), s/veh	0.1	2.8		0.6	1.0		0.3	1.8	1.8	0.9	8.3	8.6
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
Control Delay (*d*), s/veh	38.2	46.3		36.2	40.7		22.2	22.4	22.5	19.4	31.1	31.5
Level of Service (LOS)	D	D		D	D		C	C	C	B	C	C
Approach Delay, s/veh / LOS	45.8	D		39.1	D		22.5	C		30.2	C	
Intersection Delay, s/veh / LOS	28.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.78	A	0.96	A	1.67	B	2.03	B

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TURNING MOVEMENT VOLUME COUNTS

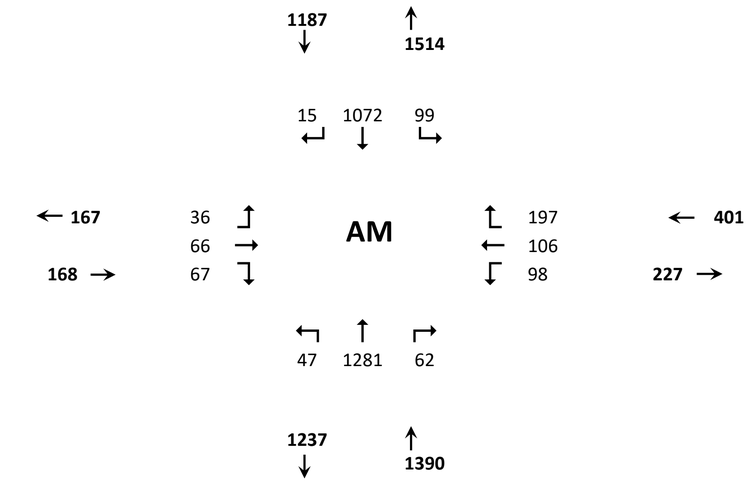
N/S STREET: US-1 **E/W STREET**: Weatherbee Rd **CONTROL**: Signalized

FILENAME:

COUNT DATE: 6/29/2021 **DAY**: Tuesday **CITY**: Ft. Pierce **INTERSECTION**: US-1 and Weatherbee Rd

REPORT DATE: 6/30/2021 **ANALYSIS YEAR**: 2026

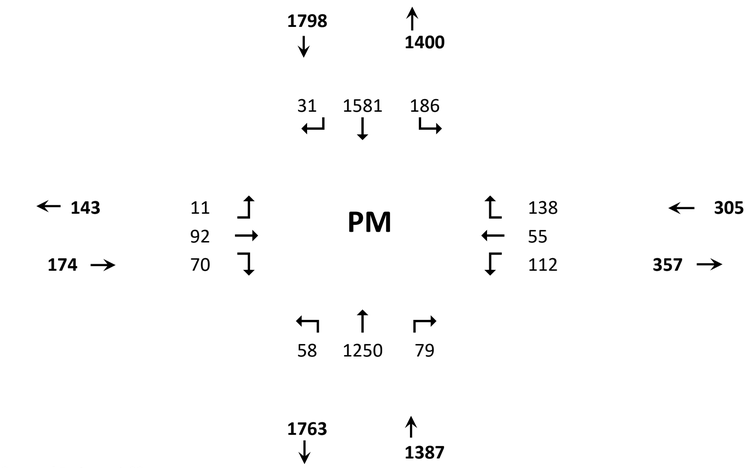
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			**7:30 AM TO 8:30AM**											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	47	1280	54	91	1070	15	36	65	67	75	104	173	3077	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
PROJECT	0	0	7	8	0	0	0	1	0	22	2	24	**0**	
Baron Midway		1			2					1				
Total	47	1281	62	99	1072	15	36	66	67	98	106	197	3146	



Seasonal Factor: 1.09
Trips In 18
Trips Out 54
Growth Rate: 1.025
Years Grown: 5
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			**4:45PM TO 5:45PM**											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	58	1249	54	160	1580	31	11	90	70	96	53	121	3574	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
Project	0	0	23	26	0	0	0	2	0	16	2	18	**0**	
Baron Midway		1	1		1									
Total	58	1250	79	186	1581	31	11	92	70	112	55	138	3663	

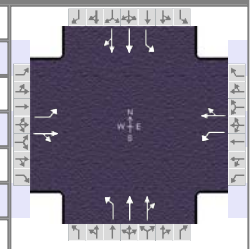


Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In: 57
Trips Out: 39
Years Grown: 5
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - With Project.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	66	67	98	106	197	47	1281	62	99	1072	15

Signal Information			
Cycle, s	109.1	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	5.5	1.2	48.3	4.9	2.1	21.4	1	2	3	4		
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.9	27.4	13.0	29.5	12.3	55.1	13.5	56.3
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.9	10.2	7.2	23.3	3.7	42.3	5.5	30.1
Green Extension Time (g_e), s	0.0	0.8	0.1	0.2	0.1	5.9	0.1	6.5
Phase Call Probability	0.70	1.00	0.96	1.00	0.79	1.00	0.96	1.00
Max Out Probability	0.00	0.00	0.00	1.00	0.00	0.26	0.00	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	146		108	333		52	742	733	109	599	596
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1715		1781	1674		1781	1870	1840	1781	1870	1861
Queue Service Time (g_s), s	1.9	8.2		5.2	21.3		1.7	40.0	40.3	3.5	28.1	28.1
Cycle Queue Clearance Time (g_c), s	1.9	8.2		5.2	21.3		1.7	40.0	40.3	3.5	28.1	28.1
Green Ratio (*g/C*)	0.24	0.20		0.26	0.22		0.49	0.44	0.44	0.51	0.45	0.45
Capacity (*c*), veh/h	149	337		332	362		240	828	815	202	849	845
Volume-to-Capacity Ratio (*X*)	0.266	0.434		0.324	0.921		0.215	0.896	0.900	0.538	0.705	0.705
Back of Queue (*Q*), ft/ln (95 th percentile)	36	153		100	416		29	641	638	63	440	432
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	6.0		3.9	16.4		1.1	25.2	25.1	2.5	17.3	17.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	34.2	38.5		32.1	41.9		18.7	28.1	28.2	24.0	24.0	24.0
Incremental Delay (d_2), s/veh	0.4	0.3		0.2	25.6		0.2	7.9	8.3	0.8	1.2	1.2
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
Control Delay (*d*), s/veh	34.6	38.9		32.3	67.5		18.9	36.0	36.5	24.8	25.1	25.1
Level of Service (LOS)	C	D		C	E		B	D	D	C	C	C
Approach Delay, s/veh / LOS	38.0	D		58.9	E		35.6	D		25.1	C	
Intersection Delay, s/veh / LOS	34.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.79	A	1.21	A	1.75	B	1.56	B

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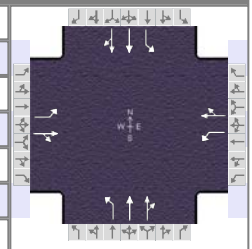
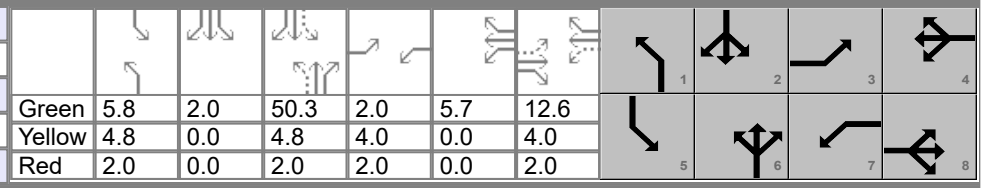
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - With Project.xus		
Project Description	Future with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	92	70	112	55	138	58	1250	79	186	1581	31

Signal Information			
Cycle, s	104.0	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	5.8	2.0	50.3	2.0	5.7	12.6						
Yellow	4.8	0.0	4.8	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	18.6	13.7	24.3	12.6	57.1	14.7	59.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.6	12.0	7.8	14.0	3.7	34.8	7.7	45.4
Green Extension Time (g_e), s	0.0	0.6	0.1	0.6	0.1	8.3	0.2	6.8
Phase Call Probability	0.28	1.00	0.97	1.00	0.83	1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.25	0.01	0.48

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	12	171		118	203		61	706	693	196	850	847
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1735		1781	1657		1781	1870	1831	1781	1870	1857
Queue Service Time (g_s), s	0.6	10.0		5.8	12.0		1.7	32.6	32.8	5.7	43.1	43.4
Cycle Queue Clearance Time (g_c), s	0.6	10.0		5.8	12.0		1.7	32.6	32.8	5.7	43.1	43.4
Green Ratio (*g/C*)	0.14	0.12		0.21	0.18		0.54	0.48	0.48	0.56	0.50	0.50
Capacity (*c*), veh/h	153	211		232	292		188	904	885	269	941	935
Volume-to-Capacity Ratio (*X*)	0.076	0.809		0.508	0.697		0.325	0.780	0.783	0.729	0.903	0.906
Back of Queue (*Q*), ft/ln (95 th percentile)	12	195		113	214		30	497	492	98	670	662
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	7.7		4.4	8.4		1.2	19.6	19.4	3.9	26.4	26.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.1	44.6		35.4	40.3		22.5	22.3	22.4	20.7	23.6	23.6
Incremental Delay (d_2), s/veh	0.1	2.8		0.6	1.4		0.4	2.5	2.7	1.5	9.0	9.4
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
Control Delay (*d*), s/veh	39.1	47.4		36.1	41.7		22.9	24.8	25.0	22.2	32.6	33.0
Level of Service (LOS)	D	D		D	D		C	C	C	C	C	C
Approach Delay, s/veh / LOS	46.9	D		39.7	D		24.9	C		31.7	C	
Intersection Delay, s/veh / LOS	30.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.79	A	1.02	A	1.69	B	2.05	B

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APPENDIX E

DRIVEWAY ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

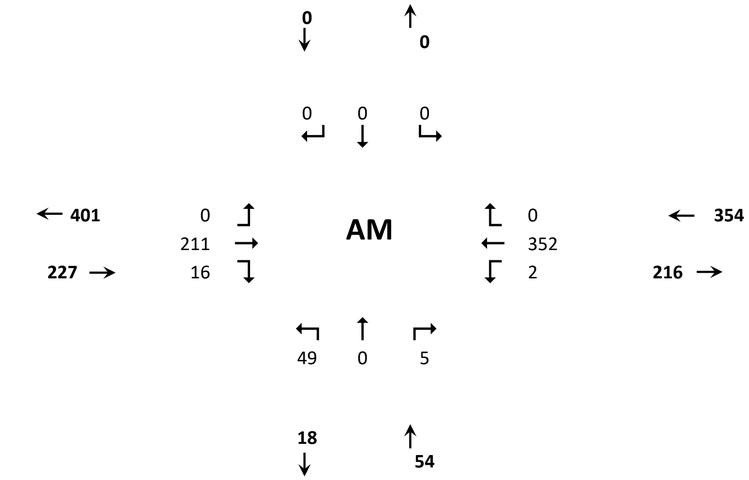
N/S STREET: Project Driveway **E/W STREET**: Weatherbee Road **CONTROL**: TWSC

FILENAME:

COUNT DATE: 6/29/2021 **DAY**: Tuesday **CITY**: Fort Pierce **INTERSECTION:**

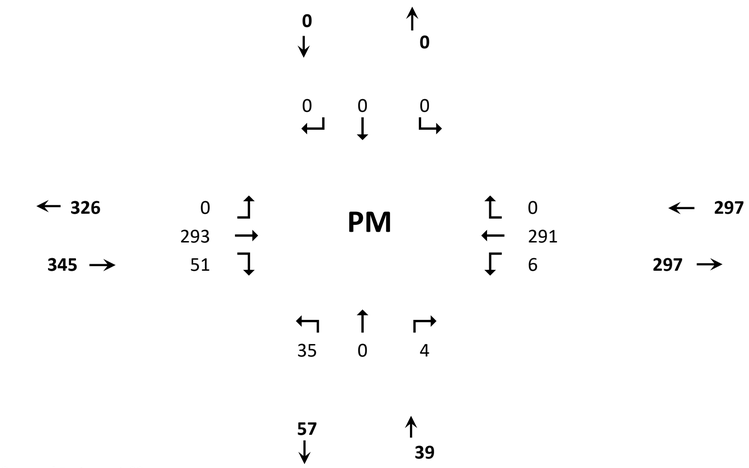
REPORT DATE: 10/07/2024 **ANALYSIS YEAR**: 2026

	Northbound			Southbound			Eastbound			Westbound			
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								35			52		87	424
7:15-7:30								39			59		98	446
7:30-7:45								51			56		107	456
7:45-8:00								37			95		132	438
8:00-8:15								41			68		109	380
8:15-8:30								42			66		108	
8:30-8:45								31			58		89	
8:45-9:00								37			37		74	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	0	0	0	0	0	0	171	0	0	285	0	456	
Season Factor	0	0	0	0	0	0	0	186	0	0	311	0	497	
Growth	0	0	0	0	0	0	0	211	0	0	351	0	562	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
PROJECT	49	0	5	0	0	0	0	0	16	2	0	0	**72**	
Baron Midway											1			
Total	49	0	5	0	0	0	0	211	16	2	352	0	635	



Seasonal Factor: 1.09
Trips In 18
Trips Out 54
Growth Rate: 1.025
Years Grown: 5
PHF: 0.86

	Northbound			Southbound			Eastbound			Westbound			
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								43			38		81	422
4:15-4:30								58			50		108	473
4:30-4:45								54			66		120	472
4:45-5:00								55			58		113	471
5:00-5:15								70			62		132	460
5:15-5:30								61			46		107	
5:30-5:45								61			58		119	
5:45-6:00								53			49		102	
PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM													
Volumes	0	0	0	0	0	0	0	237	0	0	236	0	473	
Season Factor	0	0	0	0	0	0	0	258	0	0	257	0	516	
Growth	0	0	0	0	0	0	0	292	0	0	291	0	583	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
Project	35	0	4	0	0	0	0	0	51	6	0	0	**96**	
Baron Midway								1						
Total	35	0	4	0	0	0	0	293	51	6	291	0	680	



Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In: 57
Trips Out: 39
Years Grown: 5
PHF: 0.90

HCS Two-Way Stop-Control Report

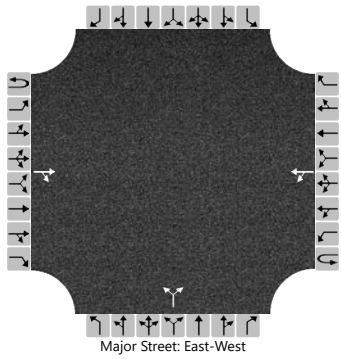
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	7/12/2024
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			211	16		2	352			49		5				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2					63					
Capacity, c (veh/h)						1294					439					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
95% Queue Length, Q_{95} (ft)						0.0					12.8					
Control Delay (s/veh)						7.8	0.0				14.6					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.1				14.6							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

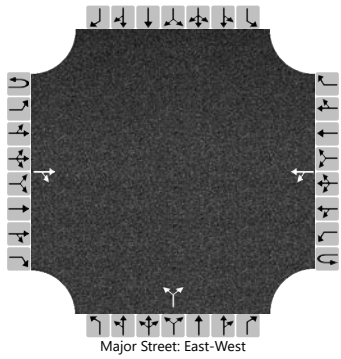
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	7/12/2024
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			293	51		6	291			35		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						7					43					
Capacity, c (veh/h)						1171					424					
v/c Ratio						0.01					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
95% Queue Length, Q_{95} (ft)						0.0					7.7					
Control Delay (s/veh)						8.1	0.1				14.5					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.2				14.5							
Approach LOS					A				B							

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ENGINEERS & SURVEYORS
ENVIRONMENTAL

March 16, 2022

SURVEYOR'S REPORT
PARCEL ID **3403-501-0025-000-5**
4701 REGINA DRIVE, FORT PIERCE

The purpose of this report is to evaluate the overlap / encroachment of the right-of-way of Poinciana Avenue (a 40' wide right of way) with Block 3 of Regina Palms, recorded in Plat Book 4 page 82 of the public records in St. Lucie County.

A boundary survey was performed by this office for, Lots 1 through 26, Block 2 and Lots 1 through 26, Block 3 and that part of a vacated Englar Ave, according said Plat of Regina Palms. The field work was performed by this office in June of 2021, and a +/-28' encroachment of roadway improvements and utilities for Poinciana Ave. into said Block 3 was discovered.

A request was made by St Lucie County to determine if a proration factor should be applied, based on the premise that the found monumentation was not the original platted monumentation. To determine if a proration is necessary, a field survey of Section 3, Township 36 South, Range 40 East, would need to be performed. For this report we did not recover or reestablish all of Section 3, we used historical survey, survey by others and DOT Right of Way maps. From this data we created a breakdown of said Section 3 and used the East line of Section 3 as the bases of evaluation.

We are using the East line of said Section 3 because we are looking for a North, South discrepancy.

My findings are as follows:

East line, according to the GLO Survey "80.1 chains"	2,643.3'
East line, according to the Plat of White City Subdivision PB 1, Pg 23	2,652.1'
East line, according to DOT R/W map for Midway Rd PB 21, Pg 9	2,650.6'
East line, according to Regina Palms PB 4, Pg 82	(info not shown)
East line, according to survey data / maps	2,651.2'

DOT R/W map for Midway Rd agrees within +/- 0.6', with the survey data of Section 3.; The plat of White City subdivision agrees within +/- 0.9' with the survey data of Section 3; Since the Plat of White City agrees with Section 3 survey data, I am assuming that the plat of Regina Palms will also agree.

A few issues to consider:

The Plat of Regina Palms does not identify the north section line or the quarter section line, nor does it provide a distance from the North line of the section to the South line of the quarter section. The legibility of the Plat - it is difficult to read and understand especially when it nears the south end of the Plat, "Midway Road". Regina Palm is a replat of White City subdivision, which is based on the Public Land Survey System, "PLSS", Governmental Land Office "GLO". The resolution for Section 3 36 40 is based on historical surveys and other survey data and the monumentation found is not the original monumentation for the section.

The plat of Regina Palms was prepared in 1925 and we cannot rely on finding the "original plat monumentation". I do believe that some of the monumentation we recovered may not be original, but was set very early. Due to the age of the Plat and the platting requirements of the time, it would be very difficult to determine what was the original plat control.

In my opinion:

Recovering the original monumentation for Lots 1 & 2, 14-18 and 29-31 of White City Subdivision, and establishing the right of way limits of Midway Road as laid out and in use in 1926 is the correct way of determining if the lots within Regina Palms should be prorated, but that historical control is lost or destroyed.

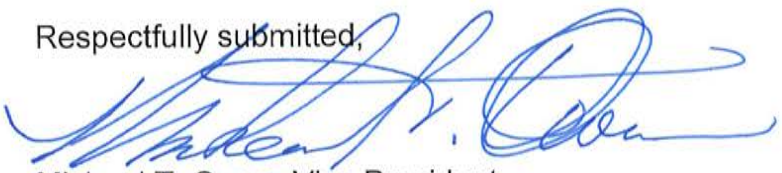
The original platted monumentation does not have to exist to establish occupation and/or existing conditions.

There should be no proration of lots or blocks within the Plat of Regina Palms. The original monumentation may or may not have been found, however, enough monumentation was found to support and/or establish occupation and/or existing conditions, and the control for Section 3 is consistent with the Plat of White City subdivision and Regina Palms

Reference material:

GLO Survey for Township 36 South Range 40 East
Plat of White City Subdivision PB 1, Pg 23
Plat of Regina Palms PB 4, Pg 82
DOT R/W map for Midway Rd PB 21, Pg 9
Miscellaneous survey data & maps
Certified corner records (east side of Section 3 only
CAD file from James A. Kirby "Star Net" file

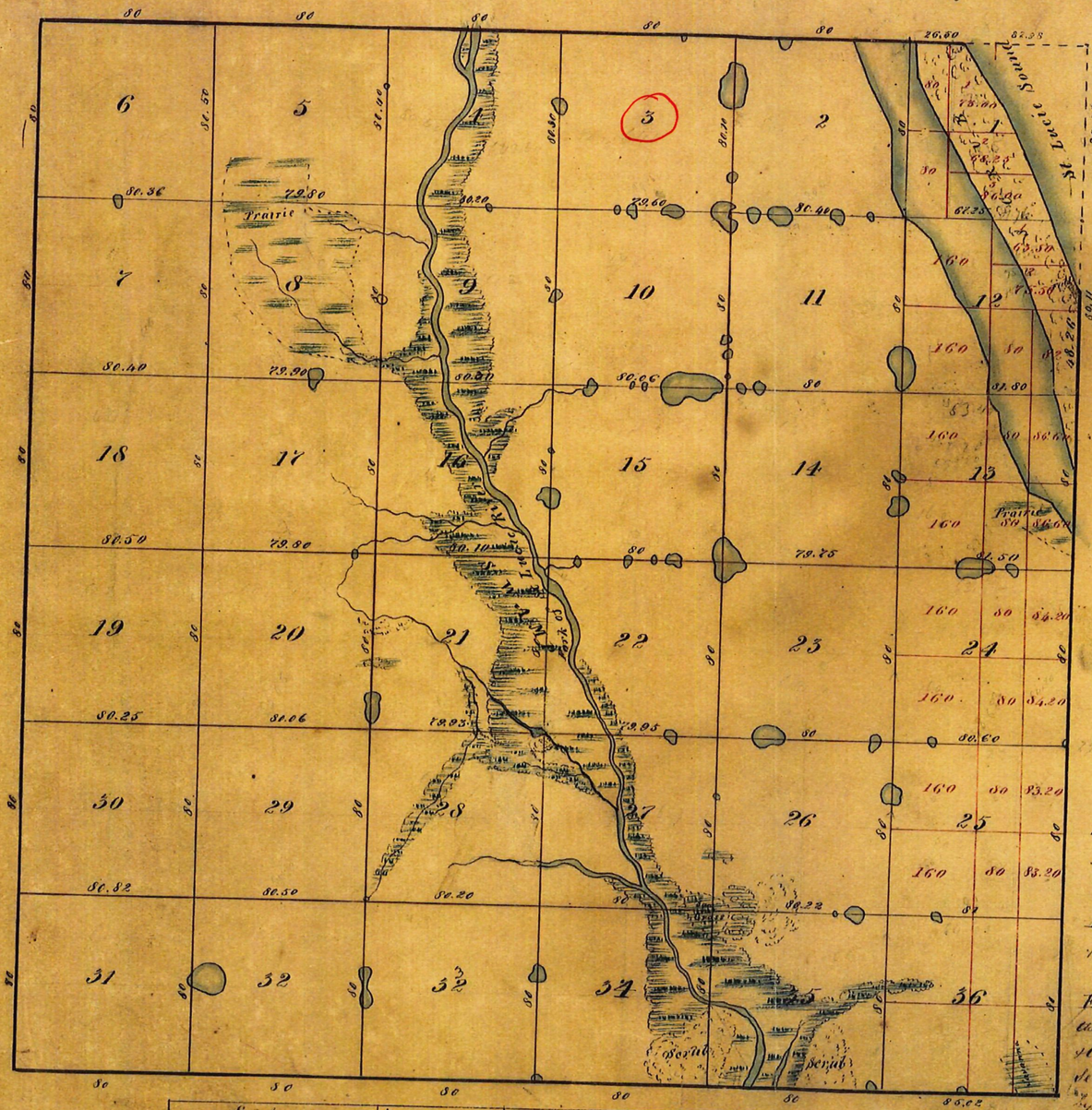
Respectfully submitted,



Michael T. Owen, Vice President
Engineering Design & Construction Inc.
PSM #5556

T. 36. S. R. 40. E.

State of Florida.



Traverse		
No	Course	Dist
	Sec 12	
1	N 25½ W	35.00
	Sec 1	
1	N 25 W	30.00
2	N 26 W	30.00
3	N 35½ W	31.00

Contents					
No	Area	No	Area	No	Area
1	387.25	13	653.20	25	646.40
2	642.00	14	639.00	26	640.80
3	640.00	15	640.24	27	639.80
4	643.60	16	641.60	28	640.72
5	642.80	17	638.80	29	642.24
6	643.44	18	643.60	30	644.28
7	643.04	19	643.00	31	644.28
8	638.80	20	639.44	32	642.00
9	642.00	21	640.12	33	640.80
10	638.64	22	639.80	34	640.00
11	641.60	23	639.00	35	640.88
12	621.00	24	648.40	36	
	7424.17		7716.20		7662.20
Aggregate			22802.57 acres		

The West Boundary was run by A. H. Jones Dep. Surv. in 1845

The North South & East Boundaries were surveyed by Geo. Houston in 1845

Sectioned in the month of May 1853 by Chas. E. Hopkins Dep. Surv.r

Wesley Oberry } were Chainmen
Benj. Townsend }

Scale 40 chains to an inch. Var. 4.07 East

Examined compared with the Field Notes and find the Eastern tier of sections not closed according to instructions, & the Measurement not agreeing with the North Boundary of Section 1. and South Boundary of Section 6, as previously made by Houston - See letter of Surv. Genl. to Comr. Sept 24th 1853 & Comr. to Surv. Genl. Decr. 7th 1853 accordingly

Approved Dec 26th 1853

[illegible]

[illegible]

Land Surveyed	By whom Surveyed	Date of Contract	No. of Miles	Rate per Mile	Amt. of each
Section Lines	C. F. Hopkins	27 April 1853	59.76.65	$4	239.83
Traverse			1.46.—		6.30
					246.13

1-23

WHITE CITY

Subdivision of

SECTIONS 3, 4, 5, 8, 9 and 10

TOWNSHIP 36 S. RANGE 40 E.

St. Lucie County Fla.

SCALE: 600' to 1" Franklin Sheen, Surveyor. April 1911.

R = SECTION 3

▭ = REGINA PALMS

FLORIDA EAST COAST RY. CO.

FLORIDA COAST LINE CANAL

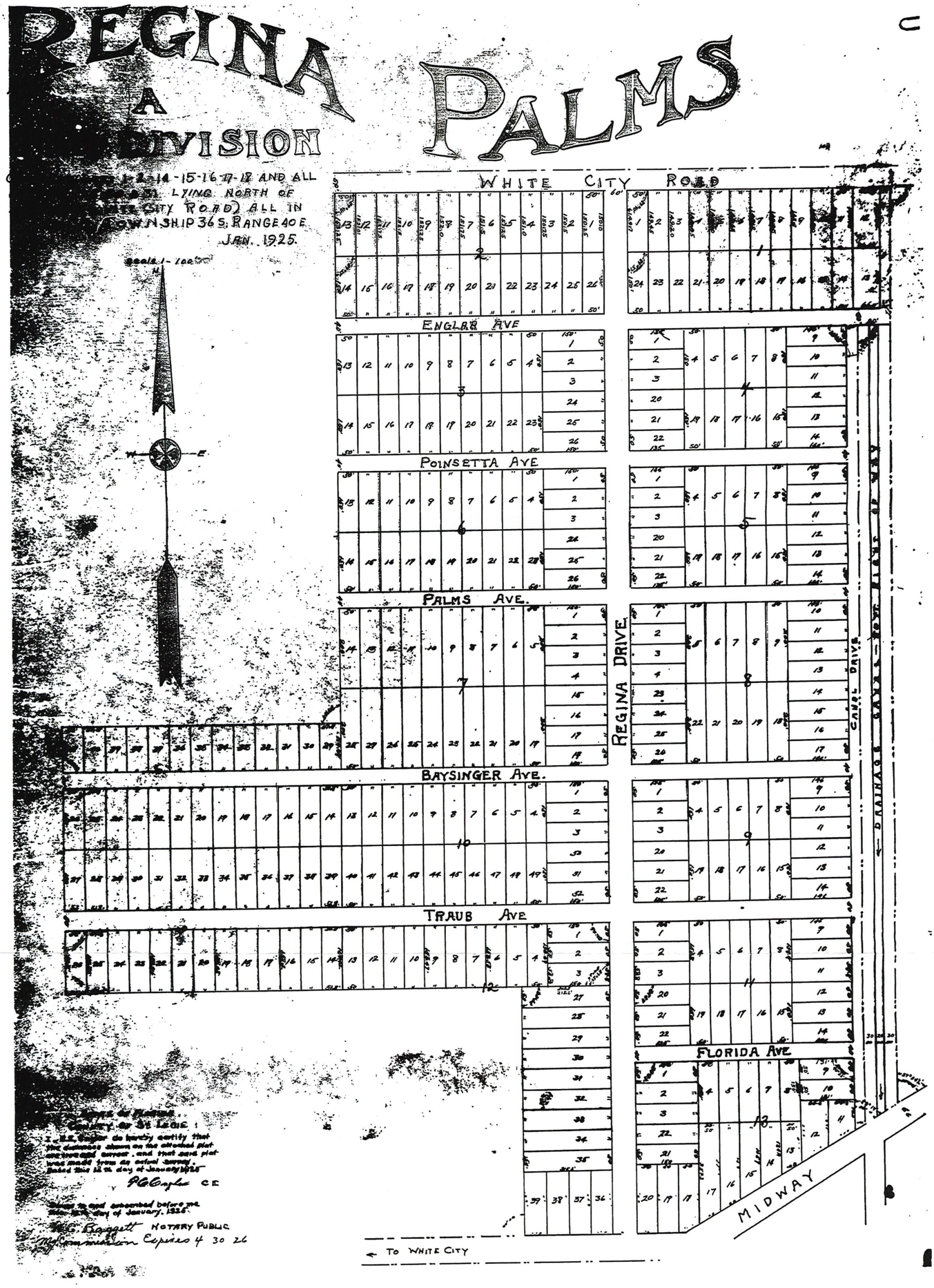
TRANSPORTATION COMPANY

FLORIDA EAST COAST RY. CO.

FLORIDA COAST LINE CANAL and TR. CO.

FLORIDA EAST COAST RY. CO.

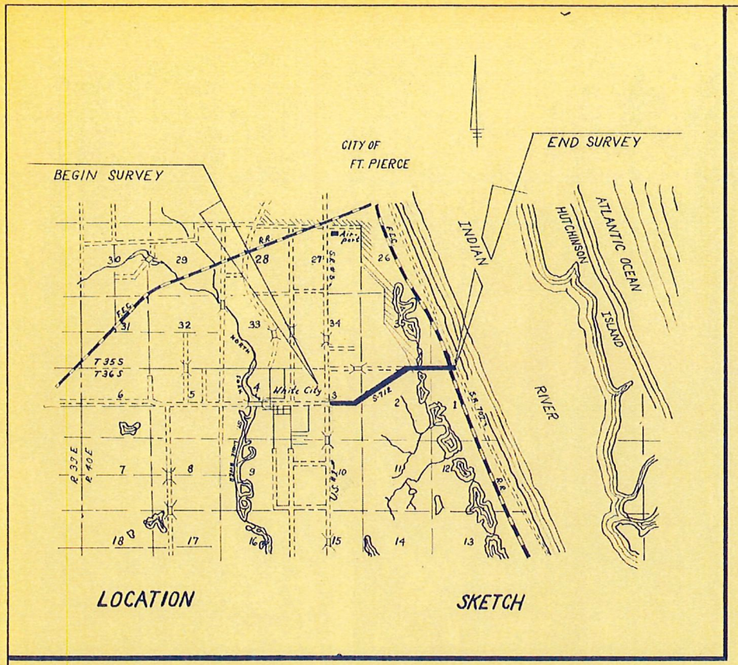
1-23

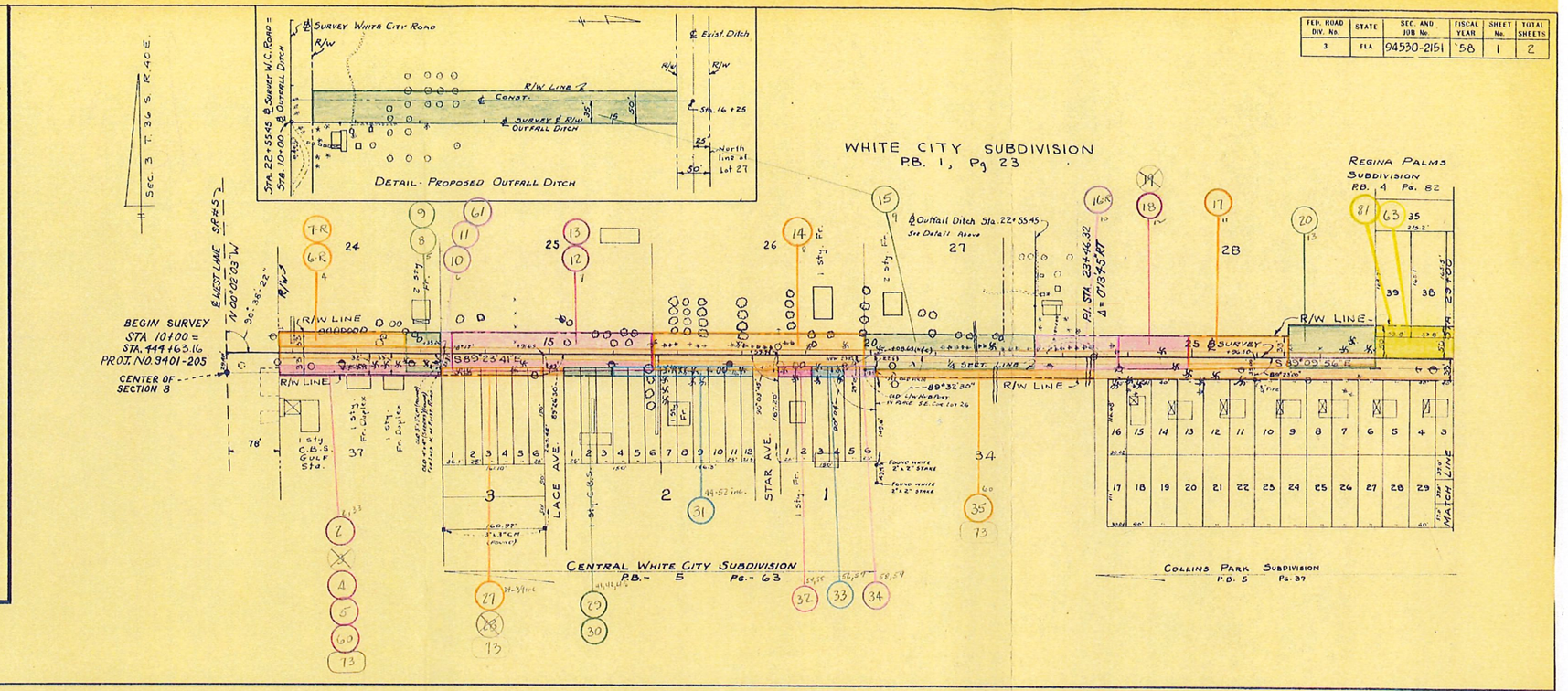

REGINA PALMS
A
DIVISION
1-2-14-15-16-17-18 AND ALL
LYING NORTH OF
CITY ROAD) ALL IN
OWNSHIP 36 S. RANGE 40 E.
JAN. 1925.
WHITE CITY ROAD
ENGLAR AVE
POINSETTA AVE
PALMS AVE.
BAYSINGER AVE.
TRAUB AVE
FLORIDA AVE
REGINA DRIVE
CANAL DRIVE
MIDWAY
TO WHITE CITY
COUNTY OF ST. LUCIE
I, R.E. Engler do hereby certify that the dimensions shown on the attached plat are true and correct, and that said plat was made from an actual survey.
Dated this 12th day of January 1925
P.C. Engler C.E.
Sworn to and subscribed before me this 12th day of January, 1925.
H.C. Baggett NOTARY PUBLIC
My Commission Expires 4 30 26

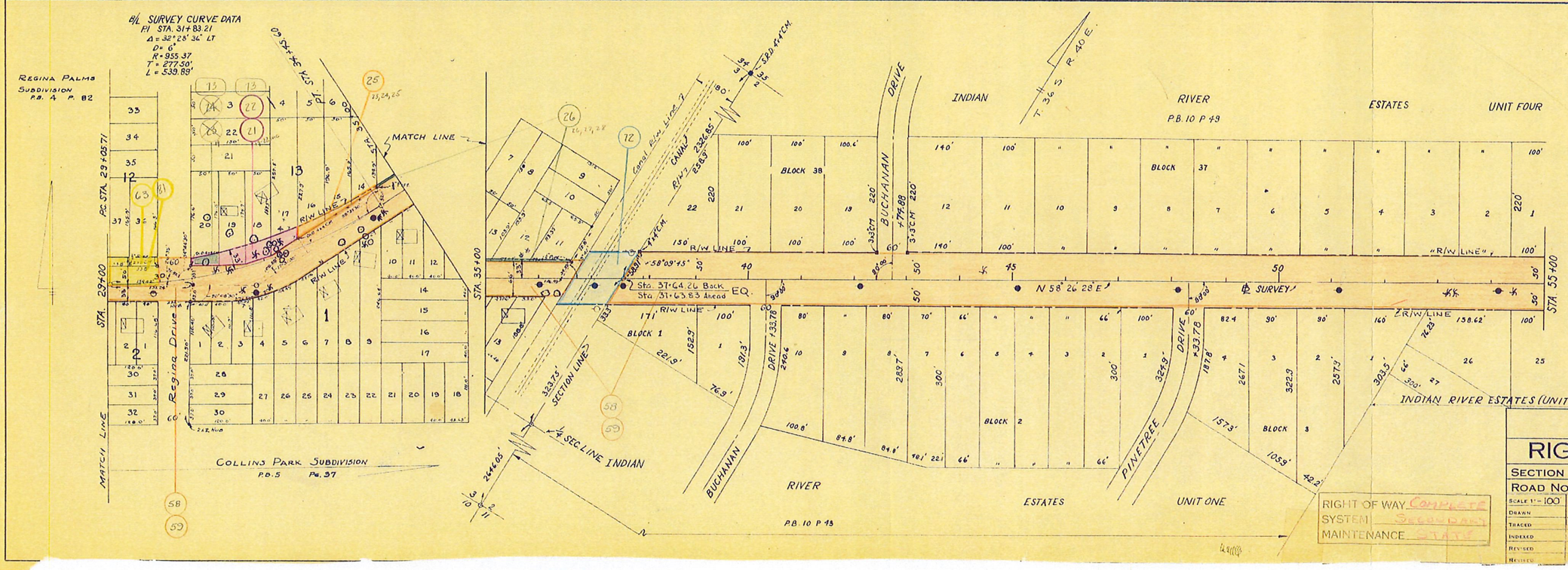
4-82

4-82

FED. ROAD DIV. No.	STATE	SEC. AND JOB No.	FISCAL YEAR	SHEET No.	TOTAL SHEETS
3	FLA	94530-2151	'58	1	2







"This right-of-way map when recorded is an instrument of title conveyance, transferring in accordance with Florida Statutes 337.29 (1977) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, set forth on this map to ST. LUCIE County."

Recorded in Public Records of ST. LUCIE County, Florida, this 29 day of SEPT A.D. 1980 in Road Plat Book 27 Page 9, 9A.

Clerk of Circuit Court
ST. LUCIE County, Florida

STATE OF FLORIDA
STATE ROAD DEPARTMENT

RIGHT OF WAY MAP

SECTION No. 94530 - 2151

ROAD No. S-712 ST. LUCIE COUNTY

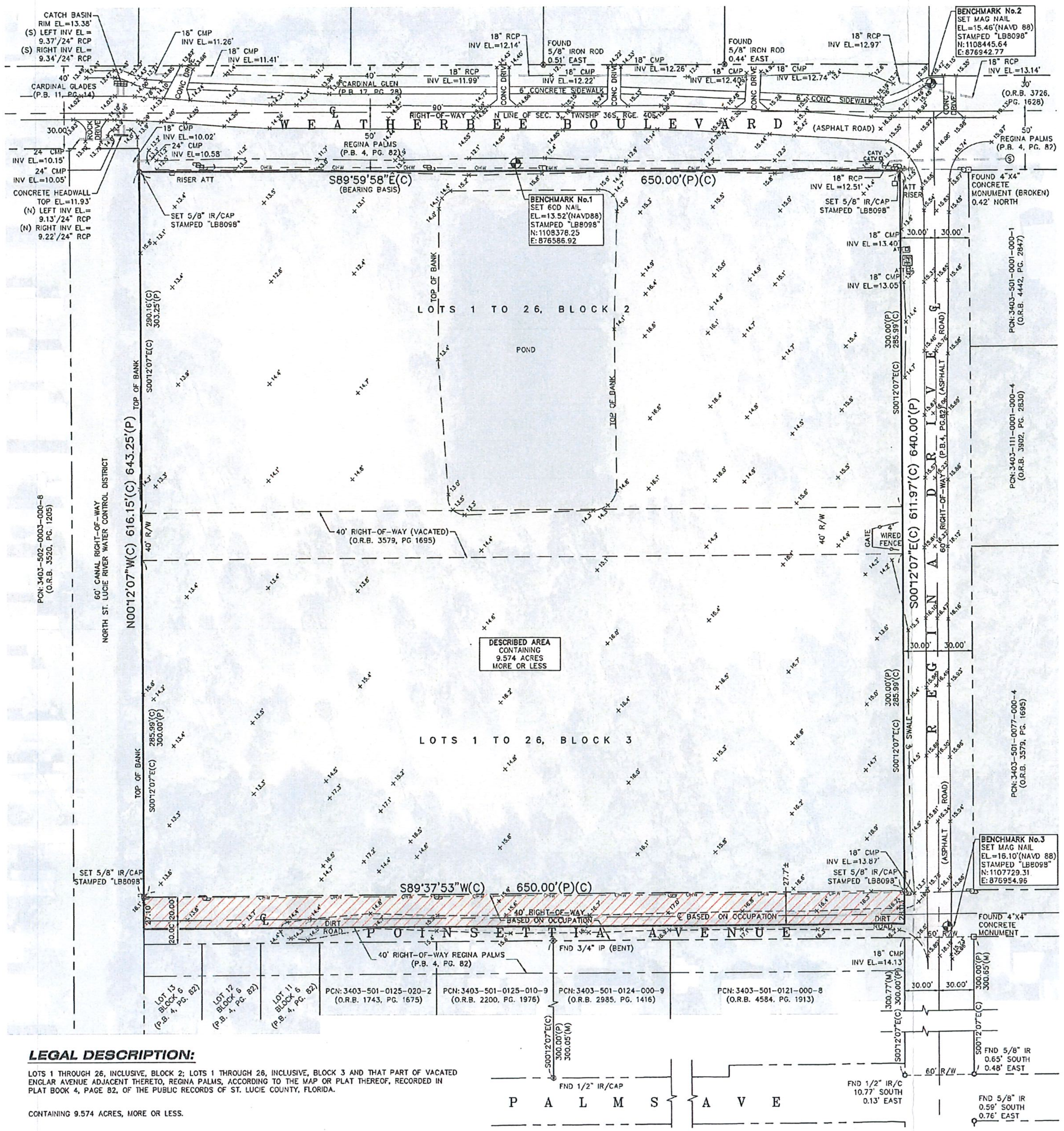
SCALE 1" = 100'	NAMES	DATES
DRAWN	Yale	9-58
TRACED	Yale	9-58
INDEXED		
REVISED		
REVISED		

APPROVED BY
Winter Carter
6-1-59 DIVISION ENGINEER
Harpa Buchanan 6-10-59
for STATE HIGHWAY ENGINEER

RIGHT OF WAY COMPLETE
SYSTEM SECONDARY
MAINTENANCE STATE

BOUNDARY SURVEY WITH TOPOGRAPHY

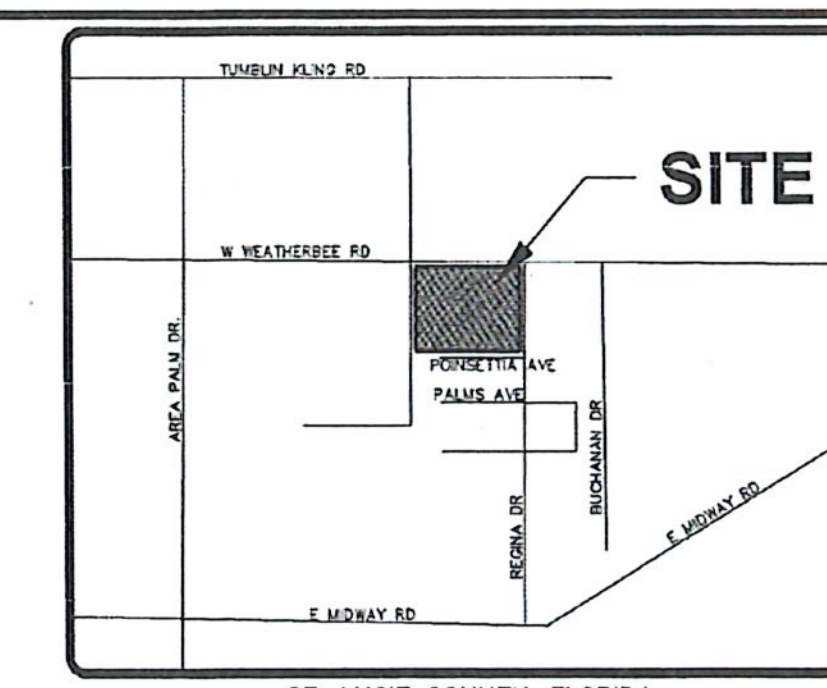
FOR: BALLARENA CONSTRUCTION



LEGAL DESCRIPTION:

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE
AL	ARC LENGTH
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
	BENCHMARK (BM)
	BIKE RACK
CATV	CABLE RISER
(C)	CALCULATED
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO	CLEAN OUT
COMM RISER	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
ø	DIAMETER (DIA.)
(D)	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	EAST/EASTING
EOW	EDGE OF WATER
EB	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM	ELECTRIC METER
ELEC PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
	FIBER OPTIC MARKER
FIBER RISER	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
(F)	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
	GROUND LIGHT
	GUY WIRE ANCHOR
	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
IN	INCH
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L	LENGTH
	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
(M)	MAILBOX
M.C.	MARTIN COUNTY
MHWL	MEAN HIGH WATER LINE
MLWL	MEAN LOWER WATER LINE
	METAL LIGHT POST
	METAL POWER POLE
MP	METAL PIPE
	MONITORING WELL
MON	MONUMENT
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
N	NORTH OR NORTHING
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PCN	PARCEL CONTROL NUMBER
PK NAIL	PARKER-KALON NAIL
PK/D	PARKER-KALON NAIL & DISK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
(P)	PLAT DATA
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PSL	PORT SAINT LUCIE, FLORIDA
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R/C	ROD AND CAP
(S)	SANITARY MANHOLE
SV	SANITARY VALVE
SEC	SECTION
	PROPERTY CORNER
	RIGHT-OF-WAY CONTROL
	SIGN
S	SOUTH
	SPIGOT
	SPRINKLER VALVE
S.L.C.	ST. LUCIE COUNTY
STA	STATION
(D)	STORMWATER DRAINAGE MANHOLE
	STREET SIGN
TELE RISER	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWNSHP	TOWNSHIP
(T)	TRAFFIC HANDHOLD
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
UNK	UNKNOWN
	UNKNOWN HANDHOLD
RISER BOX	UNKNOWN RISER BOX
(U)	UNKNOWN TYPE MANHOLE
WM	WATER METER
(W)	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
W	WEST
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 16TH, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 9.574 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL/MEDIUM DENSITY." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENTS DESIGNATED "Y 403" AND "Z 403", HAVING PUBLISHED ELEVATIONS OF 13.45 FEET AND 14.98 FEET.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. (hatched area) = AREA ENCUMBERED BY APPARENT USE (ROAD RIGHT-OF-WAY & UTILITIES)

CERTIFIED TO:

1. TREASURE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. DEAN, MEAD, MINTON & MOORE

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

SIGNATURE DATE: 11-12-2021

EDC
ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

AV	MTO	JW	21-293_Weatherbee_REV2.dwg	36"X24"	1"=50'	June 16th, 2021
DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	LAYOUT	SCALE	DATE

DATE	REVISION COMMENTS
11/12/21	REVISE TO SHOW ROAD R/W ENCROACHMENT AND ADD CERTIFICATIONS - AV

BOUNDARY SURVEY WITH TOPOGRAPHY
FOR: BALLARENA CONSTRUCTION

RECORD INFORMATION
SEC. 3 & 34, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-293

1 OF 1

Z:\EDC-2021\21-293 - Ballarena - 4701 Regina Drive FP\SURVEY\Dwg - PDFS\Survey\21-293_Weatherbee_REV2.dwg, 11/12/2021 10:10 AM
COPYRIGHT: 2020 BY EDC-INC: THIS FIRM EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Sec 3 NE CORNER

FLORIDA DEPARTMENT OF NATURAL RESOURCES
CERTIFIED CORNER RECORD

A-17

RECEIVED
NOV 16 1992
SURVEY & MAPPIN

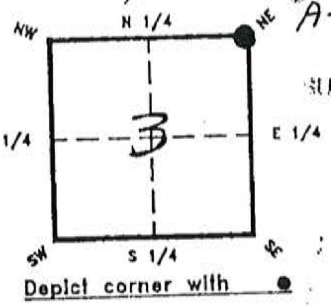
CORNER DESCRIPTION:

N.E. corner of Section 3,

Twp 36S, Rge 40E,

Tallahassee Base Meridian,

ST. LUCIE County(s), Florida.



Depict corner with ●

MONUMENTATION DESCRIPTION:

Describe original monument and accessories, or subsequent restoration. Give sources of information. (If no attempt was made to search for the original monument and accessories, this information is not necessary.)

N/A

Description of corner evidence found:
FOUND 4"X4" CONCRETE MONUMENT

State method(s) to determine corner location (lost corners only):

N/A

HORIZONTAL POSITION INFORMATION (If determined):

Latitude _____ Longitude N/A

Y(Northing) _____ X(Easting) _____ Zone _____

Convergence _____ Scale factor _____

Coordinate determination (circle one): Field traverse GPS

Horizontal datum (circle one): NAD27 NAD83(1986) NAD83(1990) other (explain)

Order of accuracy as defined in "Standards and Specifications for Geodetic Control Networks" published by the Federal Geodetic Control Committee (circle one):
1st, 2nd, 3rd, class _____.

or Minimum Technical Standards (Chapter 21HH-6, F.A.C.) ratio of closure for field data (example 1:10,000), _____. This does not specify an order of accuracy.

Control point(s) used for survey:

Comments:

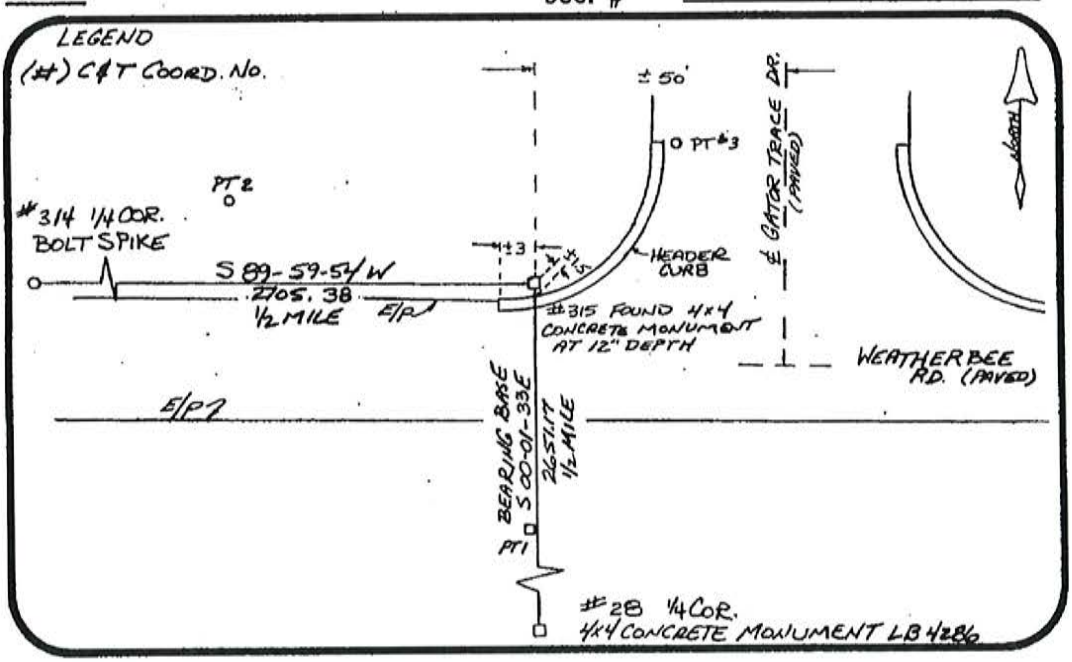
DNR 53-001(16)
REV: 2/7/91
PAGE 1 OF 2

** PLEASE COMPLETE IN BLACK INK OR TYPE **

** PLEASE COMPLETE IN BLACK INK OR TYPE **

0044305

SKETCH: DOC. #



All bearings and distances must be from the corner to the witness. Indicate whether corner was found, set, or replaced and show north arrow.

REFERENCE MEASUREMENTS (at least three vicinity references must be given below even if they appear on the above sketch):

	Description	Bearing	Distance
PT. 1	FOUND 4x4 CONCRETE R/W MONUMENT	S 00-00 E	49.91
PT. 2	SET PK. NAIL & PCP TAB LS 3333 IN WOOD POWER POLE	N 65-00 W	96.58
PT. 3	SET PK NAIL & PCP TAB IN ASPHALT AT NLY. END OF CONCRETE HEADER CURB	N 40-00 E	43.23

SURVEYORS CERTIFICATE: I certify the monument and accessories indicated above were field located on 10-1, 19 92.

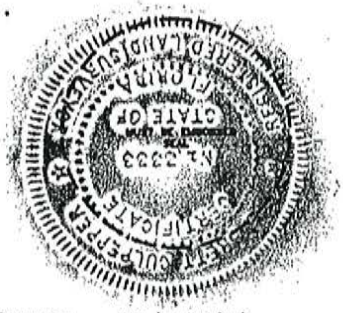
#3333
SIGNATURE - PLS NO. E. Brett Culpepper, P.E., P.L.S.

DATE

Culpepper & Terpening, Inc.
FIRM OR AGENCY

P.O. Box 1449
ADDRESS

Ft. Pierce, FL 34954-1449
CITY STATE



Completeness checked by: R&S

Accepted and filed: 12-9-92
Date

B.L.M. - I.D. 03343502 D.N.R. USE ONLY

SEND TO:

Department of Natural Resources
Bureau of Survey and Mapping
3900 Commonwealth Boulevard
Mail Station 105
Tallahassee, Florida 32399

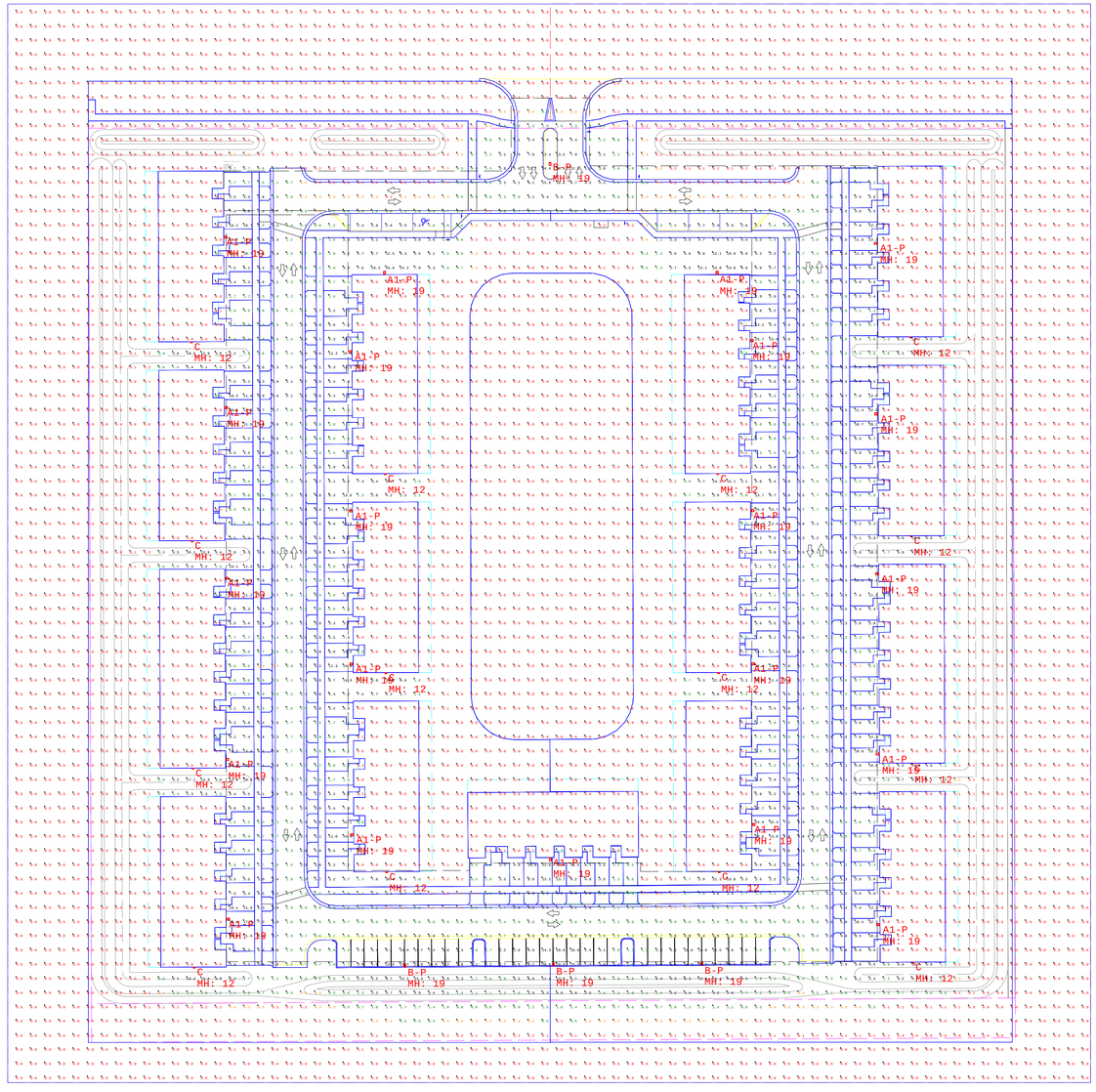
DNR 53-001(16)
REV. 2/7/91
PAGE 2 OF 2

Treasure Town Homes Lighting Layout

Proposed Lighting Layout

SHEET L01 : LIGHTING SCHEDULE/SUMMARY PAGE

SHEET L02 : PHOTOTMETRIC STUDY



STATISTICAL SUMMARY

LPD Area Summary			
Label	Area	Total Watts	LPD
LPDArea_1	401847	4873.515	0.012

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.14	30.8	0.0	N.A.	N.A.
Parking Lots and Driveways	Illuminance	Fc	3.66	30.4	0.1	36.60	304.00

FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
21		A1-P	Single	234.05	4915.05	31724	0.930	STRK2305K T4 U SF BZ
4		B-P	Single	236.44	945.76	32883	0.930	STRK2305K T3 U SF BZ
14		C	Single	27.1608	380.251	6879	0.930	NOVA2 WSCS BZ

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT:

ADDRESS:

DESIGNER: RB

DATE: 09.30.24

REV: 1

SCALE: NTS

L01

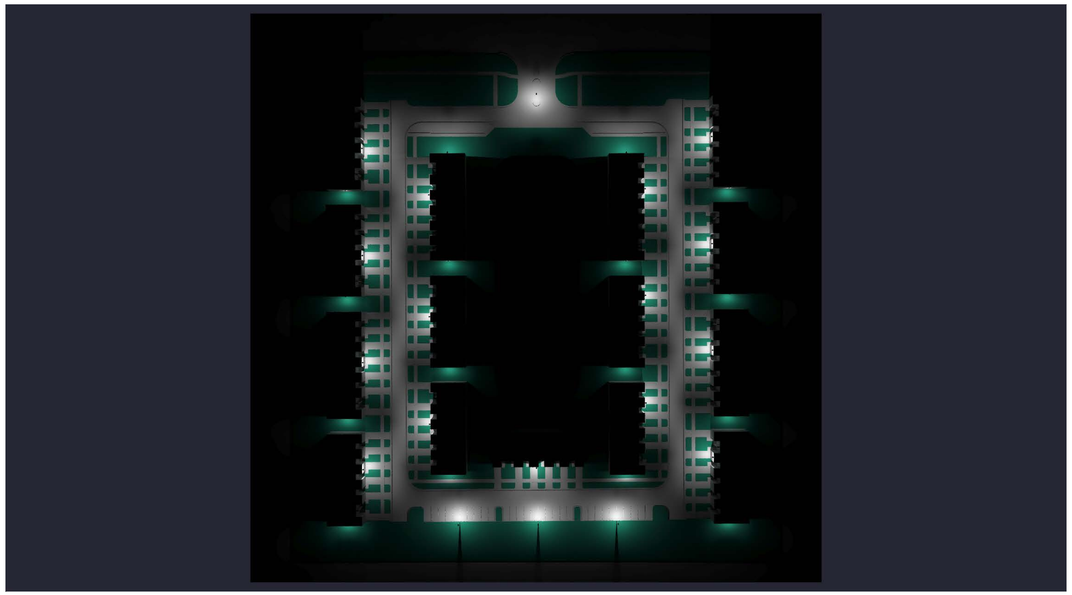
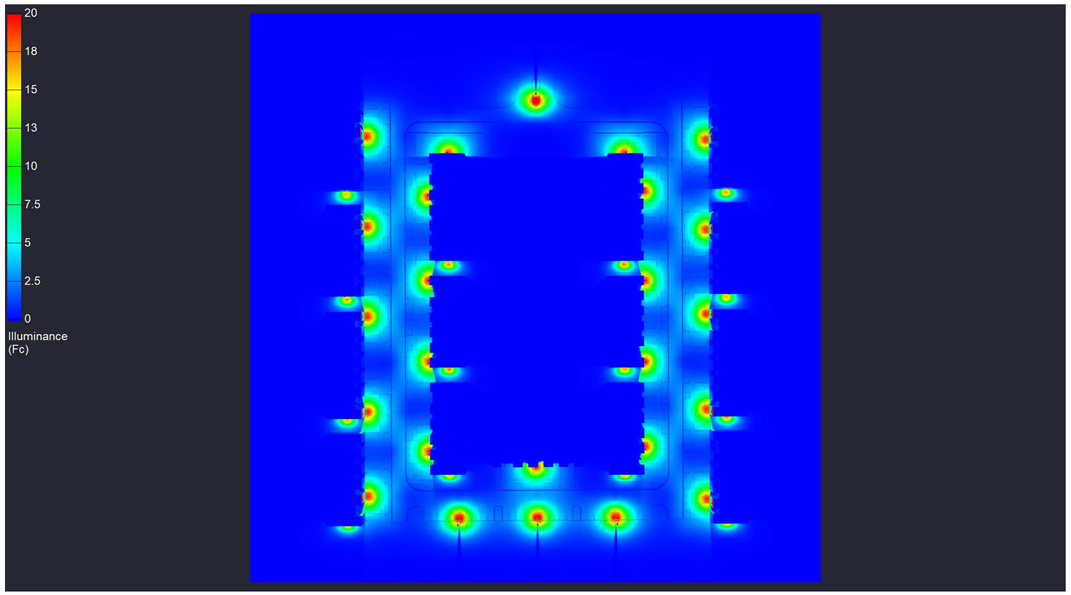


Image File : Render



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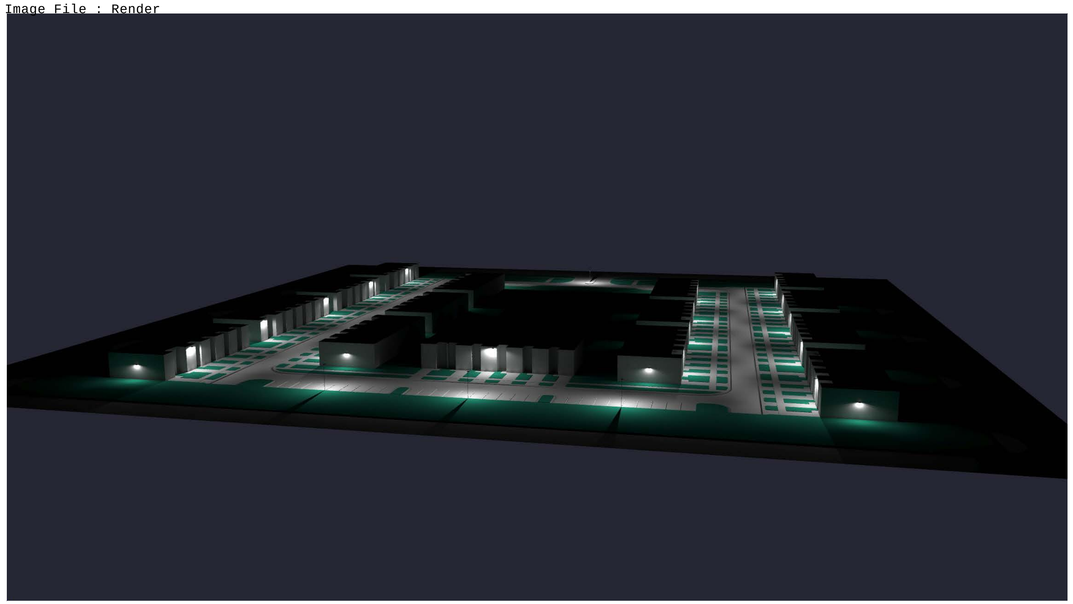


Image File : PERSPECTIVE

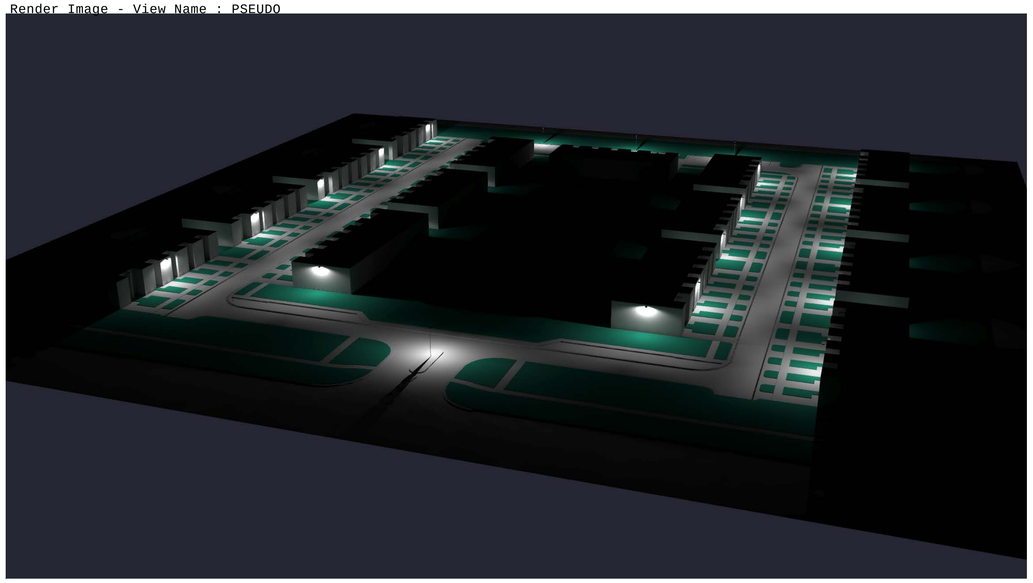


Image File : PERSPECTIVE_1

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT:

ADDRESS:

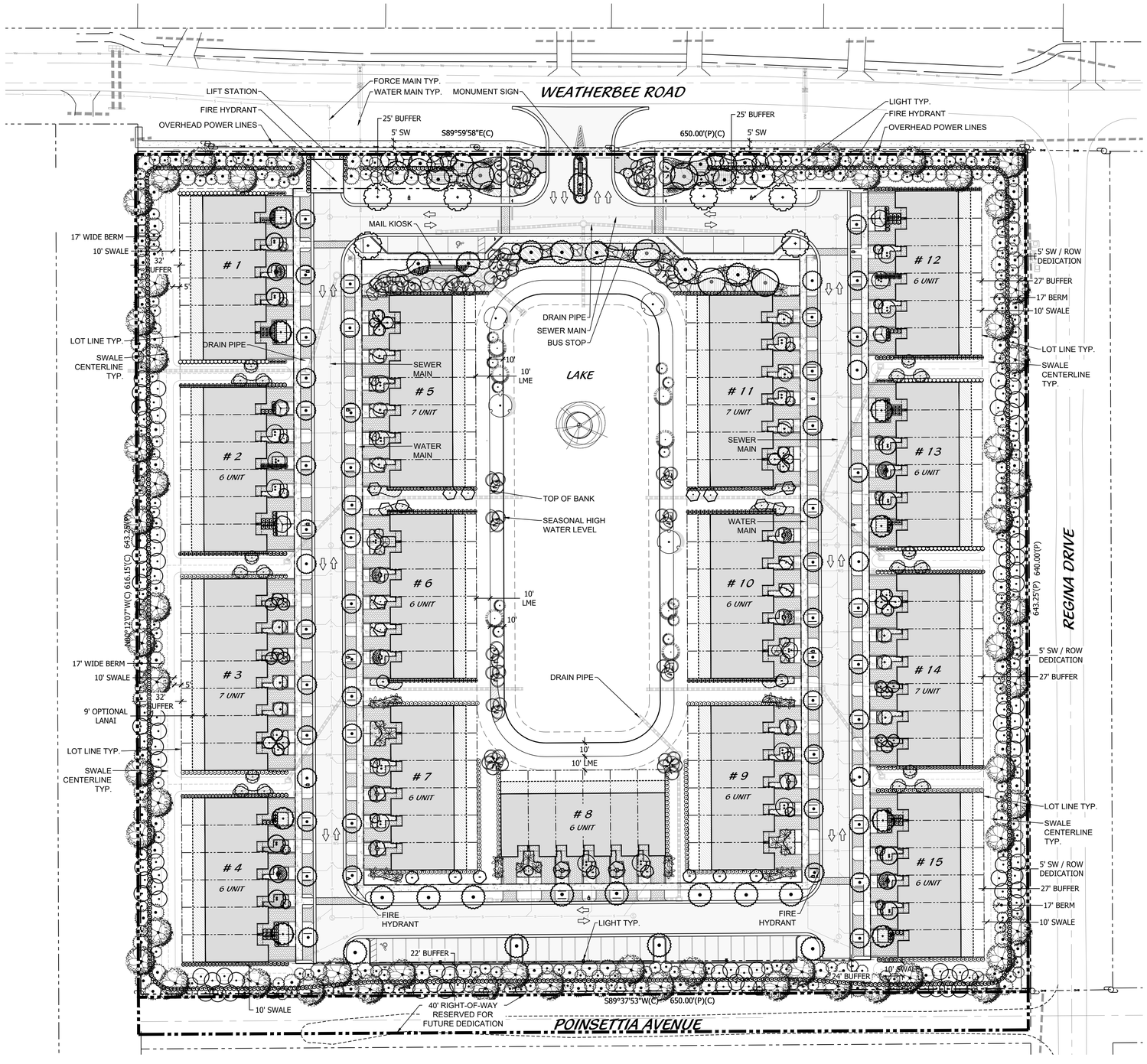
DESIGNER: RB

DATE: 09.30.24

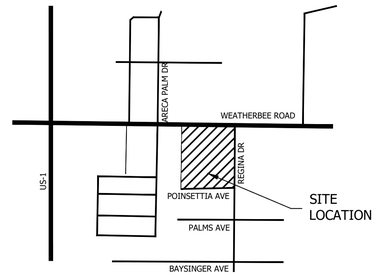
REV: 1

SCALE: NTS

L02



KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 3700 SF (55499/15)
PROVIDED: >3700 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 37 TREES (3700/100)
PROVIDED: 61 TREES

- 30 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION
- 8 JAPANESE BLUEBERRIES
- 15 SABAL PALM CLUSTERS (3 PER CLUSTER OR TOTAL 45)
- 4 GREEN BUTTONWOODS
- 4 LIGUSTRUMS

BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 23,760 / 300 = 79
PROVIDED: 80 TREES + 363 MITIGATION TREES

- 57 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
- 12 ROYAL PALMS
- 3 VERAWOOD TREES
- 8 SILVER BUTTONWOODS

- 85 CABBAGE PALMS (FOR MITIGATION*)
- 88 SLASH PINES AT 4" DBH (FOR MITIGATION*)
- 190 SLASH PINES AT 1.5" DBH (FOR MITIGATION*)

3' CONTINUOUS SCREEN
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP		HC SIGN		PARKING LIGHT
LB	LANDSCAPE BUFFER		STOP SIGN		
SB	SETBACK		DO NOT ENTER	-	BUILDING/ACCENT LIGHT
SW	SIDEWALK		PEDESTRIAN CROSSING		
TYP	TYPICAL				

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24

SHEET 1 OF 6

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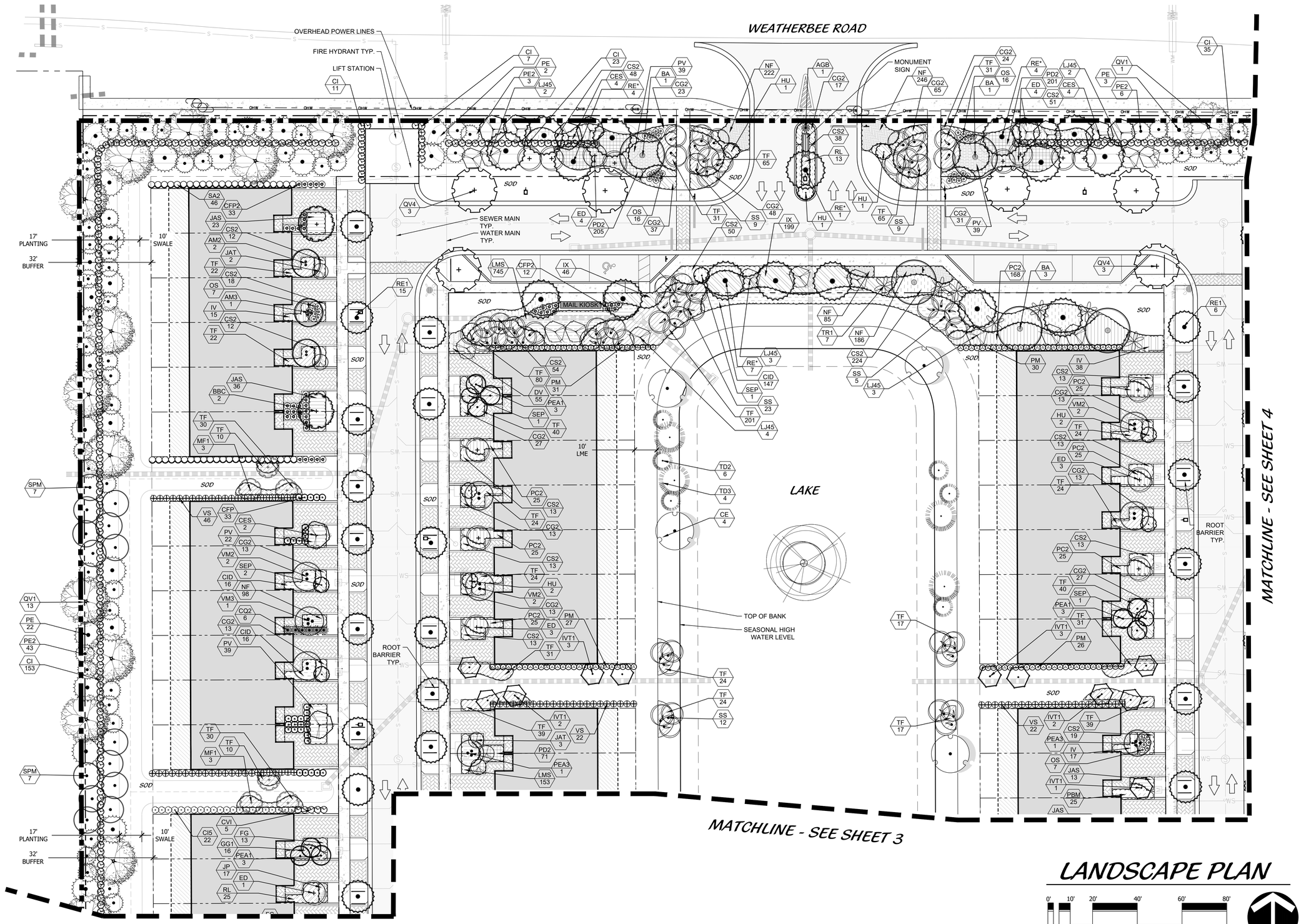

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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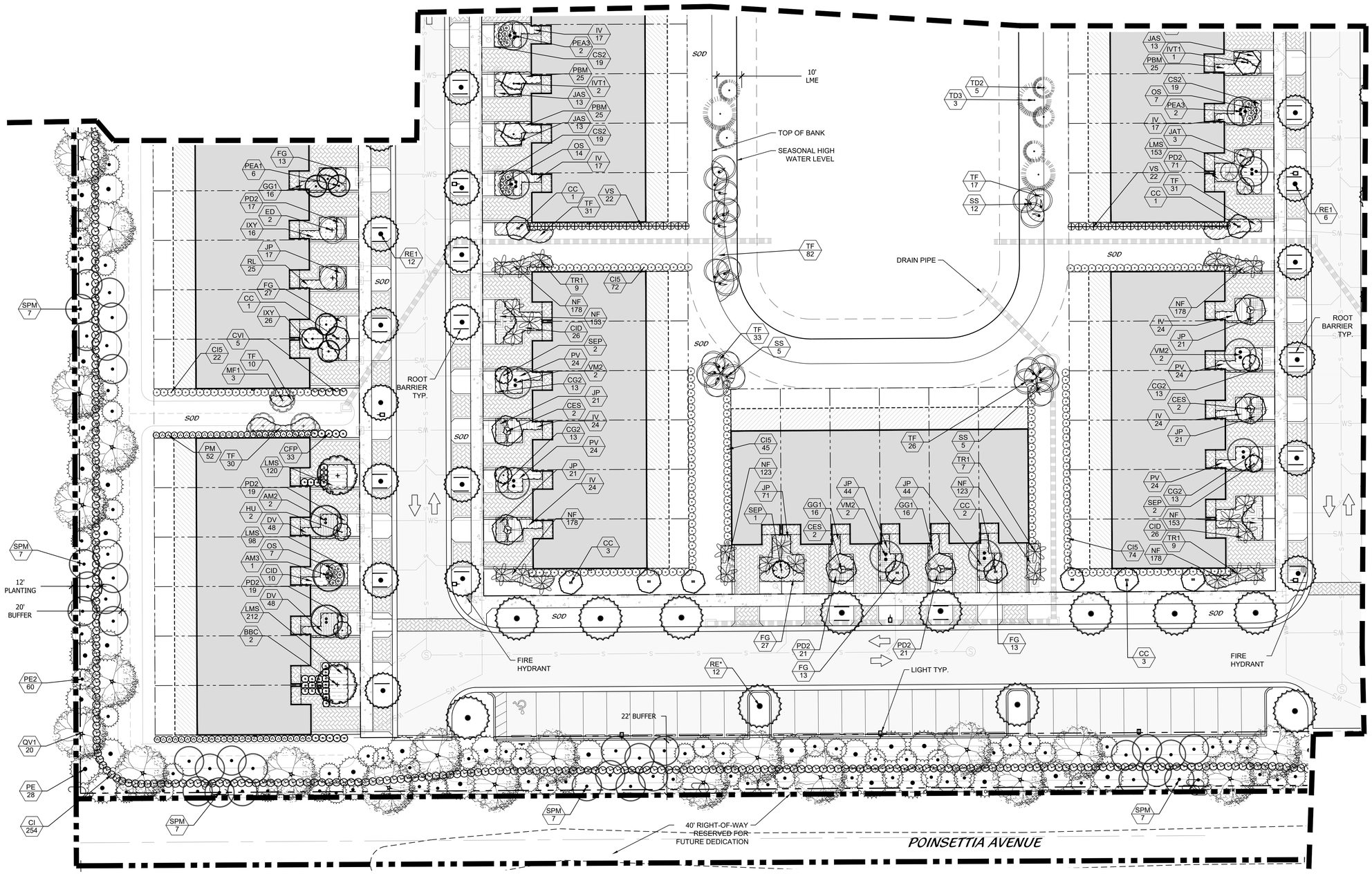
MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 4

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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SHEET 3 OF 6

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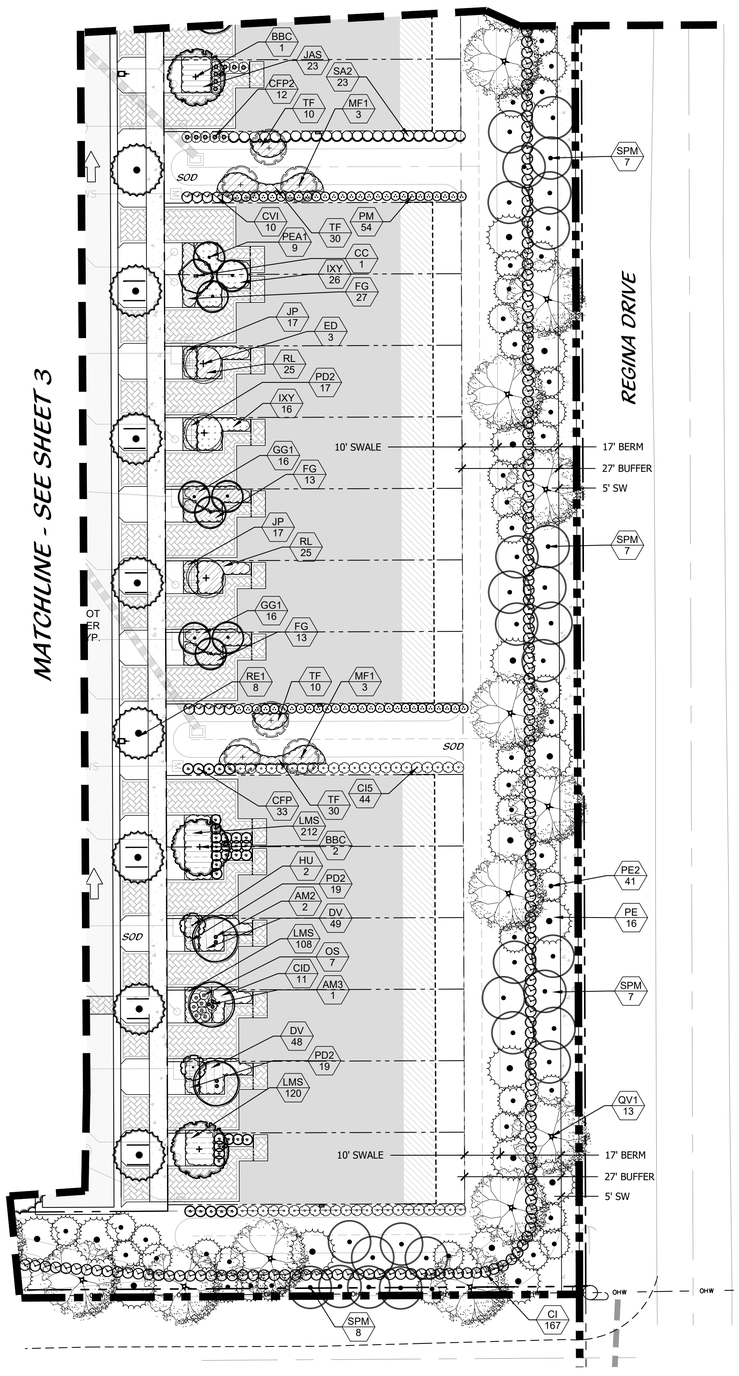

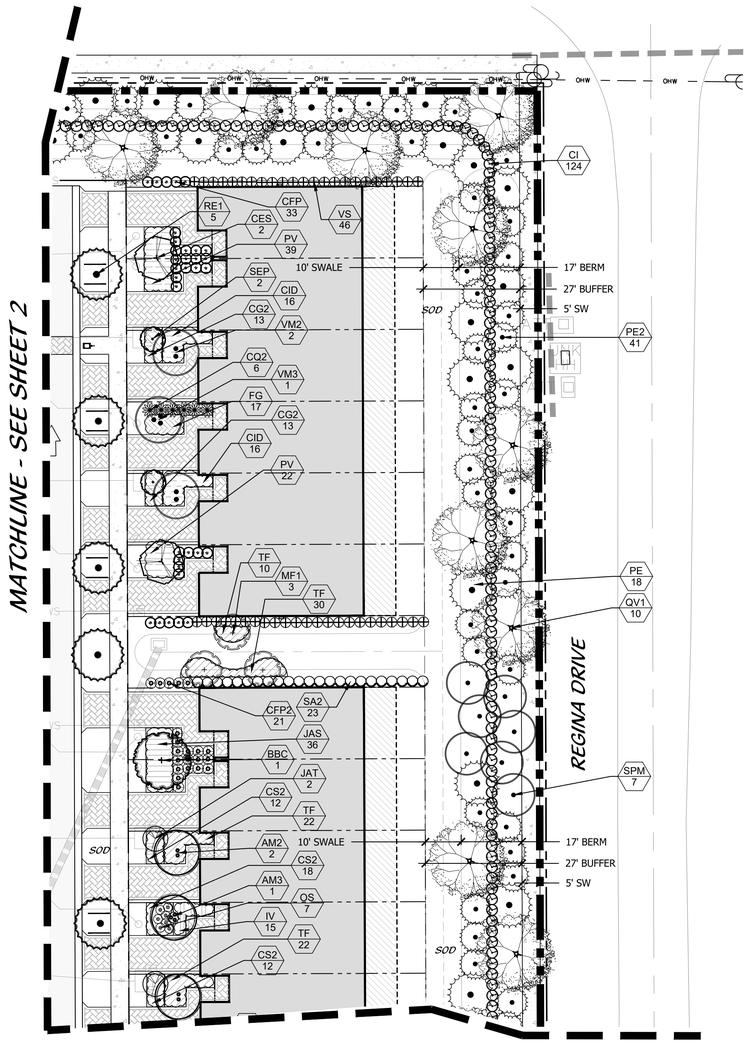

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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SHEET 4 OF 6

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PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES									
	BA	.	BULNESIA ARBOREA	VERAWOOD	FIELD GROWN	3"-4" CAL	14`-16` HT., 6`-8` SPD.	N	FULL CAN
	BBC	.	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	45 GAL	2.5" CAL	12` HT X 5` SPRD	N	FULL & TH
	CC	12	CAPPARIS CYNOPHALLOPHORA	JAMACIAN CAPER	45 GAL	2" CAL	6`-7` HT X 4`-5` SPRD	Y	STANDAR
	CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CAN
	CES	18	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2.5" CAL	12` O.A. X 5` SPRD	Y	FULL CAN
	ED	20	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12` O.A. X 5` SPRD	N	STANDAR
	HU	11	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	30 GAL	1.5" CAL	5`-6` HT	N	STANDAR
	IVT1	14	ILEX VOMITORIA	YAUPON HOLLY	45 GAL	1" CAL EA	6` HT X 6` SPRD	Y	FULL CAN
	JAT	10	JATROPHA STANDARD	JATROPHA	30 GAL	N.A.	5`-6` HT.	N	STANDAR
	LJ45	14	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL.	1" EA	6` HT., 6` SPD.	N	MULTI-STE
	MF1	18	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	45 gal	3 TRK MIN., 1"-2" CAL. EA.	8`-10` HT, 6`-8` SPD	Y	MULTI, LIM
	PE2	194	PINUS ELLIOTTII	SLASH PINE	30 GAL	1.5" DBH	8`-10` O.A.		FULL CAN
	PE	89	PINUS ELLIOTTII	SO. FLORIDA SLASH PINE	65 gal	4" DBH	12` -14` OA	Y	FULL CAN
	QV1	57	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	5" DBH	18` - 22` HT	Y	FULL CAN MATCHED
	QV4	6	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20` O.A.	Y	FULL CAN MATCHED
	SEP	12	SENNA POLYPHYLLA	DESERT CASSIA	30 GAL	N.A.	5`-6` HT.	N	STANDAR
	TD2	11	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1" CAL	6`-8` O.A.	Y	FULL CAN
	TD3	7	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2" CAL	8`-10` OA	Y	FULL CAN
PALM TREES									
	AM2	8	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CAN
	AM3	4	ADONIDIA MERRILLII TRIPLE	TRIPLE CHRISTMAS PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CAN
	PEA1	24	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CAN
	PEA3	6	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	8`-10` C.T.	N	FULL CAN
	RE1	52	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	HEAVY CALIPER	3' GW; 12' HT MIN.	Y	FULL CAN
	RE*	28	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CAN
	SS	80	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	NA	10`, 16`, OR 22` CT, STGG	Y	STRONG,
	SPM	85	SABAL PALMETTO*	MITIGATION CABBAGE PALM	B & B	NA	12`, 18`, 24` CT., STGG.	Y	SLICK TRU
	TR1	32	THRINAX RADIATA	TRIPLE THATCH PALM	FIELD GROWN	NA	8` - 10` HT	Y	MATCHED
	VM3	2	VEITCHIA MONTGOMERYANA	TRIPLE MONTGOMERY PALM	FIELD GROWN	N.A.	8`-10` CT	N	FULL CAN
	VM2	14	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	NA	8`-10` CT	N	FULL & TH

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMAR
SHRUBS									
	AGB	1	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	N	FULL &
	CI5	279	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	3 GAL	1.5` X 1.5`	2.5` OC		FULL &
	CI	768	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL &
	CFP2	78	CODIAEUM VARIEGATUM `ELEANOR ROOSEVELT`	ELEANOR ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CFP	132	CODIAEUM VARIEGATUM `FRANKLIN ROOSEVELT`	FRANKLIN ROOSEVELT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CVI	20	CODIAEUM VARIEGATUM `ICETON`	MAGNIFICIENT CROTON	7 GAL	3` X 3`	AS	N	FULL
	CQ2	12	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL &
	OS	88	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORID
	PM	220	PODOCARPUS MACROPHYLLUS MAKI	PODOCARPUS	3 GAL.	2` X 2`	2.5` O.C.	N	FULL &
	SA2	92	SCHEFFLERA ARBORICOLA	GREEN SCHEFFLERA	3 GAL	2` x 2`	2.5` O.C.	N	FULL &
	VS	180	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL.	2` x 2`	2.5` O.C	N	FULL &
GROUND COVERS									
	CG2	455	CARISSA MACROCARPA `EMERALD BLANKET`	DWARF NATAL PLUM	3 GAL	2` x 2`	2` OC	N	FULL &
	CID	284	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	2` x 2`	2.5` O.C.		FULL &
	CS2	703	CLUSIA ROSEA `NANA`	DWARF CLUSIA	3 GAL	1` X 1.5`	2` OC	Y	FULL &
	DV	248	DIETES VEGETA	WHITE AFRICAN IRIS	3 GAL	1` X 1`	1.5` OC	N	WHITE
	FG	176	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL.	1` X 1.5`	2` O.C.	N	FULL &
	GG1	96	GALPHIMIA GRACILIS	THYRALLIS	3 GAL	2` x 2`	2.5` OC		FULL &
	IV	232	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL &
	IX	245	IXORA X `MAUI'	MAUI IXORA	3 GAL	1.5` x 1.5`	2` OC	N	FULL &
	IXY	84	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` x 2`	2.5` OC	N	FULL &
	JAS	170	JASMINUM VOLUBILE	WAX JASMINE	3 GAL	1` X 1.5`	2` O.C.		FULL &
	JP	311	JUNIPERUS CHINENSIS `PARSONII`	PARSONI JUNIPER	3 GAL	1` HT. X 1.5` SPRD.	1.5` OC	N	FULL &
	LMS	1,921	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL	6" X 6"	12" O.C.	N	FULL CI
	NF	2,101	NEOREGELIA X 'FIREBALL'	FIREBALL BROMELIAD	1 GAL	6" X 6"	1` O.C.	N	FULL &
	PBM	100	PHILODENDRON X 'BURLE MARX'	BURLE MARX PHILODENDRON	3 GAL	1.5` X 1.5`	2` O.C.	N	FULL CI
	PC2	318	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL	1.5` X 1.5`	2` O.C.	N	FULL CI
	PV	296	PITTOSPORUM TOBIRA `WHEELER'S DWARF'	DWARF PITTOSPORUM	3 GAL	1.5` x 1.5`	2` O.C.	N	FULL &
	PD2	700	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	1` X 1`	1.5` OC	N	FULL &
	RL	113	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	1.5` x 1.5`	2` O.C.	N	FULL &
	TF	1,419	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL &

NOTES:
SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)
MULCH - CYPRESS

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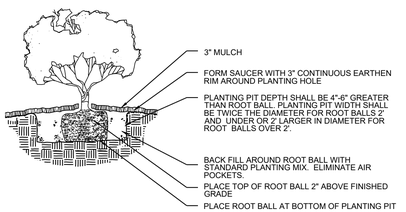
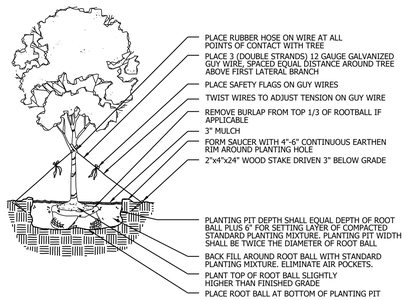
PLANTING DETAILS



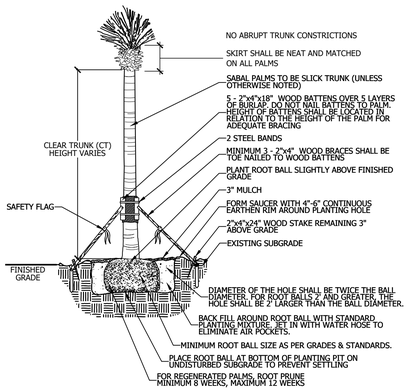
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



SABAL PALM PLANTING DETAIL

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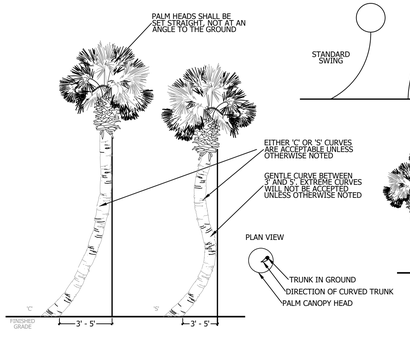

CURVED PALM TRUNK DETAIL

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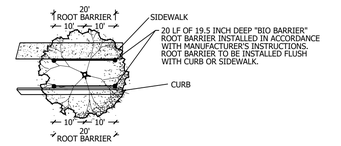
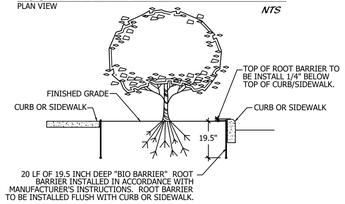


ROOT BARRIER DETAIL

PLAN VIEW

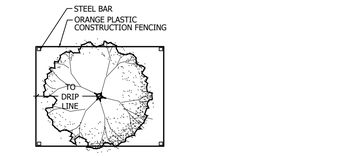
NTS



ROOT BARRIER DETAIL

SECTION VIEW

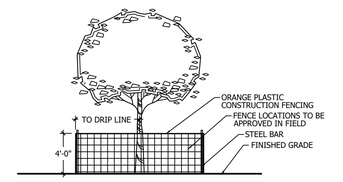
NTS



TREE PROTECTION DETAIL

PLAN VIEW

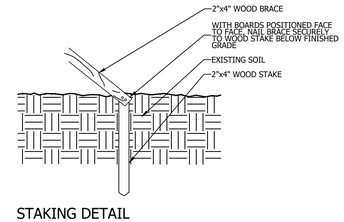
NTS



TREE PROTECTION DETAIL

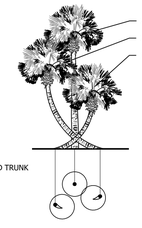
SECTION VIEW

NTS



STAKING DETAIL

NTS



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.

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.

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TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	10-18-24

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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.

4601 Regina Dr
Environmental Impact Report

Prepared For:

St. Lucie County Environmental Resource Division

Prepared By:

Advanced Restoration Ecology

2593 NE Roberta St
Jensen Beach, FL 34957

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October 2024

The following environmental impact report (EIR) has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met.

The property is located on 4601 Regina Dr, in Fort Pierce, Florida. The property is in Section 3, Township 36 South, Range 40 East. The property consists of 9.574 acres. The property is currently identified by the St. Lucie County Property Appraiser: Parcel ID 3403-501-0025-000-5.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

N/A

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

N/A

c) Extent and acreage of all upland habitats,

Identified uplands carry the following FNAI classification:
3200 Artificial Pond - ±0.84
18211 Urban Open Land - ±7.998
182111 Urban Open Forested - ±0.736
The vegetation observed in this Open Land includes:

Carrotwood (*Cupaniopsis anacardioides)*
Laurel Oak *(Paspalum notatum)*
Cabbage Palm (*Causrina* sp)
Slash Pine (*Pinus elliottii*)

d) Extent and acreage of all wetlands.

N/A

2. A statement of jurisdictional control over the environmental area.

South Florida Water Management. To this date they have not visited the site yet.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

South Florida Water Management. To this date they have not visited the site yet.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The civil plans show the FFEs of the buildings on the outside at 16.50 and the buildings on the inside adjacent to the late at 16.00.

5. The identification of any area that has experienced overwash of the primary dune.

N/A

6. The identification of any area subject to breach during storm conditions.

N/A

7. An assessment of the impacts upon onsite vegetation and wildlife.

Estimated 9.574 acres of trees were impacted. ~20.5 estimated trees per acre. Estimated 200 trees in open space. No listed or protected species were observed onsite.

8. An assessment of the impacts upon onsite and off-site natural resources.

Estimated 9.574 acres of trees were impacted. ~20.5 estimated trees per acre. Estimated 200 trees in open space. No listed or protected species were observed onsite. There are no proposed offsite impact to resources, however the onsite wetland has been impacted.

9. A detailed description of the planned approach to minimize impacts.

There are no plans to minimize impacts onsite. The pond will be used as a water feature.

10. A detailed description of the proposed alterations or disturbances being proposed.

N/A

11. A detailed description of the proposed mitigation plan to offset impacts.

There are no proposed plans to offset onsite impacts. There are no plans for off site impacts.

12. A plant and animal survey for onsite federal and state protected species.

The gopher tortoise, *Gopherus polyphemus*, is State listed as threatened. On October 11th, 2024 a 100% listed species survey was conducted by Advanced Restoration Ecology and their certified gopher tortoise agent/ certified wildlife biologist. 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 little suitable gopher tortoise habitat onsite. Multiple transects covered the entire site (See GT Survey Map). A total of 9.574± acres were surveyed during this 100% survey of the site. No active and burrows or evidence of tortoise site use was found in survey area. Based on the results of the survey, we do not feel there is any gopher tortoise or listed species use 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 lack of available forage and dense exotic coverage prevents this site being used by wildlife.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

This information will be submitted under separate cover by the project engineer.

14. A sea turtle protection plan.

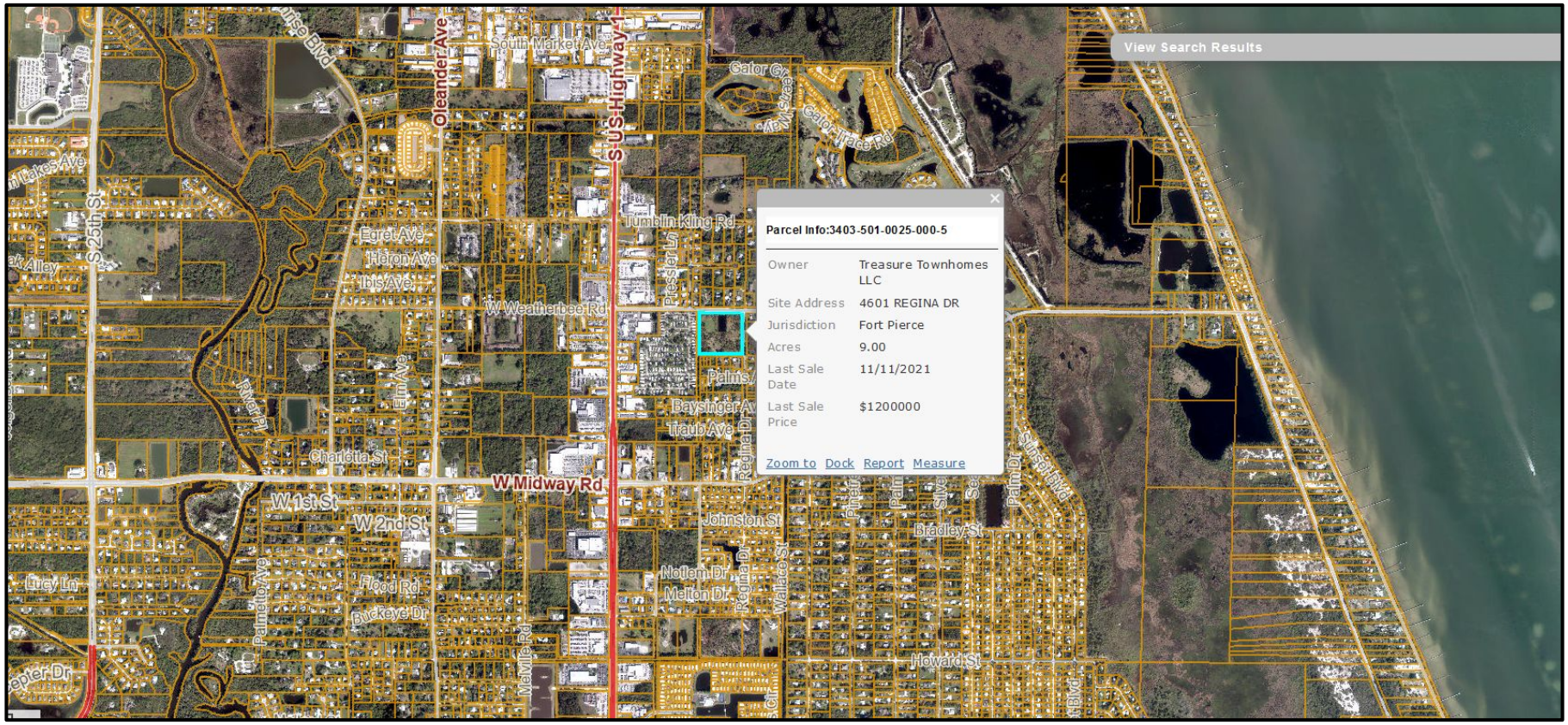
N/A

15. A shoreline stabilization plan.

N/A

16. A gopher tortoise protection plan.

Please see item 12 above. There has been a 100% survey of the site on October 11th, 2024 and no gopher tortoise evidence or use of the site was found.



10/11/2024

Location Map

Map Source: St. Lucie County

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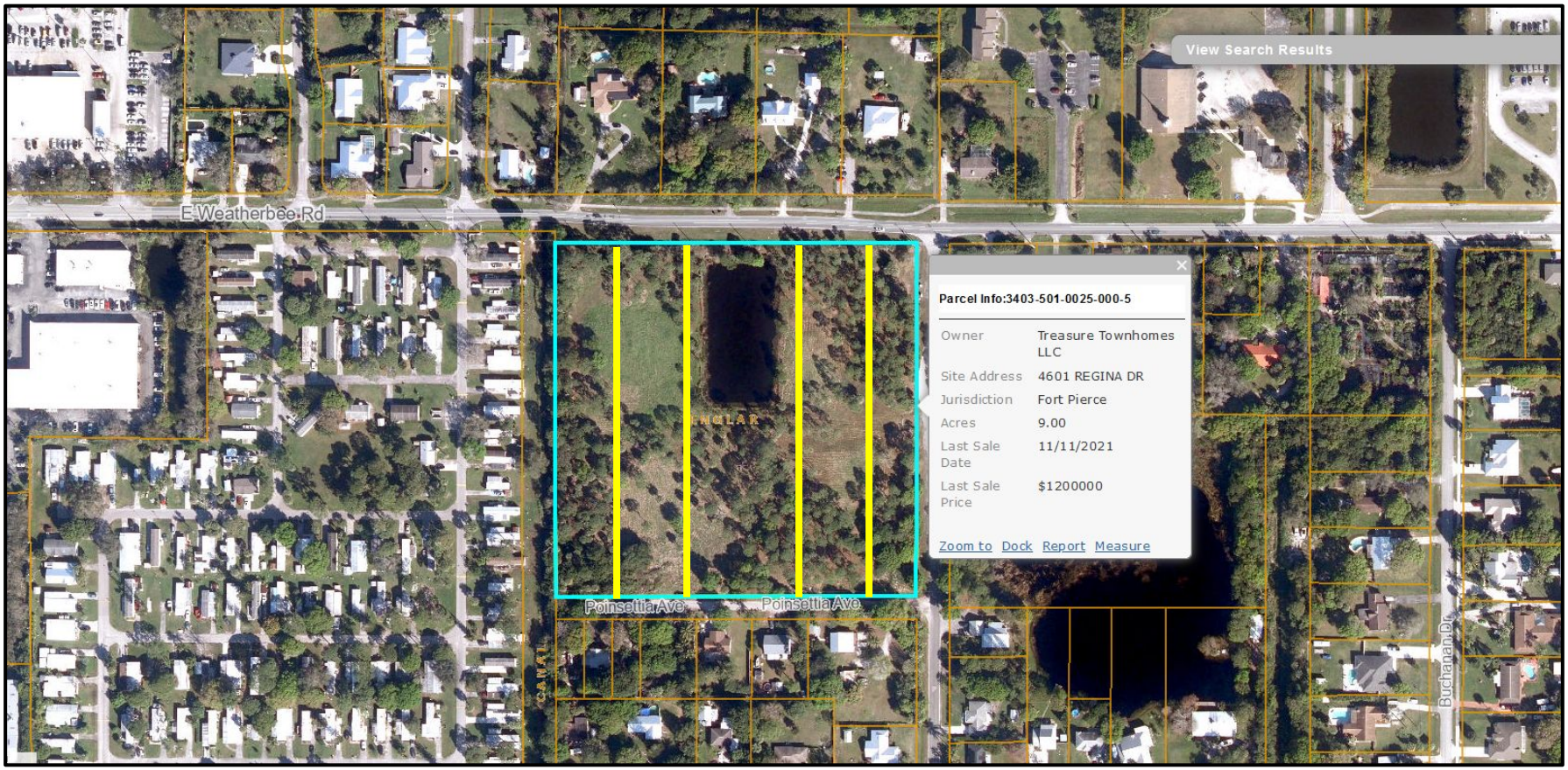
4601 Regina Dr
Fort Pierce, FL

Advanced Restoration Ecology



10/11/2024

Species Survey Map

Map Source: St. Lucie County

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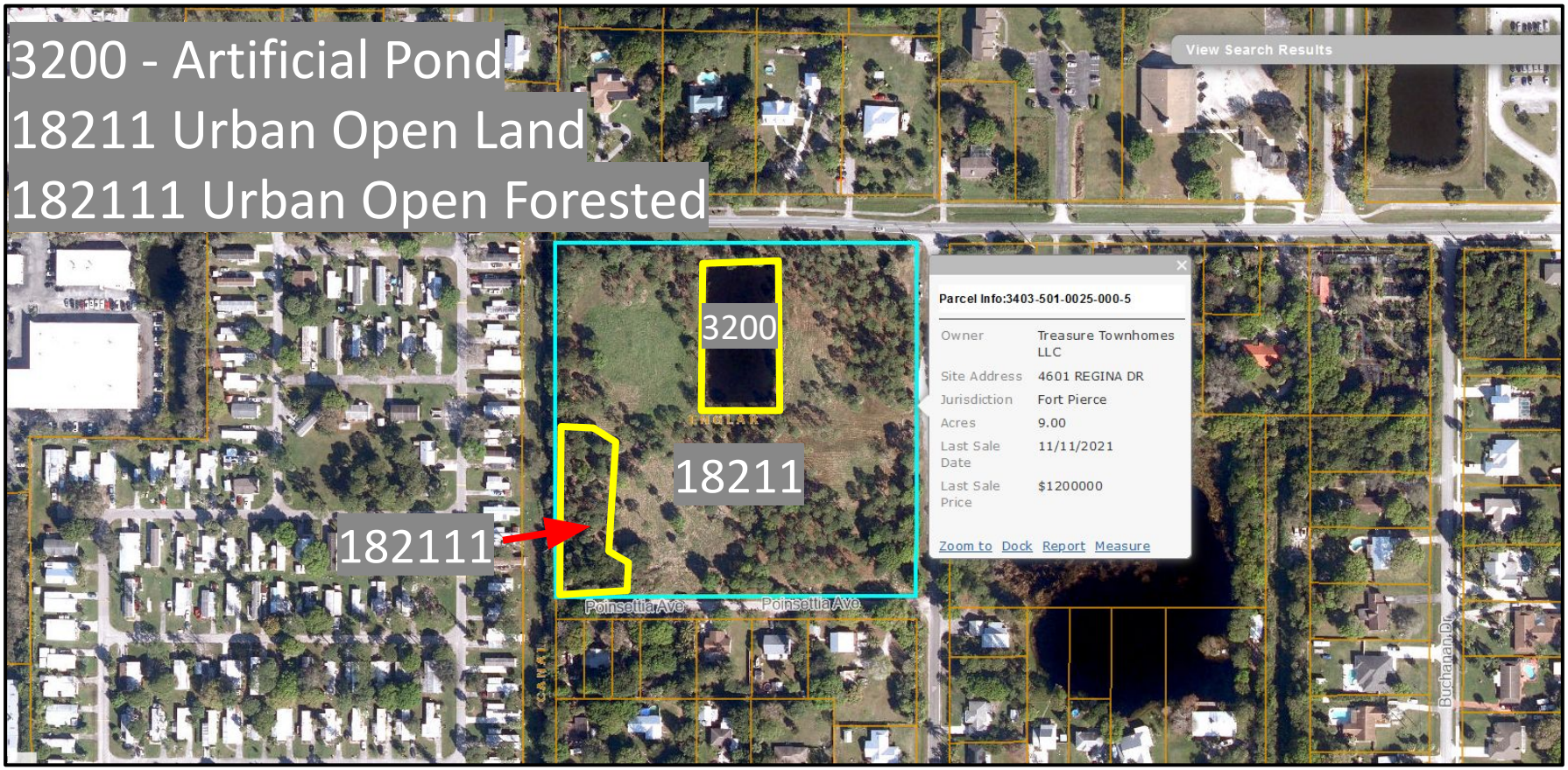
4601 Regina Dr
Fort Pierce, FL

Advanced Restoration Ecology



10/11/2024

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Map Source: St. Lucie County

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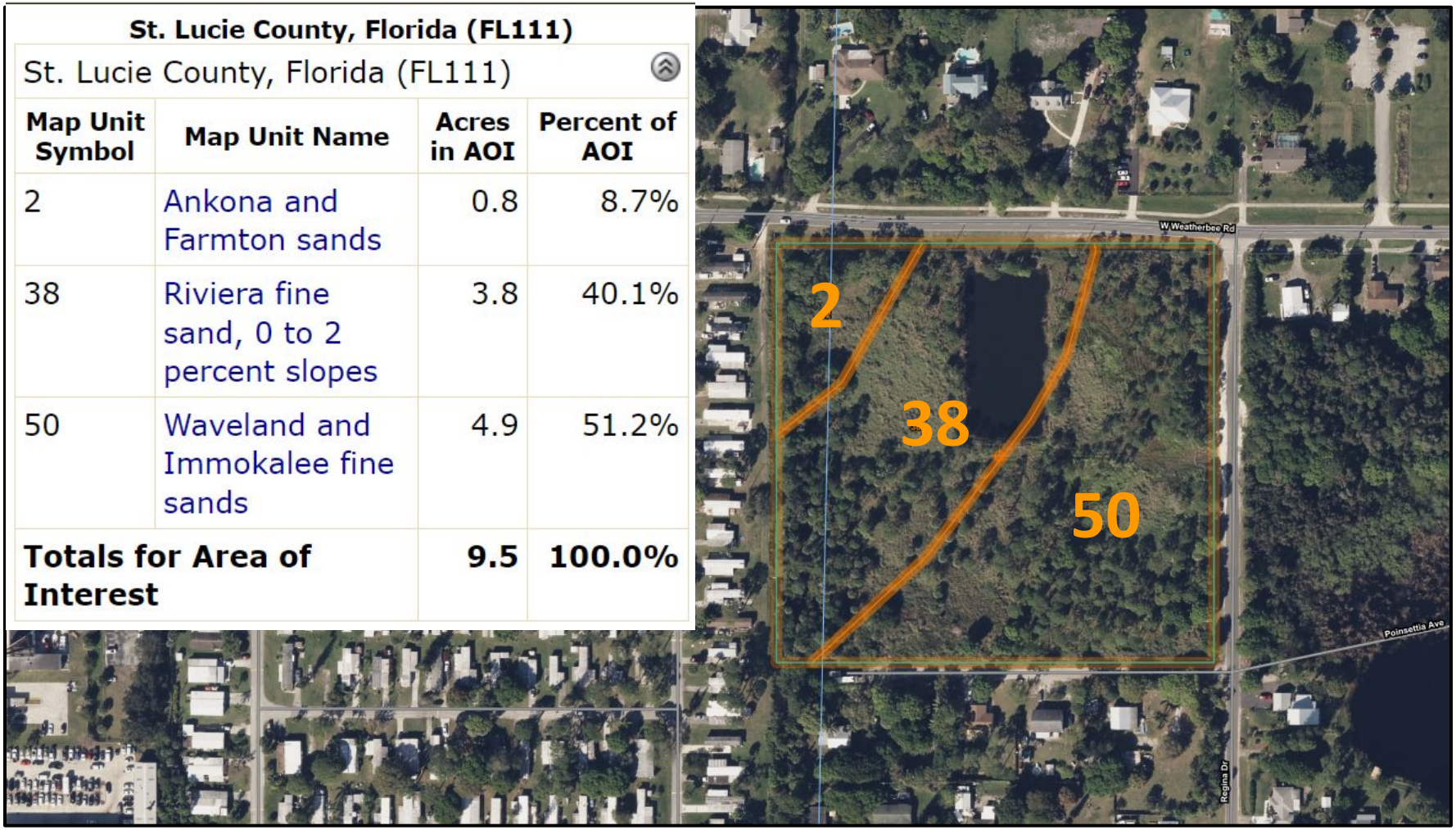
4601 Regina Dr
Fort Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.8	8.7%
38	Riviera fine sand, 0 to 2 percent slopes	3.8	40.1%
50	Waveland and Immokalee fine sands	4.9	51.2%
Totals for Area of Interest		**9.5**	**100.0%**



10/11/2024

Soil Map

Map Source: Web Soil

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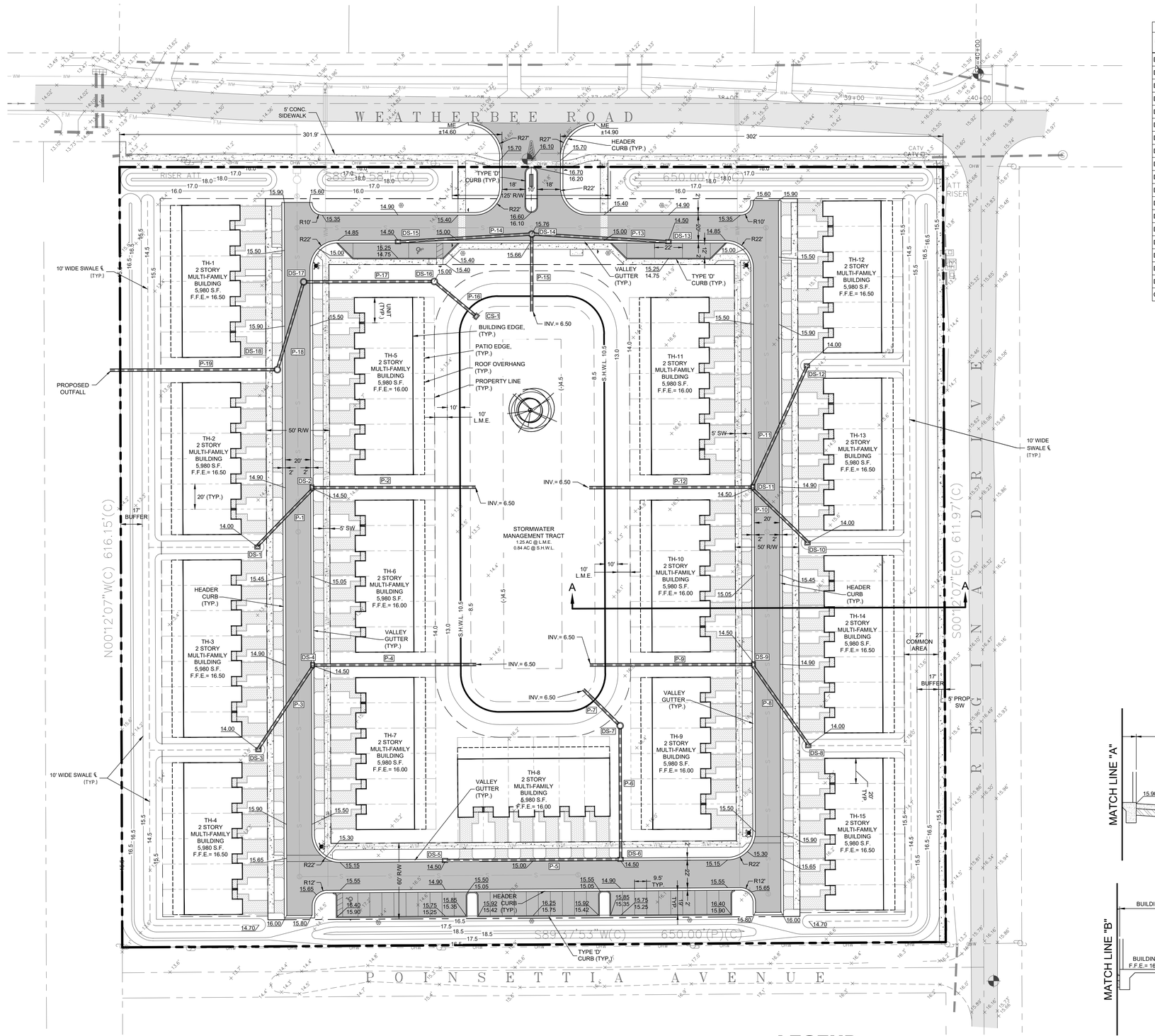
4601 Regina Dr
Fort Pierce, FL

Advanced Restoration Ecology

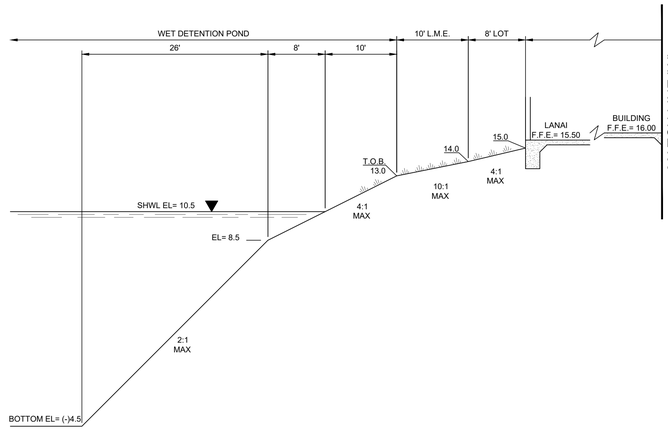


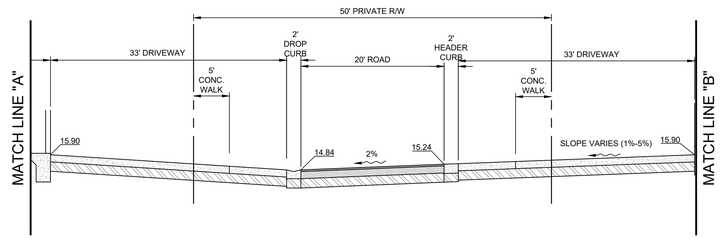
DRAINAGE STRUCTURE SCHEDULE

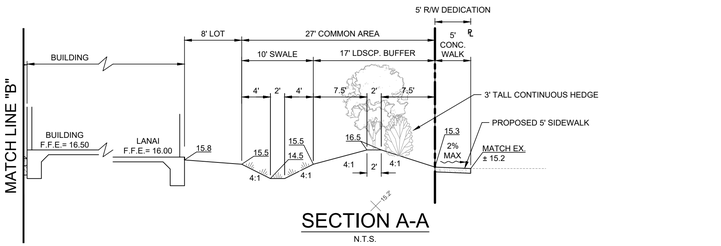
STRUCTURE NUMBER	RIM ELEV.	DESCRIPTION
DS- 1	14.00	TYPE "C" INLET
DS- 2	14.50	MIAMI CURB INLET
DS- 3	14.00	TYPE "C" INLET
DS- 4	14.50	MIAMI CURB INLET
DS- 5	14.50	MIAMI CURB INLET
DS- 6	14.50	MIAMI CURB INLET
DS- 7	14.50	4' DIA. DRAINAGE MANHOLE
DS- 8	14.00	TYPE "C" INLET
DS- 9	14.50	MIAMI CURB INLET
DS- 10	14.00	TYPE "C" INLET
DS- 11	14.50	MIAMI CURB INLET
DS- 12	14.00	TYPE "C" INLET
DS- 13	14.50	MIAMI CURB INLET
DS- 14	15.76	4' DIA. DRAINAGE MANHOLE
DS- 15	14.50	MIAMI CURB INLET
DS- 16	15.00	4' DIA. DRAINAGE MANHOLE
DS- 17	15.50	4' DIA. DRAINAGE MANHOLE
DS- 18	14.50	4' DIA. DRAINAGE MANHOLE
CS-1	14.00	MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P- 1	24"	62 LF	ADS N-12 HP
P- 2	24"	128 LF	ADS N-12 HP
P- 3	24"	77 LF	ADS N-12 HP
P- 4	24"	128 LF	ADS N-12 HP
P- 5	24"	136 LF	ADS N-12 HP
P- 6	24"	102 LF	ADS N-12 HP
P- 7	24"	39 LF	ADS N-12 HP
P- 8	24"	76 LF	ADS N-12 HP
P- 9	24"	128 LF	ADS N-12 HP
P-10	24"	60 LF	ADS N-12 HP
P-11	24"	103 LF	ADS N-12 HP
P-12	24"	128 LF	ADS N-12 HP
P-13	24"	105 LF	ADS N-12 HP
P-14	24"	105 LF	ADS N-12 HP
P-15	24"	59 LF	ADS N-12 HP
P-16	24"	41 LF	ADS N-12 HP
P-17	24"	100 LF	ADS N-12 HP
P-18	24"	69 LF	ADS N-12 HP
P-19	24"	130 LF	ADS N-12 HP







SECTION A-A
N.T.S.

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED STABILIZED
- PROPOSED SWALE CENTERLINE
- SITE BOUNDARY
- L.M.E. LAKE MAINTENANCE EASEMENT
- S.H.W.L. SEASONAL HIGH WATER LINE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING GRADE
- PROPOSED GRADE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

This item has been digitally signed & sealed by Aaron Stanton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

DATE	REVISIONS
1	
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JOB NO.	24-0179	
DESIGNED	AGS	
DRAWN	GWR	
DATE	MAY 2024	
CHECKED	AGS	
DATE ISSUED	10/17/2024	

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FT. PIERCE, FL - PH (772) 468-9005
1893 - 28TH STREET
VERO BEACH, FL 32960
PH: (772) 778-7378
FX: (772) 778-7317

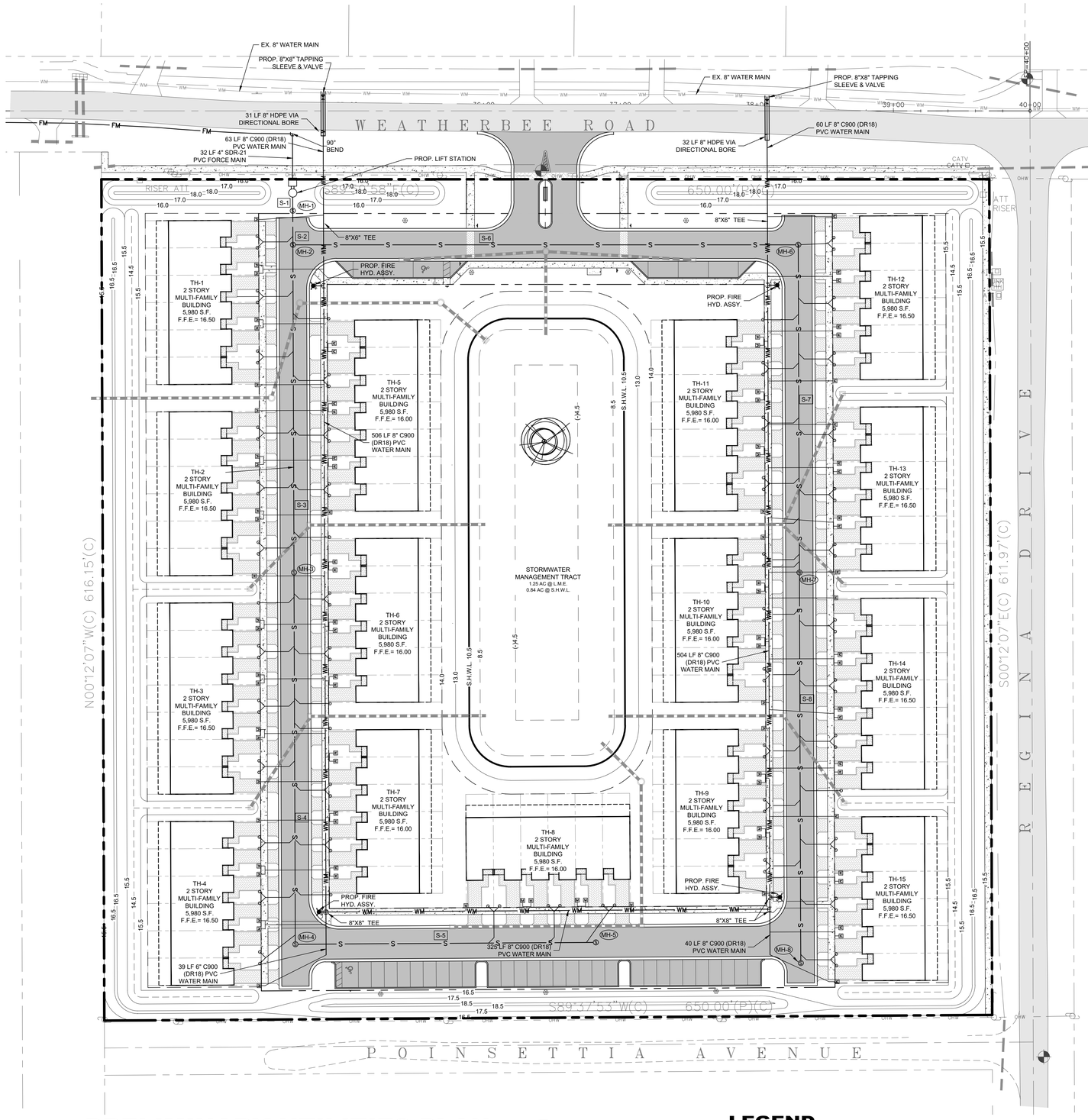
407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

SHEET
C1

24-0179

O:\DRAWINGS\2023\24-0179 407 Weatherbee Rd Multi-Family Development\4. Drawings\24-0179 PIOD PLAN.dwg 10/17/2024



PRELIMINARY UTILITIES NOTES:

1. ALL WATER METERS AND CLEANOUTS FOR POTABLE WATER AND SANITARY SEWER SERVICES SHALL BE WITHIN THE ROAD RIGHT-OF-WAY AND NOT LOCATED WITHIN DRIVEWAYS.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET 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.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, 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 THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) 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 MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, 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 THE WATER MAIN JOINTS ARE AT LEAST THREE FEET 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 SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET 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 THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN 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.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION NORTH	INVERT ELEVATION SOUTH	INVERT ELEVATION EAST	INVERT ELEVATION WEST	DESCRIPTION
LIFT STATION	16.00		7.70			LIFT STATION
MH-1	15.90	7.76	7.86			4' SANITARY MANHOLE
MH- 2	15.60	7.96	8.72	8.06		4' SANITARY MANHOLE
MH- 3	15.00	9.68	9.78			4' SANITARY MANHOLE
MH- 4	15.60	10.87		10.97		4' SANITARY MANHOLE
MH- 5	15.00				11.85	4' SANITARY MANHOLE
MH- 6	15.55		9.64		9.54	4' SANITARY MANHOLE
MH- 7	15.00	10.70	10.60			4' SANITARY MANHOLE
MH- 8	15.80	11.85				4' SANITARY MANHOLE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	10 LF	SDR-21 PVC
S- 2	8"	25 LF	SDR-21 PVC
S- 3	8"	240 LF	SDR-21 PVC
S- 4	8"	272 LF	SDR-21 PVC
S- 5	8"	220 LF	SDR-21 PVC
S- 6	8"	370 LF	SDR-21 PVC
S- 7	8"	240 LF	SDR-21 PVC
S- 8	8"	286 LF	SDR-21 PVC
NOTE: ALL SANITARY SEWER MAIN @ MIN. 0.4% SLOPE			

PRELIMINARY UTILITIES PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED MULTIPLE WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- PROPOSED SEWER MANHOLE & LABEL (SEE TABLE THIS SHEET)
- PROPOSED SEWER PIPE LABEL (SEE TABLE THIS SHEET)

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2024\24-0179 407 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0179 UTIL PLAN.dwg 10/17/2024

DATE	REVISIONS
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JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	10/17/2024

MBV ENGINEERING, INC.
MOIA, BOWLES, VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9005
1893 - 28TH STREET
VERO BEACH, FL 32960
PH. (772) 778-3317
FX. (772) 778-3317

PRELIMINARY UTILITIES PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

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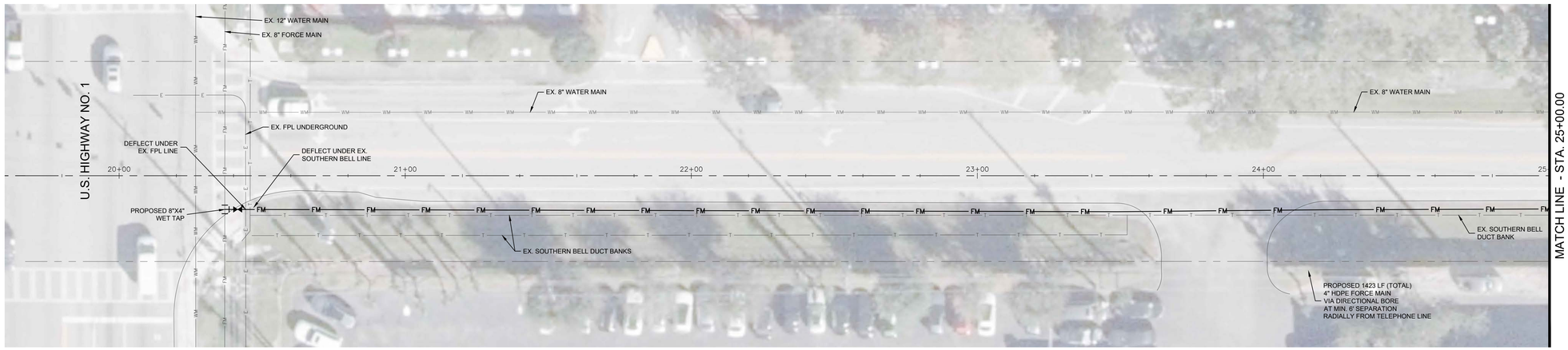
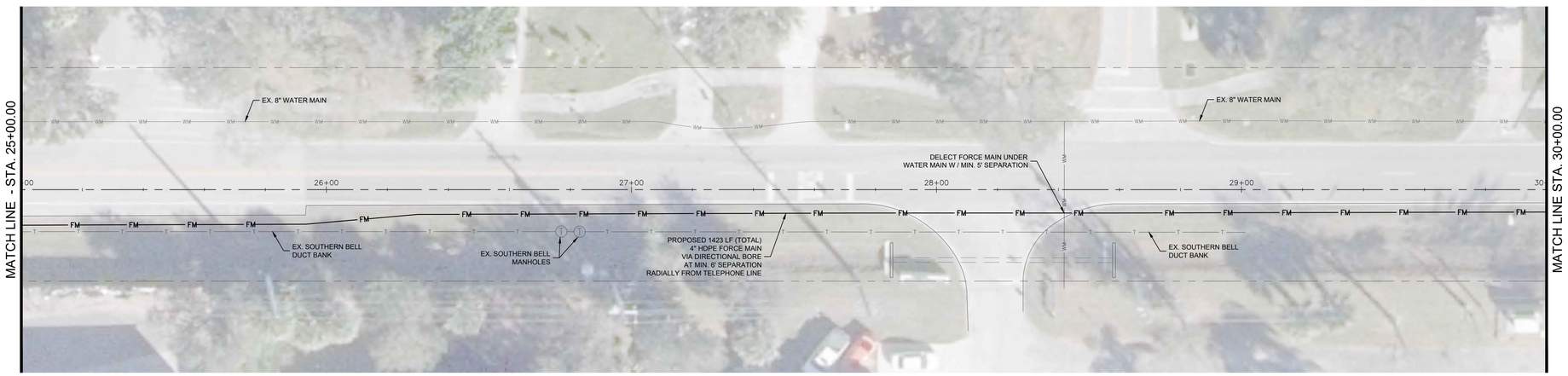
24-0179



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

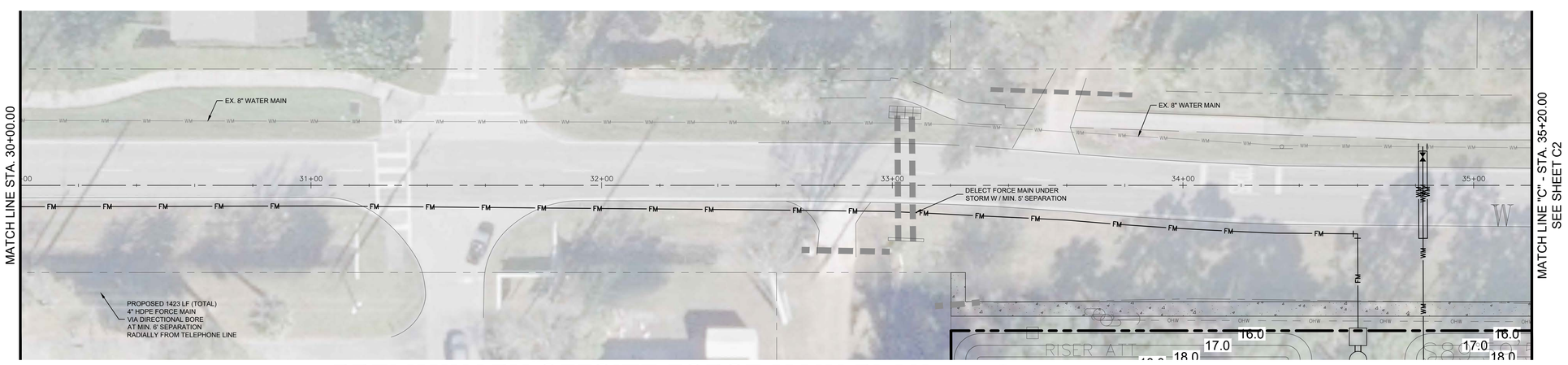
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
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VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

PRELIMINARY
OFFSITE FORCE MAIN PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

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AARON G. STANTON
FL. P.E. #72460

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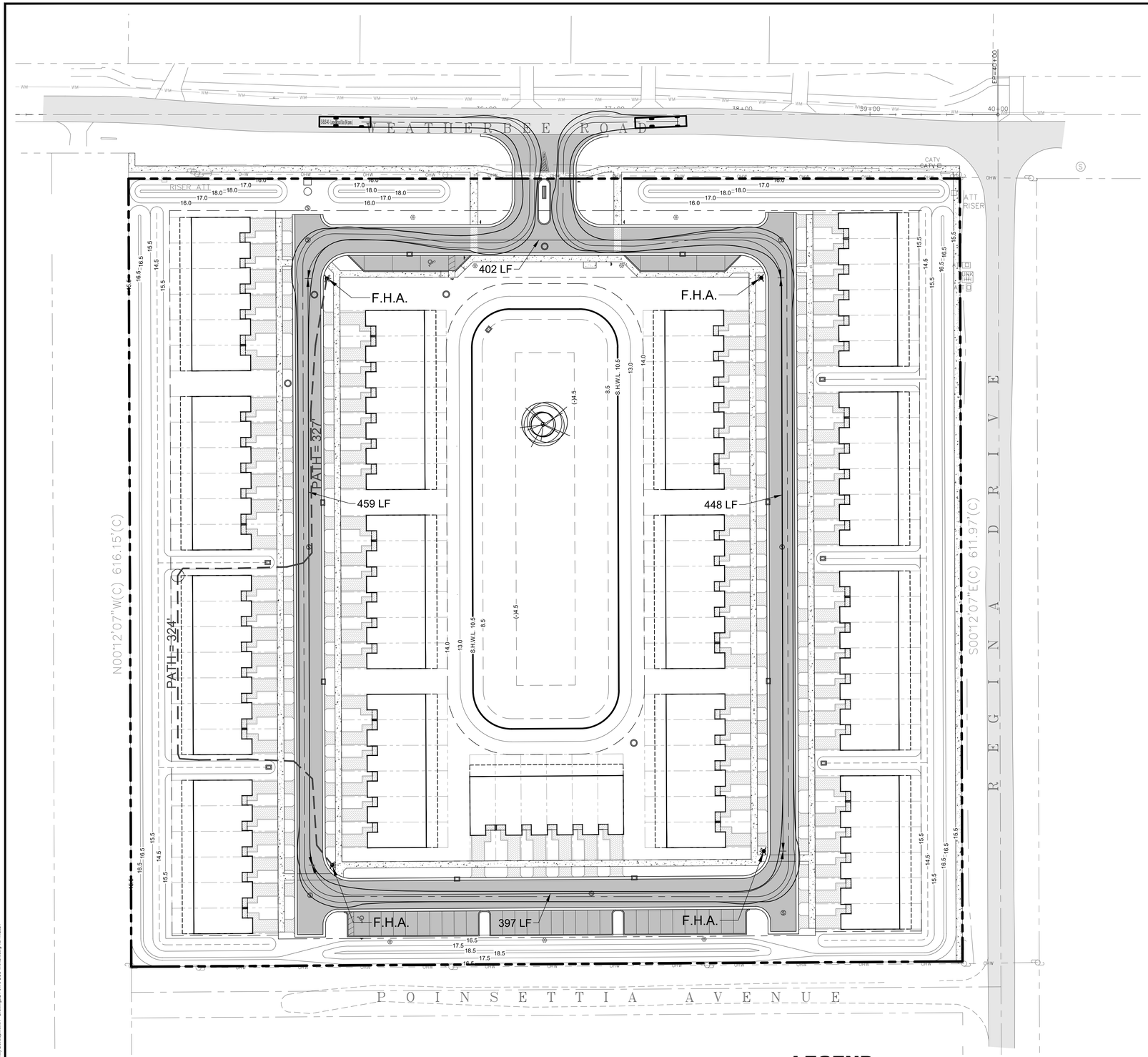
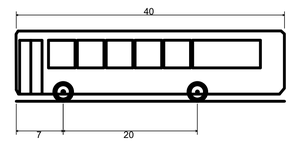
24-0179





S-BUS-40 - Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

PRELIMINARY FIRE PROTECTION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING ASPHALT		PROPOSED STABILIZED	PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED ASPHALT		PROPOSED SWALE CENTERLINE	
PROPOSED CONCRETE		SITE BOUNDARY	
PROPOSED PAVERS OR STAMPED CONCRETE	F.H.A.	FIRE HYDRANT ASSEMBLY	
	S.H.W.L.	SEASONAL HIGH WATER LINE	

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

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REVISIONS	DATE
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PRELIMINARY FIRE PROTECTION PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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AARON G. STANTON
FL. P.E. #72460

SHEET
C4

24-0179

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4601 Regina Drive

Parcel ID #(s) 3403-501-0025-000-5

Project description Site Plan Amendment for townhome community.

Treasure Townhomes LLC	Cotleur & Hearing
Property Owner(s)	**Applicant/Representative, Title, Company**
12300 South Shore Blvd Suite 214	1934 Commerce Ln, Ste 1
Street Address	Street Address
Wellington FL 33414	Jupiter FL 33458
City State Zip	City State Zip
305-303-5295	561-747-6336
Phone Number	Phone Number
mugarte@ivydevelopmentgroup.com	msanz@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.*

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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single-family	RM (SLC)	RS-4 (SLC)
South	Single-family	RM (SLC)	RS-4 (SLC)
East	Single-family	RM (SLC)	RM-5 (SLC)
West	Mobile Home Park	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12du/ac	9.574	X
****Proposed**	N/A	N/A	N/A	N/A	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 24,440
Demand Analysis	Maximum 24,440
Current Zoning/FLU	Total gallons per day 24,440
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 24,440
Demand Analysis	Maximum 24,440
Current Zoning/FLU	Total gallons per day 24,440
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	(44,227*20)/1000=884.5ac	(44,471*20)/1000=889.42ac	4.92ac
Urban District	5 acres per 1,000 people	(44,227*5)/1000=221.1ac	(44,471*5)/1000=222.4ac	1.3ac
Community	2.5 acres per 1,000 people	(44,227*2.5)/1000=110.5ac	(44,471*2.5)/1000=111.2ac	.7ac
Neighborhood	1.36 acres per 1,000 people	(44,227*1.36)/1000=60.1ac	(44,471*1.36)/1000=60.8ac	.7ac

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

	K-8	High
School Name	Weatherbee Elementary	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	0.6 miles	3.5 miles
Current Zoning/FLU Enrollment Demand	27.8	.65
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	(94/7.5)=12.5 yards
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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

Impact	No impact

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1172 ITE Code 215	86/115 ITE Code 215
****Proposed Zoning/FLU**	NA	NA
***Change in Demand**	Trips 1172	Trips 86/115
Impact to Capacity	All links and intersections will operate at LOS D or better. Refer to TIA dated 7.9.24.	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project?	☐ Yes	☑ No	
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: 94	Single Family: 0	Multifamily: 94	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	0	0	n/a	n/a	n/a
Single-family, attached	0	0	n/a	n/a	n/a
Multi-family	1	114	9.5	2025	2026
Other (specify)					

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? N/A

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: N/A

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

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

July 15, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

407 Weatherbee
Site Plan Application
Narrative

Description:
Parcel ID: 3403-501-0025-000-5
Site Location: East of US-1, on the south side of E Weatherbee Rd, west of Regina Dr
Project Site: 9.574 acres
Existing Land Use: RM
Existing Zoning: R-4

To whom it may concern,

On Behalf of the applicant, Treasure Townhomes LLC, please accept this narrative as part of the Site Plan application for the proposed residential development project on E Weatherbee Road, west of Regina Drive. This 9-acre site has an existing land use of RM and existing zoning of R-4 and is identified as Parcel ID 3403-501-0025-000-5 and has an address of 4601 Regina Drive.

Due to the site's proximity to the major commercial corridor of US Highway 1, being within 1,500 feet, this site is optimal for medium density residential, as also demonstrated by the existing Land Use and Zoning designations. The proposed townhome community is an excellent transition between the existing Tanglewood Mobile Home Park to the west (with an existing zoning of C-3) and the single-family residences to the east.

The applicant is proposing a total of 114 townhome units, divided into 19 six-unit buildings, consistent with the permitted medium-density residential density of no more than 12 units per acre. Per the existing R-4 Land Development Regulations, the standard maximum density is 10 units per acre, and can be up to 12 units per acre for innovative residential developments. The attached Density Justification file included in this submittal details how this project qualifies for this density bonus.

There is no native upland habitat located on site. The environmental assessment report acknowledges that there is native vegetation present, but they are not considered to be native habitat due to not having significant associations. Please see attached environmental assessment report representing sample of vegetative species observed during the site visit.

Furthermore, there are no wetlands present on site. However, there is a lake of less than one (1) acre located within central north portion of the subject site. As stated above, the existing lake acts as a focal point for the proposed development. Environmental surveyor also conducted a pedestrian survey to investigate for the presence of any listed plant or animal. Per environmental report, Gopher Tortoises were detected on site. A Gopher Tortoise Permit will be obtained by an authorized agent to relocate the tortoises prior to any land clearing activities. Apart from this, no other animal or plant species were found on site. Please see attached environmental assessment report for detailed information on existing environmental condition of the subject property.

This ungated community will feature aesthetic architecture compatible with the surrounding residences. The first floor façade will be of textured stucco, while the second floor will feature vertical and horizontal siding veneer, preventing visual monotony and creating depth and dimension to the buildings.

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 dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

July 15, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

407 Weatherbee
Site Plan Application
Density Bonus Justification

Description:
Parcel ID: 3403-501-0025-000-5
Site Location: East of US-1, on the south side of E Weatherbee Rd, west of Regina Dr
Project Site: 9.574 acres
Existing Land Use: RM
Existing Zoning: R-4

To whom it may concern,

On behalf of the applicant, Treasure Townhomes LLC, please accept this density bonus justification for the additional 2du/ac requested on the property site located at 4601 Regina Drive. As mentioned in the *Narrative* provided for this Site Plan Application, the development proposes to build 114 multifamily residential townhome units on this 9.57-acre parcel, equaling 12du/ac. Although the site is currently vacant, the existing RM Land Use and R-4 Zoning indicate its appropriateness for medium-density residential. The maximum density per the land use is 12du/ac, and the maximum density per the zoning designation is generally 10du/ac, although this can be increased to 12du/ac for innovative developments per **Land Development Ordinances Section 125-194**. This justification explains how each point under **Section 125-243(e)** is being considered in this project for the additional density requested.

The first criterion for additional density is *landscaping*, as described in **Land Development Ordinances Section 125-243(e)(1)**. Per the environmental report provided, although there is some native vegetation onsite, these do not have significant associations and are not considered native upland habitat. Most of the existing vegetation is exotic and needs to be removed. The tree mitigation plan included in this application shows the extensive effort made to relocate most of the trees that are considered protected or meet the DBH criteria. The oaks and pines are not able to be relocated, as they have poor chances of survival, however, approximately 85 cabbage palms are being relocated and utilized throughout the proposed development plan. These relocations, in addition to the heavily revegetated perimeter buffer areas, grant an additional 1du/ac to the development.

The second criterion is *siting*, per **Land Development Ordinances Section 125-243(e)(2)**. One noteworthy aspect of the overall project site's location is its proximity two four bus stops – two northbound and two southbound – of the St. Lucie County Fixed Route 1 system along US Highway 1. Two stops are approximately 1,300 feet north of Weatherbee Road, and the other two are approximately 1,800 feet south of Weatherbee Road. This indicates that the future residents of this development would have public transportation access along US Highway 1 between downtown Fort Pierce and the Treasure Coast Mall. Additionally, the ungated site is designed so that the entrance is directly facing the lake feature. Therefore, pedestrians and drivers who pass the sight are also able to enjoy the water views and fountain. Since this is ungated, they would also be able to walk along the sidewalk on the northern edge of the lake. With this criterion being met, the development receives an additional 0.5du/ac.

The final point of innovation for this site is the *design*, as explained in **Land Development Ordinances Section 125-243(e)(3)**. Firstly, as described in the narrative, the two-story townhome buildings will have façade indentations, three different building materials/sidings, and varied roof shapes. These added features enhance the aesthetics of the community and eliminate architectural monotony. Additionally, the proposed site design utilizes the existing +/- 0.8ac lake. As shown on the site plan, approximately 0.7ac of this lake is being improved and retained, utilizing the existing stormwater infrastructure and drainage patter, while simultaneously capturing, treating, and improving runoff in the area. These design features therefore grant an additional 0.5du/ac to the development.

Finally, with the criteria above being met and justified, this project receives the additional bonus 2du/ac, allowing a total of 12du/ac. At this permitted density, the maximum number of units for this development is 114, which is consistent with the proposed plan.

We look forward to working with the City on this project and are available to answer any questions or concerns you may have at this time. Please let us know if you need any further information from us.

Sincerely,



Daniel T. Sorrow
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4954722 OR BOOK 4723 PAGE 2287, Recorded 11/18/2021 04:07:32 PM Doc Tax: $8400.00

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No. 3403-501-0025-000-5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of November, 2021, by JOHO PROPERTIES, LLC, a Florida limited liability company, Document Number L11000026893, whose address is 2400 S. Ocean Drive, PH 4200 D, Fort Pierce, Florida 34949 ("**Grantor**"), to TREASURE TOWNHOMES, LLC, a Florida limited liability company, Document Number L21000232043, whose address is 4750 W. Commercial Blvd., Tamarac, Florida 33319 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described as follows:

Lots 1 through 26, Block 2; and Lots 1 through 26, Block 3; Regina Palms, according to the plat thereof, as recorded in Plat Book 4, Page 82, of the Public Records of St. Lucie County, Florida.

Together with that part of vacated Englar Avenue adjacent thereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2020, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness 1:

Signature: _____
Print Name: Dennis G. Carrick

Witness 2:

Signature: _____
Print Name: Linda M. Briglia

GRANTOR

JOHO PROPERTIES, LLC, a Florida limited liability company

By: _____
John M. Sigler, Manager

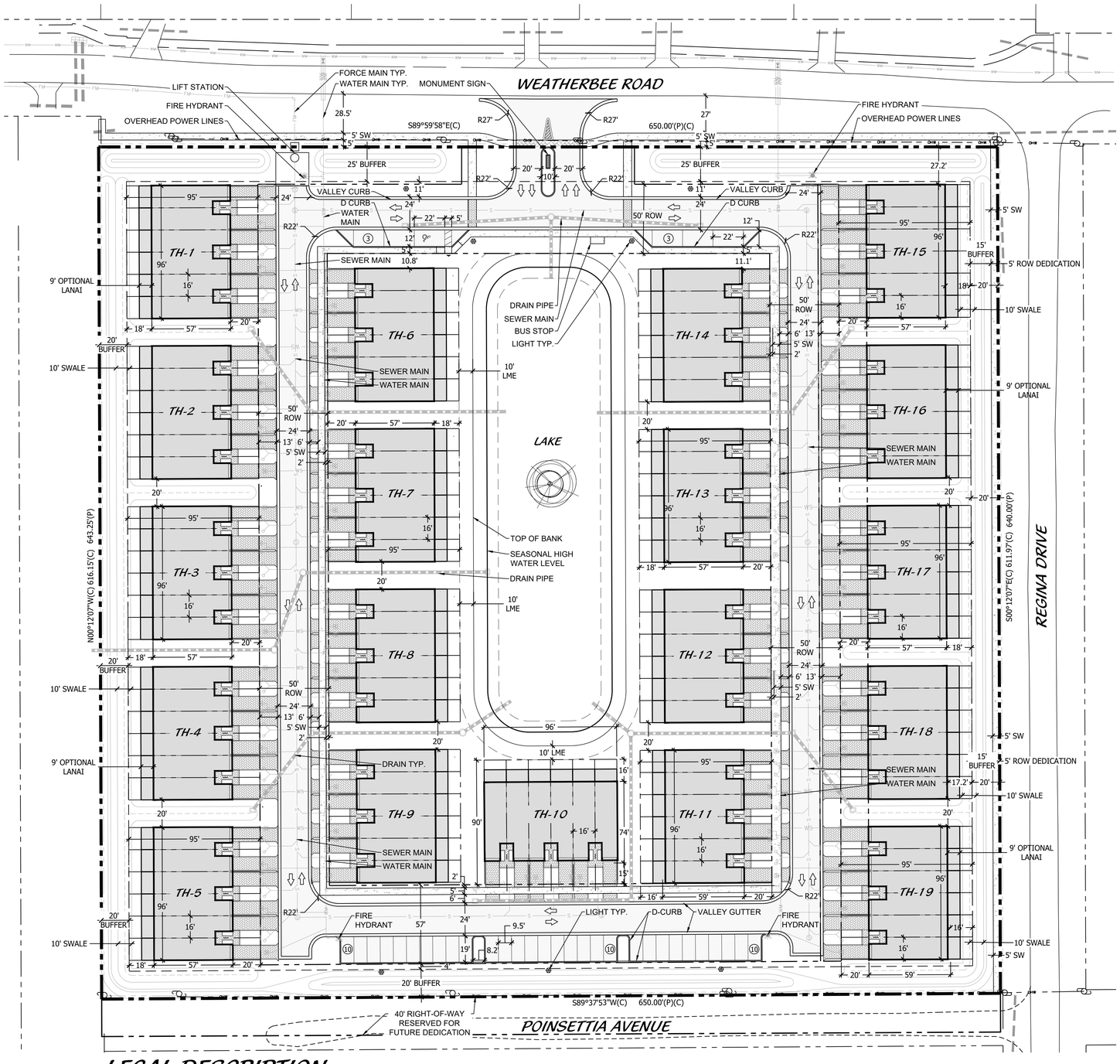
STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization this 14th day of November, 2021, by John M. Sigler, as Manager of JOHO Properties, LLC, a Florida limited liability company. Said person (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, or [ ] produced other identification, to wit: _____.

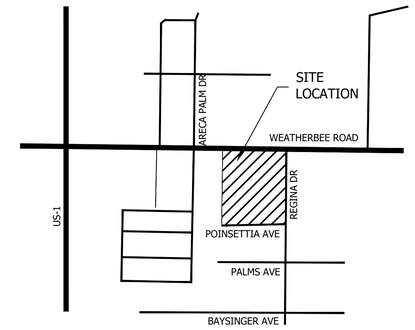
[Affix Notary Seal]

LINDA M. BRIGLIA
Commission # GG 364898
Expires September 1, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Print Name: Linda Briglia
Notary Public, State of Florida
Commission No.: GG 364898
My Commission Expires: 9/1/23



KEY MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	**RM**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0279K**

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	**9.574**	**417,043**
TOTAL BUILDINGS (6 UNIT TOWNHOMES)	19	BUILDINGS
TOTAL PROPOSED UNITS	114	UNITS
DENSITY	12	UNITS/ACRE

PARKING CALCULATIONS

REQUIRED PARKING	228	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	35	SPACES
OFF-STREET HANDICAPPED PARKING	1	SPACES
DRIVEWAY PARKING	114	SPACES
GARAGE PARKING	114	SPACES
TOTAL	**264**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUFFER TRACT	1.08	46,873	11.2%
LAKE MAINTANENCE EASEMENT	1.06	46,031	11.0%
40' WIDTH TRACT	0.41	17,916	4.3%
OTHER LANDSCAPE AREA	1.25	54,640	13.1%
SUB-TOTAL	**3.80**	**165,460**	39.7%

IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE	2.23	97,290	23.3%
VEHICULAR USE AREA	1.27	55,319	13.3%
PAVER DRIVEWAYS & WALKS	0.95	41,559	10.0%
OPTIONAL LANAI (MAX COVERAGE)	0.38	16,416	3.9%
SIDEWALKS, CONCRETE PADS	0.26	11,529	2.8%
WATER SURFACE	0.68	29,471	7.1%
SUB-TOTAL	5.78	**251,584**	60.3%
TOTAL	**9.574**	**417,043**	**100.0%**

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Fort Pierce, Florida

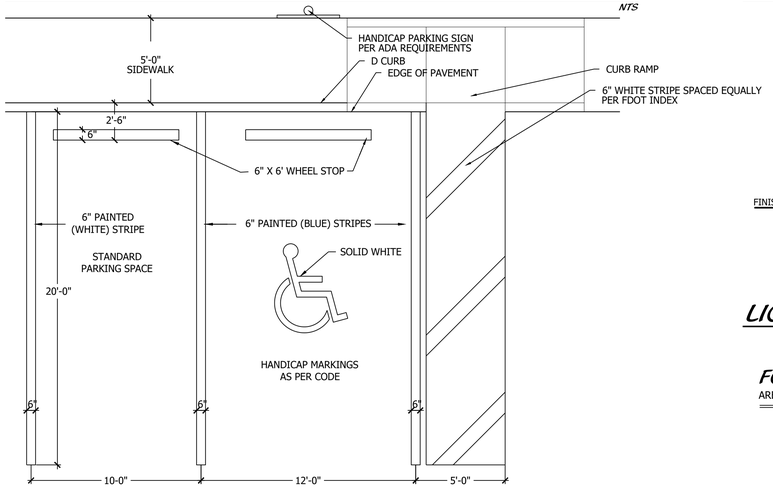
DESIGNED ACE, LAH
DRAWN ACE, LAH
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS

SHEET 1 OF 2

© COTLEUR & HEARING, INC.
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.

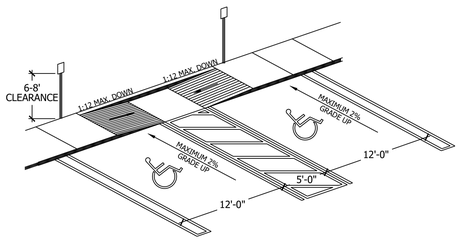
TYPICAL GUEST AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

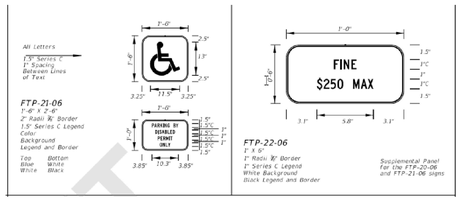


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

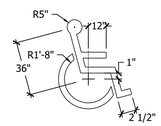
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS

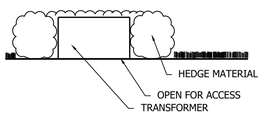


NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

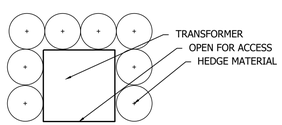
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

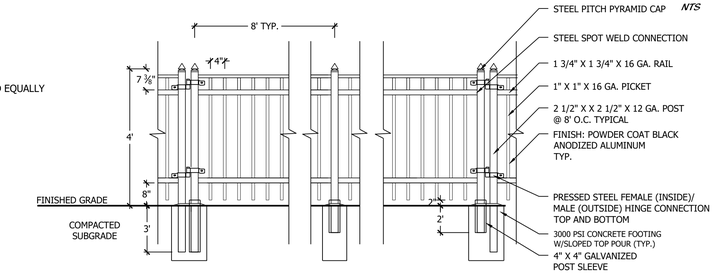


PLAN VIEW



DECORATIVE FENCE DETAIL

NTS



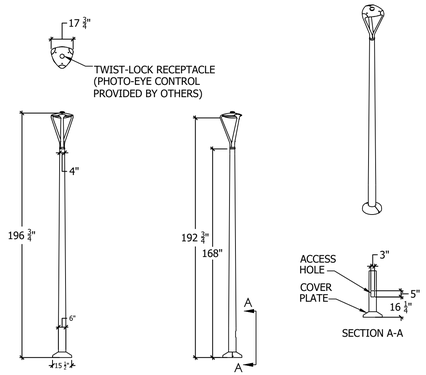
LIGHTING DETAIL

NTS

FGP LIGHT

AREA LIGHT, 16 FT, TYPE 5, WITH COVER PLATE, TWIST LOCK

Date: 10/5/2018
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG503-04
U.S. Patent No. D752,268
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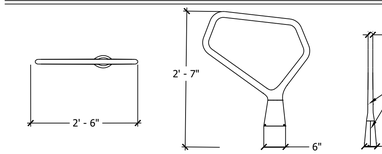
BIKE RACK DETAIL

NTS

FGP BIKE RACK

Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



TYPE: LANDSCAPE FORMS FPG BIKE RACK
COLOR: DARK GREY/SILVER
FINISH: POWDER COAT

landscapeforms
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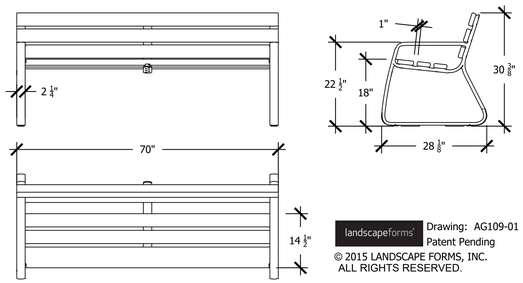
BENCH DETAIL

NTS

FGP BENCH, BACKED, 70", WOOD, END ARMS

Product Drawing

Date: 6/8/2015
Ph: 800.521.2546
www.landscapeforms.com



landscapeforms Drawing: AG109-01
Patent Pending
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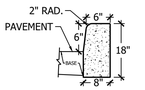
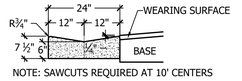
D CURB DETAIL

NTS



VALLEY CURB DETAIL

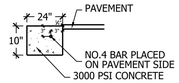
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

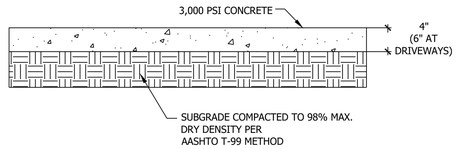
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

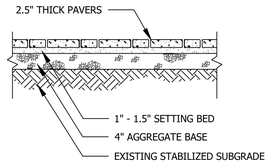
SIDEWALK DETAIL

NTS



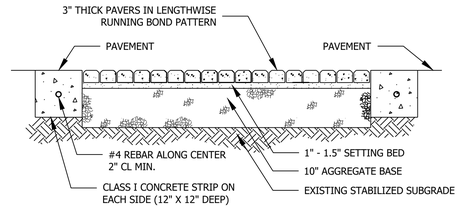
PEDESTRIAN PAVER DETAIL

NTS



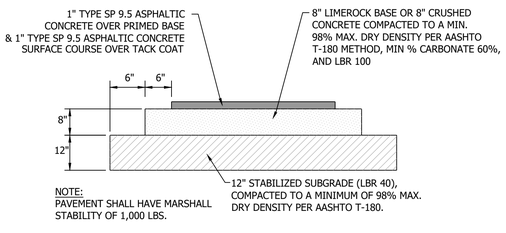
VEHICULAR PAVER DETAIL

NTS



VEHICULAR PAVEMENT DETAIL

NTS



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES
Fort Pierce, Florida

DESIGNED ACE, LAH
DRAWN ACE, LAH
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS

SHEET 2 OF 2

© COTLEUR & HEARING, INC.
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.

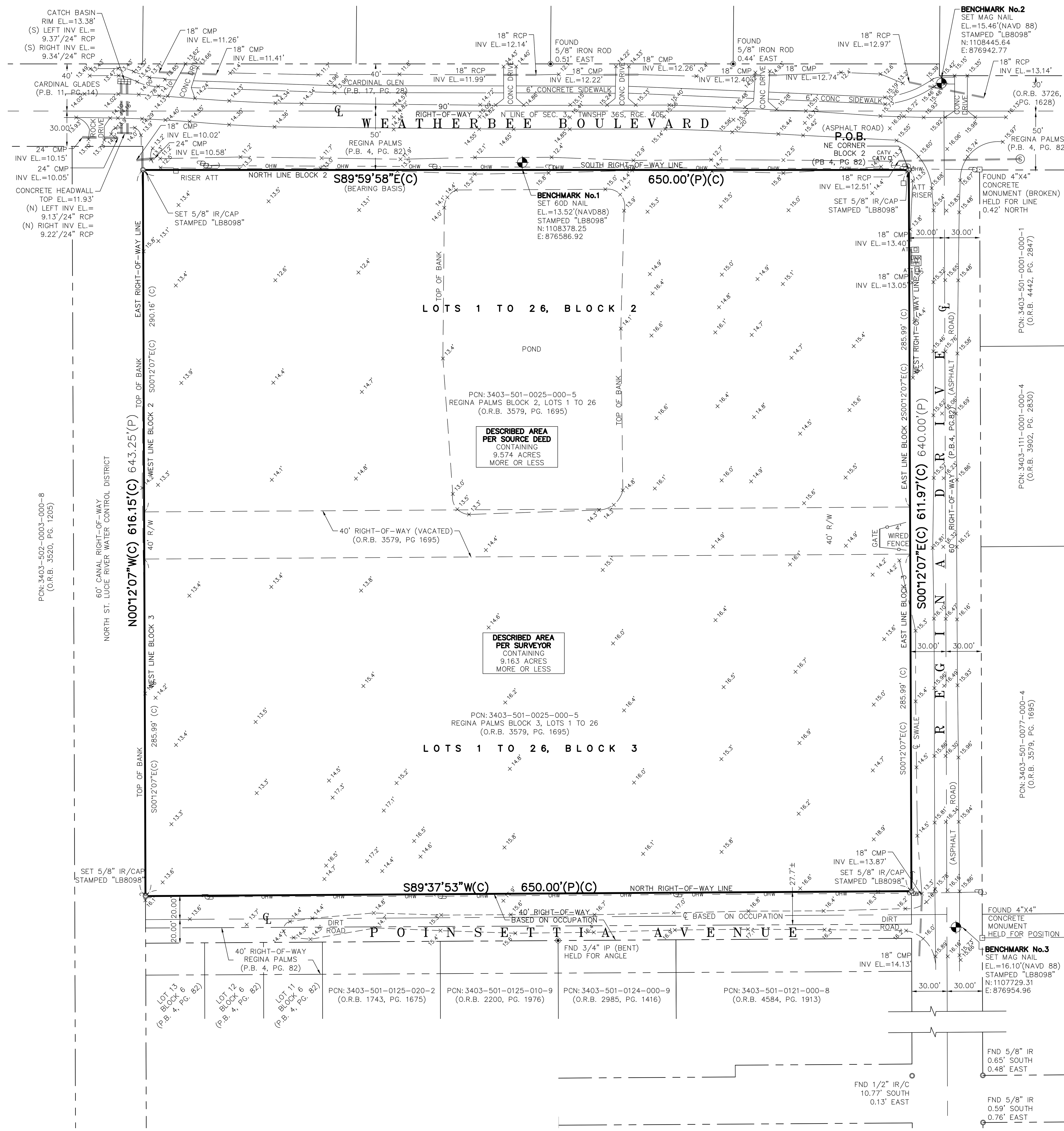
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

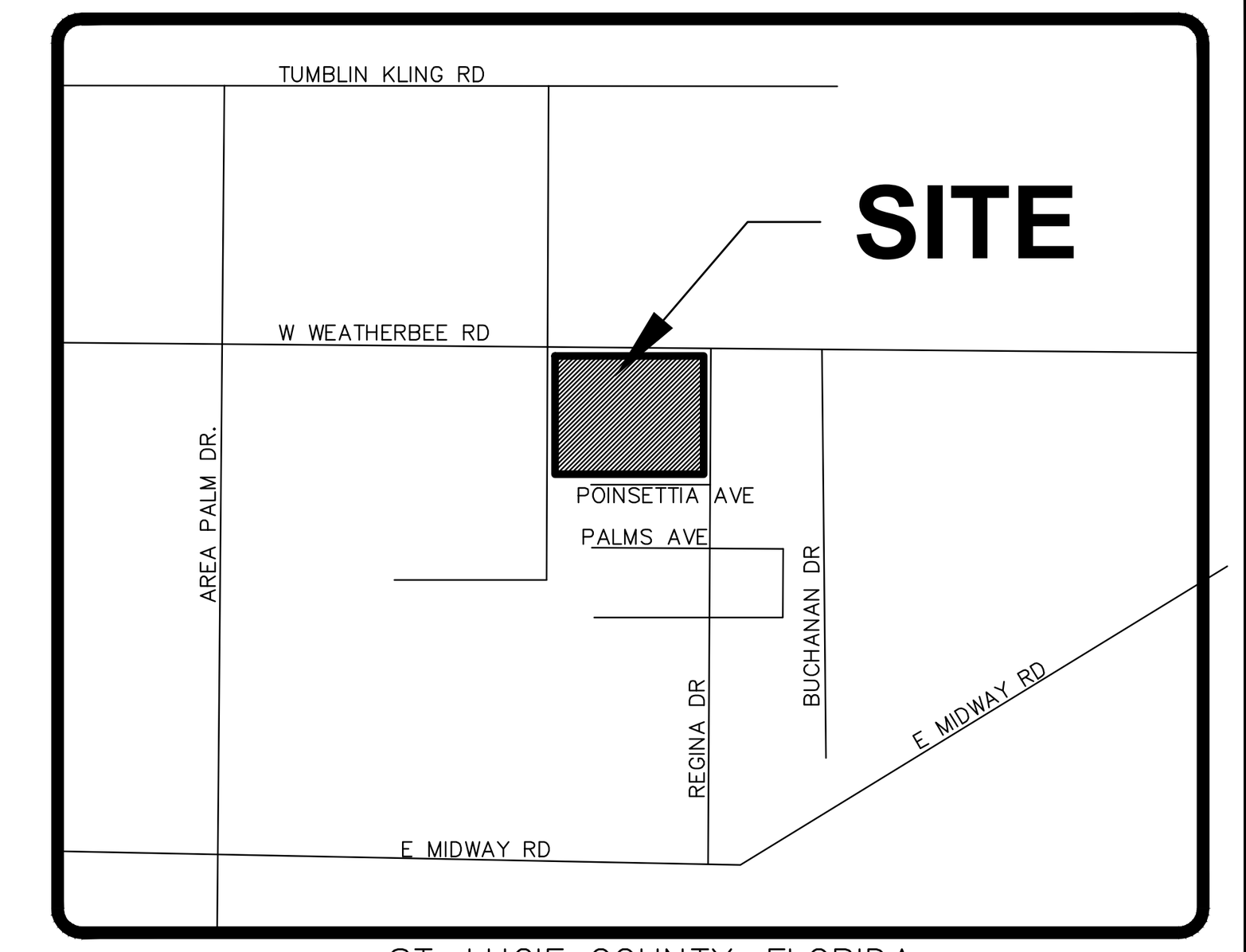
BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION



CERTIFIED TO:

1. TREASURE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. DEAN, MEAD, MINTON & MOORE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

AIR RELEASE VALVE; AL ARC LENGTH; ASPH ASPHALT; BFP BACK FLOW PREVENTER; BENCHMARK (BM); BIKE RACK; CATV CABLE RISER; (C) CALCULATED; CATCH BASIN; ℄ CENTERLINE; CCR CERTIFIED CORNER RECORD; CLF CHAIN LINK FENCE; CHD. CHORD; CO CLEAN OUT; COMM RISER COMMUNICATION RISER; CONC CONCRETE; CONCRETE LIGHT POST; CM CONCRETE MONUMENT; CPP CONCRETE POWER POLE (CPP); CONCRETE POWER POLE W/STREET LIGHT; CONCRETE SIGNAL LIGHT POLE; CMP CORRUGATED METAL PIPE; CURB INLET; DECORATIVE LIGHT POST; (D) DEED; D.B. DEED BOOK; Ø DIAMETER (DIA.); DRAINAGE MANHOLE;
DIP DUCTILE IRON PIPE; E EAST/EASTING; EOW EDGE OF WATER; EB ELECTRIC BOX; EHH ELECTRIC HAND HOLE (EHH); EM ELECTRIC METER; ELEC. PANEL ELECTRICAL PANEL; EL./ELEV. ELEVATION; FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY; F.O. FIBER OPTIC; FOHH FIBER OPTIC HAND HOLE; FIBER OPTIC MARKER; FIBER RISER FIBER OPTIC RISER; (M) FIELD MEASURED; F.F.E. FINISHED FLOOR ELEVATION; FDOT FLORIDA DEPARTMENT OF TRANSPORTATION; FPL FLORIDA POWER AND LIGHT; FT FOOT; FM FORCE MAIN; FND FOUND; FPL MANHOLE; SQ FT. SQUARE FEET; GAS GAS VALVE; GIS GEOGRAPHIC INFORMATION SYSTEMS; GND GROUND; GROUND LIGHT; GUY WIRE ANCHOR; HANDICAP; HDPE HIGH DENSITY POLYETHYLENE PIPE;
HWF HOG WIRE FENCE; HYD HYDRANT; IN INCH; INV INVERT; IP IRON PIPE; IR IRON ROD; IR/C IRON ROD AND CAP; IRRIGATION CONTROL VALVE; L LENGTH; LIGHT POST; MAG/D MAG NAIL MAG BRAND NAIL; MAILBOX; M.C. MARTIN COUNTY; MHWL MEAN HIGH WATER LINE; MLWL MEAN LOWER WATER LINE; METAL LIGHT POST; METAL POWER POLE; MP METAL PIPE; MONITORING WELL; MON MONUMENT; NGVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929; N/D NON DESCRIPT NAIL AND DISK; N.R. NON RADIAL; NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988; N NORTH OR NORTHING; No. NUMBER; O.R.B. OFFICIAL RECORDS BOOK; OHW OVER HEAD WIRES; PG PAGE;
PCN PARCEL CONTROL NUMBER; PK NAIL PARKER-KALON NAIL; PK/D PARKER-KALON NAIL & DISK; PCP PERMANENT CONTROL POINT; PRM PERMANENT REFERENCE MONUMENT; P.B. PLAT BOOK; (P) PLAT DATA; P.O.B. POINT OF BEGINNING; P.O.C. POINT OF COMMENCEMENT; P.C.C. POINT OF COMPOUND CURVE; P.C. POINT OF CURVATURE; P.T. POINT OF TANGENCY; P.O.T. POINT OF TERMINUS; PVC POLYVINYL CHLORIDE; PSL PORT SAINT LUCIE, FLORIDA; PLS PROFESSIONAL LAND SURVEYOR; R RADIUS; RGE RANGE; RTK REAL TIME KINEMATIC; RWV RECLAIMED WATER VALVE; RLS REGISTERED LAND SURVEYOR; RCP REINFORCED CONCRETE PIPE; R/W RIGHT-OF-WAY; R/C ROD AND CAP; SANITARY MANHOLE; SV SANITARY VALVE; SEC SECTION; PROPERTY CORNER; RIGHT-OF-WAY CONTROL; SIGN;
S SOUTH; SPIGOT; SPRINKLER VALVE; S.L.C. ST. LUCIE COUNTY; STA STATION; STORMWATER DRAINAGE MANHOLE; STREET SIGN; TELE RISER TELEPHONE RISER BOX; TOE TOE OF SLOPE; TOB TOP OF BANK/BERM; T.O.N. TOP OF NUT; X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE); X 0.00 TOPOGRAPHIC DATA (HARD SURFACE); TWNSHP TOWNSHIP; TRAFFIC HANDHOLD; TSCB TRAFFIC SIGNAL CONTROL BOX; TYP TYPICAL; UNK UNKNOWN; UNK HH UNKNOWN HANDHOLD; RISER BOX UNKNOWN RISER BOX; UNKNOWN TYPE MANHOLE; WM WATER METER; WATER SERVICE METER (WM); WV WATER VALVE (WV); W WEST; WF WOOD FENCE; WOOD POLE STREET LIGHT; WOOD POWER POLE

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 16TH, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 9.163 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL/MEDIUM DENSITY." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENTS DESIGNATED "Y 403" AND "Z 403", HAVING PUBLISHED ELEVATIONS OF 13.45 FEET AND 14.98 FEET.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☏ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	AV
CHECKED BY	MTO
FIELD CREW	JW
FILENAME	21-293_Weatherbee REV.dwg
LAYOUT	36"X24"
SCALE	1"=50'
DATE	June 16th, 2021

DATE	REVISION COMMENTS
04/22/2022	ADD LEGAL DESCRIPTION BY SURVEYOR - AV

BOUNDARY SURVEY WITH TOPOGRAPHY
FOR: BALLARENA CONSTRUCTION
RECORD INFORMATION
SEC. 3 & 34, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☏ 772-462-2455

21-293

Z:\EDC-2021\21-293 - Ballarena - 4701 Regina Drive FP\SURVEY\Dwg - PDF\Survey\21-293_Weatherbee REV.dwg, 4/22/2022 11:01 AM
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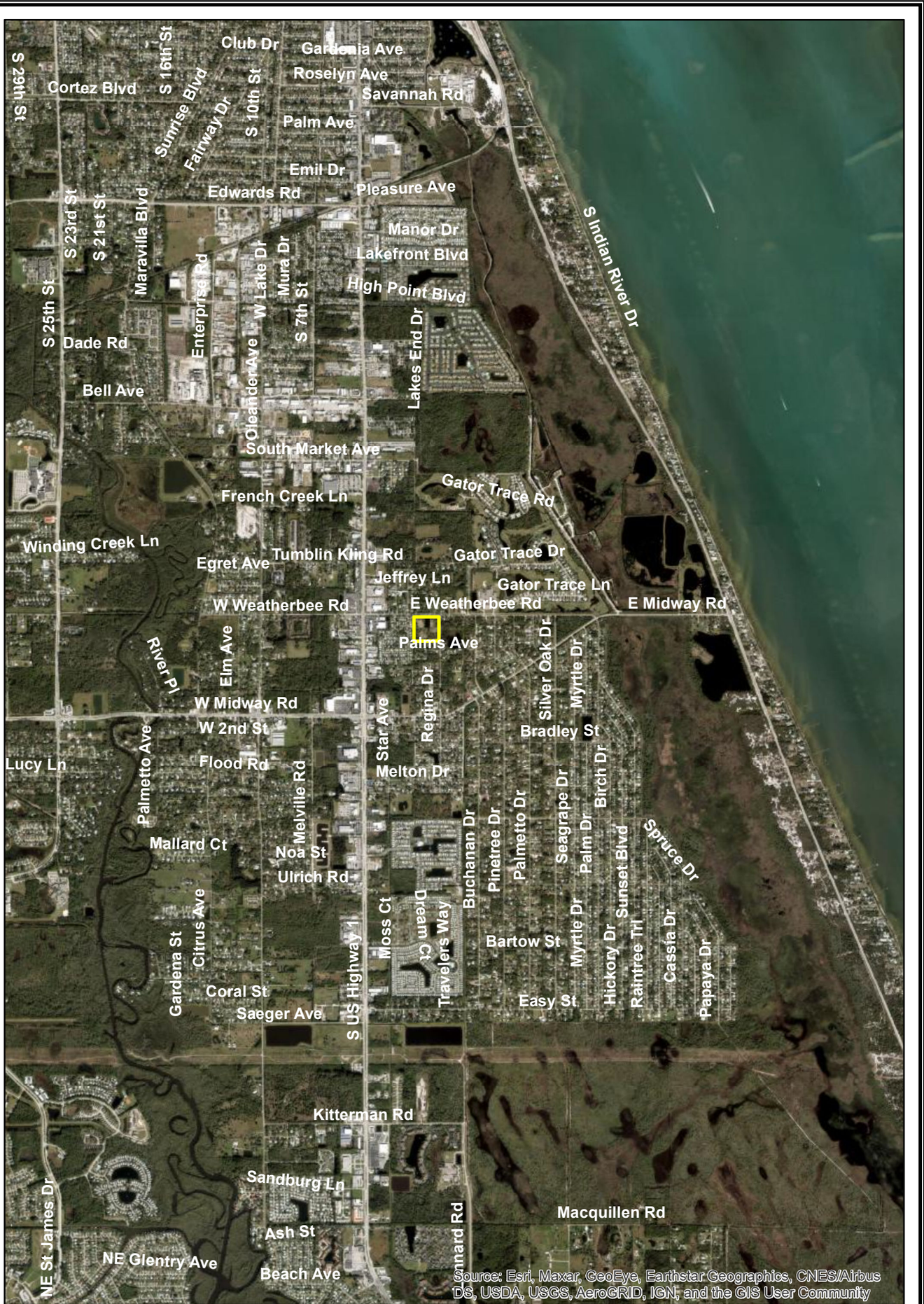

N

407 Weatherbee Location Map

0 0.5 1 2 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

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

Property Identification

Site Address: 4601 REGINA DR
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-501-0025-000-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 38819
Map ID: 34/03N
Zoning: Medium Den

Ownership

Treasure Townhomes LLC

4750 W Commercial BLVD
Tamarac, FL 33319



Legal Description

REGINA PALMS S/D BLK 2 LOTS 1 TO 26 INC AND BLK 3 LOTS 1 TO 26 INC AND VAC ENGLAR AV-LESS RD R/W

Current Values

Just/Market Value:	$804,300
Assessed Value:	$804,300
Exemptions:	$0
Taxable Value:	$804,300

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):	9
Land Size (SF):	392,152

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 11, 2021	4723 / 2287	0002	SPWD	Joho Properties LLC	$1,200,000
Oct 25, 2013	3579 / 1695	0202	TRUST	JDW Equity Holding LLC	$77,000
Jan 11, 2010	3162 / 1571	0111	QC	Wuhrman Jerald L	$100
Mar 28, 2008	2955 / 0878	XX03	TRUST	JW/DW Family Trust	$100
Dec 23, 2004	2122 / 2355	XX02	QC	Wuhrman Jerald L	$100
Jul 16, 2004	2036 / 0582	XX02	WD	Leonard Nellie B	$340,000
Jan 7, 1993	0823 / 2367	XX02	WD	American	$75,000
Oct 26, 1990	0732 / 2254	XX02	QC	TRIPLE A MANAGEMENT ASSOC	$218,300
Mar 1, 1986	0494 / 1167	XX02	CV		$381,000
Jun 1, 1984	0434 / 1936	XX02	CV		$189,900
Sep 1, 1981	0363 / 2016	XX02	CV		$122,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$804,300
Just/Market:	$804,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$804,300
Exemption(s):	$0
Taxable:	$804,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	15.3	Fort Pierce Stormwater Charge	$1,055.70
Start Year	AssessCode	Units	Description	Amount
2013	0054	9.00257	North St. Lucie Water Management District	$216.06

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$804,300	$804,300	$0	$804,300
2022	$773,400	$773,400	$0	$773,400
2021	$197,100	$118,871	$0	$118,871

Permits

Number	Issue Date	Description	Amount	Fee
C0905-0147	May 14, 2009	Electric	$0	$0

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

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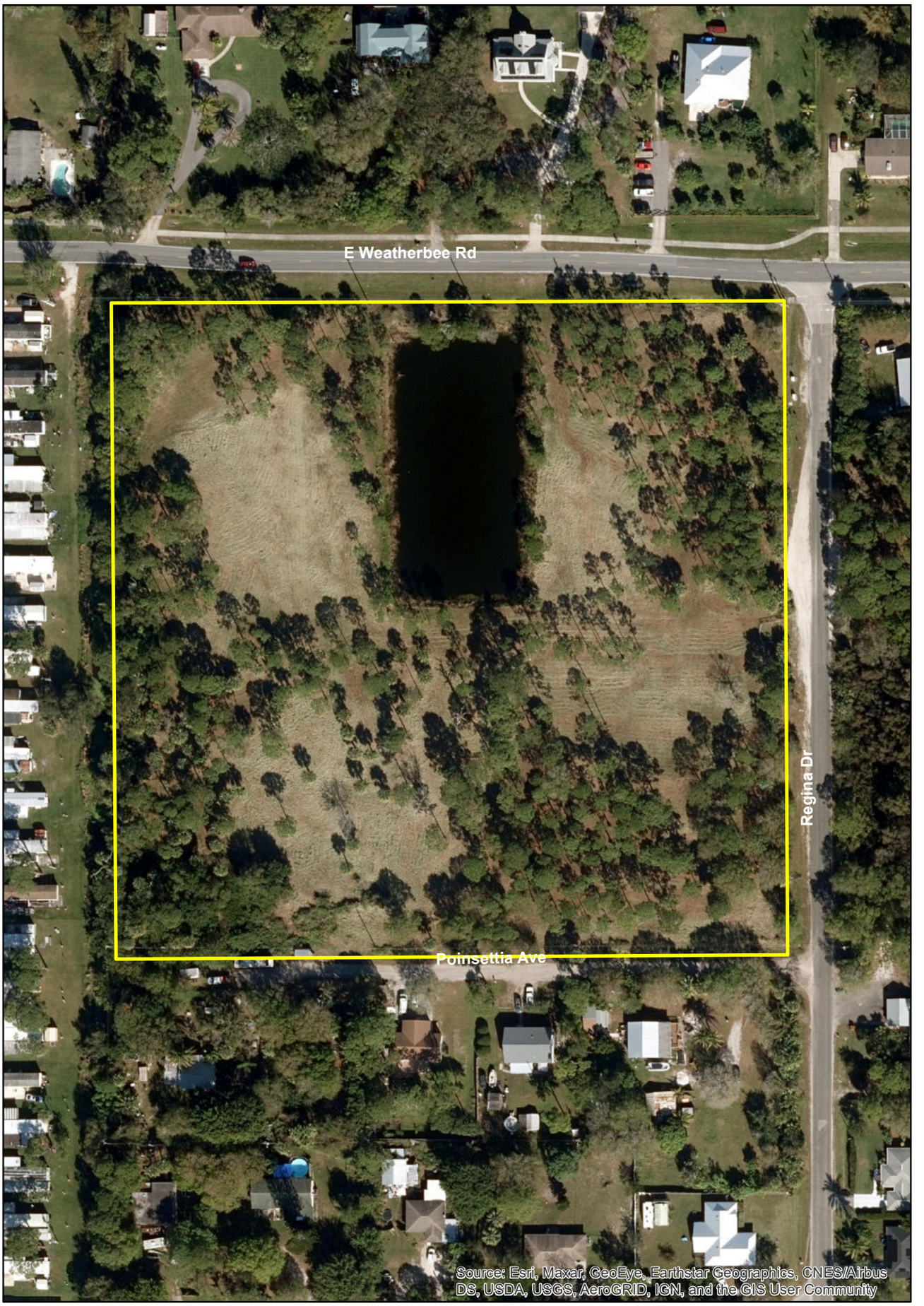


N

407 Weatherbee
Aerial Map

0 0.0225 0.045 0.09 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

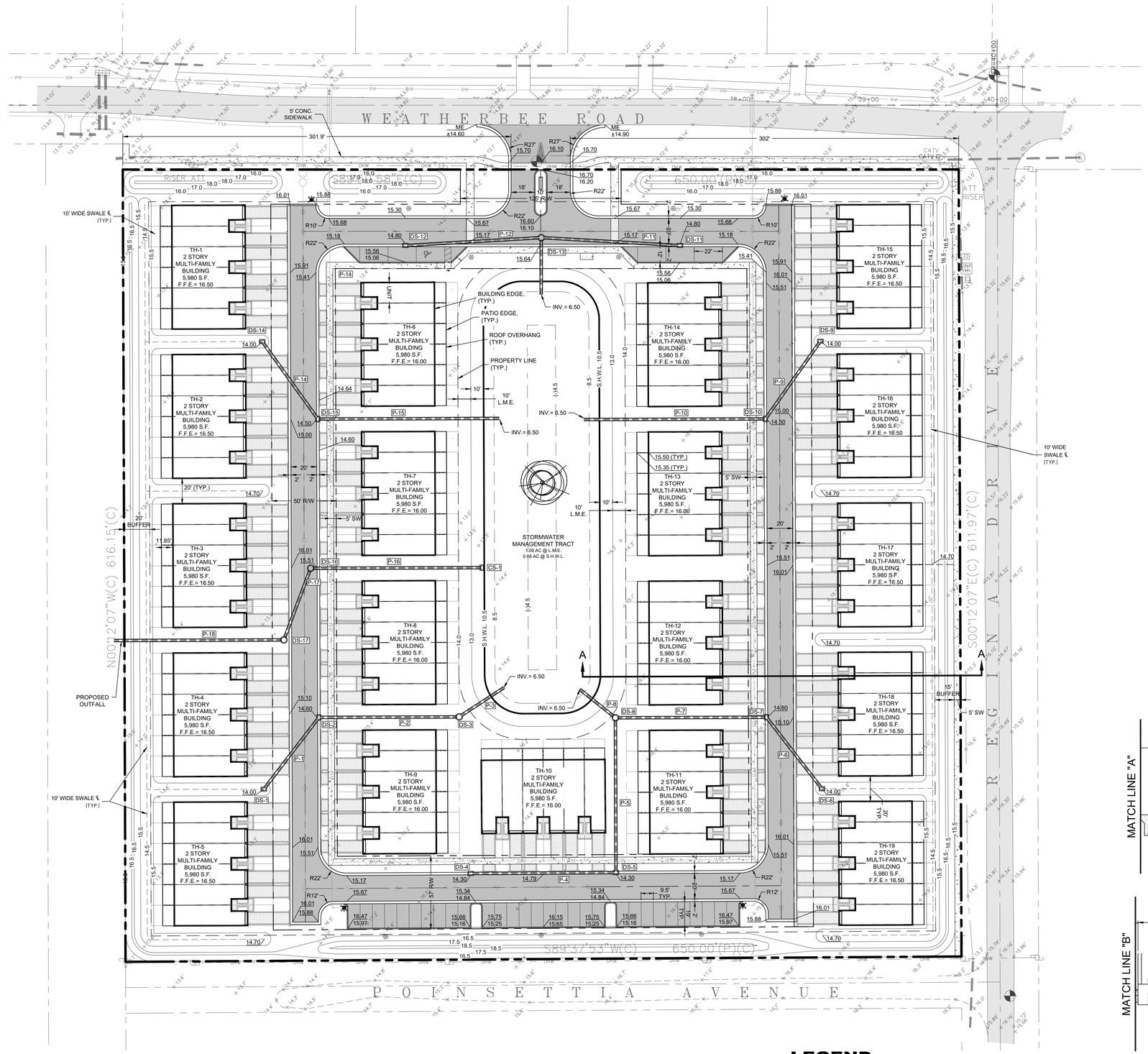


N

407 Weatherbee Neighborhood Map

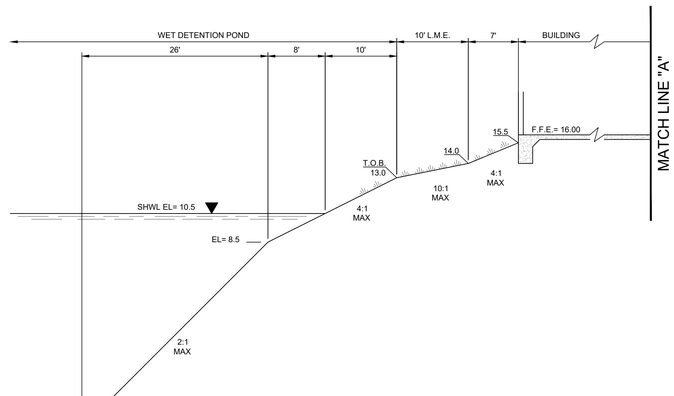
0 0.15 0.3 0.6 Miles

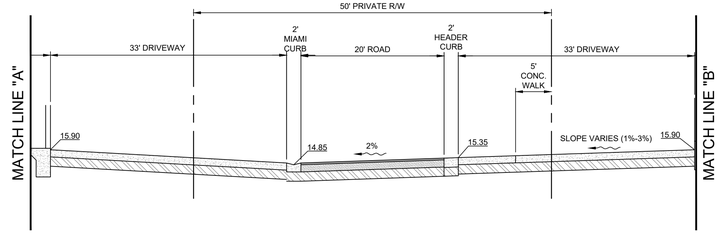
Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

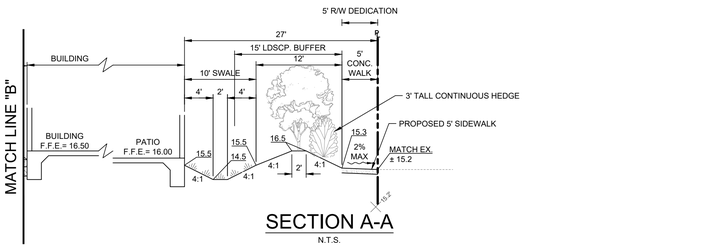


DRAINAGE STRUCTURE SCHEDULE		
STRUCTURE NUMBER	RIM ELEV.	DESCRIPTION
DS- 1	14.00	TYPE "C" INLET
DS- 2	14.60	MIAMI CURB INLET
DS- 3	14.50	4' DIA. DRAINAGE MANHOLE
DS- 4	14.30	MIAMI CURB INLET
DS- 5	14.30	MIAMI CURB INLET
DS- 6	14.00	TYPE "C" INLET
DS- 7	14.60	MIAMI CURB INLET
DS- 8	14.50	4' DIA. DRAINAGE MANHOLE
DS- 9	14.00	TYPE "C" INLET
DS- 10	14.50	MIAMI CURB INLET
DS- 11	14.80	MIAMI CURB INLET
DS- 12	14.80	MIAMI CURB INLET
DS- 13	15.70	4' DIA. DRAINAGE MANHOLE
DS- 14	14.00	TYPE "C" INLET
DS- 15	14.50	MIAMI CURB INLET
DS- 16	15.60	4' DIA. DRAINAGE MANHOLE
DS- 17	14.50	4' DIA. DRAINAGE MANHOLE
CS-1	14.00	MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE			
PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P- 1	24"	68 LF	ADS N-12 HP
P- 2	24"	106 LF	ADS N-12 HP
P- 3	24"	40 LF	ADS N-12 HP
P- 4	24"	110 LF	ADS N-12 HP
P- 5	24"	118 LF	ADS N-12 HP
P- 6	24"	68 LF	ADS N-12 HP
P- 7	24"	115 LF	ADS N-12 HP
P- 8	24"	34 LF	ADS N-12 HP
P- 9	24"	72 LF	ADS N-12 HP
P-10	24"	140 LF	ADS N-12 HP
P-11	24"	105 LF	ADS N-12 HP
P-12	24"	105 LF	ADS N-12 HP
P-13	24"	42 LF	ADS N-12 HP
P-14	24"	72 LF	ADS N-12 HP
P-15	24"	140 LF	ADS N-12 HP
P-16	24"	131 LF	ADS N-12 HP
P-17	24"	89 LF	ADS N-12 HP
P-18	24"	130 LF	ADS N-12 HP







SECTION A-A
N.T.S.

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED STABILIZED
- PROPOSED SWALE CENTERLINE
- SITE BOUNDARY
- L.M.E. LAKE MAINTENANCE EASEMENT
- S.H.W.L. SEASONAL HIGH WATER LINE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET
- EXISTING GRADE
- PROPOSED GRADE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2023\24-0179 407 Weatherbee Rd Multi-Family Development\4. Drawings\24-0179 PIQD PLAN.dwg 7/16/2024

REVISIONS	DATE
8 –	–
7 –	–
6 –	–
5 –	–
4 –	–
3 –	–
2 –	–
1 –	–

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	7/16/2024

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FT. PIERCE, FL - PH (772) 468-9005

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

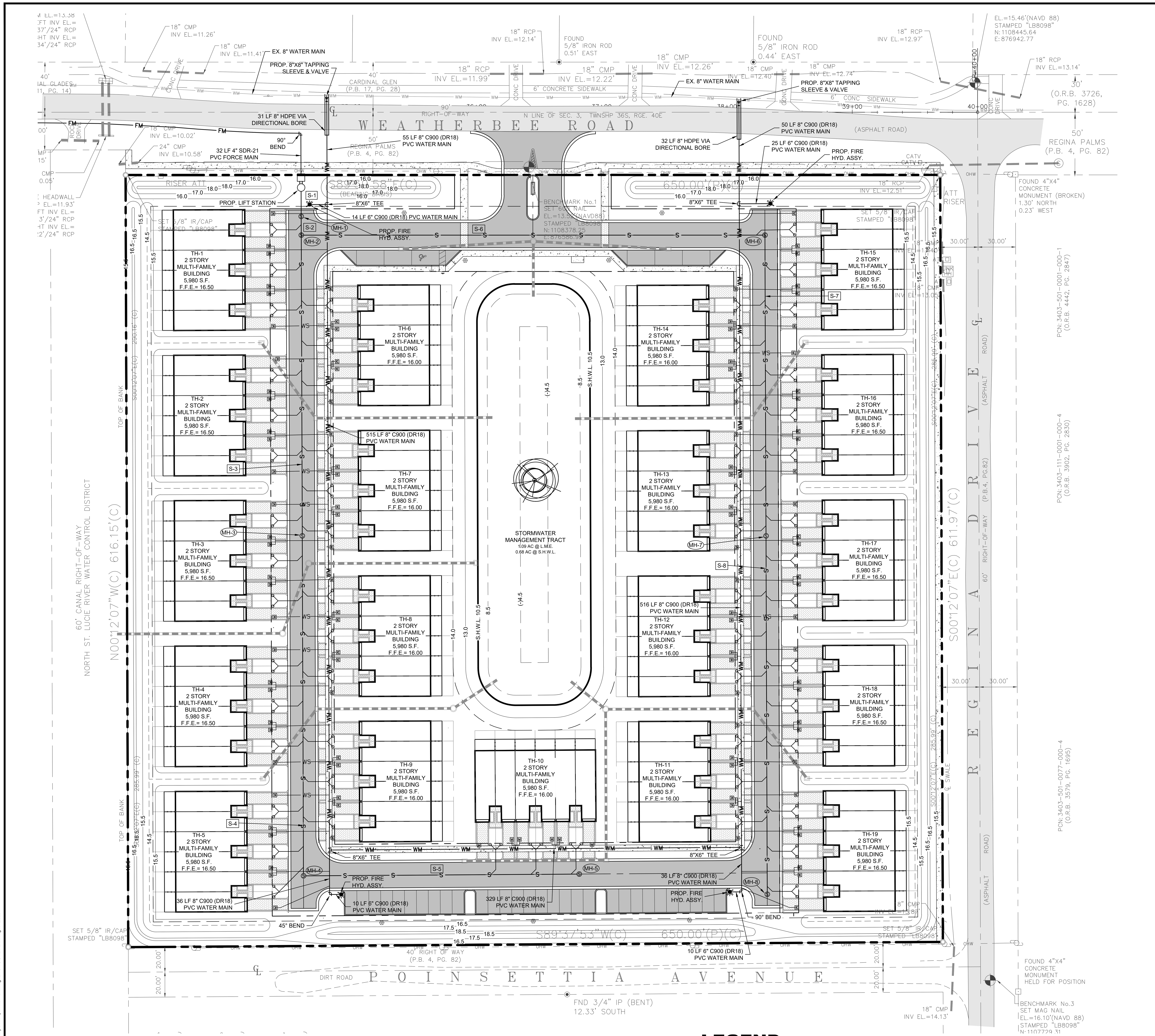
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C1

24-0179



PRELIMINARY UTILITIES PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

PRELIMINARY UTILITIES NOTES:

1. ALL WATER METERS AND CLEANOUTS FOR POTABLE WATER AND SANITARY SEWER SERVICES SHALL BE WITHIN THE ROAD RIGHT-OF-WAY AND NOT LOCATED WITHIN DRIVEWAYS.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET 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.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, 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 THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) 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 MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, 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 THE WATER MAIN JOINTS ARE AT LEAST THREE FEET 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 SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET 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 THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN 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.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION				DESCRIPTION
		NORTH	SOUTH	EAST	WEST	
LIFT STATION			7.70			LIFT STATION
MH-1		7.80	7.90			4' SANITARY MANHOLE
MH- 2		7.96	8.72	8.06		4' SANITARY MANHOLE
MH- 3		9.68	9.78			4' SANITARY MANHOLE
MH- 4		10.87		10.97		4' SANITARY MANHOLE
MH- 5					11.85	4' SANITARY MANHOLE
MH- 6			9.64		9.54	4' SANITARY MANHOLE
MH- 7	15.50	10.70	10.60			4' SANITARY MANHOLE
MH- 8	15.85	11.85				4' SANITARY MANHOLE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	20 LF	SDR-21 PVC
S- 2	8"	15 LF	SDR-21 PVC
S- 3	8"	240 LF	SDR-21 PVC
S- 4	8"	272.00	SDR-21 PVC
S- 5	8"	220 LF	SDR-21 PVC
S- 6	8"	370 LF	SDR-21 PVC
S- 7	8"	240 LF	SDR-21 PVC
S- 8	8"	286 LF	SDR-21 PVC
NOTE: ALL SANITARY SEWER MAIN @ MIN. 0.4% SLOPE			

LEGEND

EXISTING ASPHALT
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED PAVERS OR STAMPED CONCRETE
WM — PROPOSED WATER MAIN
WS — PROPOSED WATER SERVICE LINE
S — PROPOSED SEWER MAIN
SS — PROPOSED SEWER SERVICE LINE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SINGLE WATER SERVICE
PROPOSED DOUBLE WATER SERVICE
PROPOSED MULTIPLE WATER SERVICE
PROPOSED SINGLE SEWER SERVICE
PROPOSED DOUBLE SEWER SERVICE
PROPOSED SEWER MANHOLE & LABEL (SEE TABLE THIS SHEET)
PROPOSED SEWER PIPE LABEL (SEE TABLE THIS SHEET)

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	7/16/2024

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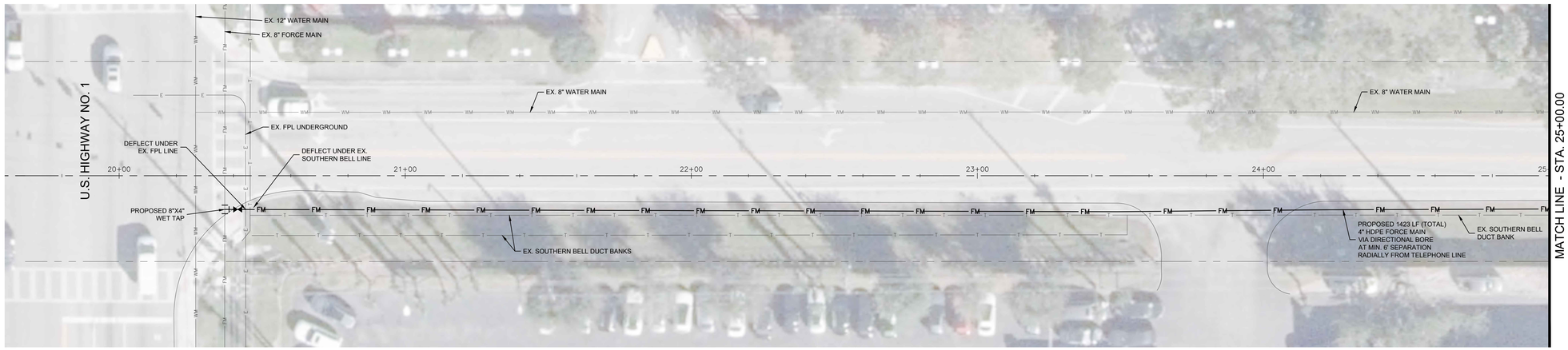
PRELIMINARY UTILITIES PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460

SHEET
C2
24-0179

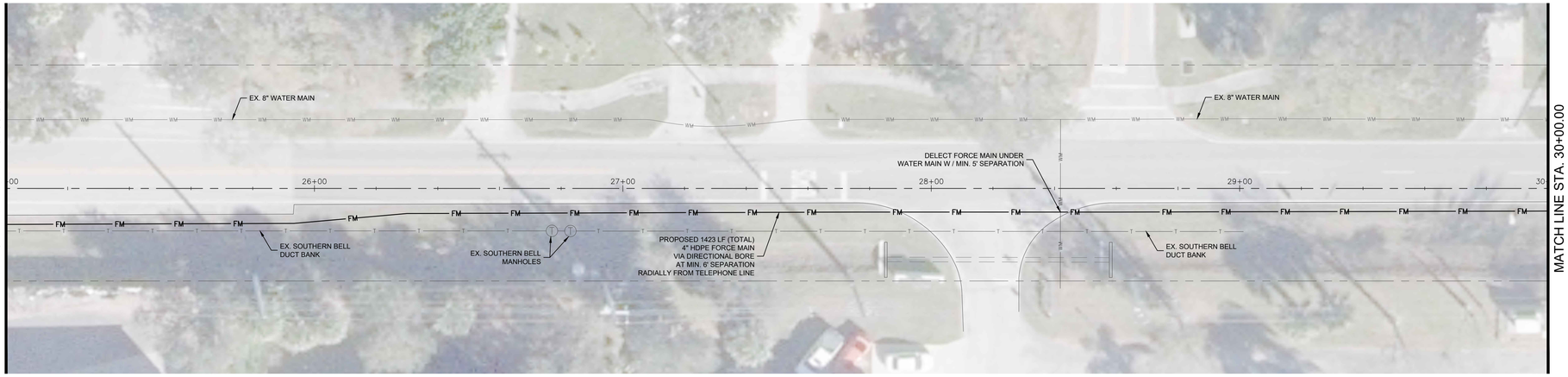
O:\DRAWINGS\2024\24-0179 407 Weatherbee Rd Multi-Family Development\4 - Drawings\24-0179 UTIL PLAN.dwg 7/16/2024



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

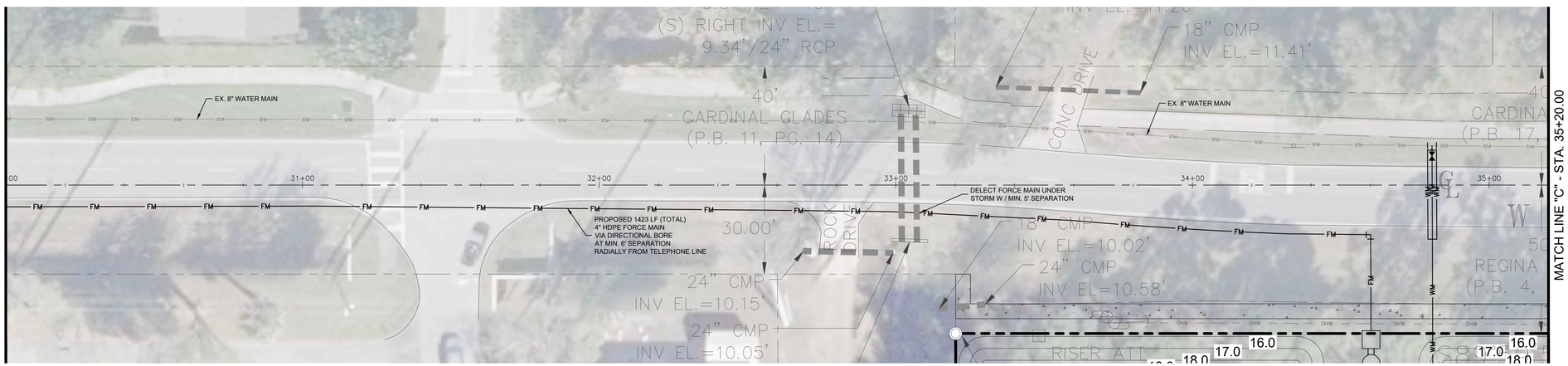
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
4 -	-
3 -	-
2 -	-
1 -	-

JOB NO.	24-0179
DESIGNED	AGS
DRAWN	GWR
DATE	MAY 2024
CHECKED	AGS
DATE ISSUED	7/16/2024

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PRELIMINARY
OFFSITE FORCE MAIN PLAN

407 WEATHERBEE ROAD
MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE FLORIDA

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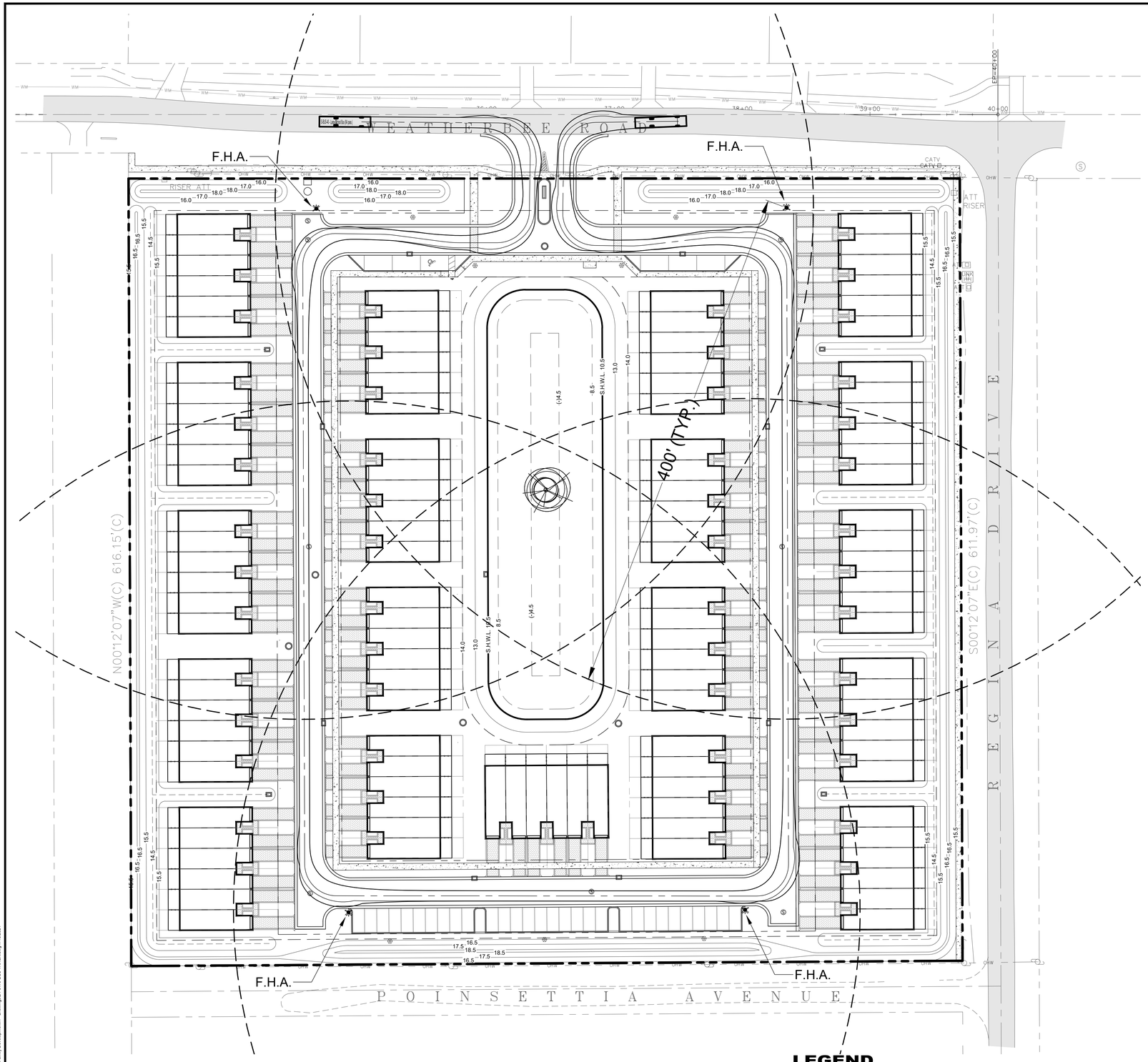
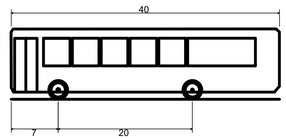
SHEET
C3

24-0179





S-BUS-40 - Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

PRELIMINARY FIRE PROTECTION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

EXISTING ASPHALT	PROPOSED STABILIZED		PROPOSED DRAINAGE MANHOLE
PROPOSED ASPHALT	PROPOSED SWALE CENTERLINE		PROPOSED DRAINAGE INLET
PROPOSED CONCRETE	SITE BOUNDARY		
PROPOSED PAVERS OR STAMPED CONCRETE	F.H.A.	FIRE HYDRANT ASSEMBLY	
	S.H.W.L.	SEASONAL HIGH WATER LINE	

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
8 -	-
7 -	-
6 -	-
5 -	-
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PRELIMINARY FIRE PROTECTION PLAN

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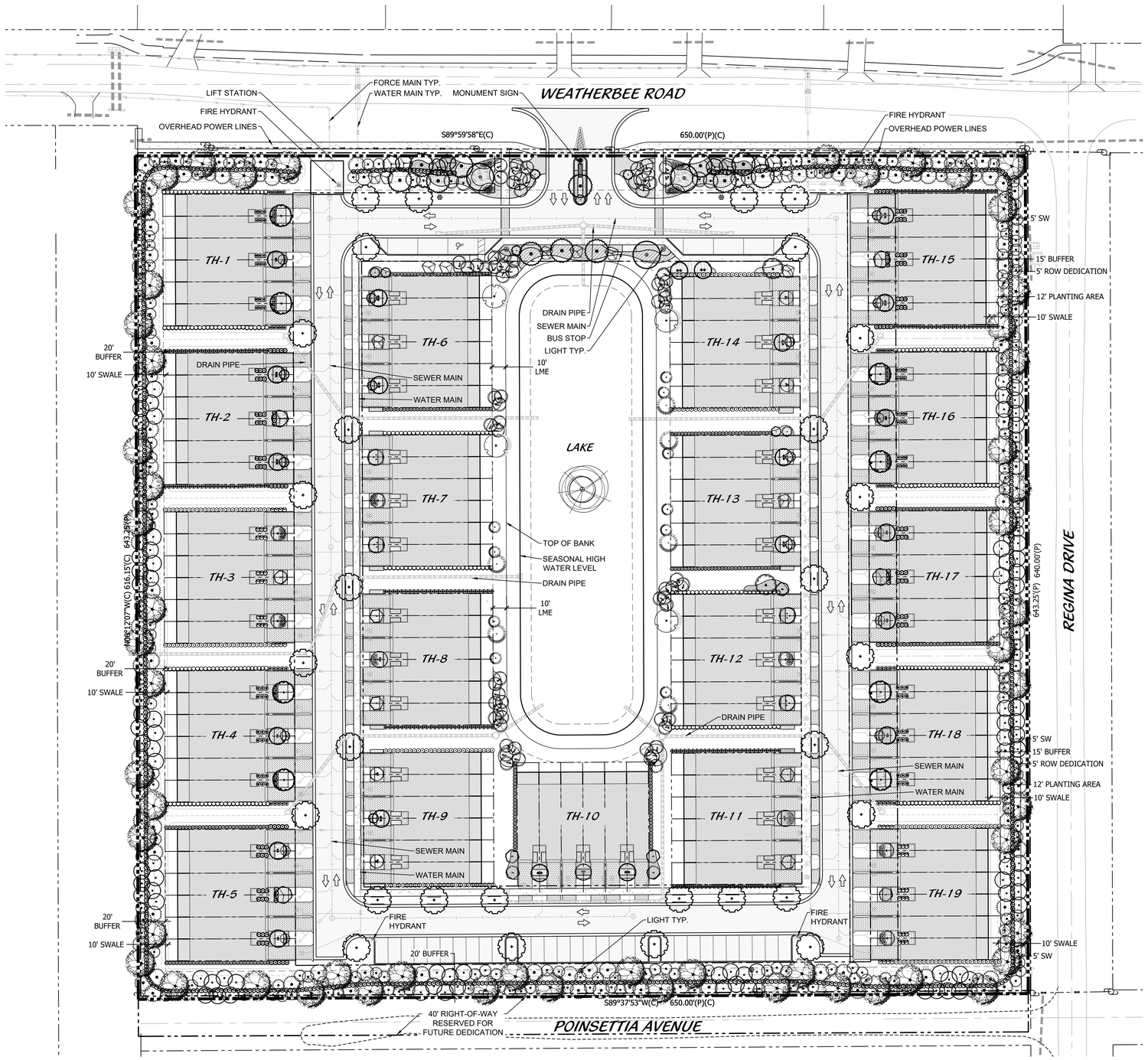
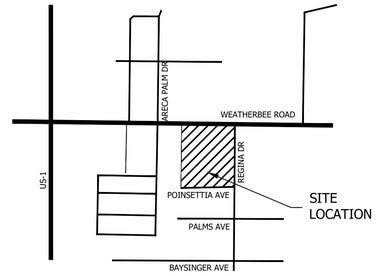


KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:

1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA

REQUIRED: 3688 SF (55319/15)
PROVIDED: >3688 SF

1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA

REQUIRED: 37 TREES (3688/100)
PROVIDED: 61 TREES

- 30 LIVE OAKS UPSIZED TO 3" DBH (COUNTING TOWARDS TREE MITIGATION
- 8 JAPANESE BLUEBERRIES
- 15 SABAL PALM CLUSTERS (3 PER CLUSTER OR TOTAL 45)
- 4 GREEN BUTTONWOODS
- 4 LIGUSTRUMS

BUFFER REQUIREMENTS:

10' WIDE LANDSCAPE STRIP AROUND PERIMETER
1 TREE / 300 SF OF REQUIRED LANDSCAPE

REQUIRED: 23,760 / 300 = 79
PROVIDED: 80 TREES + 363 MITIGATION TREES

- 57 LIVE OAKS UPSIZED TO 5" DBH (COUNTING TOWARDS TREE MITIGATION)
- 12 ROYAL PALMS
- 3 VERAWOOD TREES
- 8 SILVER BUTTONWOODS

- 85 CABBAGE PALMS (FOR MITIGATION*)
- 88 SLASH PINES AT 4" DBH (FOR MITIGATION*)
- 190 SLASH PINES AT 1.5" DBH (FOR MITIGATION*)

3' CONTINUOUS SCREEN
PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS

SHEET 1 OF 5

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WEATHERBEE ROAD

LIFT STATION
FIRE HYDRANT TYP.
OVERHEAD POWER LINES
MONUMENT SIGN
SEWER MAIN TYP.
WATER MAIN TYP.
LIGHT TYP.
BUS STOP
12' PLANTING
20' BUFFER
10' SWALE
10' LME
DRAIN PIPE
SEWER MAIN
TOP OF BANK
SEASONAL HIGH WATER LEVEL
ROOT BARRIER TYP.
LAKE

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

TREASURE TOWNHOMES

Fort Pierce, Florida

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APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	

SHEET 2 OF 5

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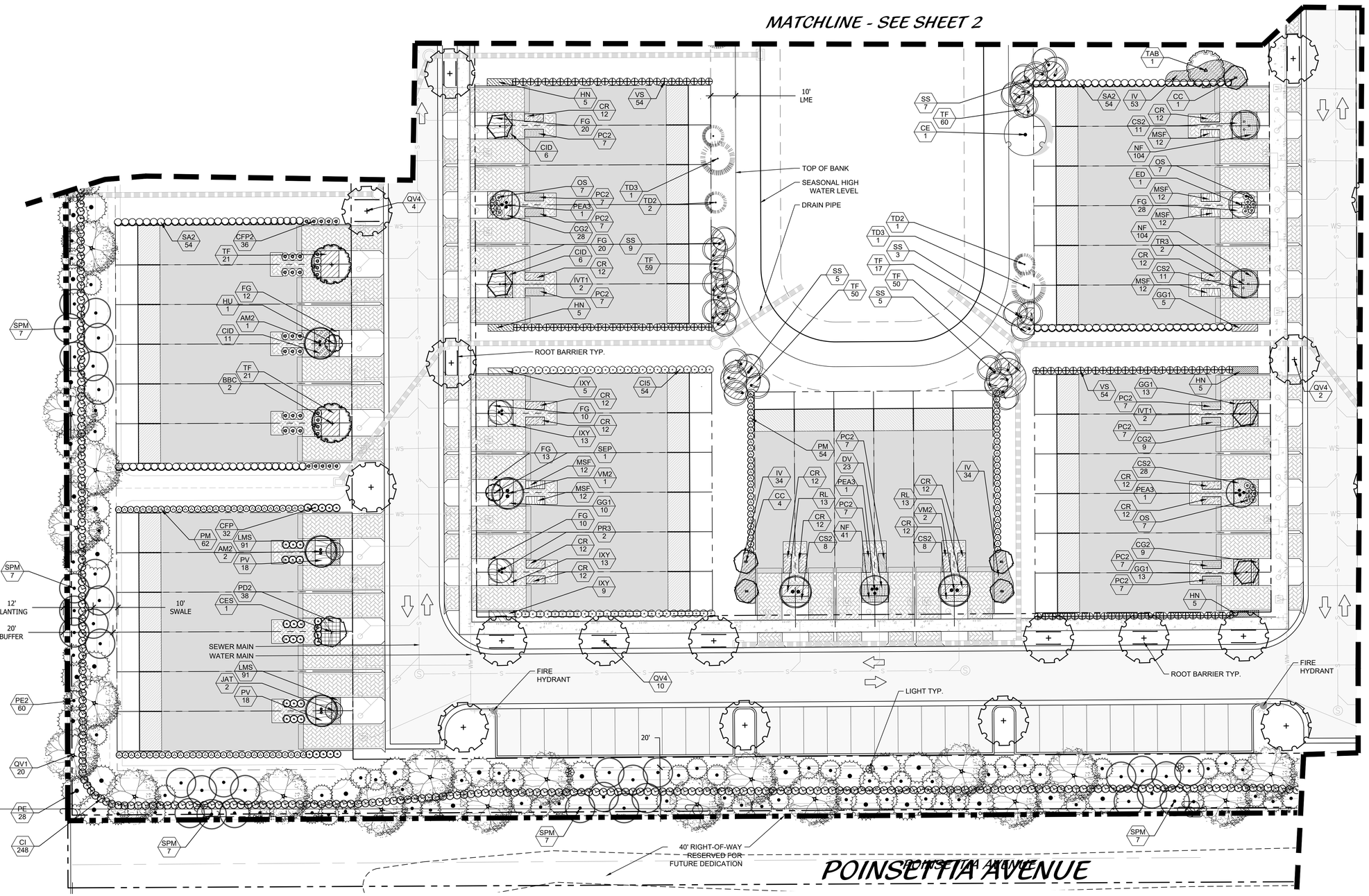

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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TREASURE TOWNHOMES

Fort Pierce, Florida

DESIGNED	ACE
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APPROVED	DTS
JOB NUMBER	24-0303
DATE	07-17-24
REVISIONS	

SHEET 3 OF 5

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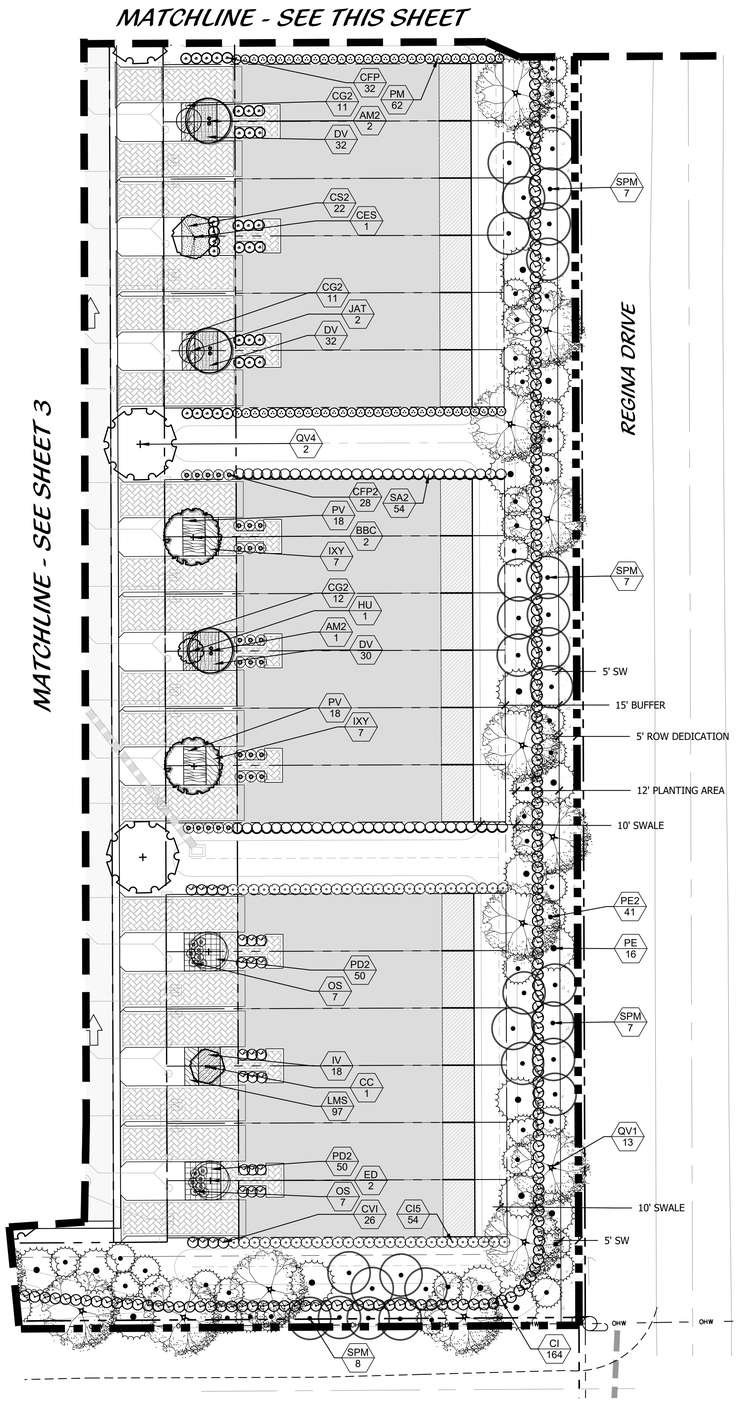

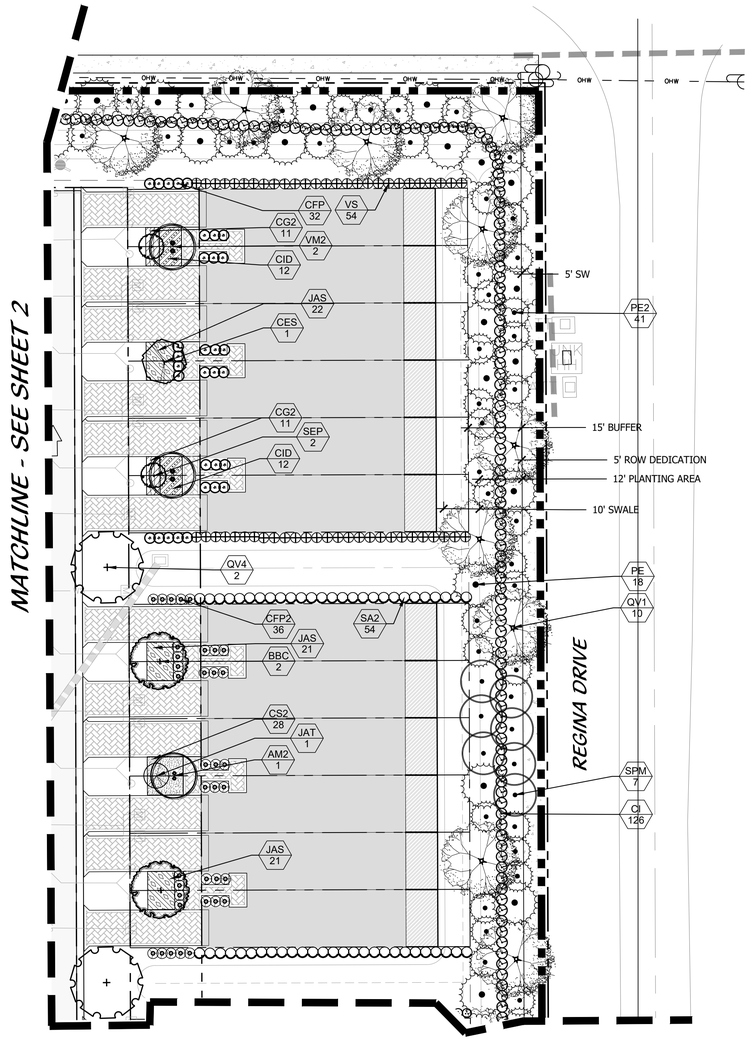

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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TREASURE TOWNHOMES

Fort Pierce, Florida

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DRAWN ACE
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS

SHEET 4 OF 5

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE 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 MANUFACTURERS 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.

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 ORGANIC NATIVE SAND PASSING 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE TESTED 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: 15% 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 (GRAM)	16-7-12	AGRIFORM TABLETS (21
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 IN 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 AIR POCKETS. WATER THOROUGHLY AFTER 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 GRADE ELEVATIONS. ROLL TO PROVIDED 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

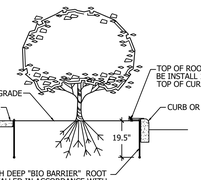
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL 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 SHALL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

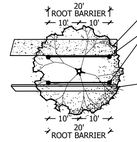
LANDSCAPE WARRANTY

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.

PLANTING DETAILS



ROOT BARRIER DETAIL
SECTION VIEW
NTS



ROOT BARRIER DETAIL
PLAN VIEW
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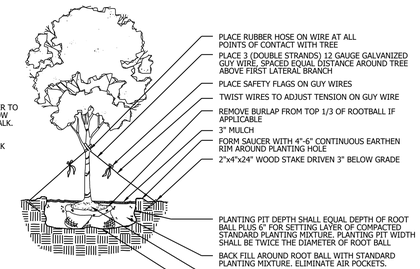

LARGE TREE PLANTING DETAIL
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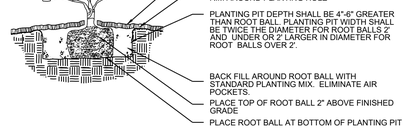

SHRUB/GROUNDCOVER PLANTING DETAIL
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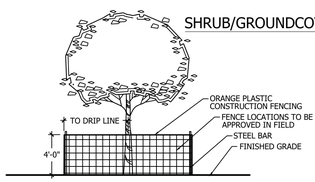

TREE PROTECTION DETAIL
SECTION VIEW
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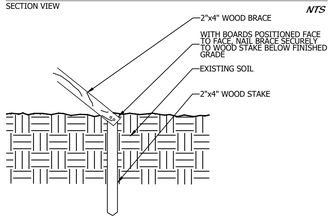

WOOD STAKING DETAIL
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TREE PROTECTION DETAIL
PLAN VIEW
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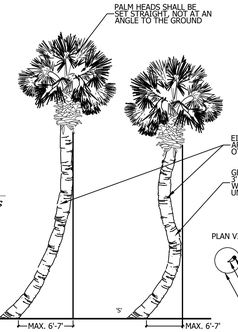

CURVED PALM TRUNK DETAIL
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SABAL PALM PLANTING DETAIL
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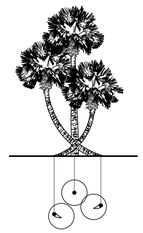
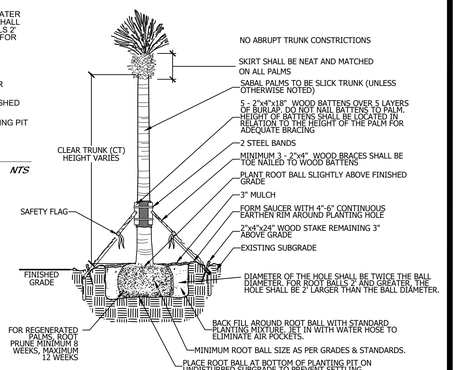
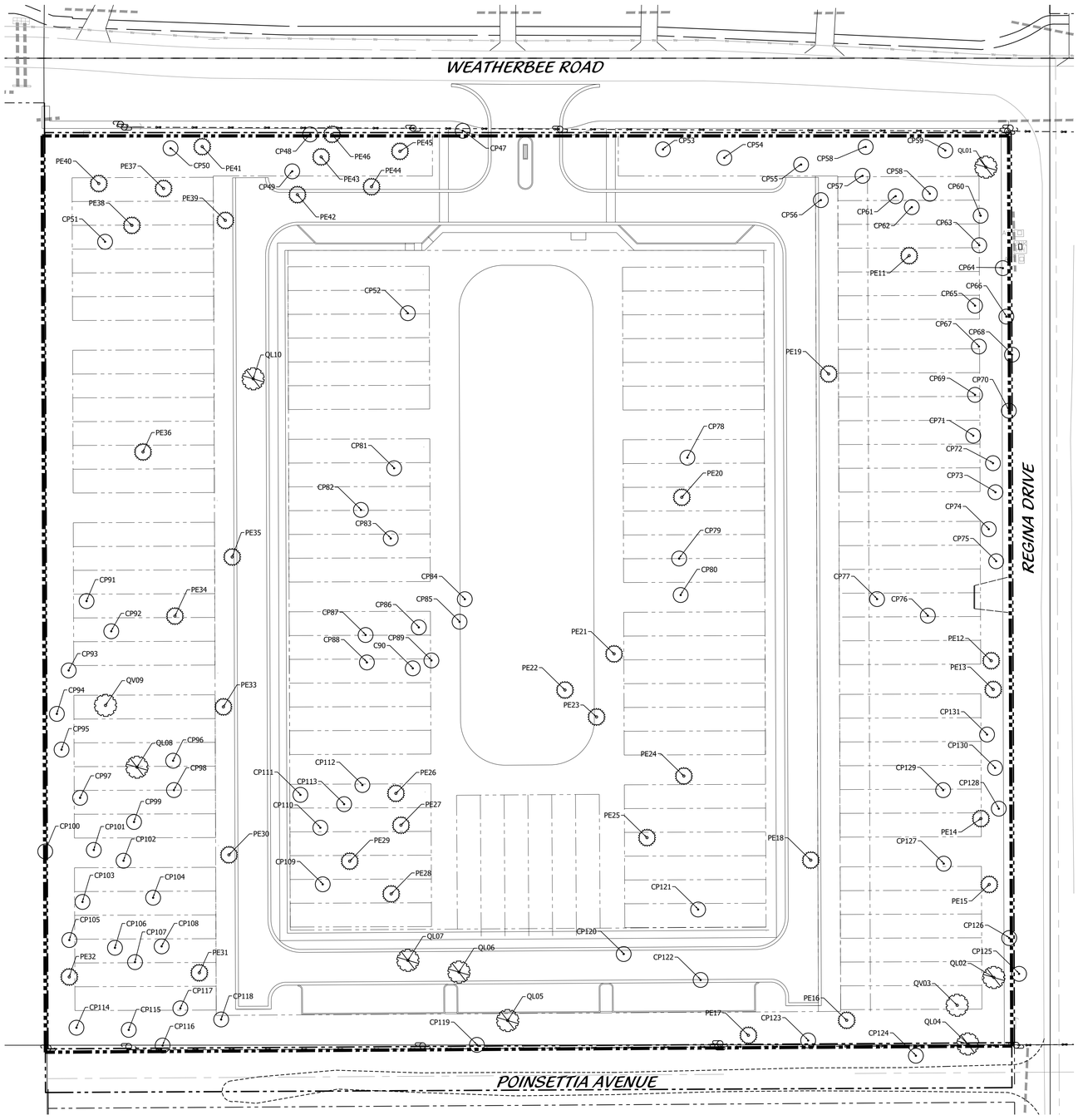




PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES								
BA	3	BULNESIA ARBOREA	VERAWOOD	FIELD GROWN	3"-4" CAL	14'-16' HT., 6'-8' SPD.	N	FULL CANOPY, FLORIDA FANCY
BBC	8	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	45 GAL	2.5" CAL	12' HT X 5' SPRD	N	FULL & THICK; STANDARD; 5' SPRD, 4' C.T.
CC	7	CAPPARIS CYNOPHALLOPHORA	JAMACIAN CAPER	45 GAL	2" CAL	7'-8' O.A	Y	STANDARD; 2.5' C.T.; FULL AND THICK
CE	4	CONOCARPUS ERECTUS	BUTTONWOOD	45 GAL	2.5" CAL	12' O.A. X 5' SPRD	Y	FULL CANOPY; STANDARD
CES	12	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2.5" CAL	12' O.A. X 5' SPRD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	14	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	3" CAL	12' O.A. X 5' SPRD	N	STANDARD; 4' C.T; CONICAL
HU	13	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	30 GAL	1.5" CAL	5'-6' HT	N	STANDARD; 2.5' C.T; FULL CANOPY
IVT1	4	ILEX VOMITORIA	YAUPON HOLLY	45 GAL	1" CAL EA	6' HT X 6' SPRD	Y	FULL CANOPY, MULIT-TRUNK, LIMB UP 2.5'
JAT	6	JATROPHA STANDARD	JATROPHA	30 GAL	N.A.	5'-6' HT.	N	STANDARD, 2.5' C.T. TIGHT HEADS, MATCHED
LJ45	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL.	1" EA	6' HT., 6' SPD.	N	MULTI-STEM, LIMB UP 2.5'
PE2	194	PINUS ELLIOTTII	SLASH PINE	30 GAL	1.5" DBH	8'-10' O.A.		FULL CANOPY; PLANTED IN PRESERVE
PE	89	PINUS ELLIOTTII	SO. FLORIDA SLASH PINE	65 gal	4" DBH	12' -14' OA	Y	FULL CANOPY
QV1	57	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GAL	5" DBH	18' - 22' HT	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
QV4	30	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20' O.A.	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
SEP	7	SENNA POLYPHYLLA	DESERT CASSIA	30 GAL	N.A.	5'-6' HT.	N	STANDARD; 2.5' C.T.; FULL CANPY
TAB	2	TABEBUIA IMPETIGENOSA	PURPLE TR



TREE INVENTORY

POINT	SPECIES	"DBH	CT	REMOVED	RELOCATED
1	LAUREL OAK	29		X	
2	LAUREL OAK	17		X	
3	LIVE OAK	21.5		X	
4	LAUREL OAK	14		X	
5	LAUREL OAK	17		X	
6	LAUREL OAK	17		X	
7	LAUREL OAK	15.75		X	
8	LAUREL OAK	15		X	
9	LIVE OAK	16		X	
10	LAUREL OAK	17		X	
11	SLASH PINE	14		X	
12	SLASH PINE	14		X	
13	SLASH PINE	14.5		X	
14	SLASH PINE	14		X	
15	SLASH PINE	14		X	
16	SLASH PINE	15.25		X	
17	SLASH PINE	14		X	
18	SLASH PINE	18.5		X	
19	SLASH PINE	14		X	
20	SLASH PINE	15		X	
21	SLASH PINE	23.25		X	
22	SLASH PINE	20		X	
23	SLASH PINE	20		X	
24	SLASH PINE	16		X	
25	SLASH PINE	21.5		X	
26	SLASH PINE	19		X	
27	SLASH PINE	19		X	
28	SLASH PINE	21		X	
29	SLASH PINE	16		X	
30	SLASH PINE	16.25		X	
31	SLASH PINE	16.5		X	
32	SLASH PINE	15.5		X	
33	SLASH PINE	14		X	
34	SLASH PINE	17		X	
35	SLASH PINE	23.25		X	
36	SLASH PINE	18		X	
37	SLASH PINE	26		X	
38	SLASH PINE	21		X	
39	SLASH PINE	15		X	
40	SLASH PINE	19		X	
41	SLASH PINE	22.5		X	
42	SLASH PINE	24		X	
43	SLASH PINE	18		X	
44	SLASH PINE	17		X	
45	SLASH PINE	14		X	
46	SLASH PINE	14		X	
47	CABBAGE PALM		>10'		X
48	CABBAGE PALM		>10'		X
49	CABBAGE PALM		>10'		X
50	CABBAGE PALM		>10'		X
51	CABBAGE PALM		>10'		X
52	CABBAGE PALM		>10'		X
53	CABBAGE PALM		>10'		X
54	CABBAGE PALM		>10'		X
55	CABBAGE PALM		>10'		X
56	CABBAGE PALM		>10'		X
57	CABBAGE PALM		>10'		X
58	CABBAGE PALM		>10'		X
59	CABBAGE PALM		>10'		X
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61	CABBAGE PALM		>10'		X
62	CABBAGE PALM		>10'		X
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64	CABBAGE PALM		>10'		X
65	CABBAGE PALM		>10'		X
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67	CABBAGE PALM		>10'		X
68	CABBAGE PALM		>10'		X
69	CABBAGE PALM		>10'		X
70	CABBAGE PALM		>10'		X
71	CABBAGE PALM		>10'		X
72	CABBAGE PALM		>10'		X
73	CABBAGE PALM		>10'		X
74	CABBAGE PALM		>10'		X
75	CABBAGE PALM		>10'		X
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77	CABBAGE PALM		>10'		X
78	CABBAGE PALM		>10'		X
79	CABBAGE PALM		>10'		X
80	CABBAGE PALM		>10'		X
81	CABBAGE PALM		>10'		X
82	CABBAGE PALM		>10'		X
83	CABBAGE PALM		>10'		X
84	CABBAGE PALM		>10'		X
85	CABBAGE PALM		>10'		X
86	CABBAGE PALM		>10'		X
87	CABBAGE PALM		>10'		X
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89	CABBAGE PALM		>10'		X
90	CABBAGE PALM		>10'		X
91	CABBAGE PALM		>10'		X
92	CABBAGE PALM		>10'		X
93	CABBAGE PALM		>10'		X
94	CABBAGE PALM		>10'		X
95	CABBAGE PALM		>10'		X
96	CABBAGE PALM		>10'		X
97	CABBAGE PALM		>10'		X
98	CABBAGE PALM		>10'		X
99	CABBAGE PALM		>10'		X
100	CABBAGE PALM		>10'		X
101	CABBAGE PALM		>10'		X
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115	CABBAGE PALM		>10'		X
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117	CABBAGE PALM		>10'		X
118	CABBAGE PALM		>10'		X
119	CABBAGE PALM		>10'		X
120	CABBAGE PALM		>10'		X
121	CABBAGE PALM		>10'		X
122	CABBAGE PALM		>10'		X
123	CABBAGE PALM		>10'		X
124	CABBAGE PALM		>10'		X
125	CABBAGE PALM		>10'		X
126	CABBAGE PALM		>10'		X
127	CABBAGE PALM		>10'		X
128	CABBAGE PALM		>10'		X
129	CABBAGE PALM		>10'		X
130	CABBAGE PALM		>10'		X
131	CABBAGE PALM		>10'		X
	SUM OAK "DBH:	179.25			
	SUM PINE "DBH:	634			
	SUM SABAL COUNT:	85			

TREE MITIGATION

TOTAL CABBAGE PALMS TO BE RELOCATED ONSITE: 85

TOTAL OAK "DBH REMOVED: 179.25"
TOTAL OAK "DBH REPLANTED: 157.5"
57 QV1 UPSIZED FROM 2.5" TO 5": 57 X 2.5 = 142.5"
30 QV4 UPSIZED FROM 2.5" TO 3": 30 X .5 = 15"

TOTAL PINE "DBH REMOVED: 634"
TOTAL PINE "DBH REPLANTED: 637"
88 PE AT 4": 88 X 4 = 352"
190 PE AT 1.5": 190 X 1.5 = 285"

TOTAL "DBH REQUIRING MITIGATION: 813.25"
TOTAL "DBH REPLANTED: 794.5"
TOTAL "DBH REMAINING: 18.75"

FEE-IN-LEUI: 18.75" X $250 = $4,687.5"

TREE MITIGATION

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED ACE
DRAWN ACE
APPROVED DTS
JOB NUMBER 24-0303
DATE 07-17-24
REVISIONS

SHEET 1 OF 1

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Cotleur & Hearing
LANDSCAPE COMPANY

Ballarena Group

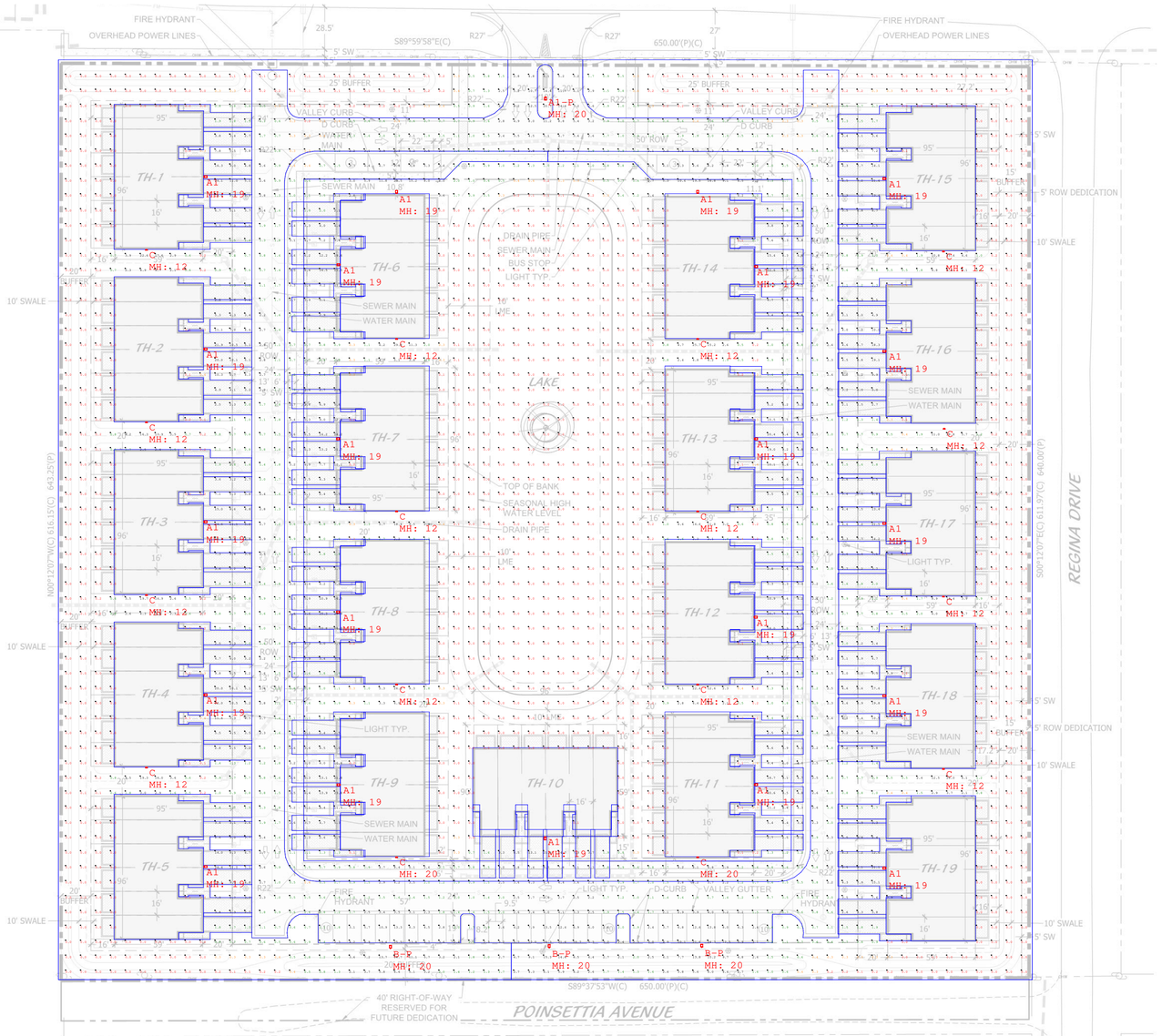
Proposed Lighting Layout

SHEET L01 : LIGHTING SCHEDULE

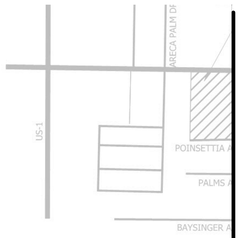
SHEET L02 : INSTALLATION LAYOUT

SHEET L03 : SUMMARY PAGE

TAMCO



LEGAL DESCRIPTION



LEGEND

HC	HANDICAP		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
SB	SETBACK		DO NOT ENTER
SW	SIDEWALK		PEDESTRIAN CROSSING
TYP	TYPICAL		

TREASURE TOWNHOMES SITE

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	RM
ZONING	R-4
FIRM/FLOOD ZONE	ZONE X, A; MAP #

BUILDING DATA

	ACRES	SQU
TOTAL SITE AREA	9.574	4
TOTAL BUILDINGS (6 UNIT TOWNHOMES)	19	BUIL
TOTAL PROPOSED UNITS	114	UNIT
DENSITY	12	UNIT

PARKING CALCULATIONS

REQUIRED PARKING	228	SPA
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	35	SPA
OFF-STREET HANDICAPPED PARKING	1	SPA
DRIVEWAY PARKING	114	SPA
GARAGE PARKING	114	SPA
TOTAL	264	SPA

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUA
BUFFER TRACT	1.08	4
LAKE MAINTANENCE EASEMENT	1.06	4
40' WIDTH TRACT	0.41	1
OTHER LANDSCAPE AREA	1.39	6
SUB-TOTAL	3.93	17

IMPERVIOUS	ACRES	SQUA
BUILDING COVERAGE	2.27	9
VEHICULAR USE AREA	1.27	5
PAVED DRIVEWAYS	0.79	3
PATIOS	0.38	1
SIDEWALKS, CONCRETE PADS	0.26	1
WATER SURFACE	0.68	2
SUB-TOTAL	5.84	24
TOTAL	9.574	41

STATISTICAL SUMMARY

LPD Area Summary			
Label	Area	Total Watts	LPD
LPDArea_1	401847	6292.99	0.016

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	2.08	29.8	0.0	N.A.	N.A.

FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
21		A1	Single	234.05	4915.05	31724	0.930	STRK2305K T4 U BZ & STRK WM BZ
1		A1-P	Single	234.05	234.05	31724	0.930	STRK2305K T4 U SF BZ
3		B-P	Single	236.44	709.32	32883	0.930	STRK2305K T3 U SF BZ
16		C	Single	27.1608	434.573	6879	0.930	NOVA2 WSCS BZ

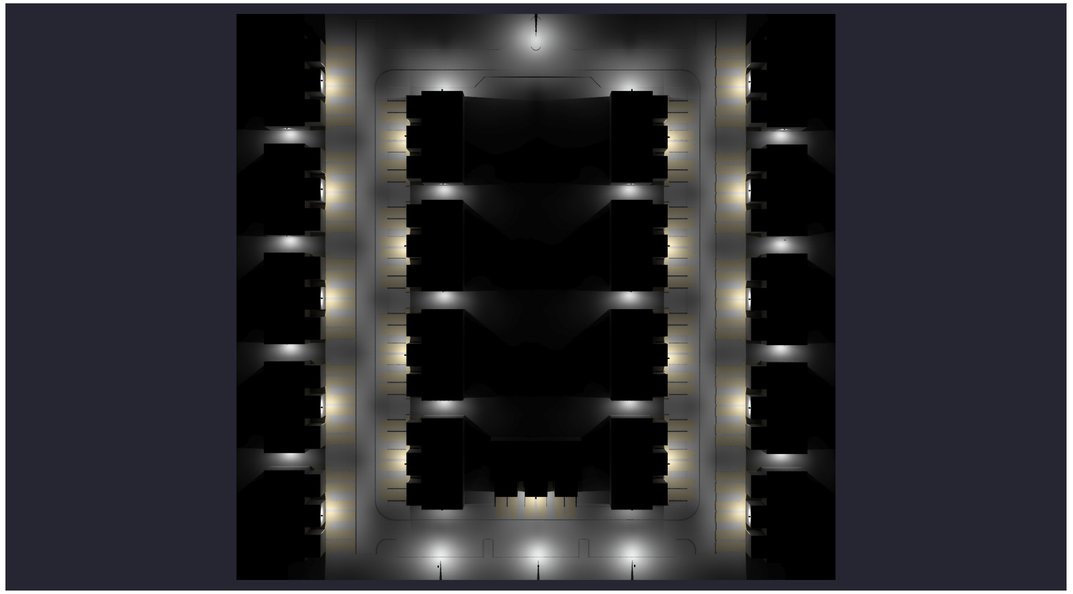
TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout
CLIENT:
ADDRESS:

DESIGNER: RB
DATE:07.01.24
REV: 1
SCALE: NTS

L01



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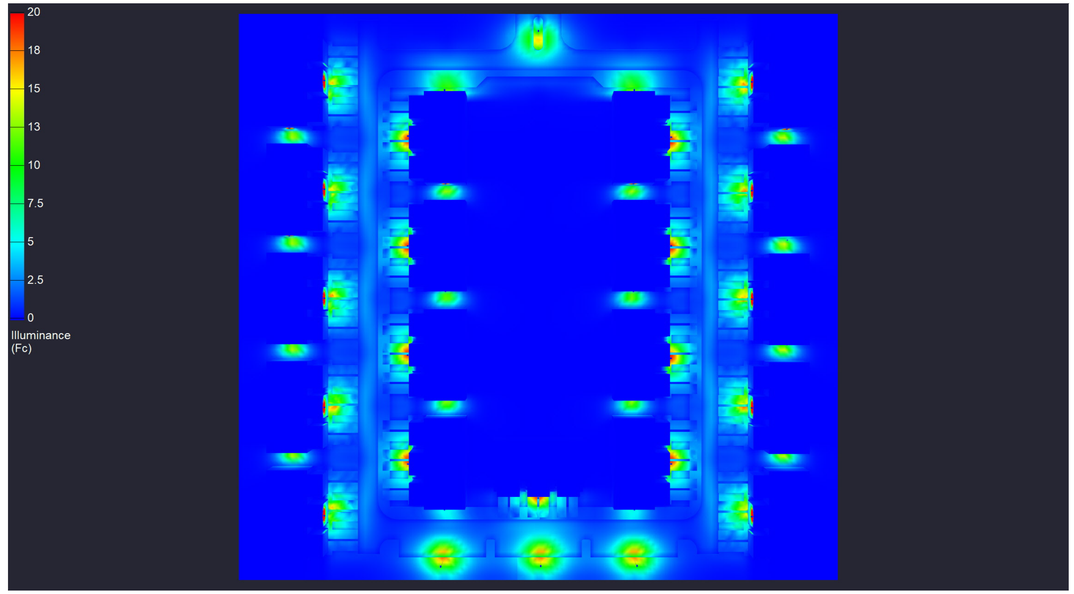


Render Image - View Name : PSEUDO

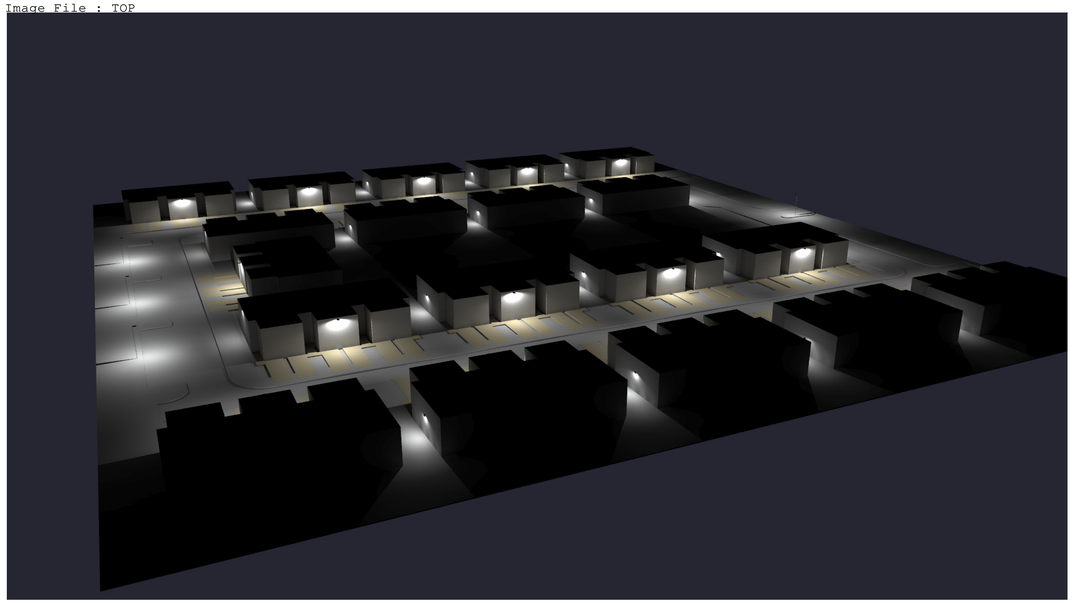


Image File : PERSPECTIVE

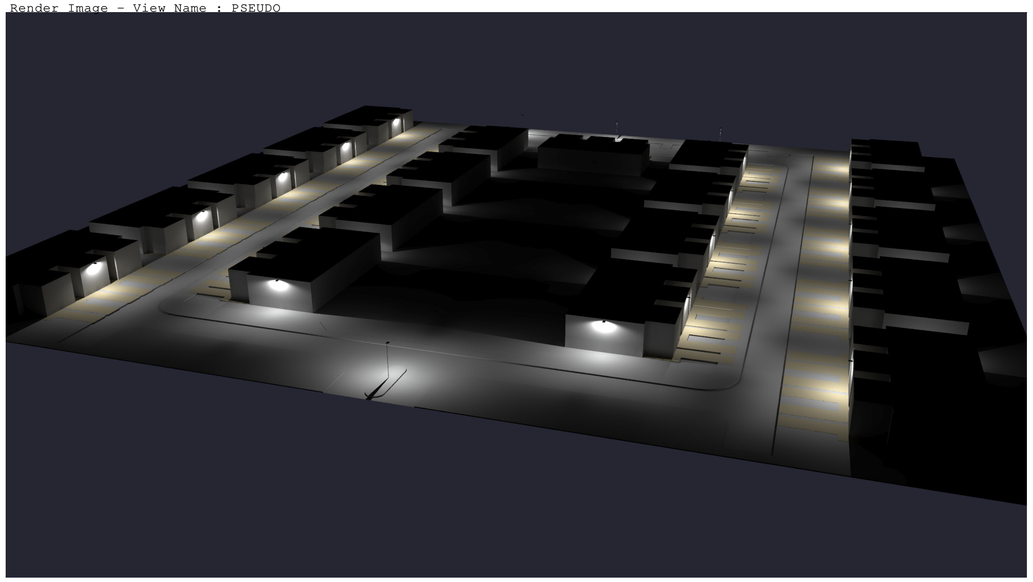


Image File : PERSPECTIVE_1

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT:

ADDRESS:

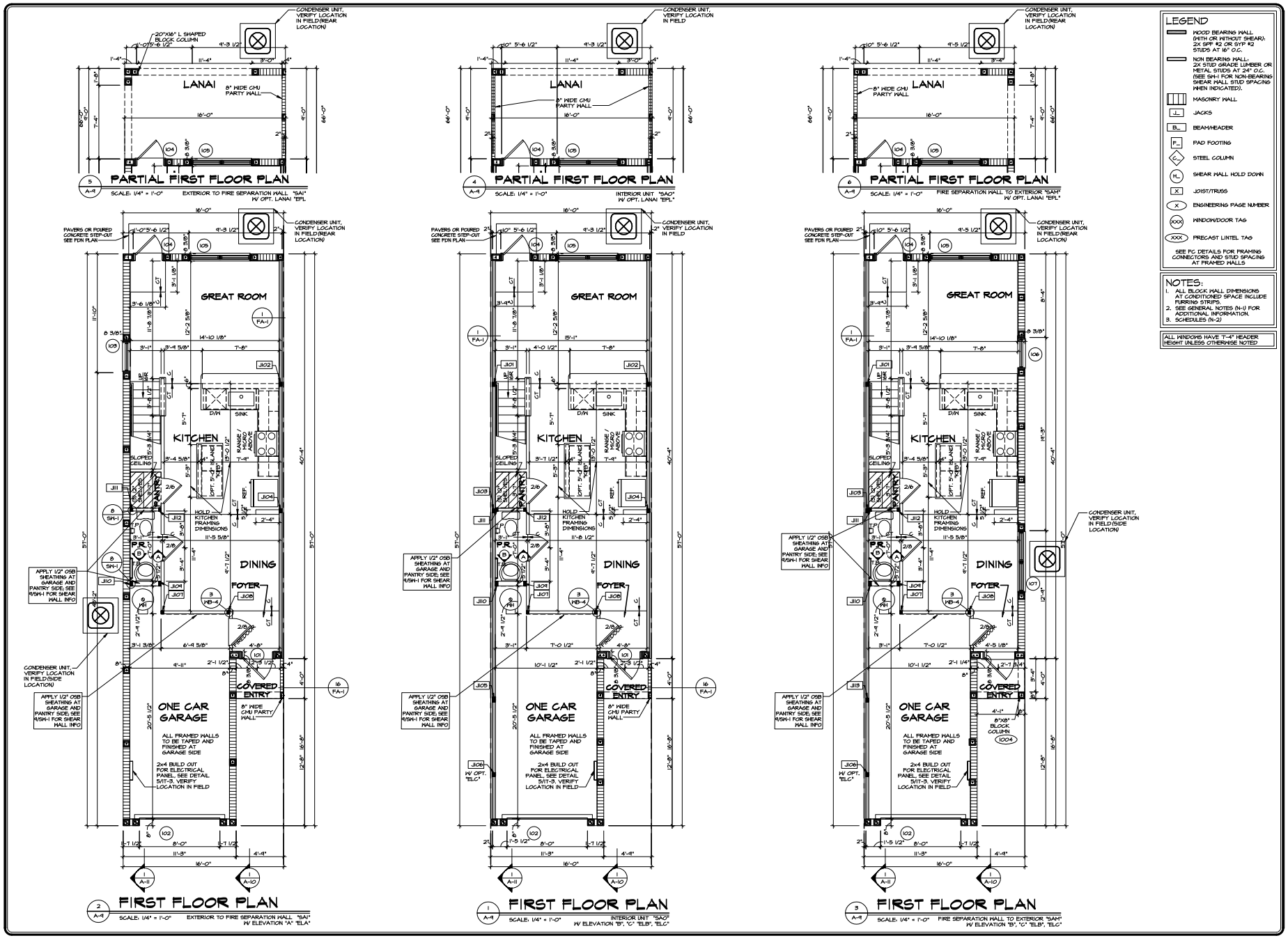
DESIGNER: RB

DATE: 07.01.24

REV: 1

SCALE: NTS

L02



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REV. NO.	DATE	REMARKS

NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAGMS
VERSION 01
RELEASE NO. ----
DRAWN BY HD
DATE 5.25.20
OPTION

MODEL FLAMINGO MB
DRAWING TITLE FIRST FLOOR PLAN

SHEET NO. A-9

OPTION DESCRIPTION

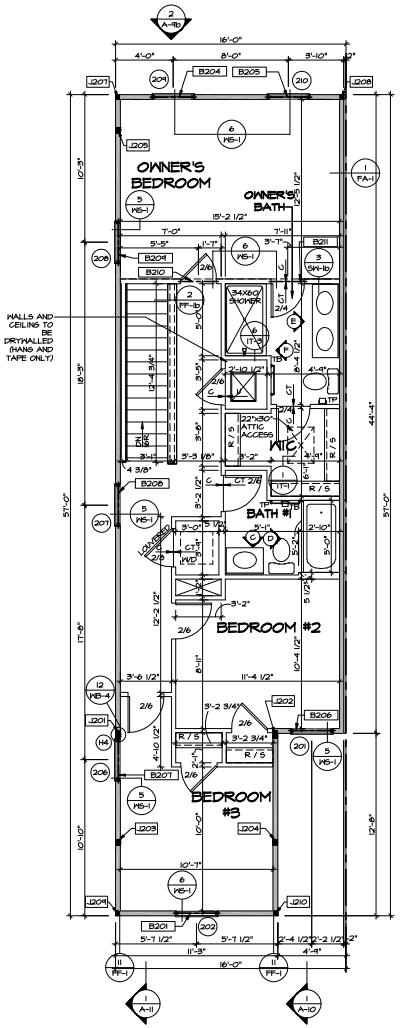
14

NOTES:
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

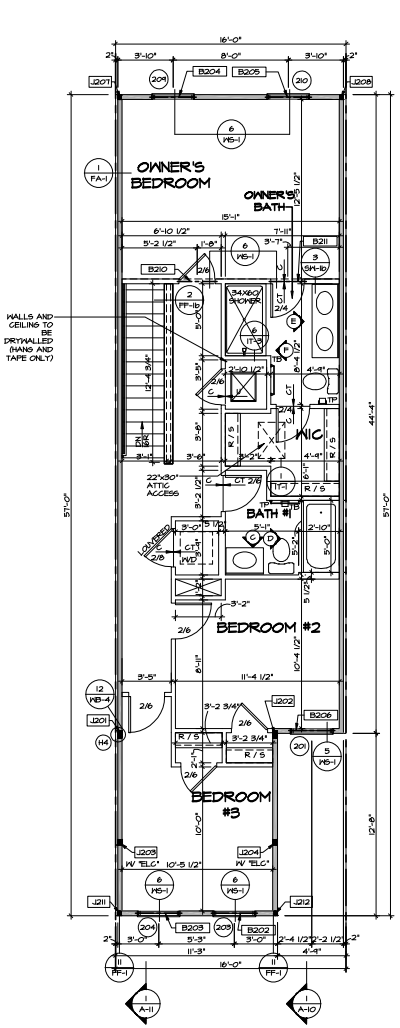
LEGEND
- WOOD BEARING WALL (WITH OR WITHOUT SHEAR). 2X SPF #2 OR SYP #2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. (SEE SW-1 FOR NON-BEARING SHEAR WALL STUD SPACING WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

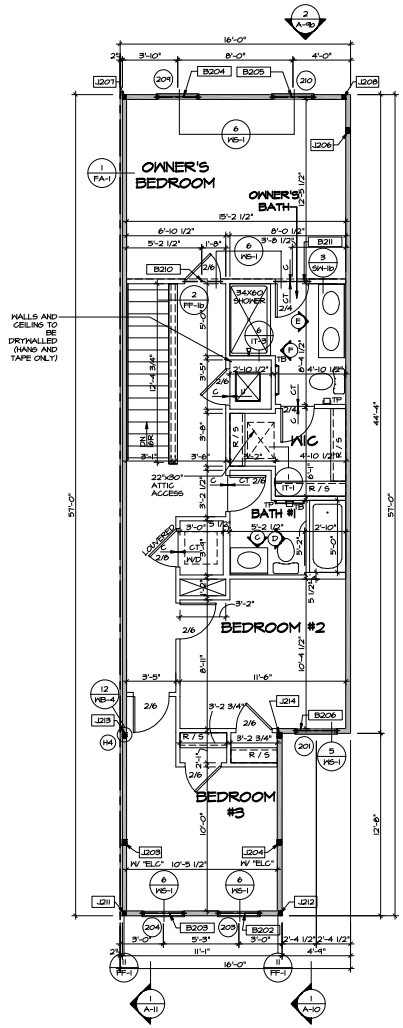
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.



2 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"



1 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



3 A-10 — SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO. | DATE | REMARKS

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NVR

NVR, Inc.
Engineering Dept.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HD
DATE 5/27/20
OPTION

SHEET NO. A-10
MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION
16

Ryan Homes

ryanhomes.com

July 22, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

407 Weatherbee
Site Plan Application
Color Palette

Description:
Parcel ID: 3403-501-0025-000-5
Site Location: East of US-1, on the south side of E Weatherbee Rd, west of Regina Dr
Project Site: 9.574 acres
Existing Land Use: RM
Existing Zoning: R-4

To whom it may concern,

On Behalf of the applicant, Treasure Townhomes LLC, please accept this letter in lieu of the rendered entry sign. Although the materials have been selected, as shown in the architectural elevations included in this submittal, the colors are yet to be finalized and selected.

Sincerely,

X javi tavel

Javier Tavel
Entilement Manager

"We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin."

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

July 22, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

407 Weatherbee
Site Plan Application
Rendering of Signs

Description:
Parcel ID: 3403-501-0025-000-5
Site Location: East of US-1, on the south side of E Weatherbee Rd, west of Regina Dr
Project Site: 9.574 acres
Existing Land Use: RM
Existing Zoning: R-4

To whom it may concern,

On Behalf of the applicant, Treasure Townhomes LLC, please accept this letter in lieu of the rendered entry sign. This item will be provided at a later date when more details for the entry sign feature are provided. At this time, please see the location of the entry sign called out on the Site Plan.

Sincerely,

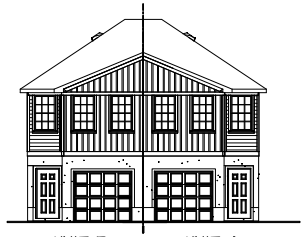


Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



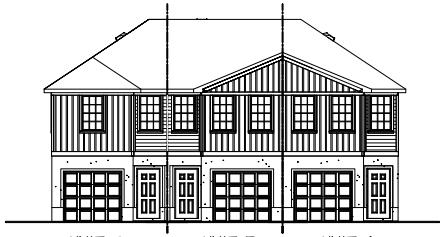
1 B-2 **2 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG02



2 B-2 **2 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLGA2



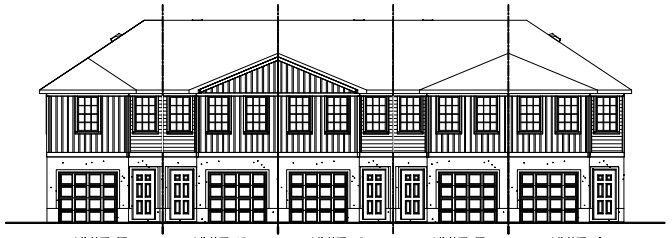
3 B-2 **3 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG03



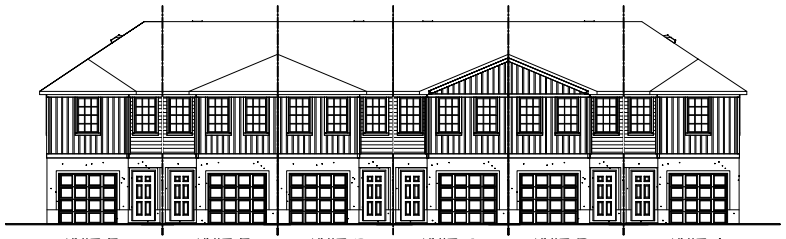
4 B-2 **4 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG04



5 B-2 **5 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG05



6 B-2 **6 - UNIT BUILDING**

SCALE: 1/8" = 1'-0" FLG06

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REMARKS

REV. NO.	DATE

NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE
2-3-4-5-6 UNIT BUILDING ELEVATIONS
2-UNIT & 3-UNIT BUILDING

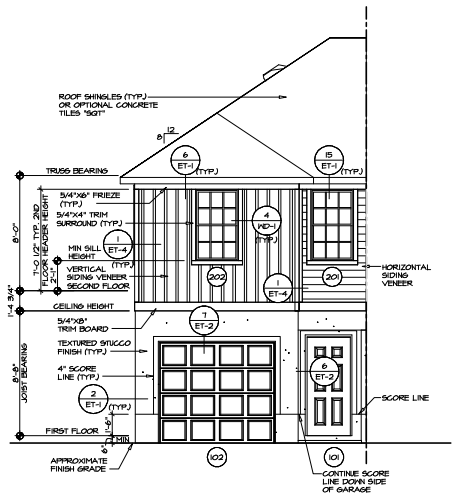
OPTION 1 OF 1 OPTION

SET NO. ----
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/11/20
OPTION SPT

BLOCK FIRST FLOOR

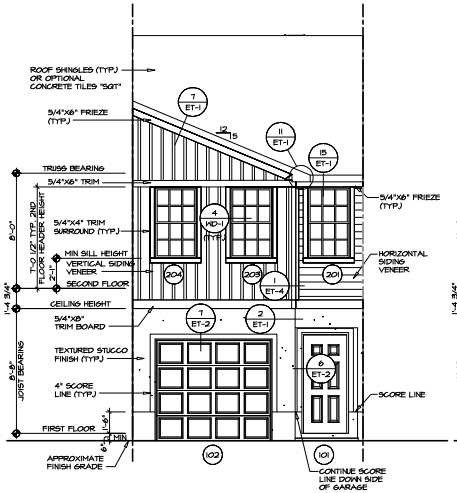
501

C:\NVR\Active\FLAMINGO WB_FLOOR 01_BLOCK\Sheets\Working\B-2 UNIT SITE_24x36.dwg 10/11/21 - 4:18 pm



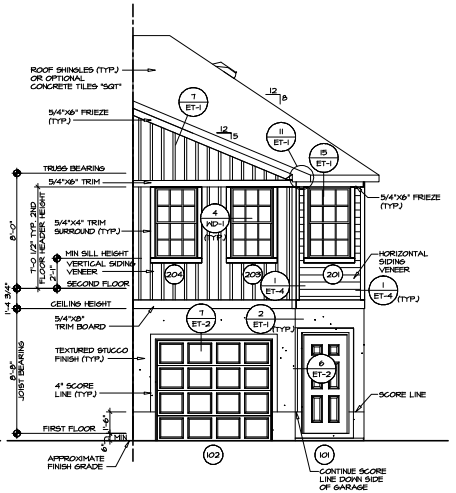
1 / A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



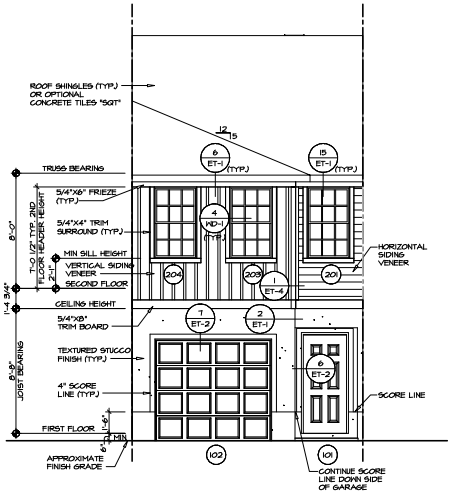
2 / A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



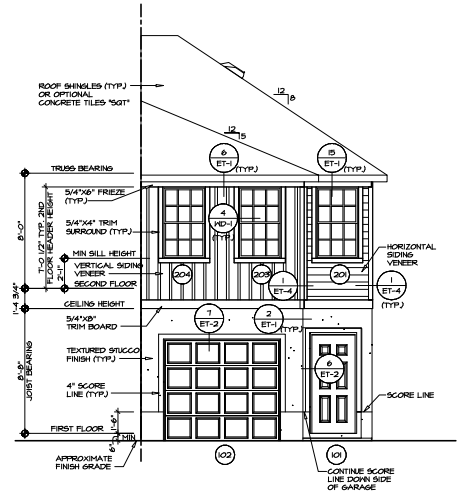
3 / A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5 / A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

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REMARKS

REV. NO. DATE

NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/02/20
OPTION

MODEL FLAMINGO MB
DRAWING TITLE FRONT ELEVATIONS

OPTION DESCRIPTION

SHEET NO. A-1

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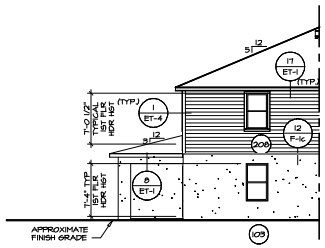
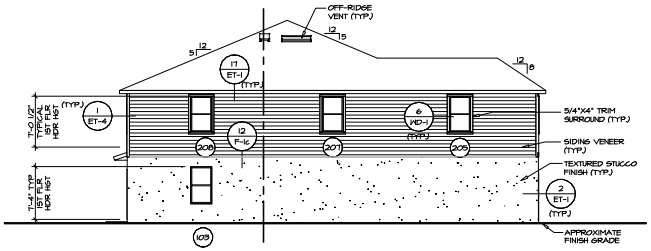
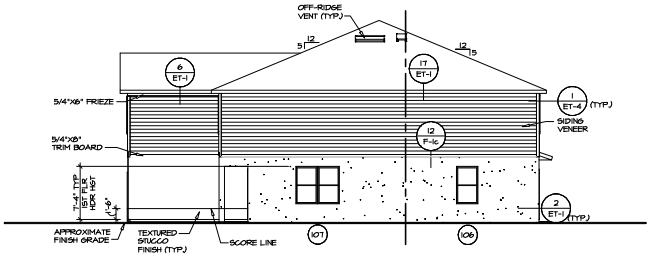


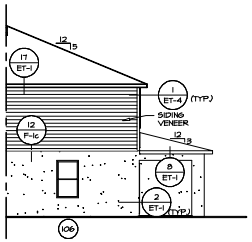
4 A-2 **PARTIAL LEFT ELEVATION**
SCALE: 1/8" = 1'-0"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SA1" W/ OPT. LANAI "EPL"



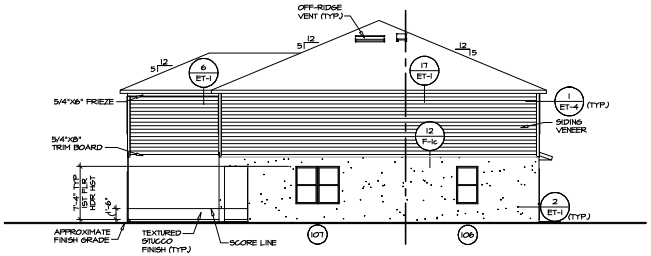
1 A-2 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA" END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SA1"



2 A-2 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB" END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4"



5 A-2 **PARTIAL RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"
ELEVATION "C" "ELC" END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA4"

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REMARKS

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NVR

NVR, Inc.
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAMWB
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/02/20
OPTION

SHEET NO. A-2

MODEL FLAMINGO WB
DRAWING TITLE SIDE ELEVATIONS

OPTION DESCRIPTION

5

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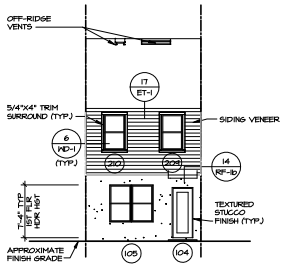
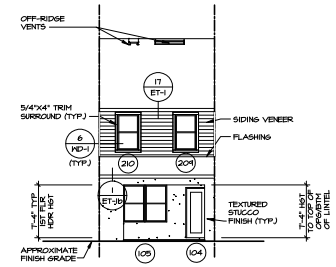


1 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

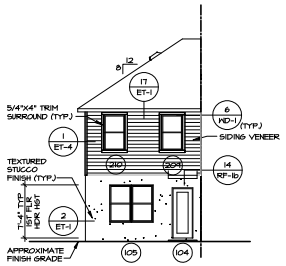
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
INTERIOR UNIT "SAO"



2 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

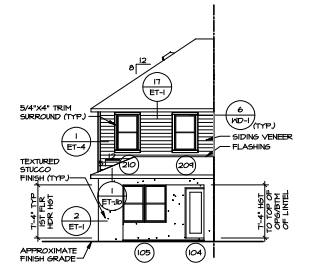
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
INTERIOR UNIT "SAO"
OPT. LANAI "EPL"



3 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

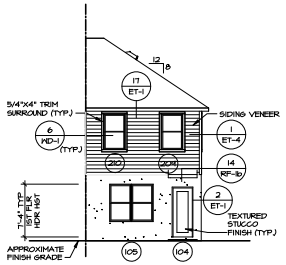
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR "SAH"



4 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

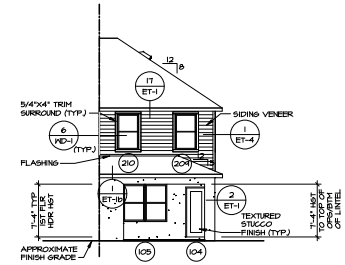
ELEVATION "B" "ELB"
ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR "SAH"
OPT. LANAI "EPL"



5 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL "SAI"



6 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL "SAI"
OPT. LANAI "EPL"

REMARKS

REV. NO. DATE

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NVR

NVR, Inc.
Winchester Homes
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. FLAMINGO
VERSION 01
RELEASE NO. ----
DRAWN BY HT
DATE 08/02/20
OPTION

SHEET NO. A-2b

MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS

OPTION DESCRIPTION

6

C:\NVR\Active\FLAMINGO WB REAR EL.dwg Xrefs: Flamingo WB Rear Elevations.dwg 05/21/24 - 4:15 pm

June 16, 2021

Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830

VIA Email: jb@ballarenagroup.com

Reference: **Environmental Assessment**
Ballarena Construction
Regina Drive
Fort Pierce, Florida
Parcel ID # 3403-501-0025-000-5

Dear Mr. Ballarena,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS
Field Biologist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 3403-501-0025-000-5
SW Discovery Way
Port Saint Lucie, FL

Date: June 16, 2021
Project # 21-293

Prepared For:
Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830
jb@ballarenagroup.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 2, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; Urban Land in transition without positive indicators of intended activity (193). It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Significant exotic vegetation associations were found along the canal adjoining the western property boundary and along Poinsettia Avenue adjoining the southern property boundary. In addition, the understory of the subject property has been cleared and maintained. The following table lists a representative sample of vegetative species observed during the site visit:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Wax Myrtle	*Myrica cerifera*
Slash Pine	*Pinus elliottii var. densa*
Saw Palmetto	*Serenoa repens*
Live Oak	*Quercus virginiana*
St. Augustine Grass	*Stenotaphrum secundatum*
Fakahatchee Grass	*Tripsacum dactyloides*
Elderberry	*Sambucus nigra (subsp.) canadensis*
Common Cattail	*Typha latifolia*
Grapevine*	*Vitis rotundifolia*
Dog Fennel*	*Eupatorium capillifolium*
Brazilian Pepper**	*Schinus terebinthifolia*
Earleaf Acacia**	*Acacia auriculiformis*
Cogongrass**	*Imperata cylindrica*
Rosary Pea**	*Abrus precatorius*
Creeping Oxeye**	*Sphagneticola trilobata*
Johnson Grass**	*Sorghum halepense*
Caesar Weed**	*Urena lobata*
Carrotwood**	*Cupaniopsis anacardioides*
Old World Climbing Fern**	*Lygodium microphyllum*
Air Potato**	*Dioscorea bulbifera*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property. However, there is a lake less than 10 acres in size located off the center of the northern property boundary of the subject property. The lake was excavated around 1994 according to Google Earth aerial images.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitats identified onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal State/Federally listed species. Potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed on site. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

No other listed animal or plant species were observed on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the subject property is composed of:

Ankona and Farmton sands – The Ankona and Farmton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

Riviera sand, frequently ponded, 0 to 2% slopes – This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a

light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Immokalee fine sand – This is a poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

SITE HISTORY:

After reviewing aerial images provided by Google Earth and the St. Lucie County Property Appraiser, the lake located onsite was excavated around 1994. During the same time period, large clearings are evident in the 1994 aerial in the northwest and southeast corners of the property as well as smaller clearings evident throughout the site. From 1994 to the present, additional clearing of the site has occurred and the understory has been cleared and maintained.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated on land within the city, without first obtaining a tree removal permit. Any native tree at least 14 inches in DBH and palms which have a minimum clear trunk (CT) of 10 feet, shall be preserved and protected (**Sec. 123-66**).*

Protected trees, as described above, were identified on site. A tree removal permit and associated tree survey will be required prior to the clearing and development of land.

Section 123-66.d: *Mitigation is required for the loss of protected trees via onsite preservation, relocating, or replanting and shall exceed the minimum landscape requirements. In addition, replacement trees shall be replaced at a ratio of one inch DBH for each inch of DBH removed. If onsite mitigation is not suitable for project development, the applicant may, with city approval, contribute monies in satisfaction of the applicant's mitigation requirement of which will be placed in a fund entitled the City of Fort Pierce Tree Preservation Funds.*

This site will require a tree mitigation plan as part of the building permit or land development application process due to the existence of protected trees located on site.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

It is the professional opinion of EDC that no native upland or wetland habitats are located on site. However, protected trees (any native tree with at least 14 inches DBH and/or palm with a minimum CT of 10 feet) were observed on site and a tree removal permit, and associated tree survey, will be required prior to the clearing and development of land. This will also require the submittal of a tree mitigation plan as part of the building permit or land development application process.

Lastly, evidence of the listed species gopher tortoise (*Gopherus polyphemus*), was observed during the site reconnaissance. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to the attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

ENGINEERS SURVEYORS ENVIRONMENTAL

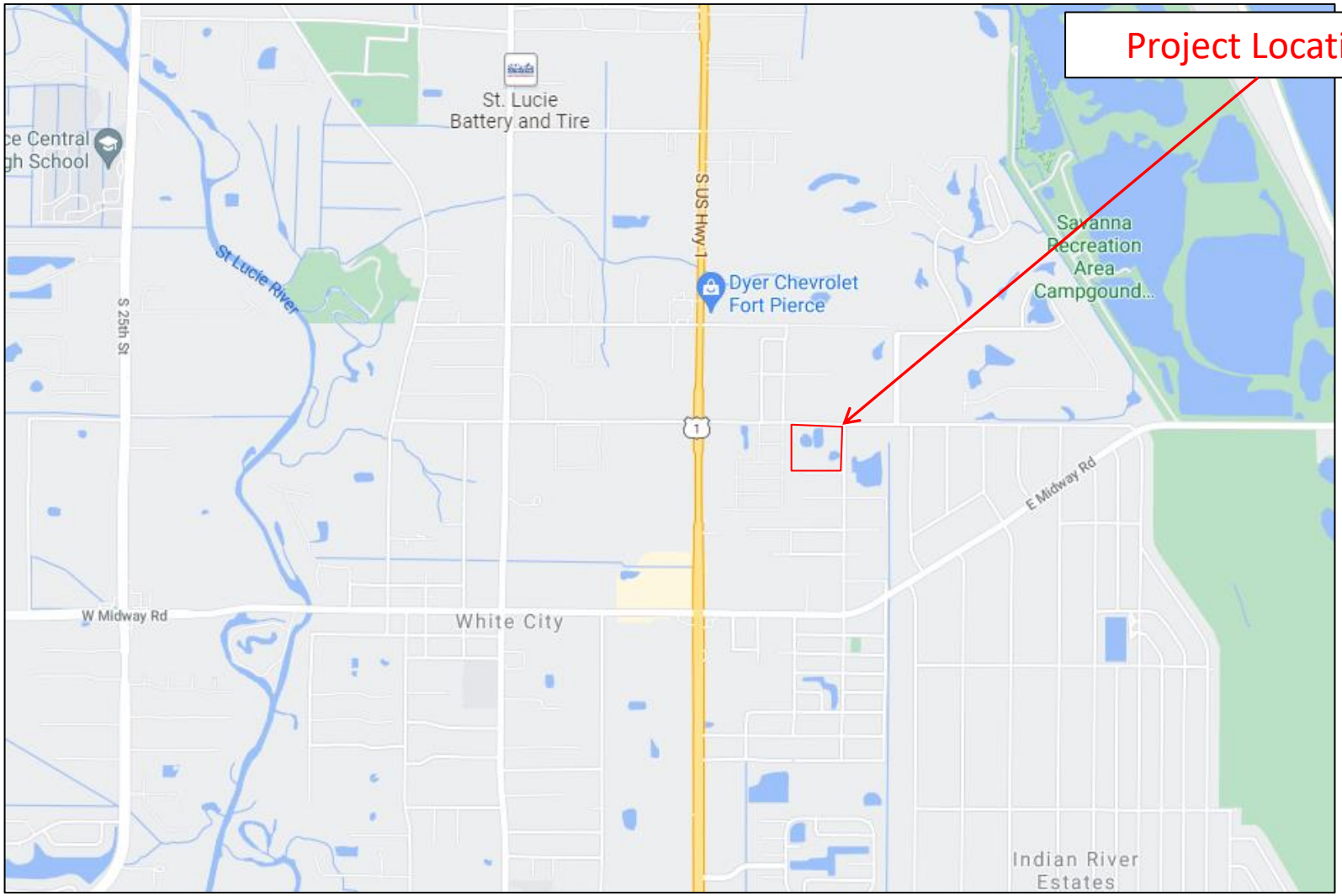
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Regina Drive

Fort Pierce, Florida

Property Appraiser Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

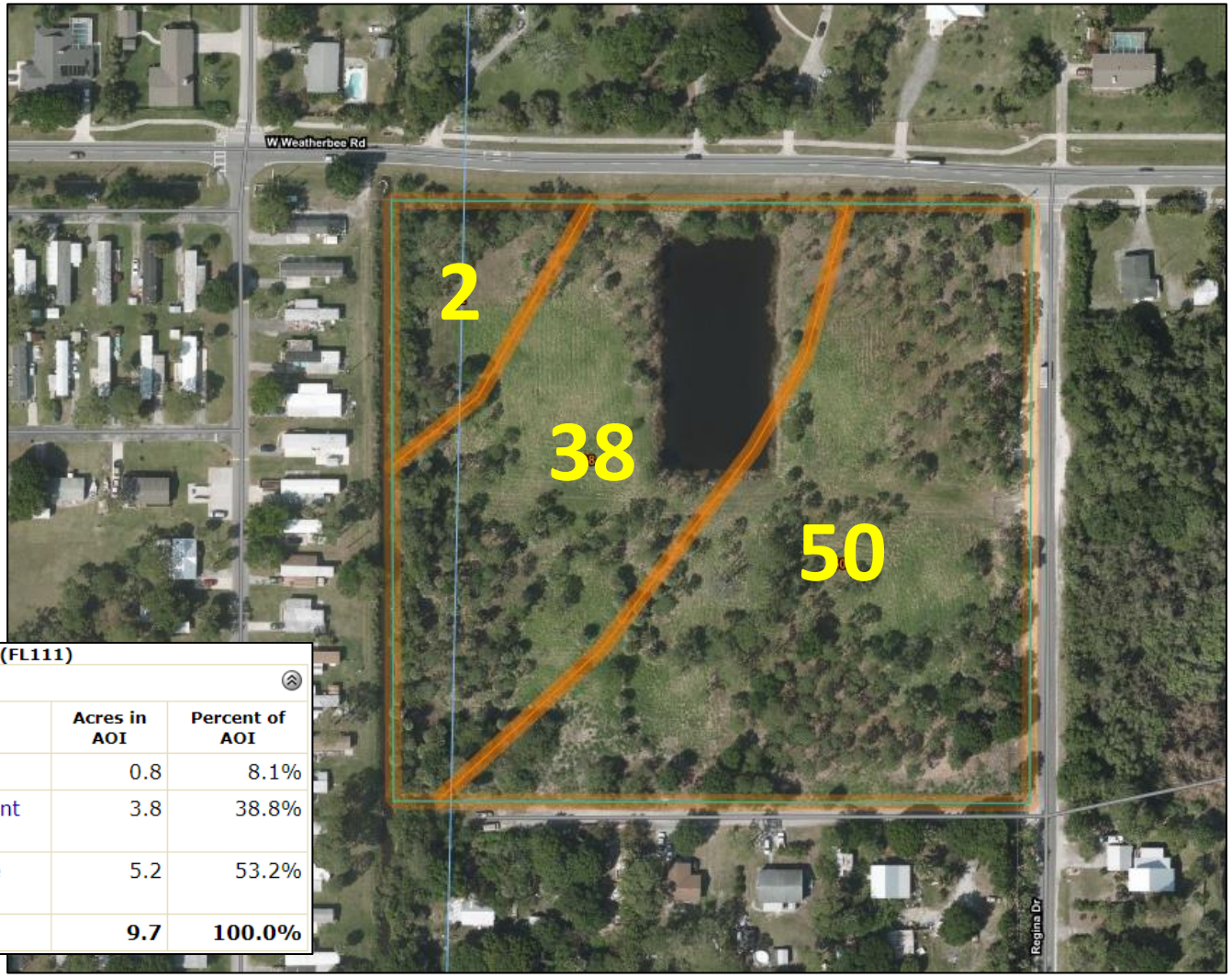
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Soil Map

Project: 21-293	Ballarena Construction	06/16/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.8	8.1%
38	Riviera fine sand, 0 to 2 percent slopes	3.8	38.8%
50	Waveland and Immokalee fine sands	5.2	53.2%
Totals for Area of Interest		**9.7**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

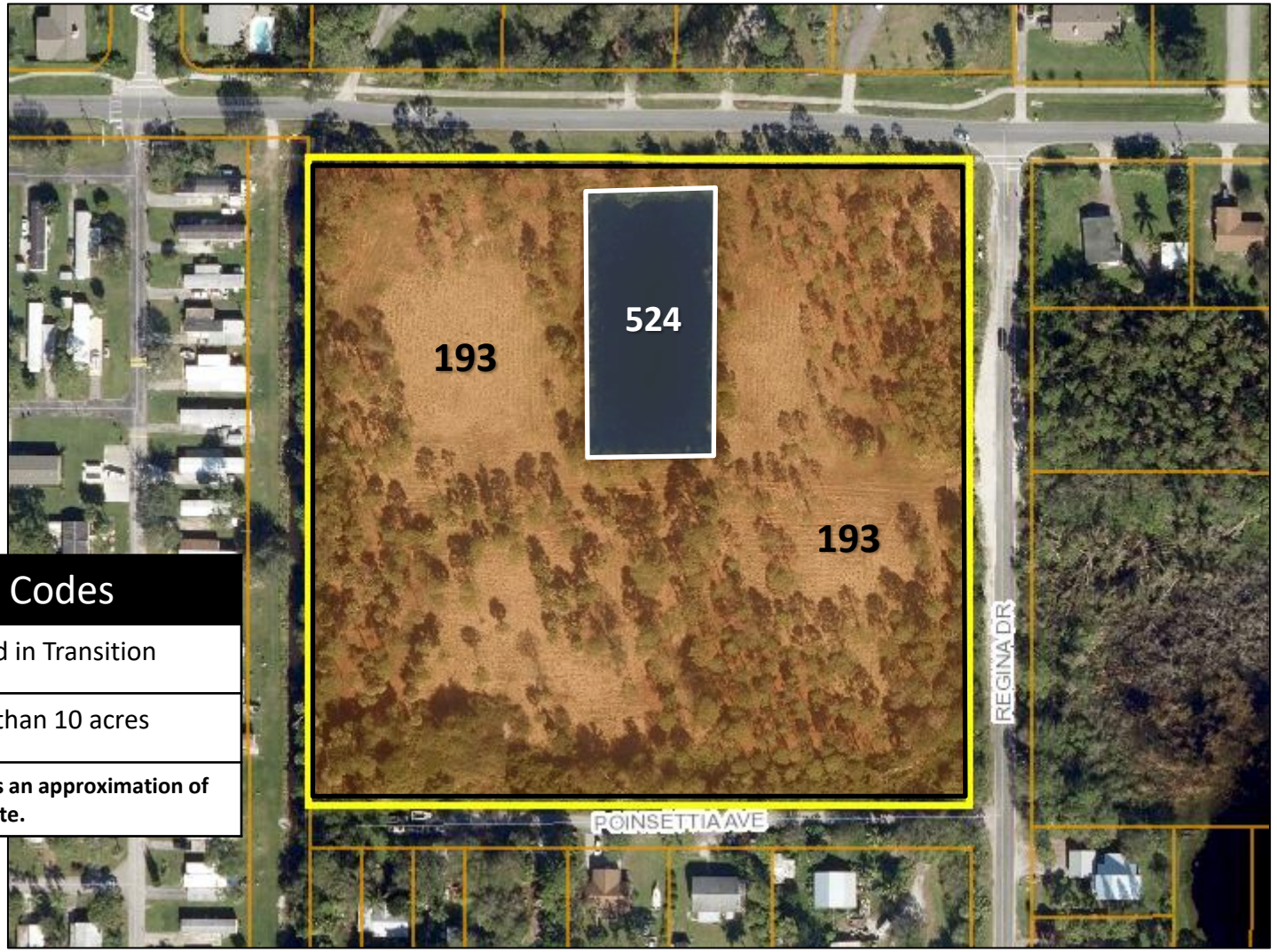
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-293	Ballarena Construction	06/16/2021



FLUCCS Codes	
193	Urban Land in Transition
524	Lakes less than 10 acres

***This map demonstrates an approximation of habitat boundaries on site.**

ENGINEERS SURVEYORS ENVIRONMENTAL

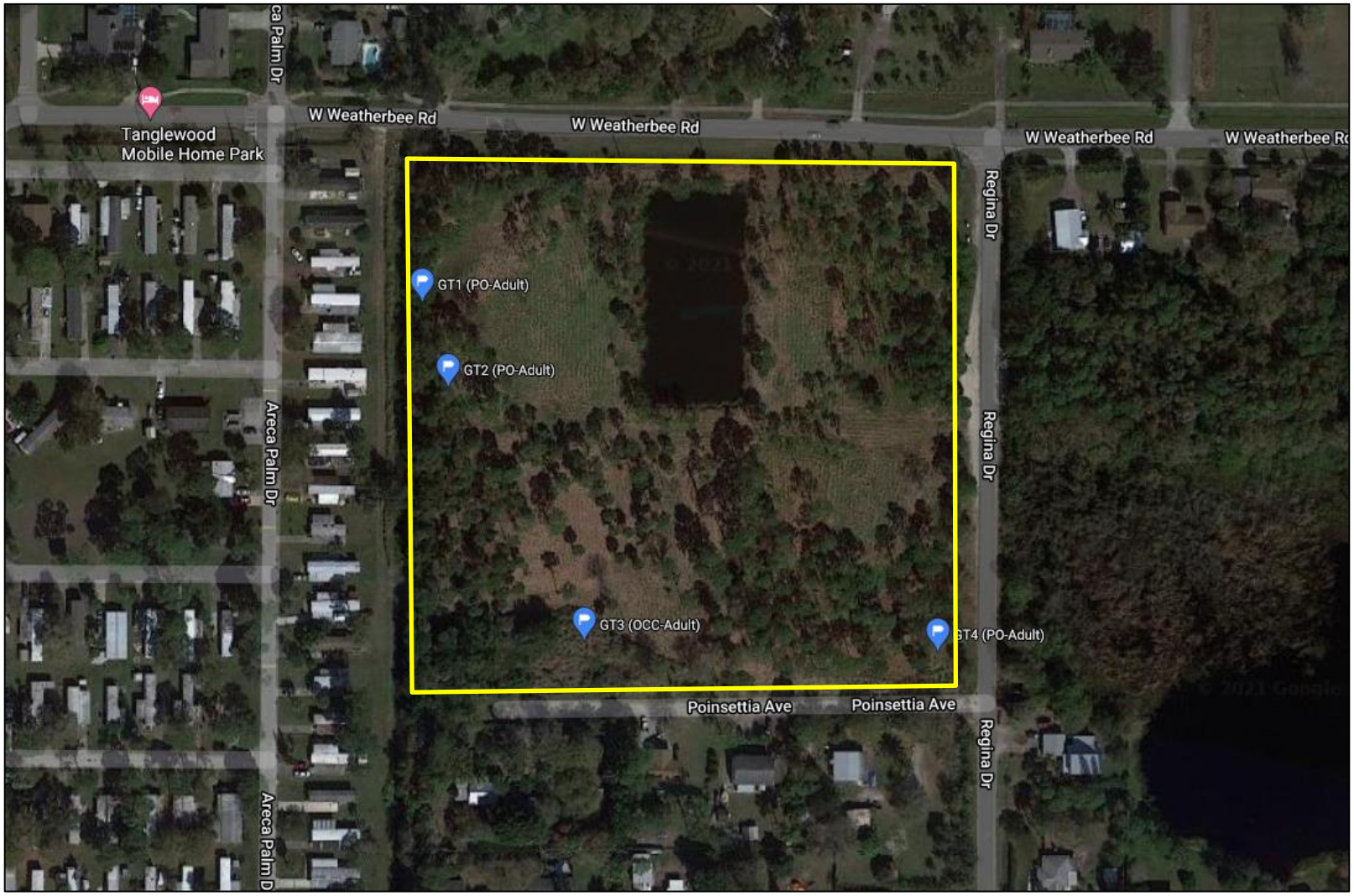
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Gopher Tortoise Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

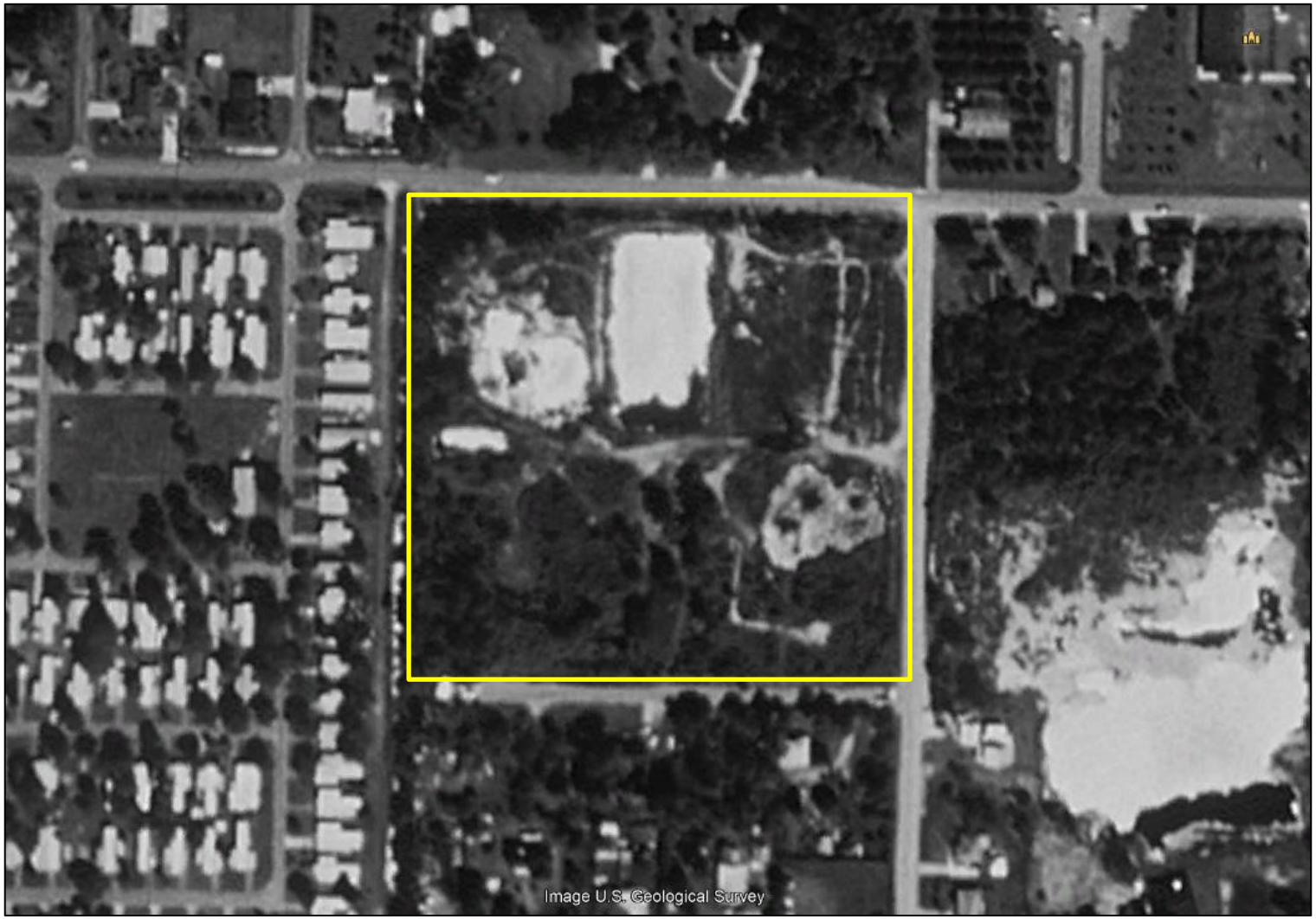
Environmental Assessment

Regina Drive

Fort Pierce, Florida

1994 Google Earth Aerial

Project: 21-293	Ballarena Construction	06/16/2021



O'ROURKE
ENGINEERING & PLANNING

A TMC Company

TRAFFIC ANALYSIS

FOR

407 E. Weatherbee

Prepared for:

Santiago Silva & Martin Ugarte
IVY DEVELOPMENT COMPANY
12555 Orange Dr.
Davie, FL 33330

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd, Suite 201
Stuart, Florida 34996
772-781-7918

July 9, 2024
SR21062.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Blvd, Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/09/2024 License #: 42684

July 09, 2024

Mr. Santiago Silva & Mr. Martin Ugarte
Ivy Development Company
12555 Orange Dr.
Davie, FL 33330

Re: 407 E. Weatherbee, Fort Pierce FL

Dear Mr. Santiago & Mr. Ugarte:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Weatherbee Road west of Regina Drive and north of Poinsettia Avenue in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
OTHER PROJECT TRAFFIC / GROWTH RATE	5
LINK ANALYSIS / REVIEW	5
INTERSECTION ANALYSIS	5
DRIVEWAY ANALYSIS	9
CONCLUSION	9

TABLES

TABLE 1: Project Trip Generation	4
TABLE 2: Project Percent Impact	7
TABLE 3: Link Analysis	8

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	6
FIGURE 3: Driveway Volumes	10

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2024 Level of Service Report and FDOT 2023 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 407 E. Weatherbee development located on Weatherbee Road, north of Poinsettia Avenue, west of Regina Drive in Ft. Pierce, St. Lucie County, Florida. The project takes access from a full access driveway on Weatherbee Road. The purpose of this report is to determine the project's impact on the surrounding roadway system and its compliance with concurrency requirements.

In order to make the determination, the following analytical steps were taken:

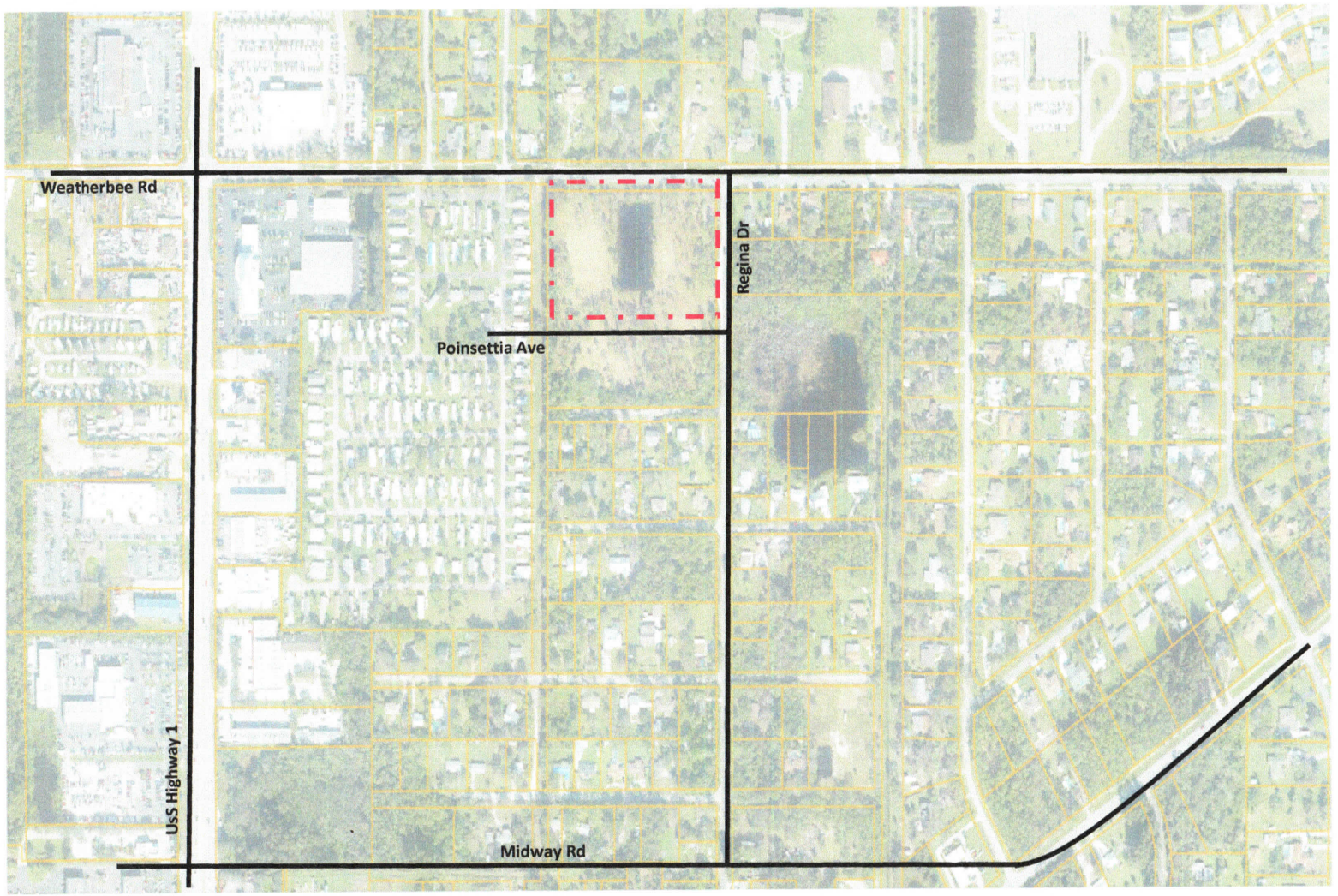
- summary of the project
- summary of existing lane geometrics
- summary of the existing traffic volumes
- assessment of project traffic
- determination of study area
- assignment other traffic plus growth
- evaluation of total traffic

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The 407 E. Weatherbee development proposes 114 Low Rise multi-family units. The project is expected to be completed in 2026. The site is currently vacant. The project's general location is shown in **Figure 1**.

Appendix A includes a site plan of the project.



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3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number: SR21062.0 | Date: 07/10/2024

Legend

= Site Location

Figure 1

Project Location

407 E. Weatherbee

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 5% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Weatherbee Road is a two-lane urban collector with a general east/ west alignment.
- US Highway 1 is a four-lane urban principal arterial with a north/south alignment.
- Regina Drive is a two-lane local roadway with a north/south alignment.
- Midway Road is a two-lane urban minor arterial roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2023 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2024 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family (Land Use Code 215) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,173 new daily trips. There will be 86 AM peak hour trips with 22 entering the project and 64 trips exiting the project. The project will generate 115 new PM peak hour trips. There will be 68 trips entering the project and 47 trips exiting the project in the PM peak hour.

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	114	DU	T=7.62(X)-50.48	50%	50%	587	586	1,173
Total							**587**	**586**	**1,173**

Source: Trip Generation Manual 11th Edition

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	114	DU	T=0.52(X)-5.70	25%	75%	22	64	86
Total							**22**	**64**	**86**

Source: Trip Generation Manual 11th Edition

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single- Family Attached Housing	215	114	DU	T=0.60(X)-3.93	59%	41%	68	47	115
Total							**68**	**47**	**115**

Source: Trip Generation Manual 11th Edition

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 5% or more on all other links. As shown, the project is significant on E. Weatherbee Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes on Weatherbee Road were grown using a 5-year historical growth rate. The historical growth rate was calculated as 1.01% using the historical AADT from FDOT Florida Traffic Online from 2018 to 2023. Therefore, a minimum growth rate of 2.5% was applied to the analysis. Fort Pierce planners indicated an expansion to the Gator Acres residential development is proposed. The application and traffic analysis have not yet been submitted. However, it is expected there is sufficient capacity on Weatherbee Road to accommodate the expansion. Additionally, there is a proposed self-storage warehouse being proposed in the vicinity of the project. The trips associated with this project were included as committed trips in the analysis.

Details of the background traffic are included in **Appendix C**.

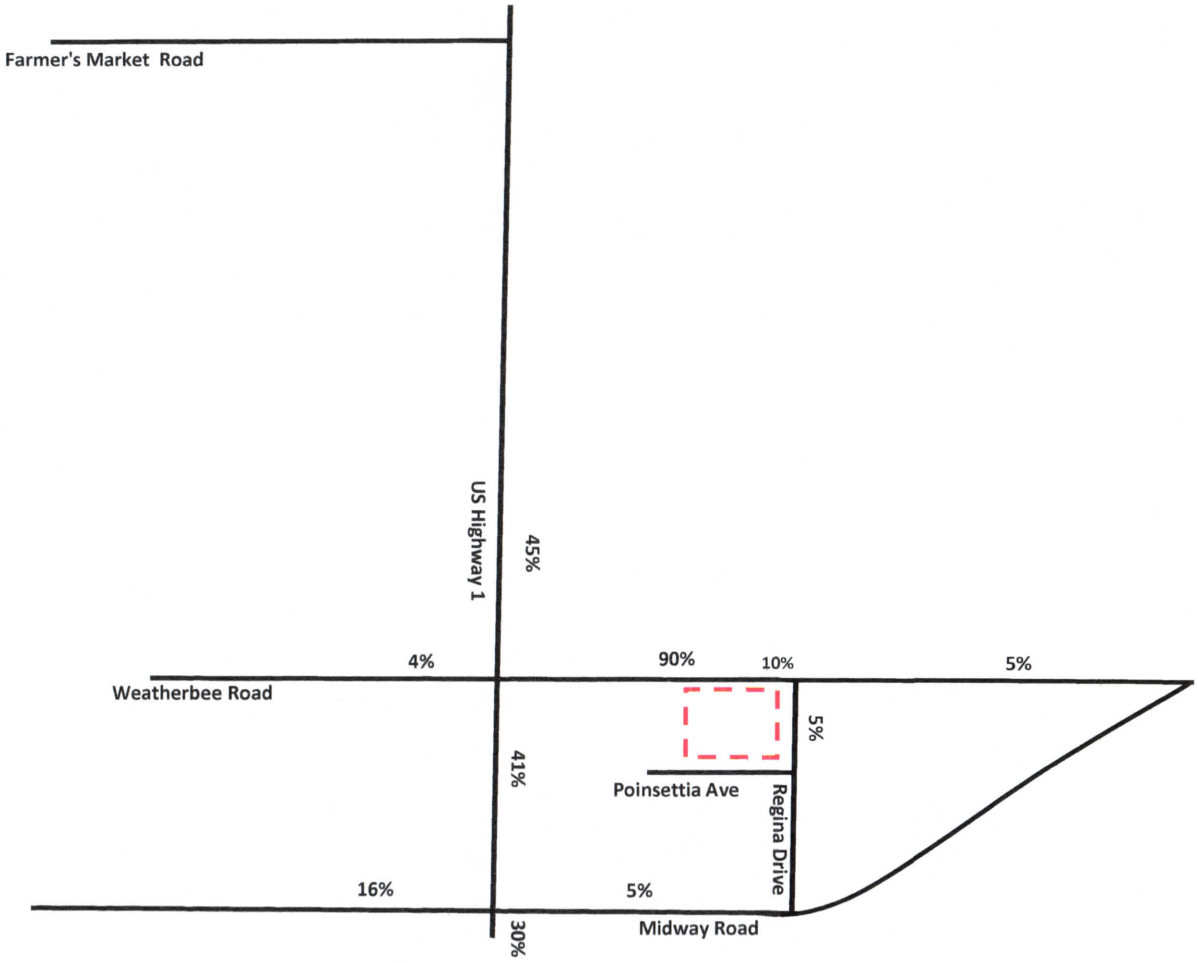
LINK ANALYSIS / REVIEW

The adjacent link of Weatherbee Road was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US Highway 1 at W. Weatherbee Road was analyzed for the AM and PM peak hours. A turning movement count was conducted at the intersection on June 29, 2021. A peak season factor of 1.09 was applied to the count, which is the average of the seasonal factor east of US 1 and west of US 1. Project traffic and background growth were then added. The existing, 2026 without project, and 2026 with project volumes were then analyzed using Highway Capacity Software HCS.

The intersection will operate at Level of Service C in the AM and D in the PM peak hours from existing conditions through project build out.



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Legend

= Site Location

Figure 2

Project Assignment

407 E. Weatherbee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E Weatherbee Rd	NB	IN	NO	2100	9	0.43%	41%
	E Midway Rd	E Weatherbee Rd	SB	OUT	NO	2100	26	1.24%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	29	1.45%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	10	0.50%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	750	20	2.67%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	58	7.73%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	3	0.40%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	1	0.13%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	3	0.38%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	1	0.13%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	1	0.13%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	3	0.38%	5%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	86
Net In:	22
Net Out:	64

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 5% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E weatherbee Rd	NB	IN	NO	2100	28	1.33%	41%
	E Midway Rd	E weatherbee Rd	SB	OUT	NO	2100	19	0.90%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2000	21	1.05%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2000	31	1.55%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	750	61	8.13%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	42	5.60%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	2	0.27%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	3	0.40%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	2	0.25%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	3	0.38%	5%
E Midway Rd	US Hwy 1	Wallace St	EB	IN	NO	790	3	0.38%	5%
	US Hwy 1	Wallace St	WB	OUT	NO	790	2	0.25%	5%

(1) St. Lucie County 2024 Traffic Counts and LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	115
Net In:	68
Net Out:	47

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	D Factor (4)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2026 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2026 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	0.37	223	2.50%	234	0	234	750	20	254	2.67%	YES	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	0.63	379	2.50%	398	1	399	750	58	457	7.73%	YES	90%

(1) St. Lucie County 2024 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) D Factor calculation provided in Appendix

Two-Way:	86
Net In:	22
Net Out:	64
Years Grown:	2

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 5% (1% on Adjacent Links)	D Factor (4)	[1] 2024 Peak Hour Directional Volumes	[2] Growth Rate	2026 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2026 Growth + Committed Projects	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	0.53	379	2.50%	398	1	399	750	61	460	8.13%	YES	90%
	US Hwy 1	E Weatherbee Rd	WB	OUT	YES	0.47	336	2.50%	353	0	353	750	42	395	5.60%	YES	90%

(1) St. Lucie County 2024 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) D Factor calculation provided in Appendix

Two-Way:	115
Net In:	68
Net Out:	47
Years Grown:	2

DRIVEWAY ANALYSIS

The project will have one driveway. Driveway 1 will be a full access driveway on E. Weatherbee Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Driveway 1 and Weatherbee Road were analyzed using HCS. The analysis shows the driveway will operate at an acceptable Level of Service B at project buildout.

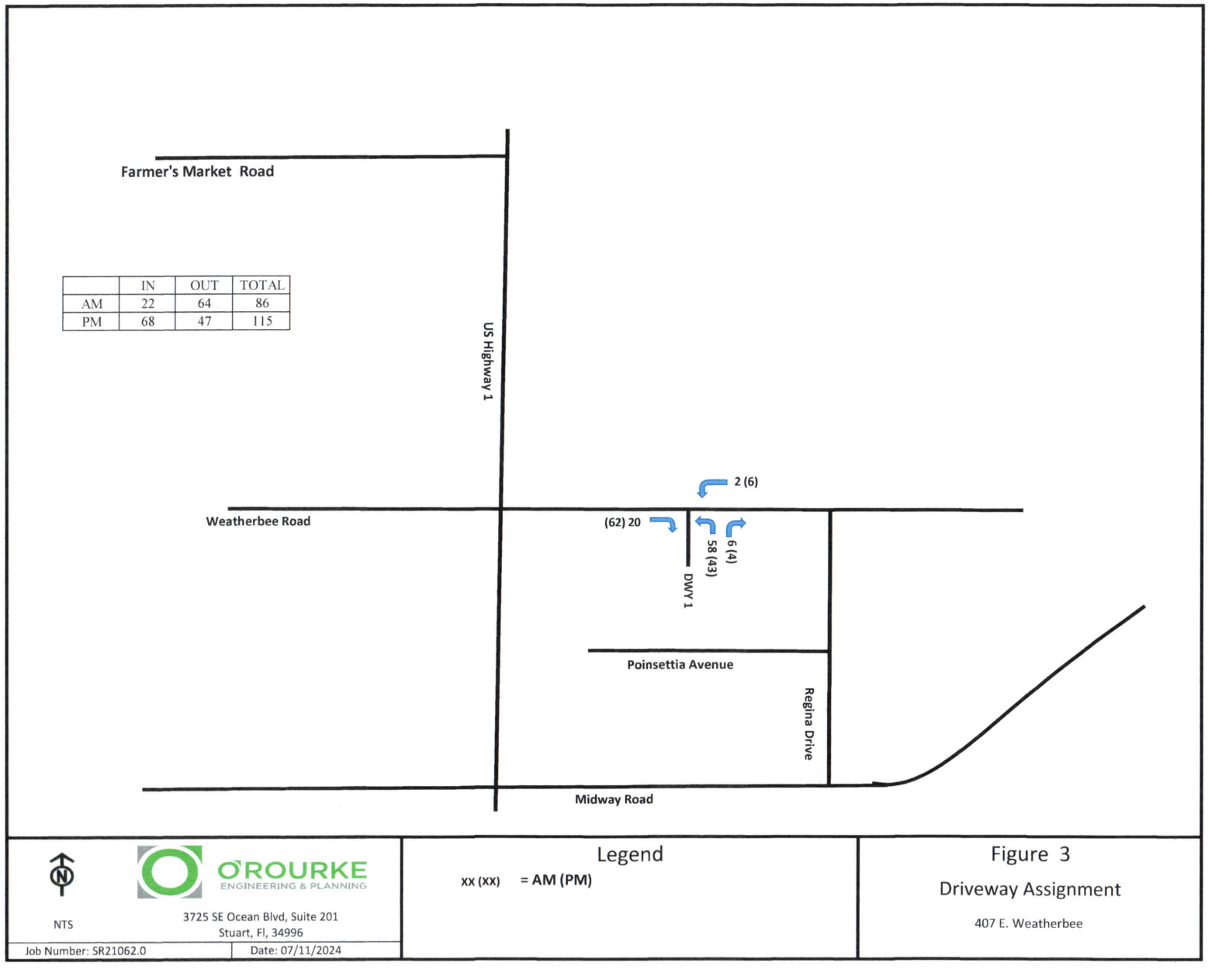
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook 2023 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 62 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 1% of the approach traffic with an approach volume of 272 and an opposing volume of 309. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix E includes the driveway analysis and turn-lane data.

CONCLUSION

With 86 net AM peak hour trips and 115 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



	IN	OUT	TOTAL
AM	22	64	86
PM	68	47	115

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Stuart, Fl, 34996

Job Number: SR21062.0 | Date: 07/11/2024

Legend

XX (XX) = AM (PM)

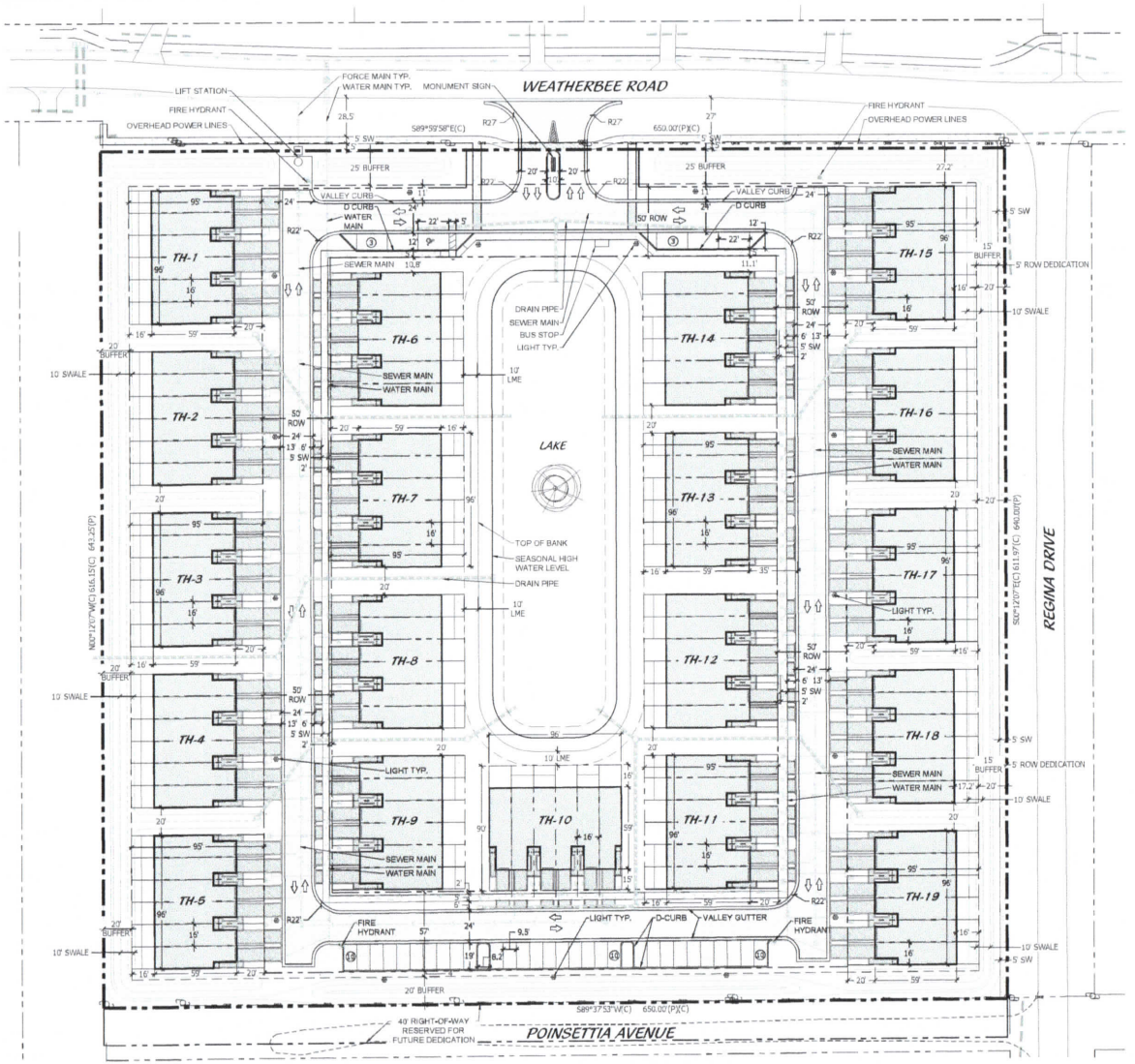
Figure 3

Driveway Assignment

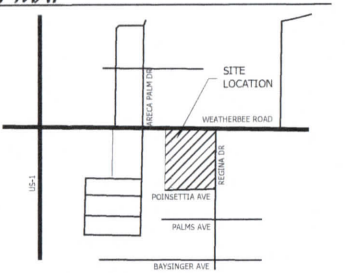
407 E. Weatherbee

APPENDIX A

SITE PLAN



KEY MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

TREASURE TOWNHOMES SITE DATA

PARCEL: 340350100250005
4601 REGINA DRIVE

LAND USE	**RM**
ZONING	**R-4**
FIRM/FLOOD ZONE	**ZONE X, A; MAP # 12111C0279K**

BUILDING DATA

	ACRES	SQUARE FEET
TOTAL SITE AREA	**9.574**	**417,043**
TOTAL BUILDINGS (6 UNIT TOWNHOMES)	19	BUILDINGS
TOTAL PROPOSED UNITS	114	UNITS
DENSITY	12	UNITS/ACRE

PARKING CALCULATIONS

REQUIRED PARKING	228	SPACES
*1.5 SPACES PER UNIT		
PROVIDED PARKING		
OFF-STREET STANDARD PARKING	35	SPACES
OFF-STREET HANDICAPPED PARKING	1	SPACES
DRIVEWAY PARKING	114	SPACES
GARAGE PARKING	114	SPACES
TOTAL	**264**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUFFER TRACT	1.08	46,873	11.2%
LAKE MAINTANENCE EASEMENT	1.06	46,031	11.0%
40' WIDTH TRACT	0.41	17,916	4.3%
OTHER LANDSCAPE AREA	1.39	60,390	14.5%
SUB-TOTAL	**3.93**	**171,210**	**41.1%**
IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
BUILDING COVERAGE	2.27	98,886	23.7%
VEHICULAR USE AREA	1.27	55,319	13.3%
PAVED DRIVEWAYS	0.79	34,213	8.2%
PATIOS	0.38	16,416	3.9%
SIDEWALKS, CONCRETE PADS	0.26	11,529	2.8%
WATER SURFACE	0.68	29,471	7.1%
SUB-TOTAL	**5.64**	**245,834**	**58.9%**
TOTAL	**9.574**	**417,043**	**100.0%**

LEGAL DESCRIPTION

LEGAL DESCRIPTION SOURCE (ORB 4723, PG. 2287):

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 9.574 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN BLOCKS 2 AND 3, REGINA PALMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 82 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00°12'07" EAST ALONG THE EAST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF REGINA DRIVE (A 60.00 FOOT RIGHT-OF-WAY) , A DISTANCE OF 611.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POINSETTIA AVENUE (A 40.00 FOOT RIGHT-OF-WAY)(AS LAID OUT AND IN SUE); THENCE SOUTH 89°37'53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 650.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCKS 2 AND 3, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (A 60.00 FOOT CANAL RIGHT-OF-WAY); THENCE NORTH 00°12'07" WEST ALONG THE WEST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 616.15 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 2, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEATHERBEE BOULEVARD (A 90.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.163 ACRES, MORE OR LESS.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-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

TREASURE TOWNHOMES

Fort Pierce, Florida

A-1

DESIGNED ACE, LAH
DRAWN ACE, LAH
APPROVED DTS
JOB NUMBER 24-0303
DATE 06-24-24
REVISIONS

SHEET 1 OF 2

© COTLEUR & HEARING INC.
These drawings are the property of the architect and are not to be used in any form on any other project without the written consent or privilege with the architect. Unauthorized use of any infringement to the architect.

APPENDIX B

ST. LUCIE COUNTY 2024 LEVEL OF SERVICE REPORT
&
FDOT 2023 QUALITY LEVEL OF SERVICE

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
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

B-1

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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
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,751	2023	600	520	D	0.87	454	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,751	2023	750	520	D	0.69	454	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,522	2023	750	345	C	0.46	343	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,722	2022	1,540	272	C	0.18	333	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,722	2022	1,710	272	C	0.16	333	C	0.19
TIFFANY AVE	US 1 to HILLMOOR DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,145	2021	2,100	201	C	0.10	195	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	5,500	2024	630	308	C	0.49	287	C	0.46
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,144	2021	630	339	C	0.54	277	C	0.44
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,800	2021	1,710	816	D	0.48	791	D	0.46
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	43,500	2024	3,170	2,047	C	0.65	2,040	C	0.64
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,851	2022	790	580	D	0.73	524	D	0.66
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,900	2024	790	569	D	0.72	518	D	0.66
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,900	2024	790	569	D	0.72	518	D	0.66
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,903	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,658	2023							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,517	2023							
US 1	MARTIN C.L. to LENNARD RD	945071	48,145	2023							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,145	2023							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,953	2023							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,953	2023							
US 1	TIFFANY AVE to WALTON RD	945070	33,953	2023							
US 1	WALTON RD to VILLAGE GREEN DR	945150	47,030	2023							
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	46,803	2023							
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	46,803	2023							
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,400	2023							
US 1	RIO MAR DR to KITTERMAN RD	940266	32,710	2023							
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	32,710	2023							
US 1	S OF SAEGER AVE to EASY ST	940266	32,710	2023							
US 1	EASY ST to MIDWAY RD	945156	30,097	2023							
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,959	2023							

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	30,959	2023							
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	30,959	2023							
US 1	EDWARDS RD to SAVANNAH RD	945002	28,117	2023							
US 1	GARDENIA AVE to VIRGINIA AVE	945002	28,117	2023							
US 1	SAVANNAH RD to GARDENIA AVE	945002	28,117	2023							
US 1	VIRGINIA AVE to OHIO AVE	945003	26,002	2023							
US 1	OHIO AVE to GEORGIA AVE	945003	26,002	2023							
US 1	GEORGIA AVE to DELAWARE AVE	945008	27,500	2023							
US 1	DELAWARE AVE to CITRUS AVE	945014	29,114	2023							
US 1	CITRUS AVE to ORANGE AVE	940118	25,392	2023							
US 1	ORANGE AVE to AVENUE A	945014	29,114	2023							
US 1	AVENUE A to AE BACKUS AVE	945014	29,114	2023							
US 1	AE BACKUS AVE to AVENUE D	945014	29,114	2023							
US 1	AVENUE D to SR A1A SOUTH	945014	29,114	2023							
US 1	SR A1A SOUTH to AVENUE H	715	30,660	2023	2,100	1,524	C	0.73	1,521	C	0.72
US 1	AVENUE H to OLD DIXIE HWY	715	30,660	2023	2,000	1,524	C	0.76	1,521	C	0.76
US 1	OLD DIXIE HWY to AVENUE O	940123	28,240	2023							
US 1	AVENUE O to SR A1A NORTH	940123	28,240	2023							
US 1	SR A1A NORTH to JUANITA AVE	940010	20,140	2023							
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,140	2023							
US 1	ST LUCIE BLVD to 25TH ST	940009	19,911	2023							
US 1	25TH ST to INDRIO RD	940009	19,911	2023							
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	25,091	2023							
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	25,091	2023							
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	15,671	2022	2,100	763	C	0.36	741	C	0.35
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,900	2024	2,100	507	C	0.24	480	C	0.23
VILLAGE GREEN DR	US 1 to WALTON RD	716	17,000	2024	2,100	1,060	C	0.50	1,146	C	0.55
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,612	2022	920	302	C	0.33	255	C	0.28
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	26,500	2024	2,650	1,226	C	0.46	1,309	D	0.49
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	734	8,800	2024	1,710	590	C	0.35	609	C	0.36
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	27,500	2024	1,710	1,482	D	0.87	1,462	D	0.85
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	17,629	2023	1,710	935	D	0.55	987	D	0.58

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2024

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,450	2023							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,526	2023							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,526	2023							
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,782	2023							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,667	2023							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,667	2023							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,380	2023							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,402	2023							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,402	2023							
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,000	2024	1,710	581	C	0.34	589	C	0.34
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,500	2024	1,710	957	D	0.56	1,057	D	0.62
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,000	2024	880	747	C	0.85	757	C	0.86
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,014	2022	630	386	C	0.61	366	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,164	2023	750	198	C	0.26	180	C	0.24
WEATHERBEE RD	US 1 to MIDWAY RD	158	5,987	2023	750	379	D	0.51	379	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,219	2023	1,470	457	C	0.31	419	C	0.29
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,645	2023	920	784	C	0.85	884	D	0.96
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,076	2022	920	477	C	0.52	522	C	0.57

B-4

Countywide Performance

Weighted V/C = **64.29**

% VMT below Standard = **77.98%**

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TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

BARON
MIDWAY & US 1
ITE 11TH EDITION TRIP GENERATION RATES

DAILY TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=17.96(X/100)	50%	50%	57	57	115
Office	712	1,400	S.F.	T=14.39(X/1000)	50%	50%	10	10	20
						TOTAL	**67**	**67**	**135**

A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.04(X/100)	58%	42%	8	5	13
Office	712	1,400	S.F.	T=2.61(X/1000)	60%	40%	2	1	4
						TOTAL	**10**	**7**	**17**

P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.07(X/100)	48%	52%	6	7	13
Office	712	1,400	S.F.	T=3.15(X/1000)	42%	58%	2	3	4
						TOTAL	**8**	**9**	**18**

SATURDAY PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.67(X/100)	56%	44%	10	7	17

SATURDAY PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse	151	638	Storage Units	T=2.10(X/100)	45%	55%	6	7	13

Internal Capture:
This project contains no internal capture

Pass-by Trip Capture:
This project contains no internal capture

BARON MIDWAY & US1

TRIP DISTRIBUTION MAP

ST. LUCIE COUNTY FLORIDA

21-497

1 OF 1

10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455

Historical Growth Rate Calculation (5 Year)

Segment	From	To	2018 AADT	2023 AADT	5 Year Historical Growth Rate
Weatherbee Road	US Highway 1	Midway Road	5,800	6,100	1.01%
		Total	5,800	6,100	1.01%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	6100 R	E 3000	W 3100	9.00	52.30	7.10
2022	5900 T	E 2900	W 3000	9.00	52.30	5.00
2021	5900 S	E 2900	W 3000	9.00	51.80	7.20
2020	5900 F	E 2900	W 3000	9.00	52.60	31.50
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX D

INTERSECTION ANALYSIS

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00051 - US1 @ Weatherbee Rd. - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Ø in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	24	0	24	0	24	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	60	15	25	15	60	15	25	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0	4.7	4.7	4.0	4.0	4.7	4.7	4.0	4.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

WEEK	DATES	SF	MOCF: 0.92 PSCF
1	01/01/2021 - 01/02/2021	1.00	1.09
2	01/03/2021 - 01/09/2021	1.01	1.10
3	01/10/2021 - 01/16/2021	1.01	1.10
4	01/17/2021 - 01/23/2021	0.99	1.08
5	01/24/2021 - 01/30/2021	0.98	1.07
6	01/31/2021 - 02/06/2021	0.97	1.05
* 7	02/07/2021 - 02/13/2021	0.95	1.03
* 8	02/14/2021 - 02/20/2021	0.94	1.02
* 9	02/21/2021 - 02/27/2021	0.93	1.01
*10	02/28/2021 - 03/06/2021	0.91	0.99
*11	03/07/2021 - 03/13/2021	0.90	0.98
*12	03/14/2021 - 03/20/2021	0.88	0.96
*13	03/21/2021 - 03/27/2021	0.89	0.97
*14	03/28/2021 - 04/03/2021	0.90	0.98
*15	04/04/2021 - 04/10/2021	0.91	0.99
*16	04/11/2021 - 04/17/2021	0.92	1.00
*17	04/18/2021 - 04/24/2021	0.93	1.01
*18	04/25/2021 - 05/01/2021	0.94	1.02
*19	05/02/2021 - 05/08/2021	0.95	1.03
20	05/09/2021 - 05/15/2021	0.96	1.04
21	05/16/2021 - 05/22/2021	0.98	1.07
22	05/23/2021 - 05/29/2021	0.99	1.08
23	05/30/2021 - 06/05/2021	1.00	1.09
24	06/06/2021 - 06/12/2021	1.01	1.10
25	06/13/2021 - 06/19/2021	1.02	1.11
26	06/20/2021 - 06/26/2021	1.03	1.12
27	06/27/2021 - 07/03/2021	1.03	1.12
28	07/04/2021 - 07/10/2021	1.04	1.13
29	07/11/2021 - 07/17/2021	1.04	1.13
30	07/18/2021 - 07/24/2021	1.06	1.15
31	07/25/2021 - 07/31/2021	1.07	1.16
32	08/01/2021 - 08/07/2021	1.08	1.17
33	08/08/2021 - 08/14/2021	1.09	1.18
34	08/15/2021 - 08/21/2021	1.11	1.21
35	08/22/2021 - 08/28/2021	1.10	1.20
36	08/29/2021 - 09/04/2021	1.10	1.20
37	09/05/2021 - 09/11/2021	1.09	1.18
38	09/12/2021 - 09/18/2021	1.09	1.18
39	09/19/2021 - 09/25/2021	1.08	1.17
40	09/26/2021 - 10/02/2021	1.08	1.17
41	10/03/2021 - 10/09/2021	1.07	1.16
42	10/10/2021 - 10/16/2021	1.06	1.15
43	10/17/2021 - 10/23/2021	1.06	1.15
44	10/24/2021 - 10/30/2021	1.06	1.15
45	10/31/2021 - 11/06/2021	1.06	1.15
46	11/07/2021 - 11/13/2021	1.06	1.15
47	11/14/2021 - 11/20/2021	1.06	1.15
48	11/21/2021 - 11/27/2021	1.05	1.14
49	11/28/2021 - 12/04/2021	1.03	1.12
50	12/05/2021 - 12/11/2021	1.02	1.11
51	12/12/2021 - 12/18/2021	1.00	1.09
52	12/19/2021 - 12/25/2021	1.01	1.10
53	12/26/2021 - 12/31/2021	1.01	1.10

* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 4_9400_PKSEASON.TXT

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.03
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.01	1.04
4	01/17/2021 - 01/23/2021	1.00	1.03
5	01/24/2021 - 01/30/2021	1.00	1.03
6	01/31/2021 - 02/06/2021	0.99	1.02
7	02/07/2021 - 02/13/2021	0.99	1.02
* 8	02/14/2021 - 02/20/2021	0.98	1.01
* 9	02/21/2021 - 02/27/2021	0.97	1.00
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.96	0.99
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.97	1.00
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	0.99	1.02
21	05/16/2021 - 05/22/2021	0.99	1.02
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.00	1.03
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.03	1.06
29	07/11/2021 - 07/17/2021	1.03	1.06
30	07/18/2021 - 07/24/2021	1.03	1.06
31	07/25/2021 - 07/31/2021	1.04	1.07
32	08/01/2021 - 08/07/2021	1.04	1.07
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.04	1.07
40	09/26/2021 - 10/02/2021	1.03	1.06
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	1.00	1.03
43	10/17/2021 - 10/23/2021	1.00	1.03
44	10/24/2021 - 10/30/2021	1.01	1.04
45	10/31/2021 - 11/06/2021	1.01	1.04
46	11/07/2021 - 11/13/2021	1.02	1.05
47	11/14/2021 - 11/20/2021	1.02	1.05
48	11/21/2021 - 11/27/2021	1.02	1.05
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.00	1.03
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.01	1.04

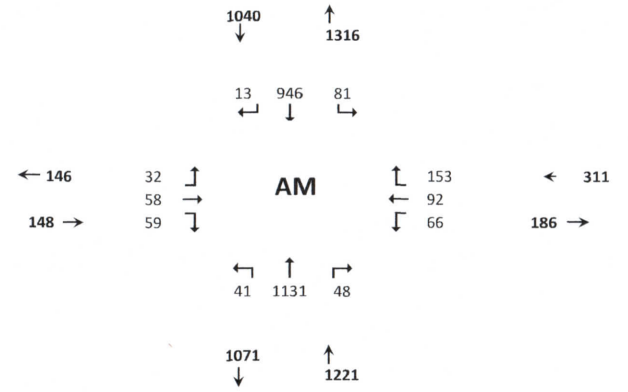
* PEAK SEASON

08-MAR-2022 12:36:27 830UPD 4_9401_PKSEASON.TXT

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET:** Weatherbee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR:** 2021

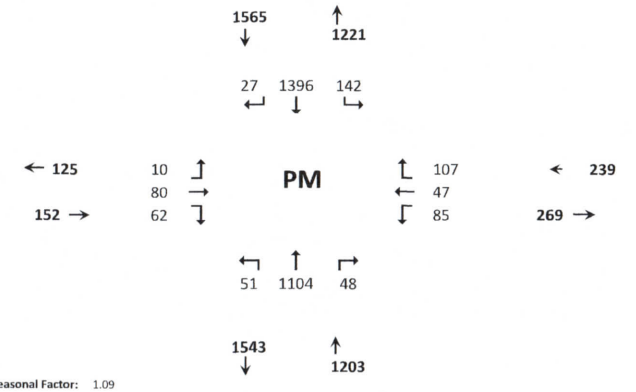
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
In/Out	-	-			-	-	-		-				-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	41	1131	48	81	946	13	32	58	59	66	92	153	2720	



Seasonal Factor: 1.09
Trips In
Trips Out
Growth Rate: 1
Years Grown: 1
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
In/Out	-	-	0	0	-	-	-	0	-	0	0	0	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	

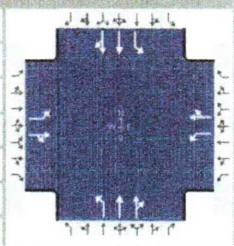


Seasonal Factor: 1.09
Growth Rate: 1
Trips In:
Trips Out:
Years Grown: 1
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

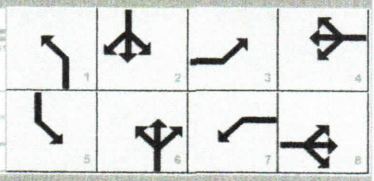
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 25, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - Existing - AM - 11.25.22....		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	32	58	59	66	92	153	41	1131	48	81	946	13

Signal Information			
Cycle, s	87.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	1.5		35.2	4.0	1.8	14.4					
Yellow	4.8	0.0		4.8	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.0	20.4	11.8	22.2	11.5	42.0	13.0	43.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.4	7.9	4.8	15.6	3.2	29.9	4.4	21.9
Green Extension Time (g_e), s	0.0	0.7	0.1	0.6	0.0	5.2	0.1	5.3
Phase Call Probability	0.57	1.00	0.83	1.00	0.66	1.00	0.88	1.00
Max Out Probability	0.00	0.00	0.00	0.01	0.00	0.04	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	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	35	129		73	269		45	652	644	89	528	526
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1715		1781	1681		1781	1870	1843	1781	1870	1861
Queue Service Time (g_s), s	1.4	5.9		2.8	13.6		1.2	27.9	27.9	2.4	19.9	19.9
Cycle Queue Clearance Time (g_c), s	1.4	5.9		2.8	13.6		1.2	27.9	27.9	2.4	19.9	19.9
Green Ratio (*g/C*)	0.21	0.17		0.23	0.19		0.46	0.40	0.40	0.48	0.42	0.42
Capacity (*c*), veh/h	173	283		325	312		270	755	744	245	788	784
Volume-to-Capacity Ratio (*X*)	0.203	0.454		0.223	0.863		0.167	0.863	0.865	0.363	0.670	0.670
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	4.2		2.1	9.7		0.8	16.7	16.5	1.6	12.4	12.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	28.8	32.9		27.1	34.5		15.8	23.8	23.8	18.3	20.4	20.4
Incremental Delay (d_2), s/veh	0.2	0.4		0.1	6.2		0.1	1.4	1.4	0.3	0.4	0.4
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
Control Delay (*d*), s/veh	29.0	33.3		27.2	40.7		15.9	25.2	25.3	18.6	20.7	20.7
Level of Service (LOS)	C	C		C	D		B	C	C	B	C	C
Approach Delay, s/veh / LOS	32.4	C		37.8	D		24.9	C		20.6	C	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.29	B	2.29	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.76	A	1.05	A	1.59	B	1.43	A

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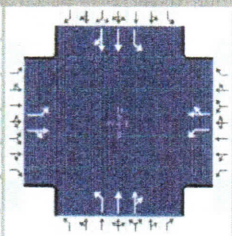
HCS Signalized Intersection Results Summary

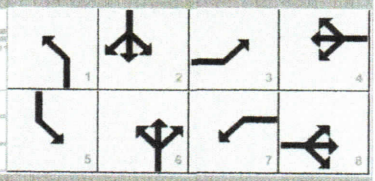
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 25, 2022	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 Weatherbee - Existing - PM - 11.25.22....		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	10	80	62	85	47	107	51	1104	48	142	1396	27

Signal Information			
Cycle, s	86.7	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	1.7	38.3	1.6	4.6	9.8	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	7.6	15.8	12.2	20.4	11.9	45.1	13.6	46.8
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.4	9.3	5.7	9.8	3.3	25.5	5.8	33.4
Green Extension Time (g_e), s	0.0	0.5	0.1	0.5	0.0	6.8	0.1	6.6
Phase Call Probability	0.22	1.00	0.88	1.00	0.73	1.00	0.97	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.13

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	11	149		89	162		54	611	602	149	751	747
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1734		1781	1662		1781	1870	1843	1781	1870	1858
Queue Service Time (g_s), s	0.4	7.3		3.7	7.8		1.3	23.5	23.5	3.8	31.3	31.4
Cycle Queue Clearance Time (g_c), s	0.4	7.3		3.7	7.8		1.3	23.5	23.5	3.8	31.3	31.4
Green Ratio (*g/C*)	0.13	0.11		0.19	0.17		0.50	0.44	0.44	0.52	0.46	0.46
Capacity (*c*), veh/h	180	196		247	276		215	827	815	302	864	858
Volume-to-Capacity Ratio (*X*)	0.058	0.763		0.363	0.587		0.250	0.738	0.739	0.495	0.869	0.871
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.3	5.5		2.7	5.5		0.9	14.0	13.9	2.4	18.3	18.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.1	37.4		30.2	33.4		18.0	20.0	20.1	15.6	21.0	21.0
Incremental Delay (d_2), s/veh	0.0	2.3		0.3	0.7		0.2	0.5	0.5	0.5	3.0	3.1
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
Control Delay (*d*), s/veh	33.2	39.7		30.6	34.2		18.2	20.5	20.6	16.0	24.0	24.1
Level of Service (LOS)	C	D		C	C		B	C	C	B	C	C
Approach Delay, s/veh / LOS	39.3	D		32.9	C		20.4	C		23.3	C	
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.29	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.75	A	0.90	A	1.53	B	1.85	B

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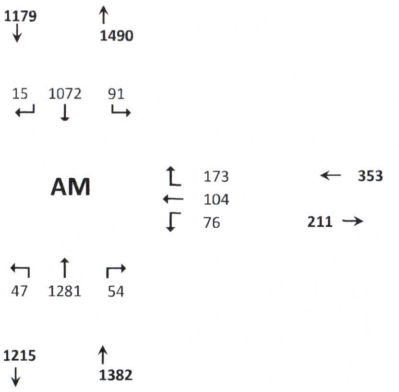
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET:** Weatherbee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR:** 2026

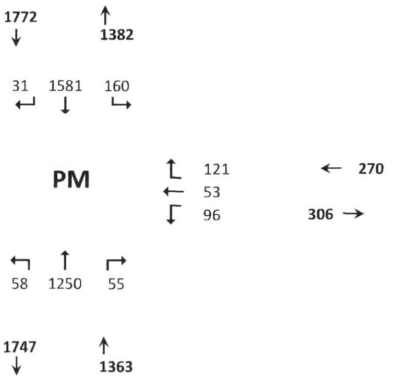
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	47	1280	54	91	1070	15	36	65	67	75	104	173	3077	
In/Out	-	-			-	-	-		-				-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Baron Midway		1			2					1				
Total	47	1281	54	91	1072	15	36	65	67	76	104	173	3081	



Seasonal Factor: 1.09
Trips In
Trips Out
Growth Rate: 1.025
Years Grown: 5
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	58	1249	54	160	1580	31	11	90	70	96	53	121	3574	
In/Out	-	-	0	0	-	-	-	0	-	0	0	0	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Baron Midway		1	1		1									
Total	58	1250	55	160	1581	31	11	90	70	96	53	121	3577	

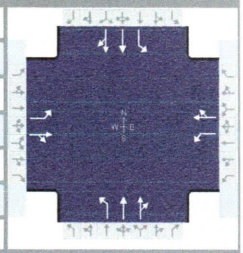


Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In:
Trips Out:
Years Grown: 5
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

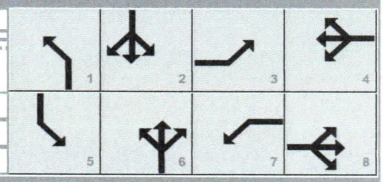
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - Without Project.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	65	67	76	104	173	47	1281	54	91	1072	15

Signal Information			
Cycle, s	104.1	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	5.4	1.2	46.1	4.8	1.6	19.3	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.8	25.3	12.4	26.9	12.2	52.9	13.4	54.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.8	9.8	5.9	20.4	3.6	40.0	5.1	28.8
Green Extension Time (g_e), s	0.0	0.8	0.1	0.4	0.1	6.0	0.1	6.5
Phase Call Probability	0.68	1.00	0.91	1.00	0.78	1.00	0.94	1.00
Max Out Probability	0.00	0.00	0.00	0.39	0.00	0.21	0.00	0.07

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	145		84	304		52	737	730	100	599	596
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1714		1781	1681		1781	1870	1843	1781	1870	1861
Queue Service Time (g_s), s	1.8	7.8		3.9	18.4		1.6	37.8	38.0	3.1	26.8	26.8
Cycle Queue Clearance Time (g_c), s	1.8	7.8		3.9	18.4		1.6	37.8	38.0	3.1	26.8	26.8
Green Ratio (*g/C*)	0.23	0.19		0.25	0.20		0.50	0.44	0.44	0.51	0.45	0.45
Capacity (*c*), veh/h	157	319		317	338		246	830	818	211	851	847
Volume-to-Capacity Ratio (*X*)	0.252	0.455		0.263	0.899		0.210	0.889	0.892	0.474	0.704	0.704
Back of Queue (*Q*), ft/ln (95 th percentile)	35	146		74	354		27	597	594	53	417	409
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	5.8		2.9	13.9		1.1	23.5	23.4	2.1	16.4	16.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.2	37.7		31.3	40.6		17.7	26.6	26.7	22.5	22.8	22.8
Incremental Delay (d_2), s/veh	0.3	0.4		0.2	18.5		0.2	6.5	6.8	0.6	0.9	0.9
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
Control Delay (*d*), s/veh	33.5	38.1		31.5	59.1		17.9	33.1	33.5	23.1	23.7	23.7
Level of Service (LOS)	C	D		C	E		B	C	C	C	C	C
Approach Delay, s/veh / LOS	37.1	D		53.2	D		32.8	C		23.7	C	
Intersection Delay, s/veh / LOS	31.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.79	A	1.13	A	1.74	B	1.56	B

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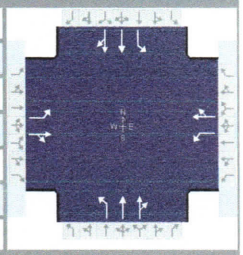
HCS Signalized Intersection Results Summary

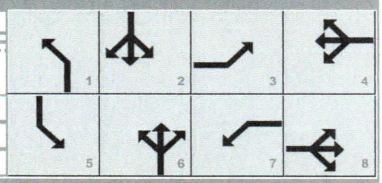
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - WithOUT Project....		
Project Description	Future without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	90	70	96	53	121	58	1250	55	160	1581	31

Signal Information			
Cycle, s	101.5	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	5.8	1.2		50.1	2.0	4.7		12.2				
Yellow	4.8	0.0		4.8	4.0	0.0		4.0				
Red	2.0	0.0		2.0	2.0	0.0		2.0				



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	18.2	12.6	22.9	12.6	56.9	13.7	58.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.6	11.6	6.9	12.5	3.6	32.3	6.6	44.2
Green Extension Time (g_e), s	0.0	0.6	0.1	0.5	0.1	8.3	0.2	7.0
Phase Call Probability	0.28	1.00	0.94	1.00	0.82	1.00	0.99	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.44

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	12	168		101	183		61	691	683	168	850	847
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1734		1781	1662		1781	1870	1842	1781	1870	1857
Queue Service Time (g_s), s	0.6	9.6		4.9	10.5		1.6	30.2	30.3	4.6	41.9	42.2
Cycle Queue Clearance Time (g_c), s	0.6	9.6		4.9	10.5		1.6	30.2	30.3	4.6	41.9	42.2
Green Ratio (*g/C*)	0.14	0.12		0.19	0.17		0.55	0.49	0.49	0.56	0.51	0.51
Capacity (*c*), veh/h	158	209		219	277		192	924	910	270	945	939
Volume-to-Capacity Ratio (*X*)	0.073	0.806		0.461	0.661		0.317	0.748	0.750	0.623	0.899	0.902
Back of Queue (*Q*), ft/ln (95 th percentile)	11	188		96	192		30	456	452	78	645	637
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	7.4		3.8	7.5		1.2	17.9	17.8	3.0	25.4	25.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	38.1	43.5		35.7	39.7		21.8	20.7	20.7	18.6	22.8	22.9
Incremental Delay (d_2), s/veh	0.1	2.8		0.6	1.0		0.3	1.8	1.8	0.9	8.3	8.6
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
Control Delay (*d*), s/veh	38.2	46.3		36.2	40.7		22.2	22.4	22.5	19.4	31.1	31.5
Level of Service (LOS)	D	D		D	D		C	C	C	B	C	C
Approach Delay, s/veh / LOS	45.8	D		39.1	D		22.5	C		30.2	C	
Intersection Delay, s/veh / LOS	28.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.78	A	0.96	A	1.67	B	2.03	B

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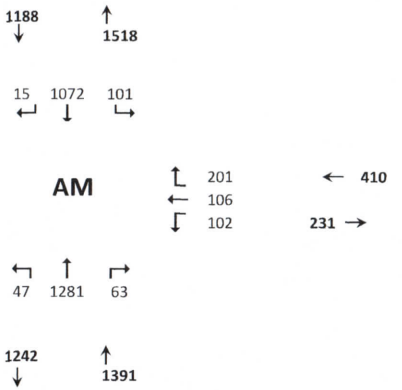
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: US-1 **E/W STREET**: Weatherbee Rd **CONTROL**: Signalized
FILENAME:
COUNT DATE: 6/29/2021 **DAY**: Tuesday **CITY**: Ft. Pierce **INTERSECTION**: US-1 and Weatherbee Rd
REPORT DATE: 6/30/2021 **ANALYSIS YEAR**: 2026

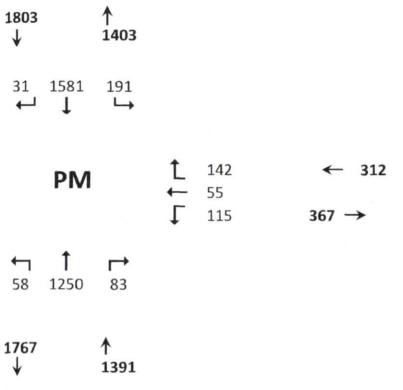
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	6	162	13	10	174	3	3	12	8	14	6	32	443	2349
7:15-7:30	11	245	7	23	202	2	10	9	8	17	12	32	578	2466
7:30-7:45	9	302	14	23	208	2	8	14	9	15	11	30	645	2495
7:45-8:00	10	301	11	15	224	3	5	11	8	15	26	54	683	2405
8:00-8:15	11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8:15-8:30	8	231	12	17	228	5	9	13	18	16	19	31	607	
8:30-8:45	14	208	9	15	230	7	3	7	4	16	14	28	555	
8:45-9:00	6	224	14	13	251	3	6	10	11	7	6	24	575	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	38	1038	44	74	868	12	29	53	54	61	84	140	2495	
Season Factor	41	1131	48	81	946	13	32	58	59	66	92	153	2720	
Growth	47	1280	54	91	1070	15	36	65	67	75	104	173	3077	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
PROJECT	0	0	9	10	0	0	0	1	0	26	3	29	**0**	
Baron Midway		1			2					1				
Total	47	1281	63	101	1072	15	36	66	67	102	106	201	3158	



Seasonal Factor: 1.09
Trips In 22
Trips Out 64
Growth Rate: 1.025
Years Grown: 5
PHF 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	6	265	11	20	280	5	2	12	16	13	8	17	655	2704
4:15-4:30	10	266	24	21	256	4	5	13	19	16	8	26	668	2808
4:30-4:45	14	237	13	22	293	3	3	19	13	28	13	25	683	2864
4:45-5:00	12	253	11	31	302	8	1	13	9	25	10	23	698	2898
5:00-5:15	12	248	8	38	337	9	4	24	17	19	15	28	759	2867
5:15-5:30	11	246	10	29	349	3	1	22	13	10	7	23	724	
5:30-5:45	12	266	15	32	293	5	3	14	18	24	11	24	717	
5:45-6:00	11	258	15	25	268	6	2	13	14	20	9	26	667	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
Season Factor	51	1104	48	142	1396	27	10	80	62	85	47	107	3159	
Growth	58	1249	54	160	1580	31	11	90	70	96	53	121	3574	
In/Out	-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
Percentage	0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
Project	0	0	28	31	0	0	0	3	0	19	2	21	**0**	
Baron Midway		1	1		1									
Total	58	1250	83	191	1581	31	11	93	70	115	55	142	3680	

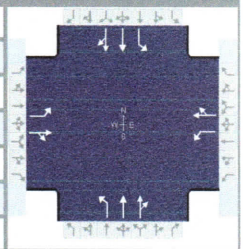


Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In: 68
Trips Out: 47
Years Grown: 5
PHF 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS Signalized Intersection Results Summary

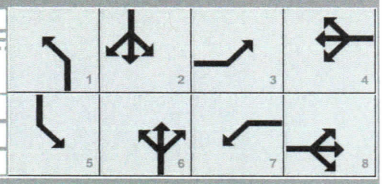
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - AM - With Project.xus		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	66	67	102	106	201	47	1281	63	101	1072	15

Signal Information			
Cycle, s	109.8	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	1.2	48.6	4.9	2.4	21.6	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.9	27.6	13.3	29.9	12.4	55.4	13.6	56.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.9	10.2	7.4	23.7	3.7	42.7	5.6	30.3
Green Extension Time (g_e), s	0.0	0.9	0.1	0.2	0.1	5.8	0.1	6.5
Phase Call Probability	0.70	1.00	0.97	1.00	0.79	1.00	0.97	1.00
Max Out Probability	0.00	0.00	0.00	1.00	0.00	0.27	0.00	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	146		112	337		52	743	734	111	599	596
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1715		1781	1673		1781	1870	1839	1781	1870	1861
Queue Service Time (g_s), s	1.9	8.2		5.4	21.7		1.7	40.4	40.7	3.6	28.3	28.3
Cycle Queue Clearance Time (g_c), s	1.9	8.2		5.4	21.7		1.7	40.4	40.7	3.6	28.3	28.3
Green Ratio (*g/C*)	0.24	0.20		0.26	0.22		0.49	0.44	0.44	0.50	0.45	0.45
Capacity (*c*), veh/h	148	337		335	365		239	828	814	201	848	844
Volume-to-Capacity Ratio (*X*)	0.268	0.434		0.335	0.924		0.216	0.897	0.901	0.552	0.706	0.706
Back of Queue (*Q*), ft/ln (95 th percentile)	37	154		104	427		29	647	645	65	444	435
Back of Queue (*Q*), veh/ln (95 th percentile)	1.5	6.1		4.1	16.8		1.2	25.5	25.4	2.5	17.5	17.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	34.5	38.8		32.2	42.1		18.8	28.3	28.4	24.2	24.1	24.1
Incremental Delay (d_2), s/veh	0.4	0.3		0.2	26.7		0.2	8.1	8.6	0.9	1.2	1.2
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
Control Delay (*d*), s/veh	34.8	39.1		32.4	68.8		19.0	36.4	37.0	25.1	25.3	25.4
Level of Service (LOS)	C	D		C	E		B	D	D	C	C	C
Approach Delay, s/veh / LOS	38.2	D		59.8	E		36.1	D		25.3	C	
Intersection Delay, s/veh / LOS	35.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.79	A	1.23	A	1.75	B	1.56	B

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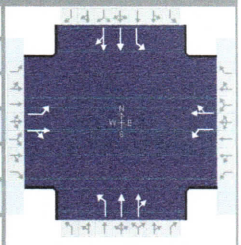
HCS Signalized Intersection Results Summary

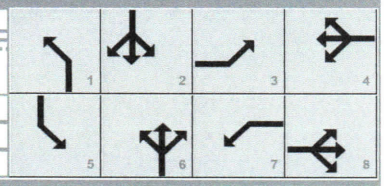
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	James Kemp	Analysis Date	Jul 12, 2024	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US-1	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Weatherbee Road	File Name	C6 - US1 & Weatherbee - PM - With Project.xus		
Project Description	Future with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	93	70	115	55	142	58	1250	83	191	1581	31

Signal Information			
Cycle, s	104.6	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	5.8	2.3	50.3	2.0	5.9	12.7	
Yellow	4.8	0.0	4.8	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	18.7	13.9	24.6	12.6	57.1	14.9	59.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.6	12.1	8.0	14.3	3.7	35.3	7.9	45.7
Green Extension Time (g_e), s	0.0	0.6	0.1	0.6	0.1	8.3	0.2	6.8
Phase Call Probability	0.29	1.00	0.97	1.00	0.83	1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.01	0.00	0.00	0.26	0.01	0.49

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	12	172		121	207		61	708	695	201	850	847
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1736		1781	1656		1781	1870	1829	1781	1870	1857
Queue Service Time (g_s), s	0.6	10.1		6.0	12.3		1.7	33.1	33.3	5.9	43.4	43.7
Cycle Queue Clearance Time (g_c), s	0.6	10.1		6.0	12.3		1.7	33.1	33.3	5.9	43.4	43.7
Green Ratio (*g/C*)	0.14	0.12		0.22	0.18		0.54	0.48	0.48	0.56	0.50	0.50
Capacity (*c*), veh/h	152	212		234	295		187	900	880	269	940	934
Volume-to-Capacity Ratio (*X*)	0.076	0.811		0.517	0.704		0.326	0.787	0.790	0.748	0.904	0.907
Back of Queue (*Q*), ft/ln (95 th percentile)	12	198		116	220		30	506	501	104	678	669
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	7.8		4.6	8.6		1.2	19.9	19.7	4.1	26.7	26.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.2	44.8		35.4	40.5		22.7	22.7	22.8	21.0	23.7	23.8
Incremental Delay (d_2), s/veh	0.1	2.8		0.7	1.8		0.4	2.7	2.9	2.3	9.2	9.6
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
Control Delay (*d*), s/veh	39.3	47.7		36.0	42.3		23.0	25.4	25.6	23.3	32.9	33.4
Level of Service (LOS)	D	D		D	D		C	C	C	C	C	C
Approach Delay, s/veh / LOS	47.1	D		40.0	D		25.4	C		32.1	C	
Intersection Delay, s/veh / LOS	31.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.79	A	1.03	A	1.70	B	2.05	B

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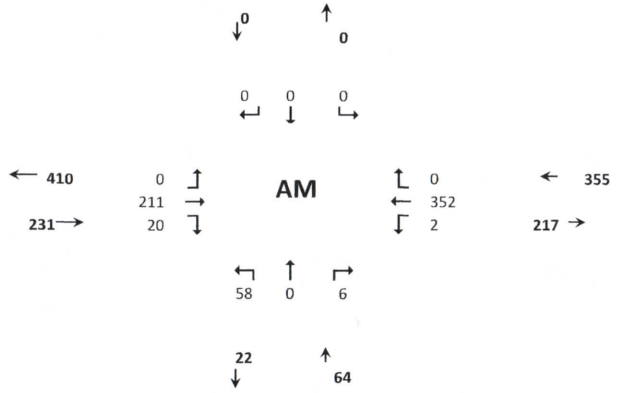
APPENDIX E

DRIVEWAY ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

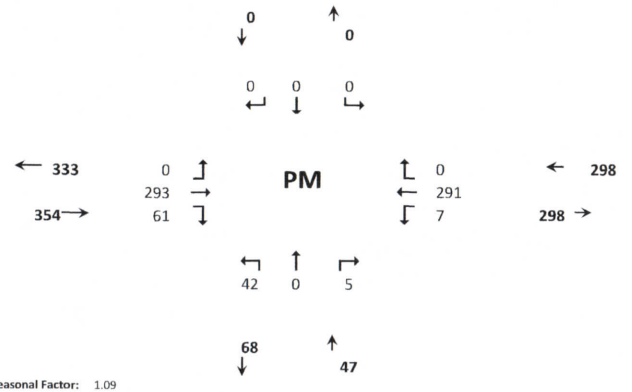
N/S STREET: Project Driveway
E/W STREET: Weatherbee Road
CONTROL: TWSC
FILENAME:
COUNT DATE: 6/29/2021
DAY: Tuesday
CITY: Fort Pierce
INTERSECTION:
REPORT DATE: 7/12/2024
ANALYSIS YEAR: 2026

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								35			52		87	424
7:15-7:30								39			59		98	446
7:30-7:45								51			56		107	456
7:45-8:00								37			95		132	438
8:00-8:15								41			68		109	380
8:15-8:30								42			66		108	
8:30-8:45								31			58		89	
8:45-9:00								37			37		74	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	0	0	0	0	0	0	0	171	0	0	285	0	456	
Season Factor	0	0	0	0	0	0	0	186	0	0	311	0	497	
Growth	0	0	0	0	0	0	0	211	0	0	351	0	562	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
PROJECT	58	0	6	0	0	0	0	0	20	2	0	0	**86**	
Baron Midway											1			
Total	58	0	6	0	0	0	0	211	20	2	352	0	649	



Seasonal Factor: 1.09
Trips In: 22
Trips Out: 64
Growth Rate: 1.025
Years Grown: 5
PHF: 0.86

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								43			38		81	422
4:15-4:30								58			50		108	473
4:30-4:45								54			66		120	472
4:45-5:00								55			58		113	471
5:00-5:15								70			62		132	460
5:15-5:30								61			46		107	
5:30-5:45								61			58		119	
5:45-6:00								53			49		102	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	0	0	0	0	0	0	237	0	0	236	0	473	
Season Factor	0	0	0	0	0	0	0	258	0	0	257	0	516	
Growth	0	0	0	0	0	0	0	292	0	0	291	0	583	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
Project	42	0	5	0	0	0	0	0	61	7	0	0	**115**	
Baron Midway								1						
Total	42	0	5	0	0	0	0	293	61	7	291	0	699	



Seasonal Factor: 1.09
Growth Rate: 1.025
Trips In: 68
Trips Out: 47
Years Grown: 5
PHF: 0.90

E-1

HCS Two-Way Stop-Control Report

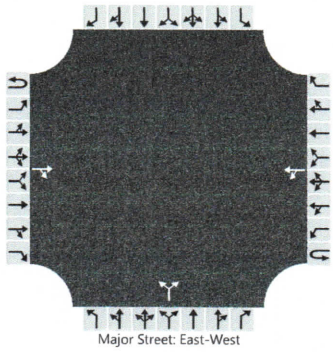
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	7/12/2024
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			211	20		2	352			58		6				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2					74					
Capacity, c (veh/h)						1289					438					
v/c Ratio						0.00					0.17					
95% Queue Length, Q_{95} (veh)						0.0					0.6					
95% Queue Length, Q_{95} (ft)						0.0					15.4					
Control Delay (s/veh)						7.8	0.0				14.9					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.1				14.9							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

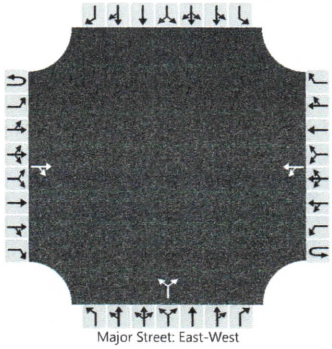
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	7/12/2024
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



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	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			293	61		7	291			42		5				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8					52					
Capacity, c (veh/h)						1160					420					
v/c Ratio						0.01					0.12					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
95% Queue Length, Q_{95} (ft)						0.0					10.2					
Control Delay (s/veh)						8.1	0.1				14.8					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.3				14.8							
Approach LOS					A				B							

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 8/15/24
Property Address: Site Plan - 4601 Regina Drive - Parcel ID: 3403-50-0025-000-5

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

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

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

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

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

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

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 8/2/24

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Engineering Manager

RE : Site Plan & Design Review – Treasure Townhomes, LLC – 4601 Regina Drive – PZSITE2024-00001

DATE : August 14, 2024

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2024:

- [x] Site Plan Application
- [ ] 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] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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

ENGINEERING COMMENTS:

1. The submitted Boundary Survey was not signed and sealed. A signed and sealed survey shall be submitted in accordance with the City of Fort Pierce Code of Ordinance Section 119(2)(a)(7).
2. The site plan shall be revised to have dumpster locations in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).
3. Provide sidewalks on both sides of the development's interior roadways.
4. Is the development to be platted or remain under one ownership? If platting is proposed please update the site plan to reflect the proposed lot/tract boundaries.
5. The site plan shall be updated with the note "All construction shall comply with the City of Fort Pierce Code of Ordinance Sections 107, 119 and 125."
6. The site plan shall be updated with the size of the lake on the plan.
7. The site proposes a total of 36 visitor parking stalls (35 regular and 1 handicapped). Please revise the plan to indicate two (2) of the stalls as being ADA accessible in accordance with the Americans with Disabilities Act.
8. Indicate the proposed driveway widths servicing the townhome units.
9. The site plan shall be updated with a stop sign that shall be placed at the outbound driveway entrance within the property boundary.
10. Drive aisles shall be updated to 26-feet when abutting parking stalls in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(5)(b)(1).
11. Parking stall shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).

ADVISORY COMMENTS:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.

TST/VB/vb

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

Technical Review Committee meeting

August 15, 2024

Case #: No Case # provided

Planner: City of Ft. Pierce Planning Department.

Site Plan

4601 Regina Dr., Ft. Pierce (Treasure Townhomes)

Comments:

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		114
Average number of people per household	x	2.5
total proposed population increase		285
	/1000	0.285
	x	2.9
Additional Officers Necessary		0.83

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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.

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

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: #

Site Plan - 4601 Regina Drive - Parcel ID: 3403-50-0025-000-5

Comments

W/WW Engineering: Concept approved.

To connect 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 permit 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_Respon sibilities (1).pdf

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

Gas: Approved. Natural gas is available.

FPUAnet Fiber: FPUAnet approves.

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: 4601 Regina Drive – Site Plan Townhomes

REVIEW DATE: 8/13/2024

PLANNER: KERY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

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

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

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

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. **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.)**

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

9. **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.)***

10. **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)**

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

12. **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)**

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

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

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

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

The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)

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

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

17. **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).**

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

August 13, 2024

PROJECT: **4601 Regina Drive**

REF: Parcel ID: 3403-50-0025-000-5

TO: Kerry C. Driver

FROM: Grant Chambers

Corrections:

1. A 5 FT sidewalk is required along Poinsettia Avenue.
2. A traffic analysis review by the County's third party consultant is required at the cost of the applicant. Please written acknowledgement to this comment and authorization to proceed.
3. Please confirm that gated access is not being requested.

Conditions:

4. A Site Development Permit is required prior to performing site improvement activities.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Project#: PZSITE2024-00001 Treasure Townhomes – Major Site Plan
Parcel IDs: **3403-501-0025-000-5 (4601 Regina Dr.)**
Technical Review Committee Comments for August 15, 2024 TRC Meeting

City of Fort Pierce Planning Department

Resubmittal of Site Plan is required to reflect the following:

a) The acreage should reflect correct size of 9. Updated legal description/certified survey should reflect the acreage
b) The Capacity Analysis West has it listed as single-family when it should reflect Mobile Home Park
c) Architecture design should reflect more innovative and building and elevation renderings with innovative design features. Landscape renderings should be included. Please refer to Innovative Design code Sec. 125-243
d) Site Plan should reflect the following:
    a. dumpster location with coverage,
    b. amenities center,
    c. mail kiosk,
    d. water (lake) feature
    e. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property,
    f. Building height
e) Clarify if site plan buffer is a ditch or actual landscape buffer
f) Provide Design Review narrative
g) Sidewalk required along the property line of Regina Dr.
h) Environmental Survey is needed
i) Please adhere to Sec. 127-37 General Landscaping requirements:

1. Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
   a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
   b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

Fort Pierce Engineering Department

Do Not Recommend: Site Plan Approval

1. The submitted Boundary Survey was not signed and sealed. A signed and sealed survey shall be submitted in accordance with the City of Fort Pierce Code of Ordinance Section 119(2)(a)(7).
2. The site plan shall be revised to have dumpster locations in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).
3. Provide sidewalks on both sides of the development's interior roadways
4. Is the development to be platted or remain under one ownership? If platting is proposed, please update the site plan to reflect the proposed lot/tract boundaries.
5. The site plan shall be updated with the note "All construction shall comply with the City of Fort Pierce Code of Ordinance Sections 107, 119 and 125."
6. The site plan shall be updated with the size of the lake on the plan.
7. The site proposes a total of 36 visitor parking stalls (35 regular and 1 handicapped). Please revise the plan to indicate two (2) of the stalls as being ADA accessible in accordance with the Americans with Disabilities Act.
8. Indicate the proposed driveway widths servicing the townhome units.
9. The site plan shall be updated with a stop sign that shall be placed at the outbound driveway entrance within the property boundary.
10. Drive aisles shall be updated to 26-feet when abutting parking stalls in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(5)(b)(1).
11. Parking stall shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).

Advisory Comments:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
    a. Accessible route
    b. Handicapped parking spaces
    c. Means of egress
7. Final plat and approved parcel ID's required to submit of DPCR and building permit review.
8. Shall meet the Fire Prevention Code:
    a. Sprinkler system is required
    b. Smoke alarm system is required.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Fort Pierce Police Department

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

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Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		114
Average number of people per household	x	2.5
total proposed population increase		285
	/1000	0.285
	x	2.9
Additional Officers Necessary		0.83

St. Lucie County Planning Department

The prior Site Plan's Traffic Impact Report was evaluated, but due to changes in adjacent traffic volumes and other project approvals (i.e. Preserve at the Savannahs, etc.), review for the current project is anticipated. The City should evaluate design transition from the project's edges to adjacent homes, and roadways – further considering secondary access on Regina.

St. Lucie County PW/Engineering

Corrections:

1. A 5-ft sidewalk is required along Poinsettia Avenue
2. A traffic analysis review by the County's third-party consultant is required at the cost of the applicant. Please provide written acknowledgment to this comment and authorization to proceed
3. Please confirm that gated access is not being requested

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- W/WW Engineering: Concept Approved
  - To connect 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 permit applications (link below). For questions, please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468
- Electric Engineering: The submission is outside of the FPUA electric service area.
- Gas: Approved. Natural gas is available.
- FPUAnet Fiber: FPUAnet Approves.

St. Lucie County Fire District

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 (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

7. 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)
8. 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.)
9. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. 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.)*
11. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
13. 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)
14. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
15. 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. (NFPA 1.18.3.1)
16. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
17. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
18. 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).

Fort Pierce Solid Waste

Approved

Florida Department of Transportation

Comments maybe forthcoming.

St. Lucie County School Board

Comments maybe forthcoming.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Planner

From : Venetia Barnes, Stormwater Engineer

Thru : Tracy Telle, Engineering Manager

Re : Site Plan & Design Review – Treasure Townhomes, LLC – 4601 Regina Drive – PZSITE2024-00001

Date : December 31, 2024

This is to advise you that we have completed the review of the following documents as received by this office on November 18, 2024:

- [x] Site Plan Application
- [ ] 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

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan Approval w. conditions
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for conditions of approval comments

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

ENGINEERING CONDITIONS OF APPROVAL COMMENTS:

1. The dual directional arrow markings on the site entrance shall be removed and replaced with single directional arrow markings. Dual arrows signify two lanes, which does not meet the 24-feet requirement.
2. Site plan shall remove "50' ROW". Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.

ADVISORY COMMENTS:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
3. A permit shall be required to outfall to the North Saint Lucie River Water Control District (NSLRWCD) canal.
4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

TST/VB/vb

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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: 4601 Regina Drive – Site Plan Townhomes

REVIEW DATE: 8/13/2024

PLANNER: KERY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**~~ **Received 10/28/2024**

2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

3. ~~**Please provide an electronic revised copy of the site plan (pdf format).**~~ **Received 12/9/2024**

4. ~~**Please provide written acknowledgement of the conditions/revisions provided.**~~ **Received 10/28/2024**

5. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**~~ **Received 10/28/2024**

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

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

6. ~~**Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**~~ **Received 10/28/2024**

7. ~~**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.)**~~ **Received 10/28/2024**

8. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~ **Received 10/28/2024**

9. ~~**Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***~~ **Received 10/28/2024**

10. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**~~ **Received 10/28/2024**

11. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**~~ **Received 10/28/2024**

12. ~~**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)**~~ **Received 10/28/2024**

13. ~~**Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**~~ **Received 10/28/2024**

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

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

14. ~~**An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)**~~ **Received 10/28/2024**

15. ~~**Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**~~ **Received 10/28/2024**

16. ~~**The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**~~ **Received 10/28/2024**

17. ~~**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).**~~ **Received 10/28/2024**

GC

Grant M. Chambers<Grant.M.Chambers@stlucieco.gov>

Reply | Reply all | Forward

To: Kerry Driver

Mon 12/16/2024 2:14 PM

Cc: Kori Benton <Kori.Benton@stlucieco.gov>

City of Fort Pierce

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SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,

Thank you for forwarding the files. The only comment that has not been addressed is the sidewalk along the Poinsettia. The Site Development Permit shall be a condition.

Please note the County's email addresses have changed. My new email address is Grant.M.Chambers@stlucieco.gov

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW
Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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ST. LUCIE COUNTY FLORIDA

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Project#: PZSITE2024-00001 Treasure Townhomes – Major Site Plan
Parcel IDs: **3403-501-0025-000-5 (4601 Regina Dr.)**
Technical Review Committee Comments for August 15, 2024 TRC Meeting
Resubmittal Date: November 18, 2024
Comments Resubmittal Date: January 2, 2025

City of Fort Pierce Planning Department

Approval of Site Plan is with one (1) condition:

1. Prior to issuance of CO, the Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
    a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently dies shall be replaced by the same or greater number of living trees according to the standards established in this article.
    b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance

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

St. Lucie County Fire District

Site Plan Requires Re-submittal: ___X__
The Following Conditions/Revisions Are Necessary:

1. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Fort Pierce Engineering Department

Recommend: Site Plan Approval w. conditions

1. The dual directional arrow markings on the site entrance shall be removed and replaced with single directional arrow markings. Dural arrows signify two lanes, which does not meet the 24-feet requirement.
2. Site Plan shall remove "50' ROW". Right-of-way requirements are 60-feet. The plat shall denote the roadway width's as 50-feet in the roadway tract.

Advisory Comments:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
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4. A South Florida Water Management District (SFWMD) permit shall be required.
5. An updated Environmental Assessment shall be required.
6. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

St. Lucie County PW/Engineering

Corrections:

1. A 5-ft sidewalk is required along Poinsettia Avenue

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Planner
RE:	**Major Site Plan – PZSITE2024-00001** **3403-501-0025-000-5 (4601 Regina Dr.)**
BOARD DATE:	August 15, 2024
Resubmit Date:	February 14, 2025

Resubmittal of Site Plan at Parcel ID: 3403-5001-0025-000-5

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 3403-501-0025-000-5, 4601 Regina 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
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Planner

From : Venetia Barnes, Stormwater Engineer

Thru : Tracy Telle, Engineering Manager

Re : Site Plan & Design Review – Treasure Townhomes, LLC – 4601 Regina Drive – PZSITE2024-00001

Date : February 19, 2025

This is to advise you that we have completed the review of the following documents as received by this office on February 14, 2025:

- [x] Site Plan Application
- [ ] 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

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for advisory comments

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ADVISORY COMMENTS:

At the time of DPCR application;

1. E. Weatherbee Road and Regina Drive are Saint Lucie County (SLC) roadways. A driveway connection permit shall be approved by SLC.
2. Saint Lucie County shall advise for turn lanes and any further roadway improvements along the E. Weatherbee Road right of way.
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4. A South Florida Water Management District (SFWMD) permit shall be required.
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7. The drainage plan was reviewed conceptually and will be reviewed in depth.
8. Tree mitigation plan and associated costs shall be reviewed in depth.

TST/VB/vb

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PZSITE2024-00001

Applicant File.pdf | Resubmi...Memo.docx

GC

Grant M. Chambers<Grant.M.Chambers@stlucieco.gov>

Reply | Reply all | Forward

To: Kerry Driver

Tue 2/18/2025 10:10 AM

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Good morning,

The revised plan addresses the County's comment. The Site Development Permit shall remain as a condition and will be require prior to commencement of construction.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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ST. LUCIE COUNTY FLORIDA

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Planning Board **6. d.**

Meeting Date: 03/10/2025

Re: PZSUB2024-00005 Savannah Preserve Final Plat

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Final Plat – Savannah Preserve (Phase 1)
Parcel ID(s): 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4, 2434-121-0001-000-8

SUMMARY:

Final Plat for Phase 1 of the Savannah Preserve PD (Phase 1 includes 203 town-home lots; 98 2-family lots; community recreation tract, and areas reserved for future development (phase 2 plat area). Located at or near the East Side of S US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development. Parcel ID(s): 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4 & 2434-121-0001-000-8

RECOMMENDATION:

The Application for Final Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

ALTERNATIVES:

Recommend Denial

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee
City Engineering Department

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Final Plat- Savannah Preserve Phase 1
Boundary Survey
Deed Documents
Staff Presentation
Opinion of Probable Cost
Response to Comments
TRC Comments
CDD Ordinance
HOA Document

Form Review

Form Started By: Kev Freeman
Started On: 03/04/2025 11:03 AM
Final Approval Date: 03/04/2025

SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT SK SAVANNAH LAKES LLC HAS CAUSED THESE LANDS SHOWN HEREON AS SAVANNAH PRESERVE, PHASE I, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1.) THE ROADWAYS (TRACT RW-1, RW-2 AND RW-3) AS SHOWN HEREON ARE PRIVATE ROAD RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. FPUA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE ROAD RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH UTILITIES BY FPUA.

2.) RECREATION TRACT 1, AS SHOWN HEREON, IS DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, FOR RECREATIONAL PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT.

3.) THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

4.) THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, SAID EASEMENTS AS SHOWN HEREON ARE ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.

5.) THE OPEN SPACE TRACTS (OST-1 THROUGH OST-5), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, STORMWATER MANAGEMENT, AND PURPOSES SET FORTH BY SAID DISTRICT, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

6.) THE WATER MANAGEMENT TRACTS (WMT-1 THROUGH WMT-8) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

7.) PARCEL 1 IS RESERVED FOR SK SAVANNAH LAKES, LLC, THEIR SUCCESSORS AND/OR ASSIGNS.

8.) THE LIFT STATION EASEMENTS (LSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF FORT PIERCE UTILITIES AUTHORITY. SAID EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, A LIFT STATION AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT FORT PIERCE UTILITIES AUTHORITY WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO FORT PIERCE UTILITIES AUTHORITY FACILITIES. THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, FORT PIERCE UTILITIES AUTHORITY FACILITIES. FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

9.) THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"), ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN TRACT RW-1 AND TRANSFER SUCH IMPROVEMENTS TO ST. LUCIE COUNTY, SUBJECT TO THE COUNTY'S APPROVAL PROCESS.

10.) THE CDD IS FURTHER DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER AND RECLAIM IMPROVEMENTS WITHIN TRACT RW-1 AND L.S.E. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES IMPROVEMENTS AND TRANSFER ALL UTILITIES TO THE FORT PIERCE UTILITY AUTHORITY UPON COMPLETION, SUBJECT TO THE AUTHORITY'S APPROVAL PROCESS.

11.) THE CDD IS FURTHER DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS WITHIN ALL UTILITY EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STREET LIGHT IMPROVEMENTS AND IRRIGATION.

SIGNED THIS _____ DAY OF _____, 202_, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE _____.

SK SAVANNAH LAKES LLC

BY: _____
JAMES P. HARVEY, AUTHORIZED SIGNATOR

_____
WITNESS SIGNATURE

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

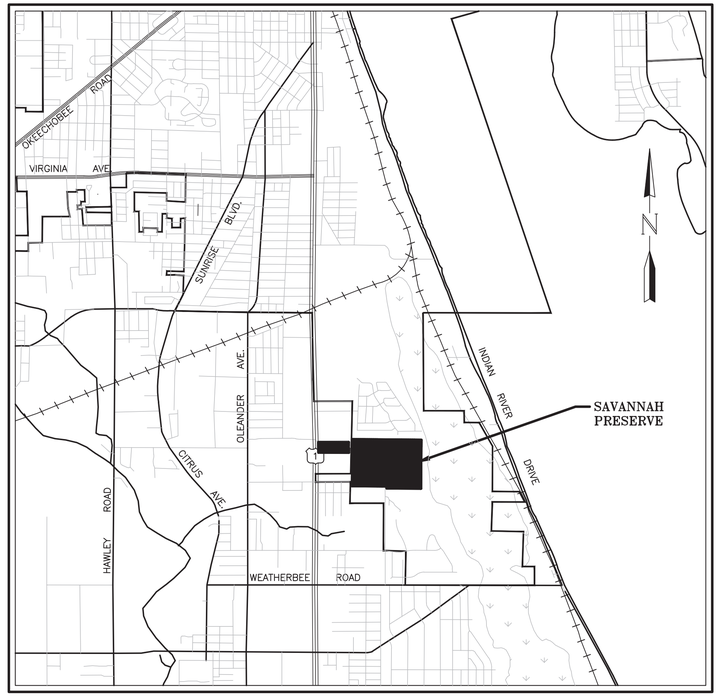
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, AS _____ OF SK SAVANNAH LAKES LLC, ON BEHALF OF THE COMPANY. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202_.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____



LOCATION MAP

NOT TO SCALE

OWNER:

SK Savannah Lakes LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

SUBDIVIDER:

SK Savannah Lakes LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 89°15'56" EAST, 130 FEET; THENCE RUN SOUTH 2°4'47" WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, 2,276.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2°4'47" WEST, 373.59 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 0°351 43" WEST IN SECTION 34, 1,500.94 FEET; THENCE RUN SOUTH 89°271 30" EAST; 1,206.73 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE CONTINUE SOUTH 89°27'30" EAST INTO SECTION 35, 175 FEET; THENCE RUN SOUTH 0°281 WEST, 80 FEET; THENCE RUN SOUTH 89°27'30" EAST, 1,369.20 FEET TO THE WEST LINE OF THE PROPERTY OWNED BY THE CITY OF FORT PIERCE; THENCE RUN NORTH 0°40' EAST ALONG SAID CITY PROPERTY LINE, 1,580.6 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 0°40' EAST INTO SECTION 26, 364.16 FEET; THENCE RUN NORTH 89°15'56" WEST, A DISTANCE OF 2,743.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 120.686 ACRES, MORE OR LESS.

PARCEL 2:
THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. NO. 1.

PARCEL 3:
THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCELS 2 & 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PARCEL OF LAND LYING IN SECTIONS 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4579, PAGE 2834; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00°20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,383.43 FEET; THENCE NORTH 00°27'48" EAST, A DISTANCE OF 1501.33 FEET; THENCE NORTH 01°54'47" EAST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 50°23'06" WEST, A DISTANCE OF 192.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE SOUTH 02°08'50" WEST, A DISTANCE OF 249.63 FEET; THENCE SOUTH 89°50'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°27'48" WEST, A DISTANCE OF 167.42 FEET; THENCE NORTH 89°50'51" WEST, A DISTANCE OF 1,256.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,459.20 FEET, THE CHORD OF WHICH BEARS NORTH 01°00'52" WEST, 417.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.70 FEET THROUGH A CENTRAL ANGLE OF 02°05'19"; THENCE SOUTH 89°48'57" EAST, A DISTANCE OF 1,259.67 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.010 ACRES, MORE OR LESS.

CONTAINING 132.696 TOTAL ACRES, MORE OR LESS.

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATION OF THE TRACTS AND EASEMENTS SPECIFICALLY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT. THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 202_.

ATTEST: THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
PRINT NAME_____

_____
WILLIAM FIFE, CHAIRMAN
BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, CHAIRMAN OF THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202_.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\Plat\Phase 1\21-054 Savannah Preserve - Phase I (DJM EDITS).dwg Plotted: 1/28/2025 6:03 PM By: DENNIS MURPHY

SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE COMPLETED AN OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT FILE NO. 23021414; THAT BASED ON SAID REPORT FIND THE TITLE TO THE PROPERTY IS VESTED IN SK SAVANNAH LAKES LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT FILE NO. 23021414.

DATED THIS _____ DAY OF _____, 202_.

_____
NAME
TITLE
ADDRESS

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

LENNAR HOMES, LLC ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 2ND DAY OF MAY, 2022 AND RECORDED THE 3RD DAY OF MAY, 2022, IN OFFICIAL RECORDS BOOK 4818, PAGE 104, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE DESCRIBED LANDS AND TO THE DEDICATIONS REFLECTED HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

LENNAR HOMES, LLC

BY: _____
NAME: MICHAEL MEYERS
TITLE: VICE PRESIDENT

_____
WITNESS SIGNATURE

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, OF ST. LUCIE COUNTY, A POLITICAL SUBDIVISION,. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202_.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NVR, INC. ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 21ST DAY OF MARCH, 2022 AND RECORDED THE 24TH DAY OF MARCH, 2022, IN OFFICIAL RECORDS BOOK 4796, PAGE 2378, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE DESCRIBED LANDS AND TO THE DEDICATIONS REFLECTED HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

NVR, INC.

BY: _____
NAME: RYAN JONNSON
TITLE: VICE PRESIDENT

_____
WITNESS SIGNATURE

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _____, OF ST. LUCIE COUNTY, A POLITICAL SUBDIVISION,. HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 202_.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL PLAT APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 202_.

_____
LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 202_.

BY: _____
SARA HEDGES – CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, AS SET FORTH CITY ORDINANCE 22–017.
THIS _____ DAY OF _____, 202_.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
FRANK VELDHUIS DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 202_.

CLERK OF THE CIRCUIT COURT

_____
MICHELLE MILLER CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SURVEYOR

_____, 202_.

_____
THOMAS W. GRITTON, PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7347

SURVEYOR'S NOTES

1) THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR N00°16'38"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON–RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\Plat\Phase I\21-054 Savannah Preserve – Phase I (DJM EDITS).dwg Plotted: 1/28/2025 6:04 PM By: DENNIS MURPHY

SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

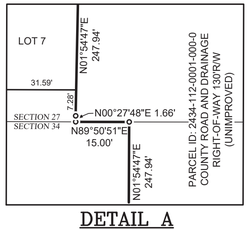
PLAT BOOK _____
PAGE _____

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

EAST QUARTER CORNER OF SECTION 28 AND WEST QUARTER CORNER OF SECTION 27
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF QUARTER CORNER
S89° 28' 26"E 2752.17'
CENTER OF SECTION
1355.48'
SET 5/8" IR&C STAMPED "C&T LB 4286"
S89°28'26"E 130.04'
FND 4" X 4" CM (NO ID)
POC
NW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST
N1°54'47"E 2276.93'
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27
1224.44'
WEST QUARTER CORNER OF SECTION 26 & EAST QUARTER CORNER OF SECTION 27
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF SECTION CORNER. CCR# APPLIED FOR
N00°26'05"E 2676.63'
N1°54'47"E 2461.20'
P.O.B.
PARCELS 2 & 3
NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4747, PAGE 1068
PARCEL ID: 2434-112-0001-000-0
ST. LUCIE COUNTY, FLORIDA
RIGHT-OF-WAY(UNIMPROVED)
ORB 160, PG 1251
POB
PARCEL 1
NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 4796, PG 2376
HIGH POINT
HIGH POINT
DICKSON ROAD 50' R/W (AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 9401-(110) 205)
SET 5/8" IR&C "PRM LB 4286"
N89°48'57"W 1256.13'
S89°27'21"E 1538.84'
SET 5/8" IR&C "PRM LB 4286"
SET 5/8" IR&C "PRM LB 4286"
R=11537.20'
Δ=002°04'39"
L=418.35'
CB=N00°58'07"W
CD=418.33'
N1°54'47"E 247.94'
S0°28'40"W 364.16'
SET 5/8" IR&C "PRM LB 4286"
N0°27'48"E 1.66'
SEE DETAIL A BELOW
SET 5/8" IR&C "PRM LB 4286"
SOUTH LINE OF SECTION 27 & NORTH LINE OF SECTION 34
SAVANNAH LAKES BLVD.
N89°50'51"W 15.00'
N0°27'48"E 168.08'
S89°50'51"E 1254.41'
SET 5/8" IR&C "PRM LB 4286"
SET 5/8" IR&C "PRM LB 4286"
SAVANNAH
S89°51'35"E 2663.95'
SECTION CORNER FOUND BOAT SPIKE IN CUTOUT (NO ID) CCR# APPLIED FOR.
SOUTH QUARTER CORNER OF SECTION 27 AND THE NORTH QUARTER CORNER OF SECTION 34
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF QUARTER CORNER
NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST FOUND LIGHTER WOOD POST WITH NAIL IN CENTER UNNUMBERED
WIND JAMMER WAY
BREEZY PALM WAY
SAVANNAH LAKES BLVD.
N0°27'48"E 1501.33'
790.59'
S0°28'40"W 1581.18'
RECREATION TRACT - 1
EAST LINE OF SECTION 34 & WEST LINE OF SECTION 35
N89°39'10"W 175.43'
SET 5/8" IR&C "PRM LB 4286"
N89°39'10"W 1208.00'
SET 5/8" IR&C "PRM LB 4286"
SET 5/8" IR&C "PRM LB 4286"
SET 5/8" IR&C "PRM LB 4286"
S00°12'46"W 2687.37'
U.S. HIGHWAY NO. 1 (120' R/W, FDOT R/W MAP SECTION NO. 9401-(110) 205)
GATOR TRACE
GATOR TRACE

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
IR&C	5/8" IRON ROD & CAP
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
±	PLUS OR MINUS
No.	NUMBER
PK&D	P.K. NAIL AND DISK
No ID	NO IDENTIFICATION NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
◉	NAIL & DISK STAMPED "PCP LB 4286"
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON-RADIAL
PG	PAGE



DETAIL A
NOT TO SCALE

EAST QUARTER CORNER OF SECTION 33 AND WEST QUARTER CORNER OF SECTION 34
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF SECTION CORNER. CCR# APPLIED FOR.
N89°59'08"E 2644.86'
CENTER OF SECTION
N89°59'08"E 2606.43'
WEST QUARTER CORNER OF SECTION 35 & THE EAST QUARTER CORNER OF SECTION 34
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF SECTION CORNER. CCR# APPLIED FOR.

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

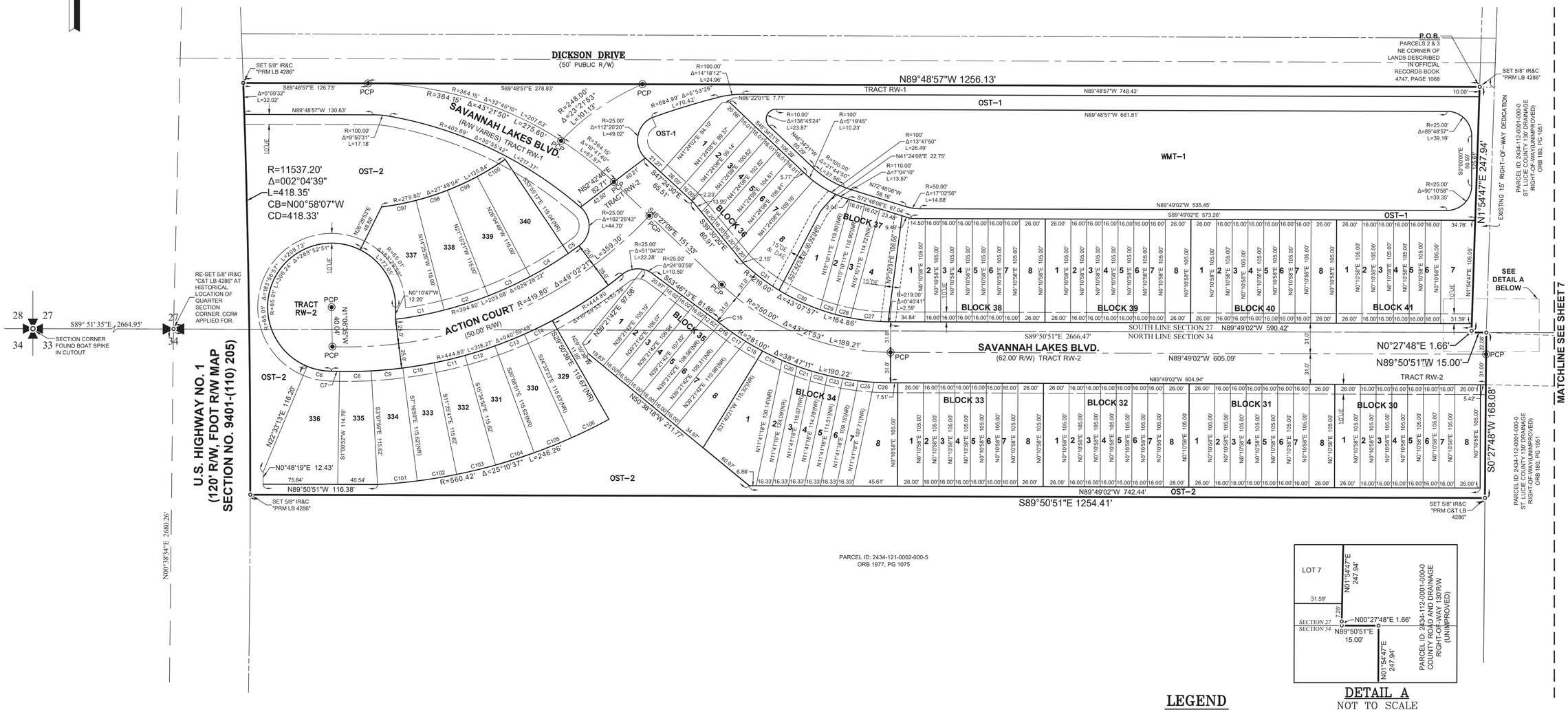
P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\Plat\Phase I\21-054 Savannah Preserve - Phase I (DJM EDITS).dwg Plotted: 1/28/2025 6:04 PM By: DENNIS MURPHY

SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

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

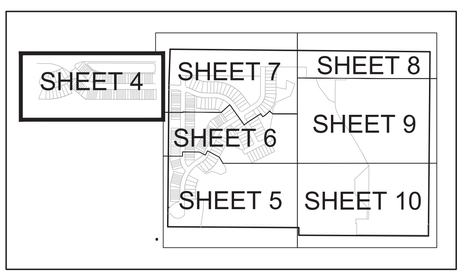


DETAIL A
NOT TO SCALE

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C1	50.27	394.80	007°17'46"	N79°13'27"E	50.24
C2	47.08	394.80	006°49'55"	N72°09'37"E	47.05
C3	47.08	394.80	006°49'55"	N65°19'41"E	47.05
C4	45.19	394.80	006°33'33"	N58°37'57"E	45.17
C5	13.46	394.80	001°57'12"	N54°22'35"E	13.46
C6	25.46	65.01	022°26'05"	S78°39'49"E	25.29
C7	8.33	444.80	001°04'23"	S88°26'57"E	8.33
C8	32.20	444.80	004°08'51"	N88°56'26"E	32.19
C9	32.20	444.80	004°08'51"	N84°47'35"E	32.19
C10	318.27	444.80	040°59'49"	N71°35'20"E	311.52
C11	32.24	444.80	004°09'11"	N76°29'43"E	32.23
C12	32.01	444.80	004°07'26"	N72°21'25"E	32.01
C13	32.04	444.80	004°07'36"	N68°13'54"E	32.03
C14	31.67	444.80	004°04'47"	N64°07'42"E	31.66
C15	3.20	281.00	000°39'06"	S51°21'24"E	3.20
C16	16.02	281.00	003°15'59"	S53°18'57"E	16.02

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C17	16.09	281.00	003°16'50"	S56°35'21"E	16.09
C18	19.82	281.00	004°02'30"	S60°15'01"E	19.82
C19	21.95	281.00	004°28'35"	S64°30'34"E	21.95
C20	16.24	281.00	003°18'44"	S68°24'13"E	16.24
C21	16.11	281.00	003°17'05"	S71°42'08"E	16.11
C22	16.03	281.00	003°16'06"	S74°58'43"E	16.03
C23	16.00	281.00	003°15'46"	S78°14'39"E	16.00
C24	16.03	281.00	003°16'05"	S81°30'35"E	16.02
C25	16.10	281.00	003°17'02"	S84°47'08"E	16.10
C26	16.63	281.00	003°23'24"	S88°07'20"E	16.62
C27	38.50	219.00	010°04'21"	S84°06'11"E	38.45
C28	16.02	219.00	004°11'31"	S76°58'15"E	16.02
C29	16.01	219.00	004°11'23"	S72°46'48"E	16.01
C30	46.15	219.00	012°04'31"	S64°38'52"E	46.07
C31	45.58	219.00	011°55'31"	S52°38'51"E	45.50

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C97	35.63	279.80	007°17'46"	N79°13'27"E	35.61
C98	33.36	279.80	006°49'55"	N72°09'37"E	33.34
C99	33.38	279.80	006°50'07"	N65°19'36"E	33.36
C100	33.47	279.80	006°51'15"	N58°28'55"E	33.45
C101	40.57	560.42	004°08'51"	N84°47'35"E	40.56
C102	40.57	560.42	004°08'51"	N80°38'44"E	40.56
C103	40.62	560.42	004°09'11"	N76°29'43"E	40.61
C104	41.23	560.42	004°12'55"	N72°18'41"E	41.22
C105	40.90	560.42	004°10'53"	N68°06'47"E	40.89
C106	42.38	560.42	004°19'56"	N63°51'22"E	42.37



SHEET INDEX
NOT TO SCALE

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
IR&C	5/8" IRON ROD & CAP
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
±	PLUS OR MINUS
No.	NUMBER
PK&D	P.K. NAIL AND DISK
No ID	NO IDENTIFICATION NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
◉	NAIL & DISK STAMPED "PCP LB 4286"
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON–RADIAL
PG	PAGE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

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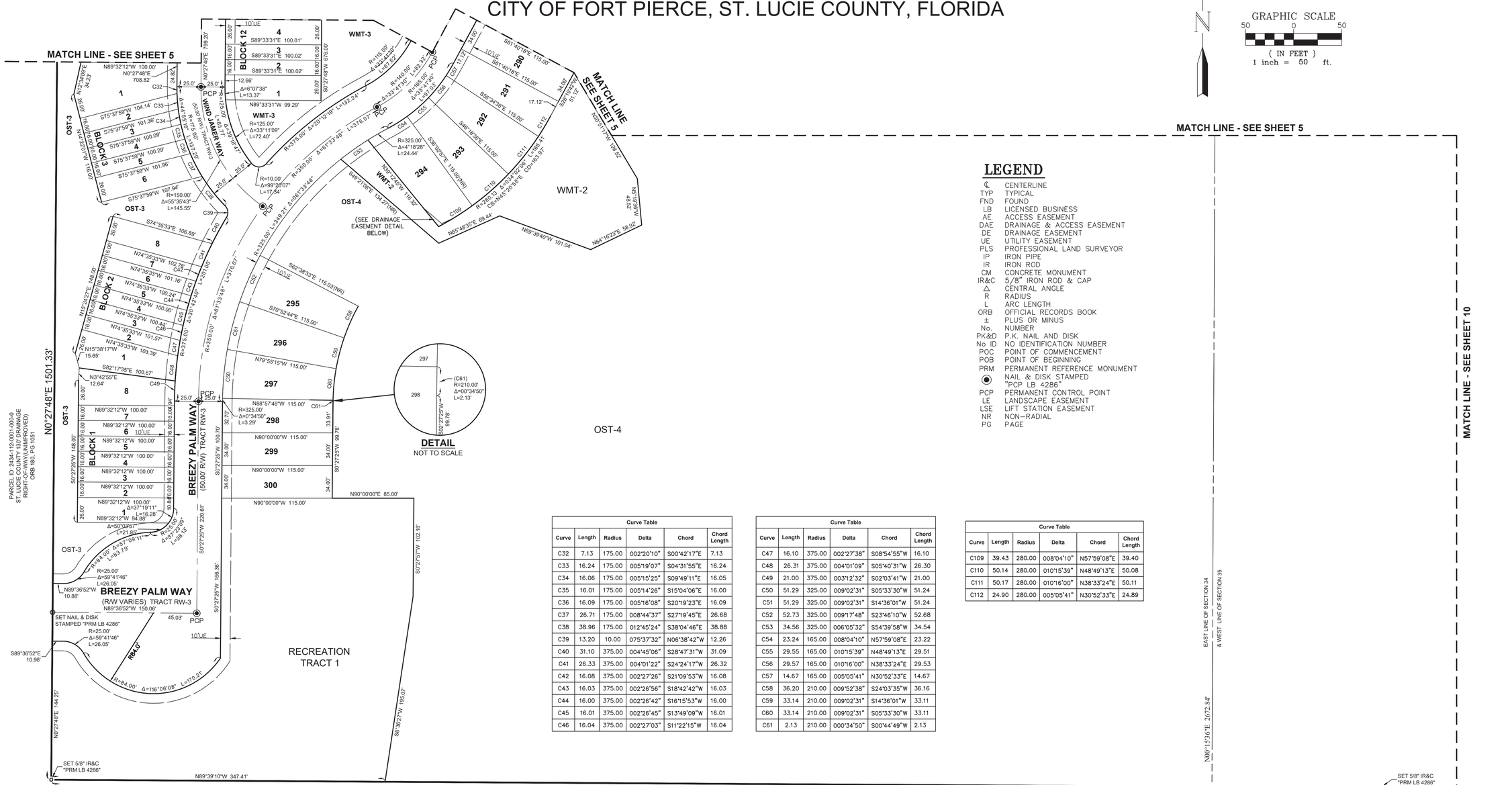
SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

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



LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
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R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
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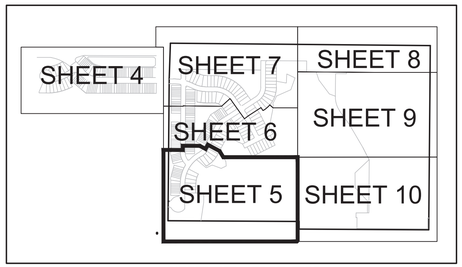
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON–RADIAL
PG	PAGE

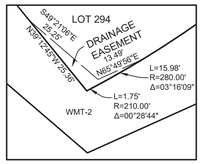
Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C32	7.13	175.00	002°20'10"	S00°42'17"E	7.13
C33	16.24	175.00	005°19'07"	S04°31'55"E	16.24
C34	16.06	175.00	005°15'25"	S09°49'11"E	16.05
C35	16.01	175.00	005°14'26"	S15°04'06"E	16.00
C36	16.09	175.00	005°16'08"	S20°19'23"E	16.09
C37	26.71	175.00	008°44'37"	S27°19'45"E	26.68
C38	38.96	175.00	012°45'24"	S38°04'46"E	38.88
C39	13.20	10.00	075°37'32"	N06°38'42"W	12.26
C40	31.10	375.00	004°45'06"	S28°47'31"W	31.09
C41	26.33	375.00	004°01'22"	S24°24'17"W	26.32
C42	16.08	375.00	002°27'26"	S21°09'53"W	16.08
C43	16.03	375.00	002°26'56"	S18°42'42"W	16.03
C44	16.00	375.00	002°26'42"	S16°15'53"W	16.00
C45	16.01	375.00	002°26'45"	S13°49'09"W	16.01
C46	16.04	375.00	002°27'03"	S11°22'15"W	16.04

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C47	16.10	375.00	002°27'38"	S08°54'55"W	16.10
C48	26.31	375.00	004°01'09"	S05°40'31"W	26.30
C49	21.00	375.00	003°12'32"	S02°03'41"W	21.00
C50	51.29	325.00	009°02'31"	S05°33'30"W	51.24
C51	51.29	325.00	009°02'31"	S14°36'01"W	51.24
C52	52.73	325.00	009°17'48"	S23°46'10"W	52.68
C53	34.56	325.00	006°05'32"	S54°39'58"W	34.54
C54	23.24	165.00	008°04'10"	N57°59'08"E	23.22
C55	29.55	165.00	010°15'39"	N48°49'13"E	29.51
C56	29.57	165.00	010°16'00"	N38°33'24"E	29.53
C57	14.67	165.00	005°05'41"	N30°52'33"E	14.67
C58	36.20	210.00	009°52'38"	S24°03'35"W	36.16
C59	33.14	210.00	009°02'31"	S14°36'01"W	33.11
C60	33.14	210.00	009°02'31"	S05°33'30"W	33.11
C61	2.13	210.00	000°34'50"	S00°44'49"W	2.13

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C109	39.43	280.00	008°04'10"	N57°59'08"E	39.40
C110	50.14	280.00	010°15'39"	N48°49'13"E	50.08
C111	50.17	280.00	010°16'00"	N38°33'24"E	50.11
C112	24.90	280.00	005°05'41"	N30°52'33"E	24.89



SHEET INDEX
NOT TO SCALE



LOT 294 DRAINAGE EASEMENT DETAIL
INTENDED DISPLAY SCALE:1"=20'

PREPARED IN THE OFFICE OF:
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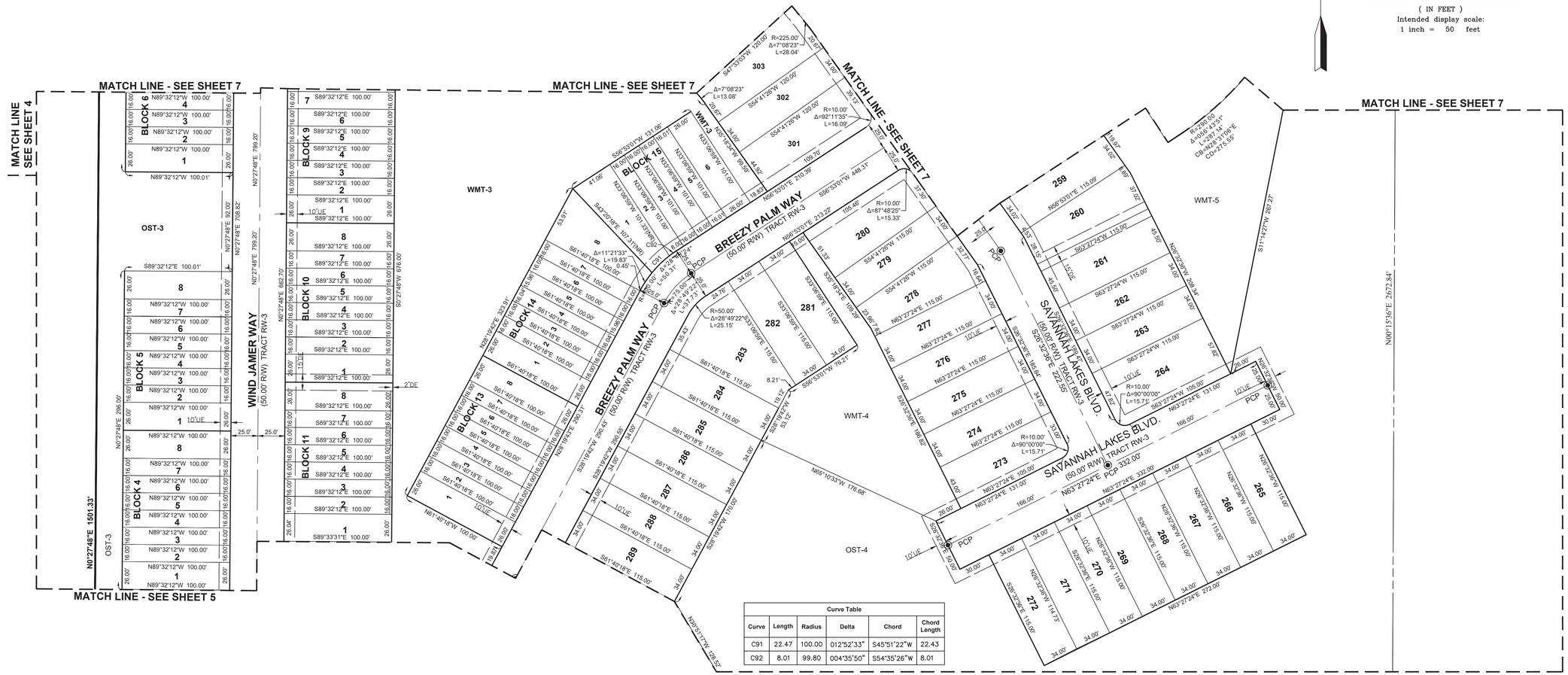
SAVANNAH PRESERVE, PHASE I

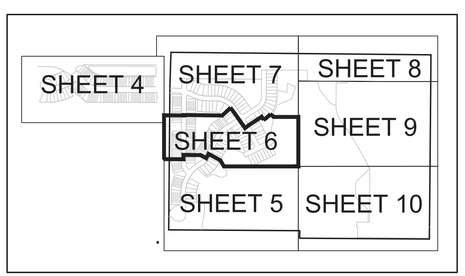
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 50 100
(IN FEET)
Intended display scale:
1 inch = 50 feet



Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C91	22.47	100.00	012°52'33"	S45°51'22"W	22.43
C92	8.01	99.80	004°35'50"	S54°35'26"W	8.01



SHEET INDEX
NOT TO SCALE

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
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Δ	CENTRAL ANGLE
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SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

POC
NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST
SET 5/8" IR&C "C&T LB 4286"
S89°28'26"W - 130.04'
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27
FND 4" X 4" CM (NO ID

N1°54'47"E 2401.20'
S01°54'47"W - 2276.93'
N1°54'47"E 372.63'

POB
PARCEL 1
NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 4796, PG 2376
SET 5/8" IR&C "PRM LB 4286"

PARCEL ID: 2434-112-0001-000-0
ST. LUCIE COUNTY DRAINAGE RIGHT-OF-WAY(UNIMPROVED)
ORB 180, PG 1051

PARCEL ID: 2426-333-0002-000-1
ORB 1017, PG 877

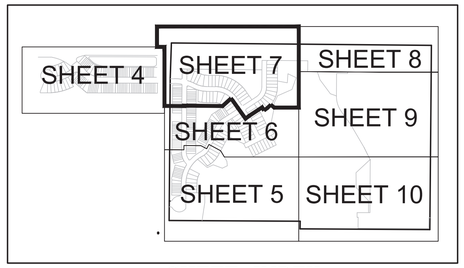
S89°27'21"E 1205.46'

WEST QUARTER CORNE OF SECTION 26 & EAST QUARTER CORNER OF SECTION 27
RE-SET 5/8" IR&C "C&T LB 4286" AT HISTORICAL LOCATION OF SECTION CORNER.

N02°23'24"E 2642.34'

MATCH LINE - SEE SHEET 8

SHEET INDEX
NOT TO SCALE



TRACT 1
(FUTURE DEVELOPMENT)

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C62	16.40	206.20	004°33'30"	N70°52'58"W	16.40
C63	11.47	206.20	003°11'18"	N67°00'34"W	11.47
C64	31.34	599.48	002°59'44"	N66°27'00"W	31.34
C65	26.10	599.48	002°29'40"	N63°42'18"W	26.10
C66	7.83	138.00	003°15'09"	S64°05'02"E	7.83
C67	38.35	138.00	015°55'25"	S73°40'19"E	38.23
C68	19.03	138.00	007°54'11"	S85°35'07"E	19.02
C69	42.05	395.00	006°05'56"	N86°29'14"W	42.03
C70	29.79	175.00	009°45'07"	N06°22'16"E	29.75
C71	29.79	175.00	009°45'07"	N16°07'23"E	29.75
C72	173.62	175.00	056°50'36"	N28°27'43"E	166.58
C73	29.79	175.00	009°45'07"	N35°37'38"E	29.75
C74	29.79	175.00	009°45'07"	N45°22'45"E	29.75
C75	20.25	175.00	006°37'42"	N53°34'10"E	20.23
C76	83.15	225.00	021°10'29"	N53°02'12"W	82.68
C77	77.76	225.00	019°48'04"	N73°31'28"W	77.37
C78	24.00	225.00	006°06'42"	N86°28'51"W	23.99

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C79	33.06	308.00	006°08'59"	S86°27'43"E	33.04
C80	54.57	308.00	010°09'05"	S78°18'41"E	54.50
C81	71.70	258.00	015°55'25"	S73°40'19"E	71.47
C82	35.59	258.00	007°54'11"	S85°35'07"E	35.56
C83	31.18	275.00	006°29'49"	N80°11'22"W	31.17
C84	33.02	275.00	006°52'47"	N73°30'04"W	33.00
C85	33.02	275.00	006°52'47"	N66°37'17"W	33.00
C86	31.18	275.00	006°29'49"	N59°55'59"W	31.17
C87	31.18	275.00	006°29'49"	N53°26'10"W	31.17
C88	31.18	275.00	006°29'49"	N46°56'21"W	31.17
C89	31.18	275.00	006°29'49"	N40°26'32"W	31.17
C90	9.04	275.00	001°53'03"	N36°15'06"W	9.04
C93	36.88	308.00	006°51'40"	S65°53'12"E	36.86
C94	41.11	429.06	005°29'23"	N65°12'04"W	41.09
C95	16.53	431.62	002°11'37"	N69°03'31"W	16.52
C96	19.09	10.00	109°22'52"	S55°09'14"W	16.32

Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Length
C113	13.43	10.24	075°08'42"	S35°31'21"E	12.49
C114	33.97	481.62	004°02'28"	N71°04'28"W	33.96
C115	9.18	481.62	001°05'31"	N68°30'28"W	9.18
C116	25.03	479.06	002°59'38"	N66°26'56"W	25.03
C117	20.87	479.06	002°29'45"	N63°42'15"W	20.87
C118	14.65	258.00	003°15'15"	S64°04'59"E	14.65

LEGEND

℄	CENTERLINE
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PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON-RADIAL
PG	PAGE

MATCH LINE - SEE SHEET 4

TRACT 1
(FUTURE DEVELOPMENT)

N89°32'12"W 42.75'
R=481.62'
Δ=8°27'14"
L=71.06'
R=10.00'
Δ=98°10'34"
L=17.13'

TRACT RW-3
R=456.62'
Δ=21°51'37"
L=174.22'
R=431.62'
Δ=9°50'19"
L=74.12'

LSE
SEE DETAIL BELOW

OST-3

SE 5/8" IR&C "PRM LB 4286"

BLOCK 7
BLOCK 6
BLOCK 8

WIND JAMER WAY
(50.00' R/W) TRACT RW-3

PARCEL ID: 2434-112-0001-000-0
ST. LUCIE COUNTY DRAINAGE RIGHT-OF-WAY(UNIMPROVED)
ORB 180, PG 1051

MATCH LINE - SEE SHEET 6

WMT-6
WMT-3
WMT-5

SOUTH LINE OF SECTION 27 & NORTH LINE OF SECTION 34
(BEARING BASIS)
S89°50'51"E 2666.47'

SOUTH LINE SECTION 27
NORTH LINE SECTION 34

TRACT RW-3
R=283.00'
Δ=27°04'50"
L=133.76'
R=308.00'
Δ=3°55'07"
L=21.06'
R=428.00'
Δ=11°39'11"
L=87.05'
R=250.00'
Δ=54°13'38"
L=236.61'
R=225.00'
Δ=54°13'38"
L=212.95'
R=105.00'
Δ=54°13'38"
L=99.36'

N89°27'21"W 839.77'
S89°27'21"E 63.42'
N89°32'12"W 96.47'
S89°32'12"E 96.47'
N89°32'12"W 96.47'

BREEZY PALM WAY
(50.00' R/W) TRACT RW-3
N56°53'01"E 159.84'
N56°53'01"E 167.71'
S35°18'24"E 110.70'
S56°53'01"W 67.25'
S35°18'24"E 96.48'
S35°18'24"E 83.73'

SAVANNAH LAKES BLVD
(80.00' R/W) TRACT RW-3
S35°18'24"E 269.84'
S35°18'24"E 104.01'

R=15.00'
Δ=90°00'00"
L=23.56'
R=10.00'
Δ=87°48'25"
L=15.33'
R=10.00'
Δ=92°11'35"
L=24.14'

243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258

S89°27'21"E 483.56'
S89°27'21"E 318.58'
S89°27'21"E 115.00'
N89°32'39"W 179.38'
N0°32'39"E 279.38'
N0°32'39"E 264.14'
N0°32'39"E 279.26'
N0°32'39"E 276.70'
S89°30'18"E 115.00'
S78°45'10"E 115.00'
S69°00'03"E 115.00'
S59°14'56"E 115.00'
S48°29'48"E 115.00'
S39°44'41"E 115.00'
S30°59'34"E 115.00'
S22°14'27"E 115.00'
S13°29'20"E 115.00'
S04°44'13"E 115.00'
S03°50'51"W 148.92'
S06°56'08"E 124.21'
S06°53'01"W 124.67'
S11°01'09"E 32.53'
S11°14'27"W 267.27'

OST-4
NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST FOUND LIGHTER WOOD POST WITH NAIL IN CENTER UNNUMBERED

N64°50'55"W 95.65'
SOUTH LINE SECTION 26
NORTH LINE SECTION 35
N79°29'47"W 106.68'
S19°10'02"W 132.14'
N66°15'08"E 168.72'

EAST LINE SECTION 34
WEST LINE SECTION 35
EAST LINE SECTION 27
WEST LINE SECTION 26

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 6

L=1.95'
R=10.00'
Δ=11°09'05"
S00°27'48"W 15.00'E
S89°32'12"E 29.81'
N00°27'48"E 15.00'
LSE
N89°32'12"W 40.00'
S89°32'12"E 29.81'
S00°27'48"W 15.00'
10'UE
8

LIFT STATION EASEMENT (LSE) DETAIL
INTENDED DISPLAY SCALE: 1"=20'

GRAPHIC SCALE
50 0 50 100
(IN FEET)
Intended display scale:
1 inch = 50 feet

N

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

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SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

N

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

HIGH POINT FP CONDO SEC III
PID: 2426-333-0002-000-1
ORB 1017, PG 0877

SET 5/8" IR&C
"PRM LB 4286"

1400.00'
N89°27'21"W 1538.84'

SET 5/8" IR&C
"C&T LB 4286"

MATCH LINE - SEE SHEET 7

TRACT 1
(FUTURE DEVELOPMENT)

S89°27'21"E 483.56'
318.56'

10' UE

OST-4

S0°27'51"W 115.00'

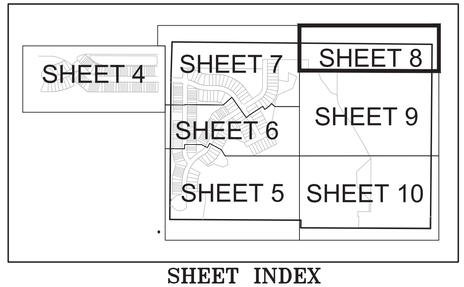
S89°27'21"E 420.00'

S0°28'40"W 364.16'

PARCEL ID: 2426-342-0001-000-2
CITY OF FT. PIERCE
UNPLATTED

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 9



SHEET INDEX

NOT TO SCALE

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
IR&C	5/8" IRON ROD & CAP
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
±	PLUS OR MINUS
No.	NUMBER
PK&D	P.K. NAIL AND DISK
No ID	NO IDENTIFICATION NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
◉	NAIL & DISK STAMPED "PCP LB 4286"
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON-RADIAL
PG	PAGE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

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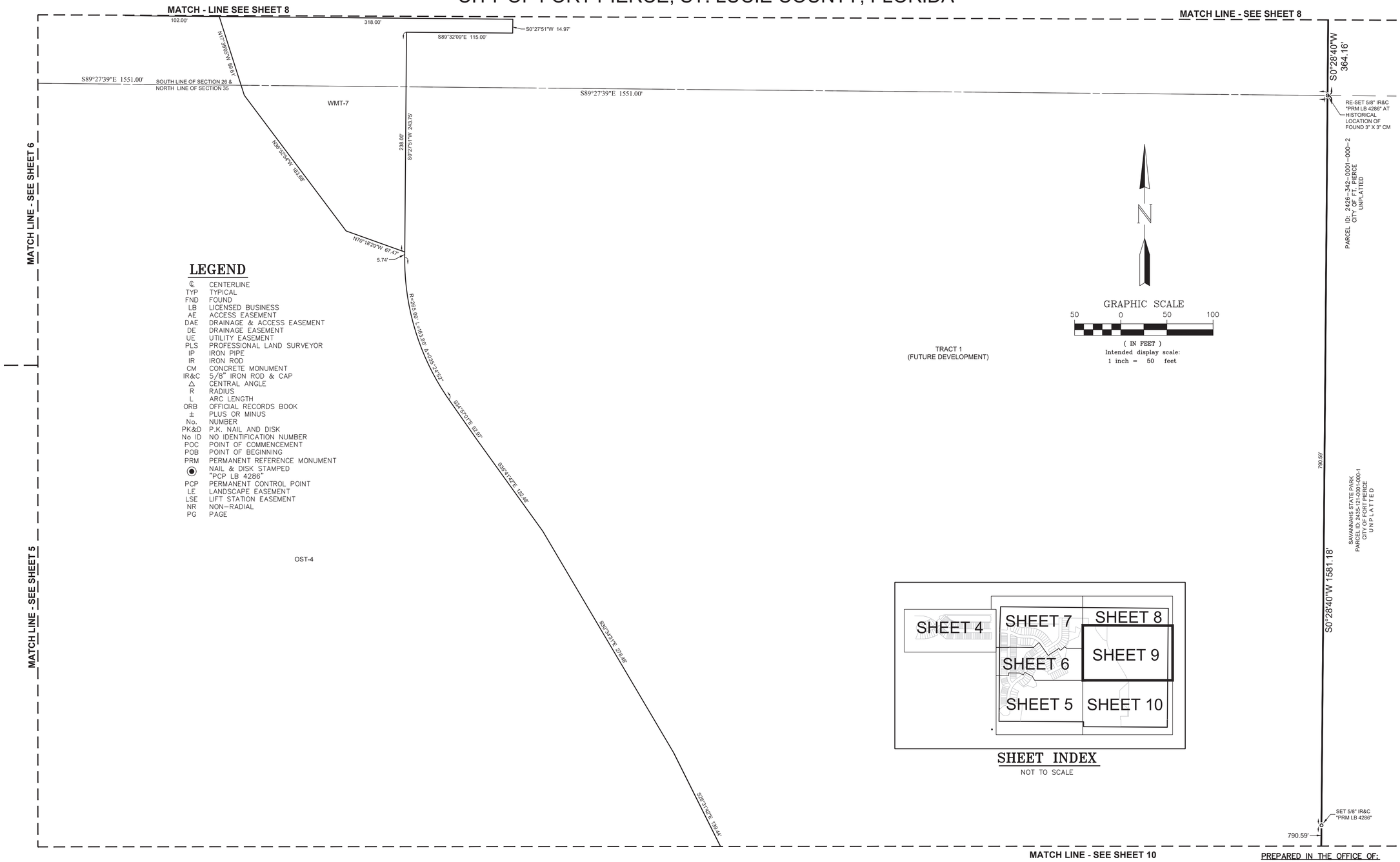
SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



SHEET INDEX
NOT TO SCALE

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
IR&C	5/8" IRON ROD & CAP
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
±	PLUS OR MINUS
No.	NUMBER
PK&D	P.K. NAIL AND DISK
No ID	NO IDENTIFICATION NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
◉	NAIL & DISK STAMPED "PCP LB 4286"
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON-RADIAL
PG	PAGE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
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SAVANNAH PRESERVE, PHASE I

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

N

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

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 9

MATCH LINE SEE SHEET 5

LEGEND

℄	CENTERLINE
TYP	TYPICAL
FND	FOUND
LB	LICENSED BUSINESS
AE	ACCESS EASEMENT
DAE	DRAINAGE & ACCESS EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
IR&C	5/8" IRON ROD & CAP
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
ORB	OFFICIAL RECORDS BOOK
±	PLUS OR MINUS
No.	NUMBER
PK&D	P.K. NAIL AND DISK
No ID	NO IDENTIFICATION NUMBER
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
◉	NAIL & DISK STAMPED "PCP LB 4286"
PCP	PERMANENT CONTROL POINT
LE	LANDSCAPE EASEMENT
LSE	LIFT STATION EASEMENT
NR	NON-RADIAL
PG	PAGE

Δ=7°58'54"
L=4.88'
Δ=18°53'31"
L=11.54'
R=35.00'
Δ=26°52'24"
L=16.42'

S46°46'47"W 203.37'

N0°28'54"W 155.83'

WMT-8

OST-4

S0°28'40"W 1581.18'

SAVANNAHS STATE PARK
PARCEL ID: 2435-121-0001-000-1
CITY OF FORT PIERCE
UNPLATTED

TRACT 1
(FUTURE DEVELOPMENT)

S0°20'42"W 549.85'

S43°17'06"E 191.29'

S0°20'42"W 126.74'

790.59'

SHEET INDEX
NOT TO SCALE

SHEET 4
SHEET 7
SHEET 8
SHEET 6
SHEET 9
SHEET 5
SHEET 10

120.23'
15.00'
S89°39'10"E 135.23'

S0°20'42"W 50.00'

10'UE

S89°39'10"E 10.84'

S89°39'10"E 10.14'

10'UE

N0°25'18"E 120.16'
N0°25'18"E 116.66'
S0°25'18"W 115.00'

606.52'

N89°39'10"W 1369.65'

N45°00'00"W 12.80'

N89°39'10"W 748.00'

N45°00'00"W 6.86'
S89°39'10"E 14.23'

50.00'

10.0'

PARCEL ID: 2435-232-0003-000-6
ST. LUCIE COUNTY
ORB 380, PG 2704

PARCEL ID: 2435-232-0003-000-6
ST. LUCIE COUNTY
ORB 380, PG 2704

FND 5/8" IR&C
"PRM LB 4286"

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PG 13

PARCEL ID: 2435-640-0002-000-2
Grdn Villas GatorTrace SL HOA

PARCEL ID: 2435-231-0001-000-9
Gator Trace Country Club LC
ORB 1353, PG 1518

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS W. GRITTON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7347

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ALTA/NSPS LAND TITLE SURVEY
PRESERVE AT SAVANNAH LAKES
PREPARED FOR

KOLTER HOMES

SITUATED IN

SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S NOTES

1. THE LAST DATE OF DATA ACQUISITION WAS 11-17-2021.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 27, AS SHOWN, HAVING A BEARING OF SOUTH 89°50'51" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY ST. LUCIE COUNTY BENCHMARK D-401, HAVING A PUBLISHED ELEVATION OF 23.523'.
7. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. OVERALL PARCELS CONTAINS 132.72± ACRES, MORE OR LESS.
10. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
12. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
13. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PROVIDED BY CULPEPPER & TERPENING, INC.
14. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
15. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF 0.10'.
16. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
17. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AND "AH" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD RATE MAP NUMBER 12111C0189 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
18. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
19. THERE ARE NO GAPS, GORES OR HIATUSES.

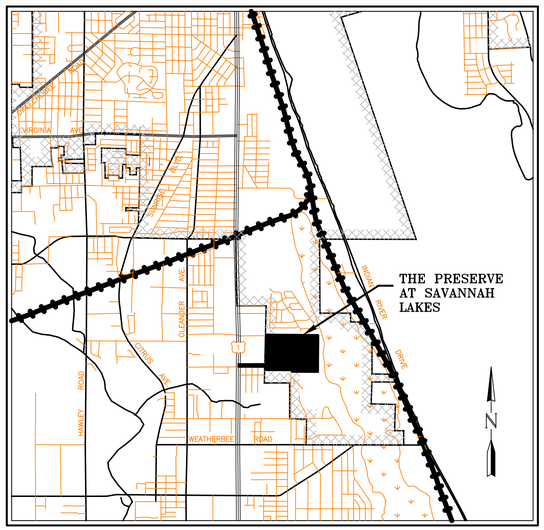
CERTIFICATION

TO: KOLTER GROUP ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; KARMA CAPITAL INVESTMENTS LP, A FLORIDA LIMITED PARTNERSHIP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6. 7, 8, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

DATE OF PLAT OR MAP NOVEMBER 17, 2021.

THOMAS W. GRITTON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7347



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27 AND THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE SOUTH 89°28'26" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, TO A POINT IN A LINE THAT IS 130.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, TO THE SAID WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 130.04 FEET TO THE EAST LINE OF A 130-FOOT WIDE UNIMPROVED DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 180. PAGE 1051 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°54'47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2276.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89°27'21" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 1,205.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27 AND BEING ALSO THE WEST LINE OF SAID SECTION 26; THENCE CONTINUE SOUTH 89°27'21" EAST INTO SECTION 26, ALONG SAID NORTH LINE, A DISTANCE OF 1,538.84 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS BEING ALSO THE WEST LINE OF THE SAVANNAHS STATE PARK; THENCE SOUTH 00°28'40" WEST, ALONG SAID EAST AND WEST LINE, A DISTANCE OF 364.16 FEET TO A POINT ON THE SOUTH LINE OF SECTION 26, BEING ALSO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE ALONG SAID EAST AND WEST LINE SOUTH 00°28'40" WEST, A DISTANCE OF 1,581.18 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376; THENCE NORTH 89°39'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00°20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 175.43 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 34 AND BEING ALSO THE WEST LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 89°39'10" WEST ALONG SAID LINE, A DISTANCE OF 1,208.00 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376 BEING ALSO THE EAST LINE OF SAID 130-FOOT WIDE ST. LUCIE COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY; THENCE NORTH 00°27'48" EAST, ALONG SAID EAST AND WEST LINE, A DISTANCE OF 1,501.33 FEET; THENCE NORTH 01°54'47" EAST, A DISTANCE OF 0.96 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34 BEING ALSO THE SOUTH LINE OF SAID SECTION 27; THENCE CONTINUE NORTH 01°54'47" EAST, ALONG SAID LINE, A DISTANCE OF 372.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.69 ACRES, MORE OR LESS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR U.S. NO. 1.

PARCEL 3

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

THE FOLLOWING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS PARCEL 2 AND PARCEL 3 WRITTEN ABOVE.

PARCEL 2 AND 3

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, SAID CORNER BEING THE INTERSECTION OF THE EAST/WEST 1/4 SECTION LINE OF SAID SECTION 27 AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST CORNER OF SAID SECTION 27 BEING ALSO THE WEST LINE OF A 130-FOOT WIDE UNIMPROVED DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 180. PAGE 1051 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 01°54'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2401.20 FEET; THENCE NORTH 88°22'10" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4747, PAGE 1068 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA BEING ALSO A POINT ON THE WEST LINE OF SAID UNIMPROVED 145-FOOT WIDE DRAINAGE RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE SOUTH 01°54'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 247.94 FEET; THENCE SOUTH 00°27'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.66 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4747, PAGE 1068; THENCE SOUTH 89°50'51" EAST, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET; THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°27'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 168.08 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561; THENCE NORTH 89°50'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561, A DISTANCE OF 1,254.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 9401-(110) 205, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,537.20 FEET, THE CHORD OF WHICH BEARS NORTH 00°58'07" WEST, WITH A CHORD DISTANCE OF 418.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 02°04'39", A DISTANCE OF 418.35 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°48'57" EAST, A DISTANCE OF 1,256.13 FEET; TO THE POINT OF BEGINNING.

CONTAINING 524,062.30 SQUARE FEET OR 12.00 ACRES, MORE OR LESS.

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes_BNDY.dwg Plotted: 1/27/2025 5:51 PM By: JOHN YANCY

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.

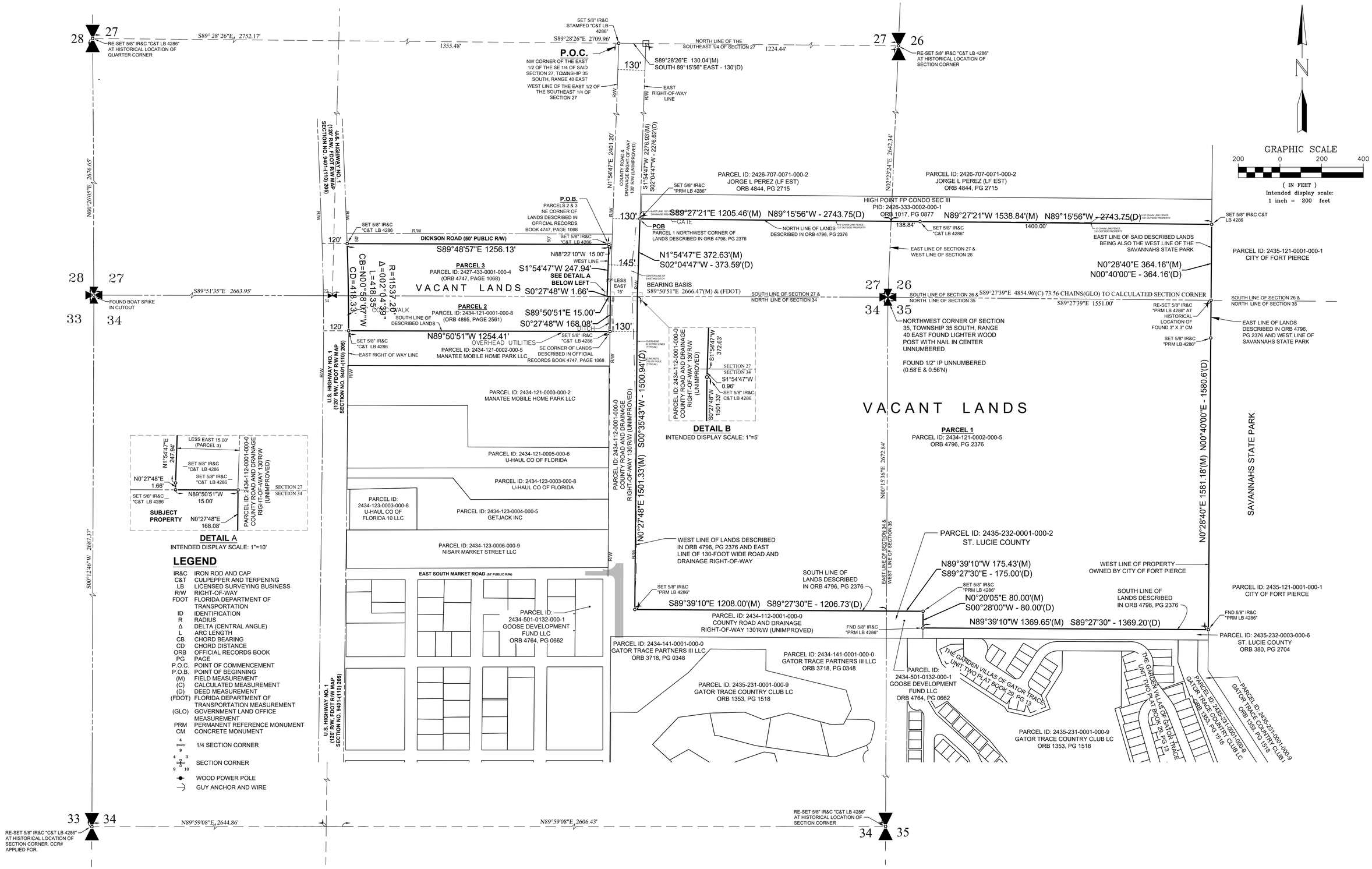
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	1–18–2025
CALCS.		
DRAWN	JHY	1–14–2025
DETAILED		
CHECKED	JDJ	1–18–2025
APPROVED	TWG	1–18–2025

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 1–17–2025
HORIZ. SCALE: NONE
VERT. SCALE: N/A
JOB No. 21–054
SHEET 1 OF 4



LEGEND

IR&C	IRON ROD AND CAP
C&T	CULPEPPER AND TERPENING
LB	LICENSED SURVEYING BUSINESS
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(M)	FIELD MEASUREMENT
(C)	CALCULATED MEASUREMENT
(D)	DEED MEASUREMENT
(FDOT)	FLORIDA DEPARTMENT OF TRANSPORTATION MEASUREMENT
(GLO)	GOVERNMENT LAND OFFICE MEASUREMENT
PRM	PERMANENT REFERENCE MONUMENT
CM	CONCRETE MONUMENT
	1/4 SECTION CORNER
	SECTION CORNER
	WOOD POWER POLE
	GUY ANCHOR AND WIRE

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes_BNDY.dwg Plotted: 1/27/2025 5:51 PM By: JOHN YANCY

OVERALL SUBJECT PROPERTY WITH SECTIONAL BREAKDOWN

COMPUTER FILE REF.	FIELD BK./PG.

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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

PRESERVE AT SAVANNAH LAKES

DATE: 1-17-2025
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

EAST LINE 130' WIDE UNIMPROVED DRAINAGE RIGHT-OF-WAY

GATE

14.84'

POB
PARCEL 1 NORTHWEST CORNER OF LANDS DESCRIBED IN ORB 4796, PG 2376

S89°27'21"E 1205.46'(M) N89°15'56"W - 2743.75(D)

NORTH LINE OF LANDS DESCRIBED IN ORB 4796, PG 2376

6' CHAIN LINK FENCE 0.8' OUTSIDE PROPERTY

2426-333-0002-000-1
ORB 1017, PG 0877

138.84'

SET 5/8" IR&C "C&T LB 4286"

N89°27'21"W 1538.84'(M) N89°15'56"W - 2743.75(D)

1400.00'

6' CHAIN LINK FENCE 3.6' OUTSIDE PROPERTY

6' CHAIN LINK FENCE 3.6' OUTSIDE PROPERTY

SET 5/8" IR&C C&T LB 4286

N1°54'47"E 372.63'(M)
S02°04'47"W - 373.59'(D)

EAST LINE OF SECTION 27 & WEST LINE OF SECTION 26

EAST LINE OF SAID DESCRIBED LANDS BEING ALSO THE WEST LINE OF THE SAVANNAHS STATE PARK

N0°28'40"E 364.16"(M)
N00°40'00"E - 364.16'(D)

CENTER LINE OF EXISTING DITCH

R/W

27 26

S89°50'51"E 2666.47'(M) & (FDOT)

SOUTH LINE OF SECTION 27 & NORTH LINE OF SECTION 34

SOUTH LINE OF SECTION 26 & NORTH LINE OF SECTION 35

S89°27'39"E 4854.96'(C) 73.56 CHAINS(GLO) TO CALCULATED SECTION CORNER

S89°27'39"E 1551.00'

SOUTH LINE OF SECTION 26 & NORTH LINE OF SECTION 35

RE-SET 5/8" IR&C "PRM LB 4286" AT HISTORICAL LOCATION OF FOUND 3" X 3" CM

34 35

NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST FOUND LIGHTER WOOD POST WITH NAIL IN CENTER UNNUMBERED

FOUND 1/2" IP UNNUMBERED (0.58'E & 0.56'N)

EAST LINE OF LANDS DESCRIBED IN ORB 4796, PG 2376 AND WEST LINE OF SAVANNAHS STATE PARK

SET 5/8" IR&C "PRM LB 4286"

FLOOD ZONE AH
ELEVATION = 16'
FLOOD ZONE X

LEGEND

IR&C	IRON ROD AND CAP
C&T	CULPEPPER AND TERPENING
LB	LICENSED SURVEYING BUSINESS
R/W	RIGHT-OF-WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
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PRM	PERMANENT REFERENCE MONUMENT
CM	CONCRETE MONUMENT

1/4 SECTION CORNER

SECTION CORNER

WOOD POWER POLE

GUY ANCHOR AND WIRE

OVERHEAD ELECTRIC LINES (TYPICAL)

CONCRETE UTILITY POLE (TYPICAL)

VACANT LANDS

PARCEL 1
PARCEL ID: 2434-121-0002-000-5
ORB 4796, PG 2376

FLOOD ZONE X

FLOOD ZONE X

N0°27'48"E 1501.33'(M) S00°35'43"W - 1500.94'(D)

N0°28'40"E 1581.18'(M) N00°40'00"E - 1580.6'(D)

N00°15'36"E 2672.84'

PARCEL ID: 2435-121-0001
CITY OF FORT PIERCE

SAVANNAHS STATE PARK

WEST LINE OF LANDS DESCRIBED IN ORB 4796, PG 2376 AND EAST LINE OF 130-FOOT WIDE ROAD AND DRAINAGE RIGHT-OF-WAY

PARCEL ID: 2435-232-0001-000-2
ST. LUCIE COUNTY

EAST LINE OF SECTION 34 & WEST LINE OF SECTION 35

N89°39'10"W 175.43'(M)
S89°27'30"E - 175.00'(D)

WEST LINE OF PROPERTY OWNED BY CITY OF FORT PIERCE

SET 5/8" IR&C "PRM LB 4286"

SOUTH LINE OF LANDS DESCRIBED IN ORB 4796, PG 2376

N0°20'05"E 80.00'(M)
S00°28'00"W - 80.00'(D)

SOUTH LINE OF LANDS DESCRIBED IN ORB 4796, PG 2376

S89°39'10"E 1208.00'(M) S89°27'30"E - 1206.73'(D)

PARCEL ID: 2434-112-0005-0
COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY 130'R/W (UNIMPROVED)

130'

FND 5/8" IR&C "PRM LB 4286"

N89°39'10"W 1369.65'(M) S89°27'30" - 1369.20'(D)

50'

FND 5/8" IR&C "PRM LB 4286"

PARCEL ID: 2435-232-0003-000-6
ST. LUCIE COUNTY
ORB 380, PG 2704

GRAPHIC SCALE
100 0 100 200
(IN FEET)
Intended display scale:
1 inch = 100 feet

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes_BNDY.dwg Plotted: 1/27/2025 5:51 PM By: JOHN YANCY

TOPOGRAPHIC SURVEY
PARCEL 1

COMPUTER FILE REF.	FIELD BK./PG.

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

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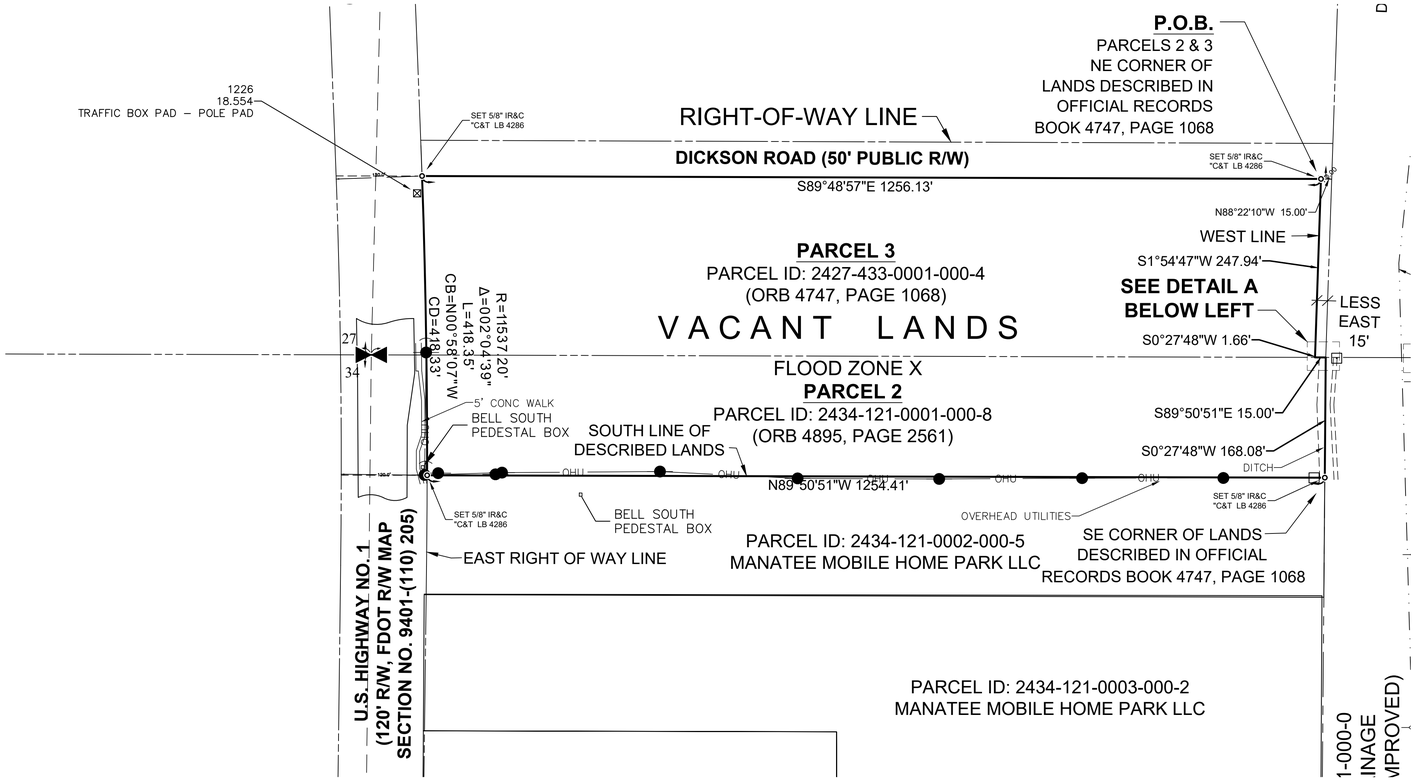
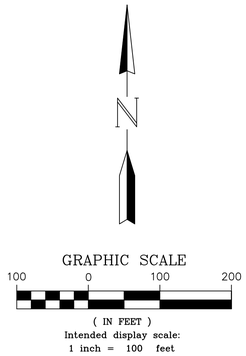
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 1–17–2025
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21–054
SHEET 3 OF 4





LEGEND

IR&C	IRON ROD AND CAP
C&T	CULPEPPER AND TERPENING
LB	LICENSED SURVEYING BUSINESS
R/W	RIGHT-OF-WAY
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PRM	PERMANENT REFERENCE MONUMENT
CM	CONCRETE MONUMENT
	1/4 SECTION CORNER
	SECTION CORNER
	WOOD POWER POLE
	GUY ANCHOR AND WIRE

TOPOGRAPHIC SURVEY
PARCEL 2

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 1-17-2025
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes_BNDY.dwg Plotted: 1/27/2025 5:51 PM By: JOHN YANCY

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4972949 OR BOOK 4747 PAGE 1068, Recorded 12/29/2021 03:12:10 PM Doc Tax: $6965.00

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

JORDAN J. HOROWITZ, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel I.D. No.: 2427-433-0001-000-4
Parcel I.D. No.: 2427-433-0002-000-1

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 29th day of December, 2021, by **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company ("**Grantor**"), having an address of 22532 Caravelle Circle, Boca Raton, Florida 33433, in favor of **SK SAVANNAH LAKES LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, FL 33675.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

And Grantor covenants with Grantee that at the time of the delivery of this Deed, except as limited by the next sentence, the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property, and the Property is free from all encumbrances, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. The Property is being conveyed to Grantee subject only to those permitted exceptions listed in **Exhibit "B"** attached to this Special Warranty Deed. The Parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: ALAN I. ARMOUR

Print Name: CORAL R. St. PIERRE

GRANTOR:

DICKSON COMMERCE CENTER, LLC,
a Florida limited liability company

By: **DICKSON CENTER, INC.,**
a Florida corporation,
its Manager

By: _____(SEAL)
Brian Horowitz, its President

Date: 12/21/2021

STATE OF FLORIDA)
)
COUNTY OF Palm Beach)

This Special Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of December, 2021, by Brian Horowitz, the President of **DICKSON CENTER, INC.**, a Florida corporation, the Manager of **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company, on behalf of the corporation and company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

CORAL R. ST. PIERRE
Commission # GG 144673
Expires January 4, 2022
Bonded Thru Budget Notary Services

Notary Public-State of Florida
Print Name: _____
My Commission No: _____
My Commission expires: _____

\\NYGW-PBG-FS01\Docs\14777\14777-30074\1117889.docx/dzz

Exhibit "A" to Special Warranty Deed

Legal Description of the Property

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Unrecorded right of way(s) granted Florida Power & Light Company as set forth in Warranty Deed(s) recorded in Deed Book 110, Page 67 and Deed Book 110, Page 162 of the Public Records of St. Lucie County, Florida.

3. The following matters disclosed by survey prepared by Culpepper & Terpening, Inc., under Job No. 21-054, dated November 18, 2021:

    a) Encroachment of Over Head Utility Lines across Northwest portion of subject land.
    b) Encroachment of road right of way(s) at Northwest corner of subject land.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5014281 OR BOOK 4796 PAGE 2376, Recorded 03/24/2022 12:09:39 PM Doc Tax: $36821.40

Prepared by and return to:

Automated Land Title Company
1615 Forum Place, Suite 3A
West Palm Beach, FL 33401
(561) 478-5000
File Number: **Z-4737**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **21st day of March, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

A parcel of land lying in Section 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows: From the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 27, run South 89°15' 56" East, 130 feet; thence run South 2°4' 47" West parallel to the West line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 feet to the Point of Beginning; thence continue South 2°4' 47" West, 373.59 feet to the South line of said Section 27; thence run South 0° 35' 43" West in Section 34, 1,500.94 feet; thence run South 89 °27' 30" East; 1,206.73 feet to the East line of said Section 34; thence continue South 89°27' 30" East into Section 35, 175 feet; thence run South 0°28' West, 80 feet; thence run South 89°27' 30" East, 1,369.20 feet to the West line of the property owned by the City of Fort Pierce; thence run North 0° 40' East along said City property line, 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26, 364.16 feet; thence run North 89°15' 56" West , a distance of 2,743.75 feet to the Point of Beginning.

Parcel Identification Number: 2426-333-0015-000/5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

By: _____
Mustafa E. Altinok, President

Witness
Printed Name: Nefeli Goulias

Witness
Printed Name: Shantel Crayton

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21st day of March, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires

SHANTEL CRAYTON
Commission # GG 360372
Expires July 29, 2023
Bonded Thru Budget Notary Services

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5103673 OR BOOK 4895 PAGE 2561, Recorded 10/03/2022 11:13:45 AM Doc Tax: $0.70

Prepared by and return to:
Automated Land Title Company
Mary Beth Renstrom
1615 Forum Place, Suite 3A
West Palm Beach, FL 33401
(561) 478-5000
File Number: **Z-4737**

This Corrective Special Warranty Deed is being given to correct the State listed in the name of the Grantee Limited Liability Company, as referenced in that prior Special Warranty Deed recorded on March 24, 2022, in Official Records Book 4796, Page 2408, of the Public Records of St. Lucie County, Florida.

[Space Above This Line For Recording Data]

CORRECTIVE
Special Warranty Deed

This Special Warranty Deed made this 30 **day of September, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:
Parcel 2

The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, less right of way for U.S. Highway One.

Parcel Identification Number: 2434-121-0001-000/8

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

By: _____
Mustafa E. Altinok, President

_____
Witness
Printed Name: Mary E Renstrom

_____
Witness
Printed Name: Helen Goulas

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 30 day of September, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who [✓] is personally known or [_] has produced a driver's license as identification.

[Seal]

_____
Notary Public
Print Name: _____
My Commission Expires:

MARY E. RENSTROM
MY COMMISSION # HH 039018
EXPIRES: January 2, 2025
Bonded Thru Notary Public Underwriters

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5014281 OR BOOK 4796 PAGE 2376, Recorded 03/24/2022 12:09:39 PM Doc Tax: $36821.40

Prepared by and return to:

Automated Land Title Company
1615 Forum Place, Suite 3A
West Palm Beach, FL 33401
(561) 478-5000
File Number: **Z-4737**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **21st day of March, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

A parcel of land lying in Section 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows: From the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 27, run South 89°15' 56" East, 130 feet; thence run South 2°4' 47" West parallel to the West line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 feet to the Point of Beginning; thence continue South 2°4' 47" West, 373.59 feet to the South line of said Section 27; thence run South 0° 35' 43" West in Section 34, 1,500.94 feet; thence run South 89 °27' 30" East; 1,206.73 feet to the East line of said Section 34; thence continue South 89°27' 30" East into Section 35, 175 feet; thence run South 0°28' West, 80 feet; thence run South 89°27' 30" East, 1,369.20 feet to the West line of the property owned by the City of Fort Pierce; thence run North 0° 40' East along said City property line, 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26, 364.16 feet; thence run North 89°15' 56" West , a distance of 2,743.75 feet to the Point of Beginning.

Parcel Identification Number: 2426-333-0015-000/5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

By: _____
Mustafa E. Altinok, President

Witness
Printed Name: Nefeli Goulias

Witness
Printed Name: Shantel Crayton

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21st day of March, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires

SHANTEL CRAYTON
Commission # GG 360372
Expires July 29, 2023
Bonded Thru Budget Notary Services

CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

SAVANNAH PRESERVE PHASE 1 FINAL PLAT

SUBJECT:

Final Plat – Savannah Preserve (Phase 1) – Parcel ID#'s: 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4 and 2434-121-0001-000-8

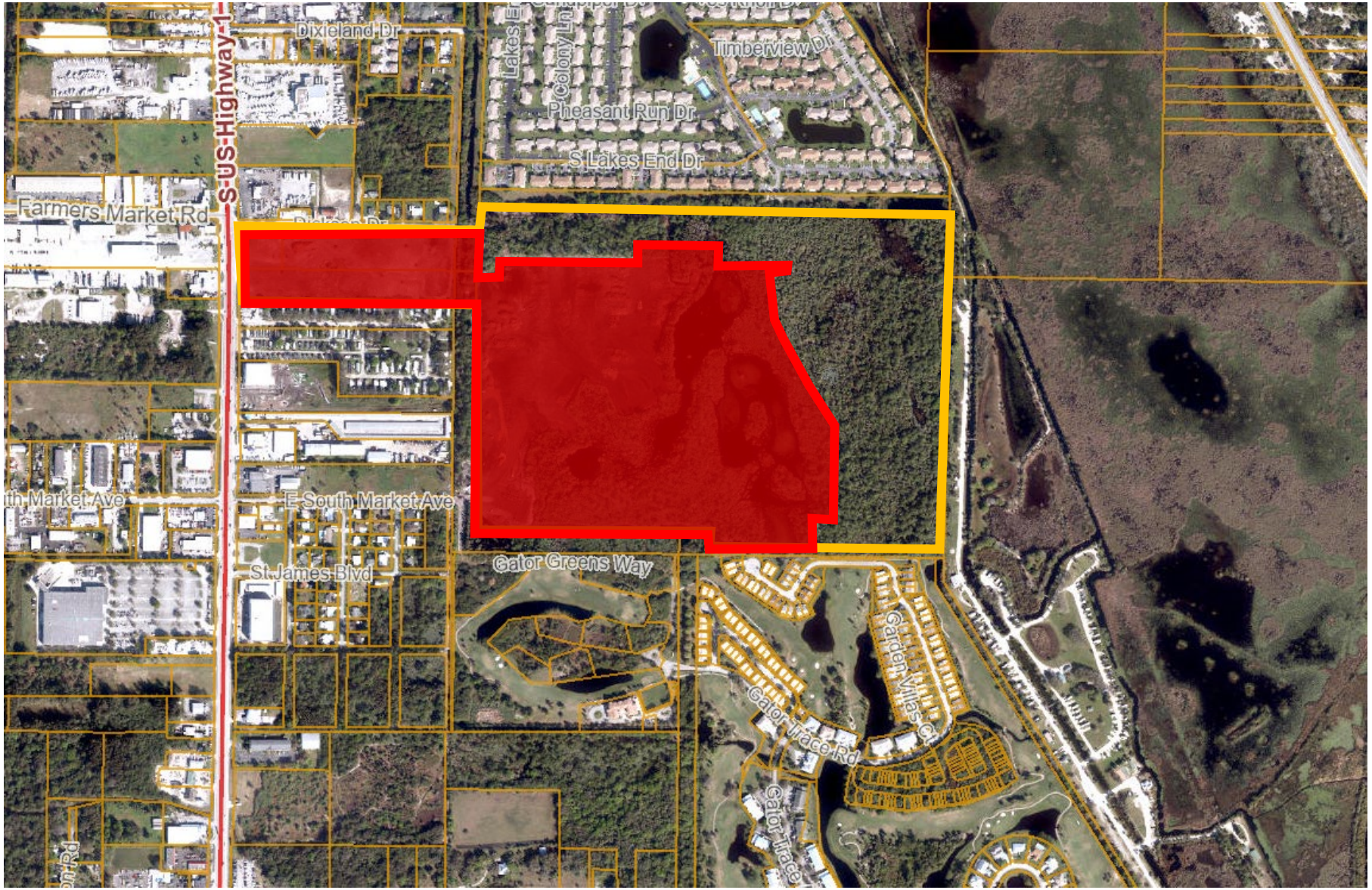
SUMMARY:

Final Plat for Phase 1 of the Savannah Preserve PD (Phase 1 includes 203 town-home lots; 98 2-family lots; community recreation tract, and areas reserved for future development (phase 2 plat area). Located at or near the East Side of S US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development. Parcel ID(s):

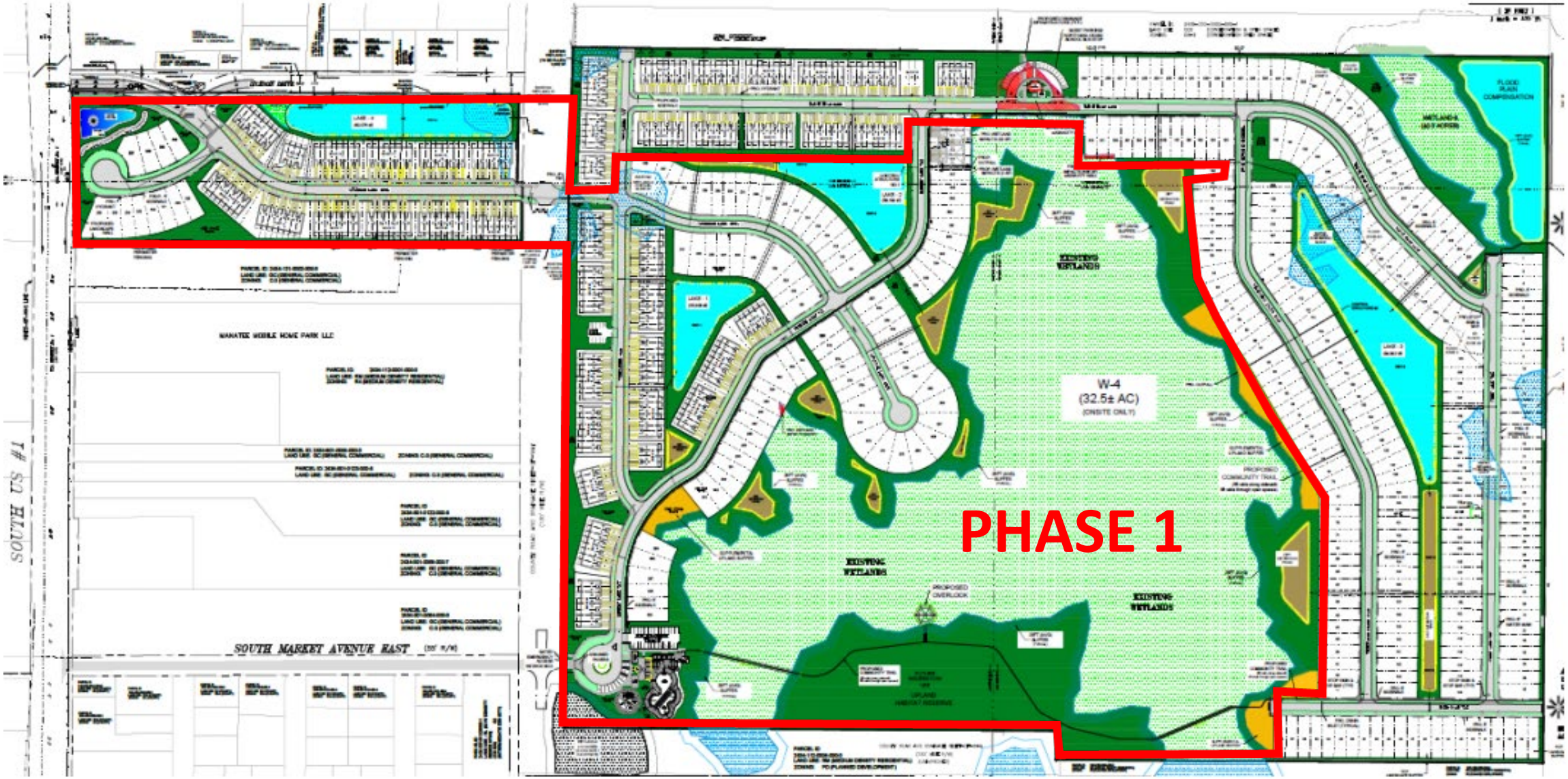
APPLICANT

Dennis Murphy, Culpepper & Terpening, Inc

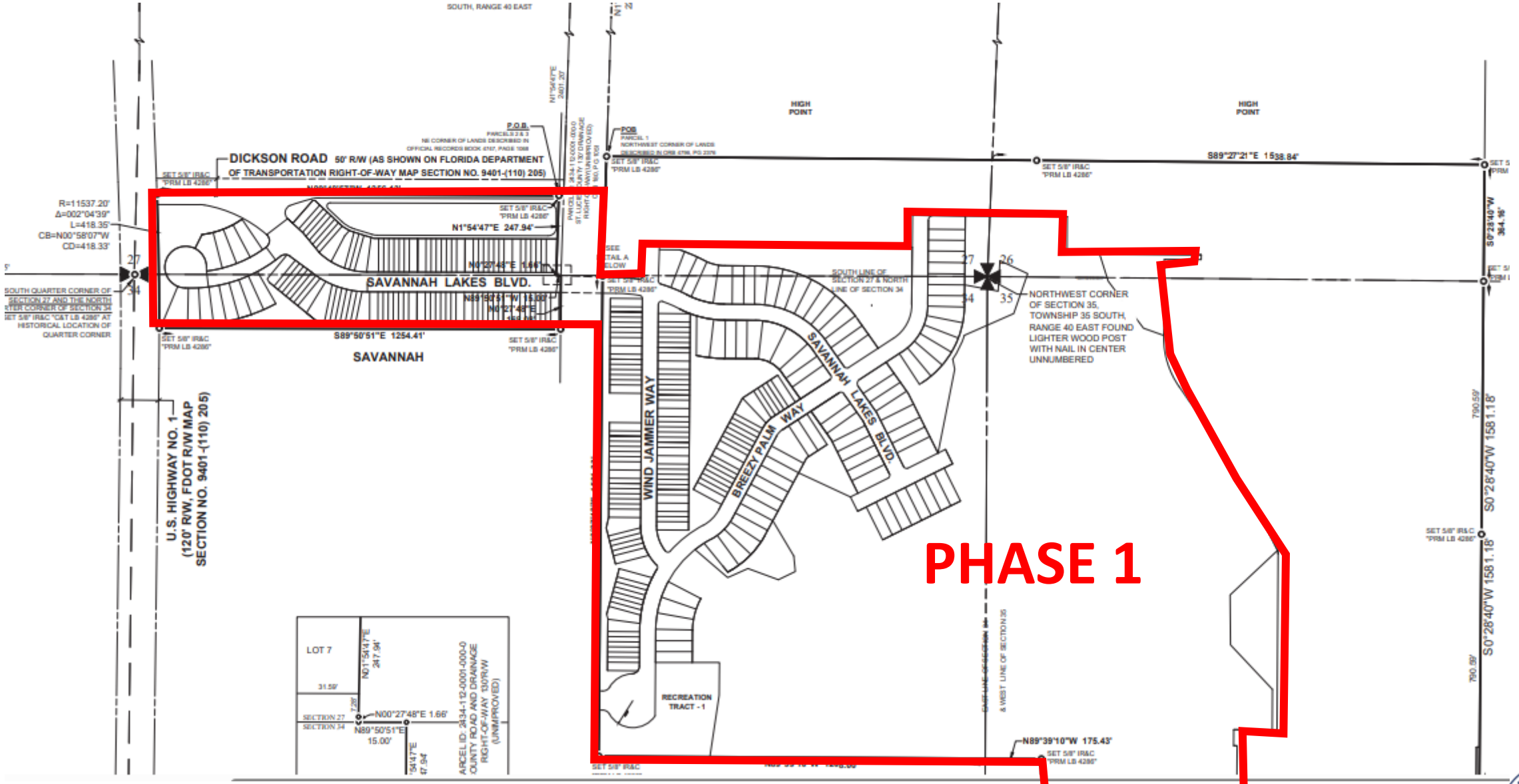
SITE LOCATION (PHASE 1 HIGHLIGHTED)



APPROVED SITE PLAN - July 18, 2022. Ord 22-017



SAVANNAH PRESERVE PHASE 1 – FINAL PLAT



RECOMMENDATION

The Application for Final Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan. Therefore, Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission with conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a bond in the amount of the agreed opinion of probable cost be submitted to the City Engineer for final approval.

ALTERNATIVE RECOMMENDATION

Approval with amended Conditions

Or

Denial

CULPEPPER & TERPENING INC

SAVANNAH PRESERVE 21-054
12/16/2024
OPINION OF PROBABLE CONSTRUCTION COST

DESCRIPTION OF WORK	CONTRACT AMOUNT	TOTAL COMPLETED	CONTRACT NOT SPENT	% REMAINING
Earthwork Phase 1A&1B	$7,325,998.00	95%	$366,299.90	5%
Drainage 1A&1B	$2,331,661.00	75%	$582,915.25	25%
Erosion Control PHASE 1A&1B	$449,391.00	50%	$224,695.50	50%
SANITARY SEWER - PHASE 1A/1B	$1,310,062.50	75%	$327,515.63	25%
FORCE MAIN	$110,057.00	100%	$0.00	0%
LIFT STATION - PHASE 1B	$571,435.00	44%	$321,660.76	56%
WATER DISTRIBUTION - PHASE 1A&1B	$1,039,314.50	40%	$623,588.70	60%
ASPHALT PAVEMENT - PHASE 1A&1B	$1,201,625.00	22%	$937,267.50	78%
CONCRETE - PHASE 1A&1B	$515,583.00	22%	$402,157.74	78%
EMERGENCY ACCESS ROAD - PHASE 1B	$21,491.00	0%	$21,491.00	100%
SOD - PHASE 1A/1B	$44,230.00	0%	$44,230.00	100%
WATER DISTRIBUTION - OFFSITE - PHASE 1B	$162,875.00	0%	$162,875.00	100%
TOTAL	$15,083,723.00	73%	$4,014,696.98	27%

Notes;
1. The contract amounts are based on the approved construction documents dated 12/18/2024
2. The remaining values of construction is based on the progress of construction as of 11/18/2024

Thomas J. DeGrace

Digitally signed by Thomas J. DeGrace
DN: C=US, E=tdegrace@ci-eng.com, O="Culpepper & Terpening, LLC", CN=Thomas J. DeGrace
Reason: I am the author of this document
Date: 2025.01.29 08:03:42-05'00'

THOMAS JOHN DEGRACE
LICENSE
No. 42354
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT File Number: 21.054

January 28, 2025

Ms. Tracy Telle, Engineering Manager
City of Ft. Pierce Engineering Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Savannah Preserve – Phase 1 (Final Plat)
Response to TRC Review Comments

Dear Ms. Telle:

Below, please find our responses to the most recent City of Ft. Pierce Technical Review Committee (TRC) comments in regard to the Final Plat for the Savannah Preserve Planned Development project. If as you review these you have any questions, please do not hesitate to let me know.

****

Ft. Pierce Engineering Department:
Final Plat Comments:

1. **Prior to final plat approval, all subdivision improvements shall be constructed and accepted or an approved engineer's cost estimate along with the appropriate surety in an amount approved by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements. Please provide an engineer's certified cost estimate for review and approval.**

Refer to the attached Engineer's Cost Estimate, sign and sealed, that represents the estimated values to complete the remaining work in the Phase 1 development area of this project. This amount will be bonded with the City, in accord with City standards and practices, prior to the recording of the Final Plat for the subdivision.

2. **Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted.**

Refer to the attached Community Declaration for Preserve at Savannah Lakes. We are also attaching copies of the enabling documents associated with the establishment of the Preserve at Savannah Lakes Community Development District (CDD). The Community Declaration documents will be recorded concurrent with the final plats for the subdivision. As we have discussed with the city in prior occasions, the CDD will be the entity responsible for the maintenance of the onsite infrastructure (unless otherwise noted in the plat dedications).

3. **Revise Plat sheet 2 of 9 to indicate the City Attorney as Sara Hedges.**

Refer to the revised plat sheets. The city attorney has been identified as requested.

..

4. **Revise plat sheet 2 of 9 to reference final plat approval as opposed to the noted preliminary plat approval as shown under the City Commission Certificate.**

Refer to the revised plat sheets. The City Commission Certificate has been amended as requested

5. **Parcel 1 is identified as being a future development. The subdivider shall be aware that should additional subdivision of this parcel be proposed a replatting will be required.**

Comments are acknowledged.

6. **Saint Lucie County approval is required for the dedication of the roadway (RW-1 Tract) and drainage access easements. There is some confusion as there are two (2) dedications for use and benefit of the drainage access easement. Does one of the entities take precedence over the other?**

The conveyance of that portion of RW-1 to St. Lucie County shown on the project Plat will be done by separate instrument, following plat recording.

7. **Please address the attached Northstar Geomatics review comments (9-pages), dated November 21, 2024.**

See below responses.

****

Northstar Geomatics (copy of original review letter is attached for reference purposes.)

1. **Add North arrow to Location Map. 177.091(6)**

Refer to sheet 1 of the final plat set. A North arrow has been added to the location map.

2. **Bearing reference to a well established and monumented line. 177.091(6). "BB" is shown on west line of section 35. Show "BB" in legend or spell it out.**

The abbreviation “BB” has been removed and is spelled out as “Bearing Basis” added to the drawings.

3. **Scale bar text is too small to read clearly. 177.091(4)**

Graphic scale has been replaced and made more readable.

4. **Show section corner and ¼ corner with bearings and distances on surveys and plat. Show sectional breakdown. 177.091(14)**

We have added to the drawing’s clarity for the section corners and 1/4 section corners with bearing and distances on both plat and boundary survey.

5. **Show existing or new certified corner record numbers on all section and quarter corners on both survey and plat. 177.507**

All Certified Corners are being applied for, both existing and new.

6. **Point of commencement on parcel 1, not in legend. Set corner if not found. 177.091(14)**

POC has been added to legend. (we are setting a corner at the POC).

7. **Show point of beginning on map of all legal descriptions. 177.091(14)**

Refer to the map and plat graphics. We are showing a POB on the map for all parcels.

8. **Rewrite legal description to survey boundary bearings and distances. Show both legal descriptions on surveys with note indicating that they describe the same area.**

The project Legal Description has been revised and re-written.

9. **Add abbreviations "chord bearing" and "chord distance" to the legend. Show the chord distance abbreviation in the curve data on the plat. 177.091(29)**

We have addressed the abbreviations as requested. Chord bearing (CB) and chord distance (CD) have been added to the project legend.

10. **PRM symbol on map and legend do not match. 177.091(29)**

PRM's have been reviewed and should now match the legend symbol.

11. **Legend indicates Parker Kalen nails will be used as Permanent Control Points. Suggest updating the legend if true Parker Kalen nails will not be placed in the ground.**

We have addressed the PK nail question by stating Nail and Disk

12. **Right of way tract "RW-1" needs to be shown on all pages of the plat where right of way is shown. 177.091(18)**

"RW-1" has been addressed. This area will by separate instrument be conveyed to St. Lucie County, following final plat actions. The remaining roadway tracts have been identified as being RW-2 and RW-3 and will be conveyed to the CDD

13. **Index map isn't clear and hard to read sheet 5. Remove unnecessary information and make sheet numbers more visible. Add north arrow to index.**

The index map has been revised as requested.

14. **Right of way tract is dedicated to both St Lucie County and the Preserve at Savannah Lakes Community Development District. Clearly show which area of right of way is being dedicated to who.**

All rights of way (roadways) are being dedicated to the Preserve at Savannah Lakes Community Development District.

15. **Utility easement dedication has typo "by by"**

The noted typo has been corrected.

16. **Tract 1 for the recreation tract is ambiguous. Rename to Recreation tract 1.**

Refer to dedication Note 2. The requested naming adjustment has been addressed.

17. **Include the surveying business, address and certificate of authorization number the legal entity under surveyor's signature. 177.061**

The requested text adjustments have been made to all sheets as necessary.

18. **Lot numbers are not progressive. There are two lot number schemes. Pick one and maintain it throughout the plat. 177.091(18)**

Lot numbers are numbered in a progressive format based on the project as whole….As there are two types of homes to be constructed in this community, Block numbers are used for the townhomes. The two-family villa homes use a sequential numbering system based on the approved site plan.

19. **Show right of way tract numbers on all plat map pages. 177.091(18)**

Refer to the attached plat graphics. Tract numbers have been clarified in all roadway areas

20. **Parcel 1 is referenced in the legal description and shown on the plat as a lot already used in the legal description. Renumber or rename the "Parcel 1" on the plat to tract or renumber to one of the progressive lot numbers.**

(Sheets 6, 7, 8, 9, & 10) "Parcel 1 (Future Development) has been relabeled to "TRACT 1" (Future Development).

21. **Multiple lot dimensions are not shown to the hundredth of a foot. Increase precision to a minimum of hundredths of feet. 177.091(19)**

Addressed; all lot dimensions and have been checked and revised to 2 decimal places.

22. **Provide title opinion or property information report(s). Surveys should match the title report. Show title exceptions on survey. Provide supporting title exceptions documents. 177.041(2)**

A New Title Report has been received, and the boundary survey is being adjusted accordingly.

23. **The proposed Savannah Lakes Blvd crosses a county parcel, pen: 2434-112-0001-000-0, on the plat. Show documentation on the plat from St. Lucie County allowing access.**

Refer to the approved site construction plans for the Savannah Preserve community. This crossing area is not a part of, or included in, the boundary of the Plat for the Savannah Preserve, Phase 1. The property impacted in an existing County right-of-way

24. **Sheet 2**
    - a.) **Add PRM at changes in direction around boundary of plat.**
    - b.) **Curvilinear lot lines must show radius, arc distance, and delta curve information. Block 34, lots 1-8, block 35, lots 5-8, block 37, lots 2-3, have inadequate curve data.**
    - c.) **Text blocking lot lines on lots 329-330, 333-334, and 338-340.**

We have addressed the PRM illustrations provided in your review letter (exhibits 24a, b, & c). All PRM's around the boundary have been checked and are have been adjusted as requested, along with the labels noted in your exhibit 24c being adjusted to display lot lines.

25. **Sheet 3**
    - a.) **Show quarter corner bearing and distance for section line. Show distance to section line.**

Refer to the attached plat graphics. Showing 1/4 corner bearing and distance for section line. Showing distance to section line.

    - b.) **Drainage and access easement text don't match area pointed to.**

This text has been removed from the plat graphics. This easement will be addressed through a separate instrument following plat recording.

26. **Sheet4**
    - a.) **Show match line on west referencing sheet 3.**

Created an additional Sheet (Sheet 3) showing the overall Boundary and Sectional Breakdown, addressing all boundary questions.

    - b.) **Show radius point of cul-de-sac, street name for east/west street, and change right of way line type to a solid line.**

Addressed radius, street name and right of way line.

    - c.) **(see graphic from original letter)**

All detail information has been addressed.

d.) (see graphic from original letter)

Added Bearing and Distances along section line (showing on all Overall sheet).

27. Sheet 5

a.) Match line to the west is wrong.

Match line to the West has been corrected. It is leading to sheet 4.

b.) Show centerline curve data of Savannah Lakes Blvd at the intersection of Wind Jammer Way.

Addressed the centerline data is showing the curve data at the intersection of Wind Jammer Way & Savannah Lakes Blvd.

c.) WMT-6 at bottom of page seems to be labeled incorrectly. Think it should be WMT-2.

Changed WMT-6, is now labeled to WMT-2 to match sheet 5.

d.) Bearing basis shown on west line of section 35, show monumentation to the south that establishes bearing basis.

showing monumentation to the south on the west line of section 35.

e.) Show bearings and distances on all section lines.

All bearings and distances have been shown on the section lines at each sheet and on overall sheet.

f.) Show description of section corner on plat with certified corner record number

All CCR will be going into recording.

g.) the centerline distances don't add up.

we have addressed a minor Rounding error. All dimensions have been edited and adjusted as necessary.

h.) lot line not visible.

Line work is cleaned up by replacing with Curve Tag.

i.) Overlapping text on lot 306.

Text overlapping is cleaned up by replacing with curve tag.

j.) Text overlapping lot lines lots 314 through 321.

Text overlapping is cleaned up by replacing with curve tag.

k.) Lot 321 curve information overlapping lot line distance

Text overlapping is cleaned up by replacing with curve tag.

l.) Curvilinear lot lines must show radius, arc distance, and delta curve information. Block 3, lots 1-5 and block 15, lots 1 and 2 have inadequate curve data.

Additional information has been Replace with Curve Tags.

m.) Show bearings on lift station easement lines.

added a detail and Re-created easement to show bearings.

n.**) Scale seems is incorrect on lift station easement detail.**

Scale was correct at 1"=50' has been changed to 1"=20'.

o.) The lift station easement and utility easement are in conflict. The lift station easement restricts non-FPUA utilities and the utility easement allows all utilities. Either move one of the easements or add language to the dedication allowing for the overlap.

To addressed the easement conflict Lift station easement is stand alone and utility easement stop at the easement and do not cross over Lift Station Easement.

28. Sheet6

a.). Show match line and match line text for sheet 3

Addressed all match lines comment and all match lines have been fixed.

b.) Show bearing and distance on section line with ties on crossing lines.

Showing bearing and distance on all section lines.

c.) Show monumentation establishing bearing

Showing monumentation with both found monuments and Historic monuments.

d.) Show sectional breakdown establishing point of commencement of parcel 1

Showing sectional breakdown and establishing the Point of Commencement by setting a monument at the location.

e.) (see graphic from original letter)

Bearing and distance are moved inside lot 243.

f.) (see graphic from original letter)

As fixed in item "e," additional bearing and distances were added to road dimensions.

g.) (see graphic from original letter)

Again, this was addressed in "e" and "f" PCP, Bearing and distances, R/W Width, and Easement types and size have been noted.

29. Sheet 7

a.) (see graphic from original letter)

Addressed and Labeled easement type and size.

30. Sheet 8

a.) (see graphic from original letter)

Addressed adding Bearing to the drawing.

b.) show bearing and distance between PRM in same font as other around boundary.

All PRM bearing and distances has been added in the same font.

c.) (see graphic from original letter)

Addressed the adding bearings to the line per comment in Geomatics review letter.

31. Sheet 9

a.) (see graphic from original letter)

Addressed adding the distance on line per comment noted on sheet 10 of Geomatics review letter.

32. Survey of 125-acre parcels

a.) Show title exceptions items from title commitment in tabular and graphical format

Submitted under separate cover. All exceptions are identified.

b.) Show survey notes regarding ALTA table A items indicated in certification.

Submitted under separate cover.

c.) Show sectional breakdown supporting legal description and boundary location.

Submitted under separate cover.

d.) Show certified corner record number on all public land survey system corners. If a certified record number does not exist or does not match per 177 Part 3, record a new certified corner record.

Submitted under separate cover.

e.) Title commitment in survey doesn't match the plat. Update to match and provide title commitment with supporting title exception documentation.

Submitted under separate cover.

33. Survey of 7 acres parcel

a.) ALTA survey was created after ALTA 2021 went into effect. Update to meet 2021

ALTA standards

Submitted under separate cover.

b.) Show sectional breakdown supporting legal description and boundary location.

Submitted under separate cover.

c.) Show certified corner record number on all public land survey system corners. If a certified record number does not exist or does not match per 177 Part 3, record a new certified corner record.

Submitted under separate cover.

d.) Title commitment in survey doesn't match the plat. Update to match and provide title commitment with supporting title exception documentation.

Submitted under separate cover.

34. Schedule PRM inspection directly with Northstar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site.

Final PRM inspections will be scheduled when required.

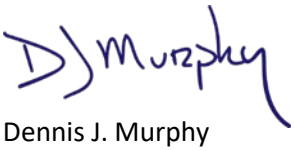
35. A written response to each item above is required prior to next review.

Comment acknowledged.

****

Thank you for your attention to this submission. Again, if you have any questions or need additional back-up, please let me know,

Sincerely:
CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner

DJM
f:\+2021\21-054 - ftp trc review commenst\21-054_250128_ftp eng, 000, telle - response to comments.docx

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSUB2024-00005
Savannah Preserve Ph1 Final Plat

Comments

W/WW Engineering: Approved.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments**. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

Gas: Approved.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service **– Available**.
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

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

Technical Review Committee meeting

November 21, 2024

Case #: PZSUB 2024-00005

Planner: City of Ft. Pierce Planning Department.

Final Plat

Dickson Drive, east of South US-1., Ft. Pierce, Savannah Preserves Phase 1.

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at . While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		301
Average number of people per household	x	2.5
total proposed population increase		752.5
	/1000	0.7525
	x	2.9
Additional Officers Necessary		2.18

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Dennis Murphy
Culpepper & Terpening
2980 S. 25th Street
Fort Pierce, FL 34981

Subject: Savannah Preserve (Phase 1) – Final Plat –- Technical Review Committee Comments for November 21, 2024, TRC Meeting

City of Fort Pierce Planning Department

1. After approval, please supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.21.24
Property Address: Final Plat – Savannah Preserve (Phase 1) – 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4, 2434-121-0001-000-8

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

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

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

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

☐ 4. Building Permit required.

☐ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

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

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 11/19/24

From: Jesse Almand
To: Vennis Gilmore
Subject: Project #: PZSUB2024-00005 Final Plat – Savannah Preserve (Phase 1)
Date: Thursday, November 14, 2024 1:52:35 PM
Attachments: Outlook-wkvlghvv.png

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,

SLCFD has no comments for this portion of the project.

Respectfully,

Jesse Almand~736
Lieutenant, Fire Plans Examiner/Investigator
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

ORDINANCE NO. 21-035

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE **PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT** PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kolter Group Acquisitions LLC ("**Petitioner**"), having obtained written consent to the establishment of the Preserve at Savannah Lakes Community Development District ("**District**") by owners of one hundred percent (100%) of the real property to be included in the District, has petitioned the City Commission ("**Commission**") of the City of Fort Pierce, Florida, to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida with a local mailing address of 105 NW 1st Street, Delray Beach, Florida 33444; and,

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the Commission on October 18, 2021; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan; that the land within the District is of sufficient size; is sufficiently compact and is sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services; and that the area that will be served by the District is amenable to separate special-district governance; and,

WHEREAS, the establishment of the District shall not act to amend any land development approvals and/or regulations governing the land area to be included within the District; and

WHEREAS, the establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described in the petition.

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

SECTION 1. Authority. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

SECTION 2. District Name. There is hereby established a community development district situated entirely within a portion of the City of Fort Pierce, Florida, which shall be known as the "Preserve at Savannah Lakes Community Development District," and which shall be referred to in this ordinance as the "District."

SECTION 3. District External Boundaries. The external boundaries of the District are described in **Exhibit "A"** attached hereto, said boundaries encompassing 125.52 acres, more or less.

SECTION 4. District Powers and Functions. The District shall have all of the powers and authority set forth in Chapter 190, Florida Statutes. Further, consent is hereby given to the District to exercise those powers relating to parks and facilities for indoor and outdoor recreational, cultural, and educational uses contained in Section 190.012(2)(a), and to exercise those powers related to security contained in Section 190.012(2)(d), provided however that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

SECTION 5. Termination of District. In the event that the District established hereunder is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for the road rights of way, stormwater management and drainage systems, street lighting or other improvements that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

SECTION 6. Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are: Michael Caputo, Tim Smith, Jon Seifel, Greg Meath and Candice Smith.

SECTION 7. Notice Requirements. The District shall provide public notice of all meetings pursuant to law.

SECTION 8. Special Assessments. Non ad valorem special assessments, as defined in Chapter 190, Florida Statutes, shall only be levied by the District on those lands included within the District boundary, as such boundary may be amended, and in accordance with Chapter 190, Florida Statutes.

SECTION 9. Severability. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 10. No Codification. This ordinance shall not be codified, but the City Clerk shall retain this Ordinance as a permanent record of action taken by the City Commission.

SECTION 11. Conflicts. All ordinances in conflict herewith are hereby repealed.

SECTION 12. Effective Date. This Ordinance shall take effect immediately upon passage at second reading/public hearing.

APPROVED AS TO FORM & CORRECTNESS:

Tanya Earley, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-035 was duly advertised by title only in the St. Lucie News Tribune on September 11, 2021 and on October 22, 2021; 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 20, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, November 1, 2021, 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 1st day of November, 2021.

Linda Hudson

Linda Hudson, Mayor Commissioner

ATTEST:

Linda W. Cox

Linda W. Cox, City Clerk

(City Seal)

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

PETITION TO ESTABLISH PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
jeree@hgslaw.com
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

BEFORE THE CITY COMMISSION FOR THE CITY OF FORT PIERCE, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Kolter Group Acquisitions LLC ("Petitioner"), hereby petitions the City Commission for the City of Fort Pierce, Florida pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (2020), to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Fort Pierce, Florida, and covers approximately 125.52 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located east of US Highway 1, south of High Pointe, west of Savanna's Preserve (County Park) and north of Gator Trace PUD. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes (2020). Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Michael Caputo
Address: 105 NE 1st Street
Delray Beach, Florida 33444

Name: Tim Smith
Address: 105 NE 1st Street
Delray Beach, Florida 33444

Name: Jon Seifel
Address: 14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

Name: Greg Meath
Address: 14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

Name: Candice Smith
Address: 14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Preserve at Savannah Lakes Community Development District.

6. Major Water and Wastewater Facilities. The existing major trunk water mains and wastewater interceptors within the proposed lands to be included within the District, if any, are reflected in **Exhibit 4**. **Exhibit 4** also demonstrates the planned water, wastewater and drainage plan for the lands to be included within the District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The estimated costs of construction are also shown in **Exhibit 5**. At present, these improvements are estimated to be made, acquired, constructed and installed from 2022-2025. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing land use is vacant land. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the applicable local Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2020). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jere Earlywine, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, FL 32301

11. This petition to establish the Preserve at Savannah Lakes Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fort Pierce, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

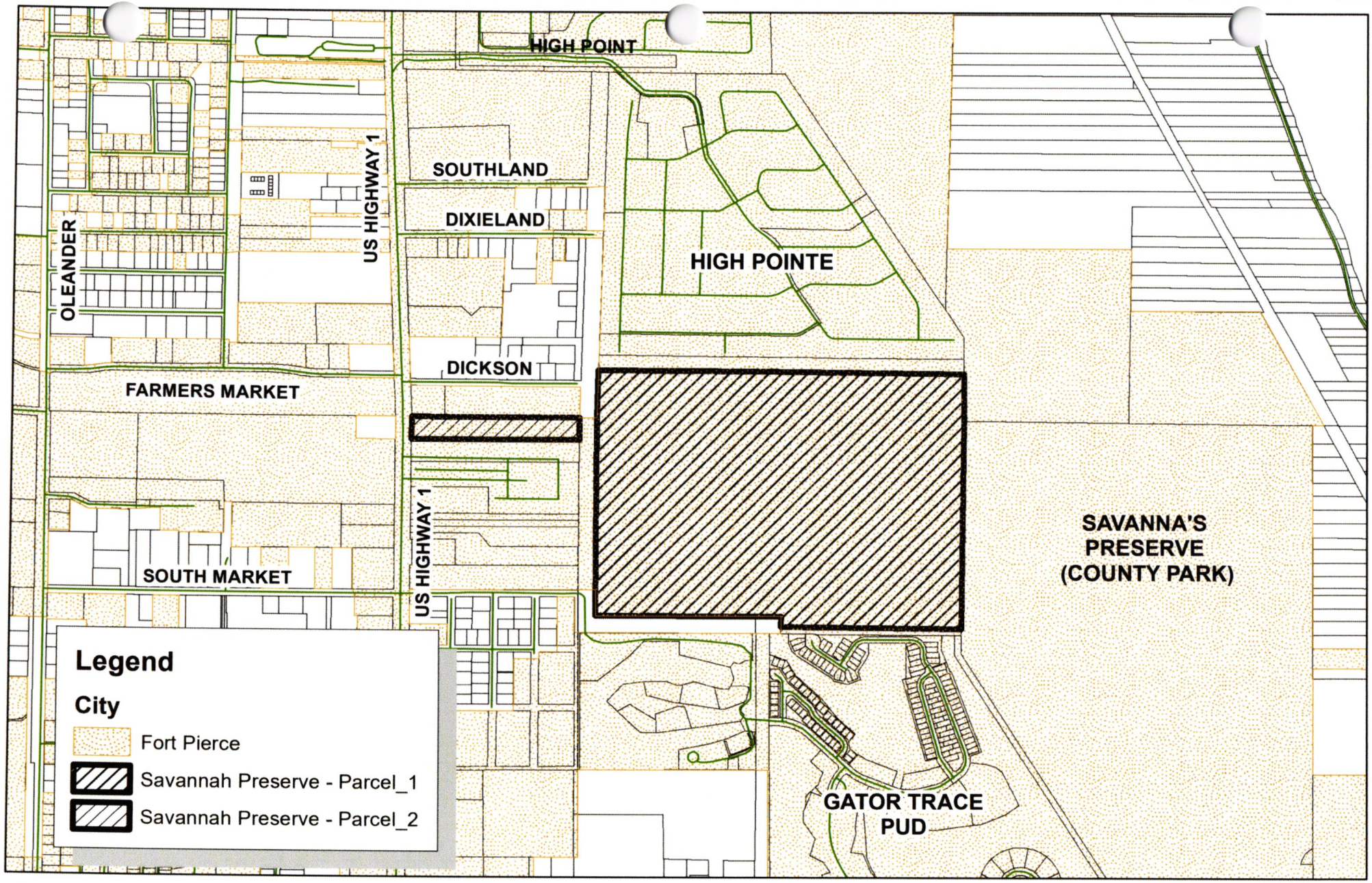
[CONTINUED ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 6th day of July, 2021.

HOPPING GREEN & SAMS, P.A.



Jere Earlywine
Florida Bar No. 155527
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 Telephone
(850) 224-8551 Facsimile



AREA LOCATION MAP

SAVANNAH PRESERVE COMMUNITY DEV. DISTRICT

N
W E
S

1 in = 1,000 ft

EXHIBIT __

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

DESCRIPTION

AutoCAD SHX Text
%%UDESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.

ALTA/NSPS LAND TITLE SURVEY
PRESERVE AT SAVANNAH LAKES
PREPARED FOR

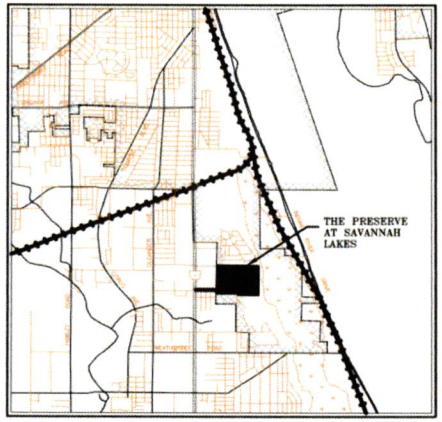
KOLTER HOMES

SITUATED IN

SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground Utilities, foundations and improvements were not located as part of this survey.
4) Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.
5) The last date of field work was April 28, 2021.
6) The West line of Section 35, Township 35 South, Range 40 East is assumed to bear N00°16'38"E and all other bearings shown hereon are relative thereto.
7) Both parcels are located within an areas having a Flood Zone Designation "X", and AH (EL=16') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189 K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8) Wetlands were located by EW Consulants on May 07, 2021.
9) This survey was prepared with the benefit of Old Republic National Title Insurance Company Commitment No. 1036672 A1, dated March 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.



LOCATION MAP
NOT TO SCALE

DESCRIPTION

Parcel 1:

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Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Karma Capital Investments LP, a Florida limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on April 28, 2021.

Date of Plat or Map May 07, 2021.

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

SIGNATURE DATE

GENERAL NOTES,
LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9697 • www.ct-eng.com
© CULPEPPER & TERPENING, INC. 2018

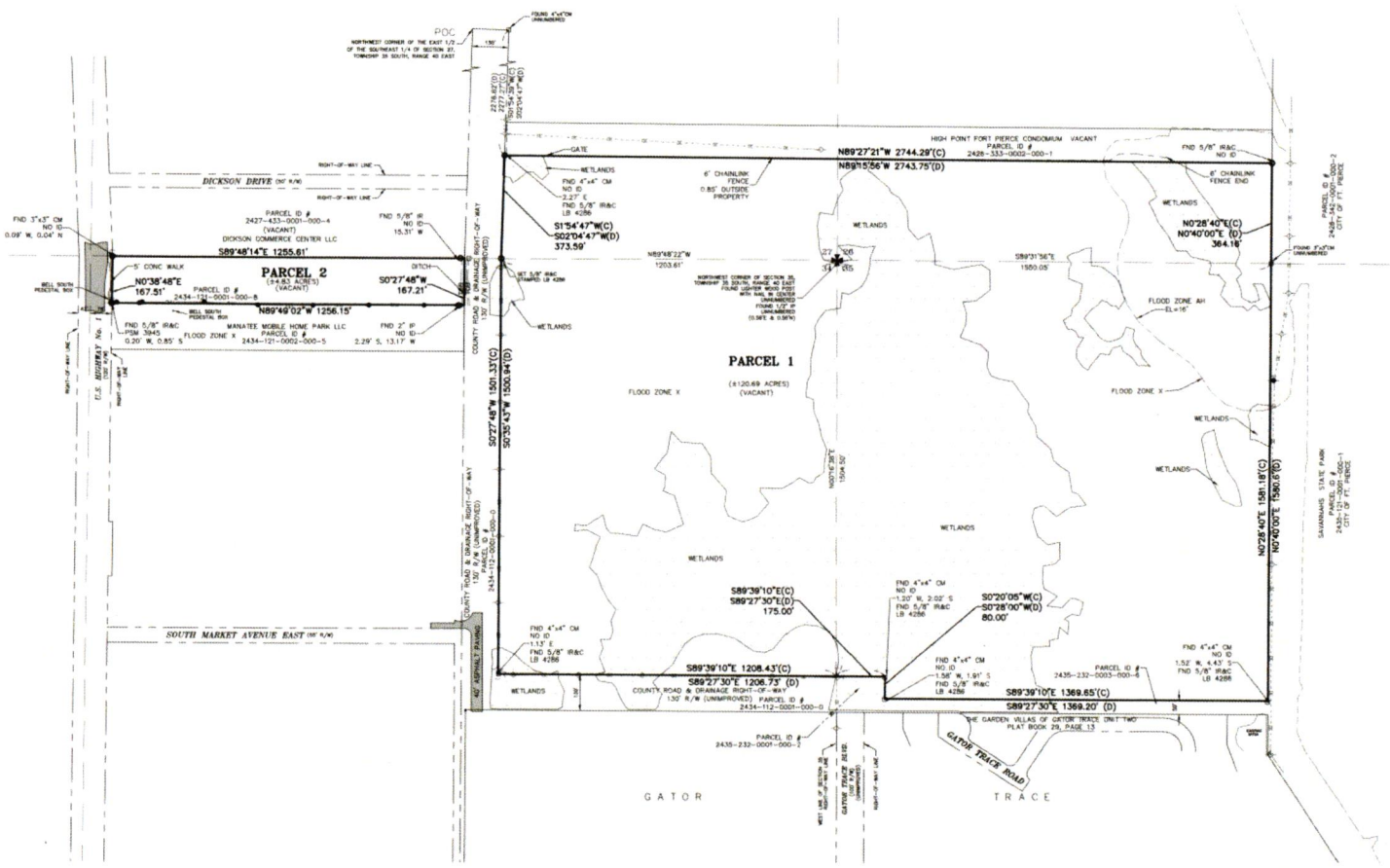
- REVISIONS -	BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 1 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg



LEGEND

- IR&C = Iron Rod with Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- PRM = Permanent Reference Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculated by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- P.L.S. = Professional Land Surveyor
- = Wood Pole
- = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- No. = Number
- ℄ = Center Line
- = Bell South Service Box
- BLDG. = Building
- CONC. = Concrete
- TOB = Top of Bank
- CBS = Concrete Block Structure
- ELEV = Elevation
- INV = Invert
- Δ = Included Angle
- R = Radius Length
- L = Arc Length
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- F.D.O.T. = Florida Department of Transportation
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Concrete Pipe
- ± = Plus or Minus
- = Drainage Manhole
- = Sanitary Manhole
- = Fire Hydrant
- = Water Valve

GRAPHICS

COMPUTER FILE REF: 21-054 alta.dwg
FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2580 SOUTH 25th STREET ● FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE ● STUART, FLORIDA 34994
PHONE: 772-464-1535 ● FAX: 772-464-1697 ● www.ct-engr.com
CERTIFICATE OF AUTHORIZATION #LB-0636

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

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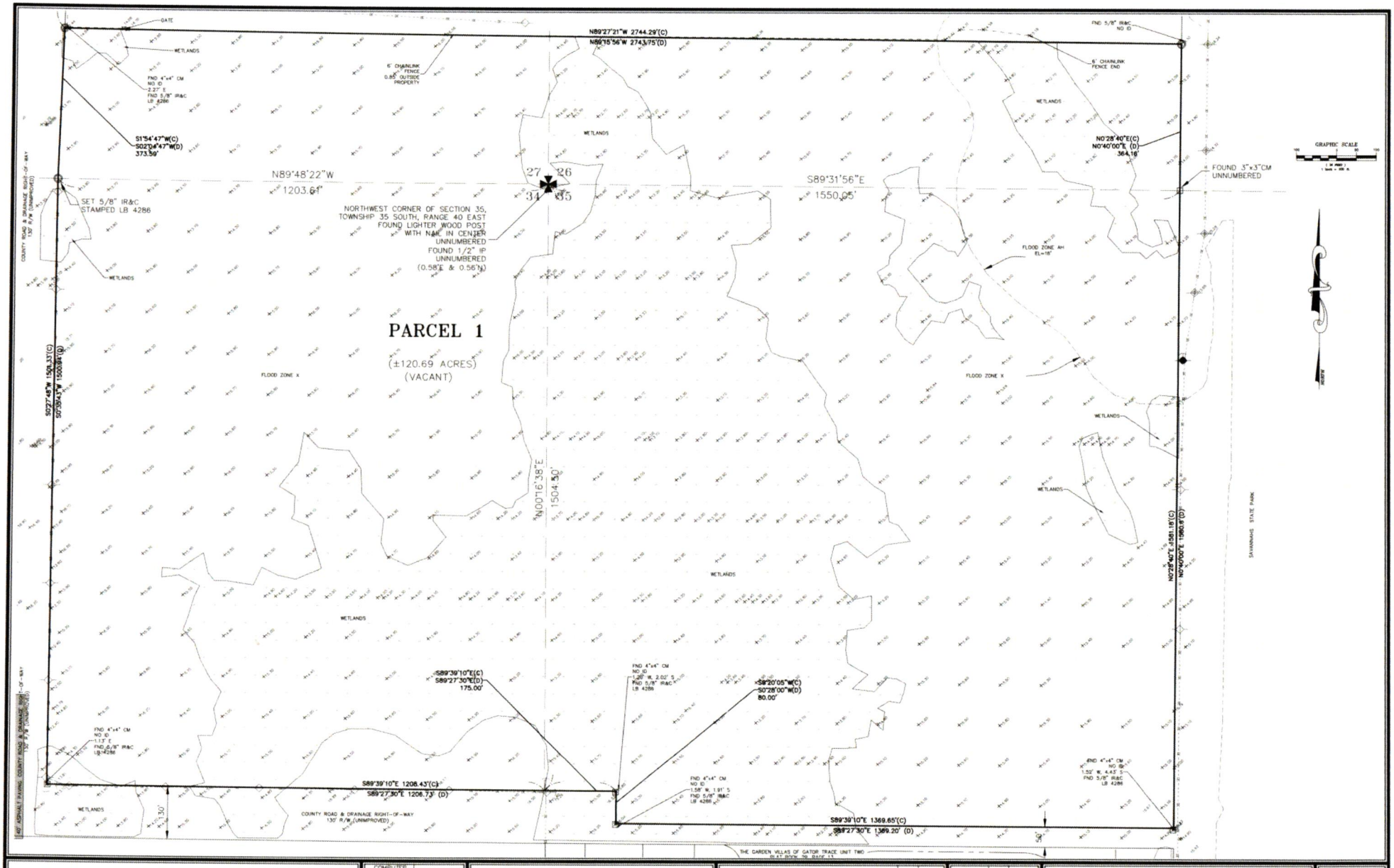

TOPOGRAPHIC SURVEY
PARCEL 1

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 3 OF 4

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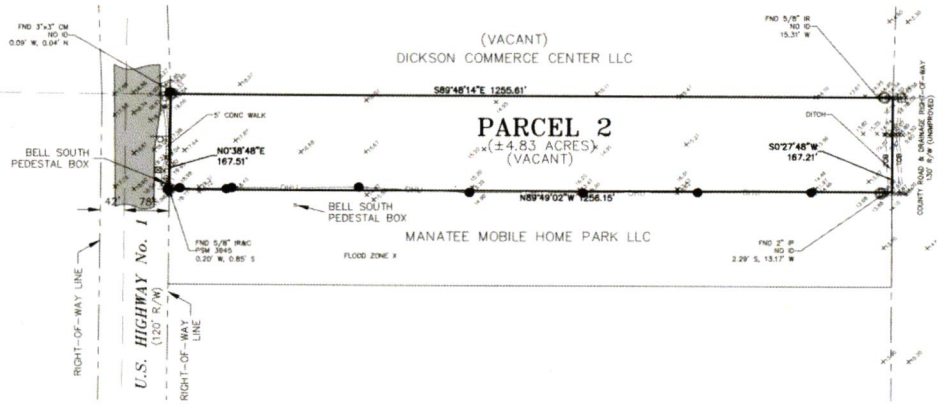

GRAPHIC SCALE

LEGEND

IR&C = Iron Rod with Plastic Cap
IP&C = Iron Pipe and Cap
IP = Iron Pipe
CM = Concrete Monument
PRM = Permanent Reference Monument
OHU = Over Head Utility
(P) = As shown on recorded plat.
(D) = Deed
(C) = Calculates by Field Measurement
R/W = Right of Way
LS = Land Surveyor
LB = License Business
P.L.S. = Professional Land Surveyor
= Wood Pole
= Anchor and Guy Wire
TYP. = Typical
P.B. = Plat Book
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line
B = Bell South Service Box
BLDG. = Building
CONC. = Concrete
TOB = Top of Bank
CBS = Concrete Block Structure
ELEV = Elevation
INV = Invert
Δ = Included Angle
R = Radius Length
L = Arc Length
N.A.V.D. = North American Vertical Datum
N.G.V.D. = National Geodetic Vertical Datum
F.D.O.T. = Florida Department of Transportation
CMP = Corrugated Metal Pipe
RCP = Reinforced Concrete Pipe
± = Plus or Minus
= Drainage Manhole
= Sanitary Manhole
= Fire Hydrant
= Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

This instrument was prepared by and
upon recording should be returned to:

HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Consent and Joinder of Landowner
to the Establishment of a Community Development District

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Executed this 28 day of June, 2021.

Witnessed:

Print Name: SEVAL ALTINOK

BY: MUSTAFA ALTINOK

ITS:

Print Name:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of June, 2021, by MUSTAFA ALTINOK, who appeared before me this day in person, and who is either personally known to me, or produced FL DL as identification.

LATHRESHA MCLEOD
NOTARY
My Comm. Expires
April 27, 2022
GG 185580
PUBLIC
STATE OF FLORIDA

NOTARY PUBLIC, STATE OF Florida

Name: Lathresha McLeod
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

EXHIBIT A

DESCRIPTION

AutoCAD SHX Text
%%UDESCRIPTION

Parcel 1:

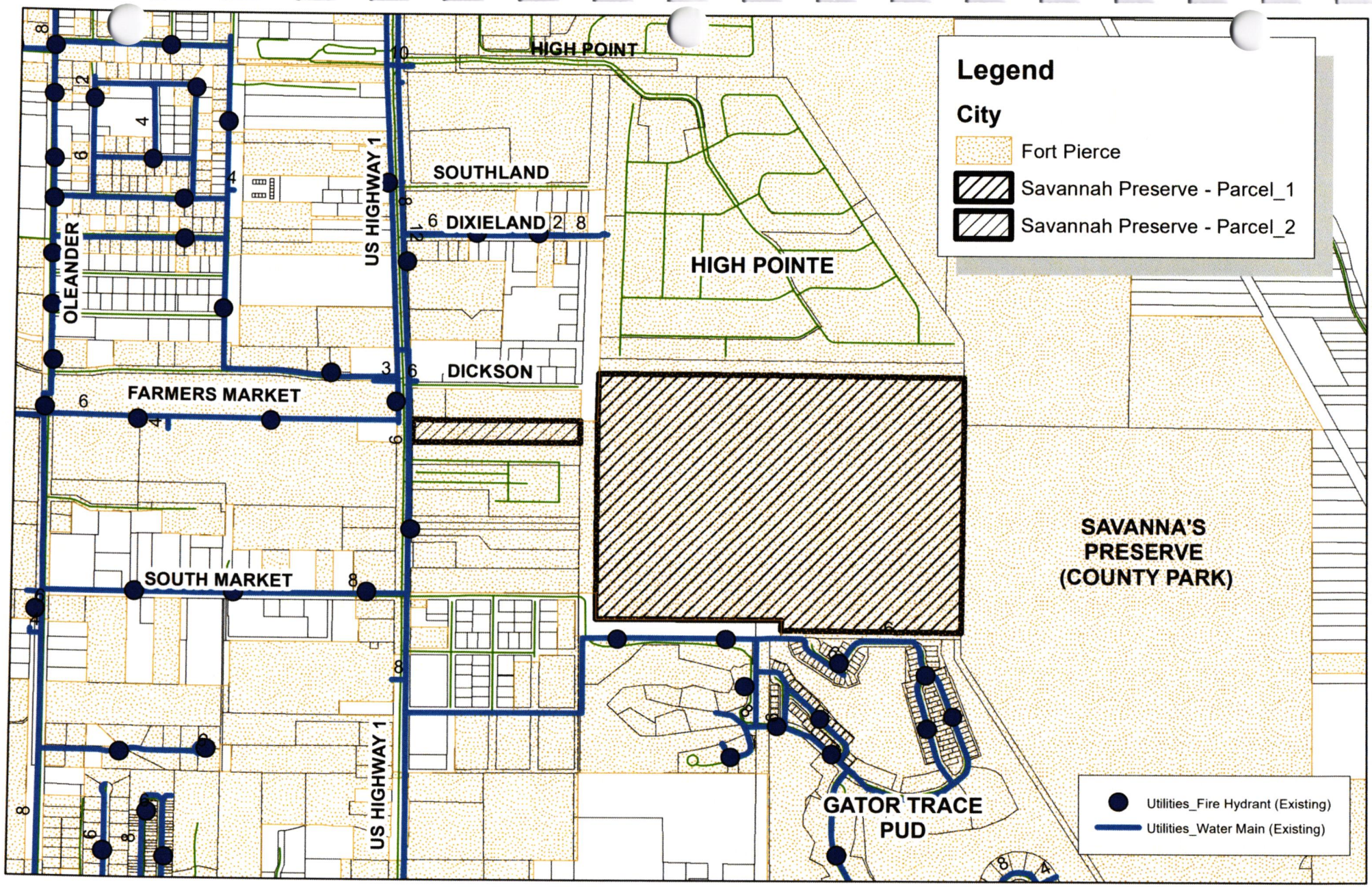
The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.



EXISTING UTILITY SERVICE MAP

SAVANNAH PRESERVE COMMUNITY DEV. DISTRICT

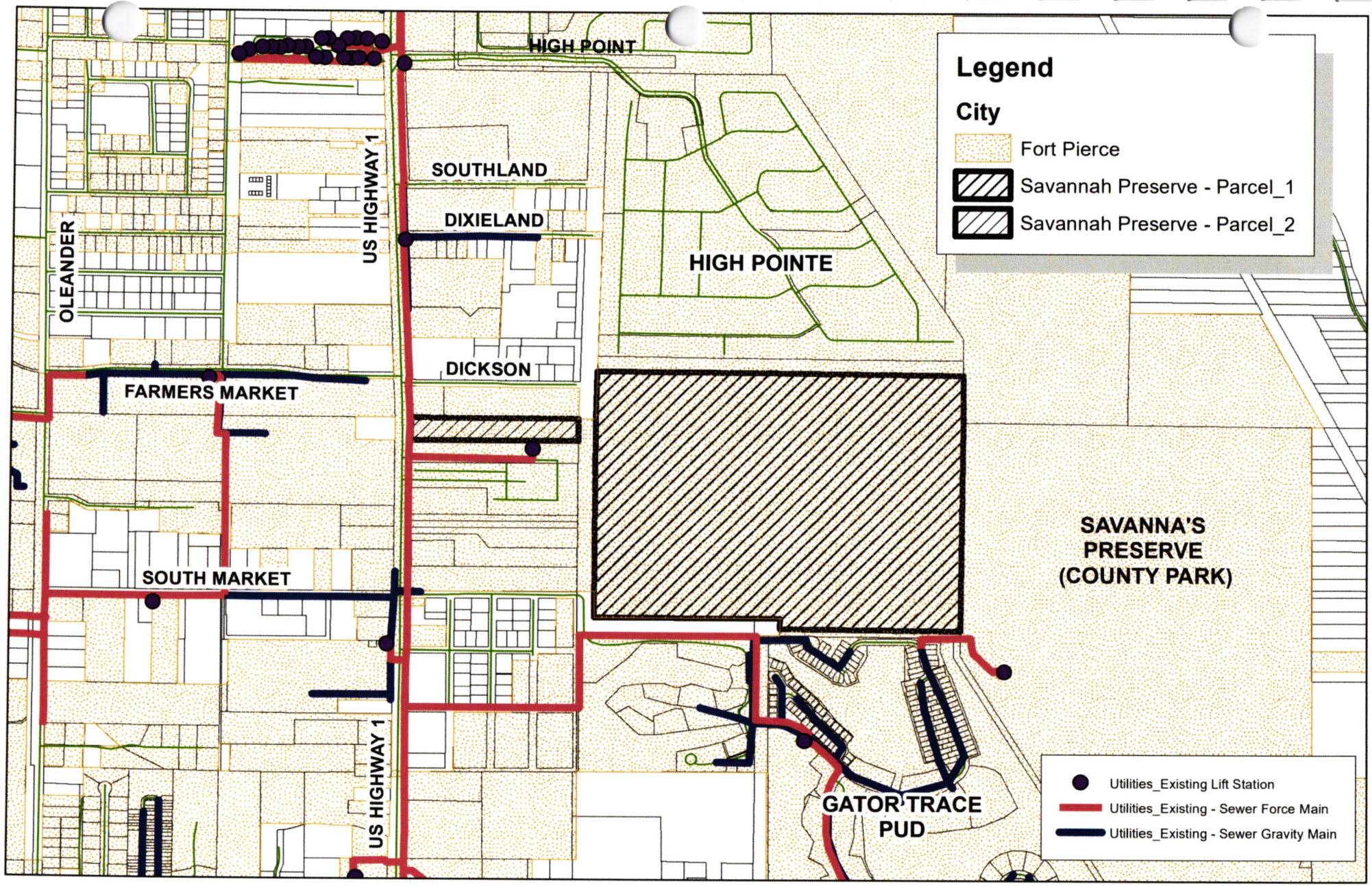
N W E S

1 in = 1,000 ft

EXHIBIT __

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS



EXISTING UTILITY SERVICE MAP

SAVANNAH PRESERVE COMMUNITY DEV. DISTRICT

N
W E
S

1 in = 1,000 ft

EXHIBIT __

CULPEPPER & TERPENING INC

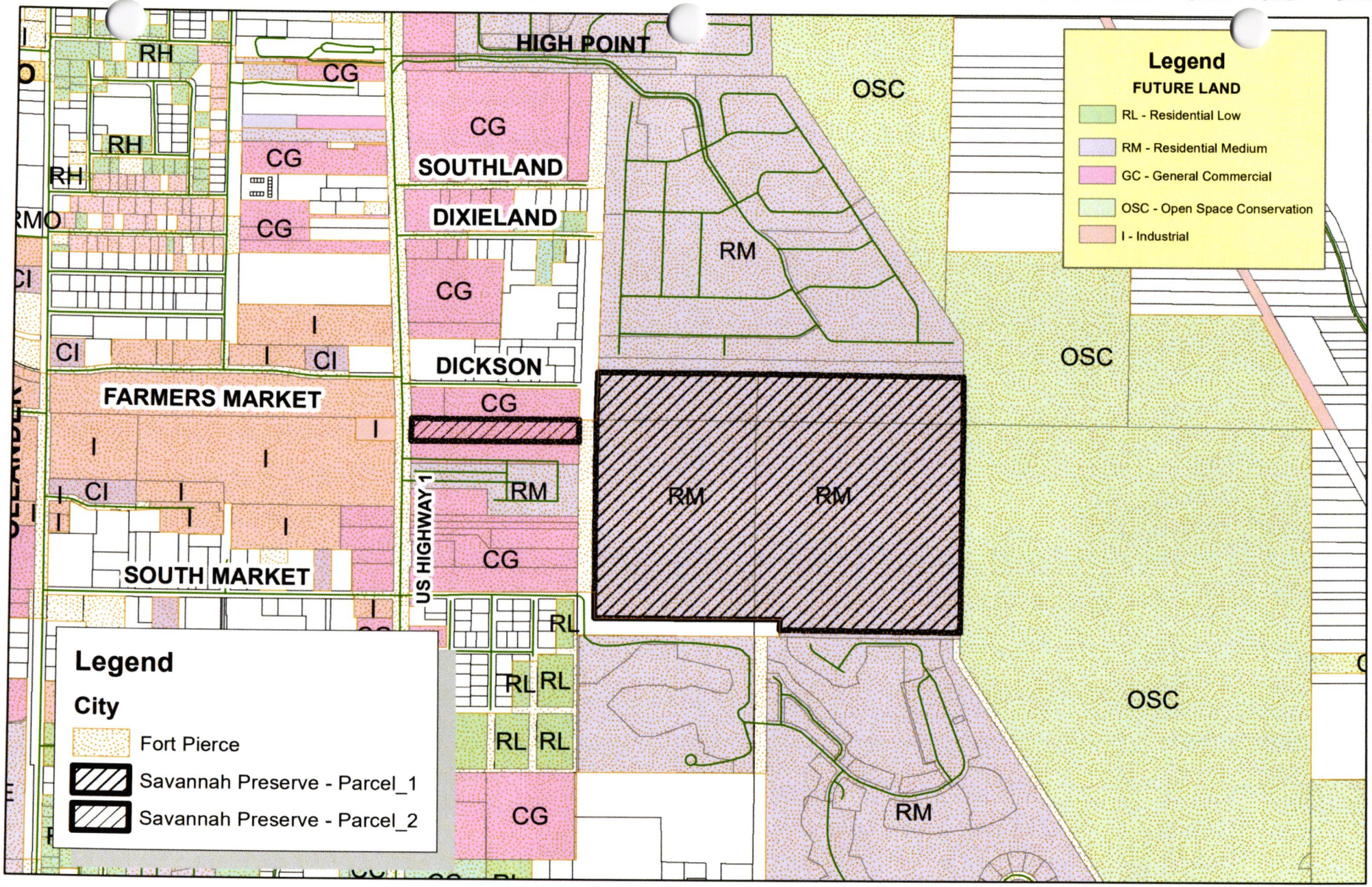
CONSULTING ENGINEERS | LAND SURVEYORS

PRESERVE at SAVANNAH LAKES
CDD ESTIMATE OF COSTS

Improvement	Estimated Cost	
Clearing/Grading of Public Lands	$	6,580,000.00
Stormwater Management System	$	680,000.00
Roadways	$	1,980,000.00
Water & Wastewater Systems	$	3,560,000.00
Undergrounding of Conduit	$	180,000.00
Hardscaping, Landscape, Irrigation	$	330,000.00
Amenities	$	1,300,000.00
Conservation Areas	$	750,000.00
Offsite Improvements*	$	70,000.00
Professional Services	$	1,100,000.00
10% Contingency	$	927,000.00
TOTAL	$	17,457,000.00

Improvement	Financing Entity	Ownership and Operations Entity
Stormwater Management System	CDD	CDD
Roadways	CDD	CDD
Water & Wastewater Systems	CDD	City
Undergrounding of Conduit	CDD	City
Hardscaping, Landscape, Irrigation	CDD	CDD
Amenities	CDD	CDD
Conservation Areas	CDD	CDD
Offsite Improvements*	CDD	City/County
Professional Services	CDD	CDD

NOTE: The cost estimates, financing and operations information are based on good faith projections, but are subject to change.



AREA FUTURE LAND USE

SAVANNAH PRESERVE COMMUNITY DEV. DISTRICT

N
W E
S

1 in = 1,000 ft

EXHIBIT __

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

Preserve at Savannah Lakes
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

June 28, 2021

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Preserve at Savannah Lakes Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 125.52 +/- acres of land located within the City of Fort Pierce, Florida (the "City") and is projected to contain approximately 590 residential dwelling units, which will make up the Preserve at Savannah Lakes development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Preserve at Savannah Lakes Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 590 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Preserve at Savannah Lakes.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Fort Pierce, according to the Census 2020, has a population of 46,437; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 125.52 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 550 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service

and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Fort Pierce and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Fort Pierce

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 125.52 +/- acre master planned residential development currently anticipated to contain a total of approximately 590 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,065 +/- and all of these residents as well as the residential and non-residential landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Fort Pierce. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Fort Pierce, Florida

The proposed land for the District is located within the City of Fort Pierce, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $17,457,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Roadways	CDD	CDD	CDD
Water & Wastewater Systems	CDD	City	City
Undergrounding of Electric Conduit	CDD	City	City
Hardscape, Landscape, Irrigation	CDD	CDD	CDD
Amenities	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD
Offsite Improvements	CDD	City/County	City/County

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Table 2

PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Clearing/Grading of Public Lands	$6,580,000
Stormwater Management System	$680,000
Roadways	$1,980,000
Water & Wastewater Systems	$3,560,000
Undergrounding of Electric Conduit	$180,000
Hardscape, Landscape, Irrigation	$330,000
Amenities	$1,300,000
Conservation Areas	$750,000
Offsite Improvements	$70,000
Professional Services	$1,100,000
Contingency	$927,000
Total	**$17,457,000**

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District

to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Fort Pierce has a population of 46,437 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Preserve at Savannah Lakes development will not produce any marginal effects that would be different from those that would have occurred if the Preserve at Savannah Lakes development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Preserve at Savannah Lakes Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Preserve at Savannah Lakes development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Preserve at Savannah Lakes development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Preserve at Savannah Lakes development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Preserve at Savannah Lakes Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 3o days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Hopping Green & Sams, P.A., to act as agent for Petitioner, **Kolter Group Acquisitions LLC**, with regard to any and all matters pertaining to the Petition to the Board of City Council of the City of Fort Pierce, Florida, to Establish the Preserve at Savannah Lakes Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

KOLTER GROUP ACQUISITIONS LLC

Witnessed:

Nicole E. Angelakos
Print Name: Nicole E Angelakos

Christian Salgado
Print Name: Christian J. Salgado

By: Ryan Mosher
Its: Manager

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of July, 2021, by Ryan Mosher, as Manager of Kolter Group Acquisitions LLC on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

Nicole E Angelakos
Notary Public, State of Florida

NICOLE E. ANGELAKOS
MY COMMISSION # GG 934651
EXPIRES: March 23, 2024
Bonded Thru Notary Public Underwriters

KE LAW GROUP

August 25, 2021

Via Overnight Delivery
Linda W. Cox, MBA, CMC
City Clerk, City of Fort Pierce
City Clerk's Office
100 North U.S. 1
Fort Pierce, FL 34950

Re: *Petition to Establish the Preserve at Savannah Lakes Community Development District*

Dear Sir or Madam:

Pursuant your e-mail correspondence from August 17, 2021 regarding the *Petition to Establish the Preserve at Savannah Lakes Community Development District,* please find enclosed a filing fee check in the amount of $15,000 payable to the City of Fort Pierce.

Thank you in advance for your assistance and I look forward to working with you.

Sincerely,

Jere Earlywine

Enclosures

Hopping Green & Sams

Attorneys and Counselors

July 13, 2021

Via Overnight Delivery

Linda Hudson
Mayor
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Jeremiah Johnson
City Commissioner, District 2
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Rufus J. Alexander, III
City Commissioner, District 1
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Thomas K. Perona
City Commissioner, District 2
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Curtis Johnson, Jr.
City Commissioner, District 1
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: *Petition to Establish the Preserve at Savannah Lakes Community Development District*

Dear Mayor & City Commissioners:

We are writing on behalf of the petitioners ("**Petitioners**") for the establishment of the Preserve at Savannah Lakes Community Development District ("**District**"), and to provide some background information regarding the potential District, and to address how the District will be advantageous for both the City of Fort Pierce and the landowners of the future District. A copy of the *Petition to Establish the Preserve at Savannah Lakes Community Development District* ("**Petition**") and certain presentation materials relating to the project are enclosed.

By way of background, the Petitioners seek to establish a community development district in connection with the development of the Preserve at Savannah Lakes project. The project is located just east of Highway 5, north of Midway Road and south of Edwards Road, and is intended to be developed as a single-family or multi-family residential development. The public infrastructure for the project is estimated to cost approximately $17,457,000. Consistent with the Florida Legislature's intent expressed in Section 190.002, *Florida Statutes*, the District would be the most timely, efficient, effective, responsive and economic way to deliver basic community development services for the development without overburdening other governments and taxpayers.

The future District would have numerous benefits to the City and District landowners:

- The project would increase the City's tax base, and help revitalize the area of Fort Pierce between Midway Road and Edwards Road. The District will assist with the financing of the millions of dollars in public infrastructure that is necessary to develop the project, which once developed, will help revitalize businesses in the area.

- The District, because it has access to tax-exempt municipal financing, is the least expensive means by which to finance and deliver the substantial improvements referenced above. Using the District to finance these improvements will mean that the public infrastructure will simply cost less for everyone. This will result in lower home prices, and savings for all future landowners of the District both now and in the future.

- Moreover, the project would be developed in an environmentally sensitive manner, preserving approximately 40 acres of on-site wetlands including a 38-acre environmentally healthy, contiguous wetland ecosystem.

- The project includes integrated sidewalks and trails, with a connection to the larger East Coast Greenway trail system. Also, the project is designed to include a community amenity, with a pool and tot-lot.

- Because the District will fund the infrastructure, the project will not overburden the City, County or other taxpayers, and instead will allow growth to pay for itself.

- The District's bond issuances will result in construction dollars being held in a qualified, trustee bank, where the proceeds can only be accessed through a strict requisition process. As such, there will be monies on hand to develop the project, and in the unlikely event of an economic downturn and default, such monies may be used to continue construction, pay foreclosure fees, and/or maintain the property until it can be placed back into productive use.

- As compared to a traditional property owner's association or homeowner's association, the District is a superior long-term maintenance entity, and the District:
    - Will save landowners money, both when the project is first built as well as when the infrastructure is later refurbished or replaced after years of use;
    - Will be a more accountable and transparent entity, due to the fact that the District is subject to Florida's Sunshine Laws and Public Records laws, and due to the District's numerous disclosure and reporting requirements;
    - Will enjoy sovereign immunity protection against frivolous lawsuits;
    - Will have a more stable revenue stream, due to its ability to collect assessments on the tax roll;
    - Will have a relatively faster turnover to control by end-users due to its statutorily-required time-frames for elections;
    - Is more likely to have access to FEMA and other emergency funding;
    - Will serve as a superior long-term maintenance entity, resulting in higher, and more stable, property values.

- As stated in Chapter 190, Florida Statutes, no debt or obligation of the District will be a burden on the City, or any other local general-purpose government.

We welcome your input and thoughts about the petition and would appreciate the opportunity to discuss the petition with you further. If you have any questions or concerns in the meantime, please do not hesitate to contact me at: 850-528-6152, or 850-222-7500. We look forward to working with you, and appreciate your attention to this matter.

Sincerely,

Jere Earlywine

Enclosures

PREPARED BY AND RETURN TO:
Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES

TABLE OF CONTENTS

1. Recitals 1
2. Definitions 1
3. Plan of Development 7
4. Amendment 8
5. Annexation and Withdrawal 9
6. Dissolution 10
7. Binding Effect and Membership 10
8. Paramount Right of Declarant 12
9. Common Areas and Facilities 12
10. Maintenance by the Association. 18
11. Maintenance by Owners 22
12. Use Restrictions 28
13. Easement for Unintentional and Non-Negligent Encroachments 41
14. Responsibility for Insurance, Repair and Replacement 41
15. Property Rights 44
16. Preserve at Savannah Lakes Community Development District 48
17. Assessments 51
18. Information to Lenders, Builders and Owners 57
19. Architectural Control 58
20. Enforcement 63
21. Additional Rights of Declarant and Authorized Builders 65
22. Refund of Taxes and Other Charges 70
23. Assignment of Powers 70
24. General Provisions 70
25. Surface Water Management System 73
26. Resolution of Disputes 76

Exhibits:

Exhibit 1 – Legal Description
Exhibit 2 – Articles of Incorporation
Exhibit 3 – Bylaws
Exhibit 4 – Permit

COMMUNITY DECLARATION
FOR
PRESERVE AT SAVANNAH LAKES

THIS COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (this "**Declaration**") is made this _____ day of _____, 2025, by SK SAVANNAH LAKES LLC, a Delaware limited liability company (the "**Declarant**"), joined by SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

R E C I T A L S

A. The Declarant is the record title owner of the real property located in St. Lucie County, Florida, more particularly described on **Exhibit 1** attached hereto and incorporated herein by reference ("**PRESERVE AT SAVANNAH LAKES**").

B. The Declarant hereby desires to subject PRESERVE AT SAVANNAH LAKES to the covenants, conditions and restrictions contained in this Declaration.

C. This Declaration is a covenant running with all of the land comprising PRESERVE AT SAVANNAH LAKES, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Declaration.

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, the Declarant hereby declares that every portion of PRESERVE AT SAVANNAH LAKES is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges and liens hereinafter set forth.

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a part of this Declaration.

2. Definitions. In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"**ACC**" shall mean the Architectural Control Committee for PRESERVE AT SAVANNAH LAKES established pursuant to Section 19.1 hereof.

"**Articles**" shall mean the Articles of Incorporation of the Association filed with the Florida Secretary of State in the form attached hereto as **Exhibit 2** and made a part hereof, as amended from time to time.

"**Assessments**" shall mean any assessments made in accordance with this Declaration and as further defined in Section 17.1 hereof.

"**Association**" shall mean SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns.

"**Authorized Builder**" shall mean any Builder (as defined herein) that has been authorized by the Declarant to exercise certain rights, privileges and exemptions as provided herein. Authorized Builders shall be entitled to exercise certain rights, privileges and exemptions under this Declaration so long as they are the record title owners of any Lot. NVR, Inc. d.b.a. Ryan Homes, a Virginia corporation, and Lennar Homes, LLC, a Florida limited liability company, are each hereby approved by the Declarant as an "Authorized Builder."

"**Board**" shall mean the Board of Directors of the Association.

"**Builder**" means any person or entity other than the Declarant who (i) holds title to a Lot (as defined herein) prior to, during and until completion of construction of a Home (as defined herein) thereon (as evidenced by issuance of a certificate of occupancy) and the sale of such Home to a third party, (ii) is duly licensed, either itself or through an affiliated entity, to perform construction services, (iii) is approved as a "Builder" by the Declarant in writing. The term "Builders" shall collectively refer to all persons or entities meeting the definition of "Builder" as provided herein.

"**Bylaws**" shall mean the Bylaws of the Association in the form attached hereto as **Exhibit 3** and made a part hereof, as amended from time to time.

"**City**" shall mean the City of Fort Pierce, St. Lucie County, Florida.

"**Common Areas**" shall mean all real property interests and personalty within PRESERVE AT SAVANNAH LAKES designated as Common Areas from time to time by the Declarant, by a Plat (as defined herein), by this Declaration, or by a recorded amendment to this Declaration and provided for, owned, leased by, or dedicated to, the common use and enjoyment of the Owners (as defined herein) within PRESERVE AT SAVANNAH LAKES. The Common Areas may include, without limitation, the Mail Delivery Centers (as defined herein), entrance features, buffer or landscaped areas, open space areas, internal buffers, perimeter buffers, perimeter walls and fences, rights of way, irrigation facilities, certain sidewalks, street lights, and commonly used utility facilities. The Common Areas do not include any portion of the Facilities (as defined below). NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DEFINITION OF "COMMON AREAS" AS SET FORTH IN THIS DECLARATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL IN NO WAY BIND, OBLIGATE OR LIMIT THE DECLARANT TO CONSTRUCT OR SUPPLY ANY SUCH ITEM AS SET FORTH IN SUCH DESCRIPTION, THE CONSTRUCTION OR SUPPLYING OF ANY SUCH ITEM BEING IN THE DECLARANT'S SOLE DISCRETION. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON AREAS (IF ANY) TO BE OWNED BY THE ASSOCIATION, EXCEPT AFTER CONSTRUCTION OF SUCH ITEM AND CONVEYANCE OF ANY SUCH ITEM TO THE ASSOCIATION. FURTHER, AND WITHOUT LIMITING THE FOREGOING, CERTAIN AREAS THAT WOULD OTHERWISE BE TYPICALLY CONSIDERED "COMMON AREA" OF A DEVELOPMENT OF THIS NATURE HAVE INSTEAD BEEN DESIGNATED AS PART OF THE CDD FACILITIES. AS SUCH, PRESERVE AT SAVANNAH LAKES INCLUDES LIMITED COMMON AREAS.

"**Community Completion Date**" shall mean the date upon which all Homes in PRESERVE AT SAVANNAH LAKES, as ultimately planned and as fully developed, have been conveyed by the Declarant and/or Builders to Owners.

"**Community Standards**" shall mean such architectural and design standards, if any, established by the Declarant or the ACC pursuant to Section 19.5 hereof.

"**Contractors**" shall have the meaning set forth in Section 19.12.2 hereof.

"**County**" shall mean St. Lucie County, Florida.

"**Declarant**" shall mean SK SAVANNAH LAKES LLC, a Delaware limited liability company, or any successor or assign who has or takes title to any portion of the property described in **Exhibit 1** for development and/or sale and who is designated as the Declarant in a written instrument which the immediately preceding Declarant executes. The Declarant shall have the right to assign all or a portion of any rights granted to the Declarant in this Declaration. The Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. Except as otherwise provided in the instrument of assignment, in the event of a partial assignment of some, but not all, of the Declarant's rights and/or obligations, the assignee shall not be deemed the Declarant hereunder, but may exercise only those rights, or shall be responsible for only those obligations, of the Declarant assigned to such assignee.

"**Declaration**" shall mean this COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES, together with all amendments, supplements, and modifications thereof.

"**District**" or "**CDD**" shall mean the PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, together with any additional community development districts (as defined in Chapter 190, Florida Statutes) or special districts (as defined in Chapter 189, Florida Statutes) that may service PRESERVE AT SAVANNAH LAKES or any portion thereof.

"**District Debt Service Assessments**" shall have the meaning set forth in Section 16.2 hereof.

"**District Maintenance Special Assessments**" shall have the meaning set forth in Section 16.2 hereof.

"**District Revenue Bonds**" shall have the meaning set forth in Section 16.2 hereof.

"**Electronic Transmission**" shall mean any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of Electronic Transmission include, without limitation, telegrams, facsimile transmissions and text that is sent via electronic mail between computers. Electronic Transmission may be used to communicate with only those members of the Association who consent in writing to receiving notice by Electronic Transmission. Consent by a member to receive notice by Electronic Transmission shall be revocable by the member only by delivery of written notice to the Board.

"**Facilities**" shall have the meaning set forth in Section 16.1 hereof. Many components that are typically considered "Common Area" of a development of this nature have instead been designated herein as part of the Facilities. PRESERVE AT SAVANNAH LAKES INCLUDES LIMITED COMMON AREAS. EACH PERSON BY ACCEPTANCE OF A DEED TO A LOT HEREBY ACKNOWLEDGES AND AGREES THE FACILITIES ARE NOT COMMON AREA OWNED AND CONTROLLED BY THE ASSOCIATION AND FURTHER WAIVES ANY CLAIM OR RIGHT TO HAVE ANY PORTION OF THE FACILITIES BE CONSIDERED AS COMMON AREA.

"**Governing Documents**" shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations, the Community Standards, and any applicable Supplemental Declaration all as amended from time to time.

"**Home**" shall mean a residential dwelling and appurtenances thereto constructed on a Lot within PRESERVE AT SAVANNAH LAKES. The term Home may not reflect the same division of property as reflected on the Plat. A Home shall be deemed created and have perpetual existence upon the issuance of a final or temporary Certificate of Occupancy for such residence; provided, however, the subsequent loss of such Certificate of Occupancy (e.g., by casualty or remodeling) shall not affect the status of a Home, or the obligation of an Owner to pay Assessments with respect to such Home. The term "Home" includes any interest in land, improvements, or other property appurtenant to the Home.

"**Immediate Family Members**" shall mean regardless of actual or perceived sexual orientation, gender identity or legal marital status, the individuals living as a family unit in the Home, including, without limitation, the Owner's child, spouse or domestic partner, parent, grandparent, or any other person living in the Home who qualifies as a "Family Member" as defined under FHA Single Family Housing Policy Handbook 4000.1. No person shall qualify as an Immediate Family Member unless such person is living with the Owner within the Home. All references to "family members" of Owners used in this Declaration shall mean "Immediate Family Members."

"**Individual Assessments**" shall have the meaning set forth in Section 17.2.5 hereof.

"**Initial Contribution**" shall have the meaning set forth in Section 17.11 hereof.

"**Installment Assessments**" shall have the meaning set forth in Section 17.2.1 hereof.

"**Lender**" shall mean (i) the institutional and licensed holder of a first mortgage encumbering a Lot or Home or (ii) the Declarant and its affiliates, to the extent the Declarant or its affiliates finance the purchase of a Home or Lot initially or by assignment of an existing mortgage.

"**Lessee**" shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any Home within PRESERVE AT SAVANNAH LAKES.

"**Lot**" shall mean any platted lot shown on the Plat. The term "Lot" includes any interest in land, improvements, or other property appurtenant to the Lot, including, without limitation, a Home.

"**Lot Wall/Fence**" shall mean any fence or wall built as part of the original construction of two or more Homes that is placed (or any part of which is placed) on the dividing line or platted lot line between the Lots of such Homes.

"**Master Plan**" shall mean collectively any full or partial concept plan for the development of PRESERVE AT SAVANNAH LAKES, as it exists as of the date of recording this Declaration, regardless of whether such plan is currently on file with one or more governmental agencies. The Master Plan is subject to change as set forth herein. The Master Plan is not a representation by the Declarant as to the development of PRESERVE AT SAVANNAH LAKES, as the Declarant reserves the right to amend all or part of the Master Plan from time to time.

"**Operating Expenses**" shall mean all actual and estimated costs and expenses of operating the Association as provided herein. Operating Expenses may include, without limitation, the following: all costs of ownership, maintenance, operation, and administration of the Common Areas, including, without limitation, Mail Delivery Centers, all amounts payable by the Association under the terms of this Declaration; all costs associated with community lighting including up-lighting and entrance lighting (except for the costs of street or other lighting applicable to the CDD); any costs of any maintenance of certain Facilities or portion thereof to be maintained by the Association pursuant to any separate maintenance agreement between the Association and the District (if any, and as applicable); all amounts payable in connection with any private street lighting agreement between the Association and a utility provider or Private Street Light Provider (as defined herein), if any; any amounts payable in connection with any irrigation costs incurred by the Association for the Common Area irrigation, if any; any costs of utilities; amounts payable to a Telecommunications Provider (as defined herein) for Telecommunications Services (as defined herein) furnished to Owners (if any); any fees due under a bulk service agreement entered into on behalf of the Owners by the Association or the Declarant, if any; taxes; insurance; bonds; salaries; management fees; professional fees; pest control costs; service costs; costs of supplies; maintenance, repair, replacement, and refurbishment costs; all amounts payable in connection with Association sponsored social events; and any and all costs relating to the discharge of the Association's obligations hereunder, or as determined to be part of the Operating Expenses by the Board. By way of example, and not of limitation, Operating Expenses shall include all of the Association's legal expenses and costs relating to or arising from the enforcement and/or interpretation of this Declaration. Notwithstanding anything to the contrary herein, Operating Expenses shall not include Reserves. If any of the foregoing items identified as possible Operating Expenses are included as District Maintenance Special Assessments, the same shall not be included in Operating Expenses.

"**Owner**" shall mean the record title owner (whether one or more persons or entities) of fee simple title to any Lot. The term "Owner" shall not include the Declarant or Builders, even after the Turnover Date.

"**Parcel**" shall mean a platted or unplatted lot, tract, unit or other subdivision of real property upon which a Home has been, or will be, constructed. Once improved, the term Parcel shall include all

improvements thereon and appurtenances thereto. The term Parcel, as used herein, may include more than one Lot.

"**Party Wall**" shall mean any wall built as part of the original construction of two or more single family attached Homes that is placed on the dividing line or platted lot line between the Lots of such Homes.

"**Permit**" shall mean Permit No. 56-106401-P issued by SFWMD (as defined herein), a copy of which is attached hereto as **Exhibit 4**, as amended or modified from time to time.

"**Plat**" shall mean any plat of any portion of PRESERVE AT SAVANNAH LAKES filed in the Public Records (as defined herein), from time to time. This definition shall be automatically amended to include any replat or the plat of any additional phase of PRESERVE AT SAVANNAH LAKES, as such phase is added to this Declaration.

"**PRESERVE AT SAVANNAH LAKES**" shall mean the real property located in St. Lucie County, Florida, more particularly described on **Exhibit 1** attached hereto and incorporated herein by reference, subject to additions and deletions thereto as permitted pursuant to the terms of this Declaration.

"**Public Records**" shall mean the Public Records of St. Lucie County, Florida.

"**Resale Contribution**" shall have the meaning set forth in Section 17.12 hereof.

"**Reserves**" shall have the meaning set forth in Section 17.2.4 hereof.

"**Rules and Regulations**" shall mean the Rules and Regulations governing PRESERVE AT SAVANNAH LAKES as adopted from time to time. Nothing herein shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of PRESERVE AT SAVANNAH LAKES from containing additional restrictions or provisions that are more restrictive than the Rules and Regulations. The Board shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations. To the extent authorized by the CDD, the Association shall have the right to adopt and enforce Rules and Regulations applicable to the Facilities and shall have the right to take enforcement action against any Owner to compel compliance with such Rules and Regulations.

"**Service Area**" shall mean and refer to a group of Lots and/or Homes designated as a separate Service Area for purposes of receiving certain benefits or services from the Association that are not provided to all Lots and/or Homes within PRESERVE AT SAVANNAH LAKES, or for the purpose of implementing restrictions on only a certain number of Lots and/or Homes that are not imposed upon all Lots and/or Homes within PRESERVE AT SAVANNAH LAKES. A Lot may belong to more than one Service Area.

"**Service Area Assessments**" shall mean and refer to Assessments levied against Lots in a particular Service Area or Service Areas to fund Service Area Expenses (if any), as described in Section 17.2.6.

"**Service Area Expenses**" shall mean and refer to the actual and estimated expenses (if any) which the Association incurs or expects to incur for the benefit of Owners of Homes within a particular Service Area or Service Areas, which may include a reasonable reserve for capital repairs and replacements and a reasonable administrative charge, as may specifically be authorized pursuant to this Declaration or in the Supplemental Declaration(s) applicable to such Service Area(s). It is possible a particular Service Area may not have any Service Area Expenses associated therewith. In the event the Association does not incur any expenses with respect to a particular Service Area, there shall be no Service Area Expenses or Service Area Assessments with respect to such Service Area.

"**SFWMD**" shall mean the South Florida Water Management District.

"**Special Assessments**" shall mean those Assessments more particularly described as Special Assessments in Section 17.2.2 hereof.

"**Supplemental Declaration**" shall mean and refer to an instrument filed in the Public Records pursuant to Section 5.1 which subjects additional property to this Declaration, designates a Service Area(s), creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership, with such rights, privileges and obligations as may be specified in such Supplemental Declaration, in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

"**Surface Water Management System**" or "**SWMS**" shall mean the collection of devices, improvements, or natural systems whereby surface waters are controlled, impounded or obstructed. This term includes exfiltration trenches, mitigation areas, swales, retention and detention areas, water management areas, ditches, culverts, structures, dams, impoundments, reservoirs, drainage easements and those works defined in Section 373.403*,* Florida Statutes (2024). The SWMS includes those works authorized by SFWMD pursuant to the Permit. The SWMS will be part of the Facilities and will be maintained by the District.

"**Telecommunications Provider**" shall mean any party contracting with the Association to provide Owners with one or more Telecommunications Services. With respect to any particular Telecommunications Services, there may be one or more Telecommunications Providers.

"**Telecommunications Services**" shall mean delivered entertainment services, if provided, or none at all; all services that are typically and in the future identified as telecommunication services; cable television services; and data transmission services. Without limiting the foregoing, such Telecommunications Services may include the development, promotion, marketing, advertisement, provision, distribution, maintenance, transmission, and servicing of any of the foregoing services. The term Telecommunications Services is to be construed as broadly as possible.

"**Title Documents**" shall have the meaning set forth in Section 24.8 hereof.

"**Townhome Lot**" shall mean any Lot that has, or is intended to have, a single family attached townhome-style Home constructed thereon, and which Home is attached to at least two (2) other single family attached Homes. Townhome Lots shall not include Villa Lots.

"**Turnover**" shall mean the transfer of operation of the Association by the Declarant to Owners and Builders.

"**Turnover Date**" shall mean the date on which transition of control of the Association from the Declarant to Owners and Builders occurs.

"**Use Fees**" shall have the meaning set forth in Section 17.2.3 hereof.

"**Villa Lot**" shall mean any Lot that has, or is intended to have, a single family attached Home constructed thereon, and which Home is attached to no more than one (1) other single family attached Home. Villa Lots shall not include Townhome Lots.

"**Voting Interest**" shall mean and refer to the appurtenant vote(s) of each Lot and/or Parcel located within PRESERVE AT SAVANNAH LAKES, which shall include the voting interests of the Declarant and Builders as provided herein.

"**Wetland Conservation Areas**" shall have the meaning set forth in Section 25.4 herein. The Wetland Conservation Areas within PRESERVE AT SAVANNAH LAKES will be part of the Facilities and will be owned and maintained by the District.

3. Plan of Development.

3.1 Plan. The planning process for PRESERVE AT SAVANNAH LAKES is an ever-evolving one and must remain flexible in order to be responsible to and accommodate the needs of the community. Subject to the Title Documents and any other Agreements (as defined herein), the Declarant and each Builder may and has the right to develop PRESERVE AT SAVANNAH LAKES and adjacent property owned by the Declarant or Builders into residences, comprised of homes, villas, coach homes, townhomes, patio homes, single-family homes, estate homes, multi-family homes, condominiums, rental apartments, and other forms of residential dwellings. The existence at any point in time of walls, fences, landscape screens, or berms is not a guaranty or promise that such items will remain or form part of PRESERVE AT SAVANNAH LAKES as finally developed.

3.2 Governing Documents. The Governing Documents create a general plan of development for PRESERVE AT SAVANNAH LAKES which may be supplemented by additional covenants, restrictions and easements applicable to any portion of PRESERVE AT SAVANNAH LAKES or particular Services Areas within PRESERVE AT SAVANNAH LAKES. In the event of a conflict between or among the Governing Documents and the additional covenants or restrictions, and/or the provisions of any other articles of incorporation, bylaws, rules or policies, the Governing Documents shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of PRESERVE AT SAVANNAH LAKES from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. Except as otherwise expressly provided herein, all provisions of the Governing Documents shall apply to all Owners, Builders and to all occupants of Homes, as well as their respective Lessees, guests and invitees. Any Lease Agreement (as defined below) for a Home within PRESERVE AT SAVANNAH LAKES shall provide that the Lessee and all occupants of the leased Home shall be bound by the terms of the Governing Documents. Specific requirements for Lessees are set forth in this Declaration. If there is any conflict between the Declaration, the Articles, the Bylaws and the provisions of Florida law as it exists as of the date of recording this Declaration, then the provisions of Florida law as it exists as of the date of recording this Declaration, the provisions of the Declaration, the Articles and the Bylaws, in that order, shall prevail.

3.3 Site Plans and Plats. Site plans, construction plans or the Plat may identify some of the Common Areas or Facilities within PRESERVE AT SAVANNAH LAKES. The description of Common Areas or Facilities on the Plat, construction plans or site plans is subject to change and the notes on a Plat, construction plan, or site plan are not a guarantee of what improvements will be constructed as Common Areas or Facilities. Site plans and renderings used by the Declarant or Builders in their marketing efforts may illustrate the types of improvements that may be constructed as Common Areas or Facilities, but such site plans or other depictions are not a guarantee of what improvements will actually be constructed. Each Owner should not rely on the Plat or any site plans or other renderings used for illustration purposes, as this Declaration governs the rights and obligations of the Declarant and Owners with respect to the Common Areas or Facilities. The Declarant shall have the unrestricted right, without approval or joinder of any other person or entity, to replat all or any part of PRESERVE AT SAVANNAH LAKES owned by the Declarant or reconfigure any Lot or other land owned by the Declarant, for purposes including, without limitation, extending or relocating any right-of-way shown on the Plat or converting any Lot or portion thereof to use as a right-of-way, provided the Declarant owns the lands affected by or subject to such change.

3.4 Rentals. From time to time, the Declarant, Builders and/or their affiliates may market and/or sell Homes in PRESERVE AT SAVANNAH LAKES to investors or to buyers who may not occupy their Homes as their primary residence. In addition, the Declarant, Builders, or their affiliates may own Homes within PRESERVE AT SAVANNAH LAKES and may lease such Homes to occupants. Consequently, Homes in PRESERVE AT SAVANNAH LAKES may be leased to or occupied by persons other than the record title owner of such Home. Notwithstanding anything contained herein to the

contrary, there are no restrictions in this Declaration that (i) limit the total number of Homes in PRESERVE AT SAVANNAH LAKES that can be leased; (ii) require the record title owner of a Home to reside in the Home as a primary or secondary residence; or (iii) require the record title owner of a Home to occupy the Home for a specified period of time before such record title owner can rent it to a third party.

3.5 Service Area Designation. Certain Homes within PRESERVE AT SAVANNAH LAKES may be located within a Service Area. This Declaration, an amendment to this Declaration or a Supplemental Declaration may designate Homes, Lots, or Parcels to a Service Area (by name, tract, or other identifying designation), which Service Area may be then existing or newly created. So long as it has the right to subject additional property to this Declaration pursuant to Section 5.1, the Declarant may amend this Declaration or any Supplemental Declaration to re-designate Service Area boundaries. The following Service Areas are initially hereby designated:

3.5.1 All Townhome Lots within PRESERVE AT SAVANNAH LAKES are hereby designated as the "**Townhome Lots Service Area**."

3.5.2 All Villa Lots within PRESERVE AT SAVANNAH LAKES are hereby designated as the "**Villa Lots Service Area**."

4. Amendment.

4.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration or the other Governing Documents shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which consent may be withheld for any reason whatsoever. Further, notwithstanding any other provision herein to the contrary, no amendment to this Declaration shall materially and adversely affect the Lots owned by Authorized Builders, unless such amendment receives the prior written consent of such Authorized Builders who own Lots which are materially and adversely affected by such amendment, which written consent shall not be unreasonably withheld, delayed or conditioned. No amendment shall alter the provisions of this Declaration benefiting Lenders without the prior approval of the Lender(s) enjoying the benefit of such provisions. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to this Declaration, then the prior written consent of such entity or agency must also be obtained. All amendments to this Declaration must comply with Section 25.2 which benefits SFWMD. No amendment to this Declaration shall be effective until it is recorded in the Public Records.

4.2 No Vested Rights. Each Owner by acceptance of a deed to a Home irrevocably waives any claim that such Owner has any vested rights pursuant to case law or statute with respect to this Declaration or any of the other Governing Documents. It is expressly intended that the Declarant and the Association have the broad right to amend this Declaration and the other Governing Documents, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein.

4.3 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend this Declaration, the Community Standards, and/or the Rules and Regulations as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein. Such amendments may include, without limitation (i) the creation of easements for telecommunications systems, utility, drainage, ingress and egress and roof overhangs over any portion of PRESERVE AT SAVANNAH LAKES; (ii) additions or deletions from PRESERVE AT SAVANNAH LAKES and/or the properties comprising the Common Areas; (iii) changes in the Rules and Regulations; (iv) changes in the Community Standards; (v) changes in maintenance, repair and replacement obligations; and (vi) modifications of the use restrictions for Homes. The Declarant's right to amend under this provision is to be construed as broadly as possible. By way of example, and not as a limitation, the Declarant may create easements over, under and across Lots conveyed to Owners and

Builders provided that such easements do not prohibit the use of Homes on such Lots as residential dwellings. In the event the Association shall desire to amend this Declaration, the Community Standards, and/or the Rules and Regulations prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for adopting amendments after the Turnover as provided in Section 4.4 below. The Declarant shall join in the identical amendment to the Declaration so that its consent to the same will be reflected in the Public Records. To the extent legally required, each Owner and Builder shall be deemed to have granted to the Declarant, and thereafter, the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed. Notwithstanding any other provision herein to the contrary, prior to the Turnover and so long as an Authorized Builder shall own any Lot, such Authorized Builder's prior written consent to any proposed amendment to the Declaration or the Rules and Regulations that materially and adversely affect the Lots owned by such Authorized Builder shall be obtained prior to effectuating such amendment; provided, however, such written consent shall not be unreasonably withheld, delayed or conditioned.

4.4 Amendments after the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth herein, this Declaration may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum.

4.5 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD. Notwithstanding any provision of this Declaration to the contrary, prior to the Turnover, the Declarant shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with, such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, Builders, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to Section 4.1 of this Declaration, the Board shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners, Builders, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

5. Annexation and Withdrawal.

5.1 Annexation by Declarant. Prior to the Community Completion Date, additional lands may be made part of PRESERVE AT SAVANNAH LAKES by the Declarant. Except for applicable governmental approvals (if any) and except for the consent of the record title owner of such additional lands if such record title owner is not the Declarant, no consent to such annexation shall be required from any other party (including, but not limited to, the Association, Owners, Builders or any Lenders). Such annexed lands shall be brought within the provisions and applicability of this Declaration by the recording of a Supplemental Declaration to this Declaration in the Public Records. The Supplemental Declaration shall subject the annexed lands to the covenants, conditions, and restrictions contained in this Declaration as fully as though the annexed lands were described herein as a portion of PRESERVE AT SAVANNAH LAKES. Such Supplemental Declaration may contain additions to, modifications of, or omissions from the covenants, conditions, and restrictions contained in this Declaration as deemed appropriate by the Declarant and as may be necessary to reflect the different character, if any, of the annexed lands. Except as otherwise provided herein, prior to the Community Completion Date, only the Declarant may add additional lands to PRESERVE AT SAVANNAH LAKES.

5.2 Annexation by the Association. After the Community Completion Date, and subject to applicable governmental approvals (if any), additional lands may be annexed with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum.

5.3 Withdrawal. Prior to the Community Completion Date, any portions of PRESERVE AT SAVANNAH LAKES (or any additions thereto) may be withdrawn by the Declarant from the provisions and applicability of this Declaration by the recording of an amendment to this Declaration in the Public Records. The right of the Declarant to withdraw portions of PRESERVE AT SAVANNAH LAKES shall not apply to any Lot that has been conveyed to an Owner or Builder unless that right is specifically reserved in the instrument of conveyance or the prior written consent of the Owner or Builder is obtained. The withdrawal of any portion of PRESERVE AT SAVANNAH LAKES shall not require the consent or joinder of any other party (including, without limitation, the Association, Owners, Builders, or any Lenders). The Association shall have no right to withdraw land from PRESERVE AT SAVANNAH LAKES.

5.4 Effect of Filing Supplemental Declaration. Any Supplemental Declaration filed pursuant to this Section 5 shall be effective upon recording in the Public Records, unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and Assessment liability in accordance with the provisions of the Supplemental Declaration and this Declaration.

6. Dissolution.

6.1 Generally. In the event of the dissolution of the Association without reinstatement within thirty (30) days thereafter, other than incident to a merger or consolidation, any Owner may petition the Circuit Court of the appropriate Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association. In the event the Association is dissolved, other than incident to a merger or consolidation, and to the extent the SWMS are not owned and operated by the District, the SWMS must be transferred to and accepted by an entity approved in writing by the SFWMD prior to such termination, dissolution or liquidation. If the Association ceases to exist, and the District does not own and operate all SWMS, responsibility for the operation and maintenance of the SWMS must be transferred to and accepted by an entity that would comply with Rule 62-330.310, Florida Administrative Code (2024), and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SFWMD prior to such termination, dissolution, or liquidation.

6.2 Applicability of Declaration after Dissolution. In the event of dissolution of the Association, PRESERVE AT SAVANNAH LAKES and each Lot therein shall continue to be subject to the provisions of this Declaration, including, without limitation, the provisions respecting Assessments specified in this Declaration. Each Owner shall continue to be personally obligated to the successors or assigns of the Association for Assessments to the extent that Assessments are required to enable the successors or assigns of the Association to properly maintain, operate and preserve the Common Areas (if any). The provisions of this Section only shall apply with regard to the maintenance, operation, and preservation of those portions of PRESERVE AT SAVANNAH LAKES that had been Common Areas and continue to be so used for the common use and enjoyment of the Owners and Builders.

7. Binding Effect and Membership.

7.1 Term. Subject to the Declarant's right to amend this Declaration prior to Turnover and the Association's right to amend this Declaration after Turnover, the covenants, conditions and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded in the Public Records, after which time the covenants, conditions and restrictions contained in this Declaration shall be automatically extended for successive periods of ten (10) years

unless prior to the end of such twenty-five (25) year period, or each successive ten (10) year period, an instrument signed by an officer of the Association on behalf of eighty percent (80%) of the total Voting Interests agreeing to terminate this Declaration has been recorded in the Public Records. Provided, however, that no such agreement to terminate the covenants, conditions and restrictions shall be effective unless made and recorded at least ninety (90) days in advance of the effective date of such change.

7.2 Transfer. The transfer of the fee simple title to a Home or Lot, whether voluntary or by operation of law, terminating an Owner's or Builder's title to that Home or Lot, shall terminate the rights to use and enjoy the Common Areas and shall terminate such Owner's or Builder's membership in the Association with respect to such Home or Lot. An Owner's or Builder's rights and privileges under this Declaration are not assignable separately from a Lot. The record title owner of a Lot is entitled to the benefits of, and is burdened with the duties and responsibilities set forth in the provisions of this Declaration. All parties acquiring any right, title and interest in and to any Lot shall be fully bound by the provisions of this Declaration. In no event shall any Owner acquire any rights that are greater than the rights granted to, and limitations placed upon, its predecessor in title pursuant to the provisions of this Declaration. The transferor of any Lot, whether a Builder or an Owner, shall remain jointly and severally liable with the transferee for all obligations pursuant to this Declaration with respect to such Lot that accrue prior to the date of such transfer, including, without limitation, payment of any and all Assessments accruing with respect to such Lot prior to the date of transfer.

7.3 Membership and Voting Rights. In addition to the Declarant, upon acceptance of title to a Lot, and as more fully provided in the Articles and the Bylaws, each Owner and Builder shall be a member of the Association. Membership rights are governed by the provisions of this Declaration, the Articles and the Bylaws. Membership shall be an appurtenance to, and may not be separated from, the ownership of a Lot. The Declarant rights with respect to membership in the Association are set forth in this Declaration, the Articles and the Bylaws. The Association shall have the following two (2) classes of voting membership:

7.3.1 Class A Members. Class A members shall be all Owners and Builders. Each Class A member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as an "Owner," all such persons shall be members. The vote for such Lot shall be exercised as such persons determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

7.3.2 Class B Member. The Declarant shall be the Class B member and shall be entitled to nine (9) votes for each Lot owned; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to nine (9) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall be entitled to one (1) vote for each Lot owned. "**Turnover**" shall mean the transfer of operation of the Association by the Declarant to Owners and Builders. The Turnover of the Association by the Declarant shall occur on the Turnover Date at the Turnover meeting. The purpose of the Turnover meeting is to elect a majority of the Board. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Class A members of the date, location, and purpose of the Turnover meeting. The Turnover shall take place within three (3) months of the occurrence of the following events, whichever occurs earliest:

7.3.2.1 When ninety percent (90%) of the total Lots ultimately planned for PRESERVE AT SAVANNAH LAKES are conveyed to members other than the Declarant and Builders;

7.3.2.2 When the Declarant makes the election, in its sole and absolute discretion, to give written notice to the Association of its decision to cause the Turnover to occur; or

7.3.2.3 As otherwise required by Section 720.307, Florida Statutes (2024).

7.4 Ownership by Entity. In the event that an Owner is other than a natural person, that Owner shall, prior to occupancy of the Home, designate one or more persons who are to be the occupants of the Home and register such persons with the Association. All provisions of this Declaration and other Governing Documents shall apply to both such Owner and the designated occupants.

7.5 Voting Interests. Voting Interests in the Association are governed by this Declaration, the Articles and the Bylaws.

7.6 Document Recordation Prohibited. Neither the Association nor any Owner, Builder, nor group of Owners or Builders, may record any documents that, in any way, affect or restrict the rights of the Declarant or conflict with the provisions of this Declaration or the other Governing Documents.

7.7 Conflicts. In the event of any conflict among this Declaration, the Articles, the Bylaws or any of the other Governing Documents, this Declaration shall control.

8. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to the Community Completion Date, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of PRESERVE AT SAVANNAH LAKES for various public purposes or for the provision of telecommunications systems, or to make any portions of PRESERVE AT SAVANNAH LAKES part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of PRESERVE AT SAVANNAH LAKES. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS OR FACILITIES, AS APPLICABLE. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION AND DESIGN OF ANY AND ALL COMMON AREAS OR FACILITIES, AS APPLICABLE, AT ANY TIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION.

9. Common Areas and Facilities.

9.1 General. The Common Areas (if any) shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall have the right to use and access the Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the Community Completion Date, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice. IT IS ANTICIPATED BY THE DECLARANT THAT MOST OF THE COMMONLY SHARED IMPROVEMENTS WITHIN PRESERVE AT SAVANNAH LAKES WILL BE OWNED BY THE DISTRICT. AS SUCH, COMMON AREAS (IF ANY) ARE LIMITED TO THOSE COMMONLY SHARED IMPROVEMENTS THAT ARE NOT FACILITIES OWNED BY THE DISTRICT.

9.2 Construction of Common Areas and Improvements. Since most of the commonly shared improvements within PRESERVE AT SAVANNAH LAKES will be owned by the District, the Declarant anticipates it will construct very little improvements as part of the Common Areas, as the Declarant determines in its sole discretion. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. Prior to the Community Completion Date, the Declarant reserves the absolute right to construct additional Common Area improvements within PRESERVE AT SAVANNAH LAKES, from time to time, in its sole discretion, and to remove, add to, modify and change the boundaries, facilities and improvements now or then part of the Common Areas (if any). The Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements. The Declarant is the sole judge of the Common Area improvements constructed by the Declarant or its agents, assigns or designees (if any), including the plans, specifications, design, location,

completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

9.3 Use of Common Areas by Declarant. Until the Community Completion Date, the Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant.

9.4 Conveyance.

9.4.1 Generally. The Common Areas (if any) may be designated by the Plat, created by this Declaration or in the form of easements, or conveyed to the Association by Quitclaim Deed, or other instrument of conveyance, as determined by the Declarant in its sole and absolute discretion. The Association shall pay all costs of the conveyance at the Declarant's request. The designation of Common Areas, creation by easement, or conveyance shall be subject to easements, restrictions, reservations, conditions, limitations, and declarations of record, real estate taxes for the year of conveyance, zoning, land use regulations and survey matters. The Association shall be deemed to have assumed and agreed to pay all continuing obligations and service and similar contracts relating to the ownership operation, maintenance, and administration of the conveyed portions of Common Areas and other obligations relating to the Common Areas imposed herein. The Association shall, and does hereby, indemnify and hold the Declarant harmless on account thereof. The Association, by its joinder to this Declaration, hereby accepts such dedication(s) or conveyance(s) without setoff, condition, or qualification of any nature. The Association shall accept any and all transfer of permits from the Declarant, Authorized Builders, or any other permittee, of any permit required by a governmental agency in connection with the development of PRESERVE AT SAVANNAH LAKES, as modified and/or amended. The Association shall cooperate with the Declarant, Authorized Builders or any other permittee of such permits, as modified and/or amended, with any applications, certifications, documents or consents required to effectuate any such transfer of permits to the Association. THE COMMON AREAS, PERSONAL PROPERTY AND EQUIPMENT THEREON AND APPURTENANCES THERETO SHALL BE CONVEYED TO THE ASSOCIATION IN "AS IS, WHERE IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IN FACT OR BY LAW, AS TO THE CONDITION, FITNESS OR MERCHANTABILITY OF THE COMMON AREAS BEING CONVEYED, OR WITH RESPECT TO THE IMPROVEMENTS AND REPAIRS TO BE COMPLETED AFTER THE CONVEYANCE, INCLUDING WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSES, AND WITHOUT ANY REPRESENTATION OR WARRANTIES REGARDING FUTURE REPAIR OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS OF, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH PROPERTY OR REPAIRS EXCEPT AS SET FORTH HEREIN. Notwithstanding the foregoing, any such conveyance or encumbrance of such Common Areas is subject to an irrevocable ingress and egress easement in favor of each Owner and Builder granting access to their respective Lots.

9.4.2 Common Area Reservations. The Common Areas (if any) shall be subject to the following provisions:

9.4.2.1 a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;

9.4.2.2 matters reflected on the Plat;

9.4.2.3 perpetual non-exclusive easements in favor of the Declarant, Authorized Builders and their respective successors, and assigns in, to, upon and over all of the Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of improvements, utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such Common Areas for construction vehicles and equipment. These easements shall run in favor of the Declarant, Authorized Builders and their employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;

9.4.2.4 all restrictions, easements, covenants and other matters of record;

9.4.2.5 in the event the Association believes that the Declarant shall have failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law, or the Common Areas conveyed herein are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. Once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant; and

9.4.2.6 a reservation of right in favor of the Declarant to require that the Association re-convey all or a portion of the Common Areas by Quitclaim Deed in favor of the Declarant in the event that such property is required to be owned by the Declarant for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

9.5 Operation after Conveyance. Subject to the Association's right to grant easements and other interests as provided herein, the Association may not convey, abandon, alienate, encumber, or transfer all or any portion of the Common Areas to a third party without (i) if prior to the Turnover, the approval of (a) a majority of the Board; and (b) the consent of the Declarant, or (ii) from and after the Turnover, approval of (x) a majority of the Board; and (y) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

9.6 Paved and Concrete Common Areas. The Common Areas may contain certain paved or concrete areas. Without limiting any other provision of this Declaration, and subject to the District's maintenance obligations as provided in Section 16 below, the Association is responsible for the maintenance, repair and/or resurfacing of all paved and concrete surfaces forming a part of the Common Areas, including, but not limited to, parking areas, pathways, bicycle paths, and certain sidewalks (if any). Although pavement appears to be a durable material, it requires maintenance. The Association shall have the right, but not the obligation, to arrange for periodic inspections of all paved and concrete surfaces forming a part of the Common Areas by a licensed contractor and/or engineer. The cost of such inspection shall be a part of the Operating Expenses. The Association shall determine periodically the parameters of the inspection to be performed, if any. Any patching, grading, or other maintenance work should be performed by a company licensed to perform the work. Certain of the paved or concrete areas within PRESERVE AT SAVANNAH LAKES are anticipated to be part of the Facilities under the jurisdiction of the District.

9.7 Delegation. Once conveyed or dedicated to the Association or the District, the Common Areas and improvements located thereon, or the Facilities, as applicable, shall at all times be under the complete supervision, operation, control, and management of the Association or the District, as applicable. Notwithstanding the foregoing, the Association may delegate all or a portion of its obligations hereunder to a licensed manager or professional management company. The Association specifically shall have the right to pay for management services on any basis approved by the Board (including bonuses or special fee arrangements for meeting financial or other goals). Further, in the event that Common Area is created by easement, the Association's obligations and rights with respect to such Common Area may be limited by the terms of the document creating such easement. Likewise, the District may delegate all or a portion of its obligations hereunder to the Association or a licensed manager or professional management company.

9.8 Use.

9.8.1 Nonexclusive Use. Common Areas shall be used and enjoyed by the Owners and Builders on a non-exclusive basis in common with other persons, entities and corporations (who may, but are not required to be, members of the Association) entitled to use those portions of the Common Areas. Prior to the Community Completion Date, the Declarant, and thereafter, the Association has the right, at any and all times, and from time to time, to further additionally provide and make the Common Areas available to other individuals, persons, firms, or corporations, as it deems appropriate. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's or Builder's obligations pursuant to this Declaration, or give any Owner or Builder the right to avoid any of the covenants, agreements or obligations to be performed hereunder.

9.8.2 Right to Allow Use. The Declarant and/or the Association (with the consent of the Declarant prior to the Turnover Date) may enter into easement agreements or other use or possession agreements whereby the Owners, Telecommunications Providers, the Association, and/or others may obtain the use, possession of, or other rights regarding certain property, on an exclusive or non-exclusive basis, for certain specified purposes. The Association may agree to maintain and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Any such agreement by the Association prior to the Community Completion Date shall require the prior written consent of the Declarant. Thereafter, any such agreement shall require the approval of the majority of the Board, which consent shall not be unreasonably withheld or delayed.

9.8.3 Retention/Detention Areas. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN PRESERVE AT SAVANNAH LAKES; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT NOR THE ASSOCIATION THAT WATER LEVELS OR RETENTION/DETENTION AREAS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE DECLARANT AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN PRESERVE AT SAVANNAH LAKES.

9.8.4 Obstruction of Common Areas/Facilities. No portion of the Common Areas or Facilities, as applicable, may be obstructed, encumbered, or used by Owners for any purpose other than as permitted herein or otherwise by the Association or the District.

9.8.5 Assumption of Risk. Without limiting any other provision herein, each Owner accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with use or occupancy of any portion of such Common Areas or Facilities, as applicable, including, without limitation: (i) noise from maintenance equipment; (ii) use of pesticides, herbicides and fertilizers; (iii) view restrictions and impairment caused by the construction of any structures and/or the maturation of trees and shrubbery; (iv) reduction in privacy caused by the removal or pruning of shrubbery or trees within PRESERVE AT SAVANNAH LAKES; and (v) design of any portion of PRESERVE AT SAVANNAH LAKES. Each Owner expressly indemnifies and agrees to hold harmless the Declarant, Builders, the Association, and their respective employees, directors, representatives, officers, agents, affiliates, attorneys, and partners (collectively, "**Indemnified Parties**") from any and all damages, whether direct or consequential, arising from or related to the person's use of the Common Areas and/or Facilities, including for attorneys' fees, paraprofessionals' fees and costs at trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas or Facilities, including, without limitation, any retention/detention areas, or areas adjacent to any water body, do so at their own risk. BY ACCEPTANCE OF A DEED TO THEIR LOT, EACH OWNER ACKNOWLEDGES THE COMMON AREAS, THE FACILITIES, AND AREAS IN THE VICINITY OF THE COMMON AREAS AND THE FACILITIES, MAY CONTAIN WILDLIFE SUCH AS, BUT NOT LIMITED TO, INSECTS, ALLIGATORS, COYOTES, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS AND FOXES. THE DECLARANT, THE DISTRICT, THE BUILDERS AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER LESSEES, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

9.8.6 Owners' Obligation to Indemnify. Each Owner agrees to indemnify and hold harmless the Indemnified Parties against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Common Areas or Facilities, including, without limitation, use of the Common Areas or Facilities by Owners and/or their Lessees, guests, family members, invitees, or agents. Should any Owner (or its Lessees, guests, family members, invitees or agents) bring suit against the Declarant, the Builders, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessionals' fees at trial and upon appeal.

9.9 Rules and Regulations.

9.9.1 Generally. Prior to the Turnover, the Declarant, and thereafter the Board, shall have the right to adopt Rules and Regulations governing the use of the Common Areas. The Rules and Regulations and any amendments thereto need not be recorded in the Public Records. The Common Areas shall be used in accordance with this Declaration and Rules and Regulations promulgated hereunder, if any. To the extent authorized by the District, the Association shall have the right to adopt and enforce Rules and Regulations applicable to the Facilities and shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations whether they apply to the Common Areas or to the Facilities.

9.9.2 Declarant and Authorized Builders Not Subject to Rules and Regulations. The Rules and Regulations shall not apply to the Declarant and/or Authorized Builders, or to any property owned by the Declarant and/or Authorized Builders, and shall not be applied in a manner that would prohibit or restrict the development or operation of PRESERVE AT SAVANNAH LAKES or adversely affect the interests of the Declarant and/or Authorized Builders. Without limiting the foregoing, the Declarant, Authorized Builders, and/or their respective agents, contractors and assigns, shall have the right to: (i) develop and construct Lots, Homes, Common

Areas and related improvements within PRESERVE AT SAVANNAH LAKES, and make any additions, alterations, improvements, or changes thereto; (ii) maintain sales offices (for the sale and re-sale of (a) Lots and Homes and (b) residences and properties located outside of PRESERVE AT SAVANNAH LAKES), general office and construction operations within PRESERVE AT SAVANNAH LAKES; (iii) place, erect or construct portable, temporary or accessory buildings or structures within PRESERVE AT SAVANNAH LAKES for sales, construction storage or other purposes; (iv) temporarily deposit, dump or accumulate materials, trash, refuse and rubbish in connection with the development or construction of any portion of PRESERVE AT SAVANNAH LAKES; (v) post, display, inscribe or affix to the exterior of any portion of the Common Areas or portions of PRESERVE AT SAVANNAH LAKES, signs and other materials used in developing, constructing, selling or promoting the sale of any portion of PRESERVE AT SAVANNAH LAKES including, without limitation, Lots, Parcels and Homes; (vi) excavate fill from any retention/detention areas or water bodies within and/or contiguous to PRESERVE AT SAVANNAH LAKES by dredge or dragline, store fill within PRESERVE AT SAVANNAH LAKES and remove and/or sell excess fill; and grow or store plants and trees within, or contiguous to, PRESERVE AT SAVANNAH LAKES and use and/or sell excess plants and trees; and (vii) undertake all activities which, in the sole opinion of the Declarant and/or Authorized Builders, are necessary or convenient for the development and sale of any lands and improvements comprising PRESERVE AT SAVANNAH LAKES. Notwithstanding any other provision of this Declaration to the contrary, the exercise of any rights reserved in favor of Authorized Builders pursuant to this Section 9.9.2 shall be subject to the Declarant's prior written authorization provided in a written instrument executed by the Declarant and, at the Declarant's option, recorded in the Public Records.

9.10 Public Facilities. PRESERVE AT SAVANNAH LAKES may include one or more public facilities that may be dedicated or conveyed to the City or the County. A lift station within PRESERVE AT SAVANNAH LAKES boundaries may be dedicated or conveyed to the City as part of the waste water treatment system. All roadways within PRESERVE AT SAVANNAH LAKES shall be public roadways maintained by the District. AT PRESENT, ROADWAYS LOCATED WITHIN, ADJACENT OR IN PROXIMITY TO PRESERVE AT SAVANNAH LAKES ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THE DECLARANT, THE BUILDERS, AND THE ASSOCIATION HAVE NO CONTROL WITH REGARD TO ACCESS AND USAGE OF SUCH PUBLIC ROADWAYS BY THE GENERAL PUBLIC.

9.11 Default by Owners or Builders. No default by any Owner or a Builder in the performance of the covenants and promises contained in this Declaration shall be construed or considered (i) a breach by the Declarant or the Association of any of their promises or covenants in this Declaration; (ii) an actual, implied or constructive dispossession of another Owner or a Builder from the Common Areas or Facilities; or (iii) an excuse, justification, waiver or indulgence of the covenants and promises contained in this Declaration.

9.12 Association's Obligation to Indemnify. The Association and each Owner covenant and agree, jointly and severally, to indemnify, defend and hold harmless the Declarant, its officers, directors, shareholders, and any related persons, companies, or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas or Facilities, or other property serving the Association and Owners, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners within PRESERVE AT SAVANNAH LAKES, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessionals' fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall constitute a part of the Operating Expenses to the extent such matters are not covered by insurance maintained by the Association.

9.13 Special Taxing Districts. For as long as the Declarant controls the Association, the Declarant shall have the right, but not the obligation, to dedicate or transfer or cause the dedication or transfer of all or portions of the Common Areas of PRESERVE AT SAVANNAH LAKES to a special taxing district, or a public agency or authority under such terms as the Declarant deems appropriate in order to create or contract with special taxing districts and community development districts (or others) for lighting, perimeter walls, fences, entrance features, roads, sidewalks, paths, landscaping, irrigation areas, ponds, SWMS, wetlands mitigation areas, parks, recreational or other services, security or communications, or other similar purposes deemed appropriate by the Declarant, including, without limitation, the maintenance and/or operation of any of the foregoing. As hereinafter provided, the Declarant may sign any taxing district petition as attorney-in-fact for each Owner. Each Owner's obligation to pay taxes associated with such district shall be in addition to such Owner's obligation to pay Assessments. Any special taxing district shall be created pursuant to all applicable ordinances of the County and all other applicable governing entities having jurisdiction with respect to the same.

9.14 Mail Delivery Centers. Individual Lots shall not have mailboxes. Rather, mailboxes shall be grouped together for all or a portion of the Homes as required by the local postmaster (the "**Mail Delivery Centers**"). The Declarant, in its sole discretion, may install one or more Mail Delivery Centers within PRESERVE AT SAVANNAH LAKES and may consist of freestanding, pedestal-mounted mailboxes commonly referred to by the United States Postal Service as "Cluster Box Units" or a "Neighborhood Delivery Center" which is a freestanding and/or enclosed installation containing a large number of individually locked mailboxes. No mailboxes are permitted except the Mail Delivery Centers originally installed by the Declarant or Mail Delivery Centers substantially similar to the Mail Delivery Centers originally installed by the Declarant. Mail Delivery Centers, if any, shall be maintained by the Association in accordance with the requirements of the United States Postal Service and any other applicable governmental authority. All costs associated with the maintenance, repair and replacement of the Mail Delivery Centers shall be part of the Operating Expenses, except for the costs of keys or replacement keys which shall be borne solely by the individual Owners. To the extent any Mail Delivery Centers are located on a Lot, the Declarant hereby grants the Association an easement of ingress and egress across such Lot for the purpose of regulating and maintaining such Mail Delivery Centers and the Declarant hereby grants the Owners an easement for access across such Lot for the purpose of accessing and utilizing such Mail Delivery Centers. To the extent any Mail Delivery Centers are located with any Facilities or public right-of-way area, the Association is hereby granted an easement of ingress and egress across such areas for the purpose of regulating and maintaining such Mail Delivery Centers and the Owners shall have an easement for access across such areas for the purpose of accessing and utilizing such Mail Delivery Centers.

10. Maintenance by the Association. Except as otherwise specifically provided herein or in a Supplemental Declaration designating a Service Area, or an amendment to this Declaration specifying the maintenance or specifying the maintenance requirements applicable to a particular Service Area, the following provisions shall relate to all Lots and Homes within PRESERVE AT SAVANNAH LAKES.

10.1 Common Areas. Except as otherwise specifically provided in this Declaration to the contrary, the Association shall at all times maintain, repair, replace and insure the Common Areas (if any), including all improvements placed thereon.

10.2 Landscape Maintenance. The Association shall be responsible for maintaining the lawn and landscaped areas within each Lot in accordance with the following terms:

10.2.1 General. The Association shall be responsible for maintaining the grass and landscaped areas within each Lot only to the extent provided in this Section. Commencing upon the date a final Certificate of Occupancy is issued for a Home located upon such Lot, the Association shall be responsible for mowing and fertilization of grass, edging, routine inspections of irrigation facilities and routine repair of sprinkler heads and controllers, and trimming and pruning of shrubs and any trees within the Lot which do not exceed ten (10') in height; provided, however, each Owner shall be responsible for routinely trimming all trees within the Lot which exceed ten feet (10') in height. The foregoing shall be performed at the Board's discretion and on

such intervals as the Board may decide in its sole and absolute discretion. The Association shall also be responsible for landscape maintenance within the Right-of-Way (as defined herein) immediately adjacent to such Owner's Lot. The cost associated with such landscape maintenance on Lots (and the Right-of-Way located immediately adjacent to such Lots) shall constitute a part of the Service Area Expenses for the applicable Service Area, and shall be paid by all Owners of Lots within the applicable Service Area receiving such services. In the event any landscaping within a Lot or the Right-of-Way located immediately adjacent to such Lot, including, without limitation, grass, shrubs or trees, become dead or badly damaged, the record title owner of the Lot shall be solely responsible for the replanting, repair, and/or replacement of such landscaping with sound, healthy plant materials. Notwithstanding any other provision of this Declaration to the contrary, the Association shall have no responsibility for trimming any trees within the Lot which exceed ten feet (10') in height, and the record title owner of the Lot shall routinely prune and trim all such trees in a safe and appropriate manner. Notwithstanding any other provision of this Declaration to the contrary, the Association shall have no responsibility for the replacement of sod, grass, shrubs, trees, or any other landscaping within a Lot or the Right-of-Way located immediately adjacent to such Lot, and the record title owner of each Lot shall be responsible for any such replacement of the landscaped areas in such event. In the event landscaped areas are not replaced by the record title owner of the Lot, the Association may, but shall not be obligated to, repair and replace such landscaped areas on behalf of the record title owner. The costs and expenses of such repairs and replacements plus Twenty-Five and No/100 Dollars ($25.00) (or such other amount determined by the Association in its sole and absolute discretion) shall be assessed against the respective Lot as an Individual Assessment. EXCEPT FOR THE ASSOCIATION'S LAWN AND LANDSCAPE MAINTENANCE AS EXPRESSLY PROVIDED IN THIS SECTION, THE RECORD TITLE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT AND MAINTENANCE OF ALL GRASS AND LANDSCAPED AREAS AND OTHER IMPROVEMENTS WITHIN ANY PORTION OF SUCH LOT OR THE RIGHT-OF-WAY LOCATED IMMEDIATELY ADJACENT TO THE LOT. Notwithstanding anything contained herein to the contrary, the foregoing responsibility of the Association for general maintenance of the lawn and landscaping on Lots in accordance with this Section 10.2 shall commence upon the date a final Certificate of Occupancy is issued for a Home located on such Lot. Until a final Certificate of Occupancy is issued for a Home on a Lot, the record title owner of the Lot shall be solely responsible for maintenance of the lawn and landscaping and all other improvements located within the Lot and the Right-of-Way located immediately adjacent to such Lot.

EACH RECORD TITLE OWNER ACKNOWLEDGES THAT SOME LOTS LOCATED WITHIN THE VILLA LOTS SERVICE AREA OR TOWNHOME LOTS SERVICE AREA MAY HAVE YARDS THAT ARE LARGER OR SMALLER THAN THE YARDS OF OTHER LOTS LOCATED WITHIN THE VILLA LOTS SERVICE AREA OR TOWNHOME LOTS SERVICE AREA, AS APPLICABLE. NOTWITHSTANDING THE FOREGOING, ALL LANDSCAPE MAINTENANCE EXPENSES FOR VILLA LOTS AND TOWNHOME LOTS SHALL CONSTITUTE A PART OF THE VILLA LOTS SERVICE AREA EXPENSES OR TOWNHOME LOTS SERVICE AREA EXPENSES, AS APPLICABLE, AND EACH RECORD TITLE OWNER OF A LOT IN THE APPLICABLE SERVICE AREA SHALL PAY AN EQUAL SHARE OF SUCH COSTS.

10.2.2 Additional Landscape Maintenance. Each Owner and/or Builder by acceptance of a deed to a Lot, authorizes the Association to conduct additional landscape maintenance beyond the scope described in this Section, if, in the discretion of the Board, such additional maintenance is required for any reason whatsoever, including, without limitation, naturally occurring deterioration of the landscaped areas or damage caused by an Owner. The costs associated with any such additional landscape maintenance shall be assessed against the respective Lot as an Individual Assessment.

10.2.3 Modification of Landscaping. In the event an Owner modifies (or allows the modification of such landscaping by such Owner's Lessees or invitees) the landscaping as initially installed by the Declarant or a Builder, then such Owner shall be solely responsible for the

maintenance and irrigation of such modified landscaping, and there shall be no abatement or reduction in such Owner's Service Area Assessments. Notwithstanding anything contained herein to the contrary, no Owner shall modify the landscaping as initially installed by the Declarant or a Builder, nor shall any landscape lighting be installed by an Owner, without the prior written approval of the ACC. In no event shall any landscaping modified by an Owner impede access or otherwise interfere with the routine landscape maintenance provided by the Association in accordance with this Declaration.

10.3 Roadways. All roadways within PRESERVE AT SAVANNAH LAKES shall be public roadways maintained by the District, and shall not be maintained by the Association. AT PRESENT, ROADWAYS WITHIN, ADJACENT OR IN PROXIMITY TO PRESERVE AT SAVANNAH LAKES ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION, THE DECLARANT, AND BUILDERS HAVE NO CONTROL WITH REGARD TO ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC.

10.4 Adjoining Areas. Except as otherwise provided herein or otherwise maintained by the CDD, the Association shall only maintain those drainage areas, swales, parking areas, retention/detention area slopes and banks, and landscape areas (if any) that are within the Common Areas, and certain Lots only to the extent specifically provided herein, and further provided that such areas shall be readily accessible to the Association. The Association shall have no responsibility for the Facilities except and to the extent provided in any agreement between the Association and the District. Under no circumstances shall the Association be responsible for maintaining any inaccessible areas within fences or walls that form a part of a Lot.

10.5 Negligent or Willful Acts. The expense of any maintenance, repair, or construction of any portion of the Common Areas, Facilities or any Lot necessitated by the negligent or willful acts of an Owner, its Lessees, family members, guests, invitees, or other persons utilizing any portion of PRESERVE AT SAVANNAH LAKES through or under an Owner, shall be borne solely by such Owner of the Lot, and the Lot owned by such Owner shall be subject to an Individual Assessment for that expense. By way of example, and not of limitation, an Owner shall be responsible for the removal of all landscaping and structures placed within easements or Common Areas or Facilities without the prior written approval of the Association or District, as applicable. Further, an Owner shall be responsible for all costs of maintenance, repair, or construction of any portion of the drainage facilities located on such Owner's Lot if such maintenance, repair, or construction is necessitated by the negligent or willful acts of an Owner or such Owner's Lessees, family members, guests, or invitees.

10.6 Right-of-Way. Subject to Section 11 below, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of any community sidewalk, irrigation facilities, trees and landscaping located in any right-of-way adjacent to any Common Areas (if any) and for the costs, charges and expenses incurred in connection with maintenance of any irrigation facilities, trees and landscaping located in any Right-of-Way adjacent to any Lots; however, the Association shall not be responsible for replacement of any such trees or landscaping located within any right-of-way. Each Owner agrees to reimburse the Association any expense incurred in repairing any damage to sidewalks, irrigation facilities, trees or landscaping caused by such Owner's negligent or willful acts (or the negligent or willful acts of such Owner's Lessees, family members, guests, or invitees). Failure of an Owner to reimburse the Association any costs necessitated by the negligent or willful acts of an Owner (or the negligent or willful acts of such Owner's Lessees, family members, guests, or invitees) shall subject the Owner to an Individual Assessment for such costs. The cost associated with any such maintenance of the trees, irrigation facilities, sidewalks, and landscaping located in the right-of-way adjacent to any Common Areas shall be deemed part of the Operating Expenses. The cost associated with any such maintenance of the trees, irrigation facilities, and landscaping located in the Right-of-Way adjacent to any Lots shall be deemed part of the Service Area Assessments for the applicable Service Area.

10.7 Maintenance of Property Owned by Others. The Association shall, if designated by the Declarant (or by the Board after the Turnover Date), maintain vegetation, landscaping, irrigation systems, community identification/features, infrastructure, and/or other areas or elements designated by the Declarant (or by the Board after the Turnover Date) upon areas that are within or outside of PRESERVE AT SAVANNAH LAKES. Such areas may abut, or be proximate to, PRESERVE AT SAVANNAH LAKES, and may be owned by, or be dedicated to, others including, but not limited to, a utility, governmental or quasi-governmental entity or a property owners association. These areas may include (for example and not limitation) parks, swale areas, landscape buffer areas, berm areas or median areas within the right-of-way of public streets, roads, sidewalks, paths, drainage areas, community identification or entrance features, community signage or other identification. The Association shall have the right to enter into new agreements or arrangements from time to time for improvements and facilities serving the members of the Association or to amend the foregoing if the Board deems the same reasonable and appropriate for the continued use and benefit of any part of the Common Areas.

10.8 District Facilities. The District may contract with the Association for the maintenance, repair, and replacement of the Facilities in the District's sole and absolute discretion and subject to any written agreement accepted by the Association.

10.9 Home Maintenance. The Association shall be responsible for the following, to be performed at the Board's discretion and on such intervals as the Board may decide in its sole and absolute discretion, the costs of which shall constitute a part of the Service Area Expenses for the applicable Service Area, and shall be assessed against all Owners of Lots within the applicable Service Area receiving such services, in accordance with the following:

10.9.1 Painting. Commencing upon the date a final Certificate of Occupancy is issued for a Home, the Association shall paint all exterior painted portions of the Home, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. The cost for such exterior painting by the Association shall constitute a part of the Service Area Expenses for the applicable Service Area, and shall be paid by all Owners of Lots within the applicable Service Area receiving such services. In the event less than all Homes attached within a particular building are painted by the Association at the same time, then only the Owner(s) of Home(s) being painted by the Association shall be assessed an Individual Assessment for the cost of painting such Owner's Home. Notwithstanding the foregoing, if an Owner desires to paint an exterior portion of a Home at more frequent intervals and in addition to the painting performed by the Association, such Owner must obtain approval of the proposed painting project by the ACC and prior written consent of the Board, which may be granted or withheld by the Board in its sole discretion. If the proposed painting by an Owner is approved by the Board and the ACC, the ACC shall have the right to impose such conditions as it deems reasonably appropriate. The conditions shall, at a minimum, include the following:

10.9.1.1 all work and materials shall be at the Owner's sole cost and expense;

10.9.1.2 all color selections shall be approved by the ACC and must be the same or substantially similar to the other Homes attached to the Home;

10.9.1.3 the painting project must include an entire elevation of the Home (i.e. the entire side of the Home, etc.); and

10.9.1.4 if the Association thereafter paints the Home and the other Homes attached to the Home in accordance this Section, the Home shall be included as part of the painting project, and the cost associated with such painting project shall be assessed against the respective Owner of such Home.

10.9.2 Roof Maintenance. Commencing upon the date a final Certificate of Occupancy is issued for a Home located upon such Lot, the Association shall be responsible for the repair

and replacement of the roofs of such Homes, including shingles, and roof decking; provided, however, the Association shall have no obligation to repair or replace roof trusses or other structural components of the roof. Such roof repair and replacement shall be performed at the Board's discretion and on such intervals as the Board may decide in its sole and absolute discretion. The cost associated with any such roof repair and replacement shall constitute a part of the Service Area Expenses for the applicable Service Area, and shall be paid by all Owners of Lots within the applicable Service Area receiving such services. Notwithstanding anything contained herein to the contrary, for any Lot with Solar Panels (as defined herein), satellite dishes, or antennas installed (or proposed to be installed) on the roof of the Home, the terms of Sections 12.30 and 12.47, as applicable, shall govern.

10.9.3 Pressure Washing/Soft Washing. The Association may, in its sole discretion, pressure wash/soft wash the roofs and the exterior portions of Homes (one time per year), including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. The Association shall have no responsibility to pressure wash/soft wash any paved or concrete surfaces within any Lot. The cost associated with exterior pressure washing/soft washing and made in accordance with this Section shall constitute a part of the Service Area Expenses for the applicable Service Area, and each Owner of a Lot within the applicable Service Area shall pay an equal share of such costs.

Notwithstanding anything to the contrary herein, to the extent insurance coverage required by Section 14 of this Declaration covers repairs or replacements otherwise performed by the Association under this Section, or would have covered such repairs or replacements if the Owner had procured such coverage, such repairs or replacements shall be governed by Section 14.2 herein, and the Association shall not perform repairs or replacements covered by insurance or any other activities that would negate such coverage or impair the availability of such coverage. Except as otherwise expressly provided in this Section, all Lots and Homes shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition by the record title owner of the applicable Lot.

10.10 Additional Obligations of Association. The Association may have (or may elect to undertake on behalf of the Owners) certain responsibilities and obligations, including, without limitation, cost-sharing obligations, or obligations to construct, operate, maintain, insure and/or repair certain improvements within PRESERVE AT SAVANNAH LAKES or adjacent to the boundaries of PRESERVE AT SAVANNAH LAKES, as set forth in the Title Documents or other agreements to which the Association is a party or is otherwise subject (collectively, if any, the "**Agreements**"). Each Owner, by acquiring title to a Lot, acknowledges and agrees that PRESERVE AT SAVANNAH LAKES, or certain portions thereof, is subject to the terms and conditions of the Agreements, as amended and supplemented from time to time. The Declarant reserves the right without the consent of any other party, subject to the terms and conditions set forth in the Agreements and in this Declaration, to modify any agreement affecting PRESERVE AT SAVANNAH LAKES, or the obligations and responsibilities of the Association, including, without limitation, obligations for cost-sharing or maintenance of improvements. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES AND AGREES ANY AND ALL COSTS ASSOCIATED WITH THE ASSOCIATION'S OBLIGATIONS UNDER THE AGREEMENTS, INCLUDING ANY OBLIGATION FOR COST-SHARING OR OBLIGATION TO CONSTRUCT, OPERATE, MAINTAIN, INSURE AND/OR REPAIR IMPROVEMENTS, OR SHARE CERTAIN FACILITIES, IF ANY, SHALL BE A PART OF THE OPERATING EXPENSES.

11. Maintenance by Owners. Except as otherwise expressly provided in Section 10 or in a Supplemental Declaration or amendment to this Declaration designating a Service Area, all Lots and Homes, including, without limitation, all lawns, landscaping, irrigation facilities, driveways, sidewalks, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association shall be well maintained by the record title owner of the applicable Lot and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of PRESERVE AT SAVANNAH LAKES by the record title owner of the applicable Lot. No tree installed by the Declarant or a Builder on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons

occupying or utilizing PRESERVE AT SAVANNAH LAKES. If any such tree located on an Owner's Lot dies or is otherwise removed in accordance with the foregoing sentence, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner. Except as otherwise expressly provided in Section 10 of this Declaration, or in a Supplemental Declaration designating a Service Area, each Owner is specifically responsible for maintaining all landscaping, paved surfaces and other improvements within any portion of a Lot and the Right-of-Way located immediately adjacent to such Lot.

11.1 Right of the Association to Enforce. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Section. In the event the record title owner of a Lot does not comply with this Section, the Association may perform the necessary maintenance and charge the costs thereof to the non-complying record title owner as an Individual Assessment. The Association shall have the right to enforce this Section by all necessary legal action. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal.

11.2 Modification of Landscaped Areas. Without the prior written consent of the ACC, no sod, topsoil, tree, shrubbery or other landscaping shall be removed from PRESERVE AT SAVANNAH LAKES and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the ACC, in its sole discretion, considers detrimental or potentially detrimental to person or property. Notwithstanding the foregoing, Owners who install improvements to the Lot (including, without limitation, concrete or brick pavers) that result in any change in the flow and/or drainage of surface water shall be responsible for all of the costs of drainage problems resulting from such improvement. Further, in the event that such Owner fails to pay for such required repairs, each Owner agrees to reimburse the Association or the District, as applicable, for all expenses incurred in fixing such drainage problems including, without limitation, removing excess water and/or repairing the SWMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC.

11.3 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Lot. No refuse or unsightly objects shall be allowed to be placed or allowed to remain upon any Lot.

11.4 Exterior Home Maintenance. Subject to the Association's right, in its sole discretion, to pressure clean the roofs and the exterior portions of Homes as set forth in Section 10 above, each Owner is solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls may be improved with a finish material composed of stucco or cementitious coating or fiber cement siding/cement lap siding (stucco or cementitious coating or fiber cement siding/cement lap siding is referred to herein as the "**Exterior Finish**"). While Exterior Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Exterior Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the Exterior Finish. This is normal behavior and considered a routine maintenance item for the Owner. Each Owner is responsible for inspecting the Exterior Finish of the exterior walls for cracking and to engage a qualified professional to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the record title owner of the Home is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this Section, and they should be completed in a timely fashion to prevent any damage to the Home.

11.5 Roofs and Roof Maintenance.

11.5.1 Roof Maintenance by Owner. Except as provided in Section 10 herein with respect to nonstructural repair and replacement of roofs by the Association, each Owner of a Home shall routinely maintain, repair, and replace the roof of his or her Home in a safe, neat and appropriate manner, including roof trusses or other structural components of the roof. For purposes of uniformity, Owners of Homes sharing an attached roof, consisting of all roofs of all attached Homes for a particular building, are encouraged to replace the roofs of all such attached Homes for such building concurrently, and the Board or the ACC shall have the right to require such shared roofs be replaced within forty-five (45) days after notice by the Board or the ACC to the Owners of applicable Homes. Neither the Association nor the Declarant has any obligation whatsoever to become involved in any dispute between Owners in connection with shared roofs, including any repair or replacement thereof.

11.5.2 General Rules of Law to Apply. To the extent not inconsistent with the provisions of this Section, the general rule of law regarding party roofs and liability for personal damage due to negligence of willful acts or omissions shall apply with respect to all roofs of Homes within PRESERVE AT SAVANNAH LAKES and any replacement of such roofs. In the event any portion of a roof of a Home, as originally constructed, including, without limitation, any shingles, shall protrude over an adjoining Home or Lot, it shall be deemed that such Owners have granted perpetual easements to the adjoining Owner or Owners for continuing maintenance and use of the projection and roof. The foregoing shall also apply to any replacements of any roofs. The foregoing conditions shall be perpetual in duration.

11.5.3 Sharing of Repair, Replacement and Maintenance for Roofs.

11.5.3.1 Generally. The cost of repair and maintenance of roof trusses or other structural components of roofs which are shared by more than one (1) attached Home shall be shared equally by the Owners of the Homes sharing such applicable improvements without prejudice, however, to the right of any Owner to call for a larger contribution from the other under any rule of law regarding liability for negligent or willful acts or omissions.

11.5.3.2 Failure to Contribute. In the event that an Owner shall fail or refuse to pay his pro rata share of costs for the repair, maintenance, or replacement of roof trusses or other structural components of roofs shared by more than one (1) attached Home (whether or not through his/her own fault or the failure of his/her insurance company to pay any claim), then and in that event, the Owner advancing monies therefor shall have a right to file a claim of lien for such monies advanced in the Public Records and shall have the right to foreclose said lien in accordance with the same procedural requirements as now provided for in Florida Statutes for foreclosure of the construction lien; provided, however, such claim of lien shall be filed within ninety (90) days from the date such maintenance, repairs or replacements are made to the applicable roofs, and suit thereon shall be commenced one (1) year from date such lien is filed.

11.5.3.3 Alterations. Subject to applicable building codes, the Owner of a Home shall not make any alterations, additions or structural changes to his/her roof without the joint agreement of each Owner of all attached Homes for such applicable building.

11.5.3.4 Easements. Each Owner of an attached Home within the same building shall have all easement rights reasonably necessary to perform the obligations contained herein over the Homes within such building. Each Owner grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section.

11.5.4 Solar Panels, Satellite Dishes, and Antennas. With respect to any party roofs upon which Solar Panels, satellite dishes, or antennas are installed, the terms of Section 12.30 and 12.47 below, as applicable, shall govern in the event of a conflict.

11.6 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, maintain, including pressure/soft washing, and/or replace the driveways, walkways, sidewalks, including, without limitation, concrete or brick pavers, and other paved and concrete surfaces comprising part of such Owner's Lot and the Right-of-Way adjacent to such Owner's Lot. In the event the District, the County, the City, or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot or Right-of-Way adjacent to such Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. In the event the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner and Builder grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section. Each Owner and Builder agrees to reimburse the Association for any expense incurred by the Association in connection with any damage to any sidewalk, driveway or walkway caused by such Builder's or Owner's negligence (or the negligence of such Owner's Lessees, guests, invitees or family members).

11.7 Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. The Declarant, the Builders, and the Association shall not have liability under such circumstances for any damage or loss that an Owner may incur in the event an Owner fails to maintain their Home in accordance with this provision. FURTHER, GIVEN THE CLIMATE AND HUMID CONDITIONS IN FLORIDA, MOLDS, MILDEW, TOXINS AND FUNGI MAY EXIST AND/OR DEVELOP WITHIN HOMES. EACH OWNER IS HEREBY ADVISED THAT CERTAIN MOLDS, MILDEW, TOXINS AND/OR FUNGI MAY BE, OR IF ALLOWED TO REMAIN FOR A SUFFICIENT PERIOD MAY BECOME, TOXIC AND POTENTIALLY POSE A HEALTH RISK. BY ACQUIRING TITLE TO A HOME AND/OR LOT, EACH OWNER, SHALL BE DEEMED TO HAVE ASSUMED THE RISKS ASSOCIATED WITH MOLDS, MILDEW, TOXINS AND/OR FUNGI AND TO HAVE RELEASED THE DECLARANT, THE BUILDERS, AND THE ASSOCIATION FROM ANY AND ALL LIABILITY RESULTING FROM SAME.

11.8 Pressure Washing/Soft Washing. Subject to the Association's discretion to pressure wash the roofs and the exterior portions of Homes (one time per year) pursuant to Section 10, each Owner shall be responsible, at their sole cost and expense, for pressure washing/soft washing the driveways, sidewalks, walkways, roofs and the exterior portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. Each Owner shall conduct such pressure washing/soft washing on a routine basis, and in no event later than thirty (30) days after notice by the Board or the ACC to the Owner of the applicable Lot. In the event an Owner does not comply with this Section, the Association may perform the necessary maintenance required by this Section and charge the costs thereof to the non-complying Owner as an Individual Assessment. CLEANING SOME SURFACES WITH HIGH PRESSURE MAY CAUSE DAMAGE TO THE SURFACE OF CERTAIN STRUCTURES AND A SOFT WASH MAY BE REQUIRED. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

11.9 Lot Walls/Fences. Each adjoining Owner's obligation with respect to Lot Walls/Fences shall be determined by this Declaration, except as otherwise required by Florida law.

11.9.1 Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a Lot Wall/Fence facing its Lot. Except as provided in this Section, the cost of reasonable repair shall be shared equally by adjoining Lot Owners.

11.9.2 Damage by One Owner. If a Lot Wall/Fence is damaged or destroyed by the act of one adjoining Owner, or its guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Lot Wall/Fence to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. Notwithstanding anything to the contrary in this Section, the Declarant, the District and the Association have the right to enforce the provisions of this Section, however neither the Declarant, the District nor the Association shall have any obligation whatsoever to enforce the provisions of this Section or become involved in any dispute between Owners in connection with this Section. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

11.9.2.1 No Owner shall allow sprinklers to spray or other water sources to deliver water within one foot (1') of any Lot Wall/Fence, excluding rainfall that falls directly on such area (i.e. an Owner shall not collect rainfall from other portions of the Lot and deliver it within one foot (1') of any Lot Wall/Fence);

11.9.2.2 No Owner shall allow any tree to grow within six feet (6') of any Lot Wall/Fence (with such distance measured from the above-ground part of the tree that is nearest to the Lot Wall/Fence within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil);

11.9.2.3 No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any Lot Wall/Fence; and

11.9.2.4 No Owner shall allow water to be provided by sprinkler, hose, hand delivery or otherwise to any plant located within five feet (5') of any Lot Wall/Fence; provided, however, Owners are permitted to allow water delivery to any plant located within one foot (1') of any Lot Wall/Fence if the method of such delivery is either by drip line or by spray facing in a direction away from the Lot Wall/Fence.

11.9.3 Other Damage. If a Lot Wall/Fence is damaged or destroyed by any cause other than the act of one of the adjoining Owners, its agents, Lessees, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild or repair the Lot Wall/Fence to its prior condition, equally sharing the expense; provided, however, that if a Lot Wall/Fence is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or its agents, Lessees, licensees, guests or family members) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Lot Wall/Fence and shall immediately repair the Lot Wall/Fence to its prior condition.

11.9.4 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter its Lot for the purpose of installations, alteration, or repairs to a Lot Wall/Fence on the Lot of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall

not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

11.9.5 Right of Contribution. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title.

11.9.6 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing Lot Wall/Fence) the Lot Wall/Fence, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld, delayed or conditioned.

11.10 Party Walls.

11.10.1 General Rules of Law to Apply. To the extent not inconsistent with the provisions of this Section, the general rule of law regarding party walls and liability for personal damage due to negligence of willful acts or omissions shall apply to all Party Walls within PRESERVE AT SAVANNAH LAKES that are built as part of the original construction of the Homes and any replacement thereof. In the event any portion of any structure or facility, as originally constructed, including, without limitation, any Party Wall, shall protrude over an adjoining Home, it shall be deemed that such Owners have granted perpetual easements to the adjoining Owner or Owners for continuing maintenance and use of the projection or Party Wall. The foregoing shall also apply to any replacements of any Party Walls. The foregoing conditions shall be perpetual in duration.

11.10.2 Painting of Party Walls. Each Owner shall be responsible for painting the portion of any Party Wall that faces his or her Home.

11.10.3 Sharing of Repair, Replacement and Maintenance.

11.10.3.1 Generally. The cost of reasonable repair and maintenance of Party Walls (other than painting) shall be shared equally by the Owners of the Homes sharing such applicable improvements without prejudice, however, to the right of any Owner to call for a larger contribution from the other under any rule of law regarding liability for negligent or willful acts or omissions.

11.10.3.2 Failure to Contribute. In the event that an Owner shall fail or refuse to pay his pro rata share of costs of repair, maintenance, or replacement of a Party Wall (whether or not through his own fault or the failure of his insurance company to pay any claim), then and in that event, the Owner advancing monies therefor shall have a right to file a claim of lien for such monies advanced in the Public Records and shall have the right to foreclose said lien in accordance with the same procedural requirements as now provided for in Florida Statutes for foreclosure of the construction lien; provided, however, such claim of lien shall be filed within ninety (90) days from the date repairs or replacements are made to the Party Wall, and suit thereon shall be commenced one (1) year from date such lien is filed.

11.10.3.3 Alterations. The Owner of a Home sharing a Party Wall with an adjoining Home shall not cut windows or other openings in the Party Wall, nor make any alterations, additions or structural changes in the Party Wall without the joint agreement of all of the Owners sharing the Party Wall.

11.10.3.4 Weatherproofing. Notwithstanding any other provisions of this Declaration, an Owner who by his negligent or willful act causes a Party Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

11.10.3.5 Easements. Each Owner sharing a Party Wall shall have all easement rights reasonably necessary to perform the obligations contained herein over the Homes sharing the Party Wall. Without limiting the generality of the foregoing, in the event an electrical meter, electrical apparatus, CATV cable or other utilities apparatus is installed within a Lot and serves more than such Lot, the Owners of the other Lot(s) served thereby shall have an easement for access to inspect and repair of such apparatus, provided that such easement rights shall be exercised in a reasonable manner and the Owner of the Lot encumbered by the easement shall be reimbursed for any significant physical damage to his Lot as a result of such exercise by the Owner(s) making use of such easement(s).

11.11 Right-of-Way. Except as provided in Section 10 with respect to landscape maintenance, each Owner of a Lot shall be responsible for the costs, charges and expenses incurred in connection with maintenance, pressure/soft wash, repair, and replacement of the sidewalks, including, without limitation, any concrete or brick pavers, driveways, and walkways located immediately adjacent to such Owner's Lot and located between such Owner's Lot and the roadway (the "**Right-of-Way**"). Every Owner of a Lot shall be required to irrigate the grass and landscaping located within the Right-of-Way in a routine and ordinary manner and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Home. No tree installed by the Declarant or a Builder shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing PRESERVE AT SAVANNAH LAKES. If any such tree dies, or is removed in accordance with this Section, then such tree shall be replaced at the expense of and by the Owner of the Lot immediately adjacent to the felled tree with a similar tree approved by the ACC.

11.12 Water Mains and Improvements within Lots. In the event the County, the City or any of their respective subdivisions, agencies, and/or divisions must remove or damage any portion of a driveway, landscaping, or other improvements located on an Owner's Lot in connection with the County's operation, maintenance or repair of any water line or sanitary sewer line, if applicable, then the Owner of the Lot upon which such driveway, landscaping, or other improvements are located shall be responsible to replace or repair such driveway, landscaping, or other improvements at such Owner's expense, if such expenses are not paid for by the County or the City. In the event an Owner does not comply with this Section, the Association may, but shall not be obligated to, perform the necessary repair and/or replacement and charge the costs thereof to the non-complying record title owner as an Individual Assessment. In the event that the Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, at trial and upon appeal. Each Owner and Builder grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section.

12. Use Restrictions. The following Use Restrictions shall apply to all Lots within PRESERVE AT SAVANNAH LAKES, except for any Lots owned by the Declarant; provided however, a Supplemental Declaration designating a Service Area, may include additional restrictions or provisions that are more restrictive than the provisions of this Declaration. Each Owner and Builder, except as otherwise expressly provided herein, must comply with the use restrictions below, subject to any limitations in Section 720.3045, Florida Statutes (2024) and Section 720.3035(1)(b), Florida Statutes (2024), as applicable:

12.1 Alterations and Additions. No material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first obtained from the ACC as required by this Declaration.

12.2 Animals. No animals of any kind shall be raised, bred or kept within PRESERVE AT SAVANNAH LAKES for commercial purposes. No swine, poultry or other livestock of any kind may be kept in and/or on any Lot and/or Home or brought into PRESERVE AT SAVANNAH LAKES by an Owner, or its guests, Lessees, licensees, agents or family members. Owners may keep domestic pets as permitted by County or City ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time, subject to the Americans with Disabilities Act and the Federal Fair Housing Act. Pets permitted by this Section may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the Lot. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas or Facilities, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Lot. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the receipt of such notice. The Owner responsible for a pet shall be responsible for removing from the Common Areas or Facilities any matter created by the pet and disposing of the same in a sanitary manner. Each Owner shall be responsible for all the activities of its pet. Notwithstanding anything to the contrary contained herein, all restrictions set forth in this Section are subject to the Americans with Disabilities Act and the Federal Fair Housing Act.

12.3 Artificial Vegetation. Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

12.4 Automobiles and other Vehicles. Notwithstanding any other provision in this Declaration to the contrary, the following restrictions shall not apply to vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, Authorized Builders, or their subcontractors, suppliers, consultants or agents.

12.4.1 Parking. Except as otherwise expressly provided herein, vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of PRESERVE AT SAVANNAH LAKES or a Lot except on the surfaced parking area thereof. Vehicles shall not park on the paved or concrete surfaces comprising the Common Area or Facilities, except in designated parking areas, if any. To the extent PRESERVE AT SAVANNAH LAKES has any guest parking, Owners are prohibited from parking in such guest parking spaces. Except as otherwise permitted by Section 720.3075(3)(b), Florida Statutes (2024), no vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in PRESERVE AT SAVANNAH LAKES except during the period of a delivery of goods or during the provision of services. Notwithstanding anything contained herein to the contrary, no provision of this Declaration shall be construed as prohibiting an Owner or its Lessees, family members, guests, and invitees from parking their personal vehicles, including pickup trucks, in such Owner's driveway, or in any other area at which such Owner has a right to park as governed by state, County, and municipal regulations, so long as such vehicles are not "**Commercial Motor Vehicles**" (as defined in Section 320.01(25), Florida Statutes (2024). ROADWAYS WITHIN PRESERVE AT SAVANNAH LAKES SHALL BE PUBLIC ROADWAYS AND SHALL NOT BE MAINTAINED OR REGULATED BY THE ASSOCIATION. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR HOME OR LOT ACKNOWLEDGES AND AGREES THE ASSOCIATION HAS NO CONTROL WITH REGARD TO ACCESS, PARKING AND USAGE OF SUCH PUBLIC ROADWAYS BY THE GENERAL PUBLIC AND/OR MEMBERS OF THE ASSOCIATION. THE RESPONSIBILITY FOR ENFORCEMENT OF ANY LAWS REGARDING ACCESS, PARKING AND USAGE OF PUBLIC ROADWAYS RESTS SOLELY WITH THE APPLICABLE GOVERNMENTAL AUTHORITY AND THE ASSOCIATION DISCLAIMS RESPONSIBILITY FOR SUCH ENFORCEMENT.

12.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain on PRESERVE AT SAVANNAH LAKES for more than twelve (12) hours, except in the garage of a Home. No repair or maintenance, except emergency repair, of vehicles

shall be made within PRESERVE AT SAVANNAH LAKES, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

12.4.3 Prohibited Vehicles. No Commercial Motor Vehicle, limousine, recreational vehicle, all-terrain vehicles, golf cart, boat (or other watercraft), trailer, including, without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within PRESERVE AT SAVANNAH LAKES except in the garage of a Home or as otherwise permitted in accordance with Section 720.3045, Florida Statutes (2024) and Section 720.3075, Florida Statutes (2024). No vehicles with missing or expired tags or registrations shall remain within PRESERVE AT SAVANNAH LAKES, except in the garage of a Home. No vehicles displaying commercial advertising or a "for sale" sign shall be parked within the public view anywhere within PRESERVE AT SAVANNAH LAKES, except as otherwise permitted in Section 720.3075(3)(b), Florida Statutes (2024). No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles, golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas (if any). Additionally, no all-terrain vehicle, golf cart, or mini motorcycle may be parked or stored within PRESERVE AT SAVANNAH LAKES, including on any Lot, except in the garage of a Home. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, Authorized Builders, or their subcontractors, suppliers, consultants or agents. Further, notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions are subject to Sections 720.3045 and 720.3075, Florida Statutes (2024).

12.4.4 Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. An affidavit of the person posting the foresaid notice stating it was properly posted shall be conclusive evidence of proper posting. For purposes of this paragraph, "vehicle" shall also mean campers, boats, watercraft, mobile homes, trailers, etc. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot or Common Areas or Facilities that are in violation of this Declaration. ROADWAYS WITHIN PRESERVE AT SAVANNAH LAKES SHALL BE PUBLIC ROADWAYS. AS SUCH, IN NO EVENT SHALL THE ASSOCIATION BE RESPONSIBLE FOR TOWING VEHICLES PARKED ON SUCH ROADWAYS LOCATED WITHIN PRESERVE AT SAVANNAH LAKES.

12.5 Casualty Destruction to Improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance with Section 14.2 of this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

12.6 Commercial Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by the Declarant and/or Authorized Builders, and administrative

offices of the Declarant and/or Authorized Builders, no commercial or business activity shall be conducted within PRESERVE AT SAVANNAH LAKES, including, without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within PRESERVE AT SAVANNAH LAKES. No solicitors of a commercial nature shall be allowed within PRESERVE AT SAVANNAH LAKES, without the prior written consent of the Association. No day care center, "half-way house," or assisted living facility may be operated out of a Home. No garage sales are permitted, except as permitted by the Association. Prior to the Community Completion Date, the Association shall not permit any garage sales without the prior written consent of the Declarant.

12.7 Completion and Sale of Homes. Notwithstanding anything contained herein to the contrary, no person or entity shall interfere with the completion and sale of Homes and/or Lots within PRESERVE AT SAVANNAH LAKES by the Declarant and Authorized Builders. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY IMPACT THE VALUE OF HOMES AND/OR LOTS; THEREFORE EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTIONS: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE HOMES AND/OR LOTS IN PRESERVE AT SAVANNAH LAKES AND THE RESIDENTIAL ATMOSPHERE THEREOF.

12.8 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto as adopted or amended from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any Contractor of the Association.

12.9 Cooking. No cooking shall be permitted nor shall any foods or beverages be consumed on the Common Areas or Facilities, except in areas designated for those purposes by the Association or the District, as applicable. The Board shall have the right to prohibit or restrict the use of grills or barbecue facilities on Common Areas or Facilities within PRESERVE AT SAVANNAH LAKES. Grills and barbecue facilities may be used on Lots at the sole risk and responsibility of the Owner of such Lot and subject to any applicable Rules and Regulations established by Declarant or the Board.

12.10 Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues, or weather vanes, or flagpoles shall be installed or placed within or upon any portion of PRESERVE AT SAVANNAH LAKES without the prior written approval of the ACC. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in the manner permitted hereunder commencing the week before Thanksgiving and shall be removed not later than January 15th of the following year. The ACC may establish standards for holiday lights and decorations at its sole discretion, including, without limitation additional time periods and holidays during which Owners may place lighting or decorations on exterior portions of the Home. The ACC may require the removal of any lighting or decoration that creates a nuisance (e.g., unacceptable spillover to adjacent Home or excessive travel through PRESERVE AT SAVANNAH LAKES). Except as otherwise provided in Section 720.304(2)(b), Florida Statutes (2024), and subject to the requirements of such provision, no flag poles are permitted without the prior written approval of the ACC.

12.11 Disputes as to Use. If there is any dispute as to whether the use of any portion of PRESERVE AT SAVANNAH LAKES complies with this Declaration, such dispute shall, prior to the Community Completion Date, be decided by the Declarant, and thereafter by the Board. A determination rendered by such party with respect to such dispute shall be final and binding on all persons concerned.

12.12 Drainage System. Drainage Improvements (as defined below) may be part of the Facilities, the Common Areas and/or Lots. After Drainage Improvements are installed by the Declarant or a Builder, the maintenance of Drainage Improvements within the boundary of a Lot shall be the

responsibility of the District; however, except as otherwise provided in Section 10 herein or as otherwise provided in a Supplemental Declaration, the District shall have no responsibility for landscaping maintenance. In the event Drainage Improvements are adversely affected by landscaping, fences, structures, or any other improvements (including, without limitation, pavers), the cost to correct, repair, or maintain such Drainage Improvements shall be the responsibility of the record title owner of the Lot that includes such improvements, except as otherwise maintained or repaired by the CDD. By way of example, and not of limitation, if the Owner of one Lot plants a tree (pursuant to ACC approval) and the roots of such tree subsequently affect Drainage Improvements within another Lot, the Owner that planted the tree shall be solely responsible for the removal of the roots which adversely affects the adjacent Lot. No Home, structure, building, landscaping, fence, wall or other improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with the SWMS or change the direction or flow of water in accordance with the SWMS for PRESERVE AT SAVANNAH LAKES, for any part thereof, or for any Lot as shown on the approved drainage plans on file with the County, City, SFWMD or other governing body having jurisdiction over PRESERVE AT SAVANNAH LAKES. In addition, no Owner shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with the approved drainage plans. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION AND THE DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

12.13 Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) removing all removable furniture, plants and other objects from outside the Home; and (ii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. Neither the Association, the Declarant nor any Builder shall have any responsibility of any nature relating to any unoccupied Home.

12.14 Fences and Walls. Except for walls or fences erected or installed by the Declarant or Authorized Builders, no walls or fences shall be erected or installed by an Owner within PRESERVE AT SAVANNAH LAKES; provided, however, to the extent expressly permitted in the Community Standards, Owners may install a privacy panel on the outside of the Home in accordance with all requirements of the Community Standards and subject to the prior written approval of the ACC. No chain link, wood or PVC fencing of any kind shall be allowed (except for any PVC privacy panel, as applicable). This provision shall not apply to walls or fences installed by the Declarant or Authorized Builders.

12.15 Fuel Storage. No fuel storage shall be permitted within PRESERVE AT SAVANNAH LAKES, except as may be necessary or reasonably used for barbecues, fireplaces, or similar devices.

12.16 Garages. No garage shall be converted into a general living area. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.

12.17 Garbage Disposal. Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from the street. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 7:00 p.m. on the day preceding the pick-up and shall be removed the day of pick-up. Except for normal construction debris on a Lot during the course of construction of a Home, no garbage, refuse or debris of any kind shall be placed or permitted to accumulate upon any portion of PRESERVE AT SAVANNAH LAKES. Within thirty (30) days after the issuance of a final or temporary Certificate of Occupancy for a Home, the Builder shall remove all construction debris, refuse or other garbage from the Lot and property surrounding the Lot left by such Builder or its agents or Contractors.

12.18 Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ACC and shall match the color or trim of a Home and be of a neutral color. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval by the ACC shall not be deemed an endorsement of the effectiveness of hurricane shutters. Notwithstanding the foregoing, in the event of an emergency and issued storm warning, Owners may install temporary emergency storm protective window coverings up to seventy-two (72) hours prior to the expected arrival of a storm, which must be removed within seventy-two (72) hours after the end of such storm.

12.19 Irrigation. Due to water quality, irrigation systems may cause staining on Homes, other structures or paved areas. It is each Owner's responsibility to treat and remove any such staining within an Owner's Lot. The Declarant may, at its sole discretion, utilize a computerized loop system to irrigate the Common Areas. Any computerized loop irrigation system that is not specifically the maintenance obligation of the Association or an Owner, shall be the maintenance obligation of the CDD and is deemed part of the Facilities.

12.20 Laundry; Renewable Energy Devices. Subject to the provisions of Section 163.04, Florida Statutes (2024), to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home or Lot. Clotheslines may be installed in the rear of a Lot so long as not visible from the front of the Lot; provided, that, any such clothesline shall be removed when it is not in use as a clothesline. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e.g., solar collector panels); provided, however, such devices shall be installed only as approved by the ACC and in accordance with the Community Standards.

12.21 Lawful Use. No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of PRESERVE AT SAVANNAH LAKES as determined by the Board in its sole discretion. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of PRESERVE AT SAVANNAH LAKES shall be the same as the responsibility for maintenance and repair of the property concerned.

12.22 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "**Lease Agreements**") are subject to the provisions of this Section. All Lease Agreements shall be in writing. A copy of all Lease Agreements shall be provided to the Association. No Lease Agreement may be for a term of less than one (1) year. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessee should the Lessee refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. All Lease Agreements shall require the Home to be used solely as a private single family residence. Each leased Home shall be occupied by Lessees, members of the Lessee's family, overnight guests and professional caregivers as a residence and for no other purpose. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home.

12.23 Mailboxes and Lampposts. No mailbox shall be installed by an Owner within PRESERVE AT SAVANNAH LAKES. No lamppost shall be installed on any Lot without prior written consent of the

ACC. The ACC shall have the right to require that all lampposts shall be of one particular type or design specified by the ACC.

12.24 Minor's and Guest's Use of Commonly Shared Facilities. Adults shall be responsible for all actions of their minor children and guests at all times in and about PRESERVE AT SAVANNAH LAKES. The Declarant and the Association shall not be responsible for use of the Common Areas or Facilities by anyone, including minors.

12.25 Nuisances. No nuisance, or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of PRESERVE AT SAVANNAH LAKES, as determined by the Board in its sole discretion, is permitted. No firearms shall be discharged within PRESERVE AT SAVANNAH LAKES. Nothing shall be done or kept within the Common Areas or any other portion of PRESERVE AT SAVANNAH LAKES, including a Home or Lot which will increase the rate of insurance to be paid by the Association. This Section 12.25 shall not apply to sales, marketing, construction and development activities by the Declarant and/or Authorized Builders.

12.26 Oil and Mining Operations. No oil, drilling development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot.

12.27 Personal Property; Patio and Lawn Furniture. All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any Lot or Home, or any other portion of PRESERVE AT SAVANNAH LAKES, which is unsightly or which interferes with the comfort and convenience of others. No patio furniture or swings shall be installed or placed within or upon any portion of the front of a Home or Lot so as to be visible outside the Home or Lot, without the prior written approval of the ACC. The ACC may establish standards for patio furniture and patio swings at its sole discretion. Swings and patio furniture will not be approved by the ACC for placement in front of the Home unless a front porch is part of the architectural design of the Home. Except as otherwise approved by the ACC in accordance with the foregoing, all other outdoor furniture and lawn furniture must be used and stored only in the rear of the Home and shall not be visible from the street in front of the Home. The Board may require the removal of any patio furniture or lawn furniture that is unsightly or creates a nuisance in the Boards' sole discretion. In the event a Home will be unoccupied for a period of seven (7) or more days, prior to departure by the Owner, such Owner must remove all patio furniture and lawn furniture from outside the Home and Lot. In addition, all patio furniture, lawn furniture and lawn ornaments shall be removed from outside and stored within the Home upon issuance of any storm warnings of a Tropical Storm Warning or higher storm warning.

12.28 Removal of Soil and Additional Landscaping. Without the prior consent of the ACC, no Owner shall remove soil from any portion of PRESERVE AT SAVANNAH LAKES, change the level of the land within PRESERVE AT SAVANNAH LAKES, or plant landscaping which results in any permanent change in the flow and drainage of surface water within PRESERVE AT SAVANNAH LAKES. Owners may place additional plants, shrubs, or trees within any portion of their respective Lots with the prior written approval of the ACC.

12.29 Roofs, Driveways and Pressure Washing/Soft Washing. Except as otherwise provided in Section 10, each Owner of a Home shall maintain, repair, and replace roofs of his or her Home and shall further be obligated to repair or replace roof trusses or other structural components of the roof. In the event an Owner does not perform such maintenance in compliance with this Section, the Association may perform the necessary maintenance and charge the costs thereof to the non-complying Owner as an Individual Assessment. Each Owner grants the Association an easement over its Lot for the purpose of ensuring compliance with the requirements of this Section. Roofs, exterior surfaces and/or pavement, including, but not limited to, walks and driveways, shall be pressure washed/soft washed by the Owner of the Lot within thirty (30) days of notice by the ACC to the Owner of the Lot. No surface applications to driveways shall be permitted without the prior written approval of the ACC as to material, color and

pattern. Such applications shall not extend beyond the front Lot line or include the sidewalk. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

12.30 Satellite Dishes and Antennae. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first obtained from the ACC as required by this Declaration. Each Owner agrees that the location of such items must be first approved by the ACC in order to address the safety and welfare of the residents of PRESERVE AT SAVANNAH LAKES. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("**FCC**") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with the Community Standards adopted by the Board and shall be governed by the then current rules of the FCC. Notwithstanding anything contained herein to the contrary, for any Lot with satellite dishes or antennas installed (or proposed to be installed) on the roof of the Home, the terms of Sections 12.47 shall also apply.

12.31 Screened Enclosures and Decks/Patios/Lanais. All screening and screened enclosures shall have the prior written approval of the ACC and shall be in accordance with the Community Standards. All enclosures of balconies or patios, including addition of vinyl windows, shall be approved by the ACC and shall comply with the Community Standards. All decks, patios, and lanais shall have the prior written approval of the ACC and shall be in compliance with the Community Standards.

12.32 Signs and Flags. No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of PRESERVE AT SAVANNAH LAKES, including, without limitation, any Home or Lot, that is visible from the outside; provided, however, any Owner may display in a respectful manner up to two (2) of the following, portable, removable flags: (i) the United States flag, (ii) the official flag of the State of Florida, (iii) a flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, (iv) a POW-MIA flag, or (v) a "first responder flag" as defined in Section 720.304, Florida Statutes (2024). Flags permitted by this Section may not exceed four and one-half feet (4 ½') by six feet (6'). Further, in accordance with Section 720.304, Florida Statutes (2024), Owners may display a sign of reasonable size provided by a contractor for security services within ten (10') feet of any entrance to the Home, which sign shall not to exceed six inches (6") by six inches (6") in size.

Each Owner may erect one (1) freestanding ground-level flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot as long as the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Any Owner may further display in a respectful manner from the flagpole, one (1) official United States flag, not larger than four and one-half feet (4 ½') by six feet (6'), and may additionally display one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag, or a "first responder flag" as defined in Section 720.304, Florida Statutes (2024). Such additional flag must be equal in size to or smaller than the United States flag and must be in accordance with Section 720.304, Florida Statutes (2024). Any flag pole installed in accordance with this Section is subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, without limitation, noise and lighting ordinances in the County and the City and all setback and location criteria contained in this Declaration and in the Community Standards.

The Declarant, Authorized Builders, and the Association are exempt from this Section; provided, further, the Declarant specifically reserves the right, for itself and for Authorized Builders, and their respective agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon any property within PRESERVE AT SAVANNAH LAKES such signs and flags as the Declarant deems appropriate in connection with the development, improvement, construction, marketing and sale of any of the Lots and Homes. Notwithstanding anything to the contrary herein, the

exercise by a Builder of the rights and exemptions in this Section shall be subject to the Declarant's prior written approval as to the location, size, content and design of such Builder's signs and flags within PRESERVE AT SAVANNAH LAKES. Within thirty (30) days of the final sale of the last Home owned by a Builder within PRESERVE AT SAVANNAH LAKES, the Builder shall remove from PRESERVE AT SAVANNAH LAKES all marketing materials including, but not limited to, flags banners, placards and signage. The Declarant reserves the right to institute a signage plan for PRESERVE AT SAVANNAH LAKES, which such signage plan must be complied with by all Authorized Builders.

12.33 Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of PRESERVE AT SAVANNAH LAKES without prior written consent of the ACC. No basketball backboards, skateboard ramps, or play structures will be permitted without the prior written approval by the ACC. Such approved equipment shall be located at the rear of the Lots or on the inside portion of corner Lots within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a Lot. Rules and Regulations governing basketball hoops may be adopted by the Association from time to time.

12.34 Storage. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained without the prior written approval of the ACC, which approval shall conform to the requirements of this Declaration and the Community Standards. Water softeners, trash containers, propane tanks, and other similar devices shall be properly screened from all roadways in a manner approved by the ACC. This Section shall not apply to temporary structures and storage facilities utilized by Authorized Builders in connection with the construction, marketing or sale of Homes within PRESERVE AT SAVANNAH LAKES. Authorized Builders shall have the right to place, erect or construct portable, temporary or accessory buildings or structures within PRESERVE AT SAVANNAH LAKES for sales, construction storage or other purposes, subject to the prior written approval by the Declarant as to the location, design and quality of all portable, temporary or accessory buildings or structures within PRESERVE AT SAVANNAH LAKES for sales, construction storage or other purposes, which approval shall not be unreasonably withheld, conditioned or delayed.

12.35 Subdivision and Regulation of Land. No portion of any Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Declarant prior to the Community Completion Date, and thereafter, by the Association. No Owner or Builder shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to PRESERVE AT SAVANNAH LAKES, without the prior written approval of the Declarant, which may be granted or denied in its sole discretion.

12.36 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of PRESERVE AT SAVANNAH LAKES or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ACC.

12.37 Surveillance Equipment and Security Systems. Except for video monitoring doorbells, no Owner shall install any security and/or surveillance systems or related equipment on the exterior portion of a Home or Lot without first obtaining prior written approval of the ACC. Except for video monitoring doorbells, all exterior components of any security system or surveillance equipment require prior written approval from the ACC. Notwithstanding the foregoing, Owners may install compact video-equipped doorbells on the exterior of the Home in accordance with the Community Standards. No security and/or surveillance systems shall be installed in a manner that is unsightly or which interferes with the comfort and convenience of other Owners. All conduits and wiring on the exterior portion of a Home shall be encased and painted to match the adjacent exterior surface of the Home. Security cameras and other surveillance equipment shall not be directed onto a neighboring Home or installed directly across from the window of an adjacent Home. Security alarms audible outside of the Home must be connected to a

monitoring service that is able to remotely turn off the alarm, or the security alarm must automatically turn off after no more than fifteen (15) minutes of noise production audible outside of the Home.

12.38 Swimming, Fishing and Boating. Swimming and/or fishing is prohibited within any of the retention/detention areas or water bodies within the boundaries of PRESERVE AT SAVANNAH LAKES. Boating and personal watercraft (e.g., water skis) are prohibited. No private docks may be erected within any water body.

12.39 Swimming Pools and Spas. No above-ground pools, in-ground pools, hot tubs, spas and related appurtenances shall be permitted within any Lot.

12.40 Unmanned Aircraft Systems. Drones or similar unmanned aircraft, either with or without cameras, shall not be operated by an Owner, its Immediate Family Members, Lessees, guests or invitees on, over or from any Lot, Common Area, or the Facilities within PRESERVE AT SAVANNAH LAKES, except for the purpose of an Owner or their authorized agent periodically inspecting the Owner's respective Lot or Home, or as otherwise permitted by the Board from time to time. The Board is specifically vested with the exclusive authority to adopt reasonable rules and regulations concerning or related to the operation of drones or similar unmanned aircraft on, over or from Lots, Common Areas, or the Facilities. All drones or similar unmanned aircraft systems shall only be operated in accordance with Federal, State and Local regulations, all as amended from time to time. In no event shall an operator of a drone or similar unmanned aircraft system invade the privacy of another person on any Lot, Common Area, or the Facilities. No person shall operate a drone or similar unmanned aircraft system in any manner that constitutes a nuisance or harasses, annoys, or disturbs the quiet enjoyment of another person, including, without limitation, to another Owner, its Immediate Family Members, Lessees, guests or invitees.

12.41 Use of Homes. Each Home is restricted to residential use as a residence by the Owner or permitted occupant thereof, its Immediate Family Members, guests, Lessees and invitees. This Section 12.41 shall not apply to Authorized Builders.

12.42 Visibility on Corners. Notwithstanding anything to the contrary in this Declaration, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

12.43 Wells and Septic Tanks. No individual wells or septic tanks will be permitted on any Lot.

12.44 Wetlands and Mitigation Areas. If the Facilities or Common Areas include one or more preserves, wetlands, and/or mitigation areas, no Owner or other person shall take any action or enter onto such areas so as to adversely affect the same without ACC approval and approval from any governmental agencies having jurisdiction. Such areas, if any, are to be maintained by the District in their natural state.

12.45 Window Treatments. Within thirty (30) days of the conveyance of title of a Home to an Owner, such Owner shall install drapes, curtains, blinds or other window coverings. Window treatments shall consist of drapery, blinds, decorative panels, or other window coverings, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted. No security bars shall be placed on the windows of any Home. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ACC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ACC. Owners are responsible for caulking or re-caulking all windows to insure water tightness. As used herein, the term "Window Treatment" is limited to traditional window coverings, and excludes, without limitation, sheets, toweling, newspaper, aluminum foil, cardboard or other similar temporary covering.

12.46 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window or wall of a Home.

12.47 Solar Panels, Satellite Dishes, and Antennas. Nothing in this Declaration shall be deemed to prohibit the installation of solar collector panels on Lots (referred to in this Section as "**Solar Panels**"); provided, however, such devices shall be installed only as approved by the ACC and in accordance with the Community Standards. In the event of a direct conflict between the provisions of Section 10, Section 11, or Section 14 of this Declaration and the terms of this Section 12.47, this Section shall govern. Solar Panels, satellite dishes, and antennas are permitted on the roof of a Home, subject to the Community Standards and the following provisions:

12.47.1 Location and Specifications. Solar Panels, satellite dishes, or antennas serving a Home must be solely located on the roof of such Home within the boundary of the Lot, and may not extend to or otherwise impact any adjoining Home's roof. All exterior conduits must be painted the same color as the color of the Home and all equipment/electrical boxes associated with such Solar Panels, satellite dishes, or antennas must be painted the same color as the Home and screened from street view by using appropriate landscape materials. This Section is subject to the provisions of Section 163.04, Florida Statutes (2024).

12.47.2 Assumption of Roof Maintenance and Repair Obligations. Notwithstanding anything contained herein to the contrary, in the event the Owner of a Lot desires to install Solar Panels, satellite dishes, and/or antennas on the roof of the Home, then such Owner shall be solely responsible for the maintenance and repair of such roof, and there shall be no abatement or reduction in such Owner's Operating Expenses (or Assessments) or any abatement or reduction in Reserves (if any). Further, and specifically notwithstanding any obligation of the Association to maintain the roof of the Home pursuant to Section 10.9 above, the Owner of the Lot proposing the installation of the Solar Panels, satellite dishes, or antennas, for itself and on behalf of its successors in title and any future record title owner of the Home, hereby acknowledges, accepts, and assumes the perpetual responsibility for prompt and adequate maintenance and repair of all portions of roof of the Home in a good, habitable, safe, attractive, and clean condition, at the record title owner's sole cost and expense, and regardless of the circumstances or event which necessitates the performance of such maintenance or repair. Without limiting the foregoing, such Owner shall be perpetually responsible for all shingles, roof tiles, and roof decking, and also responsible for all utility facilities and installations necessitated for the installation, operation, maintenance, or repair of the Solar Panels, satellite dishes, or antennas, including but not limited to electric lines, cables, conduits, or other equipment or apparatus related to the Solar Panels, satellite dishes, or antennas. The Owner shall immediately and properly correct any condition associated with the roof or Solar Panels, satellite dishes, or antennas which would, if left uncorrected, reasonably be expected to cause any damage to any other adjoining Lot or create a condition that is potentially hazardous. Nothing herein shall obligate the Association to inspect the Solar Panels, satellite dishes, or antennas or roof upon which they are located, ensure its safety, or otherwise notify the Owner or other persons of any deficiencies or necessary maintenance or repair thereof or potential danger associated therewith. In the event the roof or any component thereof is not repaired or maintained by the Owner pursuant to this paragraph, the Association may, but shall not be obligated to, repair and maintain such roof on behalf of the Owner, and the costs and expenses of such maintenance and repairs shall be assessed against the respective Lot as an Individual Assessment.

12.47.3 Replacement of Roof; Removal of Solar Panels, Satellite Dishes, or Antennas. In the event the Association replaces the entire roof on a building associated with attached Homes on adjoining Lots (referred to in this Section as a "**Townhome Building**"), the Association shall also replace the roof on any Home(s) which contain Solar Panels, satellite dishes, and/or antennas. Prior to such time as the Association commences construction work for such roof replacement on the Townhome Building (and no later than fifteen (15) days after written notice from the Board), the Owner of any Home upon which there are Solar Panels, satellite dishes, and/or antennas installed shall promptly remove the Solar Panels, satellite dishes, and antennas

(and shall be responsible for all costs necessitated thereby) until such roof replacement work by the Association is complete. Further, each record title owner of a Home upon which Solar Panels, satellite dishes, and/or antennas are installed hereby acknowledges and agrees that the roof upon such Home may be required to be inspected by the Association or may need to be removed in connection with the Association's inspection, maintenance, repair, replacement, and/or alteration of the roof or other portions of the Townhome Building. In such event, the Owner of the Home upon which there are Solar Panels, satellite dishes, or antennas installed shall, at such Owner's sole cost and expense, within fifteen (15) days after written notice from the Board, remove the Solar Panels, satellite dishes, and antennas until such inspection, maintenance, repair, replacement, and/or alteration work by the Association is complete. In the event any Owner fails to comply with this Section, the Board shall have the right, at its sole reasonable discretion, to remove the Solar Panels, satellite dishes, and/or antennas without the approval of Owner for same, and such Owner shall be solely responsible for the storage and re-installation of the Solar Panels, satellite dishes, and/or antennas, and the Owner also expressly acknowledges that re-installation after such removal may not be practical or possible. Further, such Owner shall be obligated to reimburse the Association for any costs incurred by the Association in connection with such removal, and the Association shall have the right to charge the Owner an Individual Assessment for same. In addition, in the event the Owner fails to promptly remove such Solar Panels, satellite dishes, and/or antennas as required hereunder within fifteen (15) days after written demand from the Board, Owner shall be responsible for all costs and expenses incurred by the Association as a result of delayed performance of any required inspections or work upon the roofs. No later than fifteen (15) days after the applicable inspections and/or work by the Association is complete, the Owner shall either complete the re-installation of its Solar Panels, satellite dishes, and/or antennas on the roof (at such Owner's sole cost and expense) in accordance with this Section, or notify the Association in writing that the Owner no longer desires to use such Solar Panels, satellite dishes, or antennas (in which event such termination of use shall be governed by Section 12.47.9 below, and such Owner shall remain responsible for the maintenance and repair of the roof until such time as the Association replaces the entire roof of the Townhome Building). The Association, its Contractors and agents, shall not be liable for any damage to the Solar Panels, satellite dishes, or antennas arising out of the Association's removal of the same, and each Owner expressly waives and releases the Association, its officers, directors, agents, Contractors, and employees from all liability for damages associated with the inspection, removal, or reinstallation of the Solar Panels, satellite dishes, or antennas pursuant to this paragraph.

12.47.4 Installation of Solar Panels, Satellite Dishes, or Antennas. The Owner of the applicable Lot shall commence and complete the installation of the Solar Panels, satellite dishes, and/or antennas at such Owner's sole cost and expense and with reasonable diligence, safety, and expediency. The Owner shall comply with all applicable construction laws, ordinances, regulations, governmental authorities, building codes, and the Governing Documents (including the Community Standards). The Owner shall, at such Owner's sole cost and expense, obtain any and all permits and inspections required by any and all applicable codes, ordinances, statutes, regulations, and/or governmental agencies with respect to such Solar Panels, satellite dishes, or antennas, and pay all costs and fees associated therewith. The Owner proposing the installation of the Solar Panels, satellite dishes, and/or antennas shall utilize only qualified and properly licensed and registered roofing contractors that are familiar with the installation and core requirements of solar panels/collectors, satellite dishes, and/or antennas, as applicable, for the installation, maintenance, repair, removal, replacement, care, and preservation of the Solar Panel, satellite dish, and/or antenna, as applicable. Prior to commencing any installation of Solar Panels, satellite dishes, or antennas, the Owner shall ensure that all contractors carry appropriate insurance with the minimum requirements required and established by the Board from time to time, and which shall include, at a minimum (a) Worker's Compensation in accordance with the applicable law or laws (coverage must be included for sole proprietors); (b) Commercial General Liability; and (c) Commercial Automobile Liability Insurance covering the use of all Owned, Non-Owned, and Hired Vehicles.

12.47.5 Owner to Bear Expenses. With respect to any Home on a Lot for which Solar Panels, satellite dishes, or antennas are installed (or for which Solar Panels, satellite dishes, or antennas are proposed by the Owner to be installed on such Home), the Owner of such Home shall at all times be solely responsible for all costs and expenses incurred in connection with the Solar Panels, satellite dishes, and/or antennas. Such Owner shall ensure that the Solar Panels, satellite dishes, and antennas, as applicable, do not cause any damage to the adjoining Home(s) or any other portions of the Townhome Building (if any). The Owner of such Home containing the Solar Panels, satellite dishes, or antennas shall have full and complete responsibility (at such Owner's cost) for immediate repair or replacement of any portion of the Townhome Building (if any), including adjoining Homes, that may be damaged and/or destroyed by the Solar Panels, satellite dishes, and/or antennas, regardless of whether such damage is caused directly by the Owner or by a Contractor or agent of the Owner, and including any damage that is difficult to detect and which may result in unforeseen damage to portions of the Townhome Building (if any). The Owner of the Home containing the Solar Panels, satellite dishes, or antennas shall be solely responsible for any damage or increased costs of maintenance suffered to any impacted portions of the Townhome Building (if any) that would not have occurred but for the existence of the Solar Panels, satellite dishes, or antennas. WITHOUT LIMITING THE FOREGOING, SUCH OWNER EXPRESSLY ASSUMES ANY AND ALL FINANCIAL OBLIGATIONS RESULTING FROM THE VOIDING OF ANY ROOF WARRANTY FOR THE ROOF UPON THE TOWNHOME BUILDING (WHETHER THE EXISTING ROOF OR ANY FUTURE ROOF) THAT IS OR WILL IN THE FUTURE BE IN PLACE THAT RESULTS FROM THE INSTALLATION, EXISTENCE, MAINTENANCE, REPAIR, REMOVAL, OR REPLACEMENT OF THE SOLAR PANELS, SATELLITE DISHES, AND/OR ANTENNAS, AS APPLICABLE.

12.47.6 Impact on Roof Warranty; Contractor Integrity Warranty. EACH OWNER IS SOLELY RESPONSIBLE FOR CONFIRMING WHETHER THE INSTALLATION OF SOLAR PANELS, SATELLITE DISHES, OR ANTENNAS MAY VOID OR IMPACT ANY ROOF WARRANTY APPLICABLE TO SUCH OWNER'S HOME AND/OR TOWNHOME BUILDING. EACH OWNER EXPRESSLY ASSUMES ANY AND ALL FINANCIAL OBLIGATIONS RESULTING FROM THE VOIDING OF ANY ROOF WARRANTY FOR THE ROOF UPON THE TOWNHOME BUILDING (WHETHER THE EXISTING ROOF OR ANY FUTURE ROOF) THAT IS OR WILL IN THE FUTURE BE IN PLACE THAT RESULTS FROM THE INSTALLATION, EXISTENCE, MAINTENANCE, REPAIR, REMOVAL, OR REPLACEMENT OF THE SOLAR PANELS, SATELLITE DISHES, OR ANTENNAS. Further, in connection with any installation or repair of the Solar Panels, satellite dishes, and/or antennas, the Owner shall require the Contractor performing such installation or repair work to provide a warranty or guarantee which guarantees roof integrity or otherwise warrants against damage to the roof of the Townhome Building or other components of the Townhome Building for which the Association has maintenance, repair, or insurance obligations, including, but not limited to roof penetrations caused by the Solar Panels, satellite dish, and/or antenna, as applicable. Such warranty or guarantee provided by the Contractor performing installation or repair work on the Solar Panels, satellite dish, or antenna shall either name the Association as a beneficiary thereof, or shall be issued directly in the Association's name or in such other manner sufficient for the Association to be able to make a claim on such warranty or guarantee. A copy of such warranty or guarantee shall be provided to the Board, and in addition the ACC may require a copy of such warranty or guarantee in advance of approving any application for initial installation of Solar Panels, satellite dishes, or antennas.

12.47.7 Owner's Additional Insurance Obligations. In addition to each Owner's insurance obligations as set forth in Section 14 below, the Owner of any Home containing Solar Panels, satellite dishes, or antennas shall obtain hazard and liability insurance relating to the Solar Panels, satellite dishes, and antennas, as applicable. Such Owner shall, within no later than ten (10) days after receiving approval of the ACC for installation of the Solar Panels, satellite dishes, and/or antennas, as applicable, and at reasonable periods of time thereafter as requested by the Board in its discretion, provide to the ACC and/or the Board (as applicable) with a certificate of insurance naming the Association as an additional insured on the Owner's insurance

policy for any claim related to the installation, maintenance, operation, existence, or use of the Solar Panels, satellite dishes, and/or antennas, as well as the endorsement reflecting same.

12.47.8 Release of Liability; Indemnification. Notwithstanding any approval by the ACC or Board with respect to Solar Panels, satellite dishes, or antennas, neither the ACC nor the Board is in any way endorsing or advising as to the Solar Panels, satellite dishes, or antennas, and the ACC and the Board make no representations whatsoever as to ramifications of such Solar Panels, satellite dishes, or antennas now or in the future. Neither the Association nor the Board nor the ACC certifies the safety or integrity of the Solar Panels, satellite dishes, or antennas, compliance with any laws, code, or building standards. Each Owner, by acceptance of a deed to a Lot, hereby expressly waives any and all claims and releases the Indemnified Parties from any liability for injuries to persons or damage to any property whatsoever arising from the installation, maintenance, operation, existence, or use of the Solar Panels, satellite dishes, or antennas or for loss to Owner or other Owners of Homes in the Townhome Building, economic or otherwise, arising from the installation, maintenance, operation, existence, or use of the Solar Panels, satellite dishes, or antennas. Further, the Owner of the Home containing the Solar Panels, satellite dishes, or antennas shall forever indemnify and hold harmless the Indemnified Parties and all other Owners of Homes in the Townhome Building from and against any and all actions, injury, claims, loss, liability (including statutory liability), suits, liens, judgments, damages, costs, and expenses of any kind or nature whatsoever (including for attorneys' fees, paraprofessional fees, and costs at trial and upon appeal), incurred by or asserted against any of the Indemnified Parties or against any Owners of adjoining Homes in the Townhome Building from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Solar Panels, satellite dishes, or antennas, including, without limitation, installation, maintenance, operation, existence, or use of the Solar Panels, satellite dishes, or antennas.

12.47.9 Termination of Use and Removal of Solar Panels, Satellite Dishes, or Antennas. In the event the Owner decides there is no longer a need or desire for the Solar Panels, satellite dishes, or antennas, the Owner shall remove the Solar Panels, satellite dishes, or antennas and promptly restore the Home and shall be responsible for all costs necessitated thereby. Upon any such removal, the Owner shall provide written notice to the Association of same. The Owner shall remain responsible (at such Owner's sole cost and expense) for the maintenance and repair of such roof where the Solar Panels, satellite dishes, or antennas were previously located until such time as the Association replaces the entire roof of the Townhome Building (if any). After such time as the Association replaces the entire roof of the Townhome Building (if any), the Association shall resume responsibility for maintenance, repair, and replacement of the roof in accordance with Section 10.9 above.

13. Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a Lot shall encroach upon another Lot or upon the Common Areas or Facilities by reason of original construction by the Declarant or any Builder, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declarant, any Builder, or any Owner to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent Lot or over or underneath the Common Areas or Facilities. A perpetual nonexclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Lot.

14. Responsibility for Insurance, Repair and Replacement.

14.1 Association Insurance.

14.1.1 Flood Insurance. If the Common Areas are located within an area which has special flood hazards and for which flood insurance has been made available under the National Flood Insurance Program ("**NFIP**"), the Association shall maintain insurance coverage in

appropriate amounts, available under NFIP for all buildings and other insurable property within any portion of the Common Areas located within a designated flood hazard area.

14.1.2 Liability Insurance. The Association shall procure for the Common Areas only commercial general liability insurance coverage providing coverage and limits deemed appropriate by the Board. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least thirty (30) days' prior written notice to the Declarant (until the Community Completion Date) and the Association.

14.1.3 Directors and Officers Liability Insurance. Each member of the Board shall be covered by directors and officers liability insurance in such amounts and with such provisions as approved by the Board.

14.1.4 Other Insurance. The Association shall maintain such other insurance coverage as appropriate from time to time. All coverage obtained by the Association shall cover all activities of the Association and all properties maintained by the Association, whether or not the Association owns title thereto.

14.1.5 Declarant. Prior to the Turnover, the Declarant shall have the right, but not the obligation, at the Association's expense, to provide insurance coverage under its master insurance policy in lieu of any of the foregoing.

14.2 Homes.

14.2.1 Requirement to Maintain Insurance. Except as otherwise provided in a Supplemental Declaration, each Owner of a Lot shall be required to obtain and maintain adequate insurance on his or her Home. Such insurance shall be sufficient for necessary repair or reconstruction work, and/or shall cover the costs to demolish a damaged Home as applicable, remove the debris, and to re-sod and landscape land comprising the Lot. Upon the request of the Association, each Owner shall be required to supply the Board with evidence of insurance coverage on its Home which complies with the provisions of this Section. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall specifically have the right to bring an action to require an Owner to comply with his or her obligations hereunder.

14.2.2 Requirement to Reconstruct or Demolish. In the event that any Home on a Lot is destroyed by fire or other casualty, the Owner of such Home shall do one of the following: (i) the Owner shall commence reconstruction and/or repair of the Home ("**Required Repair**"), or (ii) the Owner shall tear the Home down, remove all the debris, and resod and landscape the property comprising the Home as required by the ACC ("**Required Demolition**") to the extent permitted under law. If an Owner elects to perform the Required Repair, such work must be commenced within thirty (30) days of the Owner's receipt of the insurance proceeds respecting such Home and the Required Repair must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Repair, such reconstruction and/or repair must be completed in a continuous, diligent, and timely manner. If an Owner elects to perform the Required Demolition, the Required Demolition must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. Notwithstanding anything contained herein to the contrary, in the event an Owner elects to perform the Required Demolition, the Association shall have the right to require such Owner to thereafter commence to rebuild the Home, and such reconstruction/rebuilding of the Home must be completed within one (1) year from the date from the date such Required Demolition is completed, or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. The

Association shall have the right to inspect the progress of all reconstruction and/or repair work. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall have a right to bring an action against an Owner who fails to comply with the foregoing requirements. By way of example, the Association may bring an action against an Owner who fails to either perform the Required Repair or Required Demolition on his or her Home within the time periods and in the manner provided herein. Each Owner acknowledges that the issuance of a building permit or a demolition permit in no way shall be deemed to satisfy the requirements set forth herein, which are independent of, and in addition to, any requirements for completion of work or progress requirements set forth in applicable statutes, zoning codes and/or building codes.

14.2.3 Standard of Work. The standard for all demolition, reconstruction, and other work performed as required by Section 14.2 shall be in accordance with the Community Standards and any other standards established by the Association with respect to any casualty that affects all or a portion of PRESERVE AT SAVANNAH LAKES.

14.2.4 Additional Rights of the Association. If an Owner of a Lot refuses or fails, for any reason, to perform the Required Repair or Required Demolition or such other reconstruction or repair as herein provided, then the Association, in its sole and absolute discretion, by and through its Board is hereby irrevocably authorized by such Owner to perform the Required Repair or Required Demolition or such other reconstruction or repair. All Required Repair performed by the Association pursuant to this Section shall be in conformance with the original plans and specifications for the Home. The Association shall have the absolute right to perform the Required Demolition to a Home pursuant to this Section if any contractor certifies in writing to the Association that such Home cannot be rebuilt or repaired. The Board may levy an Individual Assessment against the Owner in whatever amount sufficient to adequately pay for Required Repair or Required Demolition performed by the Association, including any costs incurred with the management and oversight of any such Required Repair or Required Demolition performed by the Association.

14.2.5 Association Has No Liability. Notwithstanding anything to the contrary this Section, the Association, its directors and officers, shall not be liable to any Owner should an Owner fail for any reason whatsoever to obtain insurance coverage on a Home. Moreover, the Association, its directors and officers, shall not be liable to any person if the Association does not enforce the rights given to the Association in this Section.

14.3 Compliance Monitoring. Notwithstanding any provision to the contrary contained herein or in any other Governing Document, neither the Association nor the Declarant shall be responsible for ensuring or confirming compliance with the insurance provisions contained herein, it being acknowledged by all Owners that such monitoring would be unnecessarily expensive and difficult. Moreover, neither the Association nor the Declarant shall be liable in any manner whatsoever for failure of an Owner to comply with this Section.

14.4 Fidelity Bonds. Unless waived by membership vote, the Association shall procure a blanket fidelity bond in accordance with Section 720.3033(5) Florida Statutes (2024), for all officers, directors, trustees and employees of the Association, and all other persons handling or responsible for funds of, or administered by, the Association. In the event the Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be in accordance with Section 720.3033(5), Florida Statutes (2024), as determined by the Board in its reasonable business judgment.

14.5 Association and District as Agent. The Association is irrevocably appointed agent for each Owner of any interest relating to the Common Areas and Homes to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of

claims. The District is irrevocably appointed agent for each Owner of any interest relating to the Facilities to adjust all claims arising under any insurance policies purchased by the District and to execute and deliver releases upon the payment of claims.

14.6 Casualty to Common Areas. In the event of damage to the Common Areas (if any), or any portion thereof, the Association shall be responsible for reconstruction after casualty.

14.7 Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform to the then current governmental regulation(s).

14.8 Cost of Payment of Premiums. The costs of all insurance maintained by the Association hereunder, and any other fees or expenses incurred that may be necessary or incidental to carry out the provisions hereof are Operating Expenses.

14.9 Declarant and Builders have No Liability. Notwithstanding anything to the contrary in this Section, the Declarant, Builders, their respective officers, directors, shareholders, and any related persons or corporations and their employees, attorneys, agents, officers and directors shall not be liable to any Owner or any other person should the Association fail for any reason whatsoever to obtain insurance coverage for the Common Areas or should the Owner fail for any reason whatsoever to obtain insurance coverage for their Home.

14.10 Additional Insured. Prior to the Community Completion Date, the Declarant shall be named as additional insured on all policies obtained by the Association, as their interests may appear.

15. Property Rights.

15.1 Owners' Easement of Enjoyment. Every Builder, every Owner, its Immediate Family Members, Lessees, guests and invitees, and every owner of an interest in PRESERVE AT SAVANNAH LAKES shall have a non-exclusive right and easement of enjoyment in and to those portions of the Common Areas that it is entitled to use for their intended purpose, subject to the following provisions:

15.1.1 Easements, restrictions, reservations, conditions, limitations and declarations of record, now or hereafter existing, and the provisions of this Declaration, as amended or supplemented from time to time;

15.1.2 Rules and Regulations adopted governing use and enjoyment of the Common Areas and Facilities;

15.1.3 The right of the Association to suspend rights hereunder, including, without limitation, voting rights, or to impose fines in accordance with Section 720.305, Florida Statutes (2024);

15.1.4 The right of the Association to suspend an Owner's or Lessee's right to use (except vehicular and pedestrian ingress and egress and necessary utilities) all or a portion of the Common Areas or, to the extent authorized by the CDD, the Facilities, for any period during which any Assessments or District Maintenance Special Assessments levied against that Owner remains unpaid;

15.1.5 The right of the Declarant and/or the Association to dedicate or transfer all or any part of the Common Areas. No such dedication or transfer by the Association shall be effective prior to the Community Completion Date without prior written consent of the Declarant;

15.1.6 The right of the Declarant and/or the Association to modify the Common Areas as set forth in this Declaration;

15.1.7 The perpetual right of the Declarant to access and enter the Common Areas and Facilities constructed by the Declarant, at any time, even after the Community Completion Date, for the purposes of inspection and testing of the Common Areas and Facilities. The Association and each Owner shall give the Declarant unfettered access, ingress and egress to such Common Areas and Facilities so that the Declarant, and/or its agents can perform all tests and inspections deemed necessary by the Declarant. The Declarant shall have the right to make all repairs and replacements deemed necessary by the Declarant. At no time shall the Association and/or an Owner prevent, prohibit and/or interfere with any testing, repair or replacement deemed necessary by the Declarant relative to any portion of the Common Areas and Facilities constructed by same;

15.1.8 The rights of the Declarant, Builders, the District, and/or the Association reserved in this Declaration, including the right to utilize the same and to grant use rights to others; and

15.1.9 An Owner relinquishes his or her right to use of the Common Areas and Facilities during the time that a Home is leased to a Lessee.

15.2 Ingress and Egress. An ingress and egress easement is hereby created and reserved by the Declarant for the Builders, Owners, their Lessees, guests and invitees, for pedestrian traffic over, through and across sidewalks, paths, walks, driveways, passageways, and lanes as the same, from time to time, may exist upon, or be designed as part of, the Common Areas or Facilities, and for vehicular traffic over, through and across such portions of the Common Areas or Facilities, as may be paved and intended for such purposes.

15.3 Development Easement. In addition to the rights reserved elsewhere herein, the Declarant reserves an easement for itself and for Authorized Builders (subject to the terms and conditions of this Declaration with respect to Authorized Builders), and their nominees, over, upon, across, and under PRESERVE AT SAVANNAH LAKES as may be required in connection with the development of PRESERVE AT SAVANNAH LAKES, and other lands designated by the Declarant, and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, or any portion of PRESERVE AT SAVANNAH LAKES, and other lands designated by the Declarant. Without limiting the foregoing, the Declarant specifically reserves for itself and for Authorized Builders, and their subcontractors, suppliers and consultants, the right to use all paved roads and rights of way within PRESERVE AT SAVANNAH LAKES for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges that construction vehicles and trucks may use portions of the Common Areas and Facilities. The Declarant shall have no liability or obligation to repave, restore, or repair any portion of the Common Areas or Facilities as a result of the use of the same by construction traffic, and all maintenance and repair of such Common Areas or Facilities, shall be deemed ordinary maintenance of the Association payable by all Owners as part of the Operating Expenses or as part of the District Maintenance Special Assessments. Without limiting the foregoing, at no time shall the Declarant and/or Authorized Builders be obligated to pay any amount to the Association on account of the Declarant's and/or Authorized Builders use of the Common Areas or Facilities. The Declarant and Authorized Builders intend to use the Common Areas and Facilities for sales of Lots and Homes. Further, the Declarant may market other residences and commercial properties located outside of PRESERVE AT SAVANNAH LAKES from the Declarant's sales facilities located within PRESERVE AT SAVANNAH LAKES. The Declarant and Authorized Builders have the right to use all portions of the Common Areas and Facilities in connection with their marketing activities, including, without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties and outings, and using the Common Areas and Facilities for every other type of promotional or sales activity that may be employed in the marketing of residential homes, subject to the prior written approval of the Declarant. At no time shall the Declarant and/or Authorized Builders incur any expense whatsoever in connection with its use and enjoyment of such rights and easements. The easements created by this

Section 15.3, and the rights reserved herein in favor of the Declarant shall be construed as broadly as possible and supplement the rights of the Declarant set forth in this Declaration. Notwithstanding any other provision of this Declaration to the contrary, the exercise of such easement rights reserved in favor of Authorized Builders pursuant to this Section 15.3 shall be subject to the Declarant's prior written authorization provided in a written instrument executed by the Declarant and, at the Declarant's option, recorded in the Public Records.

15.4 Public Easements. Fire, police, school transportation, health, sanitation and other public service and utility company personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas and Facilities. Telecommunications Providers shall also have the right to use all paved roadways for ingress and egress to and from telecommunications systems within PRESERVE AT SAVANNAH LAKES. Furthermore, Private Street Light Providers shall also have the right to use all paved roadways for ingress and egress to and from any street lights and any related equipment or facilities located within PRESERVE AT SAVANNAH LAKES.

15.5 Delegation of Use. Every Owner shall be deemed to have delegated its right of enjoyment to the Common Areas and Facilities to the Owner's Lessees, subject to the provisions of this Declaration and the Rules and Regulations, as may be promulgated from time to time. Any such delegation shall not relieve any Owner from its responsibilities and obligations provided herein.

15.6 Easement for Encroachments. In the event that any improvement upon Common Areas, as originally constructed, shall encroach upon any other property or improvements thereon, or for any reason, then an easement appurtenant to the encroachment shall exist for so long as the encroachment shall naturally exist.

15.7 Permits, Licenses and Easements. Prior to the Community Completion Date, the Declarant, and thereafter the Association, shall, in addition to the specific rights reserved to the Declarant herein, have the right to grant, modify, amend and terminate permits, licenses and easements over, upon, across, under and through PRESERVE AT SAVANNAH LAKES (including Lots, Parcels and/or Homes) for telecommunications systems, utilities, roads and other purposes reasonably necessary or useful as it determines, in its sole discretion. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

15.8 Support Easement and Maintenance Easement. An easement is hereby created for the existence and maintenance of supporting structures (and the replacement thereof) in favor of the entity required to maintain the same. An easement is hereby created for maintenance purposes (including access to perform such maintenance) over and across PRESERVE AT SAVANNAH LAKES (including Lots, Parcels, and Homes) for the reasonable and necessary maintenance of Common Areas, Facilities, Retaining Walls, utilities, cables, wires, lateral supports or other supporting structures, tie backs, deadman anchors, and other similar facilities.

15.9 Drainage. A non-exclusive easement shall exist in favor of the Declarant, the Association, the District, and their designees, SFWMD, the City, the County, and/or any governmental agency having jurisdiction over PRESERVE AT SAVANNAH LAKES over, across and upon PRESERVE AT SAVANNAH LAKES for drainage, irrigation and water management purposes. Any such drainage easement shall be deemed a part of the SWMS. Any such drainage easement shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges or landscaping plants other than grass, except for (i) improvements installed by the Declarant, the Builders, or the District, (ii) landscaping of the SWMS, (iii) as required by the District, the County, the City or the Permit, and/or (iv) improvements approved by the ACC. A non-exclusive easement for ingress and egress and access exists over, across and upon PRESERVE AT SAVANNAH LAKES for such parties in order to construct, maintain, inspect, record data on, monitor, test, or repair, as necessary, any water management areas, conservation areas, mitigation areas, irrigation systems and facilities thereon and appurtenances thereto. No structure, landscaping, or other material shall be placed or be permitted to

remain which may damage or interfere with the drainage or irrigation of PRESERVE AT SAVANNAH LAKES and/or installation or maintenance of utilities or which may obstruct or retard the flow of water through PRESERVE AT SAVANNAH LAKES and/or water management areas and facilities or otherwise interfere with any drainage, irrigation and/or easement provided for in this Section or the use rights set forth elsewhere in this Declaration.

15.10 Right of Entry. The Declarant, the Association, the District and Authorized Builders, as applicable, are granted a perpetual and irrevocable easement over, under and across all of PRESERVE AT SAVANNAH LAKES for the purposes herein expressed, including, without limitation, for inspections to ascertain compliance with the provisions of this Declaration, and for the performance of any maintenance, alteration or repair which they are entitled to perform. Without limiting the foregoing, the Declarant specifically reserves easements for all purposes necessary to comply with any governmental requirement or to satisfy any condition that is a prerequisite for a governmental approval. By way of example, and not of limitation, the Declarant may construct, maintain, repair, alter, replace and/or remove improvements; install landscaping; install utilities; and/or remove structures on any portion of PRESERVE AT SAVANNAH LAKES if the Declarant is required to do so in order to obtain the release of any bond posted with any governmental agency.

15.11 Under-Slab Utility Easement. Certain Lots located within PRESERVE AT SAVANNAH LAKES contain certain underground or under-slab utilities, including, without limitation, electric, water, sewer, cable or other utilities ("**Utilities**") that serve other Lots within PRESERVE AT SAVANNAH LAKES. An easement (the "**Utility Easement**") is hereby granted under, through and over the areas of each Lot upon which Utilities are actually located (the "**Utility Easement Area**"), as may be required from time to time in order to install, maintain, inspect, alter, repair, replace or remove (collectively, "**Maintain**") the pipes, wires, ducts, vents, cables, conduits, apparatus and other facilities for such Utilities. The Utility Easement shall be in favor of (i) the other Owners whose Lots are served by such Utilities (each, a "**Benefitted Owner**"), (ii) the entities providing such Utilities (each, a "**Provider**"), the Declarant, Builders, and the Association. The easement rights granted hereunder shall exist so long as the easement does not materially and adversely affect the Owner's use and enjoyment of his or her Home as a residence. The Owners of the Lots encumbered by the Utility Easement shall be reimbursed for any material physical damage to his or her Home or Lot as a result of use of this easement by the Benefitted Owner(s), the Provider(s), the Declarant, Builders, or the Association. Notwithstanding any other provision hereof to the contrary, the Utility Easement Area shall be limited to the area upon which Utilities are actually located. An Owner shall do nothing within or outside his or her Home or Lot that interferes with or impairs, or may interfere with or impair, the provision of such Utilities or the use of the Utility Easement for the foregoing purposes. The Benefitted Owner(s), Provider(s), Declarant, Builders, and the Association, and/or their respective agents shall have a right of access to each Lot to Maintain the Utilities and to remove any improvements interfering with or impairing such Utilities. Such right of access, except in the event of an emergency, shall only be exercised in a manner which causes the least disturbance to the improvements located upon the Lot encumbered by the Utility Easement and shall not unreasonably interfere with the Owner's use of the Home as a residence. Except in the event of an emergency (which shall not require prior notice), entry shall be made on not less than one (1) days' notice to the Owner.

15.12 Blanket Easement in favor of the Association. The Association is hereby granted an easement over all of PRESERVE AT SAVANNAH LAKES, including all Lots, for the purposes of: (i) constructing, maintaining, replacing and operating all Common Areas; (ii) performing any obligation the Association is obligated to perform under this Declaration; and (iii) performing any obligation of an Owner for which the Association intends to impose an Individual Assessment.

15.13 Blanket Easement in Favor of District. The District shall also have blanket easements necessary for District operations over, above, across, and under PRESERVE AT SAVANNAH LAKES. The easement shall permit, without limitation, all construction, maintenance and replacement activities of the District.

15.14 Duration. All easements created herein or pursuant to the provisions hereof shall be perpetual unless stated to the contrary.

16. Preserve at Savannah Lakes Community Development District.

16.1 Generally. Portions of PRESERVE AT SAVANNAH LAKES may be owned by PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT (the "**CDD**" or "**District**"), such as the Recreational Facilities (as defined herein), the SWMS, the Wetland Conservation Areas, any public roadways, irrigation facilities, street lighting, drainage systems, and/or utilities. In the event that any portions of PRESERVE AT SAVANNAH LAKES are owned by the CDD, such facilities shall not be part of the Common Areas, but will be part of the infrastructure facilities owned by the CDD (the "**Facilities**"). EACH PERSON BY ACCEPTANCE OF A DEED TO A LOT HEREBY ACKNOWLEDGES AND AGREES THE FACILITIES ARE NOT COMMON AREA OWNED AND CONTROLLED BY THE ASSOCIATION AND FURTHER WAIVES ANY CLAIM OR RIGHT TO HAVE ANY PORTION OF THE FACILITIES BE CONSIDERED AS COMMON AREA.

16.2 Creation of the CDD. The CDD may issue, or has issued, Special Assessment Bonds (the "**Bonds**") to finance a portion of the cost of the Facilities. The CDD is an independent, multi-purpose, special district created pursuant to Chapter 190 of the Florida Statutes. The creation of the CDD puts Homes and other portions of PRESERVE AT SAVANNAH LAKES under the jurisdiction of the CDD. The CDD may be authorized to finance, fund, install, equip, extend, construct or reconstruct, without limitation, the following: water and sewer facilities, environmental mitigation, landscape and hardscape features, roadways, the SWMS, utility plants and lines, land acquisition, perimeter walls/fences, miscellaneous utilities for the community and other infrastructure projects and services necessitated by the development of, and serving lands, within PRESERVE AT SAVANNAH LAKES (the "**Public Infrastructure**"). The estimated design, development, construction and acquisition costs for these Facilities may be funded by the CDD in one or more series of governmental bond financings utilizing special assessment bonds or other revenue backed bonds. The CDD may issue both long term debt and short term debt to finance the Public Infrastructure. The principal and interest on the special assessments bonds may be repaid through non ad valorem special assessments (the "**District Debt Service Assessments**") levied on all benefiting properties in the CDD, which property has been found to be specially benefited by the Public Infrastructure. The principal and interest on the other revenue backed bonds (the "**District Revenue Bonds**") may be repaid through user fees, franchise fees or other use related revenues. In addition to the bonds issued to fund the Public Infrastructure costs, the CDD may also impose an annual non ad valorem special assessment to fund the operations of the CDD and the maintenance and repair of its Public Infrastructure and services (the "**District Maintenance Special Assessments**").

16.3 CDD Assessments. The District Debt Service Assessments and District Maintenance Special Assessments will not be taxes but, under Florida law, constitute a lien co-equal with the lien of state, County, municipal, and school board taxes and may be collected on the ad valorem tax bill sent each year by the Tax Collector of St. Lucie County and disbursed to the CDD. The homestead exemption is not applicable to the CDD assessments. Because a tax bill cannot be paid in part, failure to pay the District Debt Service Assessments, District Maintenance Special Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the property of the delinquent taxpayer through the issuance of a tax deed. The District Revenue Bonds are not taxes or liens on property. If the fees and user charges underlying the District Revenue Bonds are not paid, then such fees and user charges could become liens on the property which could ultimately result in the loss of title to the property through the issuance of a tax deed. The actual amount of District Debt Service Assessments will be set forth in the District Assessment Methodology Report. District Maintenance Special Assessments relating to Facilities will be determined by the CDD. Any future CDD assessments and/or other charges due with respect to the Facilities are direct obligations of Owner and are secured by a lien against Owner's Lot and Home. Failure to pay such sums may result in loss of an Owner's Lot and Home. The CDD may construct, in part or in whole, by the issuance of Bonds certain facilities that may consist of roads, perimeter walls/fences, utilities and/or drainage system, as the CDD determines in its sole discretion.

16.4 Common Areas and Facilities Part of CDD. Portions of the Common Areas may become part of the CDD. In such event, Common Areas will become part of the Facilities, will be part of the CDD and the CDD shall govern the use and maintenance of the Facilities. Some of the provisions of this

Declaration will not apply to such Facilities, as the Facilities will no longer be Common Areas once conveyed to the CDD. ANY CONVEYANCE OF COMMON AREAS TO THE CDD SHALL IN NO WAY INVALIDATE THIS DECLARATION. The Declarant may decide, in its sole and absolute discretion, to convey additional portions of the Common Areas to either the CDD or the Association. If conveyed to the CDD, such portions of the Common Areas shall thereafter be part of the CDD Facilities. The CDD or the Association may promulgate rules, regulations and/or covenants that may outline use restrictions for the Facilities, or the Association's responsibility to maintain the Facilities, if any. The establishment of the CDD and the inclusion of Facilities in the CDD will obligate each Owner to become responsible for the payment of District Debt Service Assessments and District Maintenance Special Assessments for the construction and operation of the Facilities as set forth in this Section.

16.5 Drainage Improvements. The District shall be solely responsible for drainage systems and facilities, which may be comprised of swales, pipes, pumps, retention/detention area slopes, easements, or other improvements (the "**Drainage Improvements**"), and which may be located within the Facilities, the Common Areas, or Lots. The District shall be responsible for routine maintenance and shall ensure functionality of the approved designed drainage patterns inclusive of all easements, swales, buffers and vegetative areas at all times. Should any area of drainage pattern demonstrate a pooling or flooding effect, the District shall be responsible to rectify the drainage pattern to its original intended design.

16.6 Facilities Owned by the CDD. The Facilities may be owned and operated by the CDD or owned by the CDD and maintained by the Association. The Facilities may be owned by a governmental entity other than the CDD. The Facilities shall be used and enjoyed by the Owners on a non-exclusive basis, in common with such other persons, entities, and corporations that may be entitled to use the Facilities.

16.7 Retention/Detention Areas. THE FACILITIES MAY INCLUDE RETENTION/DETENTION AREAS. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN PRESERVE AT SAVANNAH LAKES; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION, BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME, LOT, OR PARCEL, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT OR THE ASSOCIATION THAT WATER LEVELS OR RETENTION/DETENTION AREAS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE DECLARANT AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN PRESERVE AT SAVANNAH LAKES. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES AND AGREES THE RETENTION/DETENTION AREAS WITHIN PRESERVE AT SAVANNAH LAKES MAY BE EXPOSED TO, AMONG OTHER THINGS AND EVENTS, FLOODING, POTENTIALLY DANGEROUS WILDLIFE AND INSECTS AND ODOR FROM ALGAE BLOOMS.

16.8 Retention/Detention Area Slopes. The yard of some Lots may contain slopes adjacent to the retention/detention areas (the "**Retention/Detention Area Slopes**"). All Retention/Detention Area Slopes will be regulated and maintained by the District, except as otherwise provided in the Retention/Detention Area Slopes Maintenance Standards. The Declarant hereby grants the District and the Association an easement of ingress and egress across all Lots adjacent to retention/detention areas for the purpose of regulating and maintaining such Retention/Detention Area Slopes. The Association may establish from time to time standards for the Retention/Detention Area Slopes maintenance by Owners who own Lots adjacent to such areas ("**Retention/Detention Area Slopes Maintenance Standards**"). Such Retention/Detention Area Slopes Maintenance Standards may include requirements respecting compaction and strengthening of banks. The District and/or the Association shall have the

right to inspect such Retention/Detention Area Slopes to ensure that each Owner has complied with its obligations hereunder and under the Retention/Detention Area Slopes Maintenance Standards. Each Owner hereby grants the District and the Association an easement of ingress and egress across his or her Lot to all retention/detention areas for the purpose of ensuring compliance with the requirements of this provision and the Retention/Detention Area Slopes Maintenance Standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Retention/Detention Area Slopes Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

16.9 Right-of-Way. Subject to Sections 10 and 11 herein, the District shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the sidewalk, irrigation facilities, trees and landscaping located in the right-of-way adjacent to any Facilities. The cost associated with any such maintenance of the right-of-way shall be charged to Owners as part of the District Maintenance Special Assessments. Each Owner agrees to reimburse the District any expense incurred in repairing any damage to trees or landscaping caused by such Owner's negligent or willful acts or the negligent or willful acts of such Owner's Lessee's, family members, guests, or invitees.

16.10 Recreational Facilities. The Facilities may include certain recreational facilities (the "**Recreational Facilities**"), which such Recreational Facilities shall be owned and maintained by the District. By the use of the Recreational Facilities, each Owner, its Immediate Family Members, guests, invitees and Lessees agree to indemnify and hold harmless the Indemnified Parties against all Losses incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the Recreational Facilities by Owners and/or their Immediate Family Members, Lessees and their guests and/or from any act or omission of any of the Indemnified Parties.

16.11 Paved and Concrete Facilities. Certain paved areas and concrete surfaces within PRESERVE AT SAVANNAH LAKES may be part of the Facilities under the jurisdiction of the District. Without limiting any other provision of this Declaration, the District is responsible for the maintenance, repair and/or resurfacing of any paved and concrete surfaces forming a part of the Facilities. Although pavement appears to be a durable material, it requires maintenance. The District shall have the right, but not the obligation, to arrange for periodic inspections of any paved and concrete surfaces forming a part of the Facilities by a licensed contractor and/or engineer. The cost of such inspection shall be a part of the District Maintenance Special Assessments. The District shall determine periodically the parameters of the inspection to be performed, if any.

16.12 Dog Park. The Declarant anticipates it may construct a dog park as part of the Recreational Facilities. All provisions contained herein with respect to Recreational Facilities shall apply to such dog park. The District and/or the Association may adopt Rules and Regulations from time to time governing the dog park. By acceptance of a deed to a Home or Lot, each Owner acknowledges and agrees that unleashing a dog and being physically present at the dog park area involves risks of injury to persons and dog(s), including, but not limited to, risks resulting from aggressive dogs, unpredictable behavior, and lack of proper training. Each Owner understands there is a risk that not all dogs present in the dog park are vaccinated for rabies or other diseases, which could result in injury to persons or dogs. Additional risks include, but are not limited to: dog fights; dog bites; negligence or irresponsibility of a dog owner; inability to predict a dog's reaction to movement, sounds, objects, persons, or other animals; actions by a dog due to fright, anger, stress, insect bites or natural reactions such as jumping, pulling, resisting and biting; theft or unlawful capture; escape over and under fences and gates; vegetation or standing water that may be unhealthy or poisonous if consumed; burrs or seeds that may become lodged in a dog's coat, feet, eyes, nose, or ears; insects such as mosquitoes, spiders, ticks, chiggers, fleas and other pests; wildlife such as foxes, deer, raccoons, opossums, mice, rats, coyotes, turtles, and other animals; inclement weather; acts of God; traffic on nearby streets; and all other circumstances inherent to dog activities or outdoor activities. NOTWITHSTANDING ANYTHING CONTAINED IN THIS DECLARATION TO THE CONTRARY, THE DECLARANT NEITHER COMMITS TO, NOR SHALL HEREBY BE OBLIGATED TO, CONSTRUCT ANY SUCH DOG PARK. THE DECLARANT AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING THE SAFETY OF PERSONS

OR ANIMALS USING THE DOG PARK. EACH OWNER AND HIS OR HER FAMILY MEMBERS, LESSEES, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY AND THE SAFETY OF THEIR PETS.

16.13 District Facilities. The District may contract with the Association for the maintenance, repair, and replacement of the Facilities, subject to any written agreement accepted by the Association.

17. Assessments.

17.1 General. Each Owner and Builder (to the extent required herein), by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether or not so expressed in the deed), including any purchaser at a judicial sale, shall be deemed to have covenanted and agreed to pay to the Association at the time and in the manner required by the Board, assessments or charges as are fixed, established and collected from time to time by the Association (collectively, the "**Assessments**"). As Vacant Lots (as defined herein) and Spec Lots (as defined herein) may not receive certain services, all Lots will not be assessed uniformly.

17.2 Purpose of Assessments. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining the Association and PRESERVE AT SAVANNAH LAKES. Assessments shall include the following categories of charges as and when levied and deemed payable by the Board:

17.2.1 Installment Assessments. Any periodic assessment (on such frequency as determined by the Board) or charge for the purpose of operating the Association and accomplishing any and all of its purposes, as determined in accordance herewith, including, without limitation, payment of Operating Expenses and collection of amounts necessary to pay any deficits from prior years' operation ("**Installment Assessments**");

17.2.2 Special Assessments. Any special assessments for capital improvements, major repairs, emergencies, or nonrecurring expenses ("**Special Assessments**");

17.2.3 Use Fees. Any specific fees, dues or charges to be paid for any special services, for any special or personal use of the Common Areas, or to reimburse the Association for the expenses incurred in connection with such service or use ("**Use Fees**");

17.2.4 Reserves. Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. Reserves may be created by the approval of a majority of the total Voting Interest of the Association either at a duly called meeting or by written consent of the members. Once approved by a majority of the total Voting Interest of the Association, the Board shall create a "Reserve for Replacement" in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas (the "**Reserves**"). Notwithstanding the foregoing, Reserves may be adopted by the Declarant, as the sole member of the Association, by written consent; provided, however, in no event shall the Declarant be obligated to create such Reserves. In the event the member(s) of the Association approve the establishment of Reserves, such Reserves shall be included in the budget for the following fiscal year and each year thereafter, unless otherwise waived for such particular year pursuant to Section 720.303, Florida Statutes (2024), and be payable in such manner and at such times as determined by the Association;

17.2.5 Individual Assessments. Any specific assessment for costs incurred by the Association, or charges, fees or fines levied against a specific Lot or Lots, or the record title owner(s) thereof, which amounts are by their nature applicable only to one or more Lots, but less than all Lots ("**Individual Assessments**"). By way of example and not limitation, in the event an Owner fails to maintain their Lot or the exterior of their Home in a manner required by the Governing Documents, the Association shall have the right, but not the obligation, through its

agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents shall be an Individual Assessment. The lien for an Individual Assessment may be foreclosed in the same manner as any other Assessment; and

17.2.6 Service Area Assessments. Assessments for which Owners and/or Builders in a particular Service Area or Service Areas are subject in order to fund Service Area Expenses ("**Service Area Assessments**"). The Association is hereby authorized to levy Service Area Assessments against all Lots subject to Assessment in the Service Area to fund Service Area Expenses. The lien for Service Area Assessments may be foreclosed in the same manner as any other Assessment.

17.3 Designation. The designation of Assessment type and amount shall be made by the Association. Prior to the Turnover, any such designation must be approved by the Declarant. Such designation may be made on the budget prepared by the Association. The designation shall be binding upon all Owners and Builders.

17.4 Allocation of Operating Expenses.

17.4.1 Commencing on the first day of the period covered by the annual budget, and until the adoption of the next annual budget, the Assessments for Operating Expenses and Reserves (if any) shall be allocated so that each Owner and Builder (other than Authorized Builders) shall pay Operating Expenses, Special Assessments and Reserves based upon a fraction, the numerator of which is one (1) and the denominator of which is the total number of all Lots in PRESERVE AT SAVANNAH LAKES conveyed to Owners and Builders (other than Authorized Builders), or any greater number determined by the Declarant from time to time. Notwithstanding the foregoing or anything contained herein to the contrary, Service Area Assessments for Service Area Expenses shall be allocated to and levied against only those record title owners within the applicable Service Area. The Declarant, in its sole and absolute discretion may change such denominator from time to time; provided, however, under no circumstances will the denominator be less than the number of Lots owned by Owners and Builders (other than Authorized Builders). In addition, and subject to the right of the Declarant pursuant to Section 17.8 of this Declaration, any Lot that does not have a Home constructed thereon as evidenced by a Certificate of Occupancy and is owned by the Declarant or an Authorized Builder (a "**Vacant Lot**") and any Lot that has a Home constructed thereon but is owned by the Declarant or an Authorized Builder (a "**Spec Lot**") shall be assessed at fifty percent (50%) of the Installment Assessment and Service Area Assessments (if any and as applicable) assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Assessment amount reflects that Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. The Assessment for Vacant Lots and Spec Lots shall be additional income to the Association and shall be used at the discretion of the Board for any purpose, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs. At such time as a Vacant Lot is improved with a Home or a Spec Lot is conveyed by the Declarant or a Builder to an Owner, then the Vacant Lot and/or Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one-hundred percent (100%) of Installment Assessments and Service Area Assessments (if any and as applicable). Vacant Lots and Spec Lots shall not be included in the denominator used to determine each Owner's pro rata share of the Operating Expenses and Reserves (if any), unless otherwise determined by the Declarant in its sole and absolute discretion. In no event, however, shall the Declarant pay Special Assessments. Notwithstanding the foregoing or anything contained herein to the contrary, Service Area Assessments for Service Area Expenses, shall be allocated to and levied against only the record title owners of Lots receiving services within the applicable Service Area.

17.4.2 In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. In the event the Service Area Expenses as estimated in the Service Area Expenses budget for a particular fiscal year are, after the actual Service Area Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Service Area Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners within the applicable Service Area as an Individual Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. After the Turnover Date, no vote of the Owners shall be required for such Special Assessment (or for any other Assessment) except to the extent specifically provided herein. Prior to the Turnover, a Special Assessment may be levied against the Owners by the Association with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Owners' Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

17.4.3 Each Owner and Builder agrees that so long as it does not pay more than the required amount it shall have no grounds upon which to object to either the method of payment or non-payment by other Owners or Builders or the Declarant of any sums due.

17.5 General Assessments Allocation. Installment Assessments and Reserves (if any) shall be uniform for all Lots improved with a Home, except as provided herein. Notwithstanding the foregoing, Service Area Assessments for Service Area Expenses, shall be allocated to and levied against only the record title owners of Lots receiving services within the applicable Service Area. Special Assessments and Reserves shall be allocated equally to each Owner, except as provided herein. Notwithstanding anything to the contrary contained in the Governing Documents, but subject to the rights of the Declarant pursuant to Section 17.8 of this Declaration, Vacant Lots and Spec Lots owned by the Declarant and Authorized Builders shall be assessed at fifty percent (50%) of the Installment Assessments and Service Area Assessments (if any and as applicable) assessed to Lots with Homes constructed thereon and owned by Owners. Special Assessments and Reserves shall be allocated equally to each Owner and Builder, except as provided herein. At such time as a Spec Lot is conveyed by the Declarant or a Builder to an Owner, then the Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one-hundred percent (100%) of Installment Assessments and Service Area Assessments (if any and as applicable), except as otherwise provided herein. Notwithstanding any other provision to the contrary, Vacant Lots and Spec Lots shall not be responsible for Reserves.

17.6 Use Fees and Individual Assessment. Except as hereinafter specified to the contrary, Use Fees and Individual Assessments shall be made against the record title owner of a Lot benefiting from, or subject to, the special service or cost as specified by the Association. The Declarant shall not be required to pay Use Fees or Individual Assessments. Builders shall not be required to pay Use Fees.

17.7 Commencement of First Assessment. Assessments shall commence as to each Owner on the day of the conveyance of title of a Home to such Owner. Subject to the provisions of Section 17.4.1 above, Assessments shall commence as to each Builder on the date of conveyance of title of a Lot to such Builder. The record title owner of a Lot is jointly and severally liable with the previous record title owner of the Lot for all unpaid Assessments that came due up to the time of transfer of title. A record title owner of a Lot, regardless of how title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while such person or entity was the record title owner of the Lot. An Owner's liability or Builder's liability for Assessments may not be avoided by waiver or suspension of the use or enjoyment of any Common Areas or Facilities or by abandonment of the Lot upon which the Assessments are made.

17.8 Shortfalls and Surpluses. Each Owner and Builder acknowledges that because Installment Assessments, Special Assessments, Service Area Assessments, and Reserves are allocated based on the formula provided herein, or upon the number of Lots conveyed to Owners in the prior fiscal year, it is possible the Association may collect more or less than the amount budgeted for Operating Expenses. Prior to the Turnover, the Declarant shall have the option to (i) pay any Operating Expenses incurred by the Association that exceed the Assessments receivable from Owners and Builders and other income of the Association, including, without limitation, Initial Contributions and Resale Contributions, late fees and interest (the "**Deficit**"), or (ii) pay Installment Assessments and Service Area Assessments (if any and as applicable) on Homes or Lots owned by the Declarant at the applicable rate of Installment Assessments and Service Area Assessments established for such Lots and Homes, including Vacant Lots and Spec Lots. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall never be required to (i) pay Assessments if the Declarant has elected to fund the Deficit instead of paying Assessments on Homes or Lots owned by the Declarant, (ii) pay Special Assessments, Individual Assessments or Reserves, or (iii) fund deficits due to delinquent Owners and Builders. Any surplus Assessments collected by the Association may be allocated towards the next year's Operating Expenses or, in the Board's sole and absolute discretion, to the creation of Reserves, whether or not budgeted. Under no circumstances shall the Association be required to pay surplus Assessments to Owners or Builders. The Declarant may at any time give thirty (30) days prior written notice to the Association terminating its responsibility for funding the Deficit, and waiving its right to exclusion from Assessments. Upon giving such notice, or upon Turnover, whichever is sooner, each Lot owned by the Declarant shall thereafter be assessed at the applicable rate of Installment Assessments and Service Area Assessments (as applicable) established for Lots and Homes owned by the Declarant, including Vacant Lots and Spec Lots. The Declarant shall not be responsible for any Reserves, Individual Assessments or Special Assessments, even after the Turnover. The Declarant shall be assessed only for Lots which are subject to the operation of this Declaration. Upon transfer of title of a Lot owned by the Declarant or a Builder to an Owner, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Declarant and/or Builders, prorated as of and commencing with, the month following the date of transfer of title.

THE DECLARANT DOES NOT PROVIDE A GUARANTEE OF THE LEVEL OF ASSESSMENTS. AS SUCH, THERE IS NO MAXIMUM GUARANTEED LEVEL OF ASSESSMENTS DUE FROM OWNERS AND BUILDERS. IN THE EVENT THE DECLARANT ELECTS TO DEFICIT FUND IN LIEU OF PAYING ASSESSMENTS ON THE SAME BASIS AS OTHER OWNERS AND BUILDERS, THE DECLARANT SHALL SPECIFICALLY ELECT TO FUND THE DEFICIT AS PROVIDED IN SECTION 720.308(1)(B), FLORIDA STATUTES (2024). AS SUCH, THE PROVISIONS OF SECTIONS 720.308(2) THROUGH 720.308(6), FLORIDA STATUTES (2024), ARE NOT APPLICABLE TO THE DECLARANT OR THE CALCULATION OF THE DEFICIT OR OTHER AMOUNTS DUE FROM THE DECLARANT.

17.9 Budgets. The initial budget prepared by the Declarant is adopted as the budget for the period of operation until adoption of the first annual Association budget. Thereafter, annual budgets shall be prepared and adopted by the Board. Assessments shall be payable by each Owner and Builder as applicable and as provided in this Declaration. THE INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON HISTORICAL OPERATING FIGURES). THEREFORE, IT IS POSSIBLE THAT ACTUAL ASSESSMENTS MAY BE LESS OR GREATER THAN PROJECTED.

17.10 Establishment of Assessments. Assessments shall be established in accordance with the following procedures:

17.10.1 Installment Assessments and Service Area Assessments shall be established by the adoption of a twelve (12) month operating budget by the Board. The budget shall be in the form required by Section 720.303(6), Florida Statutes (2024). The Board may from time to time determine when the Installment Assessments and Service Area Assessments will be collected by the Association (i.e. monthly, quarterly, or annually). Unless otherwise established by the Board, Installment Assessments and Service Area Assessments shall be collected in advance on a monthly basis;

17.10.2 Special Assessments and Individual Assessments may be established by the Association, from time to time, and shall be payable at such time or time(s) as determined by the Board. Until the Community Completion Date, no Special Assessment shall be imposed without the consent of the Declarant; and

17.10.3 The Association may establish, from time to time, by resolution, rule or regulation, or by delegation to an officer or agent, including, a professional management company, Use Fees. The sums established shall be payable by the Owner utilizing the service or facility as determined by the Association.

17.11 Initial Contribution. The first purchaser of each Home from the Declarant or a Builder, at the time of closing of the conveyance from the Declarant or a Builder to the purchaser, shall pay to the Association an initial contribution in the amount of Three Hundred and No/100 Dollars ($300.00) (the "**Initial Contribution**"). The Initial Contribution shall not be applicable to conveyances from the Declarant to a Builder. The funds derived from the Initial Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to PRESERVE AT SAVANNAH LAKES, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs. Notwithstanding any other provision of this Declaration to the contrary, any Builder purchasing a Lot from the Declarant is not obligated to pay the Initial Contribution to the Association, but shall be obligated to collect the Initial Contribution and remit the same to the Association upon conveyance of a Home to an Owner.

17.12 Resale Contribution. After the Home has been conveyed by the Declarant or a Builder to an Owner, there shall be collected from each subsequent purchaser upon every subsequent conveyance of an ownership interest in a Home by an Owner a resale contribution in the amount of Three Hundred and No/100 Dollars ($300.00) (the "**Resale Contribution**") payable to the Association. The Resale Contribution shall not be applicable to conveyances from the Declarant or a Builder to the initial Owner. The funds derived from the Resale Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to PRESERVE AT SAVANNAH LAKES, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and start-up costs. Notwithstanding any other provision of this Declaration to the contrary, a Builder purchasing a Lot from the Declarant shall not be obligated to pay the Resale Contribution to the Association.

17.13 Assessment Estoppel Certificates. No Owner shall sell or convey its interest in a Lot or Home unless all sums due to the Association have been paid in full and an estoppel certificate shall have been received from the Association by such Owner. The Association shall prepare and maintain a ledger noting Assessments due from each Owner. The ledger shall be kept in the office of the Association, or its designees, and shall be open to inspection by any Owner. Within fourteen (14) days of receipt of a written request therefor from an Owner, there shall be furnished to an Owner an estoppel certificate in writing setting forth whether the Assessments have been paid and/or the amount that is due as of any date. As to parties other than Owners who, without knowledge of error, rely on the certificate, the certificate shall be conclusive evidence of the amount of any Assessment therein stated. The Owner requesting the estoppel certificate shall be required to pay the Association, or its Manager (as defined below), as applicable, a reasonable sum to cover the costs of examining records and preparing such estoppel certificate.

17.14 Payment of Home Real Estate Taxes. Each Owner and Builder shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot that is superior to the lien for Assessments created by this Declaration.

17.15 Creation of the Lien and Personal Obligation. Each Owner and Builder, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessionals' fees at all levels of proceedings including appeals, collections and bankruptcy, shall be a charge and continuing lien in favor of the Association encumbering the Lot and all personal property located thereon owned by the Owner or

Builder against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records stating the legal description of the Lot, name of the Owner or Builder, and the amounts due as of that date, but shall relate back to the date that this Declaration is recorded. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy, and other costs and expenses provided for herein, shall be the personal obligation of the person or entity that was the record title owner of the Lot at the time when the Assessment became due, as well as the such record title owner's heirs, devisees, personal representatives, successors or assigns.

17.16 Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to (i) the liens of all taxes, bonds, assessments, including CDD assessments, and other governmental levies which by law would be superior, and (ii) the lien or charge of a bona fide first mortgage held by a Lender on any Lot, if the mortgage is recorded in the Public Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) of a bona fide first mortgage held by a Lender, in which event, the acquirer of title, its successors and assigns, shall be liable for Assessments which became due prior to such sale or transfer to the extent provided in Section 720.3085, Florida Statutes (2024). Any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all Owners and Builders (including such acquirer of title) as a part of the Operating Expenses. Any sale or transfer pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise pursuant to a foreclosure) shall not relieve the record title owner from liability for, nor the Lot from, the lien of any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association if the mortgage held by such Lender is in default. The Association shall have the right, but not the obligation, to cure such default within the time periods provided in the mortgage held by such Lender. In the event the Association makes such payment on behalf of a record title owner, the Association shall, in addition to all other rights reserved herein, be subrogated to all of the rights of the Lender. All amounts advanced on behalf of a record title owner pursuant to this Section shall be added to Assessments payable by such record title owner with appropriate interest.

17.17 Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments then due for up to the next ensuing twelve (12) month period.

17.18 Non-Payment of Assessments. If any Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, a late fee of Twenty-Five and No/100 Dollars ($25.00) per month (or such greater amount established by the Board), together with simple interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate the Association for administrative costs, loss of use of money, and accounting expenses. The Association may, at any time thereafter, bring an action at law against the record title owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' fees and paraprofessional fees, at all levels of proceedings, including appeals, collection and bankruptcy. No Owner or Builder may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Lot or Home. All payments on accounts shall be first applied to fines levied in accordance with the terms of this Declaration, then to interest accrued by the Association, then to any administrative late fee, then to costs and attorneys' fees, and then to the delinquent Assessment payment first due. The allocation of payment described in the previous sentence shall apply notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

17.19 Exemption. Notwithstanding anything to the contrary herein, neither the Declarant, the Association, nor the District shall be responsible for any Assessments of any nature or any portion of the Operating Expenses, except as the record title owner of a Home, if applicable. Further, and notwithstanding anything to the contrary herein, the Declarant, the Association, and the District shall not be responsible for Special Assessments or Reserves. The Declarant, at the Declarant's sole option, may pay Assessments on Lots owned by it, or fund the Deficit, if any, as set forth in Section 17.8 herein. In addition, the Board shall have the right to exempt any portion of PRESERVE AT SAVANNAH LAKES subject to this Declaration from the Assessments, provided that such part of PRESERVE AT SAVANNAH LAKES exempted is used (and as long as it is used) for any of the following purposes:

17.19.1 Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; or

17.19.2 Any of PRESERVE AT SAVANNAH LAKES exempted from ad valorem taxation by the laws of the State of Florida or exempted from Assessments by other provisions of this Declaration.

17.20 Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, the Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, including, but not limited to, recovery of attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy. Such remedies shall be deemed assigned to the Declarant for such purposes. If the Declarant advances sums, it shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the Wall Street Journal Prime Rate plus two percent (2%), plus any costs of collection including, but not limited to, reasonable attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy.

17.21 Rights to Pay Assessments and Receive Reimbursement. The Association, the Declarant and any Lender shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot or Home. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due.

17.22 Mortgagee Right. Each Lender may request in writing the Association notify such Lender of any default of the Owner of the Home subject to the Lender's mortgage which default is not cured within thirty (30) days after the Association learns of such default. A failure by the Association to furnish notice to any Lender shall not result in liability of the Association because such notice is given as a courtesy to a Lender and the furnishing of such notice is not an obligation of the Association to Lender.

17.23 Collection from Lessees. If a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including, without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner must be paid to the Association and shall be credited to the monetary obligations of the Owner to the Association; provided, however, if within fourteen (14) days from the receipt of written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive a credit for the prepaid rent for the applicable period of such prepaid rent.

18. Information to Lenders, Builders and Owners.

18.1 Availability. There shall be available for inspections upon request, during normal business hours or under other reasonable circumstances, to Owners, Builders and Lenders current copies of the Governing Documents.

18.2 Copying. Any Owner, Builder and/or Lender shall be entitled, upon written request, and at its cost, to a copy of the documents referred to above.

18.3 Notice. Upon written request by a Lender (identifying the name and address of the Lender and the name and address of the applicable Owner), the Lender will be entitled to timely written notice of:

18.3.1 Any condemnation loss or casualty loss which affects a material portion of a Home to the extent the Association is notified of the same;

18.3.2 Any delinquency in the payment of Assessments owed by an Owner of a Home subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

18.3.3 Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained hereunder; and

18.3.4 Any proposed action that specifically requires the consent of a Lender.

18.4 Failure of Lender to Respond. Any Lender who receives a written request to respond to proposed amendment(s) to the Governing Documents shall be deemed to have approved such amendment(s) if the Lender does not submit a response to any such request within sixty (60) days after it receives proper notice of the proposed amendment(s); provided such request is delivered to the Lender by certified or registered mail, return receipt requested.

19. Architectural Control.

19.1 Architectural Control Committee. The ACC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to PRESERVE AT SAVANNAH LAKES. The ACC shall consist of a minimum of three (3) members who shall initially be named by the Declarant and who shall hold office at the pleasure of the Declarant. Until the Community Completion Date, the Declarant shall have the right to change the number of members on the ACC, and to appoint, remove, and replace all members of the ACC. The Declarant shall determine which members of the ACC shall serve as its chairman and co-chairman. In the event of the failure, refusal, or inability to act of any of the members appointed by the Declarant, the Declarant shall have the right to replace any member within thirty (30) days of such occurrence. If the Declarant fails to replace that member, the remaining members of the ACC shall fill the vacancy by appointment. From and after the Community Completion Date, the Board shall have the same rights as the Declarant with respect to the ACC.

19.2 Membership. There is no requirement that any member of the ACC be a member of the Association.

19.3 General Plan. It is the intent of this Declaration to create a general plan and scheme of development of PRESERVE AT SAVANNAH LAKES. Accordingly, the ACC shall have the right to approve or disapprove all architectural, landscaping, and improvements within PRESERVE AT SAVANNAH LAKES by Owners. The ACC shall have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by ACC. The ACC may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes. Prior to the Community Completion Date, any additional standards or modification of existing standards shall require the consent of the Declarant, which may be granted or denied in its sole discretion.

19.4 Master Plan. The Declarant has established an overall Master Plan. However, notwithstanding the above, or any other document, brochures or plans, the Declarant reserves the right to modify the Master Plan or any site plan at any time as it deems desirable in its sole discretion and in accordance with applicable laws and ordinances. WITHOUT LIMITING THE FOREGOING, THE DECLARANT AND/OR BUILDERS MAY PRESENT TO THE PUBLIC OR TO OWNERS RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS RESPECTING PRESERVE AT SAVANNAH LAKES. SUCH RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS ARE NOT A GUARANTEE OF HOW PRESERVE AT SAVANNAH LAKES WILL APPEAR UPON COMPLETION AND THE DECLARANT RESERVES THE RIGHT TO CHANGE ANY AND ALL OF THE FOREGOING AT ANY TIME AS THE DECLARANT DEEMS NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION.

19.5 Community Standards. Each Owner and its Contractors and employees shall observe, and comply with, the Community Standards that now or may hereafter be adopted by the Declarant or the Board. Prior to the Community Completion Date, the Declarant, and thereafter the Board, shall have the right to adopt Community Standards. The Community Standards, as amended from time to time, (i) shall be effective from the date of adoption; (ii) shall be specifically enforceable by injunction or otherwise; and (iii) shall have the effect of covenants as if set forth herein verbatim. To the extent the Community Standards are more restrictive as to any matter set forth in this Declaration, then the provisions of the Community Standards shall control. The Community Standards shall not require any Owner or Builder to alter the improvements approved by the ACC and previously constructed. Until the Community Completion Date, the Declarant shall have the right to approve the Community Standards, which approval, may be granted or denied in its sole discretion.

19.6 Quorum. A majority of the ACC shall constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present shall constitute the action of the ACC. In lieu of a meeting, the ACC may act in writing.

19.7 Power and Duties of the ACC. No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted, or installed upon a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by the Declarant or a Builder (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ACC. Notwithstanding the foregoing or anything to the contrary contained in this Declaration, submittal to, and review and approval from, the ACC shall not be required for (a) any changes, replacements, alterations, or improvements to the interior of a Home that are not visible from the frontage of the Lot, an adjacent Lot, or any adjacent Common Area; or (b) any plans and specifications for a central air-conditioning, refrigeration, heating, or ventilating system if such system is (i) not visible from the Lot's frontage, an adjacent Lot, or any portion of the Common Area, and (ii) substantially similar to a system that is approved or recommended by the Association or the ACC.

19.8 Procedure. In order to obtain the approval of the ACC, each Owner shall observe the following:

19.8.1 Each Owner shall submit an application to the ACC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the ACC. The applications shall include such information as may be required by the application form adopted by the ACC. The ACC may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the ACC, such site plans, plans and specifications for the proposed improvement, prepared and stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to

the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the ACC.

19.8.2 In the event the information submitted to the ACC is, in the ACC's opinion, incomplete or insufficient in any manner, the ACC may request and require the submission of additional or supplemental information. The applicant shall, within fifteen (15) days thereafter, comply with the request.

19.8.3 No later than forty-five (45) days after receipt of all information required by the ACC for final review, the ACC shall approve or deny the application in writing. The ACC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in the ACC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ACC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the ACC fails to respond within said forty-five (45) day period, the plans and specifications shall be deemed disapproved by the ACC.

19.8.4 Construction of all improvements shall be completed within the time period set forth in the application and approved by the ACC.

19.8.5 In the event that the ACC disapproves any plans and specifications, the ACC must provide written notice to the applicable Owner stating with specificity the rule or covenant on which the ACC relied when denying the request or application and the specific aspect or part of the proposed improvement that does not conform to such rule or covenant. Upon any such disapproval by the ACC, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than forty-five (45) days after written request for such meeting is received by the ACC, unless applicant waives this time requirement in writing. The ACC shall make a final written decision no later than forty-five (45) days after such meeting. In the event the ACC fails to provide the applicant such written decision within said forty-five (45) days, the plans and specifications shall be deemed disapproved.

19.8.6 Upon final disapproval (even if the members of the Board and the ACC are the same), the applicant may appeal the decision of the ACC to the Board within forty-five (45) days of the applicant's receipt of the ACC's written review and disapproval. Review by the Board shall take place no later than forty-five (45) days subsequent to the receipt by the Board of the applicant's request therefor. If the Board fails to hold such a meeting within forty-five (45) days after receipt of request for such meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the ACC, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors and assigns.

19.9 Alterations. Any and all alterations, deletions, additions and changes of any type or nature whatsoever to then existing improvements or the plans or specifications previously approved by the ACC shall be subject to the approval of the ACC in the same manner as required for approval of original plans and specifications.

19.10 Variances. The Association or the ACC shall have the power to grant variances from any requirements set forth in this Declaration or from the Community Standards, on a case by case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Community Standards on any other occasion.

19.11 Permits. Each Owner and Builder is solely responsible to obtain all required building and other permits from all governmental authorities having jurisdiction.

19.12 Construction Activities. The following provisions govern construction activities by Owners after consent of the ACC has been obtained:

19.12.1 Each Owner shall deliver to the ACC, if requested, copies of all construction and building permits as and when received by the Owner. Each construction site in PRESERVE AT SAVANNAH LAKES shall be maintained in a neat and orderly condition throughout construction. Construction activities shall be performed on a diligent, workmanlike and continuous basis. Roadways, easements, swales, Common Areas and other such areas in PRESERVE AT SAVANNAH LAKES shall be kept clear of construction vehicles, construction materials and debris at all times. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. No materials shall be deposited or permitted to be deposited in any Common Areas or other Lots or be placed anywhere outside of the Lot upon which the construction is taking place. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statutes, regulations and ordinances, and shall not be deposited in any manner on, in or within the construction or adjacent property. All construction activities shall comply with the Community Standards. If an Owner (or any of its respective contractors and employees) shall fail to comply in any regard with the requirements of this Section, the ACC may require that such Owner post security with the Association in such form and such amount deemed appropriate by the ACC in its sole discretion.

19.12.2 There shall be provided to the ACC, if requested, a list (name, address, telephone number and identity of contact person), of all contractors, subcontractors, materialmen and suppliers (collectively, "**Contractors**") and changes to the list as they occur relating to construction. Contractors, Builders and their employees shall utilize those roadways and entrances into PRESERVE AT SAVANNAH LAKES as are designated by the ACC for construction activities. The ACC shall have the right to require that Contractors' and Builders' employees check in at the designated construction entrances and to refuse entrance to persons and parties whose names are not registered with the ACC.

19.12.3 Each Owner is responsible for ensuring compliance with all terms and conditions of these provisions and of the Community Standards by all of its employees and Contractors. In the event of any violation of any such terms or conditions by any employee or Contractor, or, in the opinion of the ACC, the continued refusal of any employee or Contractor to comply with such terms and conditions, after five (5) days' notice and right to cure, the ACC shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or Contractor from performing any further services in PRESERVE AT SAVANNAH LAKES.

19.12.4 The ACC may, from time to time, adopt standards governing the performance or conduct of Owners, Contractors and their respective employees within PRESERVE AT SAVANNAH LAKES. Each Owner shall comply with such standards and cause its respective employees to also comply with same. The ACC may also promulgate requirements to be inserted in all contracts relating to construction within PRESERVE AT SAVANNAH LAKES and each Owner shall include the same therein.

19.13 Inspection. There is specifically reserved to the Association and ACC and to any agent or member of either of them, the right of entry and inspection upon any portion of PRESERVE AT SAVANNAH LAKES at any time within reasonable daytime hours, for the purpose of determining whether there exists any violation of the terms of any approval or the terms of this Declaration or the Community Standards.

19.14 Violation. Without limiting any other provision herein, if any improvement shall be constructed or altered without prior written approval, or in a manner which fails to conform with the

approval granted, the Owner, shall, upon demand of the Association or the ACC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The applicable Owner shall be liable for the payment of all costs of removal or restoration, including all costs and attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy, incurred by the Association or ACC. The costs shall be deemed an Individual Assessment and enforceable pursuant to the provisions of this Declaration. The ACC and/or the Association are specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Community Standards, by any legal or equitable remedy.

19.15 Court Costs. In the event that it becomes necessary to resort to litigation to determine the propriety of any constructed improvement or to cause the removal of any unapproved improvement, the prevailing party shall be entitled to recover court costs, expenses and attorneys' fees and paraprofessionals' fees at all levels, including appeals, collections and bankruptcy, in connection therewith.

19.16 Certificate. In the event that any Owner fails to comply with the provisions contained herein, the Community Standards, or other guidelines or standards promulgated by the ACC, the Association and/or ACC may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance against the Lot stating that the improvements on the Lot fail to meet the requirements of this Declaration and that the Lot is subject to further enforcement remedies.

19.17 Certificate of Compliance. If requested in writing by an Owner, prior to the occupancy of any improvement constructed or erected on any Lot by any person or entity other than the Declarant, or its designees, the Owner shall obtain a Certificate of Compliance from the ACC, certifying that the Owner has complied with the requirements set forth herein. The ACC may, from time to time, delegate to a member or members of the ACC the responsibility for issuing the Certificate of Compliance. The issuance of a Certificate of Compliance does not abrogate the ACC's rights set forth in this Section 19.

19.18 Exemption. Notwithstanding anything to the contrary contained in the Governing Documents, including, without limitation, the Community Standards, any improvements of any nature made or to be made by the Declarant, the CDD, any Authorized Builder, or their respective agents, assigns or Contractors, including, without limitation, improvements made or to be made to the Common Areas or Facilities, as applicable, or any Lot or Home, shall not be subject to the review and approval by the ACC or the Association; provided, however, all improvements of any nature whatsoever made or to be made by an Authorized Builder, or its agents, assigns or Contractors, shall be subject to the Community Standards and subject to review and written approval by the Declarant. Upon approval of Builder's plans by the Declarant, such approval may not be revoked or modified by the Board or the ACC notwithstanding Turnover.

19.19 Exculpation. The Declarant, the Association, the directors or officers of the Association, the ACC, the members of the ACC, or any person acting on behalf of any of them, shall not be liable for any cost or damages incurred by any Owner or Builder or any other party whatsoever, due to any mistakes in judgment, negligence, or any action of the Declarant, the Association, ACC or their members, officers, or directors, in connection with the approval or disapproval of plans and specifications. Each Owner agrees, individually and on behalf of its heirs, successors and assigns by acquiring title to a Lot, that it shall not bring any action or suit against the Declarant, the Association, or their respective directors or officers, the ACC or the members of the ACC, or their respective agents, in order to recover any damages caused by the actions of the Declarant, the Association or ACC or their respective members, officers, or directors in connection with the provisions of this Section 19. The Association does hereby indemnify, defend and hold the Declarant and the ACC, and each of their members, officers, directors, shareholders and any related persons or corporations and their employees, harmless from all costs, expenses, and liabilities, including attorneys' fees and paraprofessionals' fees at all levels, including appeals, of all nature resulting by virtue of the acts of the Owners, the Association, ACC or their members, officers and directors. The Declarant, the Association, its directors or officers, the ACC or its members, or any person acting on behalf of any of them, shall not be responsible for any defects in any plans or specifications or the failure of same to comply with applicable laws or code nor for any defects in

any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto.

20. Enforcement. The following provisions shall be subject to any limitations in Section 720.305, Florida Statutes (2024), as applicable.

20.1 Right to Cure. Should any Owner do any of the following:

20.1.1 Fail to perform its responsibilities as set forth herein or otherwise breach the provisions of the Declaration including, without limitation, any provision herein benefiting SFWMD;

20.1.2 Cause any damage to any improvement or Common Areas or Facilities;

20.1.3 Impede the Declarant, any Builder, the District or the Association from exercising its rights or performing its responsibilities hereunder;

20.1.4 Undertake unauthorized improvements or modifications to any Lot or the Common Areas or Facilities; or

20.1.5 Impede the Declarant or any Builder from proceeding with the construction of Homes or completing the development of PRESERVE AT SAVANNAH LAKES; then the Declarant and/or the Association, or any affected Builder, where applicable, after reasonable prior written notice, shall have the right, but not the obligation, through its agents and employees, to cure the breach, including, but not limited to, entering upon the Lot and causing the default to be remedied and/or the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. Subject to any limitations in Section 720.305, Florida Statutes (2024), the cost thereof, plus reasonable overhead costs and attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy, incurred shall be assessed against the Owner as an Individual Assessment, subject to any limitations in Section 720.305, Florida Statutes (2024).

20.2 Non-Monetary Defaults. In the event of a violation by any Owner, other than the nonpayment of any Assessment or other monies, of any of the provisions of this Declaration, the Declarant or the Association shall notify the Owner of the violation, by delivering written notice. If such violation is not cured as soon as practicable and in any event within seven (7) days after receipt of such written notice, the party entitled to enforce same may, at its option:

20.2.1 Commence an action to enforce the performance on the part of the Owner, or to enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief; and/or

20.2.2 Commence an action to recover damages; and/or

20.2.3 Take any and all action reasonably necessary to correct the violation or breach.

All expenses incurred in connection with the violation or breach, or the commencement of any action against any Owner, including reasonable attorneys' fees and paraprofessionals' fees at all levels including appeals, collections and bankruptcy shall be assessed against the Owner as an Individual Assessment, and shall be immediately due and payable without further notice, subject to any limitations in Section 720.305, Florida Statutes (2024).

20.3 No Waiver. The election not to enforce any right, provision, covenant or condition in this Declaration, shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future.

20.4 Rights Cumulative. All rights, remedies, and privileges granted to the Declarant, the Association, the District, the Builders and/or the ACC pursuant to any terms, provisions, covenants or conditions of this Declaration, the Rules and Regulations, or Community Standards, or other Governing Documents (as applicable) shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude any of them from pursuing such additional remedies, rights or privileges as may be granted or as it might have by law. Subject to the terms hereof, the rights and exemptions afforded to the Declarant, the District, and Builders in this Declaration shall survive the Turnover.

20.5 Enforcement By or Against Other Persons. In addition to the foregoing, this Declaration and the Community Standards may be enforced by the Declarant and/or, where applicable, the District, Owners, Builders, and/or the Association by any procedure at law or in equity against any person violating or attempting to violate any provision herein, to restrain such violation, to require compliance with the provisions contained herein, to recover damages, or to enforce any lien created herein. The Association has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards. Further, neither the Association nor the Declarant has any obligation whatsoever to become involved in any dispute between Owners in connection with this Declaration. The expense of any litigation to enforce this Declaration or any Governing Documents shall be borne by the person against whom enforcement is sought, provided such proceeding results in a finding that such person was in violation of this Declaration or the applicable Governing Document. SFWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which relate to the maintenance, operation and repair of SWMS.

20.6 Fines and Suspensions. The Board may suspend, for reasonable periods of time and in accordance with Section 720.305, Florida Statutes (2024), the rights of an Owner and/or an Owner's Lessees, family members, guests, and invitees, to use the Common Areas and Facilities (except vehicular and pedestrian ingress and egress and necessary utilities) for failure of such Owner, Lessee, family member, guest, or invitee to comply with any provision of the Governing Documents, including, without limitation, those provisions benefiting SFWMD. In addition, the Board and may levy reasonable fines, not to exceed the maximum amounts permitted by Section 720.305(2), Florida Statutes (2024), against an Owner, Lessee, family member, guest or invitee, for failure to comply with any provision of the Governing Documents, including, without limitation, those provisions benefiting SFWMD.

20.6.1 A fine may be levied on the basis of each day of a continuing violation, with a single notice and hearing. Fines in the aggregate are not capped to any amount.

20.6.2 A fine or suspension may not be imposed without delivery of a written notice of at least fourteen (14) days to the person sought to be fined or suspended and a hearing before a committee of at least three (3) persons (the "**Violations Committee**") appointed by the Board who are not officers, directors or employees of the Association, or the spouse, parent, child, brother, sister of an officer, director or employee. The role of the Violations Committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the Violations Committee does not by a majority vote approve a fine or suspension the same may not be imposed. The written notice of violation shall be in writing delivered to the Owner, Lessee**,** family member, guest or invitee in accordance with Section 720.305, Florida Statutes (2024), and shall include (i) a description of the infraction(s) or violation(s), (ii) the specific action required to cure such infraction(s) or violation(s) (if and as applicable), (iii) the date and location of the hearing, and (iv) access information if such hearing will be held by telephone or other electronic means. The hearing of the Violations Committee must be held within ninety (90) days after issuance of the notice of violation. If the Association imposes a fine or suspension, the Board must provide written notice of such fine or suspension to the Owner and, if applicable, the applicable Lessee, family member, guest, or invitee, by mail or hand delivery to the Owner's

designated mailing or e-mail address in the Association's Official Records (as defined in the Bylaws). The notice and hearing requirements under this Section 20.6.2 do not apply to suspensions imposed due to an Owner's failure to pay monetary obligations due to the Association; however, any such suspension must be approved at a properly noticed meeting of the Board.

20.6.3 The non-compliance shall be presented to the Violations Committee acting as a tribunal, after which the Violations Committee shall hear reasons why a fine should not be imposed. The hearing shall be conducted in accordance with the procedures adopted by the Violations Committee from time to time and in accordance with Section 720.305, Florida Statutes (2024). The Owner and/or applicable Lessee, family member, guest and invitee shall have a right to be represented by counsel and to cross-examine witnesses. An Owner has the right to attend a hearing by telephone or other electronic means. A written decision of the Violations Committee shall be submitted to the Owner, Lessee, family member, guest or invitee, as applicable, by not later than seven (7) days after the hearing, which notice shall include the Violations Committee's . findings related to the violation, including any applicable fines or suspensions that the Violations Committee approved or rejected, and how the applicable Owner may cure the violation, if applicable, or fulfill a suspension, or the date by which a fine must be paid.

20.6.4 The Violations Committee may approve (by a majority vote) a fine imposed by the Board against the Owner in the amount of One Hundred and No/100 Dollars ($100.00) (or any greater amount permitted by law from time to time) for each violation. Each day of non--compliance shall be treated as a separate violation and there is no cap on the aggregate amount the Violations Committee may fine an Owner, Lessee, family member, guest or invitee. In the event a violation has not been cured prior to the applicable hearing or as authorized pursuant to Section 720.305(2), Florida Statutes (2024), any fines imposed for such violation shall be paid not later than thirty (30) days after receipt of notice of the imposition of the fine(s). All monies received from fines shall be allocated as directed by the Board. Any fine in excess of One Thousand and No/100 Dollars ($1,000.00) shall constitute a lien against the applicable Lot, and a fine shall further be lienable to the extent otherwise permitted under Florida law.

21. Additional Rights of Declarant and Authorized Builders.

21.1 Sales and Administrative Offices. The Declarant and Authorized Builders shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of PRESERVE AT SAVANNAH LAKES and sales and re-sales of Lots, Homes and/or other properties owned by the Declarant or others outside of PRESERVE AT SAVANNAH LAKES. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of PRESERVE AT SAVANNAH LAKES, including Common Areas or Facilities, as applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas or Facilities, as applicable, to show Lots or Homes. The sales offices, models, signs and all items pertaining to development and sales remain the property of the Declarant and/or Authorized Builders, as applicable. The Declarant and Authorized Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover Date. Notwithstanding any other provision of this Declaration to the contrary, the exercise by an Authorized Builder of the rights granted to Authorized Builders pursuant to this Section 21.1 shall be subject to the prior written approval by the Declarant as to the location, design and quality of all model homes, sales offices, trailers, and temporary structures used by such Authorized Builder within PRESERVE AT SAVANNAH LAKES, which approval shall not be unreasonably withheld, conditioned or delayed.

21.2 Modification. The development and marketing of PRESERVE AT SAVANNAH LAKES will continue as deemed appropriate in the Declarant's sole discretion, and nothing in this Declaration or Community Standards, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of PRESERVE AT SAVANNAH LAKES to, as an example and not a limitation, amend the Master Plan, modify the boundary lines of the

Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which the Declarant, or its agents, affiliates, or assignees may deem necessary or appropriate. The Declarant shall have the unrestricted right, without approval or joinder of any other person or entity: (i) to designate the use of, alienate, release, or otherwise assign the easements shown on the Plat or described herein, (ii) to plat or replat all or any part of PRESERVE AT SAVANNAH LAKES owned by the Declarant or reconfigure any Lot owned by the Declarant, and (iii) to widen, extend or relocate any right of way shown on any Plat or convert a Lot to use as a right of way, provided that the Declarant owns the lands affected by or subject to such change. The Association and Owners shall, at the request of the Declarant, execute and deliver any and all documents and instruments which the Declarant deems necessary or convenient, in its sole and absolute discretion, to accomplish the same.

21.3 Promotional Events. Prior to the Community Completion Date, the Declarant shall have the right, at any time or location within PRESERVE AT SAVANNAH LAKES as determined by Declarant in its sole discretion, to hold marketing, special and/or promotional events within PRESERVE AT SAVANNAH LAKES and/or on the Common Areas without any charge for use. The Declarant, Builders, and their agents, affiliates, or assignees shall have the right to market PRESERVE AT SAVANNAH LAKES in advertisements and other media by making reference to PRESERVE AT SAVANNAH LAKES, including, but not limited to, pictures or drawings of PRESERVE AT SAVANNAH LAKES, Common Areas, Parcels, Lots and Homes constructed in PRESERVE AT SAVANNAH LAKES. All logos, trademarks, and designs used in connection with PRESERVE AT SAVANNAH LAKES are the property of the Declarant, and the Association shall not have a right to use the same after the Community Completion Date except with the express written permission of the Declarant.

21.4 Use by Prospective Purchasers. Prior to the Community Completion Date, the Declarant and Authorized Builders shall have the right, without charge, to use the Common Areas and Facilities for the purpose of entertaining prospective purchasers of Lots or Homes within PRESERVE AT SAVANNAH LAKES, or other properties owned by the Declarant outside of PRESERVE AT SAVANNAH LAKES.

21.5 Franchises. The Declarant may grant franchises or concessions to commercial concerns on all or part of the Common Areas and shall be entitled to all income derived therefrom.

21.6 Management. The Association may contract with a third party ("**Manager**") for management of the Association, the Common Areas and the Facilities, if applicable.

21.7 Easements. Until the Community Completion Date, the Declarant reserves the exclusive right to grant, in its sole discretion, easements, permits and/or licenses for ingress and egress, drainage, utilities, maintenance, Telecommunications Services and other purposes over, under, upon and across PRESERVE AT SAVANNAH LAKES so long as any said easements do not materially and adversely interfere with the intended use of Homes previously conveyed to Owners or Builders. By way of example, and not of limitation, the Declarant may be required to take certain action, or make additions or modifications to the Common Areas in connection with an environmental program. All easements necessary for such purposes are reserved in favor of the Declarant, in perpetuity, for such purposes. Without limiting the foregoing, the Declarant may relocate any easement affecting a Lot, or grant new easements over a Lot, after conveyance to an Owner, without the joinder or consent of such Owner, so long as the grant of easement or relocation of easement does not materially and adversely affect the Owner's use of the Lot. As an illustration, the Declarant may grant an easement for telecommunications systems, irrigation facilities, drainage lines or electrical lines over any portion of a Lot so long as such easement is outside the footprint of the foundation of any residential improvement constructed on such Lot. The Declarant shall have the sole right to any fees of any nature associated therewith, including, but not limited to, license or similar fees on account thereof. The Association and Owners will, without charge, if requested by the Declarant: (i) join in the creation of such easements, etc. and cooperate in the operation thereof; and (ii) collect and remit fees associated therewith, if any, to the appropriate party. The Association will not grant any easements, permits or licenses to any other entity providing the same services as those granted by the Declarant, nor will it grant any such easement, permit or license prior to the Community Completion Date without the prior written consent of the Declarant which may be granted

or denied in its sole discretion. Notwithstanding the foregoing, the Declarant is required to obtain the prior written consent of any Authorized Builder whose Lot shall be affected by new or relocated easements before such easements affect such Builder's Lot.

21.8 Right to Enforce. The Declarant has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards and to recover all costs relating thereto, including attorneys' fees and paraprofessionals' fees at all levels of proceeding, including appeals, collections and bankruptcy. Such right shall include the right to perform the obligations of the Association and to recover all costs incurred in doing so.

21.9 Additional Development. If the Declarant withdraws portions of PRESERVE AT SAVANNAH LAKES from the operation of this Declaration, the Declarant may, but is not required to, subject to governmental approvals, create other forms of residential property ownership or other improvements of any nature on the property not subjected to or withdrawn from the operation of this Declaration. The Declarant shall not be liable or responsible to any person or entity on account of its decision to do so or to provide, or fail to provide, the amenities and/or facilities which were originally planned to be included in such areas. If so designated by the Declarant, owners or tenants of such other forms of housing or improvements upon their creation may share in the use of all or some of the Common Areas and other facilities and/or roadways that remain subject to this Declaration. The expense of the operation of such facilities shall be allocated to the various users thereof, if at all, as determined by the Declarant.

21.10 Representations. Neither the Declarant nor any Builder makes any representations concerning development both within and outside the boundaries of PRESERVE AT SAVANNAH LAKES including, but not limited to, the number, design, boundaries, configuration and arrangements, prices of all Parcels or Homes and buildings in all other proposed forms of ownership and/or other improvements on PRESERVE AT SAVANNAH LAKES or adjacent to or near PRESERVE AT SAVANNAH LAKES, including, but not limited to, the size, location, configuration, elevations, design, building materials, height, view, airspace, number of Homes, number of buildings, location of easements, parking and landscaped areas, services and amenities offered.

21.11 [Intentionally Deleted].

21.12 Non-Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE GOVERNING DOCUMENTS, NEITHER THE DECLARANT, ANY BUILDER, NOR THE ASSOCIATION, SHALL BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF PRESERVE AT SAVANNAH LAKES INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, CONTRACTORS, AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PARTY WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

21.12.1 IT IS THE EXPRESS INTENT OF GOVERNING DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF PRESERVE AT SAVANNAH LAKES HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF PRESERVE AT SAVANNAH LAKES AND THE VALUE THEREOF;

21.12.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR ST. LUCIE COUNTY OR WHICH PREVENTS TORTIOUS ACTIVITIES;

21.12.3 THE PROVISIONS OF GOVERNING DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS SHALL BE APPLIED ONLY AS LIMITATIONS ON THE USES OF

ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

21.12.4 EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO A HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING A USE OF, ANY PORTION OF PRESERVE AT SAVANNAH LAKES (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS SECTION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS SECTION OR OTHERWISE. AS USED IN THIS SECTION, THE "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, AND CONTRACTORS (INCLUDING MANAGEMENT COMPANIES, MANAGERS, SUBCONTRACTORS, SUCCESSORS AND ASSIGNS).

21.13 Resolution of Disputes. BY ACCEPTANCE OF A DEED, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS ARE VERY COMPLEX; THEREFORE, UNLESS REQUIRED TO SUBMIT A DISPUTE (AS DEFINED HEREIN) TO MEDIATION AND/OR ARBITRATION PURSUANT TO SECTION 26 HEREIN, ANY CLAIM, DEMAND ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM COUNTERCLAIM, OR CROSS CLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF, IN CONNECTION WITH, OR IN ANY WAY RELATED TO, THE GOVERNING DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION, PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY, SHOULD BE HEARD IN A COURT PROCEEDING BY A JUDGE AND NOT A JURY IN ORDER TO BEST SERVE JUSTICE. THE DECLARANT HEREBY SUGGESTS THAT EACH OWNER UNDERSTAND THE LEGAL CONSEQUENCES OF ACCEPTING A DEED TO A HOME.

21.14 Venue. EACH OWNER ACKNOWLEDGES REGARDLESS OF WHERE SUCH OWNER (i) EXECUTED A PURCHASE AND SALE AGREEMENT, (ii) RESIDES, (iii) OBTAINS FINANCING OR (iv) CLOSED ON A HOME, EACH HOME IS LOCATED IN ST. LUCIE COUNTY, FLORIDA. ACCORDINGLY, AN IRREBUTTABLE PRESUMPTION EXISTS THAT THE APPROPRIATE VENUE FOR THE RESOLUTION OF ANY DISPUTE LIES IN ST. LUCIE COUNTY, FLORIDA. IN ADDITION TO THE FOREGOING, EACH OWNER AND THE DECLARANT AGREES THAT THE VENUE FOR RESOLUTION OF ANY DISPUTE LIES IN ST. LUCIE COUNTY, FLORIDA.

21.15 Reliance. BEFORE ACCEPTING A DEED TO A HOME, EACH OWNER HAS AN OBLIGATION TO RETAIN AN ATTORNEY IN ORDER TO CONFIRM THE VALIDITY OF THIS DECLARATION. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES HE OR SHE HAS SOUGHT AND RECEIVED SUCH AN OPINION OR HAS MADE AN AFFIRMATIVE DECISION NOT TO SEEK SUCH AN OPINION. THE DECLARANT AND BUILDERS ARE RELYING ON EACH OWNER CONFIRMING IN ADVANCE OF ACQUIRING A HOME THAT THIS DECLARATION IS VALID, FAIR AND ENFORCEABLE. SUCH RELIANCE IS DETRIMENTAL TO THE DECLARANT AND BUILDERS; ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EACH OWNER FROM TAKING THE POSITION THAT ANY PROVISION OF THIS DECLARATION IS INVALID IN ANY RESPECT. AS A FURTHER MATERIAL INDUCEMENT FOR THE DECLARANT TO SUBJECT PRESERVE AT SAVANNAH LAKES TO THIS DECLARATION, EACH OWNER DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE THE DECLARANT, BUILDERS AND THEIR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES AND ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER, IN LAW OR IN EQUITY, WHICH AN OWNER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF OWNER HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE DECLARANT, BUILDERS,

THEIR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AFFILIATES AND ASSIGNS, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS DECLARATION, OR THE EXHIBITS HERETO. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

21.16 Duration of Rights. The rights of the Declarant and Builders, as applicable, set forth in this Declaration shall, unless specifically provided to the contrary herein, extend for a period of time ending upon the earlier of: (i) the Community Completion Date; or (ii) a relinquishment of such rights by the Declarant or such Builder, as applicable, in an amendment to the Declaration recorded in the Public Records.

21.17 Additional Covenants. The Declarant may record additional covenants, conditions, restrictions, and easements applicable to portions of PRESERVE AT SAVANNAH LAKES, and may form condominium associations, sub-associations, or cooperatives governing such property. Any such instrument shall be consistent with the provisions of Section 5, and no person or entity shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of PRESERVE AT SAVANNAH LAKES without the Declarant's prior review and prior written consent. Evidence of the Declarant's prior written consent shall be obtained in the form of a joinder executed by the Declarant. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

21.18 Right to Approve Sales Materials. All sales, promotional, and advertising materials for any sale of property in PRESERVE AT SAVANNAH LAKES shall be subject to the prior written approval of the Declarant. The Declarant shall deliver notice of the Declarant's approval or disapproval of all such materials and documents within thirty (30) days of receipt of such materials and documents, and, if disapproved, set forth the specific changes requested. If the Declarant fails to deliver notice of the Declarant's approval or disapproval within such thirty (30) day period, the Declarant shall be deemed to have waived any objections to such materials and documents and to have approved the foregoing. Upon disapproval, the foregoing procedure shall be repeated until approval is obtained or deemed to be obtained. This Section 21.18 shall not apply to Authorized Builders.

21.19 Use Name of "PRESERVE AT SAVANNAH LAKES". No person or entity shall use the name "PRESERVE AT SAVANNAH LAKES," its logo, or any derivative of such name or logo in any printed or promotional material without the Declarant's prior written approval. Until the Turnover Date, the Declarant shall have the sole right to approve the use of the PRESERVE AT SAVANNAH LAKES name and logo, and such right shall automatically pass to the Association after the Turnover Date. However, Owners may use the name "PRESERVE AT SAVANNAH LAKES" in printed or promotional material where such term is used solely to specify that particular property is located within PRESERVE AT SAVANNAH LAKES. This Section 21.19 shall not apply to Authorized Builders.

21.20 Density Transfers. If the record title owner of a Parcel develops the Parcel so that the number of Lots contained in such Parcel is less than the allowable number of Lots allocated by governmental authorities to that particular Parcel, the excess allowable Lots not used by the such party (with respect to that Parcel) shall inure to the benefit of the Declarant.

21.21 No Failure of Easements. Notwithstanding anything contained in the Governing Documents to the contrary, should the intended creation of any easement provided for in the Governing Documents fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement or no separate ownership of the dominant and servient estates, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the Declarant and/or the Association, as applicable, as agent for such intended grantees, or to be a "springing easement" for the purpose of allowing the original party to whom, or the original party to which, the easements were originally intended to have been granted the benefit of such easement, and the Owners hereby designate the Declarant and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners'

behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created herein. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in the easement provisions hereof to the extent not so recited in some or all of such provisions.

22. Refund of Taxes and Other Charges. Unless otherwise provided herein, the Association agrees that any taxes, fees or other charges paid by the Declarant to any governmental authority, utility company or any other entity which at a later date are refunded in whole or in part, shall be returned to the Declarant in the event such refund is received by the Association.

23. Assignment of Powers. All or any part of the rights, exemptions, powers and reservations of the Declarant herein contained may be conveyed or assigned, in whole or in part, to other persons or entities by an instrument in writing duly executed, acknowledged, and, at the Declarant's option, recorded in the Public Records.

24. General Provisions.

24.1 Authority of Board. Except when a vote of the membership of the Association is specifically required, all decisions, duties, and obligations of the Association hereunder may be made by a majority of the Board. The Association and Owners shall be bound thereby.

24.2 Severability. Invalidation of any of the provisions of this Declaration by judgment or court order shall in no way affect any other provision, and the remainder of this Declaration shall remain in full force and effect.

24.3 Execution of Documents. The Declarant's plan of development for PRESERVE AT SAVANNAH LAKES including, without limitation, the creation of one (1) or more special taxing districts may necessitate from time to time the execution of certain documents as required by governmental agencies. To the extent that said documents require the joinder of Owners, the Declarant, by its duly authorized officers, may, as the agent or the attorney-in-fact for the Owners, execute, acknowledge and deliver such documents (including, without limitation, any consents or other documents required by any governmental agencies in connection with the creation of any special taxing district); and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through its duly authorized officers, as their proper and legal attorneys-in-fact, for such purpose. Said appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot or any other portion of PRESERVE AT SAVANNAH LAKES, to execute or otherwise join in any petition and/or other documents required in connection with the creation of any special taxing district relating to PRESERVE AT SAVANNAH LAKES or any portion(s) thereof.

24.4 Affirmative Obligation of the Association. In the event the Association believes that the Declarant has failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law or the Common Areas are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. The Association agrees that once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant.

24.5 Notices. Any notice required to be sent to any person, firm, or entity under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address at the time of such mailing, or when transmitted by any form of Electronic Transmission in accordance with Section 24.11 below.

24.6 Florida Statutes. Whenever this Declaration refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date this Declaration is recorded in the Public Records, except to the extent provided otherwise in the Governing Documents as to any particular provision of the Florida Statutes.

24.7 Construction Activities. ALL OWNERS, LESSEES, OCCUPANTS AND USERS OF PRESERVE AT SAVANNAH LAKES ARE HEREBY PLACED ON NOTICE THAT (1) THE DECLARANT, BUILDERS AND/OR THEIR RESPECTIVE AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES AND/OR (2) ANY OTHER PARTIES WILL BE, FROM TIME TO TIME, CONDUCTING CONSTRUCTION ACTIVITIES, BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO PRESERVE AT SAVANNAH LAKES, WHICH MAY CAUSE NOISE, DUST OR OTHER TEMPORARY DISTURBANCE. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF PRESERVE AT SAVANNAH LAKES, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO PRESERVE AT SAVANNAH LAKES WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE DECLARANT, BUILDERS AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM THE DECLARANT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF PRESERVE AT SAVANNAH LAKES HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING.

24.8 Title Documents. Each Owner by acceptance of a deed to a Lot acknowledges that such Lot is subject to certain land use and title documents recorded in the Public Records (collectively, the "**Title Documents**"). The Declarant's plan of development for PRESERVE AT SAVANNAH LAKES may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. THE DECLARANT RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners, the Declarant, by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that such Owner has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents. Without limiting the foregoing, upon the Community Completion Date, the Association shall assume all of the obligations of the Declarant under the Title Documents unless otherwise provided by

the Declarant by amendment to this Declaration recorded by the Declarant in the Public Records, from time to time, and in the sole and absolute discretion of the Declarant.

24.9 Right to Contract for Telecommunications Services. The Declarant or the Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of PRESERVE AT SAVANNAH LAKES. Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, the fees for the Telecommunications Services payable to the Telecommunications Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

24.10 Electronic or Video Communication. Wherever the Governing Documents require members' attendance at a meeting either "in person or by proxy," members may attend and participate at such meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication; provided, however, members may attend and participate in this manner only if a majority of the Board approved use of telephone, real-time videoconferencing, or similar real-time electronic or video communication for participation and attendance at meetings.

24.11 Electronic Transmission as Substitute for Writing. Wherever the Governing Documents require action by the Association to be taken in writing, such action may be taken by Electronic Transmission, with the exception of the following: (i) giving notice of a meeting called in whole or in part for the purpose of recalling and removing a member of the Board; and (ii) when requesting dispute resolution, or collecting payments for assessments and providing notice of lien claims.

24.12 Enforcement of Governing Documents. Enforcement of the Governing Documents, including, without limitation, this Declaration, may be by proceeding at law for damages or in equity to compel compliance with the terms hereof or to prevent violation or breach of any of the covenants or terms herein. The Declarant, the Association or any Owner may, but shall not be required to, seek enforcement of the Governing Documents.

24.13 Right to Contract. Prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right, to make the Common Areas available to individuals, persons, firms or corporations other than the Owners. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations to pay Assessments pursuant to this Declaration, or give any Owner the right to avoid any of the provisions of this Declaration. Prior to the Turnover Date, the Declarant shall have the right to determine from time to time, and at any time, in the Declarant's sole absolute discretion, the manner in which the Common Areas will be made available to individuals, persons, firms or corporations other than the Owners and the fees and charges that may be charged for such use. In addition, prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right to enter into agreements for maintenance, lease, use, license, or easements with any other homeowners association, property owners association, governmental or quasi-governmental agency or other entity. The Declarant or the Board may enter into such agreement on behalf of the Association without the prior written consent or joinder of any other party; provided, however, prior to the Turnover Date, all such agreements entered into by the Association require the prior written consent of the Declarant. Such agreements may obligate the Association to maintain certain real property or improvements not owned by the Declarant or the Association, or such agreements may obligate the Association to pay a contribution for maintenance costs or use fees for certain real property or improvements not owned by the Declarant or the Association. Any expense incurred by the Association, or payment required to be made by the Association, in connection with any such agreement shall constitute an Operating Expense of the Association.

24.14 Declarant's Disclaimer of Representations. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE DECLARANT MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER EITHER EXPRESS OR IMPLIED, THAT ANY PLANS PRESENTLY ENVISIONED FOR THE COMPLETE DEVELOPMENT OF PRESERVE AT SAVANNAH LAKES OR SURROUNDING LAND CAN OR WILL BE CARRIED OUT, OR THAT ANY REAL PROPERTY NOW OR HEREAFTER

ACQUIRED BY THE DECLARANT IS OR WILL BE SUBJECT TO THIS DECLARATION, OR THAT ANY SUCH REAL PROPERTY (WHETHER OR NOT IT HAS BEEN SUBJECTED TO THIS DECLARATION) IS OR WILL BE COMMITTED TO OR DEVELOPED FOR A PARTICULAR (OR ANY) USE OR PURPOSE, OR THAT SUCH REAL PROPERTY ONCE USED FOR A PARTICULAR USE, WILL CONTINUE IN EFFECT OR WILL BE SUFFICIENT FOR SUCH PURPOSE. While the Declarant has no reason to believe that any of the covenants, restrictions and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, the Declarant makes no warranty or representation as to the present or future validity or enforceability of any such covenants, restrictions and other provisions. Any Owner acquiring a Lot in reliance on such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold the Declarant harmless therefrom.

24.15 Additional Right of Association to Enter into Agreements. The Association may enter into agreements to acquire leaseholds, memberships, and other possessory or use interests in other lands or facilities outside of PRESERVE AT SAVANNAH LAKES, including, but not limited to, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, recreational amenities facilities, and other facilities. Pursuant to Section 720.31(6), Florida Statutes (2024), the Association is hereby expressly authorized to enter into such agreements upon the approval of a majority of the Board, and without any vote of the members of the Association, regardless of when the Association enters into such agreement. Notwithstanding the foregoing, prior to the Community Completion Date, any such agreement entered into by the Association shall require the prior written approval of the Declarant. The purpose of this Section is to confirm the Board's express authority to enter into such agreements on behalf of the Association without a vote of the members, pursuant to Section 720.31(6), Florida Statutes (2024). Nothing in this Section shall limit the Declarant's right and authority to approve and enter into any such agreements for leaseholds, memberships or other possessory or use interests with respect to PRESERVE AT SAVANNAH LAKES or any lands or facilities outside of PRESERVE AT SAVANNAH LAKES prior to the Turnover Date.

24.16 Right to Contract for Street Light Services. The Declarant, the District, or the Association shall have the right, but not the obligation, to enter into one or more contracts with any private provider or third party entity (a "**Private Street Light Provider**") for the provision of street lighting services, including, but not limited to, solar power street lights, within all or any part of PRESERVE AT SAVANNAH LAKES. Prior to the Community Completion Date, all contracts between a Private Street Light Provider and the Association or the District, if any, shall be subject to the prior written approval of the Declarant. If any such contract is established, any fees for such street light services payable to the Private Street Light Provider shall be Operating Expenses or District Maintenance Special Assessments, as applicable, and shall be included within the annual budget of the Association or the District, as applicable.

25. Surface Water Management System.

25.1 General. The CDD shall be responsible for maintenance, operation and repair of the SWMS in PRESERVE AT SAVANNAH LAKES. All SWMS within PRESERVE AT SAVANNAH LAKES, excluding those areas (if any) normally maintained by the County, the City or another governmental agency, will be the ultimate responsibility of the CDD, whose agents, employees, contractors and subcontractors may enter any portion of the SWMS and make whatever alterations, improvements or repairs that are deemed necessary to provide or restore property water management. Notwithstanding the CDD's ultimate responsibility for the maintenance of SWMS, the Association shall have the right to enforce the provisions of this Section 25 to the extent the CDD does not take enforcement action. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION AND THE DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

25.1.1 Except as permitted by the Permit, no construction activities may be conducted relative to any portion of the SWMS without the prior written consent of SFWMD. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the SWMS. To the extent there exists within PRESERVE AT SAVANNAH LAKES wetland

mitigation areas or retention/detention areas, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SFWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SFWMD in the Permit may be conducted without specific written approval from SFWMD.

25.1.2 No Owner, Builder or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair, or landscaping purposes by the Declarant, the District, the Association or any appropriate governmental agency that may reasonably require access. Nonexclusive easements therefor are hereby specifically reserved and created.

25.1.3 No Lot, Parcel or Common Area shall be increased in size by filling in any retention/detention area that it abuts. No person shall fill, dike, rip-rap, block, divert or change the established retention/detention areas that have been or may be created without the prior written consent of the Association. No person other than the Declarant, the District or the Association may draw water for irrigation or other purposes from any retention/detention areas, nor is any boating, wading, or swimming in such retention/detention areas allowed.

25.1.4 All SWMS, excluding those areas (if any) maintained by the County, the City or another governmental agency will be the ultimate responsibility of the CDD. The CDD may enter any Lot, Parcel, the Common Area or the Facilities and make whatever alterations, improvements or repairs are deemed necessary to provide, maintain, or restore proper SWMS. The cost of such alterations, improvements or repairs shall be part of the District Maintenance Special Assessments. NO PERSON MAY REMOVE NATIVE VEGETATION THAT MAY BECOME ESTABLISHED WITHIN ANY WETLAND CONSERVATION AREAS. “REMOVAL” INCLUDES DREDGING, APPLICATION OF HERBICIDE, PULLING AND CUTTING.

25.1.5 Nothing in this Section shall be construed to allow any person to construct any new water management facility, or to alter any SWMS, without first obtaining the necessary permits from all governmental agencies having jurisdiction, including SFWMD, the Association, the District and the Declarant, its successors and assigns.

25.1.6 SFWMD has the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association and the District to compel it to correct any outstanding problems with the SWMS.

25.1.7 Any amendment of the Declaration affecting the SWMS or the operation and maintenance of the SWMS shall have the prior written approval of SFWMD.

25.1.8 If the Association ceases to exist, and the District does not own and operate all the SWMS, the SWMS shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code (2024), and the Environmental Resource Permit Applicant’s Handbook Volume 1, Section 12.3, and be approved by SFWMD prior to such termination, dissolution, or liquidation.

25.1.9 No Owner or Builder may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the Permit and/or Plat, unless prior approval is received from SFWMD pursuant to environmental resource permitting.

25.1.10 Each Owner and Builder within PRESERVE AT SAVANNAH LAKES at the time of the construction of a Home or structure shall comply with the construction plans for the SWMS approved and on file with SFWMD.

25.1.11 Owners and Builders shall not remove native vegetation (including cattails) that becomes established within the retention/detention areas abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners and Builders shall address any questions regarding authorized activities within the retention/detention areas to SFWMD.

25.2 Proviso. Notwithstanding any other provision in this Declaration, no amendment of the Governing Documents by any person, and no termination or amendment of this Declaration, will be effective to change the CDD's responsibilities for the SWMS, unless the amendment has been consented to in writing by SFWMD. Any proposed amendment that would affect the SWMS must be submitted to SFWMD for a determination of whether the amendment necessitates a modification of the Permit.

25.3 Mitigation Area Monitoring. In the event PRESERVE AT SAVANNAH LAKES has onsite wetland mitigation (as defined in the regulations) that requires monitoring and maintenance by the Association, the Association shall include in its budget an appropriate allocation of funds for monitoring and maintenance of the wetland mitigation area(s) each year until SFWMD and/or any applicable governmental agencies having jurisdiction determine that the area(s) is successful in accordance with the Permit and all other applicable permits or regulatory requirements.

25.4 Wetland Conservation Areas. Parcels may contain or be adjacent to wetlands, wetland mitigation or preservation areas, upland conservation areas and drainage easements, which may be dedicated by Plat and/or protected by a conservation easement ("**Wetland Conservation Areas**"). The Wetland Conservation Areas must be permanently retained in a natural state, and may not be altered from their present state, except as may be specifically authorized in writing by the County, SFWMD or any governmental agencies having jurisdiction. Owners of Lots abutting Wetland Conservation Areas shall not remove native vegetation (including cattails) that becomes established within the Wetland Conservation Areas abutting their Lot. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the Wetland Conservation Areas to the SFWMD, Surface Water Regulation Manager. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WETLAND CONSERVATION AREAS IN CENTER LAKE AT THE PARK; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THE WATER LEVELS OF ALL WETLAND CONSERVATION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT.

25.5 Use Restrictions for Wetland Conservation Areas. The Wetland Conservation Areas may in no way be altered from their natural or permitted state. These use restrictions may be defined on the Permit and the Plats associated with PRESERVE AT SAVANNAH LAKES. Activities prohibited within the conservation areas include, but are not limited to, the following:

25.5.1 No structures or construction of any kind may be erected;

25.5.2 No filling, excavation, dredging, prop-dredging, grading, paving, clearing, timbering, ditching, draining, contamination, or other development shall be permitted;

25.5.3 No activity may be done or performed which would adversely affect or impair (i) endangered or threatened species of special concern as to nesting, reproduction, food source, habitat or cover or affect the vegetation itself; (ii) available habitat for fish and aquatic life or result in emigration from adjacent or associated ecosystems and macro habitats; (iii) existing biosystems or ecosystems; or (iv) recovery of an impaired system;

25.5.4 No organic or inorganic matter or deleterious substances or chemical compounds may be discharged or placed in the Wetland Conservation Areas;

25.5.5 Surface use except for purposes that permit the land or water area to remain predominately in its natural condition;

25.5.6 Activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat preservation or conservation;

25.5.7 Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;

25.5.8 Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archeological or cultural significance;

25.5.9 No Owner within PRESERVE AT SAVANNAH LAKES may construct or maintain any building, residence, or structure, or undertake or perform any activity in the Wetland Conservation Areas described in the Permit and Plat, including the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s), unless prior approval is received from SFWMD; and

25.5.10 Each Owner within PRESERVE AT SAVANNAH LAKES at the time of construction of a building, residence, or structure shall comply with the construction plans for the SWMS approved and on file with SFWMD.

LOTS MAY CONTAIN OR ABUT WETLAND CONSERVATION AREAS THAT ARE PROTECTED UNDER RECORDED CONSERVATION EASEMENTS. THESE AREAS MAY NOT BE ALTERED FROM THEIR PRESENT CONDITIONS EXCEPT IN ACCORDANCE WITH THE RESTORATION PROGRAM INCLUDED IN THE CONSERVATION EASEMENT, OR EXCEPT TO REMOVE EXOTIC OR NUISANCE VEGETATION, INCLUDING, WITHOUT LIMITATION, MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, JAPANESE CLIMBING FERN, CATTAILS, PRIMROSE WILLOW, AND GRAPE VINE. THE DISTRICT IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF SIGNAGE REQUIRED BY THE PERMIT ISSUED BY SFWMD, WHICH MAINTENANCE SHALL BE PERFORMED TO THE GREATEST DEGREE LAWFUL BY THE DISTRICT.

26. Resolution of Disputes.

26.1 By acceptance of a deed to a Lot, each Owner specifically agrees that the purchase of a Lot involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Declaration or any dealings between the Lot Owner and the Declarant or any Authorized Builder; (2) arising by virtue of any representations, promises or warranties alleged to have been made by the Declarant or the Declarant's representatives, any Authorized Builder, or any Authorized Builder's representatives; (3) relating to personal injury or property damage alleged to have been sustained by the Owner, the Owner's children or other occupants of the Lot; or (4) issues of formation, validity or enforceability of this Section 26. Each Owner agrees to the foregoing on behalf of his or her children and other occupants of the Lot with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

26.2 Any and all mediations commenced by any Owner, or the Declarant, or an Authorized Builder shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

26.3 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00) or includes a demand for punitive damages, the Dispute shall be heard and determined by three (3) arbitrators; however, if mutually agreed to by the Lot Owner and the Declarant, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

26.4 The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. By acceptance of a deed to a Lot, each Owner specifically agrees (i) that any Dispute involving the Declarant's affiliates, directors, officers, employees and agents and any Authorized Builder's affiliates, directors, officers, employees, and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (ii) that the Declarant or Authorized Builder, as applicable, may, at their sole election, include the Declarant's and/or Authorized Builder's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (iii) that the mediation and arbitration will be limited to the parties specified herein.

26.5 To the fullest extent permitted by applicable law, by acceptance of a deed to a Lot, each Owner specifically agrees that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, by acceptance of a deed to a Lot, each Owner agrees that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

26.6 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the non-contesting party shall be awarded reasonable attorneys' fees, paraprofessionals' fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessionals' fees and expenses incurred in enforcing such settlement or award.

26.7 An Owner may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

26.8 The Declarant and Authorized Builders support the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

26.8.1 Notwithstanding the requirements of arbitration stated in this Section 26, each Owner shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

26.8.2 Prior to Turnover, the Declarant and/or Authorized Builder, as applicable, agrees to pay for one (1) day of mediation (mediator fees plus any administrative fees relating to the mediation). Any mediator and associated administrative fees incurred thereafter shall be shared equally by the parties.

26.8.3 The fees for any claim pursued via arbitration in an amount of Ten Thousand and No/100 Dollars ($10,000.00) or less shall be apportioned as provided in the Home Construction Arbitration Rules of the AAA or other applicable rules.

26.9 Notwithstanding the foregoing, if either the Declarant, an Authorized Builder, or an Owner seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

26.10 THE DECLARANT, EACH AUTHORIZED BUILDER AND EACH OWNER BY ACCEPTANCE OF A DEED TO A LOT SPECIFICALLY AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS THE DECLARANT OR AN AUTHORIZED BUILDER FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 26.4 ABOVE.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this _____ day of _____, 2025.

WITNESSES:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

"**DECLARANT**"

SK SAVANNAH LAKES LLC, a Delaware limited liability company

By:_____
Print Name: _____
Title: _____

Address: _____
_____

{COMPANY SEAL}

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025 by _____, as _____ of SK SAVANNAH LAKES LLC, a Delaware limited liability company, on behalf of the company. He/She ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

_____
NOTARY PUBLIC

Print Name _____

JOINDER

SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in the COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (the "**Declaration**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this ____ day of _____, 2025.

WITNESSES:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

By:_____
Name: William Fife
Title: President

Address: _____
_____

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by William Fife, as President of SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

_____
NOTARY PUBLIC, State of Florida at Large

Print Name _____

MORTGAGEE JOINDER BY NVR, INC.

For good and valuable consideration in hand paid, **NVR, INC.**, a Virginia corporation (the "**Mortgagee**"), as owner and holder of that certain Indemnity Mortgage recorded in Official Records as File # 5014282, OR Book 4796, Page 2378, of the Public Records of Saint Lucie County, Florida, as may be subsequently modified ("**Mortgage**") securing all of the real property described therein, hereby consents to the making and recording of the COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (the "**Declaration**") to which this Joinder is attached. Mortgagee hereby consents and agrees that the aforesaid Mortgages held by Mortgagee is and shall be subject and subordinate to the foregoing Declaration.

Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgages on the mortgaged premises, or any of the rights and remedies of the Mortgagee or any subsequent holder thereof, nor shall anything herein contained by construed as an assumption by Mortgagee of any obligations of the Declarant (as defined in the Declaration) of the foregoing Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this _____ day of _____, 2025.

WITNESSES:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

MORTGAGEE:

NVR, INC., a Virginia corporation

By: _____
Name: _____
Title: _____

Address: _____
_____

[SEAL]

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as _____ of **NVR, INC.**, a Virginia corporation, on behalf thereof, who ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

_____
NOTARY PUBLIC, State of Florida at Large
Print Name: _____

MORTGAGEE JOINDER BY LENNAR HOMES, LLC

For good and valuable consideration in hand paid, **LENNAR HOMES, LLC**, a Florida limited liability company (the "**Mortgagee**"), as owner and holder of that certain Mortgage and Security Agreement recorded in Official Records as File # 5033483, OR Book 4818, Page 104, of the Public Records of Saint Lucie County, Florida, as may be subsequently modified ("**Mortgage**") securing all of the real property described therein, hereby consents to the making and recording of the COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (the "**Declaration**") to which this Joinder is attached. Mortgagee hereby consents and agrees that the aforesaid Mortgages held by Mortgagee is and shall be subject and subordinate to the foregoing Declaration.

Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgages on the mortgaged premises, or any of the rights and remedies of the Mortgagee or any subsequent holder thereof, nor shall anything herein contained by construed as an assumption by Mortgagee of any obligations of the Declarant (as defined in the Declaration) of the foregoing Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this _____ day of _____, 2025.

WITNESSES:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

MORTGAGEE:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

Address: _____
_____

[SEAL]

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as _____ of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf thereof, who ☐ is personally known to me or ☐ has produced _____ as identification.

My commission expires:

_____
NOTARY PUBLIC, State of Florida at Large
Print Name: _____

EXHIBIT 1

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE EAST L /2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 89º15'56" EAST, 130 FEET; THENCE RUN SOUTH 02º04'47" WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27; 2,279.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02º04'47" WEST, 373.59 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 0º351 43" WEST IN SECTION 34, 1, 500.94 FEET; THENCE RUN SOUTH 89º271'30" EAST; THENCE RUN SOUTH 00º281 WEST, 80 FEET; THENCE RUN SOUTH 89º27'30" EAST, 1,369.20 FEET TO THE WEST LINE OF THE PROPERTY OWNED BY THE CITY OF FORT PIERCE; THENCE RUN NORTH 00º40' EAST ALONG SAID CITY PROPERTY LINE, 1,580.6 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 00º40' EAST INTO SECTION 26, 364.16 FEET; THENCE RUN NORTH 89º15'56" WEST, A DISTANCE OF 2,743.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.686 ACRES, MORE OR LESS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR U.S. NO. 1.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY FLORIDA.

PARCELS 2 & 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN SECTIONS 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4579, PAGE 2834; THENCE NORTH 89º39'10" WEST, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00º20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89º39'10" WEST, A DISTANCE OF 1,383.43 FEET; THENCE NORTH 00º27'48" EAST, A DISTANCE OF 1,501.33 FEET; THENCE NORTH 01º54'47" EAST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 50º23'06" WEST, A DISTANCE OF 192.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 02º05,50" WEST, A DISTANCE OF 249.63 FEET; THENCE SOUTH 89º50'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00º27'48" WEST, A DISTANCE OF 167.42 FEET; THENCE NORTH 89º50'51" WEST, A DISTANCE FO 1,256.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,459.20 FEET, THE CHORD OF WHICH BEARS NORTH 01º00'52" WEST, 417.67 FEET; THENCE NORTHLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.70 FEET THROUGH A CENTRAL ANGLE FO 02º05'19"; THENCE SOUTH 89º48'57" EAST, A DISTANCE OF 1,259.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.010 ACRES, MORE OR LESS.

CONTAINING 132.696 TOTAL ACRES, MORE OR LESS.

EXHIBIT 2

ARTICLES OF INCORPORATION

State of Florida

Department of State

I certify from the records of this office that SAVANNAH LAKES COMMUNITY ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on February 3, 2023.

The document number of this corporation is N23000001191.

I further certify that said corporation has paid all fees due this office through December 31, 2023, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 523A00002826-020623-N23000001191-1/1, noted below.

Authentication Code: 523A00002826-020623-N23000001191-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixth day of February, 2023

Secretary of State

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida corporation, filed on February 3, 2023, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H23000045495. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N23000001191.

Authentication Code: 523A00002826-020623-N23000001191-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixth day of February, 2023

Secretary of State

February 6, 2023

SAVANNAH LAKES COMMUNITY ASSOCIATION, INC.
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FL 33637US

The Articles of Incorporation for SAVANNAH LAKES COMMUNITY ASSOCIATION, INC. were filed on February 3, 2023, and assigned document number N23000001191. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H23000045495.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at (850) 245-6052.

Dil Sultana
Regulatory Specialist II
New Filings Section
Division of Corporations Letter Number: 523A00002826

ARTICLES OF INCORPORATION

OF

SAVANNAH LAKES COMMUNITY ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)

TABLE OF CONTENTS

		Page
1.	Name of Corporation	2
2.	Principal Office	2
3.	Registered Office - Registered Agent	2
4.	Definitions	2
5.	Purpose of the Association	2
6.	Not for Profit	2
7.	Powers of the Association	2
8.	Voting Rights	4
9.	Board of Directors	4
10.	Dissolution	4
11.	Duration	4
12.	Amendments	4
13.	Limitations	5
14.	Officers	5
15.	Indemnification of Officers and Directors	5
16.	Transactions in Which Directors or Officers are Interested	5

ARTICLES OF INCORPORATION
OF
SAVANNAH LAKES COMMUNITY ASSOCIATION, INC.
(A NOT-FOR-PROFIT CORPORATION)

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a not-for-profit corporation, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

2. Principal Office. The principal office of the Association is: 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637.

3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is: 401 East Jackson Street, Suite 2100, Tampa, Florida 33602. The name of the Registered Agent of the Association is:

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
C/O CHRISTIAN F. O'RYAN, ESQ.

4. Definitions. The COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (the "**Declaration**") will be recorded in the Public Records of St. Lucie County, Florida, and shall govern all of the operations of a community to be known as PRESERVE AT SAVANNAH LAKES. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

5. Purpose of the Association. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of the Common Areas and improvements thereon; (ii) perform the duties delegated to it in the Declaration, the Bylaws and these Articles; and (iii) administer the rights and interests of the Declarant, Builders, the Association and the Owners.

6. Not for Profit. The Association is a not-for-profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.

7. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

7.1 To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, as herein provided;

7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and PRESERVE AT SAVANNAH LAKES;

7.3 To operate and maintain the SWMS, in the event the District does not own and operate all SWMS. The Association shall operate, maintain and manage the SWMS in a manner consistent with the Permit requirements and applicable SFWMD rules, and shall assist in the enforcement of the provisions of the Declaration that relate to the SWMS. To the extent required by the Permit, the Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the SWMS. In the event the District does not own and operate all SWMS, Assessments may be used for the maintenance and repair of the SWMS and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures, and drainage easements;

7.4 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and the Bylaws;

7.5 To pay all Operating Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

7.6 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration;

7.7 To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; and (b) the prior written consent of the Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

7.8 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of PRESERVE AT SAVANNAH LAKES to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

7.9 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

7.10 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, PRESERVE AT SAVANNAH LAKES, the Common Areas, Lots, Parcels and Homes as provided in the Declaration and to effectuate all of the purposes for which the Association is organized;

7.11 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

7.12 To employ personnel and retain independent contractors to contract for management of the Association, PRESERVE AT SAVANNAH LAKES, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;

7.13 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and PRESERVE AT SAVANNAH LAKES, as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services;

7.14 To establish committees and delegate certain of its functions to those committees;

7.15 To have the power to sue and be sued;

7.16 To take any other action necessary or desirable to carry out any purpose for which the Association has been organized; and

7.17 To enter into agreements with other homeowners associations, property associations or other third parties, including, without limitation, any cost-sharing agreements or agreements to acquire licenses, leaseholds, memberships, and other possessory or use interests in other lands or facilities outside of PRESERVE AT SAVANNAH LAKES, including, but not limited to, facilities, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, recreational amenities facilities, and other facilities. Pursuant to Section 720.31(6), Florida Statutes (2022), the Association is hereby expressly authorized to enter into such agreements upon the approval of a majority of the Board, and without any vote of the members of the Association, regardless of when the Association enters into such agreement.

8. Voting Rights. Owners, Builders, and the Declarant shall have the voting rights set forth in the Declaration.

9. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
Candice Smith	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637
Timothy Smith	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637
Greg Meath	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637

10. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. In the event of termination, dissolution or final liquidation of the Association, and the District does not own and operate all the SWMS, the responsibility of the operation and maintenance of the SWMS must be transferred to and accepted by an entity which complies with Rule 62-330.310, Florida Administrative Code (2022), and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SFWMD prior to such termination, dissolution, or liquidation.

11. Duration. Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments prior to the Turnover. Prior to the Turnover, but subject to the general and specific restrictions on amendments set forth above, the Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except to the extent limited by applicable law as of the date the Declaration is recorded. The Declarant's right to amend under this Section is to be construed as broadly as possible. In the event the Association shall desire to amend these Articles prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. The Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments From and After the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth above, these Articles may be amended with the

approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Limitations.

13.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2 Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of the Declarant.

13.3 Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

14. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	Candice Smith	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637
Vice President:	Timothy Smith	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637
Secretary/Treasurer:	Greg Meath	14025 Riveredge Drive, Suite 175 Tampa, Florida 33637

15. Indemnification of Officers and Directors. The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

16. Transactions in Which Directors or Officers are Interested. No contract or transaction between the Association and one (1) or more of its Directors or Officers or the Declarant, or between the Association

and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are officers, directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

[Signature on the Following Page]

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 3rd day of February, 2023.



Christian F. O'Ryan, Esq.
Incorporator
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 3rd day of February, 2023.

STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.



By: _____
Christian F. O'Ryan, Esq.

Registered Office:

401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Principal Corporation Office:

14025 Riveredge Drive, Suite 175
Tampa, Florida 33637

EXHIBIT 3

BYLAWS

BYLAWS

OF

SAVANNAH LAKES COMMUNITY ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)

TABLE OF CONTENTS

1. Name and Location 1
2. Definitions 1
3. Members 1
4. Board of Directors 3
5. Meeting of Directors 5
6. Powers and Duties of the Board 6
7. Obligations of the Association 7
8. Officers and Their Duties 7
9. Committees 8
10. Records 8
11. Corporate Seal 8
12. Amendments 8
13. Conflict 9
14. Fiscal Year 9
15. Miscellaneous 9

BYLAWS
OF
SAVANNAH LAKES COMMUNITY ASSOCIATION, INC.

1. Name and Location. The name of the corporation is SAVANNAH LAKES COMMUNITY ASSOCIATION, INC. (the "**Association**"). The principal office of the corporation shall be located at 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637, or at such other location determined by the Board of Directors (the "**Board**") from time to time.

2. Definitions. The definitions contained in the COMMUNITY DECLARATION FOR PRESERVE AT SAVANNAH LAKES (the "**Declaration**") relating to the residential community known as PRESERVE AT SAVANNAH LAKES, recorded, or to be recorded, in the Public Records of St. Lucie County, Florida, are incorporated herein by reference and made a part hereof. In addition to the terms defined in the Declaration, the following terms shall have the meanings set forth below:

"**Minutes**" shall mean the minutes of all member and Board meetings, which shall be in the form required by the Florida Statutes. In the absence of governing Florida Statutes, the Board shall determine the form of the minutes.

"**Official Records**" shall mean all records required to be maintained by the Association pursuant to Section 720.303(4), Florida Statutes (2024).

3. Members.

3.1 Voting Interests. Each Owner, Builder and the Declarant shall be a member of the Association. No person who holds an interest in a Lot only as security for the performance of an obligation shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. There shall be one (1) vote appurtenant to each Lot. Prior to the Turnover, the Declarant shall have Voting Interests equal to nine (9) votes per Lot owned by the Declarant; provided, however, as to land which is annexed or added pursuant to the terms of the Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel owned by the Declarant, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to nine (9) votes per Lot owned by the Declarant in lieu of the votes per acre. Thereafter, the Declarant shall have Voting Interests equal to one (1) vote for each Lot owned by the Declarant. For the purposes of determining who may exercise the Voting Interest associated with each Lot, the following rules shall govern:

3.1.1 Home Owned By Legally Married Couple. Either spouse (but not both) may exercise the Voting Interest with respect to a Lot. In the event the spouses cannot agree, neither may exercise the Voting Interest.

3.1.2 Trusts. In the event that any trust owns a Lot, the Association shall have no obligation to review the trust agreement with respect to such trust. By way of example, if the Lot is owned by Robert Smith, as Trustee, Robert Smith shall be deemed the Owner of the Lot for all Association purposes. If the Lot is owned by Robert Smith as Trustee for the Laura Jones Trust, then Robert Smith shall be deemed the member with respect to the Lot for all Association purposes. If the Lot is owned by the Laura Jones Trust, and the deed does not reference a trustee, then Laura Jones shall be deemed the member with respect to the Lot for all Association purposes. If the Lot is owned by the Jones Family Trust, the Jones Family Trust may not exercise its Voting Interest unless it presents to the Association, in the form of an attorney opinion letter or affidavit reasonably acceptable to the Association, the identification of the person who should be treated as the member with respect to the Lot for all Association purposes. If Robert Smith and Laura Jones, as Trustees, hold title to a Lot, either trustee may exercise the Voting Interest associated with such Lot. In the event of a conflict between trustees, the Voting Interest for the Lot in question cannot be exercised. In the event that any other form of trust ownership is presented to the Association, the decision of the Board as to who may exercise the Voting Interest with respect to any Lot shall be final. The Association shall have no obligation to obtain

an attorney opinion letter in making its decision, which may be made on any reasonable basis whatsoever.

3.1.3 Corporations. If a Lot is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot.

3.1.4 Limited Liability Companies. If a Lot is owned by a limited liability company, the company shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot.

3.1.5 Partnerships. If a Lot is owned by a limited partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Lot is owned by a general partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. In the event of a conflict among general partners entitled to exercise a Voting Interest, the Voting Interest for such Lot cannot be exercised.

3.1.6 Multiple Individuals. If a Lot is owned by more than one individual, any one of such individuals may exercise the Voting Interest with respect to such Lot. In the event that there is a conflict among such individuals, the Voting Interest for such Lot cannot be exercised.

3.1.7 Liability of the Association. The Association may act in reliance upon any writing or instrument or signature, whether original or by Electronic Transmission, which the Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as the Association acts in good faith, the Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that the Association permitted or denied any person the right to exercise a Voting Interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.2 Annual Meetings. The annual meeting of the members (the "**Annual Members Meeting**") shall be held at least once each calendar year on a date, at a time, and at a place to be determined by the Board.

3.3 Special Meetings of the Members. Special meetings of the members (a "**Special Members Meeting**") may be called by the President, a majority of the Board, or upon written request of ten percent (10%) of the Voting Interests of the members. The business to be conducted at a Special Members Meeting shall be limited to the extent required by Florida Statutes.

3.4 Notice of Members Meetings. Written notice of each members meeting shall be given by, or at the direction of, any officer of the Board or any management company retained by the Association. A copy of the notice shall be given to each member entitled to vote, not less than ten (10) days before the meeting (provided, however, in the case of an emergency, two (2) days' notice will be deemed sufficient), unless otherwise required by Florida law. Written notice is effective (i) when mailed, if mailed postpaid and correctly addressed to the members' address last appearing on the books; or (ii) when transmitted by any form of Electronic Transmission. The notice shall specify the place, day, and hour of the meeting and, in the case of a Special Members Meeting, the purpose of the meeting. Alternatively, and to the extent not prohibited by the Florida Statutes, as amended from time to time, the Board may, by majority consent, adopt from time to time, other procedures for giving notice to the members of the Annual Members Meeting or a Special Members Meeting. By way of example, and not of limitation, such notice may be included in a newsletter sent to each member.

3.5 Quorum of Members. Until the Turnover, a quorum shall be established by Declarant's presence, in person or by proxy, at any meeting. After the Turnover, a quorum for purposes of conducting business shall be established by the presence, in person or by proxy, of the members entitled to cast ten percent (10%) of the total Voting Interests, except as otherwise provided in the Declaration, the Articles, or these Bylaws. To the extent permitted by applicable law, as amended from time to time, members may attend members' meetings and vote as if physically present via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A member's attendance via telephone, real-time videoconferencing, or similar real-time electronic or video communication shall count toward the quorum requirements as if such member was physically present. In the event members elect not to be physically present at a members' meeting, a speaker must be used so that the conversation of such members may be heard by the Board or committee members attending in person as well as by any Owners and Builders present at the meeting. Notwithstanding the foregoing or any other provision of these Bylaws to the contrary, members may attend and participate via telephone, real-time videoconferencing, or similar real-time electronic or video communication only if a majority of the Board approved such manner of attendance.

3.6 Adjournment of Members Meetings. If, however, a quorum shall not be present at any members meeting, the meeting may be adjourned as provided in the Florida Statutes. In the absence of a provision in the Florida Statutes, the members present shall have power to adjourn the meeting and reschedule it on another date.

3.7 Action of Members. Decisions that require a vote of the members must be made by a concurrence of a majority of the Voting Interests present in person or by proxy, represented at a meeting at which a quorum has been obtained unless provided otherwise in the Declaration, the Articles, or these Bylaws.

3.8 Proxies. At all meetings, members may vote their Voting Interests in person or by proxy. In addition, to the extent permitted by the Board and to extent the Association adopted technology that facilitates voting remotely, members may also cast their votes utilizing such technology and participating via telephone, real-time videoconferencing, or similar real-time electronic or video communication. All proxies shall comply with the provisions of Section 720.306(8), Florida Statutes (2024), as amended from time to time, be in writing, and be filed with the Secretary at, or prior to, the meeting. Proxyholders may also attend and/or participate via telephone, real-time videoconferencing, or similar real-time electronic or video communication so long as the proxies are delivered to the Secretary at or prior to the meeting and otherwise in compliance with this Section 3.8. Every proxy shall be revocable prior to the meeting for which it is given.

4. Board of Directors.

4.1 Number. The affairs of the Association shall be managed by a Board consisting of no less than three (3) persons and no more than five (5) persons. Board members appointed by the Declarant need not be members of the Association. Board members elected by Owners must be members of the Association. Pursuant to Section 720.307(2), Florida Statutes (2024) Owners are entitled to elect one (1) member of the Board (the "**Pre-Turnover Director**") when fifty percent (50%) of all the Lots ultimately planned for PRESERVE AT SAVANNAH LAKES are conveyed to Owners, provided the Owners exercise such right. In the event the Owners do not exercise the right to elect the Pre-Turnover Director, then a vacancy on the Board shall occur and the remaining members of the Board may fill such vacancy.

4.2 Term of Office. The term of office for the Pre-Turnover Director shall end at the next Annual Members Meeting after the Pre-Turnover Director's election, or on the date the Turnover election takes place (the "**Turnover Date**"), whichever occurs first. In the event that the Pre-Turnover Director's term expires at the Annual Members Meeting, a new Pre-Turnover Director shall be elected by the Owners at the next Annual Members Meeting or on the Turnover Date, whichever occurs first, with the election process repeated thereafter until Turnover. Except with respect to the Pre-Turnover Director, the election of Directors shall take place after the Declarant no longer has the authority to appoint a majority Board and shall take place on the Turnover Date. On the Turnover Date the members shall elect three (3) Directors: one (1) Director for a term of one (1) year, one (1) Director for a term two (2) years, and one (1) Director for a term of three (3) years. The candidates receiving the most votes shall be elected to office.

Of such candidates receiving the most votes, (i) the candidate with the most votes shall serve as the Director for three (3) years; (ii) the candidate receiving the second highest number of votes shall serve as Director for two (2) years; and (iii) the candidate receiving the least amount of votes shall serve as Director for one (1) year. At each Annual Members Meeting thereafter, the members shall elect the appropriate number of Directors for a term of two (2) years. Each Director's respective term shall end upon the election of new Directors at the Annual Members Meeting (except that the term of any Director appointed by the Declarant shall extend until the date designated by the Declarant, or until the Turnover Date).

4.3 Removal. Any vacancy created by the resignation or removal of a Board member appointed by the Declarant may be replaced by the Declarant. The Declarant may replace or remove any Board member appointed by the Declarant in the Declarant's sole and absolute discretion. In the event of death or resignation of a Director elected by the members, the remaining Directors may fill such vacancy. Directors may be removed with or without cause by the vote or agreement in writing of members holding a majority of the Voting Interests.

4.4 Compensation. No Director shall receive compensation for any service rendered as a Director to the Association; provided, however, any Director may be reimbursed for actual expenses incurred as a Director.

4.5 Action Taken Without a Meeting. Except to the extent prohibited by law, the Board shall have the right to take any action without a meeting by obtaining the written approval of the required number of Directors. Any action so approved shall have the same effect as though taken at a meeting of Directors.

4.6 Appointment and Election of Directors. Until the Turnover, the Declarant shall have the unrestricted power to appoint a majority of the Directors of the Association. Subject to the Declarant's right to appoint a Director as permitted by Section 720.307(3), Florida Statutes (2024), from and after the expiration of the Turnover, or such earlier date determined by the Declarant in its sole and absolute discretion, the members shall elect Directors of the Association at or in conjunction with the Annual Members Meeting.

4.7 Nomination. Prior to each election at which Owners and Builders are entitled to elect any of the Directors, the Board shall prescribe (and communicate to the members) the opening date and the closing date of a reasonable filing period ("**Candidate Filing Period**") in which every eligible person who has an interest in serving as a Director may file as a candidate for such Director position. The Board may also appoint a Nominating Committee to make nominations for election of Directors to the Board. A Nominating Committee, if appointed, shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members of the Association. Any Nominating Committee shall serve for a term of one (1) year or until its successors are appointed. In preparation for each election, the Nominating Committee, if appointed, shall meet and make as many nominations for election to the Board as it shall in its discretion determine, but in no event less than the number of Directors' positions to be filled at such election. Any member may nominate himself or herself as a candidate by notice to the Nominating Committee (or to the Secretary if there is no Nominating Committee) within the Candidate Filing Period.

4.8 Election. Each member may cast as many votes as the member has under the provisions of the Declaration, for each vacancy on which such member is entitled to vote. If the number of candidates nominated is equal to or less than the number of positions to be filled, then those candidates shall be deemed elected without the necessity of a vote. If the number of candidates nominated exceeds the number of positions to be filled, an election shall be held, and the person receiving the largest number of votes cast by the members (for each vacancy on which such members are entitled to vote) is elected. Cumulative voting is not permitted. So long as required by Section 720.306(9), Florida Statutes (2024), any election dispute between a member and the Association shall be resolved by binding arbitration with the Division of Florida Condominiums, Timeshares, and Mobile Homes in the Department of Business and Professional Regulation or filed with a court of competent jurisdiction. Any challenge to the election process must be commenced within sixty (60) days after the election results are announced.

5. Meeting of Directors.

5.1 Regular Meetings. Regular meetings of the Board shall be held on a schedule adopted by the Board from time to time. Meetings shall be held at such place and hour as may be fixed, from time to time, by resolution of the Board.

5.2 Special Meetings. Special meetings of the Board shall be held when called by the President, or by any two (2) Directors. Each Director shall be given not less than two (2) days' notice except in the event of an emergency. Notice may be waived. Attendance shall be a waiver of notice. Telephone conference meetings are permitted.

5.3 Emergencies. In the event of an emergency involving immediate danger of injury or death to any person or damage to property, if a meeting of the Board cannot be immediately convened to determine a course of action, the President or, in his absence, any other officer or director, shall be authorized to take such action on behalf of the Association as shall be reasonably required to appropriately respond to the emergency situation, including the expenditure of the Association funds in the minimum amount as may be reasonably required under the circumstances. The authority of officers to act in accordance herewith shall remain in effect until the first to occur of the resolution of the emergency situation or a meeting of the Board convened to act in response thereto.

5.4 Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting, at which a quorum is present, or in writing in lieu thereof, shall be an action of the Board. Directors may attend meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director's participation in a meeting via telephone, real-time videoconferencing, or similar real-time electronic or video communication counts toward a quorum, and such Director may vote as if physically present. A speaker must be used so that the conversation of Directors not physically present may be heard by the Board, as well as by any members present at the meeting. Members may not attend Board meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication.

5.5 Open Meetings. Meetings of the Board, and of any Committee of the Board, shall be open to all members.

5.6 Voting. Board members shall cast votes in the manner provided in the Florida Statutes. In the absence of a statutory provision, the Board shall establish the manner in which votes shall be cast.

5.7 Notice of Board Meetings. Notices of meetings of the Board shall be posted in a conspicuous place on the Common Areas at least forty eight (48) hours in advance, except in an event of an emergency. Notices of meetings of the Board shall specify the agenda items for the meetings to the extent required under Section 720.303(2), Florida Statutes (2024). Alternatively, notice may be given to members in any other manner provided by Florida Statute, as amended from time to time. By way of example, and not of limitation, notice may be given in any newsletter distributed to the members, subject to the requirements of Section 720.303(2), Florida Statutes (2024). Written notice of Board meetings also may be provided when transmitted by any form of Electronic Transmission. For the purposes of giving notice, the area for notices to be posted selected by the Board shall be deemed a conspicuous place. Notwithstanding anything to the contrary herein, notice of any meeting of the Board at which a Special Assessment will be levied must be provided to all members at least fourteen (14) days before the meeting to the extent required under Section 720.303(2), Florida Statutes (2024). Further, notice of any meeting of the Board at which any Assessment(s) will be levied must include a statement that Assessments will be considered at the meeting and the nature of the Assessments, to the extent required under Section 720.303(2), Florida Statutes (2024).

5.8 Electronic or Video Attendance. The Board may, by majority consent, permit any directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all Directors participating may simultaneously hear each other during the meeting, such as telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director participating in a meeting by this means is deemed to be present in person at the meeting. Notwithstanding any provision herein to the contrary, the meeting must be held at a location

that is accessible to a physically handicapped person if requested by a physically handicapped person who has a right to attend the meeting.

6. Powers and Duties of the Board.

6.1 Powers. The Board shall have, subject to the limitations and reservations set forth in the Declaration and Articles, the powers reasonably necessary to manage, operate, maintain and discharge the duties of the Association, including, but not limited to, the power to cause the Association to do the following:

6.1.1 General. Exercise all powers, duties and authority vested in or delegated to the Association by law and in these Bylaws, the Articles, and the Declaration, including without limitation, adopt budgets, levy Assessments, and enter into contracts with Telecommunications Providers for Telecommunications Services.

6.1.2 Rules and Regulations. Adopt, publish, promulgate and enforce rules and regulations governing the use of PRESERVE AT SAVANNAH LAKES by the members, tenants and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

6.1.3 Enforcement. Suspend the right of use of the Common Areas (other than for vehicular and pedestrian ingress and egress and for utilities) of a member during any period in which such member shall be in default in the payment of any Assessment or charge levied, or collected, by the Association.

6.1.4 Declare Vacancies. Declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular Board meetings.

6.1.5 Hire Employees and/or Independent Contractors. Engage, on behalf of the Association, managers, independent contractors, or such other employees as it deems necessary, to prescribe their duties and delegate to such manager, contractor, etc., any or all of the duties and functions of the Association and/or its officers.

6.1.6 Common Areas. Acquire, sell, operate, lease, manage and otherwise trade and deal with property, real and personal, including the Common Areas, as provided in the Declaration, and with any other matters involving the Association or its members, on behalf of the Association or the discharge of its duties, as may be necessary or convenient for the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

6.1.7 Granting of Interest. Grant licenses, easements, permits, leases, or privileges to any individual or entity, which affect Common Areas and to alter, add to, relocate or improve the Common Areas as provided in the Declaration.

6.1.8 Financial Reports. Prepare all financial reports required by the Florida Statutes.

6.2 Vote. The Board shall exercise all powers so granted, except where the Declaration, Articles or these Bylaws specifically require a vote of the members.

6.3 Limitations. Until the Turnover, the Declarant shall have and is hereby granted a right to disapprove or veto any such action, policy, or program proposed or authorized by the Association, the Board, the ACC, any committee of the Association, or the vote of the members. This right may be exercised by the Declarant at any time within sixty (60) days following a meeting held pursuant to the terms and provisions hereof. This right to disapprove may be used to veto proposed actions but shall not extend to the requiring of any action or counteraction on behalf of the Association, the Board, the ACC or any committee of the Association.

7. Obligations of the Association. The Association, subject to the provisions of the Declaration, Articles, and these Bylaws shall discharge such duties as necessary to operate the Association pursuant to the Declaration, including, but not limited to, the following:

7.1 Official Records. Maintain and make available all Official Records;

7.2 Supervision. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

7.3 Assessments and Fines. Fix and collect the amount of the Assessments and fines; take all necessary legal action; and pay, or cause to be paid, all obligations of the Association or where the Association has agreed to do so, of the members; and

7.4 Enforcement. Enforce the provisions of the Declaration, Articles, these Bylaws, and Rules and Regulations.

8. Officers and Their Duties.

8.1 Officers. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer.

8.2 Election of Officers. After the Turnover, and except as set forth herein, the election of officers shall be by the Board and shall take place at the first meeting of the Board following each Annual Members Meeting.

8.3 Term. The officers named in the Articles shall serve until their replacement by the Board. The officers of the Association shall hold office until their successors are appointed or elected unless such officer shall sooner resign, be removed, or otherwise be disqualified to serve.

8.4 Special Appointment. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5 Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office shall be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

8.7 Multiple Offices. The office of President and Vice President shall not be held by the same person. All other offices may be held by the same person.

8.8 Duties. The duties of the officers are as follows:

8.8.1 President. The President shall preside at all meetings of the Association and Board, sign all leases, mortgages, deeds and other written instruments and perform such other duties as may be required by the Board. The President shall be a member of the Board.

8.8.2 Vice President. The Vice President shall act in the place and stead of the President in the event of the absence, inability or refusal to act of the President, and perform such other duties as may be required by the Board.

8.8.3 Secretary. The Secretary shall record the votes and keep the Minutes of all meetings and proceedings of the Association and the Board; keep the corporate seal of the Association and affix it on all papers required to be sealed; serve notice of meetings of the Board and of the Association; keep appropriate current records showing the names of the members of

the Association together with their addresses; and perform such other duties as required by the Board.

8.8.4 Treasurer. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board; sign, or cause to be signed, all checks, and promissory notes of the Association; cause to be kept proper books of account and accounting records required pursuant to the provisions of Section 720.303, Florida Statutes (2024), cause to be prepared in accordance with generally accepted accounting principles all financial reports required by the Florida Statutes; and perform such other duties as required by the Board.

9. Committees.

9.1 General. Subject to Section 617.0825, Florida Statutes (2024), the Board may appoint such committees as deemed appropriate, which committees may be comprised of all members, all directors, or a combination of the foregoing. The Board may fill any vacancies on all committees.

9.2 ACC. The Declarant shall have the sole right to appoint the members of the ACC until the Community Completion Date. Upon expiration of the right of the Declarant to appoint members of the ACC, the Board shall appoint the members of the ACC. As provided under the Declaration, the Association shall have the authority and standing to seek enforcement in courts of competent jurisdiction any decisions of the ACC.

10. Records. The Official Records of the Association shall be available for inspection by any member at the principal office of the Association. Copies may be purchased, by a member, at a reasonable cost. The Association may comply with an Official Records request by making the records available to a member electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. The Association must allow a member to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the Official Records in lieu of the Association providing the member with a copy of such records. The Association may not charge a fee to a member for the use of a portable device.

11. Corporate Seal. The Association may have an impression seal in circular form.

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Bylaws shall affect the rights of the Declarant unless such amendment receives the prior written consent of Declarant which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Bylaws, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists and is effective on the date the Declaration is recorded in the Public Records or except as expressly set forth herein. The Declarant's right to amend under this provision is to be construed as broadly as possible. In the event the Association shall desire to amend these Bylaws prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Thereafter, the Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments From and After the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth above, these Bylaws may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in

person or by proxy) at a duly called meeting of the members. Notwithstanding the foregoing, these Bylaws may be amended after the Turnover by a majority of the Board acting alone to change the number of Directors on the Board and their respective terms. Such change shall not require the approval of the members. Any change in the number of Directors shall not take effect until the next Annual Members Meeting.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover Date, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners, or any other party, shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Conflict. In the case of any conflict between the Articles and these Bylaws, the Articles shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

14. Fiscal Year. The first fiscal year shall begin on the date of incorporation and end on December 31st of that year. Thereafter, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

15. Miscellaneous.

15.1 Florida Statutes. Whenever these Bylaws refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date these Bylaws are recorded in the Public Records except to the extent provided otherwise as to any particular provision of the Florida Statutes.

15.2 Severability. Invalidation of any of the provisions of these Bylaws by judgment or court order shall in no way affect any other provision, and the remainder of these Bylaws shall remain in full force and effect.

CERTIFICATION

I, William Fife, do hereby certify that:

I am the duly elected and acting President of SAVANNAH LAKES COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation; and

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this _____ day of _____, 2025.

_____
William Fife, President

(CORPORATE SEAL)

EXHIBIT 4

PERMIT

South Florida Water Management District
Individual Environmental Resource Permit No. 56-106401-P
Date Issued: July 24, 2023

Permittee:	SK Savannah Lakes, LLC 105 NE 1st Street Delray Beach, FL 33444
Project:	Savannah Preserve
Application No.	211230-32587
Location:	St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Gary R. Priest, P.E.
Engineering Section Administrator, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 56-106401-P

Date Issued: July 24, 2023	**Expiration Date:** July 24, 2028
Project Name:	Savannah Preserve
Permittee:	SK Savannah Lakes, LLC 105 NE 1st Street Delray Beach, FL 33444
Operating Entity:	Preserve at Savannah Lakes Community Development District
Location:	St Lucie County
Permit Acres:	132.79 acres
Project Land Use:	Residential
Special Drainage District:	N/A
Water Body Classification:	CLASS III CLASS III
FDEP Water Body ID:	3194 3194C
Wetland and Surface Water Impacts:	4.53 acres
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 89.73-acres of residential multifamily development known as Savannah Preserve within a 132.79-acre parcel.

The project will construct a multifamily residential project, supporting infrastructure, and access drive from US-1, and a SWM system. The project includes a bridge over an existing canal owned by St. Lucie County (SLC). The SWM system includes three basins with eight sub-basins including six control structures. Basin 3 discharges to the SLC Canal. Basins 1 and 2 discharge to Wetland 4 which includes controlled discharge to the SLC Canal. Please refer to the engineering evaluation, SWM Plans Exhibit No. 2.0, SWM Report Exhibit No. 2.1 and the Master Drainage Plan Exhibit No. 2.2 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description
The site is in St. Lucie County. Please refer to Exhibit No. 1.0 for a location map. The site is undeveloped land containing native uplands and wetlands.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Background
On December 14, 2005, the District issued Permit No. 56-02288-P for a 132.23-acre project known as the Preserve at Gator Trace. However, the project did not move forward, and the permit has expired.

Ownership, Operation and Maintenance
The applicant has indicated that a permit from St. Lucie County will be obtained for works within the County's Right-of-Way (ROW). Prior to construction commencement, the permittee shall demonstrate authorization for works within St. Lucie County Right-of-Way to the District's Environmental Resource Compliance staff.

Perpetual operation and maintenance of the SWM system is the responsibility of Preserve at Savannah Lakes Community Development District, as indicated in the submitted draft governing documents (Refer to Exhibit Nos. 4.0 & 4.1). Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

Engineering Evaluation:

Land Use
Please refer to the Engineering Evaluation Tables. The project was divided into eight (8) sub-basins. The sub-basins in the data tables reflect the 89.73-acres of development that is the basis for the required water quality treatment volume. Wetland No. 4 provides stormwater attenuation. The "Water Management Acreage" in the data tables refers to the wet detention ponds shown on the plans that do not meet minimum dimensional criteria for wet detention and do not meet dry pond criteria.

Water Quality
The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired for nutrients; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, Volume II, as reasonable assurances that the projects discharge will not cause or contribute to violations of State water quality standards.

The project includes side bank filters using engineered media filtration at the water quality structures: CS-1.1, CS-1.2, CS-1.3, and CS-2.2 design to provide required nutrient load reduction prior to discharge to Wetland 4. These filters will require routine maintenance and media replacement. Please refer to Special Conditions.

The design of the system includes littoral plantings in the lakes as reasonable assurance the project will not cause or contribute to the existing St. Lucie Basin impairments. The project lakes will include a minimum of 20% as planted littoral zones to be maintained free of exotics in perpetuity pursuant to the Lake Area Management Plan Exhibit No. 2.3. Please see Special Conditions.

The "Water Management Acreage" in the data tables refers to the "wet detention ponds" shown on the SWM plans that do not meet minimum dimensional criteria for wet detention water quality treatment pursuant to Section 5.4, Vol. II and do not meet dry pond criteria of Section 5.3.3, Vol. II. These ponds were excluded from the water quality analysis. Please refer to the data tables and system description in the SWM Report Exhibit No. 2.1 for additional details.

The project includes implementation of a Turbidity and Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Water Quantity
Please refer to the Master Drainage Plan Exhibit No. 2.2 for the location of the system sub-basins, control structures, and the design storm elevations and proposed site grades. The SWM system includes Three (3) Basins (1-3), eight (8) sub-basins and six (6) control structures are described as follows:

Basin 1.1 / 1.4
Control structure CS-1.1 discharging to Wetland 4
- Addresses water quality volumes for Sub-Basins 1.1 and 1.4.
- Includes a 3" orifice bleeder set at the control elevation of 16.0 ft. NAVD.
- The Type H inlet grate of 8.5' X 4.0' is set at 17.37 ft. NAVD. This is the design elevation necessary to provide 1" of runoff over the sub-basin's drainage area.
- The structure includes a Bold & Gold CTS Down Flow filter 24" depth to remove the required nutrient loadings;

Basin 1.2
Control structure CS-1.2 discharging to Lake 2 in Basin 1.1
- Addresses nutrient loadings, and water quality volumes for Sub-Basin 1.2.
- Includes a 3" orifice bleeder set at the control elevation of 16.0 ft. NAVD.
- The Type H inlet grate of 8.5' X 4.0' is set at 17.78 ft. NAVD. This is the design elevation necessary to

detain 1" of runoff over the sub-basin's drainage area.
o The structure includes a Bold & Gold CTS Down Flow filter 24" depth to remove the required nutrient loadings

Basin 1.3
Control structure CS-1.3 discharging to Lake 2 in Basin 1.1
o Addresses nutrient loadings, and water quality volumes for Sub-Basin 1.2.
o Includes a 3" orifice bleeder set at the control elevation of 16.0 ft. NAVD.
o The Type H inlet grate of 8.5' X 4.0' is set at 17.54 ft. NAVD. This is the design elevation necessary to detain 1" of runoff over the sub-basin's drainage area.
o The structure includes a Bold & Gold CTS Down Flow filter 24" depth to remove the required nutrient loadings

Basin 2
Control structure CS-2.2
o Addresses nutrient loadings, and water quality volumes for Basin 2.
o Includes a 3" orifice bleeder set at the control elevation of 16.0 ft. NAVD.
o The Type H inlet grate of 8.5' X 4.0' is set at 17.87 ft. NAVD. This is the design elevation necessary to detain 1" of runoff over the sub-basin's drainage area.
o The structure includes a Bold & Gold CTS Down Flow filter 24" depth to remove the required nutrient loadings

Basin 3
Control structure OCS-2
o Addresses site discharge, nutrient loadings, and water quality volumes for Basin 3.
o Includes a 3” orifice bleeder set at the control elevation of 15.0 ft. NAVD.
o Includes a 0.25' X 2.045' 1.32’ on plans weir set at the design elevation 15.96 ft. NAVD necessary to detain 1 inch of runoff over the sub-basin's drainage area.
o The structure includes a Bold & Gold CTS Down Flow filter 24" depth to remove the required nutrient loadings

Basin Wetland 4
Control structure OCS-1 discharging to St. Lucie County Canal.
o Master system discharge for the entire site Basin 1 and Basin 2.
o The Type H inlet with weir at 4' X 1.33' 0.93’ on detail weir set at the seasonal high water elevation of Wetland 4 of 16.0 ft NAVD.

The project includes construction of a perimeter berm through portions of Wetland 4, which will hydraulically isolate Wetland 4 and the project SWM system from the Gator Trace project to the south. The project will construct an offsite swale to convey runoff from Gator Trace that previously was directed to Wetland 4 and redirect it to the St. Lucie County Canal via structures SD-115 and SD-120.

The type A lots within the development will be graded to direct all design storm flows from the rear of the lot to the collection system within the roadways. A 10-foot swale is located within a drainage easement centered on the common lot line and has been designed and graded to convey the runoff. The side lot swales shall be part of the common stormwater management system to be maintained by the operating entity. Please refer to section F-F sheet 44 of the SWM Plans Exhibit No. 2.0 for additional details.

As reasonable assurance of the long-term flood protection capacity of the system, and pursuant to Section 3.9, Vol. II. the SWM system analysis indicates recovery of the design storm within 12 days to include 0.3 inches of evapotranspiration per day pursuant to Section 5.7.3, Vol. II.

Discharge
The peak discharge rate is based on a pre vs post design storm analysis for the 25-year, 3-day storm event. There are two separate discharge points into the St. Lucie County Canal. A summary comparison of pre vs. post discharge rates can be seen below. The predicted pre-development rate is not consistent with previously permitted projects in the area that include the subject site. Staff is not in agreement with the pre-

development runoff coefficient used resulting in the high pre-development rates. However, the post development rate is reasonable for the site conditions and is not anticipated to cause adverse impacts to the receiving system. The proposed peak discharge rate for the 25-year, 3-day storm is 40.67 cfs (5.97 cfs Basin 3, 34.7 cfs Basin 1 and 2)

Parking Lot Design
As found on the Master Drainage Plan Exhibit No. 2.2, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Road Design
As found Master Drainage Plan Exhibit No. 2.2, minimum road center line elevations have been set at or above the calculated design storm flood elevation

Perimeter Berm
As found Master Drainage Plan Exhibit No. 2.2. the minimum perimeter elevations have been set at or above the design storm elevation

Finished Floors
As found Master Drainage Plan Exhibit No. 2.2, the minimum finish floor elevations have been set at or above the calculated design storm flood elevation

Flood Plain/Compensating Storage
Portion of the site are within a flood zone AH with a base flood elevation of 16.0 ft. NAVD. The permittee submitted calculations demonstrating that the proposed will provide compensating storage for flood plain impacts. Please refer to the SWM Report Exhibit No. 2.1 and SWM Plans Exhibit No. 2.0 for additional details.

Offsite Runoff
Please refer to the Master Drainage Plan (sheet 2) Exhibit No. 2.0 for the location of offsite contributing areas to the site. The project will receive offsite runoff from High Point along the north property line. Runoff from Gator Trace along the south property line will be directed to structures SD-115 and SD-120 of the project outfall system to the St. Lucie County Canal. Please refer to the SWM Plans Exhibit No. 2.0 and SWM Report Exhibit No. 2.1 for additional details.

Certification and O&M
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification (CCC) of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long-term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the CCC is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Section 62-330.310, F.A.C., the permittee is liable for O&M in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The O&M entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the O&M entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum

Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Section 5.4.2, ERP AH Vol. II.

- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Swales – maintain the permitted cross-section and vegetative cover.

- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.

- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Basin 1.1	Building Coverage	2.93	22.11
	Roadway	1.36	10.26
	Concrete	0.55	4.15
	Driveway	0.91	6.87
	Lake	1.36	10.26
	Lake Bank	0.26	1.96
	Open Space	5.88	44.38
	Total:	13.25	100%
Basin 1.2	Building Coverage	1.00	21.93
	Roadway	0.26	5.70
	Concrete	0.10	2.19
	Driveway	0.25	5.48
	Open Space	2.44	53.51
	Water Mgnt Acreage	0.51	11.18
	Total:	4.56	100%
Basin 1.3	Building Coverage	3.39	21.47
	Roadway	1.44	9.12
	Concrete	0.53	3.36
	Driveway	0.87	5.51
	Lake	0.91	5.76
	Lake Bank	0.33	2.09
	Open Space	8.01	50.73
	Water Mgnt Acreage	0.31	1.96
	Total:	15.79	100%
Basin 1.4	Building Coverage	0.41	16.40
	Roadway	0.35	14.00
	Concrete	0.26	10.40
	Driveway	0.09	3.60
	Open Space	1.39	55.60
	Total:	2.50	100%
	Building Coverage	1.00	28.74
	Roadway	0.34	9.77

Basin 2.1	Concrete	0.07	2.01
	Driveway	0.25	7.18
	Open Space	1.02	29.31
	Water Mgnt Acreage	0.80	22.99
	Total:	3.48	100%
Basin 2.2	Building Coverage	3.90	16.32
	Roadway	1.48	6.20
	Concrete	0.61	2.55
	Driveway	0.97	4.06
	Lake	1.86	7.79
	Lake Bank	2.18	9.13
	Open Space	12.89	53.96
	Total:	23.89	100%
Basin 2.3	Building Coverage	3.90	31.25
	Roadway	1.11	8.89
	Concrete	0.40	3.21
	Driveway	1.94	15.54
	Dry Retention Bottom	0.18	1.44
	Dry Retention Sides	0.22	1.76
	Open Space	4.19	33.57
	Water Mgnt Acreage	0.54	4.33
	Total:	12.48	100%
Basin 3.0	Building Coverage	2.12	15.38
	Pavement	1.71	12.41
	Concrete	0.37	2.69
	Driveway	0.59	4.28
	Lake	1.24	9.00
	Lake Bank	0.53	3.85
	Open Space	7.22	52.39
	Total:	13.78	100%
Wetland 4	Wetland	36.54	85.04
	Open Space	6.43	14.96
	Total:	42.97	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Overflow Elevation (ft NAVD88)
Basin 1.1	Treatment	WET DETENTION	1.66	1.66	17.37
Basin 1.2	Treatment	WET DETENTION	0.57	0.57	17.78
Basin 1.3	Treatment	WET DETENTION	1.97	1.97	17.54
Basin 1.4	Treatment	WET DETENTION	0.31	0.31	17.37
Basin 2.1	Treatment	WET DETENTION	0.46	0.46	17.86
Basin 2.2	Treatment	WET DETENTION	2.99	2.99	17.86
Basin 2.3	Treatment	WET DETENTION	1.56	1.56	17.86
Basin 3.0	Treatment	WET DETENTION	1.72	1.72	15.96

Environmental Evaluation:

Wetlands and Other Surface Waters

The project site contains 11 wetlands (freshwater marshes, wet prairies, hydric pine flatwoods, pond apple, exotic wetland hardwoods) totaling 39.25 acres that range from poor to very good ecological condition. The poor-quality wetlands are located in the western portion of the site and the higher quality wetlands are located in the eastern portion. A few of these wetlands extend offsite (Wetlands 2, 3, 4, 10). Additional wetland descriptions are available in the ePermitting file, and the location of these wetlands is shown in Exhibit No. 3.0.

Seven wetlands (Wetlands 1, 2, 5, 7, 8, 9, D) and a portion of Wetland 3, totaling 4.28 acres, will be filled as part of the project. Some of these impacts occur offsite. Five of these wetlands (Wetlands 1, 2, 7, 8, and D) are isolated and less than 0.5 acres in size; therefore mitigation is not required pursuant to Section 10.2.2.1, ERP AH Vol. I. Secondary impacts to 1.83 acres of Wetlands 3 and 4 are also proposed. The remaining 34.97 acres of these wetlands (Wetlands 3, 4, 6, 10) will be preserved with associated upland buffers. Although included in the total acreage for Savannah Preserve, Wetland 10 is located completely offsite to the south.

The site also contains 0.5 acres of other surface water (OSW) ditches, of which 0.25 acres will be filled. These surface waters provide suitable forage habitat for wood storks, listed as a threatened species. Replacement of that habitat on the project site is addressed in the Fish, Wildlife and Listed Species section of this Permit.

Exhibit No. 3.1 identifies the locations of the wetlands/OSWs being impacted and preserved. To further protect the wetland and upland buffers, preserve area signage will be installed as shown on Exhibit No. 2.0.

Because the remaining 34.97 acres of wetlands will be preserved with a minimum 25-foot upland buffer surrounding them, District Staff have determined the project meets the elimination and reduction criteria in Section 10.2.1, ERP AH Vol. I.

To mitigate for the direct and secondary wetland impacts, the permittee will purchase 1.84 freshwater herbaceous credits from Bluefield Ranch Mitigation Bank as depicted in Exhibit No. 3.2. The amount of required mitigation was determined using the Wetland Rapid Assessment Procedure (WRAP). The final scores can be found in the ePermitting file and Exhibit No. 3.2.

Wetland seasonal high-water elevations were field verified and surveyed, as shown on Exhibit No. 2.0. Onsite wetlands will be incorporated into the design of the SWM system as shown on Exhibit No. 2.0. Proposed rim elevations for the wetland structures were designed to coincide with hydroperiods of the wetlands in which they connect. A recovery analysis for the 5- year, 1-day storm event demonstrates wetland stages will recover back down to seasonal high-water elevation in sufficient time to not adversely impact wetland hydrology, including the isolated offsite portions of Wetlands 3 and 4. Please refer to Exhibit No. 3.3.

No water quality impacts are expected to occur as calculations were provided demonstrating all runoff which enters each wetland area will receive the required water quality treatment and outfall velocities will mimic a natural sheet flow into the wetland. Rear lot line swales will provide water quality treatment for the minimal areas of yards which discharge into the wetlands. The remainder of the project will discharge into the wet detention system, then into the wetlands.

Temporary impacts to the wetland buffer areas due to the installation of stormwater structures will be re-planted with native wetland and upland vegetation and restored to natural grade once the structures are installed as shown on Figure 3 of Exhibit No. 3.4.

Further, an analysis of gradient criteria evaluating the compatibility of the proposed control elevations with the adjacent preserved wetlands confirmed that the control elevations of the proposed system will not result in adverse impacts to onsite wetlands.

To ensure no water quality impacts will occur, Best Management Practices (BMPs), including turbidity curtains, will be utilized during construction.

Cumulative Impact
Since the mitigation is not located within the same basin as the wetland impacts, a cumulative impact analysis was conducted for the freshwater marsh and wet prairie wetlands within the St. Lucie Cumulative Impact Basin (Basin) pursuant to Section 10.2.8 ERP AH Vol. I. This analysis can be found in the ePermitting file.

The subject property is 143.0+/- acres, which includes 39.25 acres of jurisdictional wetlands on-site. The proposed impacts comprise 2.67 acres of direct impact to wetlands greater than 0.5 acres. These wetlands are considered freshwater herbaceous (marsh and wet prairie). According to analysis, the 285,820+/- acre St. Lucie Basin includes approximately 1,016+/- acres of freshwater herbaceous wetlands (marsh and wet prairie combined), and 3,169+/- total acres of wetlands. Given this basin-wide wetland information, the proposed on-site wetland impacts represent less than 0.3% of the total amount of similar type wetlands and 0.08% of all wetlands within the entire Cumulative Impact Basin. Of the 1,016+/- acres of similar wetlands in the Basin, it is estimated that there are approximately 200+/- acres of similar wetlands (marsh and wet prairie) that are potentially “at-risk”. The proposed direct wetland impacts on the project site is 2.67 acres, or approximately 7.5% of the on-site wetlands. By extrapolation of the on-site scenario of 7.5% direct wetland impact, 7.5% of the 200+/- acres of at risk similar wetlands throughout the entire basin would potentially result in 15 acres of wetland impacts within the Basin.

Considering the above-referenced factors, implementation of the same level of wetland impacts at the project site throughout the Basin is not expected to result in unacceptable cumulative impact within the St. Lucie Cumulative Impact Basin.

Monitoring and Maintenance
Because onsite wetlands will be incorporated into the SWM design, wetland monitoring will be conducted by the permittee for a period of five consecutive years to ensure adverse hydrologic impacts will not occur. Exhibit No. 3.4 describes the monitoring methodology, locations, and maintenance activities. Monitoring includes vegetative cover, hydrologic conditions, as well as wildlife usage and recommendations for maintenance work.

Perpetual maintenance will also be required. Maintenance criteria are found in the special conditions and Exhibit No. 3.4.

Annual reports shall be submitted to the District in accordance with the work schedule herein.

Savannah Lakes Community Development District will be responsible for the perpetual maintenance of the preserve areas.

Fish, Wildlife, and Listed Species
The surface waters to be impacted provide suitable forage habitat for wetland-dependent species including wood storks. The applicant provided an analysis of the currently available forage biomass corresponding with the existing and proposed areas of suitable forage habitat (Exhibit No. 3.5). These calculations considered the 0.25 acres of other surface waters to be filled. In total, these areas currently support 0.41 kg of wood stork forage biomass. The incorporation of planted littoral shelves in the proposed SWM ponds provide an additional 22.01 kg of suitable forage biomass in addition to the 0.25 acres (0.41 kg) of existing ditches that will remain.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Environmental Evaluation Tables:

Summary

Total Wetlands & Other Surface Waters:	39.5	acres
Total Wetland & OSW Impacts (direct and secondary):	6.36	acres
Direct Wetland Impacts:	4.28	acres
Secondary Wetland Impacts:	1.83	acres
Work in OSW	0.25	acres
Total Oniste/Offsite Mitigation Area:	0	acres

Total Mitigation Bank Credits Provided

Mitigation Bank	Type	Total Credits
Bluefield Ranch	FH	1.84
Total:		1.84

Wetland and OSW Preservation and Impacts

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
W-1	0.2	Direct Impact	Freshwater Marshes			0.000
W-2	0.4	Direct Impact	Wetlands			0.000
W-7	0.23	Direct Impact	Wet Prairies			0.000
W-8	0.38	Direct Impact	Freshwater Marshes			0.000
W-D	0.4	Direct Impact	Mixed Wetland Hardwoods			0.000
OSW	0.25	Works in Surface Waters	Ditches			0.000
Total:	**1.86 acres**					**0.000**

(1.61 acres of wetlands isolated and less than 0.5 acres, and 0.25 acres OSW)

Activities in Wetlands or Other Surface Waters, With Mitigation at a Bank

ID	Acres	Community Description	Bank Name	Method	Current Score	With Score	Ratio or Add'l factor	Minimum Credits Needed
W-4 Direct Impacts - High Quality	0.37	Freshwater Marshes	Bluefield Ranch	WRAP	0.83	0	1	0.31
W-4 Direct Impacts - Low Quality	0.66	Freshwater Marshes	Bluefield Ranch	WRAP	0.58	0	1	0.38
W-4 Secondary Impacts - High Quality	0.61	Freshwater Marshes	Bluefield Ranch	WRAP	0.83	0.68	1	0.09
W-4 Secondary Impacts - Low Quality	1.05	Freshwater Marshes	Bluefield Ranch	WRAP	0.58	0.57	1	0.01

W-3A Direct Impacts	0.29	Freshwater Marshes	Bluefield Ranch	WRAP	0.5	0	1	0.15
W-3A and W-3B Secondary Impacts	0.16	Freshwater Marshes	Bluefield Ranch	WRAP	0.5	0.45	1	0.01
W-5 Direct Impacts	0.81	Wet Prairies	Bluefield Ranch	WRAP	0.72	0	1	0.58
W-6 Secondary Impacts	0.01	Freshwater Marshes	Bluefield Ranch	WRAP	0.8	0.67	1	0
W-9 Direct Impacts	0.54	Freshwater Marshes	Bluefield Ranch	WRAP	0.56	0	1	0.3
Total:	**4.5 acres**							

(2.67 acres of direct wetland impact, 1.83 acres of secondary wetland impact. Includes both offsite and onsite wetland impacts)

Related Concerns:

Water Use Permit Status
The applicant has indicated that groundwater wells will be used as a source for irrigation water for the project. Water Use Application No. 230117-3 is being processed concurrently with this permit.

The applicant has indicated that dewatering is required for construction of this project. Water Use Application No. 230117-11 is being reviewed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service
Fort Pierce Utility Authority

Historical/ Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed

restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and

sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation and maintenance of the stormwater management system shall be the responsibility of Preserve at Savannah Lakes Community Development District. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.

3. Prior to the commencement of construction and pursuant to Section 4.2.3(d)(3) of Applicant's Handbook Volume I, the permittee shall demonstrate authorization for works within St. Lucie County Right-of-Way to the District's Environmental Resource Compliance staff.

4. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth.

5. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

6. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.

7. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Service Center at (863) 462-5260 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

8. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

9. The design of the system includes littoral plantings in the lakes as reasonable assurance the project will not cause or contribute to the existing St. Lucie Basin impairments and to offset impacts to wood stork foraging. The project lakes will include a minimum of 20% as planted littoral zones to be maintained free of exotics in perpetuity pursuant to the SWM Plans Exhibit No. 2.0 and the Lake Area Management Plan

Exhibit No. 2.3.

10. Prior to construction, and in accordance with the work schedule herein, a baseline monitoring report for the onsite wetlands and associated buffers shall be submitted as described in Exhibit 3.4.

11. A monitoring program shall be implemented for the onsite wetlands and associated buffers in accordance with Exhibit No. 3.4. The monitoring report shall extend for a period of 5 years with annual reports submitted to District staff.

12. A perpetual maintenance program shall be implemented in accordance with Exhibit No. 3.4 for the onsite wetlands and associated upland areas on a regular basis to ensure the integrity and viability of those areas as permitted.

    Proposed maintenance activities include the following, as described in Exhibit No. 3.4:

    - All Category I and II invasive vegetation as listed by the Florida Invasive Species Council will be eradicated from the wetland and wetland buffer preserve areas in perpetuity by the applicant or its successors once such responsibilities are transferred to an operating entity.
    - The criterion for acceptance of eradication of invasive vegetation will be a minimum of 95% effective kill. If initial eradication efforts do not achieve this criterion, follow-up treatments will be conducted.

13. Permanent physical markers designating the preserve status of the wetland preservation areas and buffer zones shall be placed at the intersection of the buffer and each lot line. These markers shall be maintained in perpetuity.

14. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.

15. An average 25' wide, minimum 15', buffer of undisturbed upland vegetation shall be maintained between the proposed development and existing wetlands. Buffers shall be staked and roped and District environmental staff notified for inspection prior to clearing.

16. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule herein. Any deviation from these time frames must be coordinated with the District's Environmental Resource Compliance staff, and may require a minor modification to this permit. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

17. The areas to be temporarily disturbed by the installation of control structures in wetland buffers will be replanted in accordance with Exhibit No. 3.4 within 30 days of installation. Monitoring of temporary impact areas shall be done concurrently with other required monitoring for the project.

18. Water Quality treatment for the project is dependent upon side bank filters. Filtration rates pollutant removal diminish over time at varying rates depending on site conditions and maintenance activities, but in general sand filters lose most of their original filtration capacity after 10 years. As reasonable assurance of the perpetual ability of the system to provide water quality the permittee will monitor the

filtration capacity of the system annually. The permittee shall replace or modify the system when its filtration capacity is reduced by 50%.

19. The design of the system included littoral zones plantings in the lakes to reduce Nitrogen and Phosphorus levels. The littoral zone will be planted with native plant species. The littoral zone will be maintained at a minimum of 80% native plant coverage and free of exotic and nuisance species in perpetuity pursuant to Exhibit No. 2.3.

20. Prior to commencement of construction, and in accordance with the work schedule herein, the permittee shall submit documentation from Bluefield Ranch Mitigation Bank that 1.84 freshwater herbaceous credits for this project have been paid for in full and deducted from the Mitigation Bank 's ledger.

Project Work Schedule for Permit No. 56-106401-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 4	07/24/2023	Construction Commencement Notice	Prior to Construction	
GC 6	07/24/2023	Submit Certification	30 Days After Construction Completion	
GC 7	07/24/2023	Submit Operation Transfer Request	Within 30 days of Certification	
SC 3	07/24/2023	Submit Proof of Ownership	Prior to Construction	
SC 7	07/24/2023	Pre-Construction Meeting	Prior to Construction	
SC 10	07/24/2023	Submit Baseline Monitoring Report - Phase II -	08/23/2023	
SC 11	07/24/2023	Submit Preserved Wetland Monitoring Report 1	Within 60 days of Construction Commencement and then Annually for 5 years	
SC 11	07/24/2023	Submit Preserved Wetland Monitoring Report 2	1 year after previous submission	
SC 11	07/24/2023	Submit Preserved Wetland Monitoring Report 3	1 year after previous submission	
SC 11	07/24/2023	Submit Preserved Wetland Monitoring Report 4	1 year after previous submission	
SC 11	07/24/2023	Submit Preserved Wetland Monitoring Report 5	1 year after previous submission	
SC 20	07/24/2023	Submit Mitigation Bank Ledger Documentation	08/23/2023	

GC = General Condition

SC = Special Condition

Distribution List

Tim Smith, SK Savannah Lakes, LLC

Thomas Degrace, Culpepper & Terpening

Dan Zrallack, St. Lucie County Engineering

Lantie Hughes, Gator Trace Master Property Owners Association, Inc.

Kolter Payments LLC

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

City Of Fort Pierce

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 211230-32587.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 SWM Plans

Exhibit No. 2.1A SWM Report

Exhibit No. 2.1B SWM Report

Exhibit No. 2.2 Master Drainage Plan

Exhibit No. 2.3 Littoral Planting Plan

Exhibit No. 3.0 Wetland and OSW Map

Exhibit No. 3.1 Wetland and OSW Impact Map

Exhibit No. 3.2 Letter of Reservation

Exhibit No. 3.3 Wetland Structures and Hydrologic Modeling

Exhibit No. 3.4 Wetland Monitoring and Perpetual Maintenance

Exhibit No. 3.5 Wood Stork Forage Analysis and LAMP

Exhibit No. 4.0 CDD Ordinance (Draft)

Exhibit No. 4.1 CDD Ordinance Amendment (Draft)

Planning Board **6. e.**

Meeting Date: 03/10/2025

Re: PZSUB2024-00008 - MOHAWK Final Plat

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Final Plat - Mohawk
Parcel ID(s): 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

SUMMARY:

This application requests approval for a Final Plat in respect of the Mohawk Subdivision. The applicant is proposing a Final Plat on approximately 4.109 acres of land lying immediately at the northwest corner of Mohawk Avenue and Bryant Road, within the City of Fort Pierce. The properties consist of three (3) parcels and will be subdivided into 14 residential lots. Parcel ID#'s: 1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7

RECOMMENDATION:

The proposed Final Plat application adheres to the requirements of the City Land Development Code and the guidelines of the City's Comprehensive Plan. Therefore, Staff recommends that the Planning Board move the Mohawk Final Plat to the City Commission with a recommendation of **APPROVAL** with the following conditions:

1. The applicant will supply two (2) Mylars for appropriate signatures prior to the plat being recorded with the St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.
2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

ALTERNATIVES:

APPROVAL of the proposed FINAL PLAT with alternative conditions.

or

DENIAL of the proposed FINAL PLAT.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Final Plat Application
Final Plat
House Plan
Drainage Statement
Draft Road Improvement Agreement
Survey
Deed
TRC Comments

Form Review

Form Started By: Kev Freeman Started On: 03/04/2025 05:02 PM
Final Approval Date: 03/05/2025

CITY OF FORT PIERCE

PLANNING BOARD

MARCH 10, 2025

MOHAWK FINAL PLAT

SUBJECT:

PZSUB2024-00008 - MOHAWK Final Plat - Parcel IDs:Parcel ID(s): 1428-702-0425-000-7, 428-702-0382-000-3, 1428-702-0050-000-7

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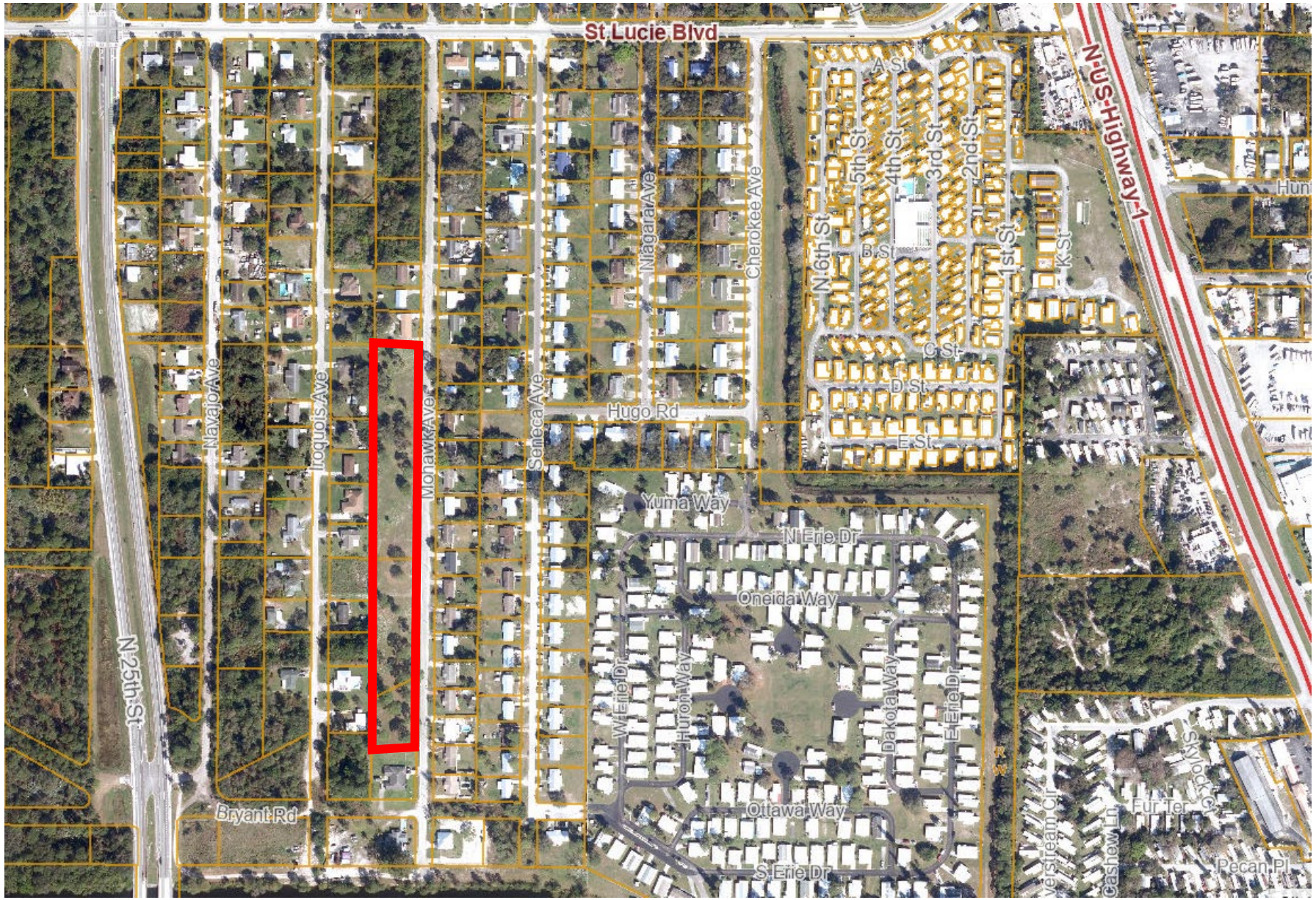
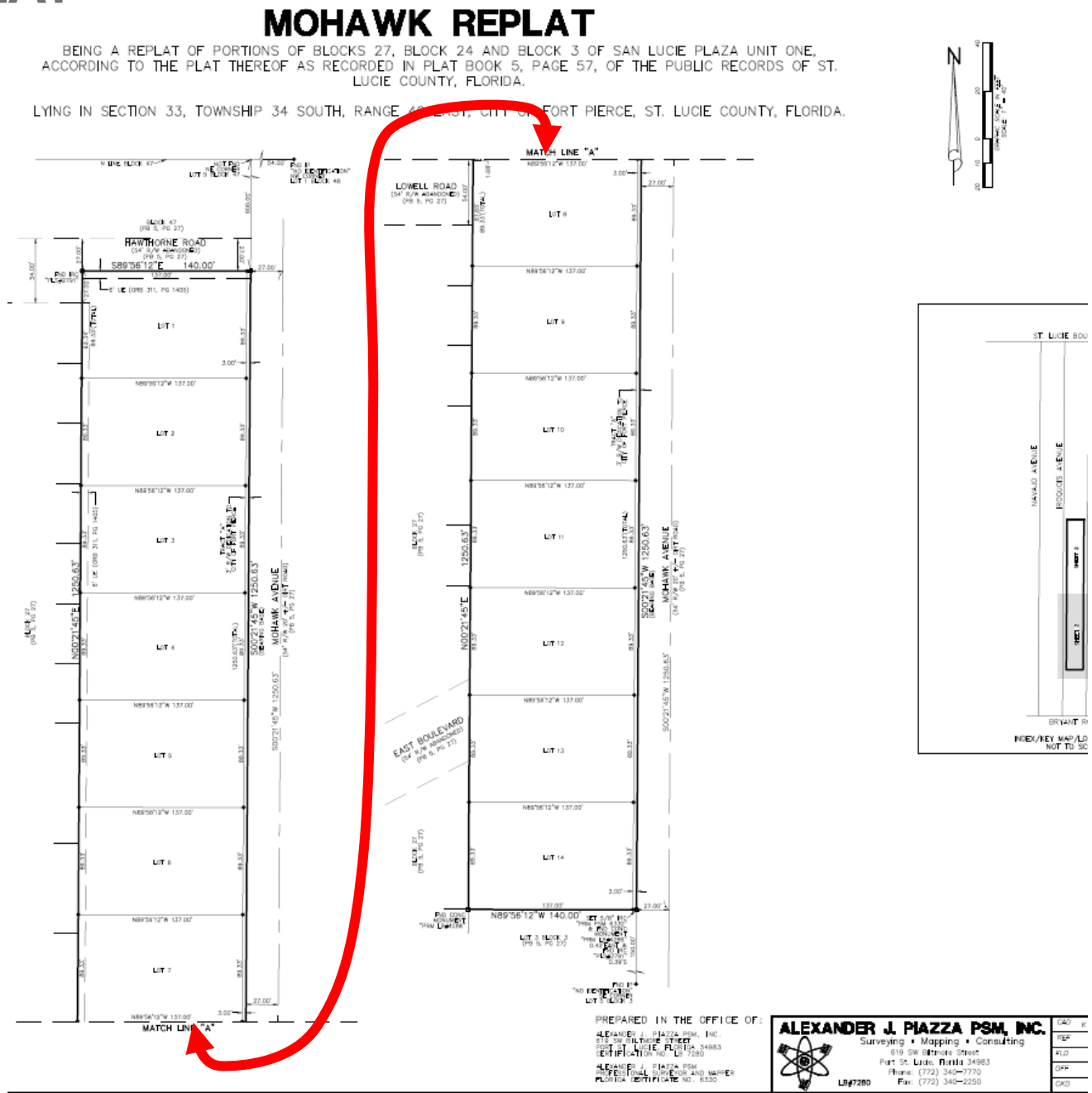
APPLICANT

AYALA JERARDO, THE OUTDOORS QUALITY LLC

SITE LOCATION



MOHAWK– FINAL PLAT



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2. Prior to endorsement of the Mylars by the City's reviewing Surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

ALTERNATIVE RECOMMENDATION

Approval with amended Conditions

Or

Denial

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location _____

Parcel ID #(s) 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Project description REPLAT AND USE TO BUILD NEW SINGL FAMILY HOMES

INTEGRITY 1ST PROPERTIES INC OUTDOORS QUALITY HOMES LLC Property Owner(s)	ALEXANDER PIAZZA Applicant/Representative, Title, Company
1379 SW BELLEVUE AVE Street Address	619 SW BILTMORE ST Street Address
PORT ST LUCIE FL 34953 City State Zip	PORT ST LUCIE FL 34983 City State Zip
772-519-2116 Phone Number	772-340-7776 Phone Number
THEOUTDOORSQUALITYLLC@GMAIL.COM Email Address	ALEXANDERPIAZZA@AJPSURVEY.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 26 day of January, 2023 by

ELEAZAR AMADOR (OUTDOORS QUALITY HOMES) who is personally known to me or has produced D.L. as identification.

Signature of Notary

Jerardo A[illegible]
COMMISSION # GG2[illegible]
EXPIRES: February 5, 202[illegible]
Bonded Thru Aaron Nota[illegible]

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☑ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2025

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2025

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2025

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 STATE OF FLORIDA Professional Surveyor & Mapper
SURVEYOR

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2025 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2025.

DATED THIS _____ DAY OF _____, 2025.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES. THIS _____ DAY OF _____, 2025.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE. THIS _____ DAY OF _____, 2025.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY. THIS _____ DAY OF _____, 2025.

BY: _____
SARA HEDGES,
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2025.

FORT PIERCE CITY COMMISSION

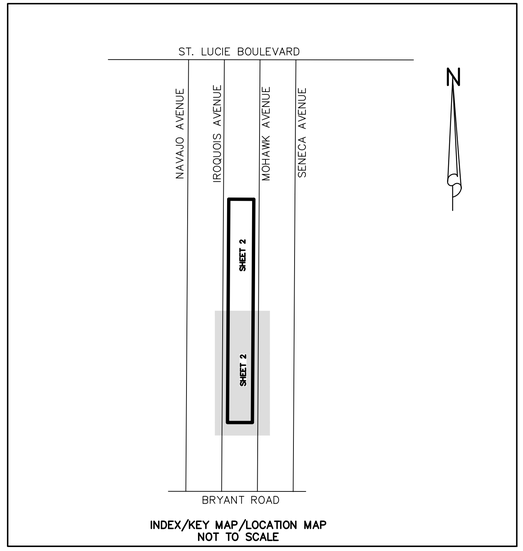
BY: _____
LINDA COX, CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2025.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

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R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- □ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

6. EACH LOT IS RESPONSIBLE FOR PROVIDING THE REQUIRED STORMWATER QUALITY/QUANTITY.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	12-20-24
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

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MOHAWK REPLAT

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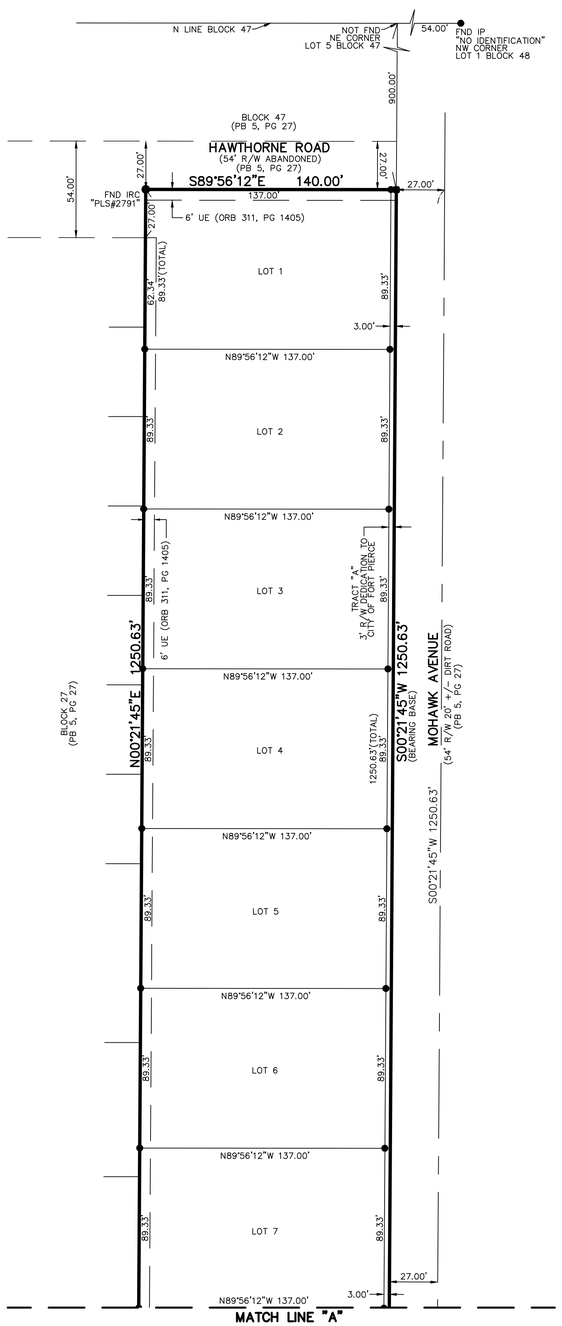

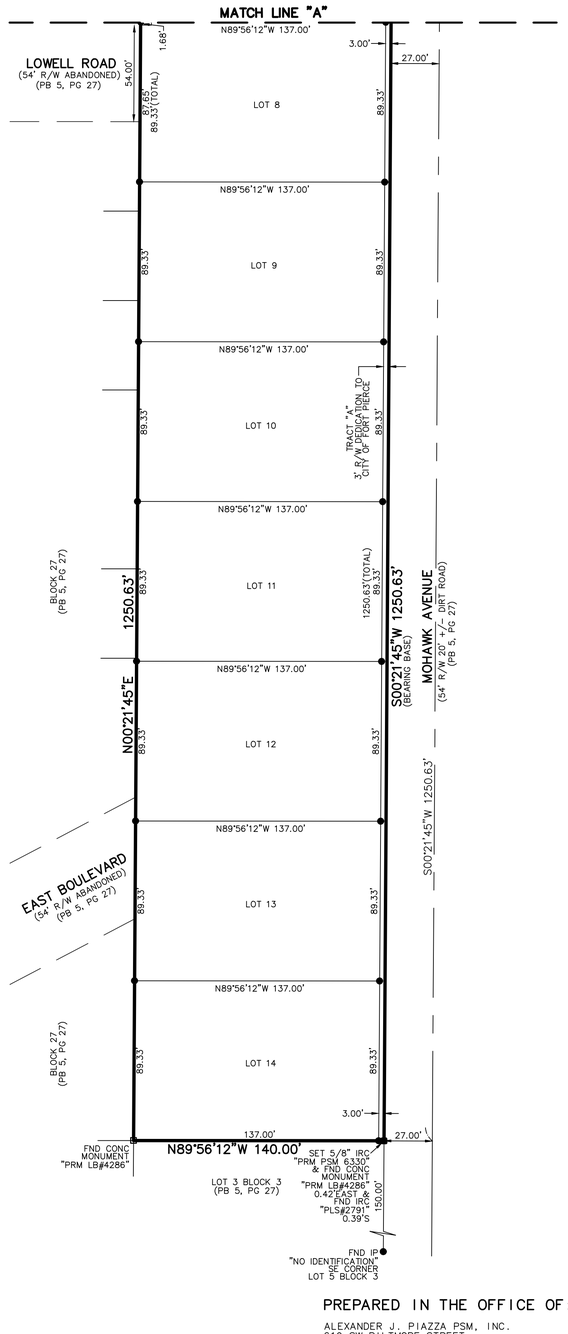

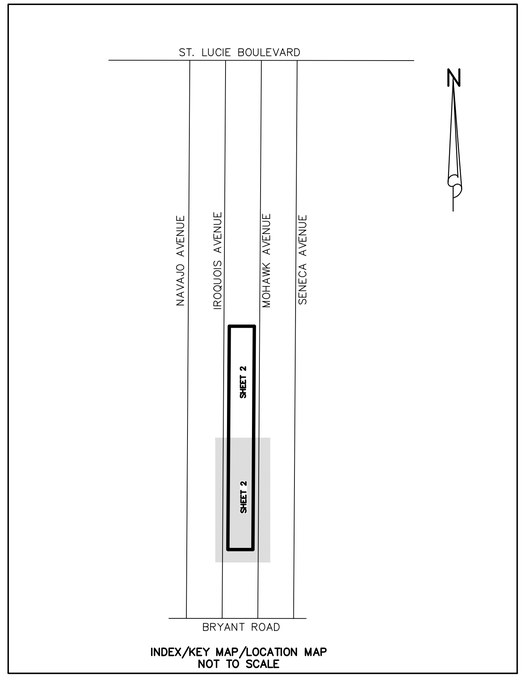

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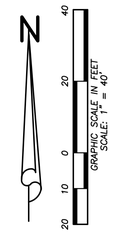

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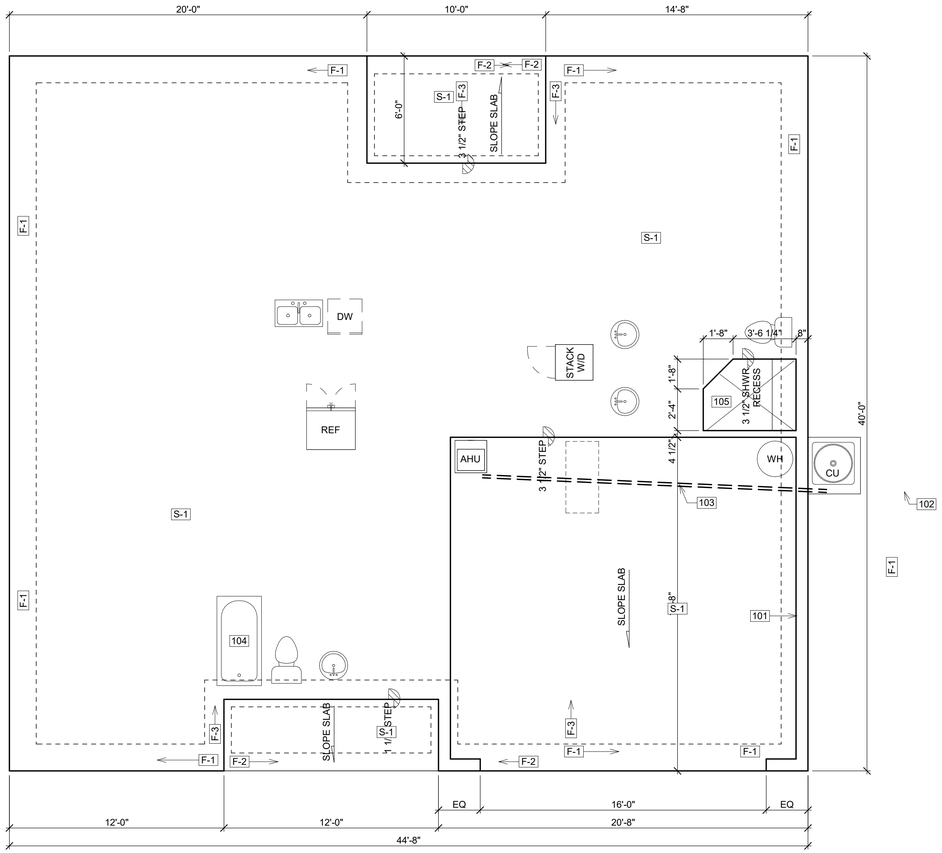
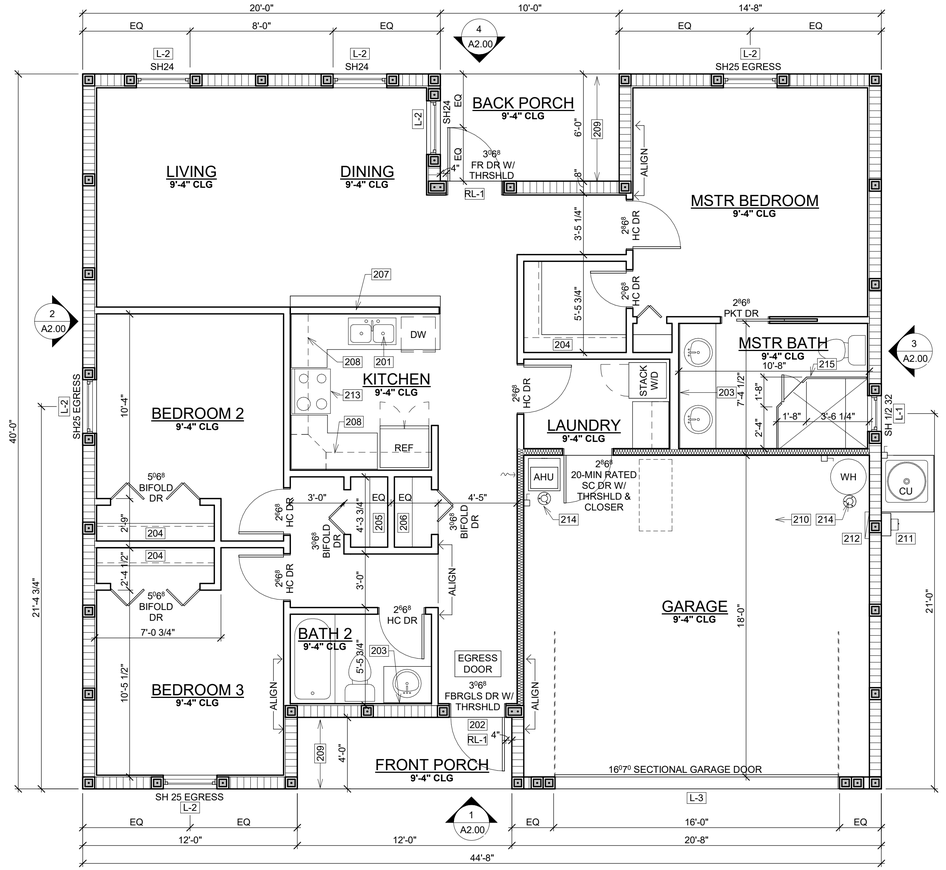


2 FOUNDATION PLAN

A1.00 1/4" = 1'-0"



1 1ST FLOOR PLAN

A1.00 1/4" = 1'-0"

KEYNOTES FOR FOUNDATION PLAN

101	8" WIDE CONCRETE CURB
102	CONCRETE PAD
103	A/C CHASE AND CONDENSATE LINE
104	TUB/SHOWER
105	SHOWER

FOOTING & SLAB SCHEDULE

F-1	18" WIDE X 16" DEEP THICKENED EDGE FOOTING W/ (3) #5 BARS CONTINUOUS.
F-2	12" WIDE X 12" DEEP THICKENED EDGE FOOTING W/ (1) #5 BAR CONTINUOUS.
F-3	18" WIDE X 16" DEEP MONOLITHIC FOOTING W/ (3) #5 BARS CONTINUOUS.
S-1	4" (2500 PSI) POURED CONCRETE SLAB W/ FIBERMESH REINFORCING ON 6MIL VAPOR BARRIER OVER CLEAN, COMPACTED, TERMITE TREATED FILL.

KEYNOTES FOR FLOOR PLAN

201	DOUBLE SINK W/ DISPOSAL
202	STEP @ EGRESS DOOR SHALL BE LESS THAN 1 1/2" MAX AFTER FINISHES ARE INSTALLED
203	MIRROR
204	ROD & SHELF
205	(5) SHELVES
206	PANTRY SHELVES
207	KNEE WALL BELOW COUNTER
208	UPPER CABINETS
209	TRUSSES TO CANTILEVER OVER PORCH
210	2'x4' PULLDOWN ATTIC ACCESS
211	ELECTRIC METER
212	ELECTRIC PANEL
213	RANGE/OVEN W/ MICROWAVE & EXHAUST ABOVE
214	BOLLARD - REFER TO DETAIL
215	TEMP'D GLASS SHOWER ENCLOSURE

PRODUCT REVIEW

PRODUCT	OPENING DESIGN PRESSURES (WORST CASE)	PRODUCT DESIGN PRESSURES	MANUFACTURER	MODEL #	APPROVAL #	GLASS TYPE	ATTACHMENT METHOD
ROOFING	ZONE 1,2e,2r -39.3 ZONE 2n,3r -32.0 ZONE 3e -55.7	-110.5 -110.5 -151.75	VALUE METAL CORPORATION	VMC 5V CRIMP ARCHITECTURAL METAL ROOF SYSTEM	NOA# 18-0228.04	N/A	#9 HEX HEAD SCREWS OF SUFFICIENT LENGTH TO PENETRATE THROUGH SHEATHING MIN. 3/16" @ 12" O.C. FIELD, 6" O.C. PERIMETER
ROOFING UNDRLMNT.	ZONE 1,2e,2r -39.3 ZONE 2n,3r -32.0 ZONE 3e -55.7		POLYGLASS USA, INC	POLYSTICK TU MAX	NOA# 21-0602.14	N/A	SELF ADHERED
WINDOWS (SNGL HUNG)	ZONE 4 -28.7 ZONE 5 -34.0	-55.0	CGI WINDOWS	185 SH	FL# 23358.2	IMPACT	1/4" TAPCONS W/ 1 3/8" MIN. EMBEDMENT AND 1" MIN. EDGE DISTANCE @ 21"/23" O.C. MAX (ABOVE / BELOW MEETING RAIL), 9" MAX FROM CORNERS @ JAMBS
DOOR (OPAQUE)	ZONE 4 -28.7	-65	PLASTPRO	OPAQUE FIBERGLASS SINGLE DOOR	FL# 17184.5	IMPACT	1/4" TAPCONS W/ 1 1/4" MIN. EMBEDMENT AND 2" MIN EDGE DISTANCE @ 14 1/2" O.C. MAX ON JAMBS, 6" FROM CORNERS @ JAMBS & HEAD
DOOR (GLAZED)	ZONE 4 -28.7	-50	PLASTPRO	GLAZED FIBERGLASS SINGLE DOOR	FL# 17184.1	IMPACT	1/4" TAPCONS W/ 1 1/4" MIN. EMBEDMENT AND 2" MIN EDGE DISTANCE @ 14 1/2" O.C. MAX ON JAMBS, 6" FROM CORNERS @ JAMBS & HEAD
GARAGE DOOR	-26.0	-52.0	CLOPLAY BUILDING PRODUCTS	DSIE-1F471	FL# 16546.25	NONE	5/16 X 1-5/8" LAG SCREWS 3 PER BRACKET @ 12" O.C. WITH 1-1/4" MINIMUM EMBED.

THE SEAL HEREON IS PROVIDED ONLY TO INDICATE OUR REVIEW AN APPROVAL FOR USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THESE PRODUCTS AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURER, WHICH CARRIES ITS OWN ENGINEER'S CERTIFICATION AND IMPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[1]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k]		Westhering[a]	Frost line depth[b]	Termite[c]					
NA	See Fig. r301.2(4)		NA	Negligible	NA	Very Heavy		NA		NA	NA

DRYWALL NOTES

1. DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING CODE (RESIDENTIAL).
2. CERAMIC TILE IN TUB/ SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING CODE (RESIDENTIAL).
3. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
4. ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.
5. FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

STUCCO NOTES

STUCCO ON RIBLATH OR PAPER BACK SHALL BE ATTACHED TO HORIZONTAL FRAMING PER ASTM C-1063/ ASTM C-926. LATH SHALL BE ATTACHED TO FRAMING MEMBERS WITH CORROSION RESISTANT MATERIALS. ATTACHMENTS SHALL BE SPACED NOT MORE THAN 6" O.C. ALONG SUPPORTS. FASTENERS TO BE USED CAN BE 6d COMMON OR ROOFING NAILS HAVING A MIN. 1 3/4" PENETRATION INTO HORIZONTAL FRAMING MEMBERS OR STAPLES W/ A MIN. 3/4" CROWN ENGAGED NOT LESS THAN (3) STRANDS OF LATH AND MUST PENETRATE THE WOOD FRAMING MEMBERS 3/4" MIN.

DOOR & WINDOW BUCK FASTENING

DOOR AND WINDOW BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C., WITH THE DOORS AND WINDOWS FASTENED W/ TAPCONS PER THE PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM OF 1 1/4" EMBEDMENT INTO CONCRETE (THROUGH FRAME). BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2017 FLORIDA BUILDING CODE W/ AMENDMENTS.

LINTEL SCHEDULE

MANUFACTURER: CAST-CRETE

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSIT BEAM
L-1	3'-6"	8972	261	5263	491	8F24/1T-1B
L-2	4'-6"	8672	1729	4043	958	8F24/1T-1B
L-3	17'-4"	1326	991	521	438	8F22/1T-1B

RECESSED LINTEL SCHEDULE

MANUFACTURER: CAST-CRETE

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSIT BEAM
RL-1	4'-6"	8060	1424	3607	578	8RF22/1T-1B

NOTES: ALL LOADS ARE IN POUNDS PER LINEAL FOOT.
APPLIED LOADS SHOW WORST CASE FOR LINTEL SIZE.
REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

GENERAL NOTES

1. ALL WORK TO BE PERFORMED PER 2020 FLORIDA BUILDING CODE.
2. BUILDER TO COORDINATE THE WORK OF ALL TRADES.
3. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THE DRAWINGS.
4. **DO NOT SCALE THE DRAWINGS.**
5. WALLS ARE DIMENSIONED ARE TO FACE OF MASONRY SURFACES AND FINISHED FACE OF STUD WALLS, UNLESS NOTED OTHERWISE. CONTRACTOR TO TAKE INTO ACCOUNT THICKNESSES OF FINISHES WHEN LAYING OUT WALLS TO ENSURE MINIMUM CLEARANCES ARE MET.
6. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON STRUCTURAL MEMBERS DURING CONSTRUCTION. TRUSSES ARE TO BE INSTALLED USING SAFE ERECTION PROCEDURES AS RECOMMENDED IN THE GUIDELINES PROVIDED BY THE TRUSS COMPANY.
7. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. EXTERIOR DOOR JAMBS SHALL BE SET IN A BED OF SILICONE CAULKING OR OTHER WATER PROOFING PRODUCT DESIGNED TO STOP WATERPENETRATION INTO THE WOOD.
8. PROVIDE FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES, BOTH HORIZONTALLY IN WALL STUDS AND VERTICALLY ATFLOORS & CEILINGS. REFER TO FBC R302.11 FOR ADDITIONAL INFORMATION.

STRUCTURAL NOTES

1. STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER W/ 1000 PSI MIN. FIBER STRESS VALUE
2. CONCRETE SLABS AND FOOTINGS TO BE 2500 PSI MIN
3. REINFORCING STEEL SHALL BE GRADE 60 OR BETTER W/ 30" MIN. LAP
4. CONCRETE COVER OVER REINFORCING STEEL:
   A. FOOTINGS: 3"
   B. BEAMS: 1 1/2"
   C. COLUMNS: 1 1/2"
5. FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY
6. ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED AND SELECTED TO WITHSTAND FORCES PER THE FLORIDA BUILDING CODE 2020 EDITION
7. DOOR & WINDOW ASSEMBLY COMPNENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2020 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES
8. PRECAST/ PRESTRESSED CONCRETE LINTELS TO HAVE 6" MINIMUM BEARING. REFER TO LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
9. FOR METHOD OF ATTACHMENT OF DOORS & WINDOWS, REFER TO ATTACHED PRODUCT REVIEW AFFIDAVIT

NOTE: ALL SIMPSON STRONT-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM Z-MAX COATING OR BETTER

CERTIFICATION FOR DESIGN LOAD COMPLIANCE

1. DESIGN CODE: **FLORIDA RESIDENTIAL CODE 2020 EDITION USING ASCE 7-16**
2. STRUCTURAL DESIGN: **ENCLOSED**
3. RISK CATEGORY: **II** EXPOSURE CATEGORY: **C**
4. DESIGN WIND VELOCITY: **160 MPH**
5. MEAN ROOF HEIGHT: **19'-8"** ROOF PITCH: **6:12**
6. COMPONENTS & CLADDING DESIGN PRESSURE: PSF, BASED ON ACTUAL SQ. FT. @ 30' MRH (WORST CASE)
   ZONE 1, 2e, 2r: **-39.3** ZONE 2n, 3r: **-32** ZONE 3e: **-55.7**
   ZONE 4: **-28.7** ZONE 5: **-34.5**
   GARAGE: **-26.0**
7. DESIGN LOADS: FLOOR **75 PSF** ROOF/ DEAD: **15 PSF** ROOF/ LIVE: **30 PSF**
8. WERE SHEAR WALLS CONSIDERED FOR STRUCTURE? **YES**
9. IS A CONTINUOUS LOAD PATH PROVIDED? **YES**
10. DESIGN SOIL BEARING PRESSURE: **2000 PSF**

FIREBLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

AREA CALCULATIONS

AIR CONDITIONED AREAS	
A/C LIVING	1,302 SF
NON CONDITIONED AREAS	
GARAGE	376 SF
BACK PORCH	60 SF
FRONT PORCH	48 SF
GROSS AREA	
GROSS AREA	1,786 SF

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Michael Seal
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16:24:28-05'00'

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

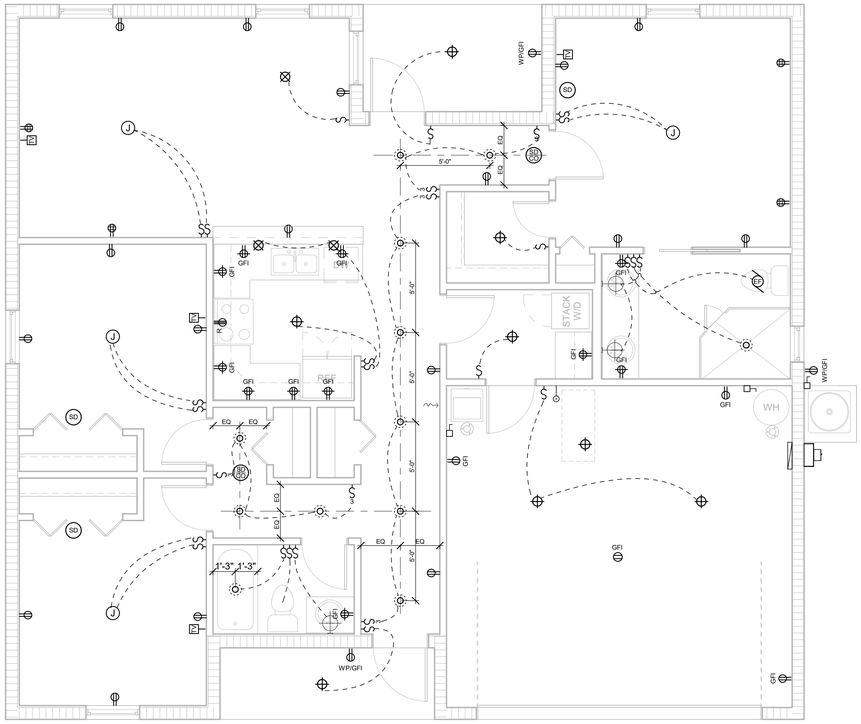
SHEET TITLE / SHEET NUMBER

FLOOR PLAN, FOUNDATION PLAN & GENERAL NOTES

A1.00

PROJECT NUMBER **R22020**

DATE **01/19/2023**

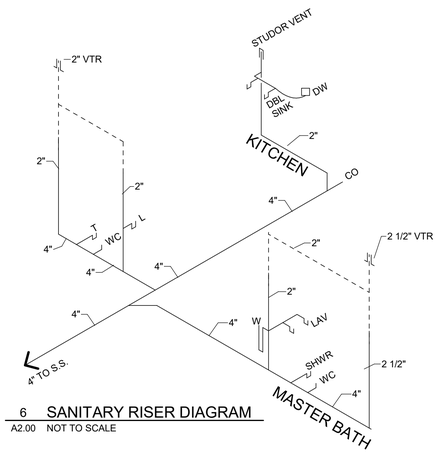


5 ELECTRICAL PLAN
A2.00 1/4" = 1'-0"

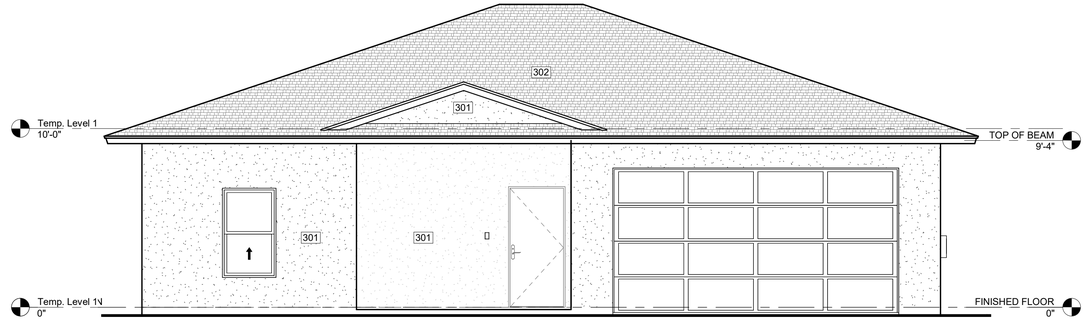
ELECTRICAL LEGEND

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
	DUPLEX RECEPTACLE, MOUNTED @ 18" A.F.F.
GFI	DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION, MOUNTED @ 18" A.F.F.
	QUAD RECEPTACLE, MOUNTED @ 18" A.F.F.
GFI	DUPLEX RECEPTACLE W/ GROUND FAULT PROTECTION, COUNTER HEIGHT (OR HEIGHT PER OWNER)
EF	EXHAUST FAN
J	JUNCTION BOX FOR FAN-LIGHT COMBO
	WALL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
SD	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
VP	VAPOR PROOF
D	DIMMER

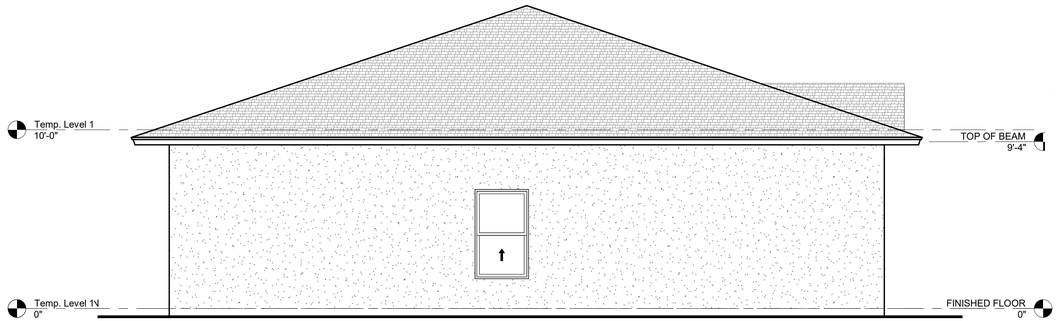
ALL RECEPTACLES TO BE TAMPER PROOF (TP) AND HAVE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION (AFCI)



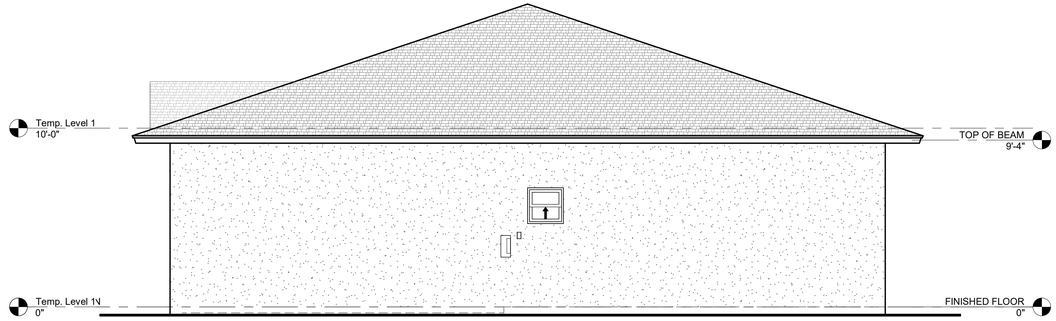
6 SANITARY RISER DIAGRAM
A2.00 NOT TO SCALE



1 FRONT ELEVATION
A2.00 1/4" = 1'-0"



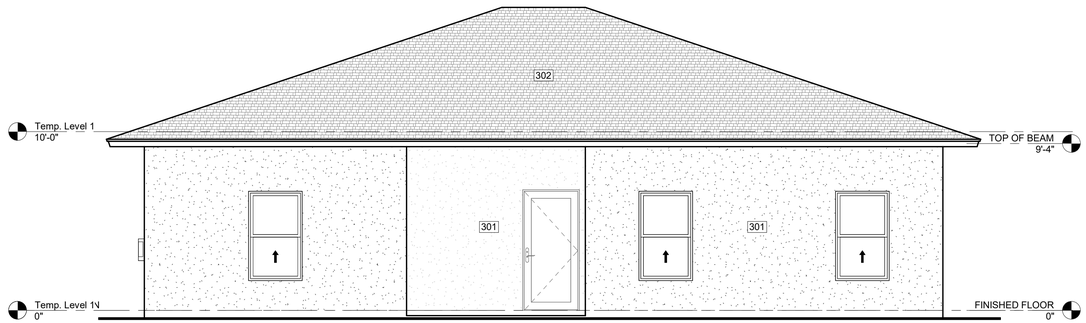
2 LEFT SIDE ELEVATION
A2.00 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
A2.00 1/4" = 1'-0"

KEYNOTES FOR EXTERIOR ELEVATIONS

301 STUCCO FINISH
302 ASHPALT SHINGLE ROOFING



4 REAR ELEVATION
A2.00 1/4" = 1'-0"

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AR96898

REVISIONS

NO.	DATE	REVISION

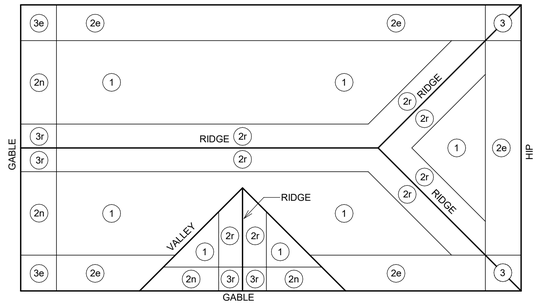
KEY PLAN

SHEET TITLE / SHEET NUMBER

EXTERIOR ELEVATIONS & ELECTRICAL PLAN

A2.00

PROJECT NUMBER **R22020**
DATE **01/19/2023**



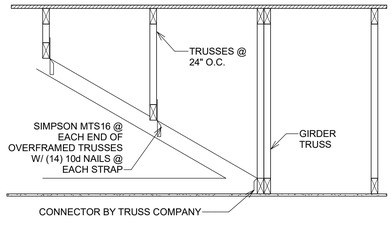
ROOF SHEATHING NAILING ZONE INFORMATION

ZONE 1: REMAINING AREA W/ 8d RING SHANK @ 6" O.C. PERIMETER & 6" O.C. FIELD
ZONE 2: 4' LENGTH W/ 8d RING SHANK @ 4" O.C. PERIMETER & 6" O.C. FIELD
ZONE 3: 5'X5' @ HIP AND 5' LENGTH @ GABLE ENDS W/ 8d RING SHANK @ 4" O.C. PERIMETER & 4" O.C. FIELD

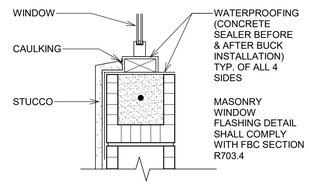
NOTES

19/32" CDX PLYWOOD SHEATHING
25'-0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10d RINGSHANK NAILS
UNDERLAYMENT FELT SHALL BE 30# FELT COMPLYING W/ ASTM D226

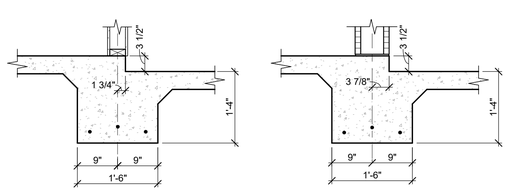
ASPHALT SHINGLES SHALL COMPLY WITH ASTM D3161 CLASS F, ASTM D7158 CLASS H OR TAS.107 AND SHALL HAVE FACTORY APPLIED SELF SEAL STRIPS OR BE INTERLOCKING



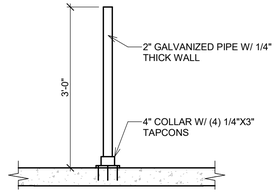
7 OVERFRAMED TRUSS DETAIL
A3.00 3/4" = 1'-0"



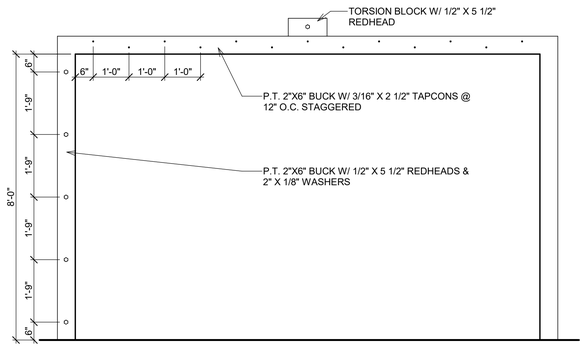
4 FLASHING @ WINDOW
A3.00 1 1/2" = 1'-0"



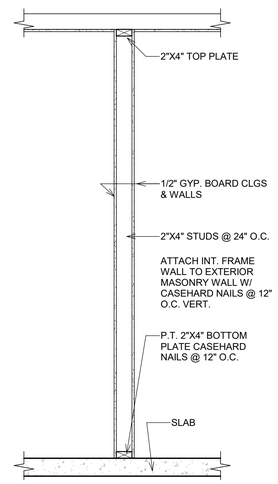
6 TYPICAL FTG DETAIL @ 3 1/2" STEP
A3.00 3/4" = 1'-0"



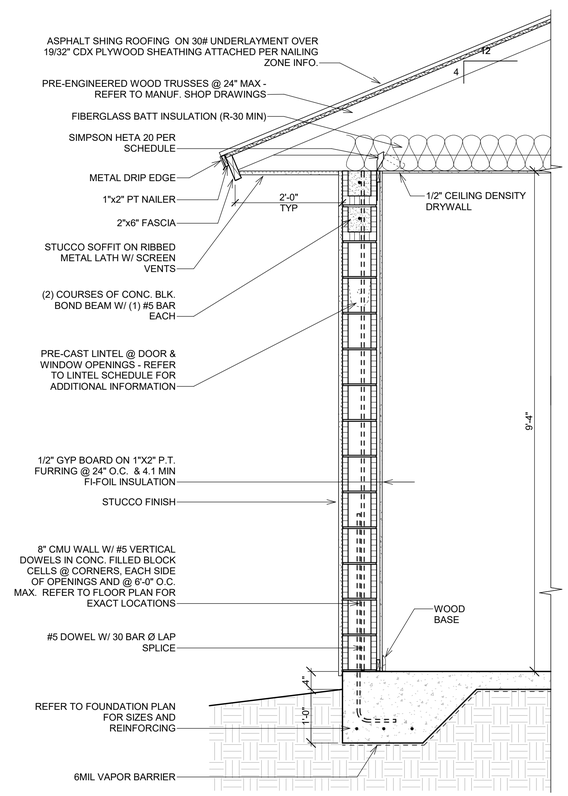
3 PIPE BOLLARD DETAIL
A3.00 3/4" = 1'-0"



5 GARAGE DOOR BUCK DETAIL
A3.00 1/2" = 1'-0"



2 TYP. INT. WALL
A3.00 3/4" = 1'-0"



1 TYPICAL WALL SECTION
A3.00 3/4" = 1'-0"

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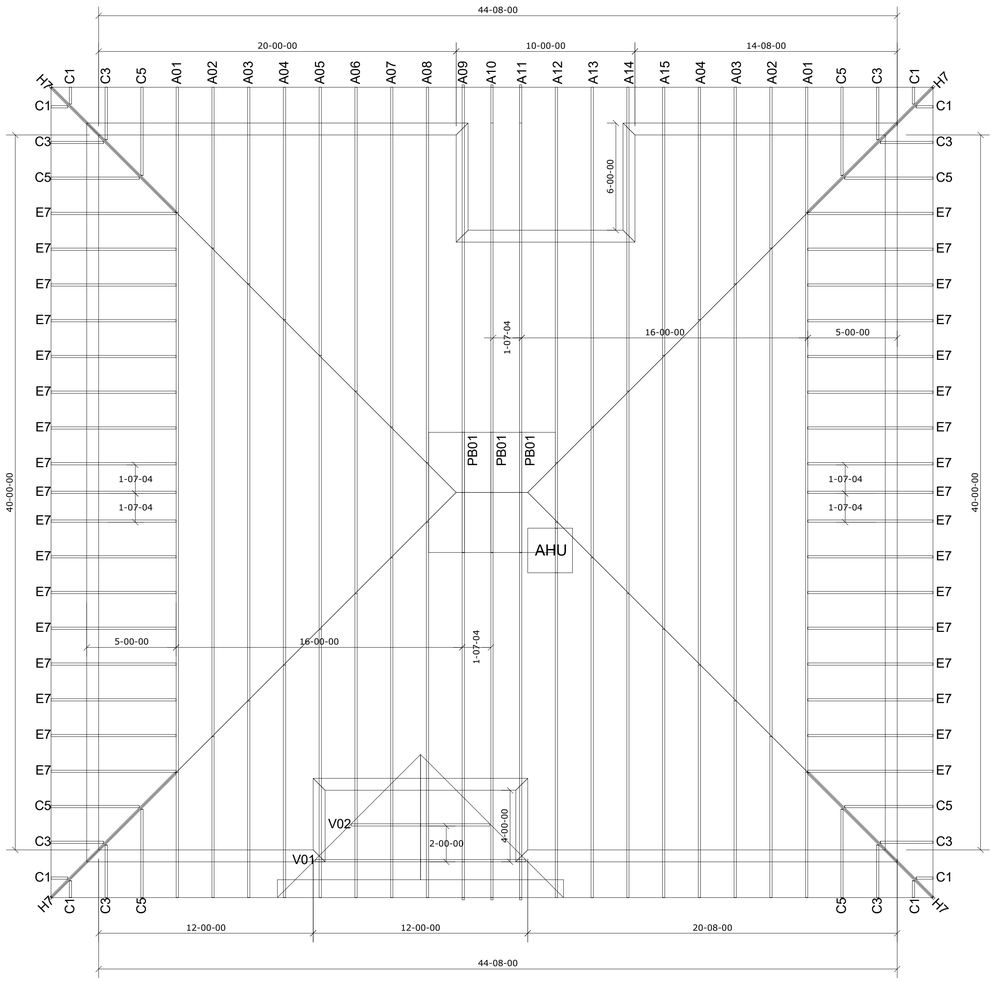
KEY PLAN

SHEET TITLE / SHEET NUMBER

DETAILS

A3.00

PROJECT NUMBER **R22020**
DATE **01/19/2023**



2 ROOF PLAN

A4.00 1/4" = 1'-0"

CONNECTOR SCHEDULE

TRUSS NO.	BEARING POINT(S)	TRUSS ACTUAL UPLIFT (GROUPED, WORST CASE)	SIMPSON CONNECTOR(S)	CONNECTOR(S) UPLIFT DESIGN	FASTENERS
A02-A15	EA	1510#	(1) HETA20	1810#	(9) 10d x 1 1/2"
A01	1ST	1722#	(1) HETA20	1810#	(9) 10d x 1 1/2"
	2ND	1828#	(1) HHETA20	2120#	(14) 10d x 1-1/2"
KING JACKS	1ST	685#	(1) HETA20	1810#	(10) 10d x 1-1/2"
	TC & BC	NAILED PER TRUSS COMPANY			
HIP JACKS	1ST	510#	(1) HETA20	1810#	(9) 10d x 1-1/2"
	TC & BC	NAILED PER TRUSS COMPANY			
VALLEY TR.	48" O.C.	344#	(1) VCTR	370#	(4) 10d x 3" TO SUPPORTING TRUSS, (3) 10d x 1 1/2" (TO VALLEY TRUSS)
PIGGY BACKS		NAILED PER TRUSS COMPANY			

TRUSS INFORMATION TAKEN FROM MANUFACTURER'S SHOP DRAWINGS. BUILDERS FIRSTSOURCE, JOB # 3312752, DATED 11/22/2022.
ALL LOADS REPRESENT WORST CASE LOADING FOR GROUPED CATEGORIES. REFER TO MANUFACTURER'S TRUSS LAYOUT FOR TRUSS ID AND STRAPPING PLACEMENT.

NOTE: TRUSS LAYOUT BY OTHERS.

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REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

TRUSS LAYOUT & CON. SCHED.

A4.00

PROJECT NUMBER **R22020**

DATE **01/19/2023**

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.MackenzieEngineeringInc.com

March 14, 2024

Shaun G. MacKenzie LICENSE No. 61751 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29013
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by Shaun G MacKenzie
Date: 2024.03.14 09:46:13 -04'00'

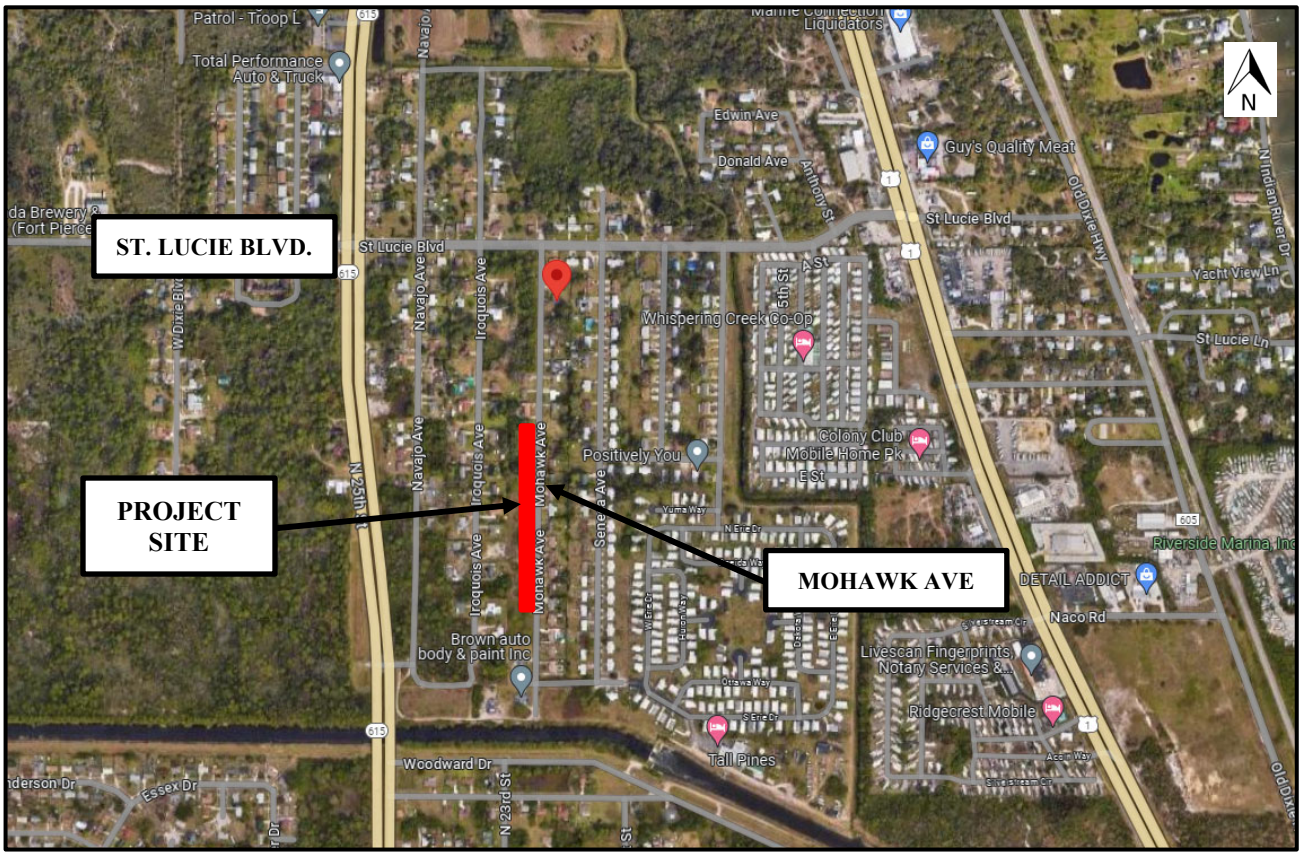
City of Fort Pierce Engineering Department
C/O: Tracy Telle, Assistant City Engineer
100 North US 1, Fort Pierce, FL 34950
Direct Office Line: 772-467-3776
Main Office: 772-467-3000
Email: Ttelle@cityoffortpierce.com

Re: Mohawk Final Plat (TRC No. 23-09000003) – Drainage Statement

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) prepared this drainage statement for the proposed Mohawk Final Plat Subdivision in Fort Pierce, FL. The site is approximately located between N 25th Street and US Highway 1, south of St. Lucie Blvd. on the west side of Mohawk Avenue. Figure 1 displays the site's location. The applicant proposes a final plat for a subdivision consisting of 3.9333 acres with 14 residential lots on the west side of Mohawk Avenue.

Figure 1. Site Location



EXISTING CONDITIONS

The existing parcel is located on the west side of Mohawk Avenue. The existing topography ranges between elevations 18.00 and 19.00 NAVD and the stormwater runoff flows from west to east towards Mohawk Avenue.

PROPOSED CONDITIONS

The applicant proposes to develop 14 residential lots on the west side of Mohawk Avenue. The proposed development will maintain the existing drainage patterns.

The following assumptions were implemented to determine the stormwater impacts in the post development conditions.

- Impervious Area - 50%
  - 25% for Buildings and Structures - Maximum Coverage Allowed per Section 125-191.B.2.3 Single Family Low Density Zone (R-1)
  - 25% for paved areas
- Pervious Area – 50%
- All units developed.
- 1 additional foot of fill provided for FFE as required for Septic Permits

Tables 1 and 2 display the existing and proposed land uses.

Table 1. Existing Site Area

Area Description	SF	AC
Vacant Parcel (Developable Area)	171,335	3.933
Total Area	**171,335**	**3.933**

Table 2. Proposed Site Area

Area Description	SF	AC
Impervious Area (50 % of Total Area)	85,667	1.967
Pervious Area (50% of Total Area)	85,667	1.967
Total Area	**171,335**	**3.933**

PERIMETER BERM

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue. Based on our drainage calculation for the 25-year, 3-day storm event, the proposed perimeter berm elevation is as follows:

Table 2. Storm Event Resulting Stages & Discharge Summary

Storm Event	Pre-Development		Post-Development		Proposed Site Development
	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)
25 year - 3 day (Perimeter Berm EL.)	18.01	5.99	17.81	4.94	17.90

The 25-year, 3-day storm event minimum stage is 17.81 feet NAVD. The berm is designed above the 25-year, 3-day minimum stage and is set at 17.90 feet NAVD. The pre-post analysis indicates the post 25 year, 3-day discharge is less than the discharge for the existing conditions.

CONCLUSION

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

APPENDICES

1. Project Information & Maps
    a. Proposed Stormwater Flow Pattern Exhibit
    b. 25 Year – 3 Day Return Period Map
2. Drainage Calculations
    a. Pre-Development
        i. Pre/Post Design Parameters
        ii. Development Area Calculations
        iii. Stage/Storage Computations
        iv. Rainfall and Storm Event Summary
        v. Soil Storage Calculations
        vi. Cascade Water Model – 25-Year, 3-Day
    b. Post-Development
        i. Stage/Storage Computations
        ii. Rainfall and Storm Event Summary
        iii. Soil Storage Calculations
        iv. Water Quality Requirements/Provided
        v. Cascade Water Model – 25-Year, 3-Day
3. Project Plan Sheets
    a. Final Plat Sheets
4. Other Project Data
    a. Property Card 1
    b. Property Card 2
    c. Property Card 3
    d. Warranty Deed 1
    e. Warranty Deed 2
    f. Warranty Deed 3

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 STATE OF FLORIDA SURVEYOR Professional Surveyor & Mapper

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.
THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY,
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

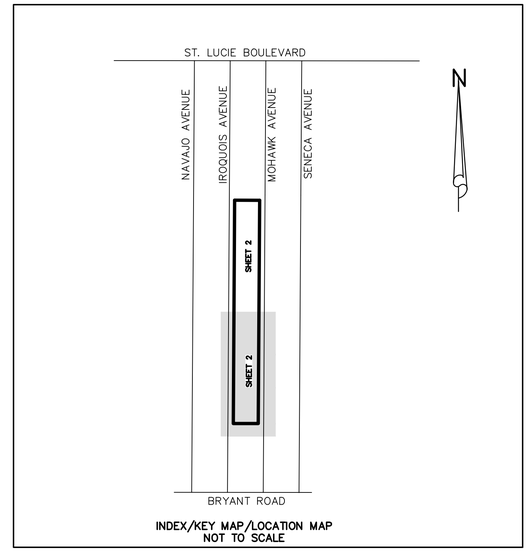
BY: _____
LINDA COX,
CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
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(P)	= PLAT
(R)	= RADIAL LINE
(S)	= SURVEY
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CD	= CHORD DISTANCE
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DB	= DEED BOOK
FKA	= FORMERLY KNOWN AS
FND	= FOUND
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IRC	= #5 IRON ROD WITH PLASTIC CAP
L	= ARC LENGTH
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LS	= LICENSE SURVEY
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PUE	= PUBLIC UTITLITY EASEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- □ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PROPOSED PERIMETER BERM & STORMWATER RUNOFF PATTERN

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
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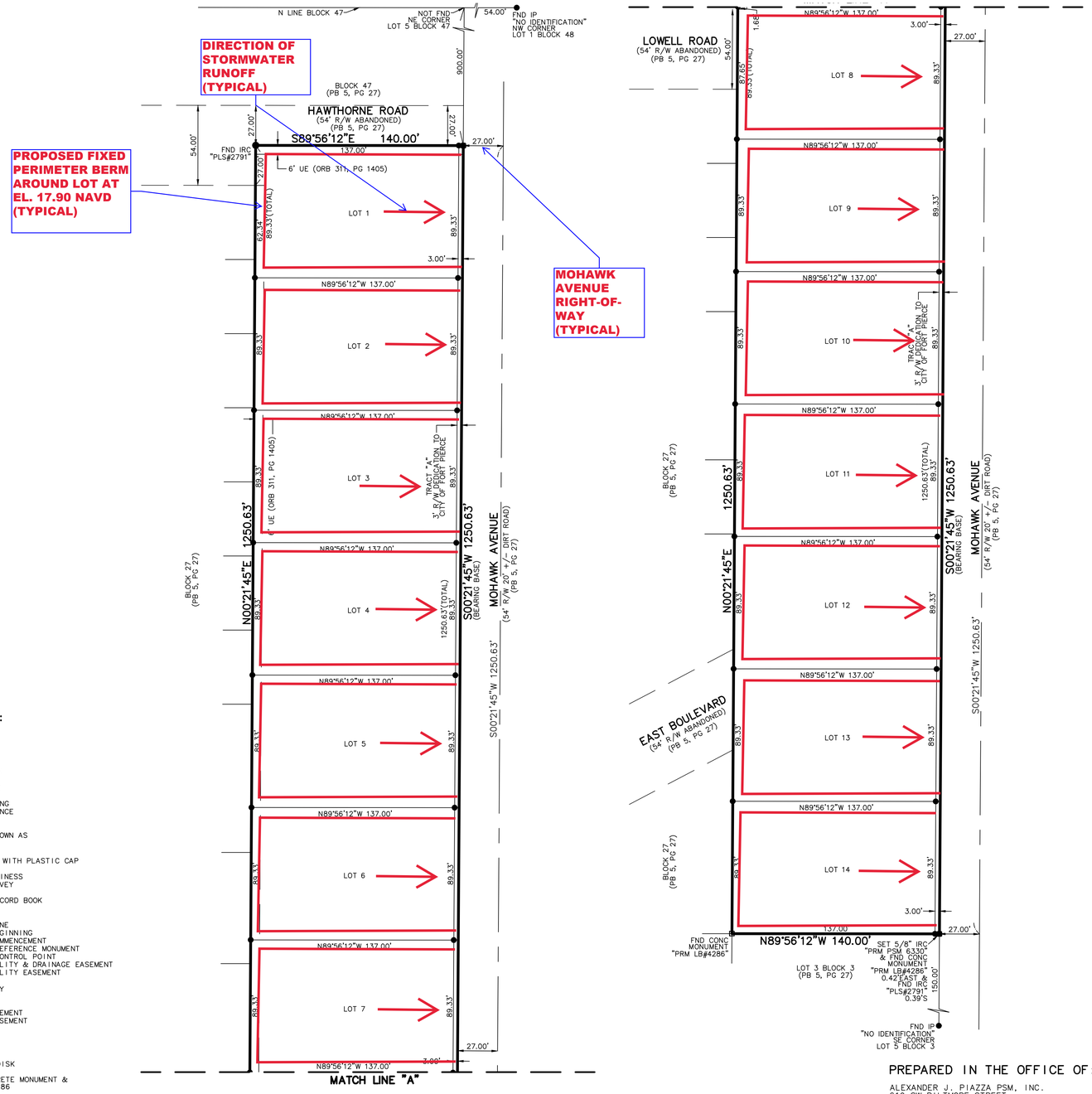

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R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

SYMBOLS:

▲ = SET PK NAIL & DISK "PRM PSM 6330"
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PREPARED IN THE OFFICE OF:

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PORT ST. LUCIE, FLORIDA 34983
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LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	2 OF 2	DWG	22-8788

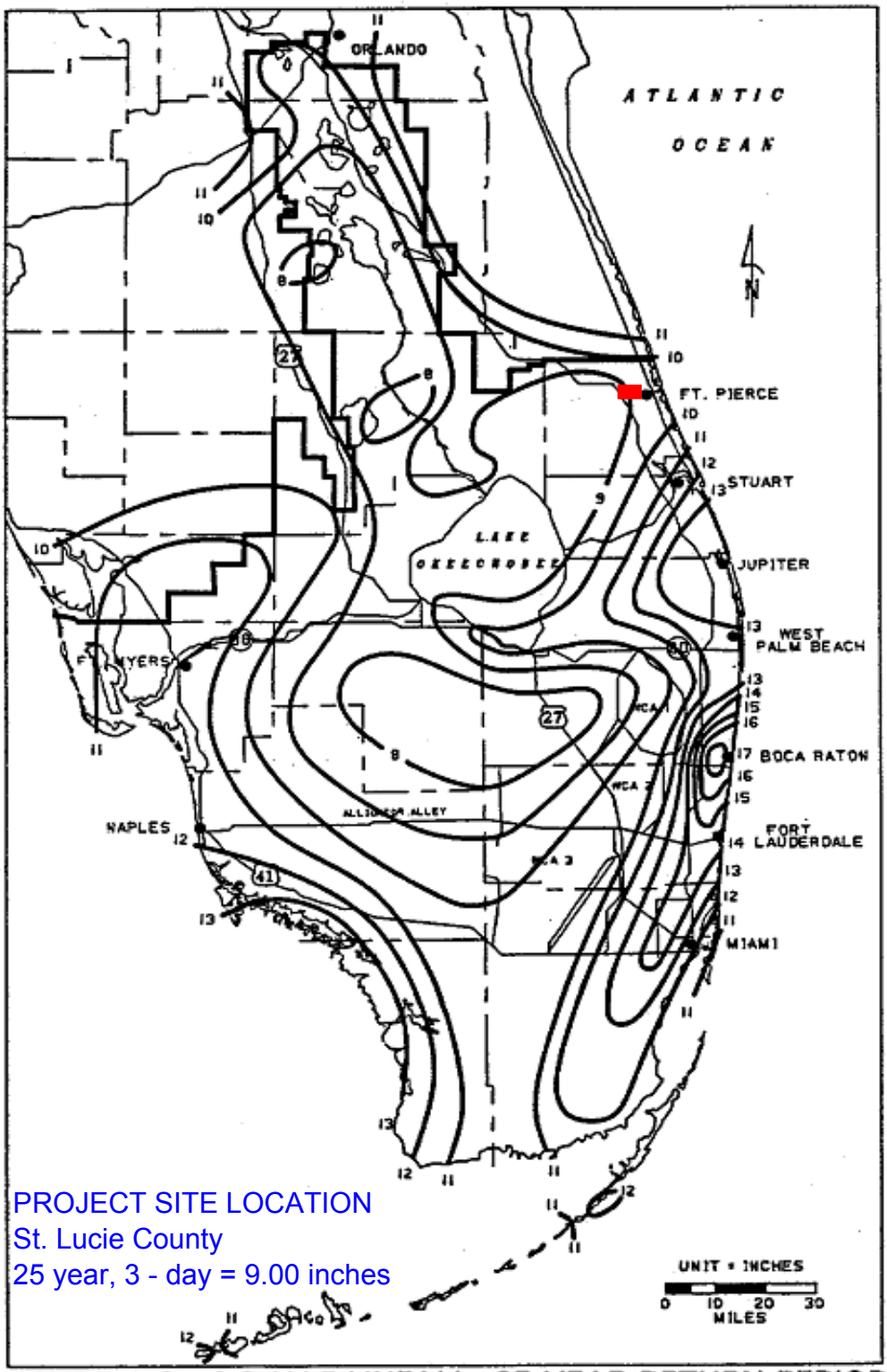

FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PRE/POST DEVELOPMENT CALCULATIONS

Name	Existing Area (SF)	Proposed Area (SF)	Change in Area (SF)	Existing Area (Acres)	Proposed Area (Acres)	Change in Area (Acres)
Lake Areas (A_L)	0	0	0.00	0.000	0.000	0.000
Roof Areas (A_R)	0	85,667	85,667	0.000	1.967	1.967
Paved Areas (A_P)	0		0	0.000	0.000	0.000
Green Areas (A_G)	171,335	85,667	-85,667	3.933	1.967	-1.966
Total (A_T)	**171,335**	**171,335**	**0**	**3.933**	**3.933**	**0**

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Project No:	233-015
Basin No:	Roadside Swale

EXISTING DRAINAGE CALCULATIONS

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

Land Use Summary:

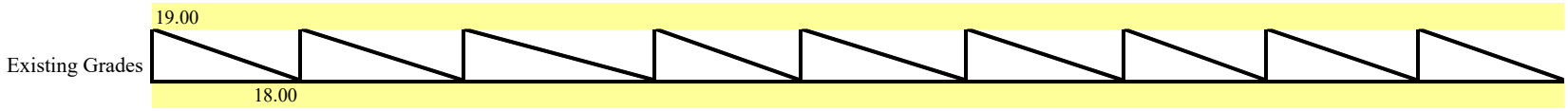
Lake Areas (AL):	-	SF	or	0.000	AC	0%
Roof Areas (AR):	-	SF	or	0.000	AC	0%
Paved Areas (AP):	-	SF	or	0.000	AC	0%
Green Areas (AG):	171,335	SF	or	3.933	AC	100%
Total (AT):	**171,335**	**SF**		**3.933**	**AC**	100%

MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

EXISTING STAGE/STORAGE AREA CALCULATION (NAVD)



	14 Vacant Lots (Developable Area)									Total Area (ac.)
Area (ac)	3.933									3.933
	L									
Starting Elev (ft)	18.00									
Ending Elev (ft)	19.00									
Stage NAVD	**Linear Storage (ac-ft)**									**Total Storage (ac-ft)**
18.00	0.00									0.00
18.50	0.49									0.49
19.00	1.97									1.97

Notes:
V - Vertical Storage in the Bottom of the Swale/Trench
L - Linear Storage along the bank of the Pond
L + V - Total Swale Area

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

EXISTING STAGE/STORAGE AREA CALCULATION

Stage	Site Stage-Storage (Per Previous Page) (ac.- ft.)	Additional Stage Storage (ac. - ft.)	Total Storage Area (ac. - ft.)
18.00	0.00	0.00	0.00
18.50	0.49	0.00	0.49
19.00	1.97	0.00	1.97

EXISTING SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	0	0.000	0.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	171,335	3.933	100.0%
Total (AT):	**171,335**	**3.933**	**100.0%**

Average Pervious Grade (Elev.): 18.50 ft

Depth to SHWT: 8.50 ft

Soil Storage at Average Depth (S): 9.00 inches

Weighted S Value:

= S x % Pervious

= 9 x 100% = **9.00 Inches**

Uncompacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.60
2	2.50
3	5.40
4	9.00

ERP SWERP Manual - pg. 308 of 742

MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project Name:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

EXISTING STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = **9.00** inches

25-Year 3-Day Storm Event

Stage for 25-Year, 3-Day Storm Event	18.01	ft. NAVD w/	5.99	cfs of discharge

Project Name: Mohawk Subdivision - 25Y - 3D Pre Development
Reviewer: MEP
Project Number: 233015
Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9 inches
Area: 3.933 acres
Ground Storage: 9 inches
Time of Concentration: 0.5 hours
Initial Stage: 18 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
18.00	0.00
18.50	0.49
19.00	1.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	18.00
120.00	18.00
240.00	18.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Broad Crested, Crest Elev = 18 ft NGVD, Length = 1250 ft, Weir Coef = 3.13
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	18.00	18.00
1.00	0.04	0.00	0.00	0.00	18.00	18.00
2.00	0.08	0.00	0.00	0.00	18.00	18.00
3.00	0.12	0.00	0.00	0.00	18.00	18.00
4.00	0.16	0.00	0.00	0.00	18.00	18.00
5.00	0.20	0.00	0.00	0.00	18.00	18.00
6.00	0.24	0.00	0.00	0.00	18.00	18.00
7.00	0.28	0.00	0.00	0.00	18.00	18.00
8.00	0.32	0.00	0.00	0.00	18.00	18.00
9.00	0.36	0.00	0.00	0.00	18.00	18.00
10.00	0.40	0.00	0.00	0.00	18.00	18.00
11.00	0.44	0.00	0.00	0.00	18.00	18.00
12.00	0.48	0.00	0.00	0.00	18.00	18.00
13.00	0.52	0.00	0.00	0.00	18.00	18.00
14.00	0.56	0.00	0.00	0.00	18.00	18.00
15.00	0.60	0.00	0.00	0.00	18.00	18.00
16.00	0.64	0.00	0.00	0.00	18.00	18.00
17.00	0.68	0.00	0.00	0.00	18.00	18.00
18.00	0.73	0.00	0.00	0.00	18.00	18.00
19.00	0.77	0.00	0.00	0.00	18.00	18.00
20.00	0.81	0.00	0.00	0.00	18.00	18.00
21.00	0.85	0.00	0.00	0.00	18.00	18.00
22.00	0.89	0.00	0.00	0.00	18.00	18.00
23.00	0.93	0.00	0.00	0.00	18.00	18.00
24.00	0.97	0.00	0.00	0.00	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
25.00	1.03	0.00	0.00	0.00	18.00	18.00
26.00	1.08	0.00	0.00	0.00	18.00	18.00
27.00	1.14	0.00	0.00	0.00	18.00	18.00
28.00	1.20	0.00	0.00	0.00	18.00	18.00
29.00	1.26	0.00	0.00	0.00	18.00	18.00
30.00	1.32	0.00	0.00	0.00	18.00	18.00
31.00	1.38	0.00	0.00	0.00	18.00	18.00
32.00	1.44	0.00	0.00	0.00	18.00	18.00
33.00	1.50	0.00	0.00	0.00	18.00	18.00
34.00	1.55	0.00	0.00	0.00	18.00	18.00
35.00	1.61	0.00	0.00	0.00	18.00	18.00
36.00	1.67	0.00	0.00	0.00	18.00	18.00
37.00	1.73	0.00	0.00	0.00	18.00	18.00
38.00	1.79	0.00	0.00	0.00	18.00	18.00
39.00	1.85	0.00	0.00	0.00	18.00	18.00
40.00	1.91	0.00	0.00	0.00	18.00	18.00
41.00	1.97	0.01	0.01	0.00	18.00	18.00
42.00	2.02	0.01	0.01	0.00	18.00	18.00
43.00	2.08	0.01	0.01	0.00	18.00	18.00
44.00	2.14	0.02	0.02	0.00	18.00	18.00
45.00	2.20	0.02	0.02	0.00	18.00	18.00
46.00	2.26	0.02	0.02	0.01	18.00	18.00
47.00	2.32	0.02	0.02	0.01	18.00	18.00
48.00	2.38	0.03	0.03	0.01	18.00	18.00
49.00	2.44	0.03	0.03	0.01	18.00	18.00
50.00	2.51	0.04	0.04	0.02	18.00	18.00
51.00	2.59	0.05	0.04	0.02	18.00	18.00
52.00	2.68	0.06	0.06	0.02	18.00	18.00
53.00	2.79	0.08	0.08	0.03	18.00	18.00
54.00	2.93	0.11	0.11	0.04	18.00	18.00
55.00	3.09	0.15	0.14	0.05	18.00	18.00
56.00	3.28	0.19	0.19	0.06	18.00	18.00
57.00	3.51	0.25	0.25	0.08	18.00	18.00
58.00	3.79	0.34	0.34	0.10	18.00	18.00
59.00	4.16	0.53	0.52	0.14	18.00	18.00
60.00	6.72	6.09	5.94	0.31	18.01	18.00
61.00	7.46	2.14	2.18	0.62	18.01	18.00
62.00	7.79	0.99	1.00	0.74	18.00	18.00
63.00	8.01	0.59	0.60	0.80	18.00	18.00
64.00	8.21	0.53	0.53	0.85	18.00	18.00
65.00	8.32	0.34	0.34	0.88	18.00	18.00
66.00	8.44	0.32	0.32	0.91	18.00	18.00
67.00	8.56	0.32	0.32	0.94	18.00	18.00
68.00	8.68	0.32	0.32	0.96	18.00	18.00
69.00	8.76	0.23	0.23	0.98	18.00	18.00
70.00	8.84	0.22	0.22	1.00	18.00	18.00
71.00	8.92	0.22	0.22	1.02	18.00	18.00
72.00	9.00	0.22	0.22	1.04	18.00	18.00
73.00	9.00	0.03	0.04	1.05	18.00	18.00
74.00	9.00	0.00	0.01	1.05	18.00	18.00
75.00	9.00	0.00	0.00	1.05	18.00	18.00
76.00	9.00	0.00	0.00	1.05	18.00	18.00
77.00	9.00	0.00	0.00	1.05	18.00	18.00
78.00	9.00	0.00	0.00	1.05	18.00	18.00
79.00	9.00	0.00	0.00	1.05	18.00	18.00
80.00	9.00	0.00	0.00	1.05	18.00	18.00
81.00	9.00	0.00	0.00	1.05	18.00	18.00
82.00	9.00	0.00	0.00	1.05	18.00	18.00
83.00	9.00	0.00	0.00	1.05	18.00	18.00
84.00	9.00	0.00	0.00	1.05	18.00	18.00
85.00	9.00	0.00	0.00	1.05	18.00	18.00
86.00	9.00	0.00	0.00	1.05	18.00	18.00
87.00	9.00	0.00	0.00	1.05	18.00	18.00
88.00	9.00	0.00	0.00	1.05	18.00	18.00
89.00	9.00	0.00	0.00	1.05	18.00	18.00
90.00	9.00	0.00	0.00	1.05	18.00	18.00
91.00	9.00	0.00	0.00	1.05	18.00	18.00
92.00	9.00	0.00	0.00	1.05	18.00	18.00
93.00	9.00	0.00	0.00	1.05	18.00	18.00
94.00	9.00	0.00	0.00	1.05	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
95.00	9.00	0.00	0.00	1.05	18.00	18.00
96.00	9.00	0.00	0.00	1.05	18.00	18.00
97.00	9.00	0.00	0.00	1.05	18.00	18.00
98.00	9.00	0.00	0.00	1.05	18.00	18.00
99.00	9.00	0.00	0.00	1.05	18.00	18.00
100.00	9.00	0.00	0.00	1.05	18.00	18.00
101.00	9.00	0.00	0.00	1.05	18.00	18.00
102.00	9.00	0.00	0.00	1.05	18.00	18.00
103.00	9.00	0.00	0.00	1.05	18.00	18.00
104.00	9.00	0.00	0.00	1.05	18.00	18.00
105.00	9.00	0.00	0.00	1.05	18.00	18.00
106.00	9.00	0.00	0.00	1.05	18.00	18.00
107.00	9.00	0.00	0.00	1.05	18.00	18.00
108.00	9.00	0.00	0.00	1.05	18.00	18.00
109.00	9.00	0.00	0.00	1.05	18.00	18.00
110.00	9.00	0.00	0.00	1.05	18.00	18.00
111.00	9.00	0.00	0.00	1.05	18.00	18.00
112.00	9.00	0.00	0.00	1.05	18.00	18.00
113.00	9.00	0.00	0.00	1.05	18.00	18.00
114.00	9.00	0.00	0.00	1.05	18.00	18.00
115.00	9.00	0.00	0.00	1.05	18.00	18.00
116.00	9.00	0.00	0.00	1.05	18.00	18.00
117.00	9.00	0.00	0.00	1.05	18.00	18.00
118.00	9.00	0.00	0.00	1.05	18.00	18.00
119.00	9.00	0.00	0.00	1.05	18.00	18.00
120.00	9.00	0.00	0.00	1.05	18.00	18.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.99	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	18.01	60.02	18.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	1.05	0.00	1.05	0.00	0.00	0.00

MacKenzie
Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DRAINAGE CALCULATIONS

Water Table Elevation: 8 NAVD

Mean High Water Table (MHWT) Elevation: 10.0 NAVD

Land Use Summary:

Lake Areas (A_L):	0	SF	or	0.00	AC	
Roof Areas (A_R):	85,667	SF	or	1.967	AC	50% Impervious Area
Paved Areas (A_P):	0	SF	or	0.000	AC	
Green Areas (A_G):	85,667	SF	or	1.967	AC	50% Pervious Area
Total (A_T):	**171,335**	**SF**		**3.933**	**AC**	

WATER QUALITY CALCULATIONS PER SFWMD

1) **Per SFWMD, Water Quality shall be provided to meet Critera 2 or 3, whichever is greater:**
Criteria 2 = 1 inch of Runoff Over the Project Site:

V_{PRE} = 1 inch x 1-ft/12-in x 3.933 (Project Area (acres)) = 0.328 ac-ft (WQ Treatment Volume)

SFWMD Required Water Quality Volume	0.328	ac-ft	**Factor**
Detention Type (Wet or Dry)?	Dry	ac-ft	0.75
Impaired Basin	No		1.00
SFWMD Required Water Quality Volume	**0.246**	**ac-ft**	

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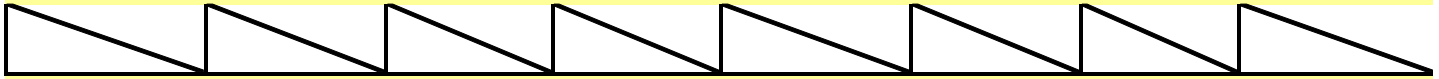
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No.: 233-015
Basin No: Roadside Swale

PROPOSED STAGE/STORAGE AREA CALCULATION (NAVD)

Proposed Grades



	Pervious Area	Impervious Area (Building + Structures + Paved Areas)							Site Developable Area (Acres)
Area (ac)	1.967	1.967							3.933
	L								
Starting Elev (ft)	17.00								
Ending Elev (ft)	19.00								
Stage NAVD	**Linear Storage (ac-ft)**								**Total Storage (ac-ft)**
17.00	0.000								0.000
17.50	0.123								0.123
18.00	0.492								0.492
18.50	1.106								1.106
19.00	1.967								1.967

Notes:

1) The required SFWMD Water Quality Volume is 0.246 ac-ft. Therefore, SFWMD Water Quality is met at stage elevation 17.71 NAVD.
2) V - Vertical Storage in the Bottom of the Swale/Trench
3) L - Linear Storage along the bank of the Pond

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Engineering & Planning, Inc.
Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

PROPOSED STAGE/STORAGE AREA CALCULATION SUMMARY

Stage	Site Stage-Storage (Per Previous Page) (AC.- FT.)	Additional Stage Storage (AC. - FT.)	Total Storage Area (ac. - ft.)
17.00	0.000	0.00	0.000
17.50	0.123	0.00	0.123
18.00	0.492	0.00	0.492
18.50	1.106	0.00	1.106
19.00	1.967	0.00	1.967

PROPOSED SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (A_L):	0	0.000	0.0%
Roof Areas (A_R):	85,667	1.967	50.0%
Paved Areas (A_P):	0	0.000	0.0%
Green Areas (A_G):	85,667	1.967	50.0%
Total (A_T):	**171,335**	**3.933**	**100.0%**

Average Pervious Grade (Elev.): 18.00 ft

Depth to Water Table: 8.00 ft

Soil Storage at Average Depth (Ss): 6.75 inches

Weighted S Value:

= Ss x % Pervious

= 6.75 x 50% = **3.38 Inches**

Compacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.45
2	1.88
3	4.05
4	6.75

ERP SWERP Manual - pg. 324 of 793

MacKenzie
Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date:	3/13/2024
Project:	Mohawk Subdivision
Project No:	233-015
Basin No:	Roadside Swale

PROPOSED STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = **9.00** inches

25-Year 3-Day Storm Event

					Proposed Site Design Stage
Stage for 25-Year, 3-Day Storm Event	**17.81**	ft. NAVD w/	**4.94**	cfs of discharge	**17.90 ft. NAVD**

Project Name: Mohawk Subdivision - 25Y - 3D Post Development
Reviewer: MEP
Project Number: 233015
Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9 inches
Area: 1.967 acres
Ground Storage: 3.38 inches
Time of Concentration: 0.5 hours
Initial Stage: 17 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
17.00	0.00
17.50	0.12
18.00	0.49
18.50	1.11
19.00	1.97

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	17.00
120.00	17.00
240.00	17.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Broad Crested, Crest Elev = 17.8 ft NGVD, Length = 1250 ft, Weir Coef = 3.13
Bleeder: None
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	17.00	17.00
1.00	0.04	0.00	0.00	0.00	17.00	17.00
2.00	0.08	0.00	0.00	0.00	17.00	17.00
3.00	0.12	0.00	0.00	0.00	17.00	17.00
4.00	0.16	0.00	0.00	0.00	17.00	17.00
5.00	0.20	0.00	0.00	0.00	17.00	17.00
6.00	0.24	0.00	0.00	0.00	17.00	17.00
7.00	0.28	0.00	0.00	0.00	17.00	17.00
8.00	0.32	0.00	0.00	0.00	17.00	17.00
9.00	0.36	0.00	0.00	0.00	17.00	17.00
10.00	0.40	0.00	0.00	0.00	17.00	17.00
11.00	0.44	0.00	0.00	0.00	17.00	17.00
12.00	0.48	0.00	0.00	0.00	17.00	17.00
13.00	0.52	0.00	0.00	0.00	17.00	17.00
14.00	0.56	0.00	0.00	0.00	17.00	17.00
15.00	0.60	0.00	0.00	0.00	17.00	17.00
16.00	0.64	0.00	0.00	0.00	17.00	17.00
17.00	0.68	0.00	0.00	0.00	17.00	17.00
18.00	0.73	0.00	0.00	0.00	17.00	17.00
19.00	0.77	0.00	0.00	0.00	17.00	17.00
20.00	0.81	0.00	0.00	0.00	17.00	17.00
21.00	0.85	0.01	0.00	0.00	17.00	17.00
22.00	0.89	0.01	0.00	0.00	17.01	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	0.93	0.01	0.00	0.00	17.01	17.00
24.00	0.97	0.01	0.00	0.00	17.01	17.00
25.00	1.03	0.02	0.00	0.00	17.02	17.00
26.00	1.08	0.02	0.00	0.00	17.03	17.00
27.00	1.14	0.03	0.00	0.00	17.03	17.00
28.00	1.20	0.03	0.00	0.00	17.04	17.00
29.00	1.26	0.03	0.00	0.00	17.05	17.00
30.00	1.32	0.03	0.00	0.00	17.06	17.00
31.00	1.38	0.04	0.00	0.00	17.07	17.00
32.00	1.44	0.04	0.00	0.00	17.09	17.00
33.00	1.50	0.04	0.00	0.00	17.10	17.00
34.00	1.55	0.04	0.00	0.00	17.11	17.00
35.00	1.61	0.04	0.00	0.00	17.13	17.00
36.00	1.67	0.05	0.00	0.00	17.14	17.00
37.00	1.73	0.05	0.00	0.00	17.16	17.00
38.00	1.79	0.05	0.00	0.00	17.18	17.00
39.00	1.85	0.05	0.00	0.00	17.19	17.00
40.00	1.91	0.05	0.00	0.00	17.21	17.00
41.00	1.97	0.05	0.00	0.00	17.23	17.00
42.00	2.02	0.06	0.00	0.00	17.25	17.00
43.00	2.08	0.06	0.00	0.00	17.27	17.00
44.00	2.14	0.06	0.00	0.00	17.29	17.00
45.00	2.20	0.06	0.00	0.00	17.31	17.00
46.00	2.26	0.06	0.00	0.00	17.33	17.00
47.00	2.32	0.06	0.00	0.00	17.35	17.00
48.00	2.38	0.06	0.00	0.00	17.37	17.00
49.00	2.44	0.07	0.00	0.00	17.39	17.00
50.00	2.51	0.08	0.00	0.00	17.42	17.00
51.00	2.59	0.09	0.00	0.00	17.45	17.00
52.00	2.68	0.10	0.00	0.00	17.48	17.00
53.00	2.79	0.14	0.00	0.00	17.51	17.00
54.00	2.93	0.17	0.00	0.00	17.52	17.00
55.00	3.09	0.21	0.00	0.00	17.55	17.00
56.00	3.28	0.25	0.00	0.00	17.57	17.00
57.00	3.51	0.31	0.00	0.00	17.60	17.00
58.00	3.79	0.39	0.00	0.00	17.64	17.00
59.00	4.16	0.56	0.00	0.00	17.69	17.00
60.00	6.72	5.00	4.92	0.08	17.81	17.00
61.00	7.46	1.63	1.66	0.33	17.81	17.00
62.00	7.79	0.71	0.72	0.42	17.80	17.00
63.00	8.01	0.41	0.42	0.46	17.80	17.00
64.00	8.21	0.36	0.36	0.49	17.80	17.00
65.00	8.32	0.23	0.24	0.51	17.80	17.00
66.00	8.44	0.22	0.22	0.53	17.80	17.00
67.00	8.56	0.22	0.22	0.55	17.80	17.00
68.00	8.68	0.22	0.22	0.57	17.80	17.00
69.00	8.76	0.15	0.15	0.58	17.80	17.00
70.00	8.84	0.15	0.15	0.60	17.80	17.00
71.00	8.92	0.14	0.14	0.61	17.80	17.00
72.00	9.00	0.14	0.14	0.62	17.80	17.00
73.00	9.00	0.02	0.02	0.62	17.80	17.00
74.00	9.00	0.00	0.00	0.63	17.80	17.00
75.00	9.00	0.00	0.00	0.63	17.80	17.00
76.00	9.00	0.00	0.00	0.63	17.80	17.00
77.00	9.00	0.00	0.00	0.63	17.80	17.00
78.00	9.00	0.00	0.00	0.63	17.80	17.00
79.00	9.00	0.00	0.00	0.63	17.80	17.00
80.00	9.00	0.00	0.00	0.63	17.80	17.00
81.00	9.00	0.00	0.00	0.63	17.80	17.00
82.00	9.00	0.00	0.00	0.63	17.80	17.00
83.00	9.00	0.00	0.00	0.63	17.80	17.00
84.00	9.00	0.00	0.00	0.63	17.80	17.00
85.00	9.00	0.00	0.00	0.63	17.80	17.00
86.00	9.00	0.00	0.00	0.63	17.80	17.00
87.00	9.00	0.00	0.00	0.63	17.80	17.00
88.00	9.00	0.00	0.00	0.63	17.80	17.00
89.00	9.00	0.00	0.00	0.63	17.80	17.00
90.00	9.00	0.00	0.00	0.63	17.80	17.00
91.00	9.00	0.00	0.00	0.63	17.80	17.00
92.00	9.00	0.00	0.00	0.63	17.80	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
93.00	9.00	0.00	0.00	0.63	17.80	17.00
94.00	9.00	0.00	0.00	0.63	17.80	17.00
95.00	9.00	0.00	0.00	0.63	17.80	17.00
96.00	9.00	0.00	0.00	0.63	17.80	17.00
97.00	9.00	0.00	0.00	0.63	17.80	17.00
98.00	9.00	0.00	0.00	0.63	17.80	17.00
99.00	9.00	0.00	0.00	0.63	17.80	17.00
100.00	9.00	0.00	0.00	0.63	17.80	17.00
101.00	9.00	0.00	0.00	0.63	17.80	17.00
102.00	9.00	0.00	0.00	0.63	17.80	17.00
103.00	9.00	0.00	0.00	0.63	17.80	17.00
104.00	9.00	0.00	0.00	0.63	17.80	17.00
105.00	9.00	0.00	0.00	0.63	17.80	17.00
106.00	9.00	0.00	0.00	0.63	17.80	17.00
107.00	9.00	0.00	0.00	0.63	17.80	17.00
108.00	9.00	0.00	0.00	0.63	17.80	17.00
109.00	9.00	0.00	0.00	0.63	17.80	17.00
110.00	9.00	0.00	0.00	0.63	17.80	17.00
111.00	9.00	0.00	0.00	0.63	17.80	17.00
112.00	9.00	0.00	0.00	0.63	17.80	17.00
113.00	9.00	0.00	0.00	0.63	17.80	17.00
114.00	9.00	0.00	0.00	0.63	17.80	17.00
115.00	9.00	0.00	0.00	0.63	17.80	17.00
116.00	9.00	0.00	0.00	0.63	17.80	17.00
117.00	9.00	0.00	0.00	0.63	17.80	17.00
118.00	9.00	0.00	0.00	0.63	17.80	17.00
119.00	9.00	0.00	0.00	0.63	17.80	17.00
120.00	9.00	0.00	0.00	0.63	17.80	17.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	4.94	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	17.81	60.02	17.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	0.97	0.00	0.63	0.00	0.34	0.00

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 STATE OF FLORIDA SURVEYOR Professional Surveyor & Mapper

CLERK OF THE COURT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GUISEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.
THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY,
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (FINAL)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

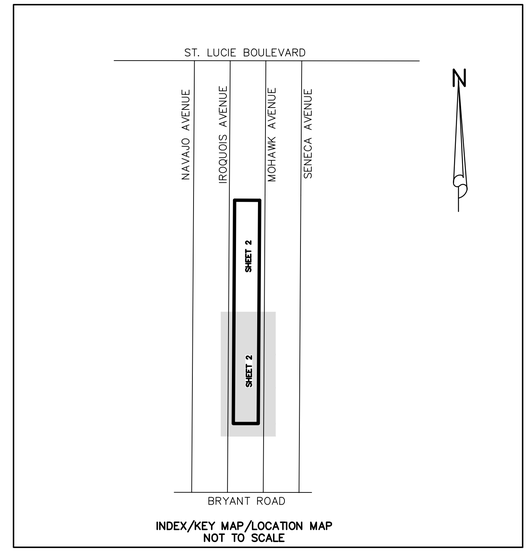
BY: _____
LINDA COX,
CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

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IRC	= #5 IRON ROD WITH PLASTIC CAP
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R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- □ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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PLAT BOOK: _____

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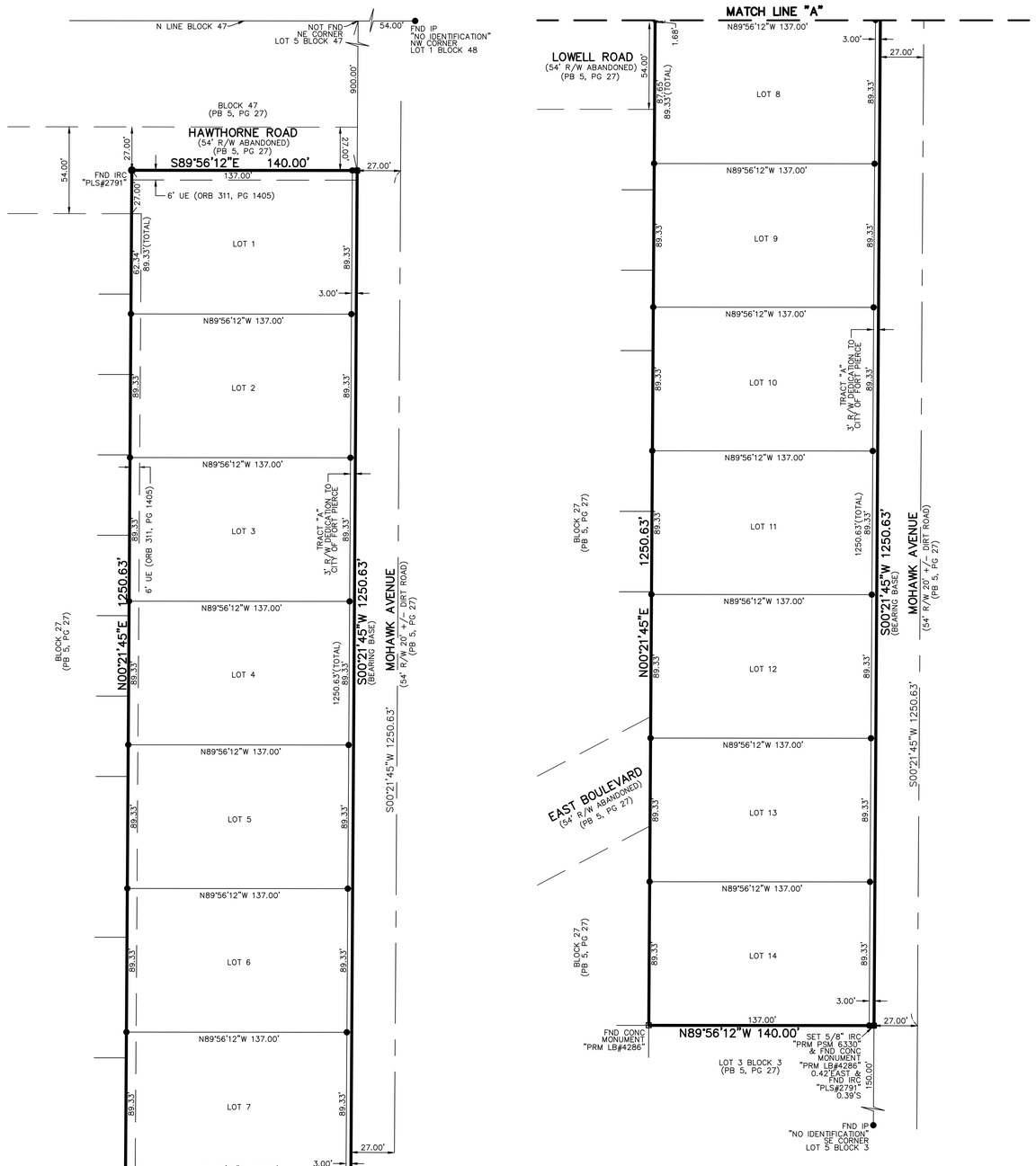

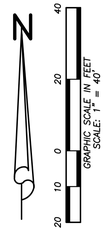

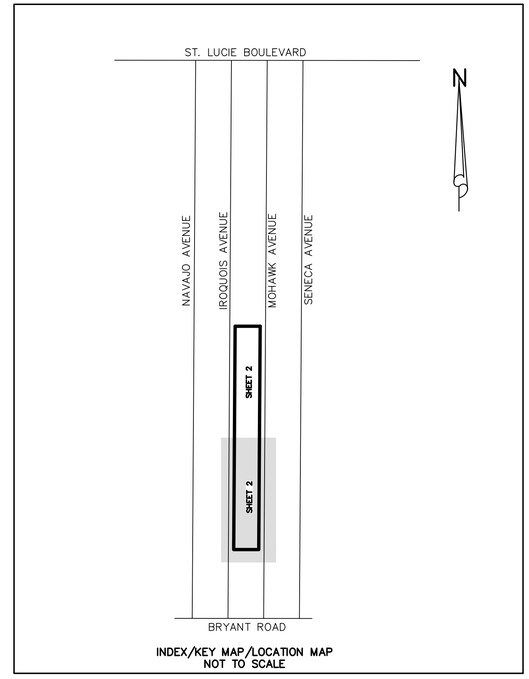

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PREPARED IN THE OFFICE OF:

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619 SW BILTMORE STREET
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CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	2 OF 2	DWG	22-8788

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

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0425-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9687
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N)



Current Values

Just/Market Value:	$107,100
Assessed Value:	$107,100
Exemptions:	$0
Taxable Value:	$107,100

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.1
Land Size (SF):	91,560

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	$300,000
May 7, 2018	4130 / 1308	0001	WD	Brownstone Classic Homes	$20,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$107,100
Just/Market:	$107,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$107,100
Exemption(s):	$0
Taxable:	$107,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	3.2	Fort Pierce Stormwater Charge	$220.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$107,100	$107,100	$0	$107,100

2022	$98,900	$23,837	$0	$23,837
2021	$46,100	$21,670	$0	$21,670
2020	$19,700	$19,700	$0	$19,700

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0382-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9661
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N)



Current Values

Just/Market Value:	$71,200
Assessed Value:	$71,200
Exemptions:	$0
Taxable Value:	$71,200

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):	1.26
Land Size (SF):	54,986

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R and M Upstairs LLC	$300,000
May 7, 2018	4130 / 0531	0001	WD	Brownstone Classic Homes	$7,500
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$71,200
Just/Market:	$71,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$71,200
Exemption(s):	$0
Taxable:	$71,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	1.9	Fort Pierce Stormwater Charge	$131.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$71,200	$71,200	$0	$71,200

2022	$65,700	$15,246	$0	$15,246
2021	$30,700	$13,860	$0	$13,860
2020	$12,600	$12,600	$0	$12,600

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: MOHAWK AVE
Sec/Town/Range: 33/34S/40E
Parcel ID: 1428-702-0050-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 9597
Map ID: 14/33N
Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC
1379 SW Bellevue AVE
Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N)



Current Values

Just/Market Value:	$42,800
Assessed Value:	$42,800
Exemptions:	$0
Taxable Value:	$42,800

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.59
Land Size (SF):	25,700

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	$300,000
May 7, 2018	4130 / 1195	0001	WD	Brownstone Classic Homes	$6,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	$281,600
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$42,800
Just/Market:	$42,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$42,800
Exemption(s):	$0
Taxable:	$42,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0.9	Fort Pierce Stormwater Charge	$62.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$42,800	$42,800	$0	$42,800

2022	$39,500	$8,349	$0	$8,349
2021	$18,400	$7,590	$0	$7,590
2020	$6,900	$6,900	$0	$6,900

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

This Warranty Deed made this **28th** day of **February, 2022** between **R&M Upstairs, LLC, a Florida limited liability company** whose post office address is **10975 SE Federal Highway, Hobe Sound, FL 33455**, grantor, and **Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common** whose post office address is **1379 SW Bellevue Ave, Port Saint Lucie, FL 34953**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

This Warranty Deed made this **28th** day of **February, 2022** between **R&M Upstairs, LLC, a Florida limited liability company** whose post office address is **10975 SE Federal Highway, Hobe Sound, FL 33455**, grantor, and **Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common** whose post office address is **1379 SW Bellevue Ave, Port Saint Lucie, FL 34953**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5003821 OR BOOK 4784 PAGE 1706, Recorded 03/07/2022 02:11:08 PM Doc Tax: $2100.00

Prepared by and return to:
Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: **22-02-6028 RMUp**
Will Call No.:

Warranty Deed

This Warranty Deed made this **28th** day of **February, 2022** between **R&M Upstairs, LLC, a Florida limited liability company** whose post office address is **10975 SE Federal Highway, Hobe Sound, FL 33455**, grantor, and **Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common** whose post office address is **1379 SW Bellevue Ave, Port Saint Lucie, FL 34953**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

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

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Linda A. Dickenson

Witness Name: Barry B. Byrd

R&M Upstairs, LLC

By: _____
Melissa G Corbett, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BARRY B. BYRD
MY COMMISSION # GG 247667
EXPIRES: August 28, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

DoubleTime®

Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

ROAD IMPROVEMENT AGREEMENT

C#_____

THIS ROAD IMPROVEMENT AGREEMENT, is entered into this _____ day of _____ 2024, by and between The Outdoors Quality, LLC (The "Developer"), and **ST. LUCIE COUNTY,** a political subdivision of the State of Florida, (the "County").

W I T N E S S E T H:

WHEREAS, the Developer is commencing proceedings to develop land in St. Lucie County; and

WHEREAS, the Developer proposes to construct certain road improvements related to the Mohawk Avenue Replat to the satisfaction of the County; and

NOW THEREFORE, in consideration of the mutual promises contained herein, the Developer and County agree as follows:

1. **COMPLETION OF REQUIRED ROAD IMPROVEMENTS/OWNERSHIP.** The Developer agrees to satisfactorily complete the required improvements (the "Improvements") for the above referenced development within twelve (12) months from the date of this Agreement according to the construction plans approved by the County. The Improvements are more particularly set forth on those certain plans drawn by the Developer's engineers, received July 18, 2024. Upon completion, the ownership of the Improvements shall be conveyed to the County by Bill of Sale free and clear of all liens and encumbrances.

2. **SECURITY.** The Developer agrees to provide the County with security in a form acceptable to the County Attorney in the amount of $ 535,255.89 representing 115% of the estimated cost of the Improvements as submitted by the Developer's engineer and approved by the County. This amount includes the fifteen percent (15%, $ 69,815.99) to be retained for a period of one (1) year and thirty (30) days from the date the improvements are conditionally accepted by the St. Lucie County Board of County Commissioners to provide for maintenance of the improvements and to indemnify and save the County harmless from any and all costs necessary to repair or replace any part or portion of the Improvements occasioned by faulty engineering, workmanship, or materials.

3. **REDUCTION OF AMOUNT OF SECURITY.** The amount of the security may be reduced once during the term of this Agreement upon the completion of a portion of the Improvements by the Developer and upon inspection and acceptance by the County. In no event, however, shall the amount of the security be less than one hundred percent (100%) of the cost of completing the remaining Improvements plus fifteen percent (15%) of the total cost for construction of all the Improvements.

4. **SUPERVISION OF CONSTRUCTION.** The Improvements shall be constructed under the supervision of the Developer's engineer in full compliance with the specifications and requirements of St. Lucie County, and when complete, Developer's engineer shall furnish the County with a certificate of satisfactory completion for approval.

5. **FAILURE TO COMPLETE IMPROVEMENTS.** It is further understood and agreed by and between the parties to this Agreement that, in the event Improvements are not constructed within twelve (12) months from the date of the signing of this Agreement, the County shall have and is hereby granted the right to cause the Improvements to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, surveying, construction, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Agreement. In the event of Developer's failure or refusal to construct and install the Improvements in accordance with the terms of this Agreement, the County shall have the option to do so, with County employees and equipment, or pursuant to public advertisement and receipt of bids. In addition, the Developer shall forfeit the 15% maintenance amount and the County shall be entitled to keep that portion of the security. In the event that the total costs incurred in construction and full completion of the improvements shall exceed the amount of security provided, such additional costs shall be paid by Developer on written demand by the County.

6. **RELEASE OF SECURITY.** Upon completion of construction of all Improvements, the Developer's engineer shall certify that the improvements have been constructed in accordance with the approved plans. When the improvements have been certified by the Developer's engineer, the County shall inspect the improvements and review the construction and supporting test/control data furnished by the Developer's engineer. If all Improvements are completed to the satisfaction of the County, the County shall confirm this in writing to the St. Lucie County Board of County Commissioners. The Developer's security, minus the fifteen percent (15%) to be held as security for maintenance, shall then be released. The fifteen percent (15%) security (on any remaining balance) shall be released to developer at the end of the maintenance period referenced in paragraph 2 above.

7. **INTERPRETATION; VENUE** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the date indicated above. The date of this Agreement shall be the date on which this Agreement is approved by the County.

ATTEST:

_____
DEPUTY CLERK

ST. LUCIE COUNTY, FLORIDA

BY: _____
GOERGE LANDRY, COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
COUNTY ATTORNEY

WITNESSES:

_____
PRINT NAME

_____
SIGNATURE

DEVELOPER:

BY: ELEAZAR AMADOR
PRINT NAME

_____
SIGNATURE

PRESIDENT
TITLE

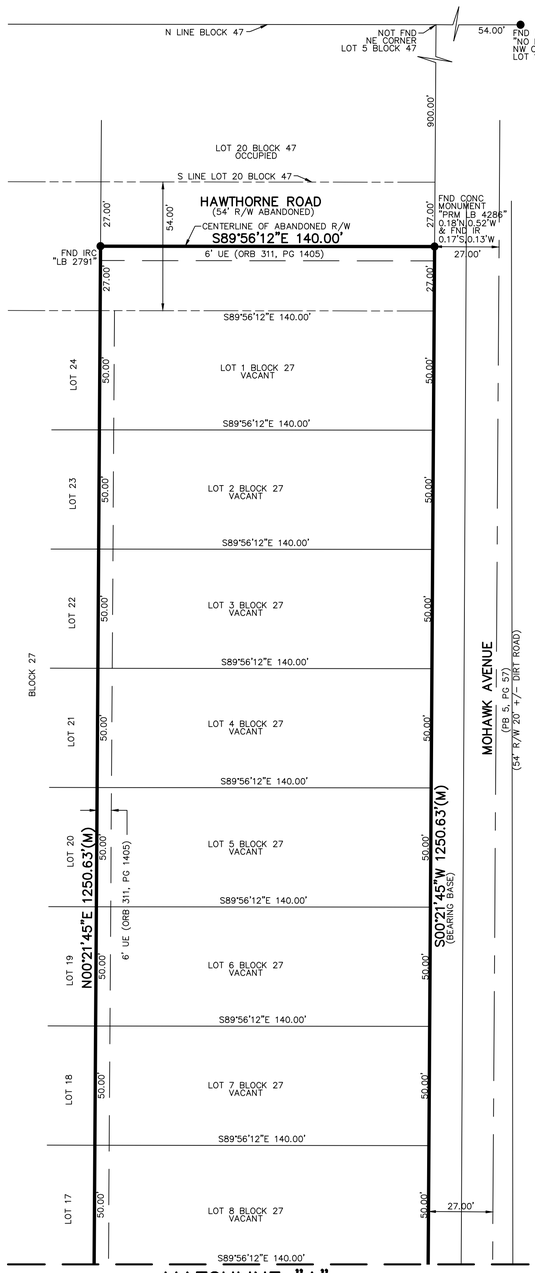
MAILING ADDRESS:

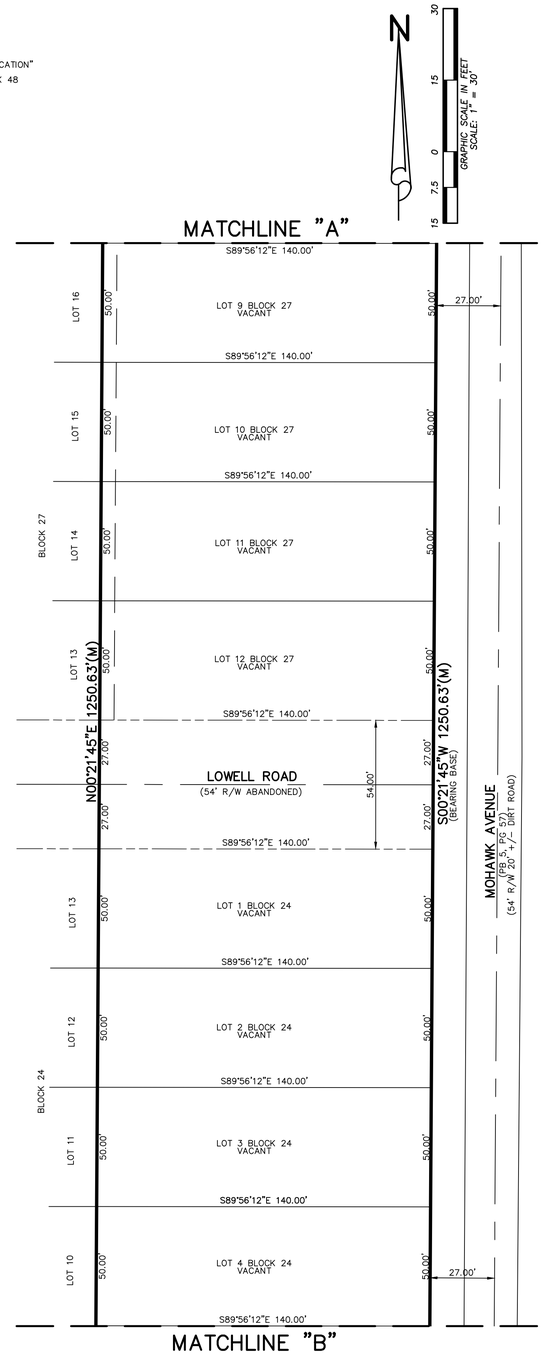
1610 CORONADO AVENUE

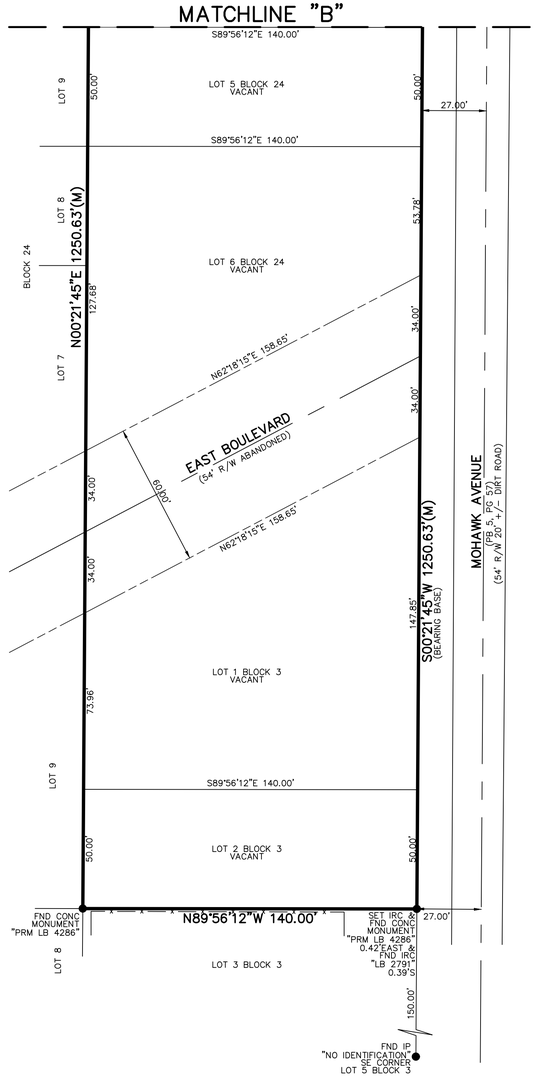
FORT PIERCE, FL 34982

EMAIL ADDRESS:

theoutdoorsqualityllc@gmail.com







LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

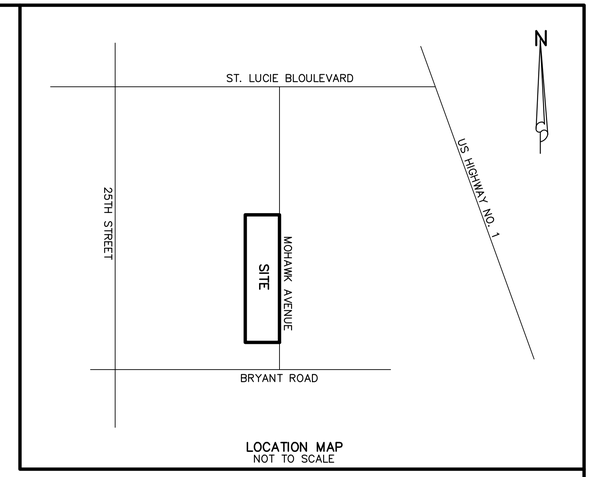
TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
   A. ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
   B. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #5)(SHOWN)
   C. AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   D. ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   E. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (BII #8)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
4. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
5. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
6. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
7. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0176 K, EFFECTIVE DATE 2-19-20.
8. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
9. 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. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
11. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
12. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
13. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: THE OUTDOOR QUALITY, LLC.
    INTEGRITY 1ST PROPERTIES, INC.
16. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, 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 SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-10-22

DATE OF SURVEY: 9-07-22

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
(D)	= DEED
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
FFE	= FINISHED FLOOR ELEVATION
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
INV	= INVERT
IP	= 3/4" IRON PIPE
IR	= 5/8" IRON REBAR "NO INDENTIFICATION"
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PCOR	= PROPERTY CORNER
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT
PUDE	= PUBLIC UTITLITY & DRAINAGE EASEMENT
R	= RADIUS OF CURVE
L	= LENGTH OF CURVE
Δ	= DELTA OF CURVE

SYMBOLS:

= GUY WIRE ANCHOR
= CABLE TELEVISION BOX
= CATCH BASIN
= CATCH BASIN INLET
= CLEANOUT
= ELECTRIC BOX
= TELEPHONE BOX
= SIGN
= SANITARY MANHOLE
= STORM MANHOLE
= NUMBER OF PARKING SPACES
= FIRE HYDRANT
= LIGHT POLE
= CONCRETE POWER POLE
= BACKFLOW PREVENTOR
= MAIL BOX
= IRRIGATION VALVE
= GAS VALVE
= SEWER VALVE
= WATER VALVE
= WELL
= WATER METER
= WOOD POWER POLE
= SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
SAN LUCIE PLAZA
PLAT BOOK 5, PAGE 37
AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. &
INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG				
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG				
FLD	BF\DG	FB.	PG.	JOB	22-8788
OFF	LW			DATE	9-07-22
CKD	AJP	SHEET	1 OF 1	DWG	D-1026

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433876 OR BOOK 4130 PAGE 1308, Recorded 05/10/2018 09:29:13 AM Doc
Tax: $140.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk425**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

> **Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .**
>
> **Parcel Identification Number: 1428-702-0425-000-7**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Shawn E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3198528 OR BOOK 2965 PAGE 1923, Recorded 04/24/2008 at 03:44 PM

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34954

ORDINANCE NO. **L-15**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N ½ OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned **R-1, Single Family Low Density** Zone, and the Future Land Use Designation is **RU, Residential Urban Land Use**, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA)
ST. LUCIE COUNTY) ss

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. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; 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 April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, 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 the 21st day of April 2008.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

Ordinance No. L-15

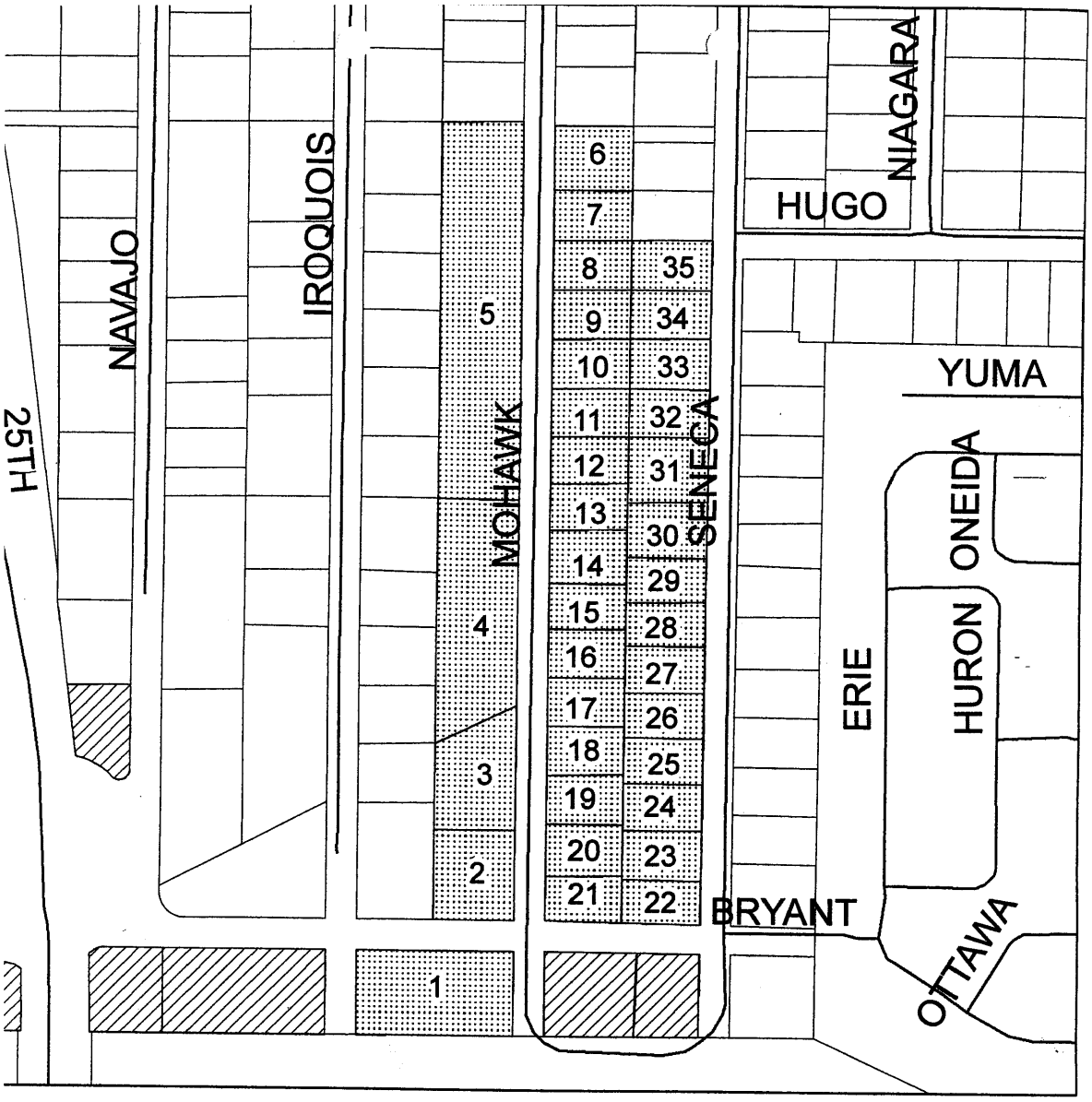

EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**
Property I.D.: **1428-702-0068-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**

2. Address: **2431 Mohawk Avenue**
Property I.D.: **1428-702-0052-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**

3. Address: **Block 3 Lots 1 and 2**
Property I.D.: **1428-702-0050-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

4. Address: **Block 24 Lots 1 through 6**
Property I.D.: **1428-702-0382-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

5. Address: **Block 27 Lots 1 thorugh 12**
Property I.D.: **1428-702-0425-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**

21. Address: **2428 Mohawk Avenue**
Property I.D.: **1428-702-0043-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT-(MAP 14/33N) (OR 1617-562).**

20. Address: **2436 Mohawk Avenue**
Property I.D.: **1428-702-0044-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**

19. Address: **2444 Mohawk Avenue**
Property I.D.: **1428-702-0045-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**

18. Address: **2452 Mohawk Avenue**
Property I.D.: **1428-702-0046-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**
Property I.D.: **1428-702-0047-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OFBLKS 2 AND 25 (MAP 14/33N) (OR 2507-65)**

16. Address: **2514 Mohawk Avenue**
Property I.D.: **1428-702-0397-020-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**

15. Address: **2536 Mohawk Avenue**
Property I.D.: **1428-702-0397-015-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDALL THAT PART OF VAC LOWELL RD ANDVAC EAST BV LYG CONTIGUOUS AND ADJTO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**

14. Address: **2538 Mohawk Avenue**
Property I.D.: **1428-702-0397-010-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EASTBV LYG CONTIGUOUS AND ADJ TO W 1/2OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**

13. Address: **2540 Mohawk Avenue**
Property I.D.: **1428-702-0397-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**

12. Address: **2574 Mohawk Avenue**
Property I.D.: **1428-702-0413-000-0**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**

11. Address: **2586 Mohawk Avenue**
Property I.D.: **1428-702-0414-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**

10. Address: **2598 Mohawk Avenue**
Property I.D.: **1428-702-0416-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP14/33N) (OR 2066-1068)**

9. Address: **2610 Mohawk Avenue**
Property I.D.: **1428-702-0418-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**
Property I.D.: **1428-702-0419-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**

7. Address: **2634 Mohawk Avenue**
Property I.D.: **1428-702-0421-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FTLOT 23 (MAP 14/33N) (OR 991-1893)**

6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**
Property I.D.: **1428-702-0423-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**

35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**
Property I.D.: **1428-702-0404-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**

34. Address: **2601 Senaca Avenue**
Property I.D.: **1428-702-0406-000-8**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**

33. Address: **2579 Seneca Avenue**
Property I.D.: **1428-702-0407-000-5**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**

32. Address: **2567 Senaca Avenue**
Property I.D.: **1428-702-0408-000-2**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**

31. Address: **2555 Seneca Avenue**
Property I.D.: **1428-702-0409-000-9**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**

30. Address: **2543 Seneca Avenue**
Property I.D.: **1428-702-0395-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 TH, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**

29. Address: **2531 Seneca Avenue**
Property I.D.: **1428-702-0396-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**

28. Address: **2519 Seneca Avenue**
Property I.D.: **1428-702-0034-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**
Property I.D.: **1428-702-0036-000-3**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**

26. Address: **2467 Seneca Avenue**
Property I.D.: **1428-702-0037-000-0**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**

25. Address: **2455 Senaca Avenue**
Property I.D.: **1428-702-0038-000-7**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**

24. Address: **2443 Senaca Avenue**
Property I.D.: **1428-702-0039-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**

23. Address: **2431 Senaca Avenue**
Property I.D.: **1428-702-0040-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**

22. Address: **2419 Seneca Avenue**
Property I.D.: **1428-702-0041-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

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COUNTY OF St. Lucie DEED NO. 802 - D

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) TO G. Albert Bloodworth, P. O. Box 690,

of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 6 day of May, 1946, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS ($ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
							$

Pt. 505	6-4-28	Lot 1, Block 40,	
107	7-2-34	San Lucie Plaza S/D(Unit 1)	$5.00
Pt. 505	6-4-28	Lot 2, Block 40,	
1824	8-7-33	San Lucie Plaza S/ D(Unit 1)	10.00
507	6-4-28	Lots 33, 34 & 35, Block 40,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499	6-4-28	Lots 1 to 5 inc., Block 1-B,	
1485-1486 & 1487	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
500	6-4-28	Lots 6 to 10 inc., 13, 14 & 15,	
1488-1489-1491 & 1492	8-7-33	Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451	7-1-29	Lot 11, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
452	7-1-29	Lot 12, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
501	6-4-28	Lots 16 to 29 inc., Block 1-D	
1493 to 1497 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	35.00
502	6-4-28	Lots 30 & 31, Block 1-E,	
1498	8-7-33	San Lucie Plaza S/D (Unit 1)	5.00
503	6-4-28	Lots 1 to 16 inc., Block 2,	
1499 to 1502 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	40.00
504	6-4-28	Lots 1 to 9 inc., Block 3,	
1503 & 1504	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
505	6-4-28	Lots 1 to 4 inc., Block 4,	
1505	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
506	6-4-28	Lots 1 to 5 inc., Block 5-A,	
1506 & 1507	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
507	6-4-28	Lots 6 to 10 inc., Block 5-B,	
1508	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
508	6-4-28	Lots 11 to 17 inc., Block 5-C,	
1509	8-7-33	San Lucie Plaza S/D (Unit 1)	17.50
509	6-4-28	All undivided Block 6,	
1510	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
510	6-4-28	Lots 1 to 7 inc., Block 7-A,	
1511 & 1512	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
511	6-4-28	Lots 8 to 11 inc., Block 7-B,	
1513 & 1514	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
453	7-1-29	Lot 12, Block 7-B,	
1515	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512	6-4-28	Lots 13, 16 & 17, Block 7-C,	
1516 & 1518	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
453	6-2-30	Lot 14, Block 7-C,	
Pt.1517	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$ 255.00

		Brought forward	$285.00
454	6-2-30	Lot 15, Block 7-C,	
Pc. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)	$ 2.50
513	6-4-28	Lots 16 to 22 inc., Block 7-D,	
1519	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
514	6-4-28	Lots 23 to 27 inc., Block 7-E,	
1520, 1521 & 1523	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
515	6-4-28	Beg. at intersection of S. line of St.	
516 (Arrears '26)	6-4-28	Lucie Blvd. & W. line of Cherokee Ave., run S to Shelly Road, E 138 ft., N to	
1525	8-7-33	St. Lucie Blvd., W. to beg., San Lucie Plaza S/ D (Unit 1)	12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,	
1524 & 1525	8-7-33	San Lucie Plaza S/ D, (Unit 1)	12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,	
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,	
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
454	7-1-29	Lot 1, Block 9,	
1528	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,	
1529,1530 & 1532	8-7-33	Block 9, San Lucie Plaza S/ D, (Unit 1)	20.00
455	7-1-29	Lot 6, Block 9,	
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,	
1533 & 1534	8-7-33	San Lucie Plaza S/ D (Unit 1)	42.50
456	7-1-29	Lot 1, Block 11,	
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 522	6-4-28	Lots 2,3,4 & 6 to 16 inc.,	
1536,1537,1538, 1540,1541, Pt. 1542 & 1544	8-7-33	21, 22 & 23, Block 11, San Lucie Plaza S/ D, (Unit 1)	42.50
457	7-1-29	Lot 5, Block 11,	
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
523	6-4-28	Lot 17, Block 11,	
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
358	8-3-31	Lot 18, Block 11,	
1543	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 16,	
1545 to 1551 inc. & 1554	8-7-33	Block 12, San Lucie Plaza S/ D (Unit 1)	35.00
455	6-2-30	Lot 13, Block 12,	
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
456	6-2-30	Lot 14, Block 12,	
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
457	6-2-30	Lots 17 to 20, Block 12,	
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,	
1556,1557 & 1558	8-7-33	San Lucie Plaza S/ D (Unit 1)	50.00
		Carried forward	$ 547.50

		Brought forward	$[illegible]
535 1608,1609 & 1611 to 1614 inc.	6-4-28 8-7-33	Lots 1 to 12 inc., (Ex. Lot 4,) Block 20, San Lucie Plaza S/D (Unit 1)	$42.50
560 1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
561 1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 536 1616 to 1625 inc.	6-4-28 8-7-33	Lots 1 & 3 to 9 inc., 11 to 17 inc., & Lot 19, Block 21, San Lucie Plaza S/ D (Unit 1)	40.00
562 1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 537 1627 & 1629	6-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/ D (Unit 1)	15.00
465 1628	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)	37.50
466 1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
467 1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	15.00
Pt. 538 1634 & 1636	6-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
468 Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
469 Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
470 Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
468 1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	32.50
469 1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
540 1639 to 1645 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/ D (Unit 1)	32.50
1646	8-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/ D (Unit 1)	15.00
470 1647	6-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 541 1648, 1649 & 1651 to 1656 inc.	6-4-28 8-7-33	Lots 2, 3 & 5 to 23 inc., Block 26, San Lucie Plaza S/ D (Unit 1)	52.50
471 1650	6-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
472 1657	6-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
473 1658	6-2-30 8-7-33	Lots 1 & 2, Block 27, San Lucie Plaza S/ D (Unit 1)	5.00
Pt. 542 1659,1661 & 1602	6-4-28 8-7-33	Lots 3 & 6 to 24 inc., Block 27, San Lucie Plaza S/ D (Unit 1)	50.00
		Carried forward	$11[illegible].50

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Brought forward $1,...50

	474	6-4-28	Lots 4, 5 & 6, Block 27,	
	1666	8-7-33	San Lucie Plaza S/ D (Unit 1)	$3.00
	475	6-4-28	Lots 13 & 14, Block 28,	
	1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
	476	6-4-28	Lot 18, Block 28,	
	1668	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	543	6-4-28	Lots 16, 18, 20, 22, 24 & 26 & 4,	
1660,1663,1670,			Block 28,	
1672 & 1675			San Lucie Plaza S/ D	
		8-7-33	(Unit 1)	42.50
	477	6-2-30	Lot 17, Block 28,	
	1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	478	6-2-30	Lot 19, Block 28,	
	1669	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	479	6-2-30	Lot 21, Block 28,	
	1671	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	471	7-1-29	Lot 1, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	472	7-1-29	Lot 2, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	544	6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24,	
1675 & 1677 to			Block 29, San Lucie Plaza S/ D,	
1680 inc.		8-7-33	(Unit 1)	42.50
	480	6-2-30	Lots 6 to 9 inc., Block 29,	
	1676	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
	473	7-1-29	Lot 10, Block 30,	
	364	8-3-31	San Lucie Plaza S/D	
	1683	8-7-33	(Unit 1)	2.50
	328	6-6-32	Lots 11 & 12, Block 30,	
	1684	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt.	545	6-4-28	Lots 13 to 24 inc., Block 30,	
	1685	8-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt.	547	6-4-28	Lots 1 to 15 inc., 22, 23 & 24,	
1686 &			Block 31,	
	1688	8-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
	482	6-2-30	Lots 16 to 21 inc., Block 31,	
	1687	8-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt.	548	6-4-28	Lots 1 to 7 inc., 9 to 13 inc.,	
1689 to 1691 &			15 to 22 inc., & Lot 24, Block 32,	
1693 & 1696		8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	474	7-1-29	Lot 8, Block 32,	
	1692	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	365	8-3-31	Lot 23, Block 32,	
	1695	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	549	6-4-28	Beg. at intersection of S. line of	
	550	6-4-28	Shelly Road & E. line of Cherokee Ave.,	
(Arrears for 1926)			run S. to Hugo Road, E. 138.5 ft., N.	
	1697	8-7-33	to Shelly Road, W. to beg., San Lucie	
			Plaza S/D (Unit 1)	12.50
Pt.	551	6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 16 to	
1698,1699,1704 &			26 inc., Block 33,	
	1705	8-7-33	San Lucie Plaza S/ D (Unit 1)	52.50
	622	6-4-28	Lot 10, Block 33,	
	1700	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	483	6-2-30	Lot 12, Block 33,	
	1701	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward $1530.00

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		Brought Forward	$1[illegible].00
319 1702	6-6-32 8-7-33	Lot 13, Block 33 San Lucie Plaza S/ D (Unit 1)	2.50
475 1704	7-1-29 8-7-33	Lot 15, Block 33, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 552 1706 &1708	6-4-28 8-7-33	Lots 1 & 11 to 19 inc., Block 34, San Lucie Plaza S/D (Unit 1)	25.00
484 1707	6-2-30 8-7-33	Lots 2 to 9 inc., Block 34, San Lucie Plaza S/D (Unit 1)	20.00
553 1709 to 1712 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 35, San Lucie Plaza S/ D (Unit 1)	32.50
555 1713 to 1717 inc.	6-4-28 8-7-33	Lots 1 to 7 inc., Block 36, San Lucie Plaza S/D (Unit 1)	17.50
554 1718 to 1720,inc., & Pt.1722	6-4-28 8-7-33	Lots 1 to 4 inc., 6 & 9 to 13 inc., Block 37, San Lucie Plaza S/ D (Unit 1)	25.00
330 1721	6-6-32 8-7-33	Lot 8, Block 37, San Lucie Plaza S/D (Unit 1)	25.00
556 Pt. 1722	6-4-28 8-7-33	Lot 14, Block 37, San Lucie Plaza S/ D (Unit 1)	2.50
557 1727 &1731	6-4-28 8-7-33	Lots 2 & 26 to 36 inc., Block 39, San Lucie Plaza S/ D (Unit 1)	30.00
558 1732 & 1733	6-4-28 8-7-33	Lots 1 to 36 inc., Block 40, San Lucie Plaza S/D (Unit 1)	[illegible]
486 1793	7-1-29 8-7-33	Lot 9, Block 46, San Lucie Plaza S/D (Unit 1)	12.50
333 1794	6-6-32 8-7-33	Lot 10, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
488 1795	7-1-29 8-7-33	Lot 13, Block 46, San Lucie Plaza S/ D (Unit 1)	12.50
105	7-2-34	Lots 16 & 17, Block 46, San Lucie Plaza S/D (Unit 1)	5.00
335 1797	6-6-32 8-7-33	Lot 18, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 577 1798 to1801	6-4-28 8-7-33	Lots 19 to 24 inc., Block 46, San Lucie Plaza S/D (Unit 1)	15.00
578 1802	6-4-28 8-7-33	Lot 25, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
579 1803,1805,1807 & 1808	6-4-28 8-7-33	Lots 26, 28 & 30 to 35 inc., Block 46, San Lucie Plaza S/D (Unit 1)	32.50
580 1804	6-4-28 8-7-33	Lot 27, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
581 1806	6-4-28 8-7-33	Lot 29, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 583 Pt.1810 & 1813, 1814,1816 & 1823	6-4-28 8-7-33	Lots 6, 7, 8, 14, 16, 17, 20 & 32 to 35 inc., Block 47, San Lucie Plaza S/ D (Unit 1)	57.50
376 1811	8-3-31 8-7-33	Lots 9 & 10, Block 47, San Lucie Plaza S/ D (Unit 1)	5.00
106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$1957.50

BEST COPY

Plat Book 110

			Brought forward	$1127.50
	495	7-1-29	Lot 29, Block 47,	
	1813	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	496	7-1-29	Lot 23, Block 47,	
	1817	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	493	7-1-29	Lot 22, Block 47,	
Pt.	1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	496	7-1-29	Lot 23, Block 47,	
Pt.	1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	497	7-1-29	Lot 24, Block 47,	
Pt.	1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	378	8-3-31	Lot 25, Block 47,	
	1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	498	7-1-29	Lot 26, Block 47,	
Pt.	1820	8-7-33	San Lucie Plaza S/ D (Unit 1)	1.25
	499	7-1-29	Lot 27, Block 47,	
Pt.	1820	8-7-33	San Lucie Plaza S/D (Unit 1)	1.25
	500	7-1-29	Lot 28, Block 47,	
	1821	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	379	8-3-31	Lot 31, Block 47,	
	1822	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	108	7-2-34	Lot 3, Block 48,	
			San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	585	6-4-28	Lot 4, Block 48,	
	1825	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
Pt.	586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,	
1826,1828,1830, 1832,1833,1835 &	1836	8-7-33	26,27,28, 29, 31 & 32, Block 48, San Lucie Plaza S/ D (Unit 1)	45.00
	503	7-1-29	Lot 11, Block 48,	
	1827	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
	498	6-2-30	Lots 16 & 17, Block 48,	
	1829	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
	499	6-2-30	Lots 20 & 21, Block 48,	
	1831	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
	110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)	2.50
	500	6-2-30	Lots 34 & 35, Block 48,	
	1837	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
	504	7-1-29	Lot 5, Block 49,	
	1839	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	589	6-4-28	Lots 6 to 19 inc., Block 49,	
1840 &1841		8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
	590	6-4-28	Lots 1 to 22 inc., Block 50,	
	1842	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
	591	6-4-28	Lots 1 to 22 inc., Block 51,	
	1843	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
	592	6-4-28	Lots 1 to 5 inc., Block 52,	
1844&1845		8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	336	6-6-32	Lots 6 to 19 inc., Block 52,	
	1846	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
	595	6-4-28	Lots 4, 5 & 6, Block 53,	
1847&1848		8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
	301	6-2-30	Lot 2, Block 54,	
	1849	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
			Carried forward	$2292.50

		Brought forward	[illegible]
Pt. 597 1853, 1854, 1856, 31, 32, 34 & 35, Block 54, 1858 & 1860	6-4-28 8-7-33	Lots 8 to 12 inc., 33, 34, 35, San Lucie Plaza S/ D (Unit 1)	$30.00
386 1859	8-3-31 8-7-33	Lot 33, Block 54, San Lucie Plaza S/ D (Unit 1)	5.00
505 1861	7-1-29 8-7-33	Lot 5, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 599 1862, 1865 & 1867	6-4-28 8-7-33	Lots 6 to 9 inc., 16, 17, 18, 19, 22 & 23, Block 55, San Lucie Plaza S/ D, Unit 1)	25.00
502 1863	6-2-30 8-7-33	Lot 10, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
600 1868	6-4-28 8-7-33	Lot 24, Block 55, San Lucie Plaza S/D (Unit 1)	25.00
Pt. 601 1869, 1871, 1872 & 1873	6-4-28 8-7-33	Lots 25, 26, 28, 30, 31 & 32, Block 55, San Lucie Plaza S/ D (Unit 1)	15.00
602 1870	6-4-28 8-7-33	Lot 27, Block 55, San Lucie Plaza S/ D (Unit 1)	25.00
503 1874	6-2-30 8-7-33	Lot 35, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 604 Pt. 1875	6-4-28 8-7-33	Lot 4, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1875	6-4-28 8-7-33	Lots 6 & 7, Block 56, San Lucie Plaza S/ D (Unit 1)	5.00
390 1876	8-3-31 8-7-33	Lot 8, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1880, 1881 & 1882	6-4-28 8-7-33	Lots 20 to 24 inc., Block 56, San Lucie Plaza S/ D (Unit 1)	12.50
606 Pt. 1880	6-4-28 8-7-33	Lot 25, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 607 1883	6-4-28 8-7-33	Lot 26, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
109	7-2-34	Lot 31, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
110	7-2-34	Lot 32, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
518 1938	7-1-29 8-7-33	Lot 36, Block 61, San Lucie Plaza S/ D (Unit 1)	2.50
349 1939	6-6-32 8-7-33	Lot 1, Block 62, San Lucie Plaza S/ D (Unit 1)	2.50
618 1940 & 1942	6-4-28 8-7-33	Lots 2 & 17, Block 62 San Lucie Plaza S/ D (Unit 1)	5.00
350 1941	6-6-32 8-7-33	Lots 3 to 16 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	35.00
351 1943	6-6-32 8-7-33	Lots 18 to 36 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	37.50
619 1944, 1946 & 1948	6-4-28 8-7-33	Lots 1, 2, 17, 18, 19, 20 & 36, Block 63, San Lucie Plaza S/ D (Unit 1)	32.50
		Carried forward	$2570.00

BEST COPY

		Brought forward	$[illegible]
352 1945	6-6-32 8-7-33	Lots 5 to 16 inc., Block 63, San Lucie Plaza S/ D (Unit 1)	$[illegible]
353 1947	6-6-32 8-7-33	Lots 21 to 35 inc., Block 63, San Lucie Plaza S/ D (Unit 1)	37.50
Pt. 620 Pt. 1949 & 1951, 1953, 1957, 1959 & 1961	6-4-28 8-7-33	Lots 2, 3, 5, 6, 10, 11, 16, 17, 19, 20, 21, 33, 34 & 35, Block 64, San Lucie Plaza S/ D, (Unit 1)	62.50
354 1950	6-6-32 8-7-33	Lot 4, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
355 1952	6-6-32 8-7-33	Lots 7, 8 & 9, Block 64, San Lucie Plaza S/ D (Unit 1)	32.50
356 1954	6-6-32 8-7-33	Lots 12 & 13, Block 64, San Lucie Plaza S/ D (Unit 1)	5.00
511 1955	6-2-30 8-7-33	Lot 14, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
357 1956	6-6-32 8-7-33	Lot 15, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
358 1958	6-6-32 8-7-33	Lot 18, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
359 1960	6-6-32 8-7-33	Lots 22 to 32 inc., Block 64, San Lucie Plaza S/ D (Unit 1)	25.00
		TOTAL	$2777.50

CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

Deed File No. 6852 filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, on the 1st day of July A.D. 1946 at 8:22 o'clock A.M. and recorded in Deed Book No. 126 pages 103-114 as record verified. W. R. LOTT, Clerk Circuit Court, St. Lucie County, Florida by [signature] Deputy

(5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.

(6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(8) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the JUN 6 1946

(SEAL)

TRUSTEES INTERNAL IMPROVEMENT FUND

(SEAL)

DEPARTMENT OF AGRICULTURE

STATE OF FLORIDA BY:

[signature] GOVERNOR (SEAL)

[signature] COMPTROLLER (SEAL)

[signature] TREASURER (SEAL)

[signature] ATTORNEY GENERAL (SEAL)

[signature] COMMISSIONER OF AGRICULTURE (SEAL)

As and Composing the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED
ST. LUCIE COUNTY FLA
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

FEB 8 9 36 AM '78

4

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N½ of 33 Township 34 Range 40.

The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

WITNESSES:

Clare C Casey

Kenna B Hayes

Cody L Bailey (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

Kenna B Hayes
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 31, 1980
Bonded by American Fire & Casualty Company

5-31-80

O R BOOK 281 PAGE 1743

393026

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
CERTIFIED

FEB 8 9 37 AM '78

393026

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1

The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

Cody L. Bailey (SEAL)

WITNESSES:

Clare L Casey

Terra B Hayes

(SEAL)

(SEAL)

(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 19 78.

Terra B Hayes
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 31, 1980
Bonded by American Fire & Casualty Company

5-31-80

O R BOOK 281 PAGE 1745

449446

4

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8 57

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

Rowena S. Moore

Laurie M Canant

Cody L. Bailey (SEAL)
CODY L. BAILEY

Carolyn A. Bailey (SEAL)
CAROLYN A. BAILEY

STATE OF FLORIDA:
COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

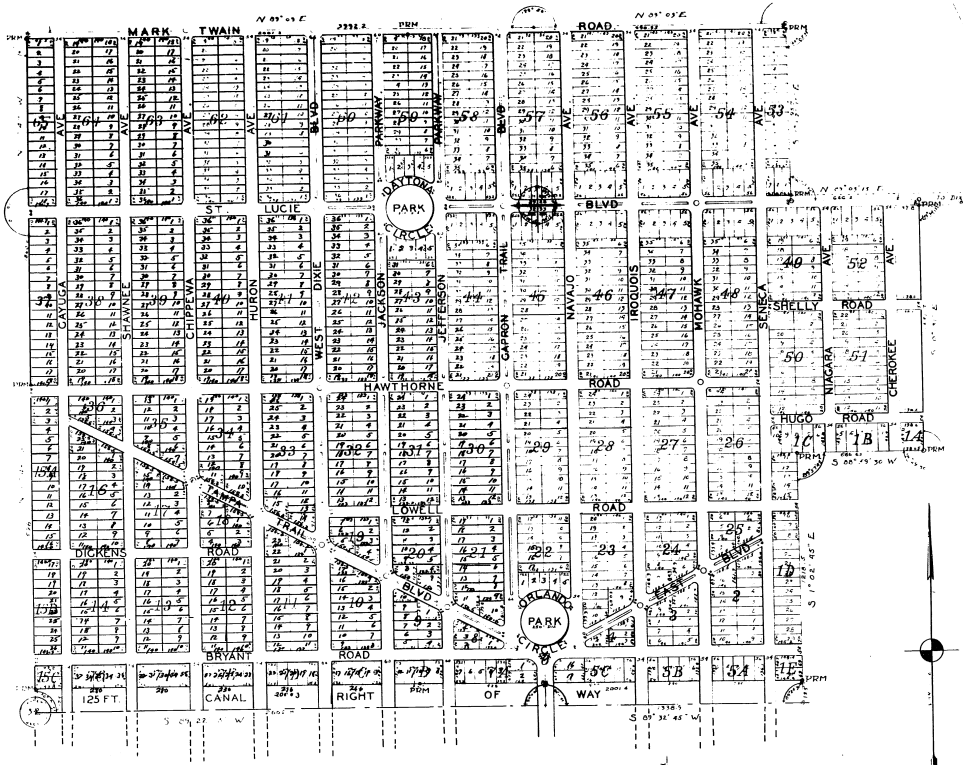
WITNESS my hand and official seal this 27th day of June, 1979.

VALERIE M. CANANT NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Laurie M Canant
Notary Public-State of Florida
My commission expires:
April 4, 1983

THIS INSTRUMENT PREPARED BY
CHARLES R. P. BROWN
P. O. BOX 1418 301 S. 6TH ST.
FORT PIERCE, FLORIDA 33450

O. R. BOOK 311 PAGE 1405



SAN LUCIE PLAZA

AT FORT PIERCE, FLA. "THE SUNRISE CITY"

UNIT ONE

A SUBDIVISION

OF

S. 957 FT.	OF S.E. ¼	SEC. 29.
S. 957 FT.	OF S.W. ¼ OF S.W. ¼	SEC. 28.
N.E. ¼		SEC. 32.
W ½	OF N.W. ¼	SEC. 33.
W ½	OF N.E. ¼ OF N.W. ¼	SEC. 33.

T. 34 S – R. 40 E

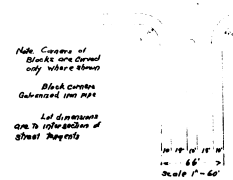
ST. LUCIE COUNTY. FLORIDA.

SCALE. 1"=300'. DATED OCT. 10, 1925.

Note. Corners of Blocks are carved only where shown

Block corners Galvanized iron pipe

Lot dimensions are to intersection of street fragments



STREET INTERSECTION

St. Lucie 5-57

Fort Pierce Bank & Trust Company a corporation of the State of Florida, as trustee for San Lucie Plaza Corp.

St. Lucie.
E. L. Price
J. B. Howard
Ft. Pierce Bank & Trust

Margaret Cole
Jan. 14, 19..

St. Lucie
San Lucie Plaza
St. Lucie
St. Lucie

St. Lucie
H. P. Mason
San Lucie Plaza

San Lucie Plaza
E. H. Collins Jr.
St. Lucie

Ft. J. Pierce
Engineer

5-57

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433583 OR BOOK 4130 PAGE 531, Recorded 05/09/2018 12:21:41 PM Doc Tax: $52.50

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk382**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0382-000/3

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of ~~May,~~ 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433857 OR BOOK 4130 PAGE 1195, Recorded 05/10/2018 09:19:50 AM Doc
Tax: $42.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMOhawk050**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0050-000-7

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Shawn E. Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433860 OR BOOK 4130 PAGE 1214, Recorded 05/10/2018 09:20:34 AM Doc
Tax: $49.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetBryant065**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0065-000/5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433864 OR BOOK 4130 PAGE 1236, Recorded 05/10/2018 09:22:08 AM Doc
Tax: $28.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetIROQ059**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a FLorida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-702-0059-000-0

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Shawn E. Reilly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Jerardo Ayala
The Outdoors Quality LLC
4500 Edwards Road
Fort Pierce, FL 34981

Project #: PZSUB2024-00008

Subject: Mohawk – Final Plat –- Technical Review Committee Comments for December 19, 2024, TRC Meeting

City of Fort Pierce Planning Department

1. After approval, please supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.19.24
Property Address: Final Plat - Mohawk - NW Corner of Mohawk Avenue and Bryant Road
1428-702-0382-000-3, 1428-702-0050-000-7, 1428-702-0425-000-7

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

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

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

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

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

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

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/12/24

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

Technical Review Committee meeting

December 19, 2024

Case #: PZSUB2024-00008

Planner: City of Ft. Pierce Planning Department.

Final Plat

Mohawk - NW Corner of Mohawk Avenue and Bryant Road., Ft. Pierce,

Comments:

No comments at this time.

From: Jesse Almand
To: Planning Department
Subject: Project #: PZSUB2024-00008
Date: Thursday, December 12, 2024 2:37:04 PM
Attachments: Outlook-bely2v0c.png

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon,

SLCFD has no comments for this portion of the project.

Respectfully,

Jesse Almand~736

Lieutenant, Fire Plans Examiner/Investigator

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kev Freeman, AICP, Planning Director

FROM : Tracy Telle, Engineering Manager TST

RE : Mohawk Final Plat – Mohawk Avenue & Bryant Road
TRC No. PZSUB2024-00008

DATE : February 13, 2025

This is to advise you that we have completed the review of the following documents as received by this office on February 12, 2025:

- [x] Final Plat Application
- [ ] P/D Drawings
- [ ] 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] Final Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering advisory comment

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

ENGINEERING ADVISORY COMMENT:

1. Prior to endorsement of the mylars by the City's reviewing surveyor, a fully executed St. Lucie County Road Improvement Agreement shall be provided.

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

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSUB2024-00008

Mohawk Final Plat

Comments

W/WW Engineering: No comment.

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

Gas: Approved. **NOTE: We are currently working on a gas main extension just south of where this proposed development is going in. Natural gas can be made available for this project. Please reach out to me for more info.**

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Available**.
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

Planning Board **8. a.**

Meeting Date: 03/10/2025

Re: Directors Update

Information

SUBJECT:

Directors Update: Strategic Plan

SUMMARY:

The Executive Summary for the 2025 Strategic Plan is attached and also available at Strategic Plan 2025 | Fort Pierce, FL - Official Website

RECOMMENDATION:

Recieve update

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Commissioners
Linda Cox

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

2025 Strategic Plan Executive Summary

Form Review

Form Started By: Kev Freeman Started On: 03/04/2025 10:50 AM

Final Approval Date: 03/04/2025

STRATEGIC PLAN
2025 → 2030 → 2040

EXECUTIVE SUMMARY

Mayor and City Commission

Fort Pierce, Florida
January 2025

Lyle Sumek Associates, Inc.
411 N. New River Dr., E502
Fort Lauderdale, FL 33301

Phone: (386) 246-6250
E-mail: sumekassoc@gmail.com

Table of Contents

EXECUTIVE SUMMARY

Strategic Planning for Fort Pierce	**1**
Fort Pierce Vision 2040	**2**
Fort Pierce: Plan 2025 – 2030	**3**
Fort Pierce: Action Agenda 2025	**18**

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STRATEGIC FRAMEWORK

VISION 2040

"Desired Destination for Fort Pierce"

PLAN 2030

"Map to Fort Pierce's Destination"

EXECUTION

"Route for Next Year"

MISSION

"Responsibilities of Fort Pierce Government"

BELIEFS

"Expectations of Fort Pierce Employees"

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City of Fort Pierce
Vision 2040

Fort Pierce 2040 is a Unique Coastal Florida City

Our WATERFRONTS,

Our DIVERSE AND STRONG LOCAL ECONOMY,

Our HISTORY, ARTS AND CULTURE,

Our LIVABLE NEIGHBORHOODS,

Our HISTORIC DOWNTOWN,

Our FUN EXPERIENCES,

Our COMMUNITY UNITY AND PRIDE

MAKES US UNIQUE

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Fort Pierce
Goals 2030

BEAUTIFY OUR COMMUNITY

DEVELOP OUR COMMUNITY

ENGAGE OUR COMMUNITY

SERVE OUR COMMUNITY

ENJOY OUR COMMUNITY

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GOAL 1 BEAUTIFY OUR COMMUNITY

▶ Objectives

1. Reduce the visual blight in the City
2. Eliminate trash and litter ,including illegal dumping
3. Have well-maintained streetscapes
4. Have well-maintained parks and park venues
5. Have clean well-maintained sidewalks, curbs, and public areas

▶ Short-Term Challenges and Opportunities

1. Lack of funding for maintenance of City buildings, infrastructure and facilities
2. Overabundance of unattractive properties on corridors: used car lots, temporary signs/banners, vacant lots and other unsightly items
3. Poor quality and unhealthy rental housing
4. Mayor and City Commission support for more aggressive enforcement and compliance actions by the City
5. Irresponsible property owners/landlords who avoid complying with the City Code of Ordinances
6. Absentee property owners/homeowners not maintaining property
7. Funding for code compliance, law enforcement and public works
8. Funding of City capital projects

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▶ Actions 2025

Policy Actions

	Priority
1. Proactive Property Maintenance Code and Enforcement/Compliance: Desired Outcomes, Best Practices and Staffing Report, Direction and Funding	*Top*
2. Comprehensive City Beautification Strategy and Action Plan: Goals/Outcomes, Best Practices, Report with Options, Direction, Funding and City Actions	*Top*

Management Actions

	Priority
1. Public Facilities Maintenance Plan: Development and Funding	*Top*
2. Entrances/Gateways Signage and Landscaping: Development and Installation	
3. Mural Projects 2025 (3): Completion	
4. Landscape Code: Revision	

Management in Progress

1. Data Transfer of Naviline Cases (Pending Fines/Liens) into Tyler Munis
2. Foreclosures: On Going: Initiation, Case to City Attorney
3. Street Pole Banners Program
    a. Art Contest
    b. Complete Installation
4. Downtown Lighting Installation: Completion
5. Wayfinding Signs
    a. Fabrication
    b. Complete Installation
6. Memorials Signage and Clean Up Action Plan (Corp of Engineers Regulations)

Major Projects (continued)

1. Highwaymen Museum Development: Construction and Opening

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GOAL 2 DEVELOP OUR COMMUNITY

Objectives

1. Expand our local economy and commercial tax base
2. Become a major tourist destination on the Treasure Coast
3. Have an active, sustainable Port of Fort Pierce serving as an economic driver
4. Have well-maintained streets and public areas
5. Assure the availability of affordable housing for our residents

Short-Term Challenges and Opportunities

1. Improving Fort Pierce's image and reputation
2. Limited City service capacity with increasing demands for City services
3. Diversifying our local economy and expanding our commercial tax base
4. Political will to support enforcement of codes and compliance
5. Attracting the right businesses for Fort Pierce
6. Attracting new businesses to Fort Pierce that create sustainable jobs
7. Investing in City's aging infrastructure and facilities
8. Improving Fort Pierce's image and reputation

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▶ Actions 2025

Policy Agenda

		Priority
1.	Jobs Corridor Development: Update Report, Direction and City Actions	*Top*
2.	Annexations Actions Strategy: Overall Direction and Decisions	*Top*
3.	City-Owned Properties: Update Report, Direction and City Actions	*Top*
4.	City Economic Development Policies and Activities: Comprehensive Review/ Evaluation, Outcomes, City Roles, Partners, Report, Direction and City Actions	*High*
5.	13th Street Improvements: Direction and Funding (Orange to Georgia)	
6.	Historic Downtown Development Master Plan Implementation: Marina Park Conceptual Plan, Festival Street Design and Streetscapes	

Management Agenda

		Priority
1.	King's Landing Development – Private Development Overview Amendment to Development Agreement **[Developer-Driven]**	*Top*
2.	Port Development: Rezoning Direction	*High*
3.	Comprehensive Plan Update: Direction	*High*
4.	Residential Design Catalog Development: Direction and Completion	*High*
5.	Wastewater Treatment Plant Relocation: Update Report and Next Steps	
6.	Agricultural Zoning: Concept, Direction and Ordinance Amendments	
7.	Western Peninsula: Design and Direction	

Management In Progress

1. Annual Job Fair 2026
2. Boarding House/Rooming House Regulations **(City Commission Decision)**
3. Fisherman's Wharf: Legal Resolution
4. SHIP Home Rehabilitations (4)
5. SHIP/First Time Homebuyers Down Payment Assistance Program: Virtual Services
6. Resiliency Plan: Vulnerability Assessment
7. Ordinance Revision in Response to HUD 2' Freeboard Rule
8. Community Rating System (CRS): Award Contract **(City Commission Decision)**
9. FPRA Grant Programs Formalizing and Revamping
10. Standard Operating Procedures for FPRA Programs, Projects and Initiatives
11. Western Peninsula Charrette
12. Sign Code: Completion
13. Planning Application Fee Schedule: Completion
14. Law Enforcement Impact Fee: Completion

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▶ Actions 2025

Management In Progress (continued)

15. City Zoning Code: Refinements
16. Means Court Center: Funding Agreement
17. Sign Ordinance Update: Adoption **(City Commission Decision)**

Major Projects

1. Street Resurfacing Projects 2025: Design and Construction
2. 16th Street (Avenue K to Avenue I) – Stormwater Replacement: Design and Construction
3. Granada Street – Paving: Construction
4. Avenue D Streetscape (Indian River Drive to 29th Street):
    a. Phase 1
        - Construction
    b. Phase 2
        - Design
        - Construction
5. SUN Trail – Highwayman Trail Gap (Indian Hills Drive to Georgia Avenue):
    a. Rebid
    b. Construction
6. Surfside Drainage / Resurfacing – Phase II and III: Design and Construction
7. Orange Avenue Beautification Project – FDOT: 13th to 33rd Street: Completion
8. SUN Trail – Historic Downtown Trail – Design
9. Little Jim Bait and Tackle – Septic to Sewer Conversion; Construction
10. Indian River Drive (Marina Way to Seaway Drive): Construction
11. 11th , Boston and Preston Reconstruction: Design
12. Surfside Drainage – Phase 4: Design
13. Wendell Road (7th Street to 8th Street): Design

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GOAL 3 ENGAGE OUR COMMUNITY

Objectives

1. Have a well-informed community through proactive and planned City communications
2. Have civility and transparency in the governance process
3. Have strong community policing – police know the community and the community know and trust the police
4. Have a reputation as an inclusive community with everyone feeling welcome and part of the community
5. Have City government providing the leadership to create community partnerships to expand community resources
6. Seek feedback from the community and use the information to implement improvements
7. Build “One Fort Pierce” Community

Short-Term Challenges and Opportunities

1. Building trust in City government
2. Developing future community leaders and City employees
3. Disinformation and false rumors about the City government
4. Measuring the effectiveness of communication methods
5. Expanding community involvement with new people involved in governance
6. Determining how to communicate with our community using a variety of methods
7. Helping residents understand the City government policies, programs and services
8. Reaching out to the entire community

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▶ Actions 2025

Policy Agenda

		Priority
1.	Community Listening Action Plan: Listening Community Meetings, Going into the Community as a City Commission, Getting Invitations from the Community	*Top*
2.	Community Brand/Marketing Strategy and Action Plan**:** Outcomes, Best Practices, Report with Options, Direction and City Actions	High
3.	Proactive City/Community Communications Staffing Strategy/Action Plan: Outcomes, Report with Options, Direction, Funding and Implementation	
4.	"One Fort Pierce" Community – Strengthening: Next Steps	
5.	Social Media Policy and Expansion: Review, Best Practices, Report with Options, Direction and City Actions	

Management in Progress

1. Community Policing Expansion: Annual Action Report
2. Youth Council
3. Unity in Our Community Event
4. SnapComm Policy Updates
5. Media Relations Policy
6. Website Redesign and Update
7. Hootsuite: Implementation
8. Strategic Communications and Marketing Plan Update Report
9. Crisis Communications Plan Update
10. Commission Chamber Technology Upgrade: Funding **(City Commission: Decision)**

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GOAL 4 SERVE OUR COMMUNITY

Objectives

1. Maintain and enhance a financially responsible City government
2. Have sufficient resources and staffing to successfully provide defined City services and service levels
3. Maintain and enhance the City organization culture that reflect our core value – Pride, Accountability, Collaboration and Excellence
4. Develop, plan and fund City proactive maintenance program – new and replacement to provide City services and responding to growing service demand
5. Market and showcase our City and community
6. Evaluate, streamline and refine City policies, regulations, processes and procedures
7. Have customer-friendly City services responsive to the Fort Pierce community and our customers

Short-Term Challenges and Opportunities

1. Promoting Fort Pierce in a positive manner – community and City government
2. Hiring and retaining quality City employees in a very competitive Treasure Coast labor market
3. City services, service levels and staffing keeping up with growth and new development
4. Optimizing revenues and resources from enterprise funds, including the Fort Pierce Utilities Authority
5. Limited revenue sources for cities
6. Finding qualified new City employees that fit our Fort Pierce City organization culture
7. Using technology and virtual services to better service our residents and businesses
8. Having adequate staffing and resources to provided defined services and to keep up with growing service demands
9. Instilling the core values throughout the City organization
10. Regularly evaluating and streamlining City processes – more customer friendly

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▶ Actions 2025

Policy Agenda

		Priority
1.	City Manager Hiring: Selection and Onboarding	*Top*
2.	Street Condition Assessment and Projects Plan: Condition Report, Project Plan/Priority and Election	*High*
3.	Comprehensive Ordinance: Review, Update and Completion	*High*
4.	Technology Upgrades: Next Steps and Funding	

Management Actions

1.	Purchasing Policies and Processes: Comprehensive Evaluation, Best Practices, Report with Options and Recommendations, Directions and Implementation	*Top*
2.	Streamlining City Processes: Report, Direction and City Actions	*Top*
3.	Law Enforcement Impact Fees: Review, Refinement and Adoption	
4.	Management Succession Plan and Preparedness: Update Report and Next Steps	
5.	Working Remotely/Flexible Hours Policy: Report with Options and Direction	
6.	Tyler Munis Program Implementation: Next Steps	

Management In Progress

1. Grants and Outside Funding Sources: Opportunity Report
2. Cyber Security Training/Penetration Testing
3. Litter Public Awareness/Education Campaign: Launch
4. GIS Initiatives: Project Maps
5. Police Strategic Plan: Annual Update
6. Police Vehicles Replacement: Acquisition
   Patrol Vehicles Delivery: 25 Vehicles Order
7. Supervisor Handbook: Completion
8. Police Leadership Program and Succession Plan: Development
9. Online Guide for Potential Developers: Development
10. Records Management Handbook and Reference Guide: Development
11. Citywide Records File Plan: Development
12. Records Storage Consolidation: Completion
13. Low-Cost Veterinary Clinic at the Shelter: Creation
14. ERP Phase III: Rollout (Human Resources/Time Keeping) of Electronic Record Processing System

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▶ Actions 2025

Management In Progress (continued)

15. In-House Mental Health Program for Police Department Employees: Development
16. Police Promotional Examination Program: Development
17. New Medium- and Heavy-Duty Equipment: Acquisition Funding **(City Commission: Decision)**
18. City Surplus Properties: Review Inventory and Sale Direction **(City Commission Decision)**
19. Department Head Training Program: Completion
20. HR Records Scanning
21. Personnel Rules and Regulations Revision: Completion **(City Commission Decision)**
22. Vendor Self Service Launch
23. Enterprise Service Request Launch
24. MyCivic Launch
25. Open Enrollment Benefits Module Launch
26. FPPD Network Infrastructure Refresh
27. Mobile Device Management Platform Migration from Mosyle to Apple Business Essentials
28. Enterprise Service Request Launch
29. Site-to-Site Fiber: Rec Center, Public Works, City Hall and Means Court
30. Service Desk Various Processes and Workflows QM.
31. Highwaymen Museum ISP Installation with Access Control and Cameras Security Enhancements
32. Service Desk Restructuring
33. City Hall Threat Vulnerability Assessment Access Control Enhancements
34. Tyler ESS, Evaluation, and Training Modules
35. Evaluation Module Launch
36. Mobile Phone Upgrades
37. Phase 1 and 2 System Refreshes.
38. All Platform Audits for Licensing, Costs and Quality Management
39. Runbooks for Various Tiers and Areas of Operations.
40. Asset Lifecycle Process Enhancements
41. Dedicated Employee Training Room: Creation
42. Risk Management Policies with HR Polices Alignment
43. Emergency/Disaster Protocols and Perform More Detailed Employee Readiness Training.

▶ Actions 2025

Management In Progress (continued)

44. Animal Service Division: Implementation
45. Post-Launch Tyler ERP Adjustments
46. Building Department Accreditation: Application
47. Transition to Electronic Signatures
48. FPUA Lighting Contract and Standardization of Poles – Potential for Demonstration Project
49. Fuel Inventory Module on ERP System: Implementation
50. Accounts Receivable on ERP System: Implementation
51. Finance Policies and Procedures: Update
52. Call Center to Improve Customer Service
53. Grant Writer: Onboarding
54. Police Staffing Plan/Report: Completion **(City Commission Presentation)**
55. Highway Museum: Report **(City Commission Presentation)**

Major Projects

1. Public Works Fuel Island/Canopy Replacement
2. City Hall Covered Walkway for Pedestrians (Parking Garage and City Hall): CIP Funded and Implementation
3. Annual Road Resurfacing Projects
4. Police Station Upgrade: Funding **(City Commission: Decision)**
5. Parking Garage Structural Repairs
6. Street Sweeping Program Improvements: Funding **(City Commission: Decision)**

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GOAL 5 ENJOY OUR COMMUNITY

Objectives

1. Value the arts and culture as a community asset
2. Have a variety of recreational programs and activities responsive to the Fort Pierce community
3. Develop new facilities to support new, emerging sports – pickleball, disc golf, etc.
4. Maintain clean water
5. Have effective public transportation
6. Reduce the crime rate through community policing
7. Have Sunrise Theatre providing diverse, year-round programming through private operator

Short-Term Challenges and Opportunities

1. Maintaining water quality for boating and fishing
2. Modernizing parks and their venues
3. Addressing issues with the homeless population
4. Maintaining public areas – good condition and cleanliness
5. Continuing to respond proactively to criminal activities
6. Funding for parks and recreation

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▶ Actions 2025

Policy Agenda

		Priority
1.	Community Safety Next Steps: Report with Options, Direction and Funding (Including SWAT Team, Drug Task Force, Gang Task Force, Gun Violence Reduction, etc.)	*High*
2.	Youth Recreational Programs and Activities Expansion: Needs, Report with Options, Direction and City Role/Actions	
3.	Swimming Lessons Grants for Youth/Young Adults: Development and Funding	

Management Actions

		Priority
1.	City Marina Expansion: Report with Options, Direction, Funding and City Actions	*Top*
2.	Homeless/Unhoused Residents Strategy: Report from Joint Homeless Task Force	*Top*
3.	Little Jim Bait and Tackle Operations: RFP and Direction	High
4.	Sunrise Theatre Operations: Private Sector Implementation	High
5.	Cobb's Landing: Report with Findings and Option, Direction, Issue RFP and Implementation	
6.	Animal Adoption Center Implementation: Voucher Program and Business Plan	

Management in Progress

1. Sunrise Theatre Corporate Sponsorships, Donors and Members: Increase
2. Sunrise Theatre Marketing: Expansion
3. Sunrise Theatre Volunteer Program: Expansion
4. Marina Security: Access Control
5. Annual Highwaymen Heritage Trail Art Show and Festival 2025
6. Marina Office Upgrade(s) – Multi-Phase Approach Including Controller, QuickBooks and Scribble
7. Police Streamline the Non-Essential Calls
8. Pay to Park Pilot Program: Decision Implementation
9. Waterway Management Plan: Development
10. Multi-Purpose Inshore Vessel Purchase: Completion
11. Electronic Special Events Permit Process: Implementation
12. Diverse Festivals (Juneteenth Celebration, Black Arts, Hispanic Heritage) Promotion and Calendar
13. Adult Entertainment Permitting

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▶ Actions 2025

Management in Progress (continued)

14. Marina Expansion Design
15. Partnership with EventsbyPricilla
16. Upcoming Event Honoring Earl Little
17. In House Summer Camp

Major Projects

1. Pinewood Recreation Facility Improvements: Completion and Parking
2. Fenn Park Reconstruction Project – Phase 2 and Parking Lot
3. South Causeway Park Parking: Clean Up and Parking Spots; Signage
4. Riverwalk Lighting, Banquet Chairs, and Window Tint: Upgrade Project: Funding (City Commission: Decision)
5. Football Field Concession Stands, and Wind Screen on the Fence (with St. Lucie County): Direction
6. Korean War Memorial: Relocation and Access Improvement
7. Fertigation System
8. Additional Area to Two Tee Complexes
9. Fairways of Holes #6, #7 & #14
10. Tee Markers Painting
11. Tee Stones and Fairway Yardage Stones Painting
12. Replacement of Chiller
13. Mold Remediation

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City of Fort Pierce
Policy Agenda 2025
Targets for Action

TOP PRIORITY

Proactive Property Maintenance Code and Enforcement/Compliance:
Desired Outcomes, Best Practices and Staffing Report,
Direction and Funding

Jobs Corridor Development:
Update Report, Direction and City Actions

Annexations Actions Strategy:
Overall Direction and Decisions

City-Owned Properties:
Update Report, Direction and City Actions

Community Listening Action Plan:
Listening Community Meetings,
Going into the Community as a City Commission,
Getting Invitations from the Community

City Manager Hiring:
Selection and Onboarding

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HIGH PRIORITY

Comprehensive City Beautification Strategy and Action Plan: Goals/Outcomes, Best Practices, Report with Options, Direction, Funding and City Actions

Street Condition Assessment and Projects Plan: Condition Report. Project Plan/Priority and Election

Community Safety Next Steps: Report with Options, Direction and Funding (Including SWAT Team, Drug Task Force, Gang Task Force, Gun Violence Reduction, etc.)

City Economic Development Policies and Activities: Comprehensive Review/Evaluation, Outcomes, City Roles, Partners, Report, Direction and City Actions

Community Brand/Marketing Strategy and Action Plan: Outcomes, Best Practices, Report with Options, Direction and City Actions

Comprehensive Ordinance Review and Update: Completion (Including Purchasing, Noise and Waterways)

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City of Fort Pierce
Management Agenda 2025
Targets for Action

TOP PRIORITY

Public Facilities Maintenance Plan:
Development and Funding

City Marina Expansion:
Report with Options, Direction, Funding and City Actions

King's Landing Development – Private Development:
Amendment to Development Agreement

Purchasing Policies and Processes:
Comprehensive Evaluation, Best Practices,
Report with Options and Recommendations,
Directions and Implementation

Homeless/Unhoused Residents Strategy:
Report from Joint Homeless Task Force

Streamlining City Processes:
Update Report

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HIGH PRIORITY

Port Development:
Rezoning Direction

Little Jim Bait and Tackle Operations:
RFP and Direction

Sunrise Theatre Operations:
Private Sector Implementation

Law Enforcement Impact Fees:
Review, Refinement and Expenditure Direction
(with St. Lucie County)

Comprehensive Plan Update:
Direction

Residential Design Catalog Development:
Direction and Completion

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Management in Progress 2025
City of Fort Pierce

▶ Management in Progress 2025

1	1.	Data Transfer of Naviline Cases (Pending Fines/Liens) into Tyler Munis
1	2.	Foreclosures: On going: Initiation, Case to City Attorney
1	3.	Street Pole Banners Program: Art Contest; Complete Installation
1	4.	Downtown Lighting Installation: Completion
1	5.	Wayfinding Signs: Fabrication; Complete Installation
1	6.	Memorials Signage and Clean Up Action Plan (Corp of Engineers Regulations) Including Sidewalks
1	7.	Annual Job Fair 2026
1	8.	Boarding House/Rooming House Regulations **(City Commission Decision)**
1	9.	Fisherman's Wharf: Legal Resolution
1	10.	SHIP Home Rehabilitations (4)
1	11.	SHIP/First Time Homebuyers Down Payment Assistance Program: Virtual Services
1	12.	Resiliency Plan: Vulnerability Assessment
1	13.	Ordinance Revision in Response to HUD 2' Freeboard Rule
1	14.	Community Rating System (CRS): Award Contract **(City Commission Decision)**
1	15.	FPRA Grant Programs Formalizing and Revamping
1	16.	Standard Operating Procedures for FPRA Programs, Projects and Initiatives
1	17.	Western Peninsula Charrette
1	18.	Sign Code: Completion
1	19.	Planning Application Fee Schedule: Completion
1	20.	Law Enforcement Impact Fee: Completion
1	21.	City Zoning Code: Refinements
1	22.	Means Court Center: Funding Agreement
1	23.	Sign Ordinance Update: Adoption **(City Commission Decision)**
1	24.	Community Policing Expansion: Annual Action Report
1	25.	Youth Council

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▶ Management in Progress 2025 (continued)

1	26.	Unity in Our Community Event
1	27.	SnapComm Policy Updates
1	28.	Media Relations Policy
1	29.	Website Redesign and Update
1	30.	Hootsuite: Implementation
1	31.	Strategic Communications and Marketing Plan Update Report
1	32.	Crisis Communications Plan Update
1	33.	Commission Chamber Technology Upgrade: Funding **(City Commission: Decision)**
1	34.	Grants and Outside Funding Sources: Opportunity Report
1	35.	Cyber Security Training/Penetration Testing
2	36.	Litter Public Awareness/Education Campaign: Launch
2	37	GIS Initiatives: Project Maps
2	38.	Police Strategic Plan: Annual Update
2	39.	Police Vehicles Replacement: Acquisition Patrol Vehicles Delivery: 25 Vehicles Order
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5	53.	HR Records Scanning
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▶ **Management in Progress 2025** (continued)

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Major Projects 2025
City of Fort Pierce

▶ Major Projects 2025

1	1.	Highwaymen Museum Development: Construction and Opening
1	2.	Street Resurfacing Projects 2025: Design and Construction
1	3.	16th Street (Avenue K to Avenue I) – Stormwater Replacement: Design and Construction
1	4.	Granada Street – Paving: Construction
1	5.	Avenue D Streetscape (Indian River Drive to 29th Street): Phase 1 Construction; Phase 2 Design Construction
2	6.	SUN Trail – Highwayman Trail Gap (Indian Hills Drive to Georgia Avenue): Rebid; Construction
2	7.	Surfside Drainage / Resurfacing – Phase II and III: Design and Construction
2	8.	Orange Avenue Beautification Project – FDOT: 13th to 33rd Street: Completion
2	9.	SUN Trail – Historic Downtown Trail – Design
2	10.	Little Jim Bait and Tackle – Septic to Sewer Conversion; Construction
2	11.	Indian River Drive (Marina Way to Seaway Drive): Construction
2	12.	11th , Boston and Preston Reconstruction: Design
2	13.	Surfside Drainage – Phase 4: Design
2	14.	Wendell Road (7th Street to 8th Street): Design
2	15.	Avenue Q (14th to 17th) – Drainage Replacement – Construction
2	16.	Parking Lots Projects: Avenue D; JCPenney
2	17.	Delaware Avenue/33rd Street Intersection Improvements
2	18.	Oaks at Moore's Creek Phase II [Developer Driven]
2	19.	Old St. Anastasia School Site Master Plan
2	20.	Public Works Fuel Island/Canopy Replacement
2	21.	City Hall Covered Walkway for Pedestrians (Parking Garage and City Hall): CIP Funded and Implementation
2	22.	Annual Road Resurfacing Projects
2	23.	Police Station Upgrade: Funding **(City Commission: Decision)**
2	24.	Parking Garage Structural Repairs

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▶ **Major Projects 2025** (continued)

2 25. Street Sweeping Program Improvements: Funding **(City Commission: Decision)**
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2 28. South Causeway Park Parking: Clean Up and Parking Spots; Signage
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