



**Redtail DG**  
 100 S. 2nd Street  
 Fort Pierce, Florida 34950  
 (772) 742 1555  
 redtaildg.com  
 todm@redtaildg.com

## AGENT AUTHORIZATION

**Project:** 5125 PETERSON RD (Edible Commodities, LLC and US Property Group, LLC.)  
**Owner:** EDIBLE COMMODITIES LLC  
**Parcel ID:** 2418-212-0001-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED **LEO GYLES, MANAGER OF EDIBLE COMMODITIES LLC.** WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc., as sole agent, to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

However, this Consent shall not extend beyond nor supersede any provisions agreed upon by the Seller and Buyer has provided within that certain Contract for Sale and Purchase agreement with an effective date of January 6, 2025 of which provisions are incorporated herein by reference, which Redtail DG, Inc. acknowledges receipt thereof simultaneously with this Authorization and by the signature below agrees to and consents to the provisions stated therein. Redtail DG, Inc. acknowledges and agrees that this Consent only provides for the Buyer's ability to complete due diligence and obtain approvals. Further this Consent shall not in any way affect the current land use of the property as provided under Section 193.461, Florida Statutes and any change will drastically affect and damage the owner herein. Therefore, Redtail DG, Inc. agrees to indemnify and reimburse the owner from any loss that may result from the Agent's negligent actions as a result of this authorization.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 00<sup>R</sup> day of February, 2025,  
 by **LEO GYLES, MANAGER OF EDIBLE COMMODITIES LLC.** who is personally known to me or who has produced  
 \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

  
 \_\_\_\_\_  
 Notary Signature

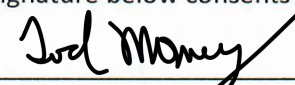
  
 \_\_\_\_\_  
 Owners' Signatures

Marlon E. Bryan  
 Notary



Leo Gyles, Manager of  
 Edible Commodities, LLC.  
 5125 Peterson Road  
 Fort Pierce, Florida 34947

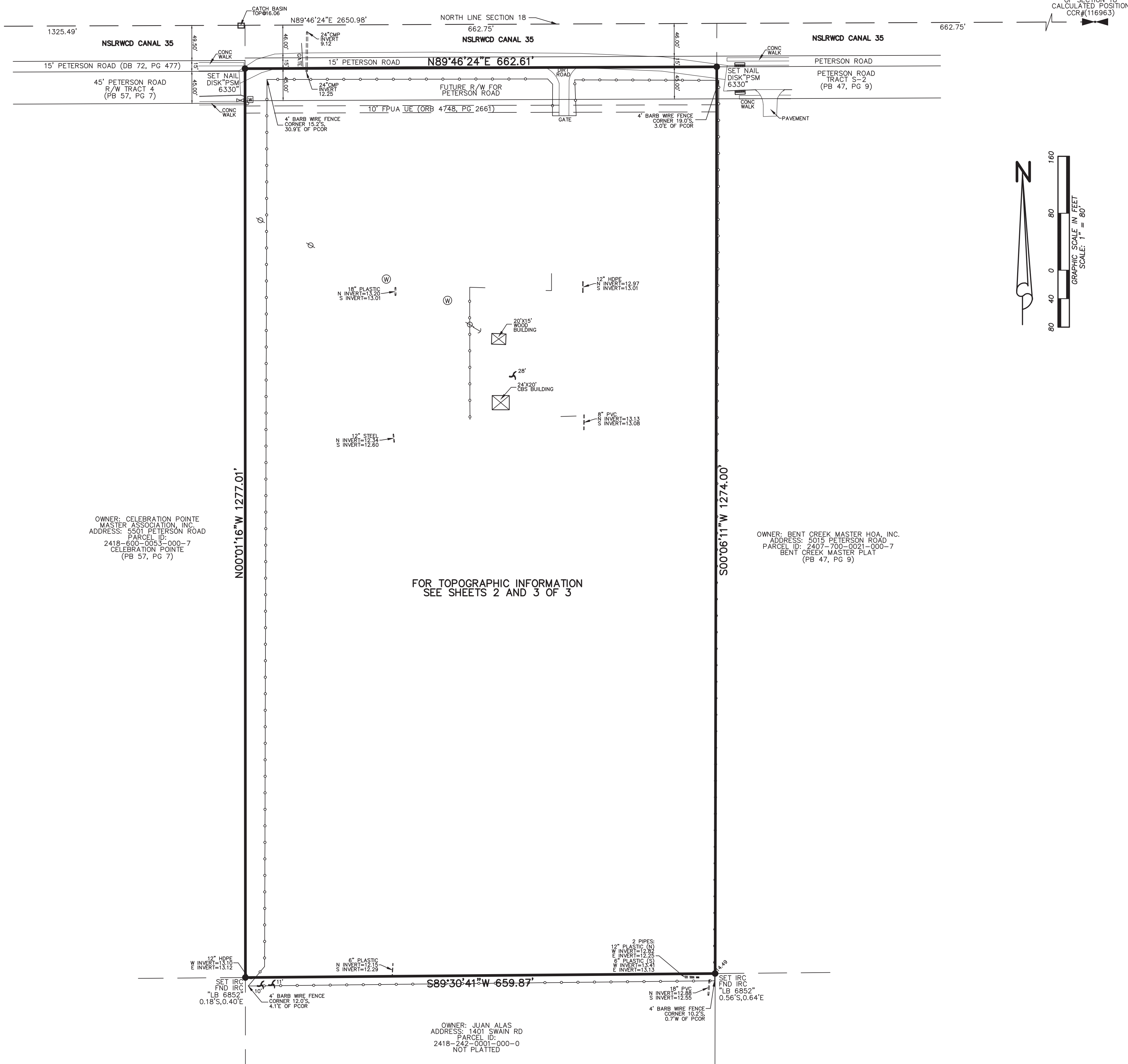
The following person acknowledges receipt of the Agent Authorization on behalf of Redtail DG, Inc. and by placing their signature below consents to the terms stated herein are authorized to bind the company

  
 \_\_\_\_\_  
 Authorized Representative of Redtail DG, Inc.

**LEGAL DESCRIPTION:**

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD.

CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.



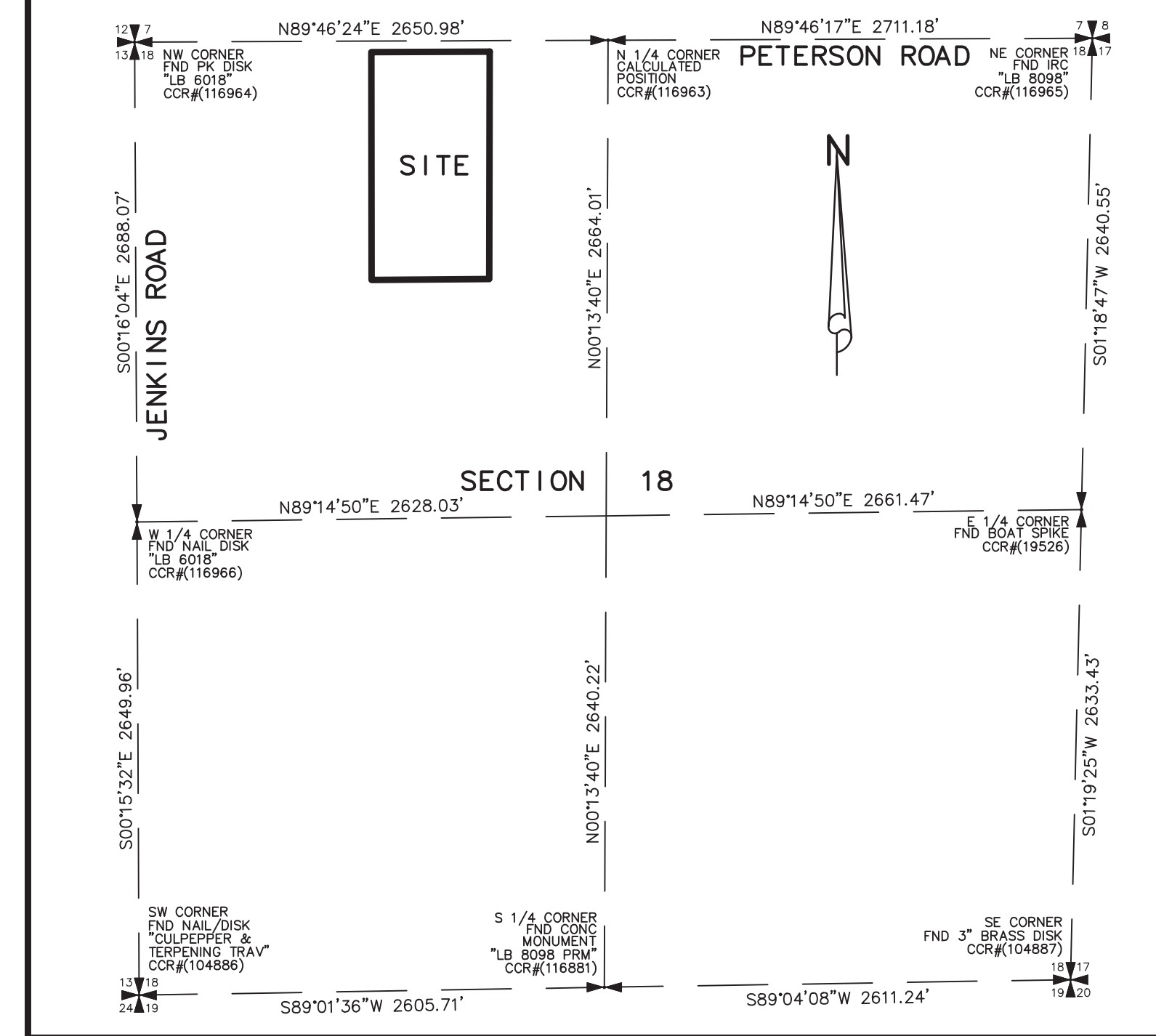
OWNER: CELEBRATION POINT MASTER ASSOCIATION, INC.  
ADDRESS: 5501 PETERSON ROAD  
PARCEL ID: 2418-600-0053-000-7  
CELEBRATION POINT  
(PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.  
ADDRESS: 5015 PETERSON ROAD  
PARCEL ID: 2407-700-1021-000-7  
BENT CREEK MASTER PLAN  
(PB 47, PG 9)

FOR TOPOGRAPHIC INFORMATION  
SEE SHEETS 2 AND 3 OF 3

- 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
  - CABBAGE PALM TREE
  - 10' = DENOTES CANOPY HEIGHT

- ABBREVIATIONS:**
- (C) = CALCULATED
  - CBS = CONCRETE BLOCK STRUCTURE
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  - R = RADIUS OF CURVE
  - L = LENGTH OF CURVE
  - Δ = DELTA OF CURVE



- SURVEY REPORT:**
- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
  - SURVEY BASED ON EXISTING MONUMENTATION AND CERTIFIED CORNER RECORDS IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
  - LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED: JANUARY 7, 2025 AT 11:00 PM, COMMITMENT NUMBER: 1599966.
- SUBJECT TO THE FOLLOWING CONDITIONS:
- ORDINANCE NO. L-49 RE: ANNEXATION RECORDED IN OR BOOK 3027, PAGE 419, PUBLIC RECORDS OF SAINT LUCIE COUNTY. (BII#7)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)
  - DEVELOPMENT AGREEMENT RECORDED IN OR BOOK 3156, PAGE 2725, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (BII#8)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)
  - A 10 FEET WIDE UTILITY EASEMENT IN THE FAVOR OF FORT PIERCE UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 4748, PAGE 2661. (BII#9)(SHOWN)
- BEARING BASIS: A "GRID NORTH" BEARING OF N89°46'24"E ALONG THE NORTH LINE OF SECTION 18
  - THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE DEVELOPMENT 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 2-28-25. 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.
  - UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
  - THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100290 J, EFFECTIVE DATE 2-16-12.
  - 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.
  - 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.
  - 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.
  - ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
  - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 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.
  - THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 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. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
  - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DANIEL S. CARUSI, P.A.
  - © COPYRIGHT 2025 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH 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.

ALEXANDER J. PIAZZA PSM, INC.  
 Digitally signed by Alexander J. Piazza  
 DN: c=US, o=Unaffiliated,  
 email=alex@redtaildg.com, ou=Alexander J. Piazza  
 00068376, cn=Alexander J. Piazza  
 Date: 2025.04.07 10:20:49 -0400

LAST DATE OF DATA ACQUISITION: 2-28-25  
 DATE OF SURVEY: 3-28-25

ALEXANDER J. PIAZZA  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

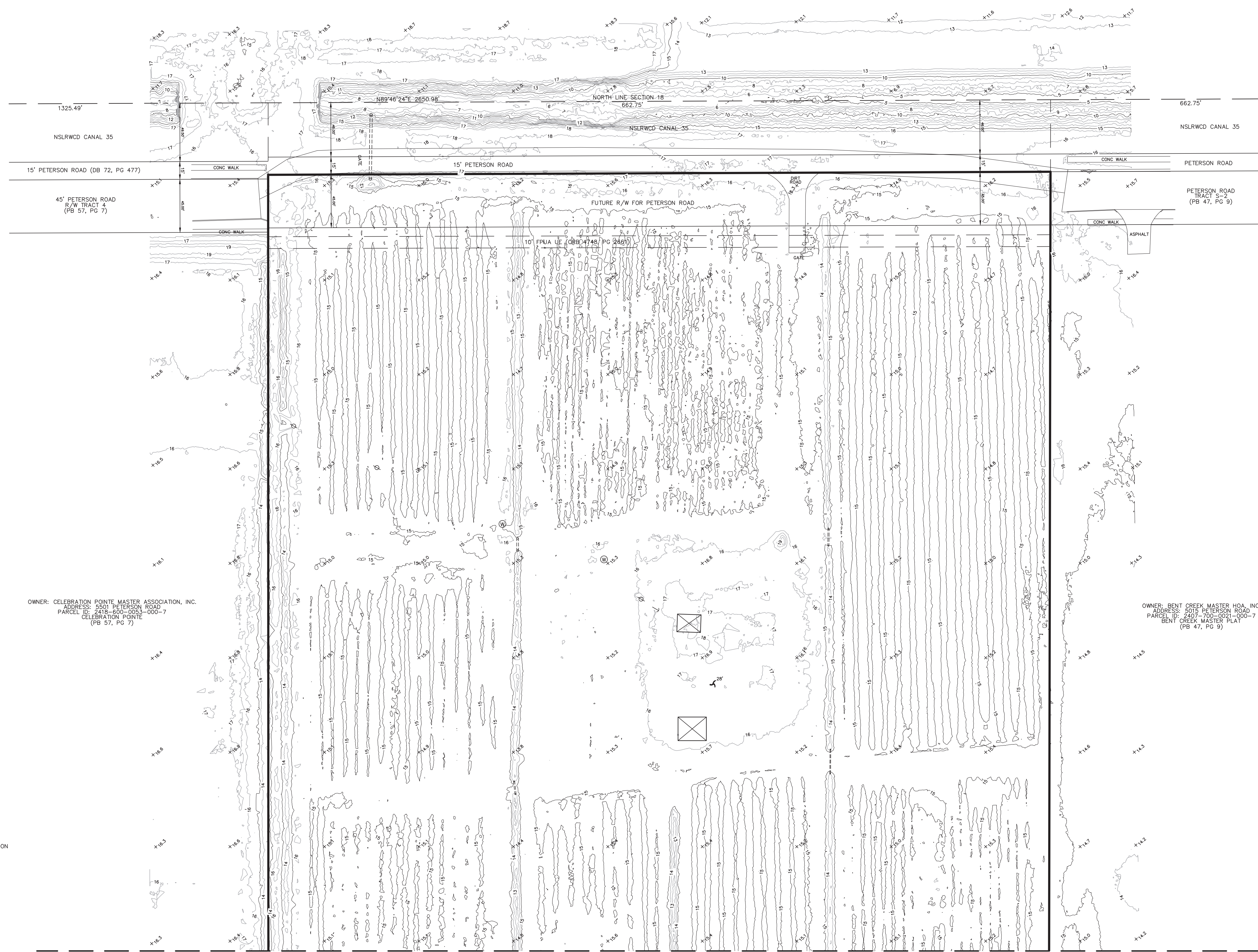
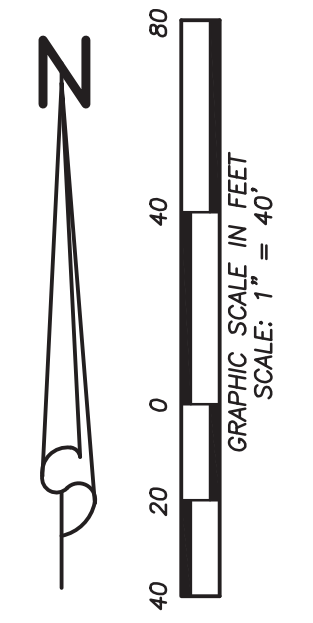
**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250

LB#7280

DATE:	REVISIONS:	BY:

**BOUNDARY/TOPO/TREE SURVEY**  
 5125 PETERSON ROAD  
 SEC 18, TWP 35S, RGE 40E  
 AS PREPARED FOR  
**REDTAIL DG**

CAD K:\BUILDERS\DWG\2025\25-3100\DWG	REF K:\	FB.	PG.	JOB 25-3100
FLD	MS/DG	OFF	AJP	DATE 3-10-25
CKD	AJP	SHEET 1	OF 1	DWG D-1220



- SYMBOLS:**
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  - ⊞ = CATCH BASIN INLET
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 ADDRESS: 5501 PETERSON ROAD  
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 CELEBRATION POINT  
 (PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.  
 ADDRESS: 5015 PETERSON ROAD  
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 BENT CREEK MASTER PLAN  
 (PB 47, PG 9)

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MATCHLINE SEE SHEET 3 OF 3

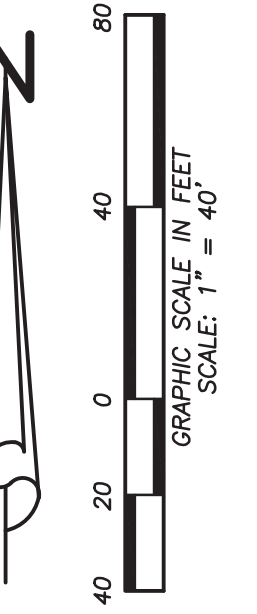
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**LB#7280**

**BOUNDARY/TOPO/TREE SURVEY**  
**5125 PETERSON ROAD**  
 SEC 18, TWP 35S, RGE 40E  
 AS PREPARED FOR  
**REDTAIL DG**

CAD K:\BUILDERS\DWG2025\25-3100-TOPO.DWG			
REF K:\			
FLD	MS/DG	FB.	PG.
OFF	AJP		
CKD	AJP	SHEET 2 OF 3	JOB 25-3100 DATE 3-10-25 DWG D-1220

MATCHLINE SEE SHEET 2 OF 3



OWNER: CELEBRATION POINT MASTER ASSOCIATION, INC.  
 ADDRESS: 5501 PETERSON ROAD  
 PARCEL ID: 2418-000-0053-000-7  
 CELEBRATION PONTE  
 (PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.  
 ADDRESS: 5015 PETERSON ROAD  
 PARCEL ID: 2407-700-0021-000-7  
 BENT CREEK MASTER PLAT  
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**SYMBOLS:**

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- Δ = DELTA OF CURVE

OWNER: JUAN ALAS  
 ADDRESS: 1401 SWAIN RD  
 PARCEL ID: 2418-042-0001-000-0  
 NOT PLATTED

DATE:	REVISIONS:	BY:

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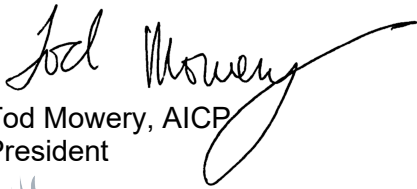
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OFF	AJP		
CKD	AJP	SHEET 3 OF 3	DWG D-1220
		JOB 25-3100	DATE 3-10-25



September 01, 2025

**Peterson Road Planned Development – Master PD – Concerency**

The application does not request a Future Land Use change, which means that the maximum allowed densities—and therefore the maximum projected utility demands will remain unchanged.



Tod Mowery, AICP  
President



100 S. 2nd Street  
Fort Pierce, FL 34950

772.742.1555 (w)

561.262.6304 (c)

[todm@redtaildg.com](mailto:todm@redtaildg.com)

Prepared by and return to:  
Craig E. Packer  
Vice President  
Firm Title Corporation  
14201 W Sunrise Blvd #203  
Sunrise, FL 33323  
954-236-0492  
File Number: FT22667

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## Warranty Deed

This Warranty Deed made this 25 day of May, 2022 between Walton Peterson LLC, a Florida Limited Liability Company whose post office address is 487 Tall Ship Dr., #122, Salem, SC 29676, grantor, and Edible Commodities LLC, a Florida Limited Liability Company whose post office address is 5125 Peterson Rd., Fort Pierce, FL 34947, 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:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, excepting from the above description of the North 46 feet thereof, also less and excepting Peterson Road.

Parcel Identification Number: 2418-212-0001-000-7

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, 2021**.

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:

[Signature]  
Witness Name: Melinda J. Trosler

[Signature]  
Witness Name: Sandra L. Gilmer

Walton Peterson LLC, a Florida Limited Liability Company

By: [Signature]  
Ward Snyder, Managing Member

State of ~~Florida~~ South Carolina  
County of Dee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of May, 2022 by Ward Snyder, Managing Member of Walton Peterson LLC, a Florida Limited Liability Company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Sandra L. Gilmer

My Commission Expires: 5/29/2030

Sandra L. Gilmer  
Notary Public, State of South Carolina  
My Commission Expires May 29, 2030

# Environmental Assessment

With a Listed Species, Gopher Tortoise (*Gopherus polyphemus*) and Burrowing Owl (*Athene cunicularia*)  
Survey

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E

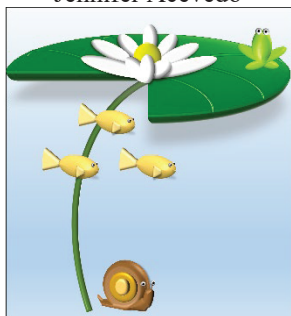
Prepared For:

Tod Mowery, AICP, President  
Redtail DG  
100 S 2nd St.  
Fort Pierce, FL 34950

Prepared By:

*Jennifer Acevedo*

Jennifer Acevedo



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

February 2025

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### Appendix A

Figure 1: Location Map

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Figure 4: General Wildlife Survey including Listed Flora & Fauna Transect Map

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### Appendix B

Site photographs

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### Appendix D

Permit/Application(s) Information



## **1.0 Introduction and Site Description**

An environmental assessment (EA) was conducted by the qualified biologists with Aquatic Research, Monitoring, Equipment, & Deployment, LLC (Aquatic Research FL) on February 12, 2025. The subject property was reviewed in accordance with the City of Fort Pierce Land Development Regulations and commonly used methodologies such as Florida Fish and Wildlife Conservation Commission (FFWCC) Wildlife Survey Guidelines. Therefore, this EA includes a survey for flora and fauna species of special concern, threatened, or endangered along with site/habitat characteristics conducive to support such species. As part of the assessment for listed species, a Florida Fish and Wildlife Conservation Commission (FFWCC) compliant 100% habitat survey for gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia*) burrows was also conducted. Furthermore, the site was assessed for the presence of state or federal jurisdictional wetlands, native upland habitat, environmentally significant lands, and adjacent conservation lands of significance.

The subject property is ±19.4-acres located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7. Please see Appendix A, Figure 1 for the Location Map.

The subject property is currently an active agricultural operation, specifically row crops, located within an urban area. All surrounding lands are developed and are predominantly residential properties (±1-mile radius). Land uses immediately adjacent to the subject property include a telecommunications tower, Celebration Pointe Community, Peterson Road, and an area under construction (project unknown).

A site visit was conducted on February 12, 2025, by Aquatic Research FL's team of qualified biologists (see Appendix B for site photographs). Based on the findings of the assessment, the subject property is best described as row crops with associated infrastructure such as an irrigation system, rows and furrows and equipment storage areas.

**No native upland habitat** is located on the subject property.

**One (1) low quality jurisdictional exotic hardwood forested wetland** is located in the SW corner of the subject property. Any proposed impacts to wetlands associated with future site development will require **obtaining a State Environmental Resource Permit**



(ERP). However, as the onsite wetland isolated in nature and under 0.5 acres in size, no mitigation should be required for impacts.

**No listed flora species** were observed within the limits of the subject property.

A 100% gopher tortoise (*Gopherus polyphemus*) and burrowing owl (*Athene cunicularia*) survey was conducted. **No gopher tortoise or owl burrows were observed on the subject property.**

**No additional listed species dens, nests, burrows, or roosting areas** were observed on the subject property.

The subject property contains limited trees, ~5 or less, that qualify for protection under the City of Fort Pierce Code of Ordinances Sec. 123-66. - Tree protection and mitigation. **As part of local development approvals, a protected tree survey with a mitigation plan for proposed impacts may be required.**

A review of the South Florida Water Management District (SFWMD) epermitting database indicated no active or inactive permits associated with the property. Two (2) ERP applications were found associated with the property, status indicated as denied and void.

## **2.0 Vegetation, Habitat Description, and Listed Flora Survey Results**

As part of the assessment conducted on the subject property, vegetation and habitat types were reviewed. This was accomplished utilizing a multi-faceted approach, first reviewing recent and historic aerials, and comparing visible topographic signatures to available agency recorded data. Agency reported data such as Florida Land Use Cover Classification System (FLUCCS) and Cooperative Land Use Cover (CLC) assigned classifications were researched. This dataset (2012-2022) is a compilation of the Land Use/Land Cover datasets created by the 5 Water Management Districts in Florida based on imagery. Furthermore, for the assessment of state and federal listed flora, databases such as Florida Natural Areas Inventory (FNAI) and the U.S. Fish and Wildlife Information for Planning and Consultation (IPAC) were consulted to obtain information regarding listed plants with the potential to occur on the subject property (Appendix C). See Appendix A, Figure 3 for Agency Reported FLUCCS codes.

After a comprehensive review of the above-mentioned data and aerials, transects were established based on expected variations in habitats. Locations and size of habitat types as



indicated in this report are approximate, based on the combination of desktop review and field truthing.

A sufficient number of transects were established to cover 100% of the subject property to perform the habitat assessment and listed flora survey. See Appendix A, Figure 4 for survey transect map.

See table below for listed flora species endemic to this region.

Florida Natural Inventory Areas (FNAI) Biodiversity Index				
U.S. Fish and Wildlife Service (USFWS) Endangered Species List Information for Planning and Consultation (IPAC)				
Plant Species	Common Name	*Federal Status	State Listing	Observation(s)
<i>Asimina tetramera</i>	four-petal pawpaw	E	E	None Observed
<i>Cereus eriophorus var. fragrans</i>	fragrant prickly-apple	E	E	None Observed
<i>Coelorachis tuberculosa</i>	piedmont jointgrass	N	T	None Observed
<i>Conradina grandiflora</i>	large-flowered rosemary	N	T	None Observed
<i>Glandularia maritima</i>	coastal vervain	N	E	None Observed
<i>Lechea cernua</i>	nodding pinweed	N	T	None Observed
<i>Linum carteri var. smallii</i>	Small's flax	N	E	None Observed
<i>Nemastylis floridana</i>	celestial lily	N	E	None Observed
<i>Polygala smallii</i>	tiny polygala	E	E	None Observed
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily	N	T	None Observed

Table 2.0.A: Listed flora species endemic to this region based on IPAC and FNAI.

No listed flora species were observed within the limits of the subject property.

### 2.1 Upland Habitat

The subject property is agricultural land. Onsite upland habitat is best classified as row crops, a type of nonnative habitat. See Appendix A, Figure 5 for Existing Habitat/FLUCCS Map.

Existing Upland Habitat FLUCCS/CLC Classification Observed is as Follows:

**214 FLUCCS/183211 CLC: Row Crops (±19.2 acres)**



## **2.2 Wetland Habitat**

To classify an area as a wetland two (2) of the following three (3) criteria must be met: 1. 80 percent or more dominate coverage of wetland and/or facultative wet plants. 2. Indicators of hydrology 3. Presence of hydric soil. One (1) isolated exotic dominated forested system is located within the SW property quadrant. This wetland is of low ecological value, located within an agricultural field, with poor plant diversity, a high density of exotic vegetation and poor wildlife access/usage.

### **619 FLUCCS/74 CLC: Exotic Hardwood Wetland (±0.2 acres)**

Wetland with a dominant exotic species such as Brazilian pepper, melaleuca, or other exotic species. (FLUCCS).

#### **Representative Vegetation:**

Brazilian peppertree (*Schinus terebinthifolia*) – non native

Carolina willow (*Salix caroliniana*) – native

Asiatic dayflower (*Commelina communis*) – non native

## **3.0 Wildlife Evaluation and Listed Fauna Survey**

As was done with regards to analysis of vegetation and habitat types, a similar approach was taken with regards to evaluation of onsite fauna, with the focus being the presence of listed species. Prior to conducting the site field work, regulatory databases such as U.S. Fish and Wildlife Information Planning, and Conservation System (IPAC), Florida Natural Areas Inventory (FNAI), FNAI Biodiversity Matrix, and Florida Department of Environmental Protection (FDEP) maps direct, were consulted with regards to any known, documented, or likely occurrences of listed species. Special note was taken with regard to listings of lands being within consultation areas for specific species, as well as any recorded documentation of listed species within or directly adjacent to the subject property. Habitat types on, adjacent, and within the general area or region were also closely reviewed to determine potential locations with increased likelihood of the occurrence of listed species. See Appendix C for the IPAC report.

### **3.1 US Fish and Wildlife Service (USFWS) Consultation Areas**

Based on databases review it was determined that the entire project area lies within the U.S. Fish and Wildlife Service (USFWS) Section 7 Consultation area for Audubon's crested caracara (*Caracara cheriway*), the Florida scrub-jay (*Aphelocoma coerulescens*), and the Everglades snail kite (*Rostrhamus sociabilis*).



To require further action for listed species, such as initiation of formal consultation or survey, a development site must also contain or be in direct proximity to suitable habitat or known areas of occupation for that species.

The crested caracara utilizes open pasture type lands with mature solitary palms. The subject property contains row crops and planted palm trees, is small in size, and is not in proximity to larger pasture lands. It would be highly unlikely the subject property could support nesting or be within the protection radius for a nesting pair.

The Florida Scrub-jay associates with scrub habitats, no scrub habitat is located on the subject property nor is it in proximity to scrub.

Everglades snail kites are found in freshwater marshes with a preference for vegetation such as saw grass and willow. One (1) wetland is located on the property. However, this wetland is small exotic forested system, consisting of 90% non-native Brazilian peppertrees and would not be considered suitable for nesting or foraging.

Based on the USFWS determination keys for these species the subject property does not contain nor is in proximity to habitat suitable for these species and no survey or further consultation should be required.

### ***3.2 Listed Fauna with a General Wildlife Survey Methods and Results***

During the field assessment pedestrian transects were made throughout the subject property to observe for the presence of any state or federal listed fauna species as well as wildlife in general. These included observations of individual animals as well as dens, burrows, rooting areas, or nests. Multiple linear transects were completed across representative portions of all habitat areas. Distances between transects varied in the field depending on terrain, with larger distances between open areas with low lying vegetation, smaller in areas with dense vegetation or suspected listed species occupation. The wildlife population was documented in the field by visual observation of individual animals as well as, tracks, scat, dens, foraging and nesting.

A sufficient number of transects were established to perform the 100% listed fauna species survey. See Appendix A, Figure 4 survey transect locations.

An FFWCC compliant 100% habitat survey for gopher tortoise burrows and burrowing owl burrows was also conducted. No burrows or indication of usage were observed



during the 100% survey. See Sections 3.2.1 and 3.2.2 below for additional information regarding gopher tortoise and burrowing owl survey and protection requirements.

No additional listed fauna dens, nests, burrows, or roosting areas were observed. See tables below for the list of potential protected fauna species and species observations (listed and non-listed).

<b>Florida Natural Inventory Areas (FNAI)</b>
<b>Biodiversity Index</b>
<b>U.S. Fish and Wildlife Service (USFWS) Endangered Species List</b>
<b>Information for Planning and Consultation (IPAC)</b>

Species	Common Name	Federal Status	State Listing	Observation(s)
<b>Mammal</b>				<b>Presence</b>
<i>Felis concolor coryi</i>	Florida panther puma	E	E	None Observed
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	T	T	None Observed
<b>Bird</b>				<b>Presence</b>
<i>Athene cunicularia floridana</i>	Florida burrowing owl	N	T	None Observed
<i>Laterallus jamaicensis placus audubonii</i>	Eastern black rail	T	T	None Observed
<i>Mycteria americana</i>	wood stork	T	T	None Observed
<i>Polyborus plancus audubonii</i>	crested caracara	T	T	None Observed
<i>Rostrhamus sociabilis plumbeus</i>	Everglades snail kite	T	T	None Observed
<b>Reptile</b>				<b>Presence</b>
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	None Observed
<i>Gopherus polyphemus</i>	gopher tortoise	C	T	None Observed
<i>Pituophis melanoleucus</i>	pine snake	C	T	None Observed
<b>Insect</b>				<b>Presence</b>
<i>Danaus plexippus</i>	Monarch butterfly	C	NA	None Observed
<b>Species that Warrant Special Attention</b>			<b>Breeding Season</b>	<b>Presence</b>
<i>Ardea herodias occidentalis</i>	great blue heron	BCC	January 1 to December 31	None Observed
<i>Arenaria interpres morinella</i>	ruddy turnstone	BCC	Breeds elsewhere	None Observed
<i>Caldris pusilla</i>	semipalmated sandpiper	BCC	Breeds elsewhere	None Observed



<i>Chaetura pelagica</i>	chimney swift	BCC	March 15 to August 25	None Observed
<i>Cistothorus palustris griseus</i>	Worthington's marsh wren	BCC	April 10 to August 31	None Observed
<i>Egretta rufescens</i>	reddish egret	BCC	March 1 to September 15	None Observed
<i>Falco sparverius paulus</i>	American kestrel	BCC	April 1 to August 31	None Observed
<i>Fregata magnificens</i>	magnificent frigatebird	BCC	October 1 to April 30	None Observed
<i>Haematopus palliatus</i>	American oystercatcher	BCC	September 1 to July 31	None Observed
<i>Haliaeetus leucocephalus</i>	bald eagle	BCC	April 15 to August 31	None Observed
<i>Melanerpes erythrocephalus</i>	red-headed woodpecker	BCC	May 10 to September 10	None Observed
<i>Limnodromus griseus</i>	short-billed dowitcher	BCC	Breeds elsewhere	None Observed
<i>Numenius phaeopus</i>	whimbrel	BCC	Breeds elsewhere	None Observed
<i>Passerina ciris</i>	painted bunting	BCC	April 25 to August 15	None Observed
<i>Rynchops niger</i>	black skimmer	BCC	May 20 to September 15	None Observed
<i>Serophaga discolor</i>	prairie warbler	BCC	May 1 to July 31	None Observed
<i>Sternula antillarum antillarum</i>	least tern	BCC	May 1 to July 31	None Observed
<i>Tringa flavipes</i>	lesser yellowlegs	BCC	Breeds elsewhere	None Observed
<i>Tringa semipalmata</i>	willet	BCC	April 20 to August 5	None Observed

Table 3.2.A List of potential protected species and observations.

Non-Listed Species Observation(s)		
Type	Species	Common Name
Reptiles	N/A	N/A
Mammals	Rabbit scat, mammal burrows	N/A
Fish & Amphibians	N/A	
Aves	<i>Turdus migratorius</i>	American robin
	<i>Charadrius vociferus</i>	killdeer

Table 3.2.C List of general wildlife observations.



### **3.2.1 Gopher Tortoise (*Gopherus Polyphemus*)**

The gopher tortoise (*Gopherus Polyphemus*) is state listed for protection as a threatened species. The Florida Fish and Wildlife Conservation Commission (FFWCC) is the agency responsible for protection of the gopher tortoise in Florida. The gopher tortoise is a moderate-sized, terrestrial turtle, averaging 9–11 inches in length when fully grown, though it can reach lengths of up to 15 inches. The life of a gopher tortoise revolves around its burrow(s) where gopher tortoises spend up to 80% of their time. Gopher tortoises prefer well-drained, sandy soils found in habitats such as longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies, and coastal dunes. They are also found in a variety of disturbed habitats. Suitable gopher tortoise habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking.

Information gathered during this assessment indicated that the subject property contained marginally suitable habitat for the gopher tortoise. On February 12, 2025, an FFWCC compliant 100% survey for gopher tortoise (*Gopherus polyphemus*) burrows was conducted.

The survey was conducted in accordance with the applicable regulatory guidance document. See Section 3.2.1.1 below for survey methodology. See Appendix A, Figure 4 for survey transects.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission.

#### **3.2.1.1 Gopher Tortoise Survey Methodology and Results**

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Gopher Tortoise Permitting Guidelines, April 2008, Revised April 2023, Appendix 4 Methods for Burrow Surveys on Development (Donor) and Recipient Sites, 100% Burrow Survey Protocol. Surveys are conducted throughout 100% of the potential gopher tortoise habitat using strip transects.

Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are



utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending on the density of the habitat. When using more than one (1) individual, each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and records all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary based on vegetative density and/or topography.

Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Field notes are taken depicting the status of each burrow (i.e., potentially occupied or abandoned). According to the Gopher Tortoise Permitting Guidelines a potentially occupied burrow classification “combines the active and inactive categories, and therefore includes burrows with obvious sign of use and those with minimal or no obvious sign of use.” An abandoned burrow “appears unused and dilapidated.” The classification of potentially occupied and abandoned burrows along with GPS locations of each burrow are depicted on an enclosed aerial as applicable.

Zero (0) gopher tortoise burrows were observed on the subject property during the 100% habitat survey.

Gopher tortoise surveys are valid for a period of 90 days for the purposes of regulatory submission and commencement of land clearing.

### ***3.2.2 Burrowing Owl (*Athene cunicularia*)***

The Florida burrowing owl is a state threatened species regulated by the FFWCC. Human activities have had a beneficial effect on the burrowing owl population in Florida. The conversion of native habitats to mowed grassy fields, cattle grazing, and wetland drainage have all contributed to increasing the species’ range. The burrowing owl inhabits open native prairies and cleared areas that offer an expanse of short, herbaceous groundcover. The typical breeding season for the Florida burrowing owl is February 15 to July 10, though owls can breed earlier or later. The owls dig burrows and nest underground, these burrows will be maintained and used again the following



year. Females lay up to eight (8) eggs within a one-week period, and they will incubate the eggs for up to 28 days. Once the white-feathered juveniles are born, it takes two (2) weeks before they are ready and able to appear out of the burrow. Juveniles will stay with the parents until they are able to self-sustain at 12 weeks old (FFWCC Burrowing Owl Species Conservation Measures and Guidelines).

### ***3.2.2.1 Burrowing Owl (*Athene cunicularia*) Survey Methodology and Results***

Survey protocol was based on burrow survey methodology from the Florida Fish and Wildlife Conservation Commission Burrowing Owl Species Conservation Measures and Permitting Guidelines 2018. Transects are conducted throughout a 100% of the potential burrowing owl habitat using strip transects. Directional orientation of transects are based on parcel configuration, parcel boundaries, and vegetative density. Generally, one (1) or more individuals are utilized during the field survey as recommended by the protocol stated above. The width of each transect ranges from one (1) meter to no more than ten (10) meters apart, depending in the density of the habitat. When using more than one (1) individual each observer is stationed parallel to each other, spaced so that 100% of the area between each individual can be observed. When using two (2) people, one (1) person serves as the navigator who uses a compass and a GPS to navigate and record all burrows observed within the transect. When using three (3) people, the middle person serves as the navigator and records all burrows found by the observation team. The edges of each transect are marked with flagging tape to ensure complete coverage if deemed necessary due to topography and/or vegetative density. Any burrows noted during the survey are recorded with a hand-held GPS and are also flagged in the field with high visibility flagging tape. Care is taken to avoid all potentially occupied burrows by a radius of 10 feet. Field notes are taken depicting the status of each burrow (i.e., active, inactive). The classification of potentially occupied burrows along with GPS locations of each burrow are depicted on an enclosed aerial.

No burrowing owls or burrows were observed during the 100% habitat survey.

### ***3.3 Conservation Lands***

As part of the assessment, agency databases were searched for conservation lands located within or adjacent to the subject property. Based on the database review no conservation lands are located within  $\pm 2.00$  miles of the subject property.



## **4.0 Permit and Local Government Review**

As part of the assessment, local land development codes were reviewed with regard to environmental requirements and agency databases were searched for permits associated with the subject property. See below for relevant information regarding the subject property.

### ***4.1 State Permit Review***

As part of the assessment agency databases were searched for associated environmental permits that cover the subject property. A review of the South Florida Water Management District (SFWMD) epermitting online database indicates that no active or inactive permits are associated with the property. However, there are two (2) ERP applications associated with the property.

In 2006 application number 060505-18 was submitted for an ERP in association with the proposed development of Brookside Residential. This application was voided and no documentation was found.

Application number 060705-9 was submitted in 2010 also for Brookside Residential. Based on documentation review it would appear this application was denied due to lack of response from the applicant. See Appendix D for related application information.

As the subject property contains a wetland site development will require performing a wetland delineation and state verification. At this time state verification may be conducted as part of the Environmental Resource Permitting (ERP) process or via a Formal Jurisdictional Verification.

As the onsite wetland is of poor quality and under 0.5 acres in size wetland impacts would be feasible. Additionally, isolated wetlands less than 0.5 acres in size do NOT require compensatory mitigation for impacts.

### ***4.2. Local Government Review and City Preservation Requirements***

The subject property resides inside the City of Fort Pierce, St. Lucie County, FL. A limited number of trees (~5 or less) that meet the City standard for protection are present on the subject property. Depending on the proposed use of the subject property a tree



survey with subsequent mitigation for impacts to protected trees may be required. Requirements of Sec. 123-66. - Tree protection and mitigation are as follows:

Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

When a native tree is at least 14 inches DBH, except for palms which shall have a minimum clear trunk of ten feet, is to be removed a tree mitigation plan is required. Mitigation can include preservation, relocation, or the planting of any native tree type. Replacement trees shall exceed the minimum landscape requirements, shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Mitigation must be done at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. Trees preserved or relocated on-site shall count as equivalent replacement DBH; trees planted on-site shall count as half credit towards the mitigation requirements.

## **5.0 Soils**

Based on a review of the Soil Survey Geographic and the Web Soil Survey Databases, upland (non-hydric) and wetland (hydric) soil type(s) exist on the site. No soil borings or geotechnical analysis was conducted as part of this assessment. See Appendix A, Figure 6 for depiction of onsite soil mapping unit(s).

### **Soil type are as follows:**

Hilolo loamy sand, 0 to 2 percent slopes (hydric) – 16

Winder loamy sand (non-hydric) – 55

## **6.0 Summary**

On February 12, 2025, Aquatic Research FL conducted an environmental assessment on a ±19.4-acre subject property located at 5125 Peterson Road, City of Fort Pierce, St. Lucie County, Florida within Section 18, Township 35S, Range 40E. The property is identified



by St. Lucie County Property Appraiser as property identification number (PIN) 2418-212-0001-000-7.

**No native uplands** are located on the subject property.

**One isolated exotic wetland** hardwood is located on the subject property. Site development will require a wetland delineation and state verification. Wetland impacts will require obtaining a state environmental resource permit (ERP), however mitigation is not required for isolated wetlands under 0.5 acres in size.

A 100% FFWCC compliant gopher tortoise and burrowing owl survey was conducted. **No gopher tortoise or owl burrows** were observed on the subject property.

**No other listed species** of flora or fauna were observed on the subject property.

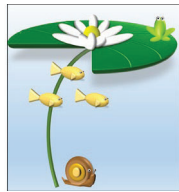
Limited trees (~5) qualifying for protection under the City of Fort Pierce Ordinances are present on the subject property. A **protected tree survey** with mitigation for impacts to protected trees **may be required** as part of site development.

No active permits were found for the subject property. However, two (2) applications were located, one indicated as void and the other denied.

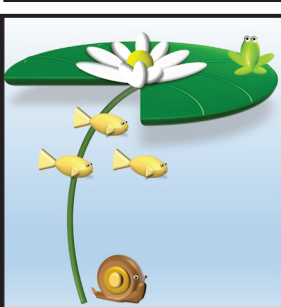
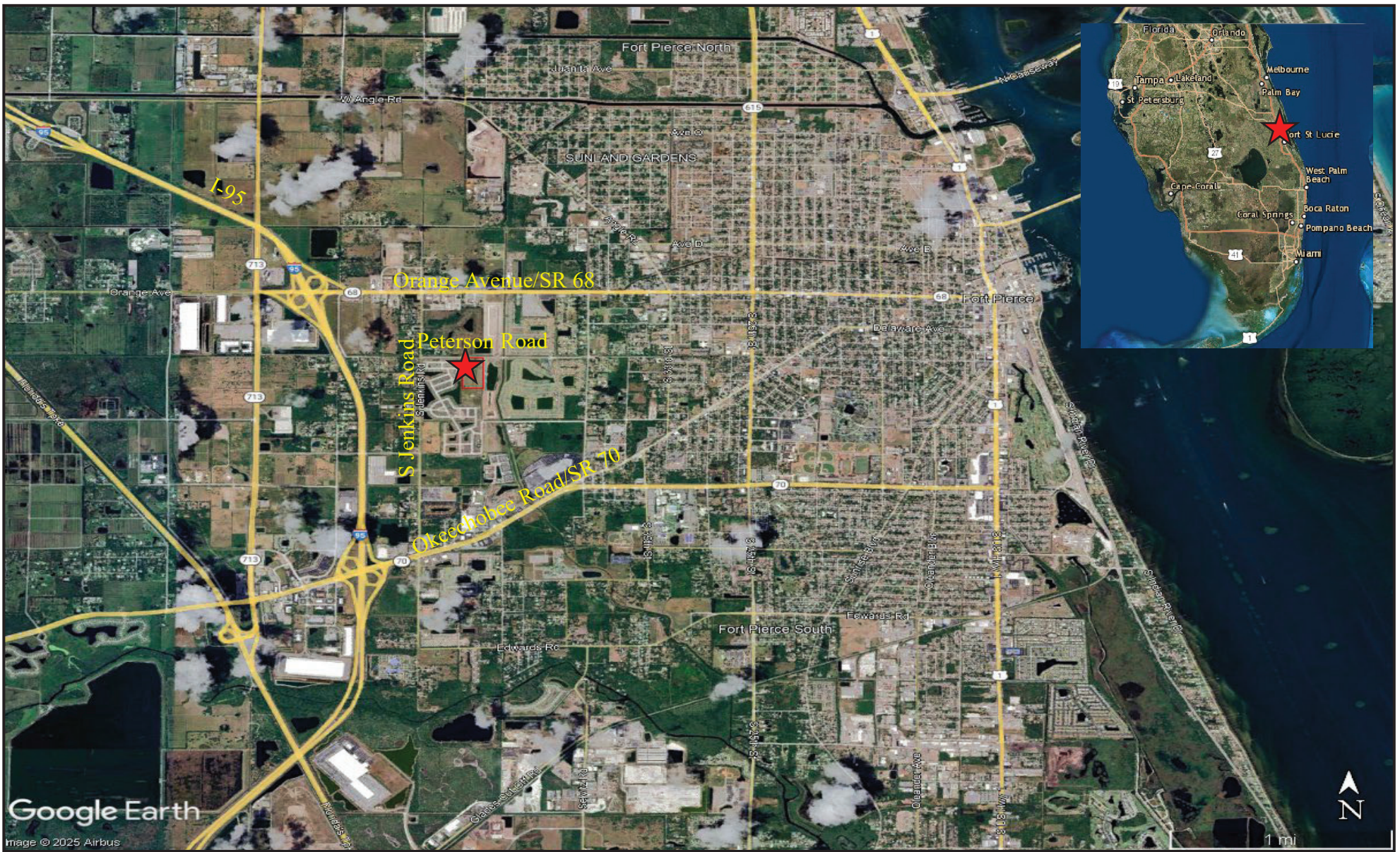


# Appendix A

## Maps



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



**ENVIRONMENTAL  
CONSULTING  
DEPARTMENT**


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

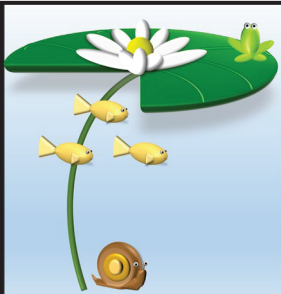
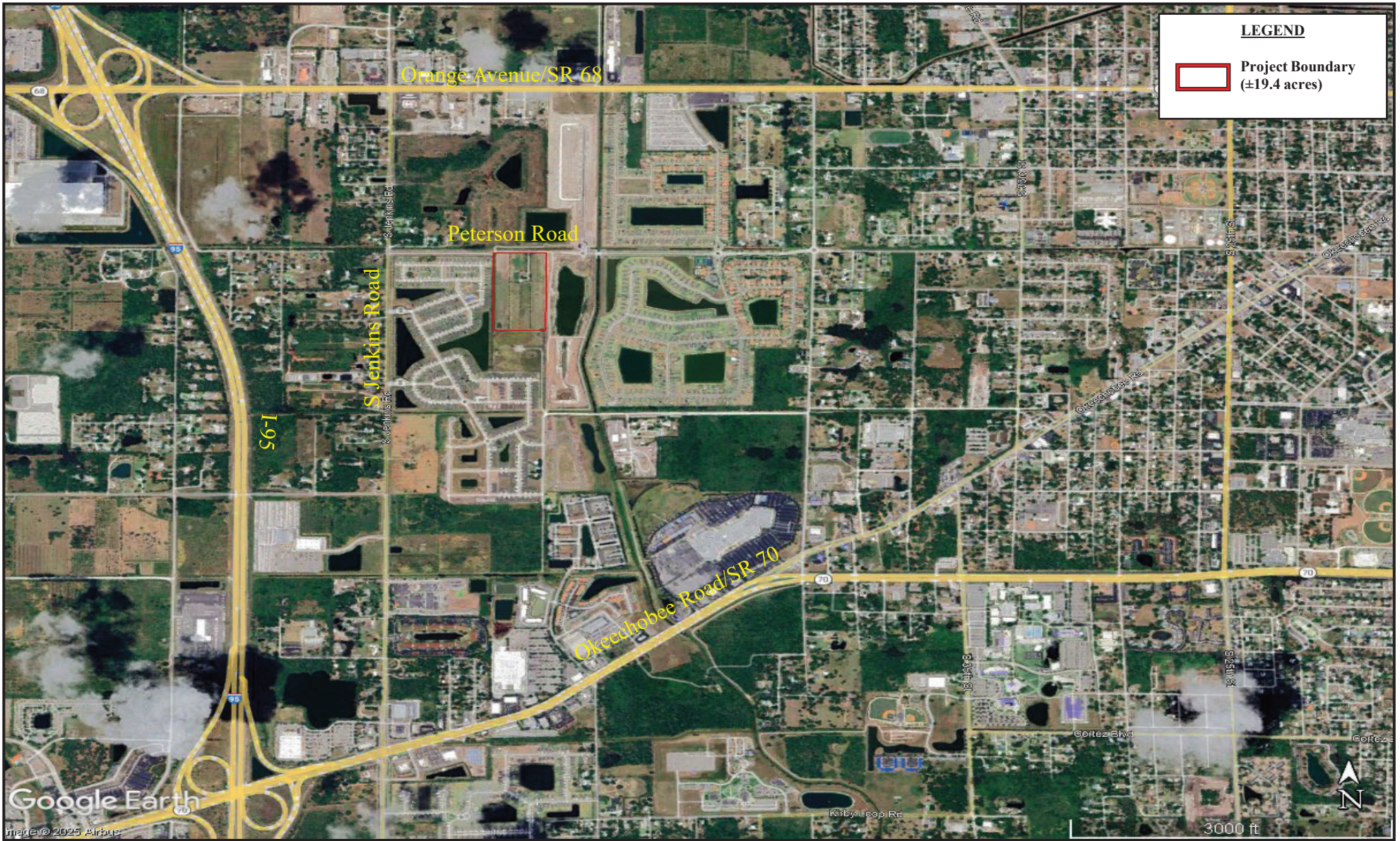
**Location Map**

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E

**Figure 1**

Image: Google Earth Date 2024





**ENVIRONMENTAL  
CONSULTING  
DEPARTMENT**

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

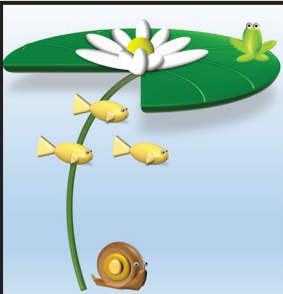
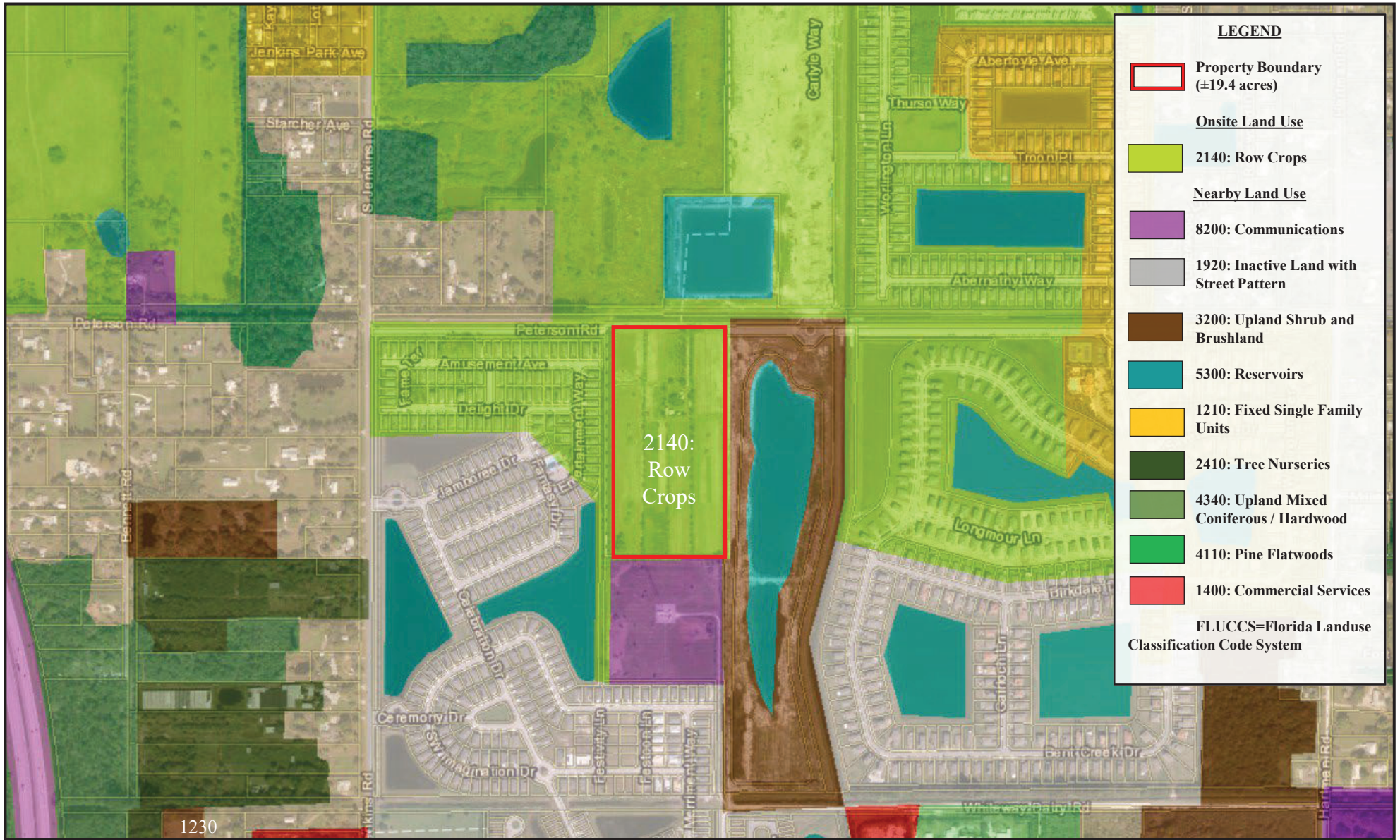
### Site Map

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E

**Figure 2**

Image: Google Earth Date 2024  
Data: County Property Appraisers





**ENVIRONMENTAL  
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DEPARTMENT**

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

### Agency Reported Land Use Map

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E

**Figure 3**

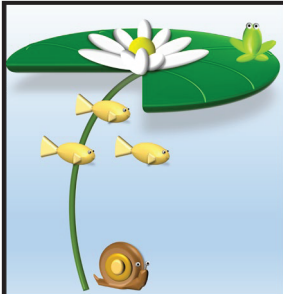
Image: Florida Department of Environmental Protection  
Data: Florida Land Cover Classification System Definitions for the Cooperative Land Cover Map v2.3





**LEGEND**

- Property Boundary (±19.4 acres)
- Survey Transects



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Monitoring,  
Equipment,  
& Deployment, LLC.

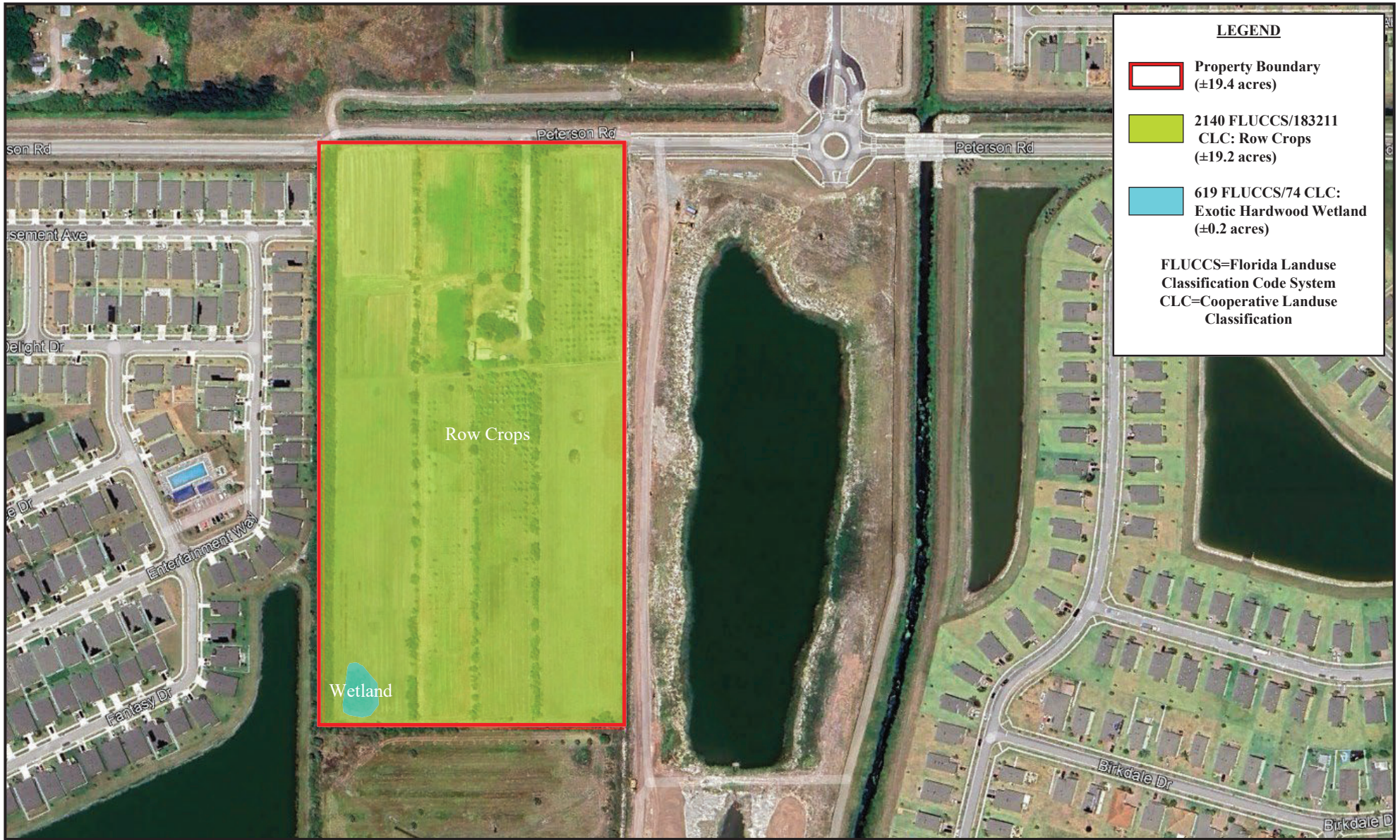
**100% Gopher Tortoise, Listed Flora and Fauna including  
General Wildlife Survey Transect Map**

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E




**Figure 4**

Image: Google Earth – 2023  
Data: Aquatic Research Monitoring,  
Equipment, & Deployment LLC

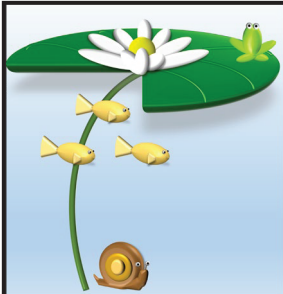




**LEGEND**

-  Property Boundary (±19.4 acres)
-  2140 FLUCCS/183211  
CLC: Row Crops (±19.2 acres)
-  619 FLUCCS/74 CLC:  
Exotic Hardwood Wetland (±0.2 acres)

FLUCCS=Florida Landuse Classification Code System  
CLC=Cooperative Landuse Classification



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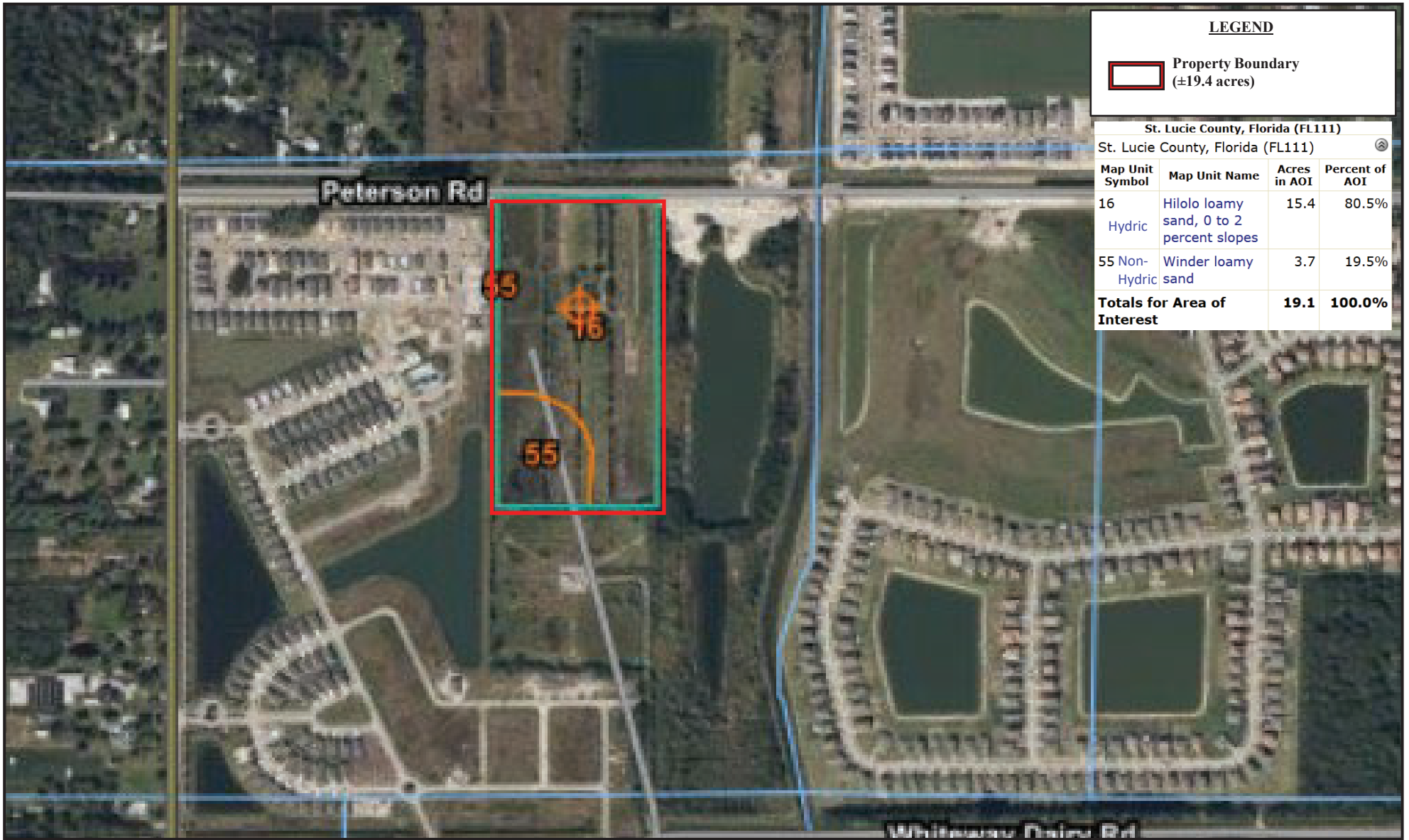
## Existing Habitat/FLUCCS-CLC Map

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E


**Figure 5**

Image: Google Earth – Date 01/21/2021  
Data: Aquatic Research Monitoring,  
Equipment, & Deployment LLC

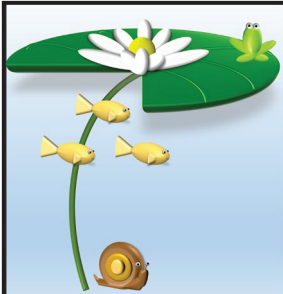




**LEGEND**

 **Property Boundary**  
(±19.4 acres)

St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16 Hydric	Hilolo loamy sand, 0 to 2 percent slopes	15.4	80.5%
55 Non-Hydric	Winder loamy sand	3.7	19.5%
<b>Totals for Area of Interest</b>		<b>19.1</b>	<b>100.0%</b>



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## Soil(s) Map

5125 Peterson Road  
City of Fort Pierce, St. Lucie County, FL  
Parcel ID: 2418-212-0001-000-7  
Section 18 Township 35 S Range 40 E

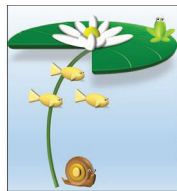
**Figure 6**

Image: USDA  
Data: WSS & SSURGO Soil Survey



# Appendix B

## Site Photographs



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

### Representative Site Photos

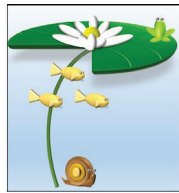




Wetland

# Appendix C

## IPAC Report



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CUSTOM DESIGNED RESEARCH EQUIPMENT AND CREATIVE RESEARCH SOLUTIONS

# IPaC resource list

This has been (US) bel

Please note that the Federal Highways Programmatic Consultation for Transportation Projects affecting NLEB or Indiana Bat Determination Key is temporarily offline for updates and will be available soon. We apologize for any inconvenience this may cause.

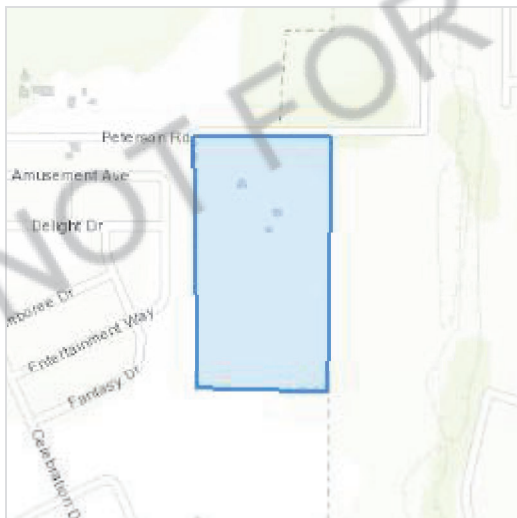
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that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

St. Lucie County, Florida



## Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ [fw4flesregs@fws.gov](mailto:fw4flesregs@fws.gov)

777 37th St  
Suite D-101  
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Mammals

NAME	STATUS
<p><b>Florida Panther</b> <i>Puma (=Felis) concolor coryi</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/1763">https://ecos.fws.gov/ecp/species/1763</a></p>	Endangered
<p><b>Puma (=mountain Lion)</b> <i>Puma (=Felis) concolor</i> (all subsp. except <i>coryi</i>) No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/6049">https://ecos.fws.gov/ecp/species/6049</a></p>	SAT
<p><b>Southeastern Beach Mouse</b> <i>Peromyscus polionotus niveiventris</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/3951">https://ecos.fws.gov/ecp/species/3951</a></p>	Threatened

## Birds

NAME	STATUS
<p><b>Crested Caracara (audubon""s) [fl Dps]</b> <i>Caracara plancus audubonii</i> No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/8250">https://ecos.fws.gov/ecp/species/8250</a></p>	Threatened
<p><b>Eastern Black Rail</b> <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a></p>	Threatened
<p><b>Everglade Snail Kite</b> <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/7713">https://ecos.fws.gov/ecp/species/7713</a></p>	Endangered

Wood Stork *Mycteria americana* Threatened  
 No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/8477>

## Reptiles

NAME	STATUS
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American Alligator <i>Alligator mississippiensis</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/776">https://ecos.fws.gov/ecp/species/776</a>	SAT
--	-----

Eastern Indigo Snake <i>Drymarchon couperi</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	Threatened
--	------------

Green Sea Turtle <i>Chelonia mydas</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/6199">https://ecos.fws.gov/ecp/species/6199</a>	Threatened
---	------------

Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/3656">https://ecos.fws.gov/ecp/species/3656</a>	Endangered
--	------------

## Insects

NAME	STATUS
------	--------

Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened
--	---------------------

## Flowering Plants

NAME	STATUS
------	--------

Fragrant Prickly-apple *Cereus eriophorus* var. *fragrans* Endangered  
No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/982>

Tiny Polygala *Polygala smallii* Endangered  
No critical habitat has been designated for this species.  
<https://ecos.fws.gov/ecp/species/996>

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds  
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC  
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

### Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

### Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

### Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i></p> <p>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.</p> <p><a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	Breeds Sep 1 to Jul 31

# Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

## Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

## Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

## Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

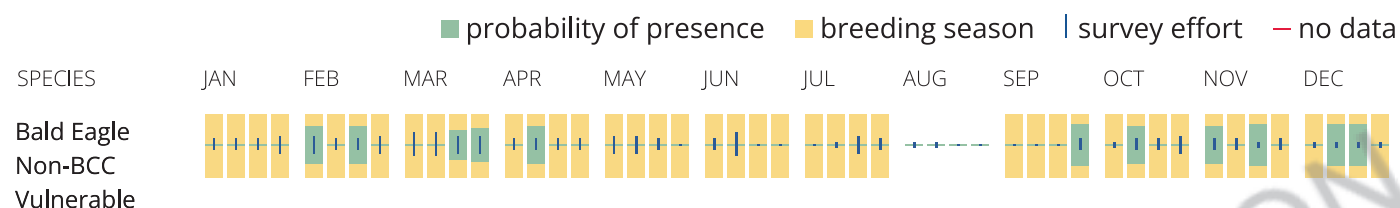
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (–)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



## Bald & Golden Eagles FAQs

### What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

### Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

### How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

## Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

### *How is the probability of presence score calculated? The calculation is done in three steps:*

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

### Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data ()

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

## Migratory birds

The Migratory Bird Treaty Act (MBTA)<sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC  
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

### Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

### Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

### Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9587">https://ecos.fws.gov/ecp/species/9587</a>	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8935">https://ecos.fws.gov/ecp/species/8935</a>	Breeds Apr 15 to Aug 31

<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31
<b>Black Skimmer</b> <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/5234">https://ecos.fws.gov/ecp/species/5234</a>	Breeds May 20 to Sep 15
<b>Chimney Swift</b> <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
<b>Great Blue Heron</b> <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
<b>Least Tern</b> <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5
<b>Lesser Yellowlegs</b> <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Magnificent Frigatebird</b> <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
<b>Painted Bunting</b> <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
<b>Prairie Warbler</b> <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

<p><b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p><b>Reddish Egret</b> <i>Egretta rufescens</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.  <a href="https://ecos.fws.gov/ecp/species/7617">https://ecos.fws.gov/ecp/species/7617</a></p>	Breeds Mar 1 to Sep 15
<p><b>Ruddy Turnstone</b> <i>Arenaria interpres morinella</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p><b>Semipalmated Sandpiper</b> <i>Calidris pusilla</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p><b>Short-billed Dowitcher</b> <i>Limnodromus griseus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.  <a href="https://ecos.fws.gov/ecp/species/9480">https://ecos.fws.gov/ecp/species/9480</a></p>	Breeds elsewhere
<p><b>Swallow-tailed Kite</b> <i>Elanoides forficatus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.  <a href="https://ecos.fws.gov/ecp/species/8938">https://ecos.fws.gov/ecp/species/8938</a></p>	Breeds Mar 10 to Jun 30
<p><b>Whimbrel</b> <i>Numenius phaeopus hudsonicus</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p><b>Willet</b> <i>Tringa semipalmata</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 5
<p><b>Worthington's Marsh Wren</b> <i>Cistothorus palustris griseus</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 10 to Aug 31

# Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

## Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

## Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

## Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

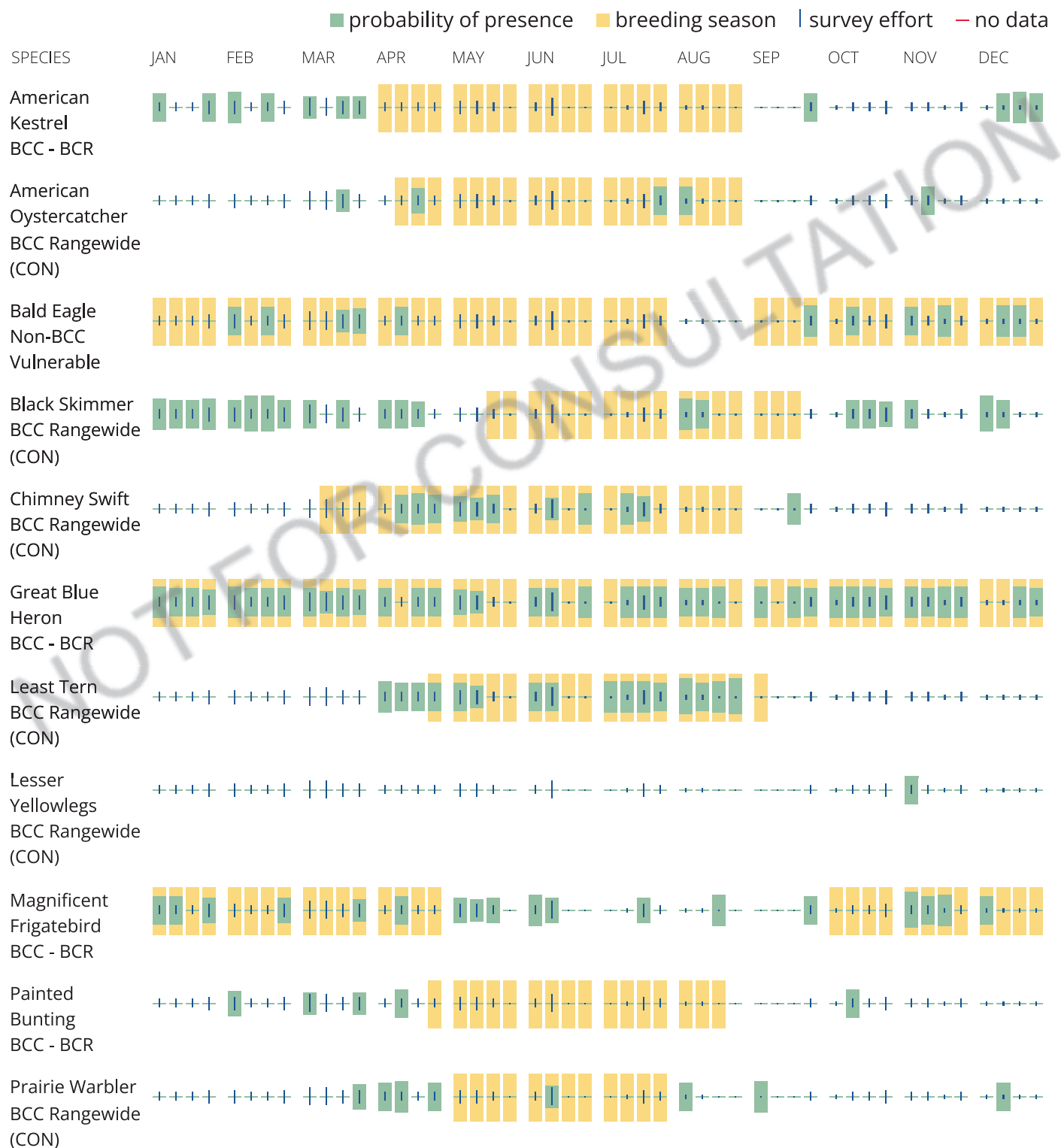
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (-)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





## Migratory Bird FAQs

**Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

### **Why are subspecies showing up on my list?**

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### **How do I know if a bird is breeding, wintering, or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

### Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

### Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

*How is the probability of presence score calculated? The calculation is done in three steps:*

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

#### **Breeding Season ()**

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

#### **Survey Effort ()**

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

#### **No Data ()**

A week is marked as having no data if there were no survey events for that week.

#### **Survey Timeframe**

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

### Fish hatcheries

There are no fish hatcheries at this location.

# Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

## Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

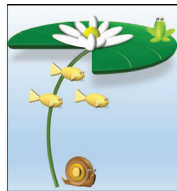
## Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

**Appendix D**  
**Permit/  
Application  
Information**



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

SCANNED 09/27/2010 11:54:17 AM

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**  
3301 Gun Club Road  
West Palm Beach, Florida 33406

RECEIVED  
DISTRICT CLERK'S OFFICE  
SEP 22 2010 9:18 AM

SFWMD 2010-177-DAO-ERP  
SOUTH FLORIDA  
WATER MANAGEMENT DISTRICT

IN THE MATTER OF:

Brierwood Estates, LLC  
Permit Application No. 080125-18

South Hutchinson Estates, LLC  
Permit Application No. 070611-3

The Zuckerman Group  
Permit Application No. 070816-7

Eurocon, LLC  
Permit Application No. 080703-6

Walton River, LLC  
Permit Application No. 060705-9

P280 Land, LLC  
Permit Application No. 060630-53

St. Lucie County  
Permit Application No. 080917-25

**FINAL ORDER DENYING APPLICATION FOR PERMIT**

These matters came to be heard before the Governing Board of the South Florida Water Management District ("District") on the 9<sup>th</sup> day of September, 2010, upon the District's notice of intent to deny the above-referenced permit application numbers. After being otherwise fully apprised of the matter, the Governing Board issues this Order containing the following Findings of Fact and Ultimate Facts and Conclusions of Law.

**FINDINGS OF FACT**

1. Each of the entities ("Applicants") named in the caption to this Final Order made application to the District for an Environmental Resource Permit and the application was assigned the number stated in the caption.

SCANNED

2. After receipt of the application, the District sent one or more requests for additional information to each Applicant. To date, the District has not received a response from the Applicants.

3. The District mailed each Applicant a Certified Letter with an accompanying staff report and Notice of Rights, advising each Applicant that their application would be presented to the District's Governing Board at its meeting with a staff recommendation of denial.

4. The matter was presented to the Governing Board at its meeting and the Governing Board voted to administratively deny the applications.

5. Each Applicant failed to timely request an administrative hearing or other relief.

6. Pursuant to subsection 373.083(5), Florida Statutes ("Fla. Stat.") and the District Policies and Procedures, Section 101-22(b), the District's Governing Board delegated to the Executive Director and General Counsel, authority to execute final orders following Governing Board action.

#### **ULTIMATE FACTS AND CONCLUSIONS OF LAW**

7. Permit Applications were filed in accordance with Sections 120.60, Part IV of Chapter 373, Fla. Stat., and the applicable provisions and rules of the South Florida Water Management District, Title 40E, Florida Administrative Code ("Fla. Admin. Code").

8. Pursuant to Rule 40E-1.603, Fla. Admin. Code, failure of an applicant to provide timely requested information within the timeframes set forth in Chapter 40E-1, Fla. Admin. Code, to complete an application shall be considered grounds for denial of the application.

9. Each Applicant's failure to respond to the District's request for additional information violates Rule 40E-1.603, Fla. Admin. Code.

10. Each Applicant has waived its right to an administrative proceeding or other relief by failing to timely request the same pursuant to the Notice of Rights provided.

11. Staff recommends denial of the above-referenced applications due to each Applicant's failure to respond to requests for additional information.

12. Persons who are not parties to this Order, but whose substantial interests may be affected by this Order, may have a right to petition this Order. A Notice of Rights is attached hereto as Exhibit "A".

**ORDER**

Based on the foregoing Findings of Fact and Ultimate Facts and Conclusions of Law, the Governing Board of the South Florida Water Management District orders that the above-referenced permit applications are hereby **Denied** without prejudice to each Applicant's right to file a new permit application on the same subject matter.

**DONE AND SO ORDERED** this 9th day of September, 2010, in West Palm Beach, Florida.



SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT  
BY ITS GOVERNING BOARD

ATTESTATION:

By: *Sueki McGarty*  
District Clerk/Assistant Secretary

By: *Sheryl G. Wood*  
SHERYL G. WOOD  
General Counsel

DATE: September 22, 2010

Legal Form Approved  
By: *Douglas H. MacLaughlin*  
Douglas H. MacLaughlin

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished, this 22<sup>nd</sup> day of September, 2010, via Regular U.S. Mail, to:

Brierwood Estates, LLC  
11441 Interchange Circle South  
Miramar, FL 33025

South Hutchinson Estates, LLC  
6826 NW 169th Street  
Miami Lakes, FL 33015

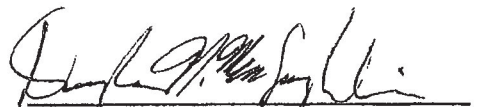
The Zuckerman Group  
6131 Lyons Rd, Suite 200  
Coconut Creek, FL 33073

Eurocon, LLC  
2315 NW 107th Ave, 1M-17  
Doral, FL 33172

Walton River, LLC  
84522 South U.S. Hwy One  
Port St. Lucie, FL 34952

P280 Land, LLC  
1951 NW 19th St., Suite 200  
Boca Raton, FL 33431

St. Lucie County  
2300 Virginia Avenue  
Fort Pierce, FL 34982

  
Douglas H. MacLaughlin  
Florida Bar No. 251054  
South Florida Water  
Management District  
3301 Gun Club Road, MSC 1410  
West Palm Beach, FL 33406  
Telephone: 561-682-2153  
Facsimile: 561-682-6276

## NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

### **Initiation of an Administrative Hearing**

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### **Mediation**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Walton River, LLC  
84522 South US Highway 1  
Port St. Lucie, FL 34952  
(Application #060705-9)

2. Article Number  
(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
Katharine Christensen 9/8/10

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7005 0390 0005 9819 9326



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 7, 2010

Walton River, LLC  
84522 South US Highway 1  
Port St. Lucie, FL 34952

Subject: Application No. 060705-9, **Brookside**  
St. Lucie County, S18/T35S/R40E

Enclosed is a copy of the South Florida Water Management District's staff report covering the permit application referenced therein. It is requested that you read this staff report thoroughly and understand its contents. The recommendations as stated in the staff report will be presented to our Governing Board for consideration on **Thursday, September 9, 2010**.

Should you wish to object to the staff recommendation or file a petition, please provide written objections, petitions and/or waivers (refer to the attached "Notice of Rights") to:

Elizabeth Veguilla, Deputy Clerk  
South Florida Water Management District  
Post Office Box 24680  
West Palm Beach, Florida 33416-4680

The "Notice of Rights" addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. You are advised, however, to be prepared to defend your position regarding the permit application when it is considered by the Governing Board for final agency action, even if you agree with the staff recommendation, as the Governing Board may take final agency action which differs materially from the proposed agency action.

Please contact the District if you have any questions concerning this matter.

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the addressee this 7<sup>th</sup> day of September, 2010 in accordance with Section 120.60 (3), Florida Statutes.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. Brown".

Robert M. Brown, Director  
Water Resource Regulation Department

RMB/ja

CERTIFIED #7005 0390 0005 9819 9326  
RETURN RECEIPT REQUESTED

## NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

SCANNED 09/07/2010 15:39:14

### **Initiation of an Administrative Hearing**

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### **Mediation**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: October 14, 2010

**GENERAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION DENIAL**

**Project Name:** Brookside

**Application No.:** 060705-9

**Application Type:** Environmental Resource (New General Permit)

**Location:** St Lucie County, S18/T35S/R40E

**Applicant :** Walton River, LLC

**Project Area:** 19.39 acres

**Project Land Use:** Residential

**Special Drainage District:** NA

**Conservation Easement To District :** No

**Sovereign Submerged Lands:** No

**DRAFT**  
**Subject to Governing  
Board Approval**

**PROJECT PURPOSE:**

On July 5, 2006, the applicant submitted an application requesting an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 19.39-acre property in St. Lucie County.

The location of the project is shown in Exhibit 1. Staff requested specific information to complete the application on August 4, 2006 (Exhibit 2). An additional letter was sent out on March 23, 2007 (Exhibit 3). To date, the information requested has not been provided. On July 19, 2010, staff sent a letter notifying the applicant that the application would be denied unless the requested information was received by the District within 30 days of the date of the letter (refer to Exhibit 4). Staff has not received the required information and recommends denial due to failure to complete the application in accordance with Rule 40E-1.603 (1) (d), F.A.C.

SCANNED 09/07/2010 15:39 14

**STAFF RECOMMENDATION:**

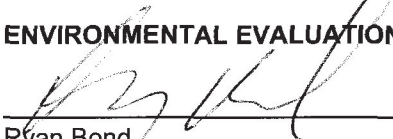
Staff recommends denial due to failure of the applicant to complete the application in accordance with F.A.C Rule 40E-1.603(1)(d).

**STAFF REVIEW:**

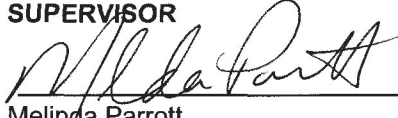
**DRAFT**  
Subject to Governing Board Approval

**NATURAL RESOURCE MANAGEMENT APPROVAL**

**ENVIRONMENTAL EVALUATION**

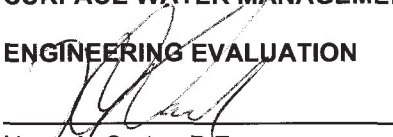
  
\_\_\_\_\_  
Ryan Bond

**SUPERVISOR**


  
\_\_\_\_\_  
Melinda Parrott

**SURFACE WATER MANAGEMENT APPROVAL**

**ENGINEERING EVALUATION**

  
\_\_\_\_\_  
Hugo A. Carter, P.E.

**SUPERVISOR**

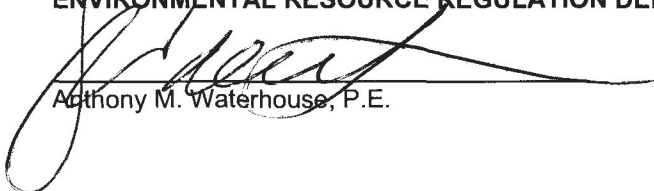
  
\_\_\_\_\_  
Hugo A. Carter, P.E.

**ENVIRONMENTAL RESOURCE PERMITTING DIVISION DIRECTOR :**

10   
\_\_\_\_\_  
Anita R. Bain

DATE: 9/3/10

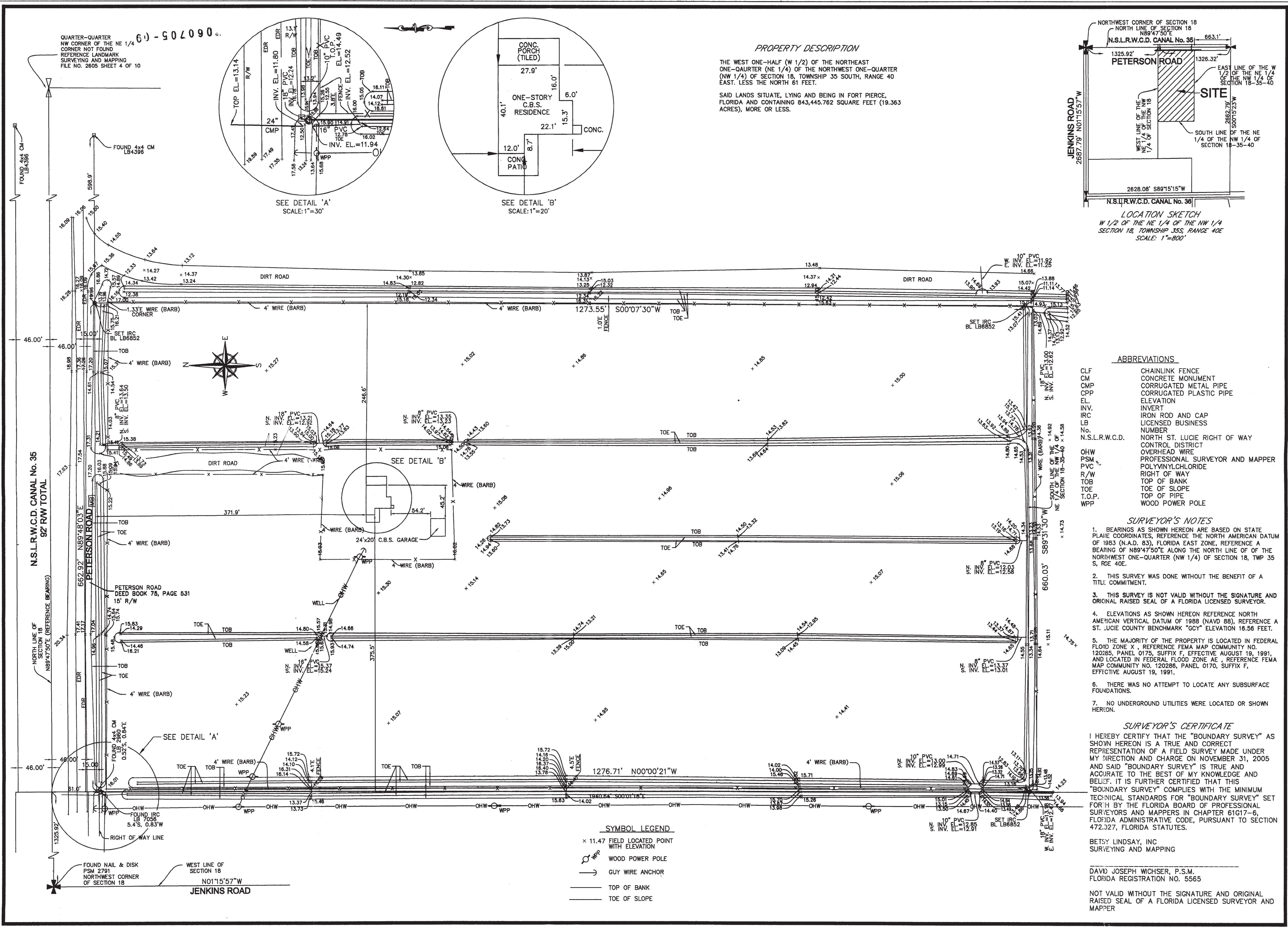
**ENVIRONMENTAL RESOURCE REGULATION DEPUTY DEPARTMENT DIRECTOR :**

  
\_\_\_\_\_  
Anthony M. Waterhouse, P.E.

DATE: 9/3/10

0404  
SEWMD

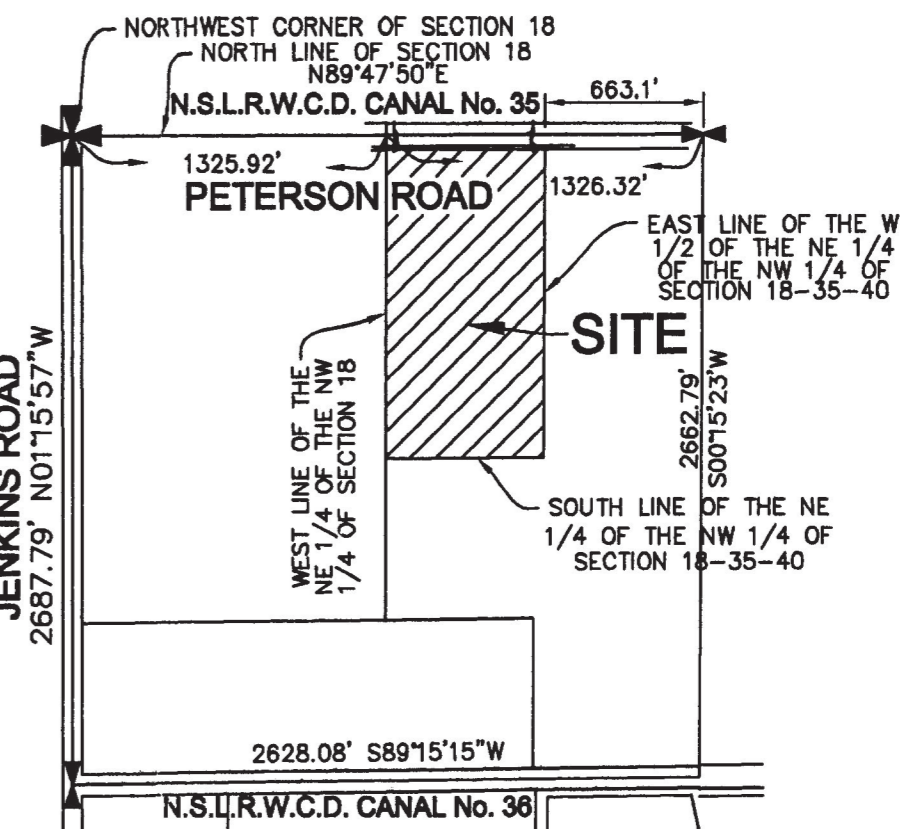
ORIGINAL SUBMITTAL



**PROPERTY DESCRIPTION**

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE NORTH 61 FEET.

SAID LANDS SITUATE, LYING AND BEING IN FORT PIERCE, FLORIDA AND CONTAINING 843,445.762 SQUARE FEET (19.363 ACRES), MORE OR LESS.



**LOCATION SKETCH**  
W 1/2 OF THE NE 1/4 OF THE NW 1/4 SECTION 18, TOWNSHIP 35S, RANGE 40E  
SCALE: 1"=800'

**ABBREVIATIONS**

- |                |   |
|----------------|---|
| CLF            | CHAINLINK FENCE                               |
| CM             | CONCRETE MONUMENT                             |
| CMP            | CORRUGATED METAL PIPE                         |
| CPP            | CORRUGATED PLASTIC PIPE                       |
| EL.            | ELEVATION                                     |
| INV.           | INVERT  |
| IRC            | IRON ROD AND CAP                              |
| LB             | LICENSED BUSINESS NUMBER                      |
| No.            | N.S.L.R.W.C.D. NUMBER                         |
| N.S.L.R.W.C.D. | NORTH ST. LUCIE RIGHT OF WAY CONTROL DISTRICT |
| OHW            | OVERHEAD WIRE                                 |
| PSM            | PROFESSIONAL SURVEYOR AND MAPPER              |
| PVC            | POLYVINYLCHLORIDE                             |
| R/W            | RIGHT OF WAY                                  |
| TOB            | TOP OF BANK                                   |
| TOE            | TOE OF SLOPE                                  |
| T.O.P.         | TOP OF PIPE                                   |
| WPP            | WOOD POWER POLE                               |

**SURVEYOR'S NOTES**

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLAIN COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983 (N.A.D. 83), FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°47'50"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TWP 35 S, RGE 40E.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), REFERENCE A ST. LUCIE COUNTY BENCHMARK "GCY" ELEVATION 16.56 FEET.
- THE MAJORITY OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120285, PANEL 0175, SUFFIX F, EFFECTIVE AUGUST 19, 1991, AND LOCATED IN FEDERAL FLOOD ZONE AE, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0170, SUFFIX F, EFFECTIVE AUGUST 19, 1991.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON NOVEMBER 31, 2005 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.327, FLORIDA STATUTES.

BETSY LINDSAY, INC  
SURVEYING AND MAPPING

DAVID JOSEPH WICHSER, P.S.M.  
FLORIDA REGISTRATION NO. 5565

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

**SYMBOL LEGEND**

- × 11.47 FIELD LOCATED POINT WITH ELEVATION
- WPP WOOD POWER POLE
- GUY WIRE ANCHOR
- TOP OF BANK
- TOE OF SLOPE

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING

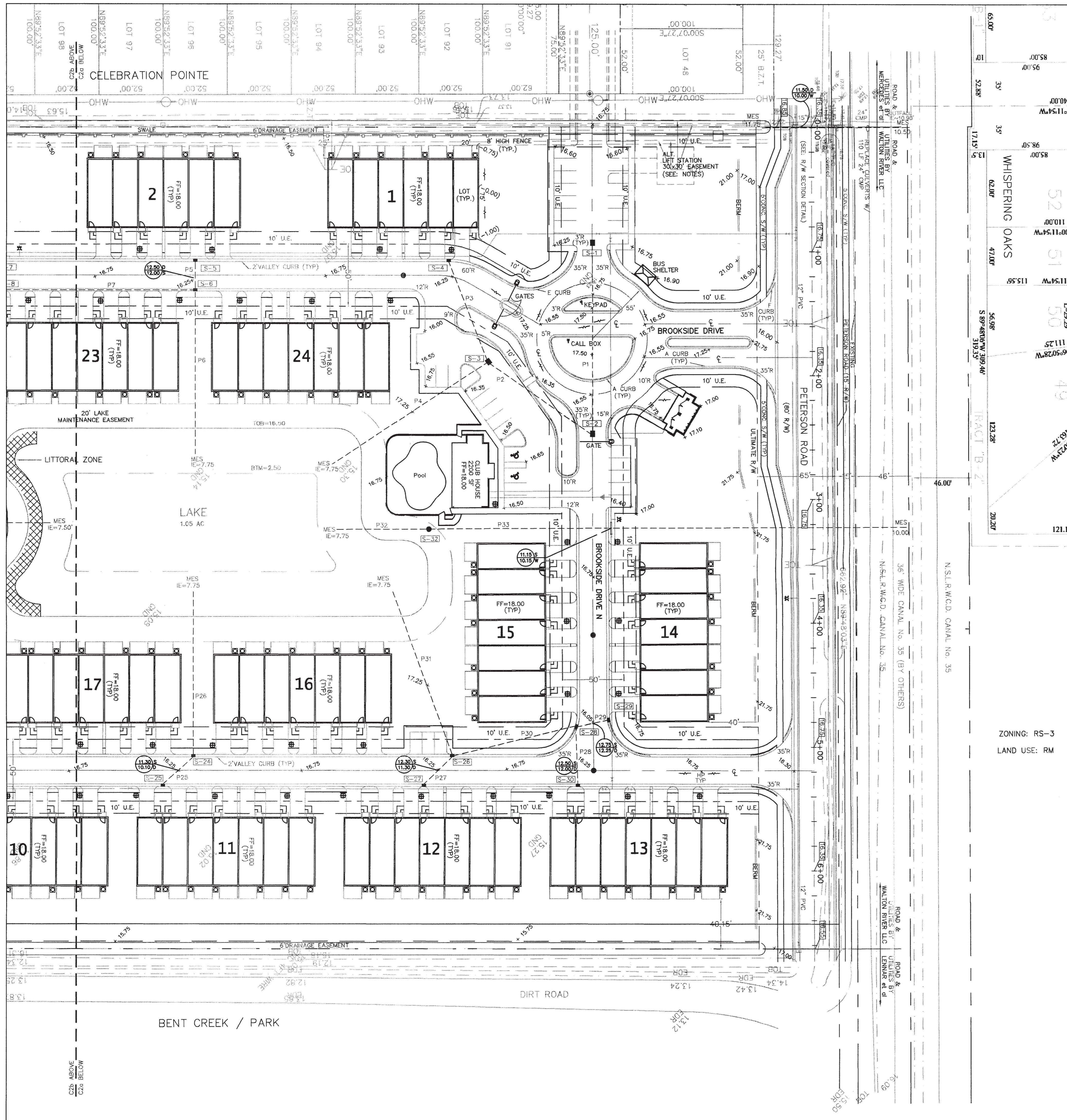
7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997  
(772) 286-5753 (772) 286-5833 FAX  
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 11/31/05  
SCALE 1"=60'  
FIELD BK. N/A  
DWNG. BY H.L.M.  
CHECKED BY D.J.W.

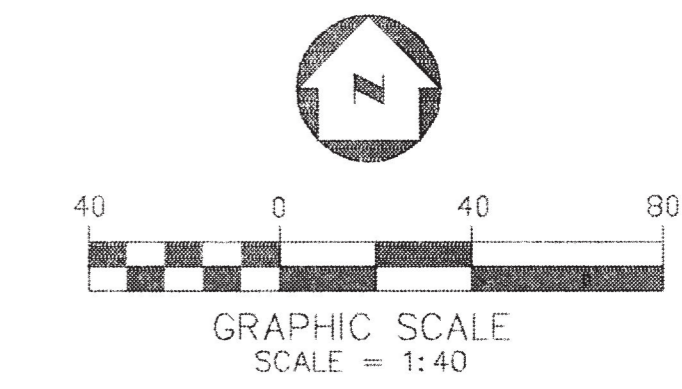
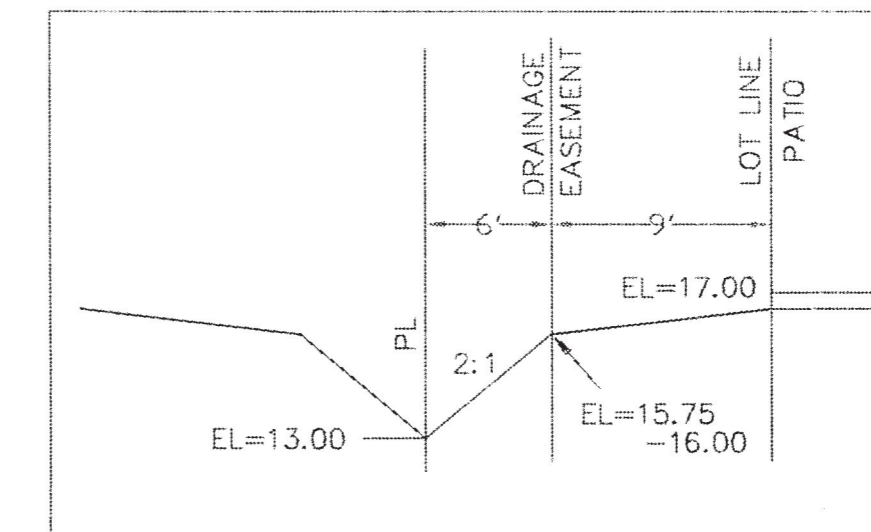
20 ACRE PARCEL  
FORT PIERCE, FLORIDA  
BOUNDARY SURVEY

SHEET NO. 1  
OF 1 SHEETS  
PROJECT NO. 05-100



**SECTIONS**

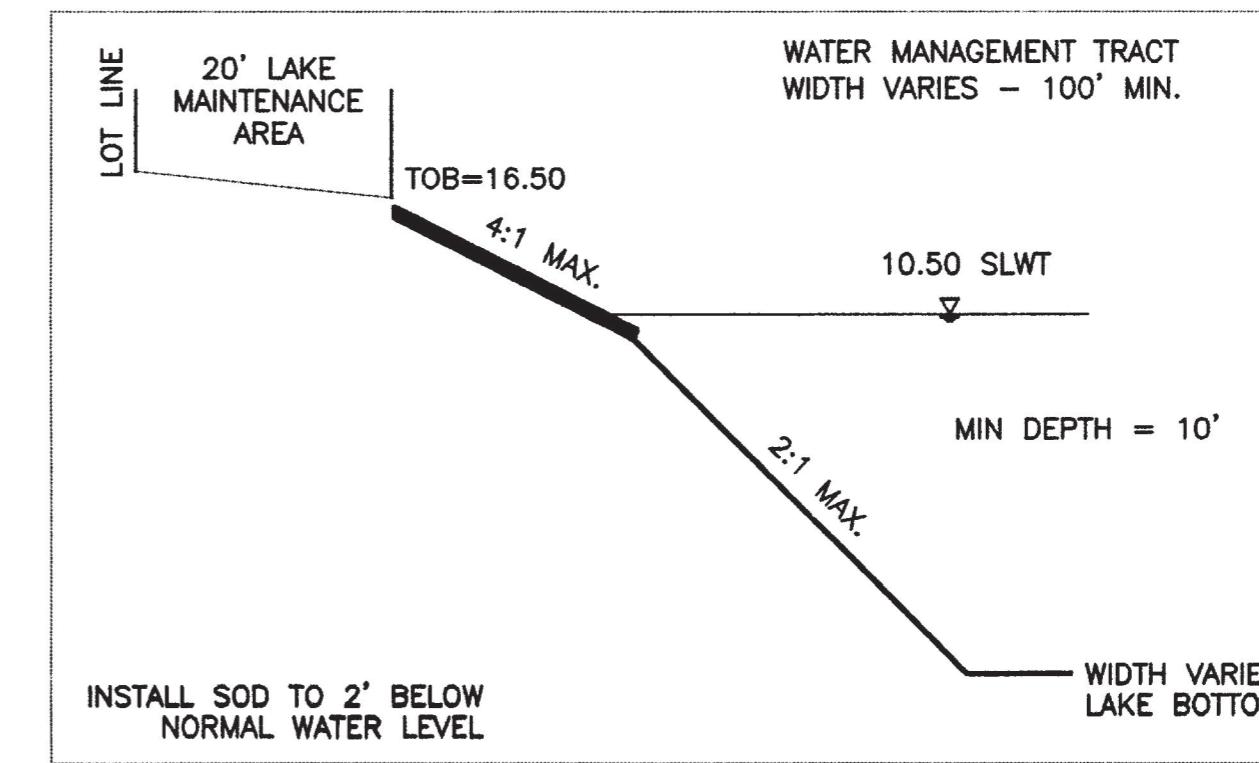
PERIMETER SWALE A-A



**LEGEND**

- EXIST GRADE: 15.50
- FINISH GRADE: 16.25
- FLOW ARROW:
- CONFLICT TAG:
- STRUCTURE No.: S-1
- MANHOLE No.: MH1
- STORM PIPE No.: P1
- GRAVITY PIPE No.: G1/GC

LAKE B-B



**STRUCTURE SCHEDULE**

S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
1	C	16.00	-	-	12.00	-	-	-
2	C	16.00	-	11.80	-	11.80	-	-
3	E	15.75	11.60	11.50	-	11.70	-	-
4	C	16.10	-	-	12.75	-	-	-
5	C	16.10	-	-	12.75	-	-	-
6	C	16.10	-	12.25	12.55	12.15	-	-
7	C	16.10	-	-	12.75	-	-	-
8	C	16.10	12.55	-	-	12.65	-	-
9	C	16.10	-	-	12.75	-	-	-
10	C	16.10	-	-	12.55	12.65	-	-
11	C	16.10	-	-	12.75	-	-	-
12	C	16.10	-	-	11.55	12.65	-	-
13	C	16.10	12.75	-	12.55	-	-	-
14	C	16.10	-	12.65	-	-	-	-
15	C	16.10	-	-	12.75	-	-	-
16	C	16.10	-	-	12.75	-	-	-
17	C	16.10	12.35	-	-	12.45	-	-
18	E	16.10	12.25	12.40	12.65	-	-	-
19	C	16.10	-	12.20	-	12.10	-	-
20	E	16.10	8.75	11.80	10.40	8.65	-	-
21	C	16.10	-	-	-	10.50	-	-
22	C	16.10	-	9.15	9.25	-	-	-
23	C	16.10	-	-	-	9.25	-	-
24	C	16.10	-	-	8.30	8.20	-	-
25	C	16.10	-	-	-	8.40	-	-
26	E	16.10	9.65	-	9.40	9.50	-	-
27	C	16.15	-	-	-	9.80	-	-
28	C	15.90	10.55	10.40	10.50	-	-	-
29	C	15.90	-	10.65	-	-	-	-
30	C	16.10	-	10.60	-	-	-	-
31	DMH	17.00	12.00	12.20	-	12.30	-	-
32	DMH	17.00	12.50	7.50	-	-	14.00	11.50

SEE: DETAILS, C40-b

**PIPE SCHEDULE**

PIPE (P) No.	SIZE (HDPE) / LENGTH
1	150
2	100
3	85
4	150
5	22
6	130
7	160
8	22
9	22
10	130
11	22
12	95
13	22
14	75
15	85
16	70
17	70
18	70
19	22
20	185
21	22
22	130
23	170
24	22
25	25
26	130
27	30
28	43
29	25
30	100
31	140
32	75
33	300
TOTAL	

MIN PIPE SLOPE: 15"=0.24%  
18"=0.18%

ZONING: RS-3  
LAND USE: RM

**POLLUTION PREVENTION NOTES:**

1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

**R/W NOTES:**

1. ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBFH AND M. SCHORAH
2. PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
3. PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST. LUCIE COUNTY & NSLRWCD REQUIREMENTS
4. ALL TRAFFIC CONTROL AND SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

**PAVING & DRAINAGE NOTES:**

1. PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING
2. INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.5% (MIN) LONGITUDINAL SLOPE
3. ALL CURBING TO BE TYPE "D" U.O.N.
4. ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
5. ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
6. CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWCD SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63

0404-2a.DWG

CONSULTING CIVIL ENGINEER  
 HL HOOPER, PE  
 2356 S EAST OCEAN BLVD #337  
 STUART, FLORIDA 34996  
 V/F: (772) 219-1769  
 hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION
1	6/30/05		REVISION

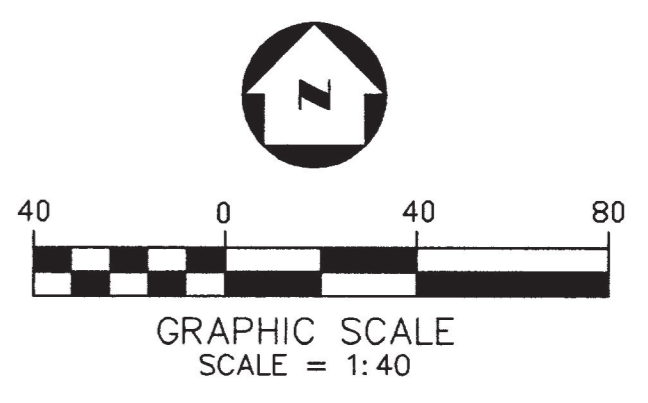
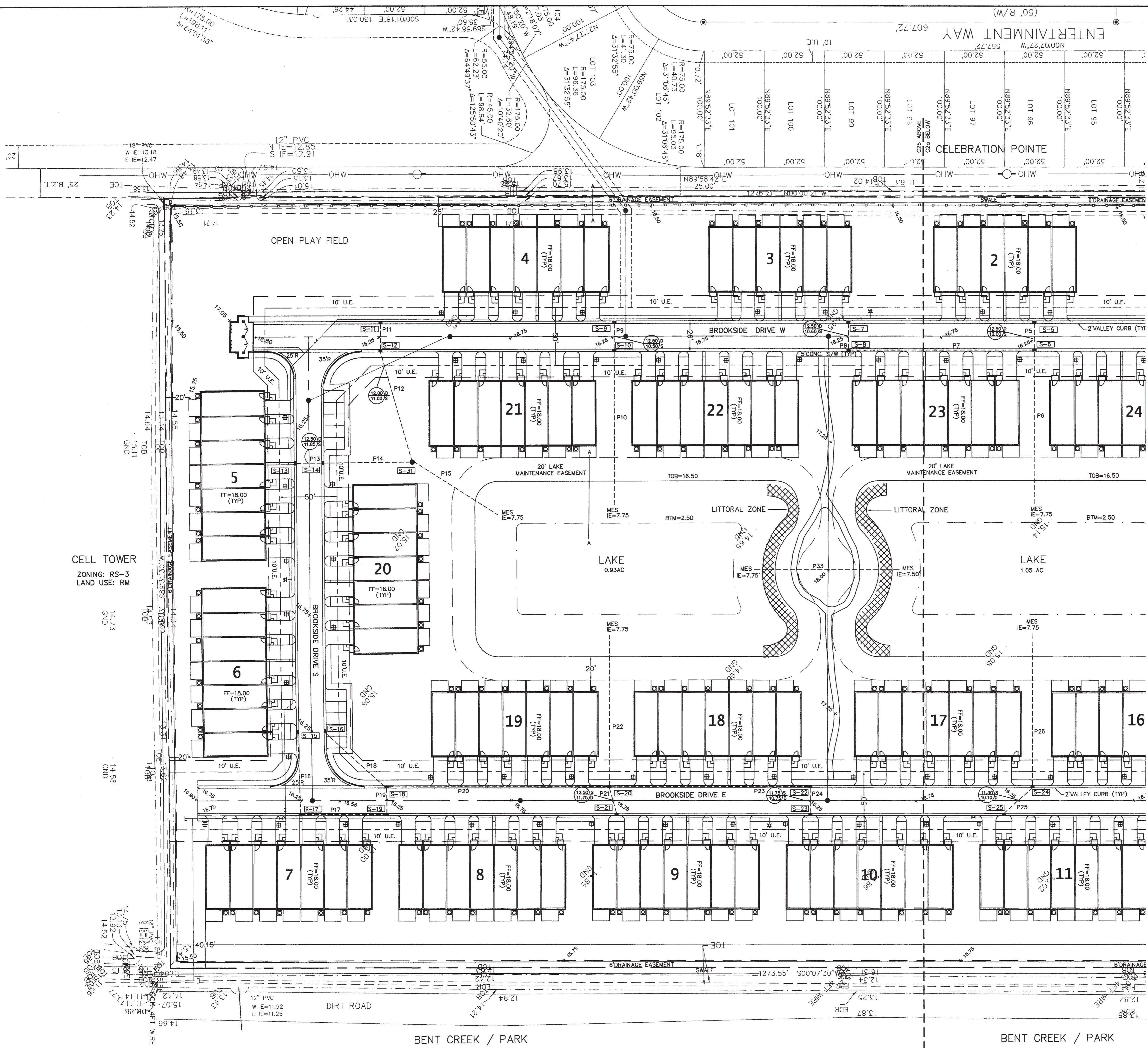
SCALE	DATE	DRAWN BY	CHECKED	REQUESTED	PLOTTED	PLOTTED
1:40	12/20/05	HH	HH	ES		

BROOKSIDE  
 PETERSON ROAD, ST. LUCIE COUNTY, FLORIDA  
 WALTON RIVER, LLC  
 8452 S US HWY No.1, PORT ST. LUCIE, FL 34952  
 PAVING & DRAINAGE DETAILS

PERMITTING BIDDING CONSTRUCTION

SITE LOCATION:  
 PETERSON ROAD  
 FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	02a



CELL TOWER  
ZONING: RS-3  
LAND USE: RM

BENT CREEK / PARK

BENT CREEK / PARK

0404-2b.DWG  
CONSULTING CIVIL ENGINEER  
HL HOOPER, PE  
2336 S EAST OCEAN BLVD #337  
STUART, FLORIDA 34996  
V/F: (772) 219-1769  
hlhooper@ellsouth.net

*HL Hooper*  
6/15/06  
FL PE No. 52666

#	DATE	BY	REVISION
1	6/15/06	HH	DRG / P/UA / L/RFH

SCALE	DATE	DRAWN BY	REQUESTED	CHECKED	PLOTTED	PLOTTED
1:40	12/20/05	HH	RW	HH	ES	

**BROOKSIDE**  
PETERSON ROAD, ST. LUCIE COUNTY  
**WALTON RIVER, LLC**  
8452 S US HWY No.1, PORT ST. LUCIE, FL 34952  
**PRELIMINARY**  
PAVING & DRAINAGE PLAN

PERMITTING   
BIDDING   
CONSTRUCTION

SITE LOCATION:  
PETERSON ROAD  
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C2b



CONSULTING CIVIL ENGINEER  
HL HOOPER, PE  
2336 S EAST OCEAN BLVD #337  
STUART, FLORIDA 34996  
V/F: (772) 219-1769  
hlhpe@bellsouth.net

FL PE No. 52666

#	DATE	BY	REVISION

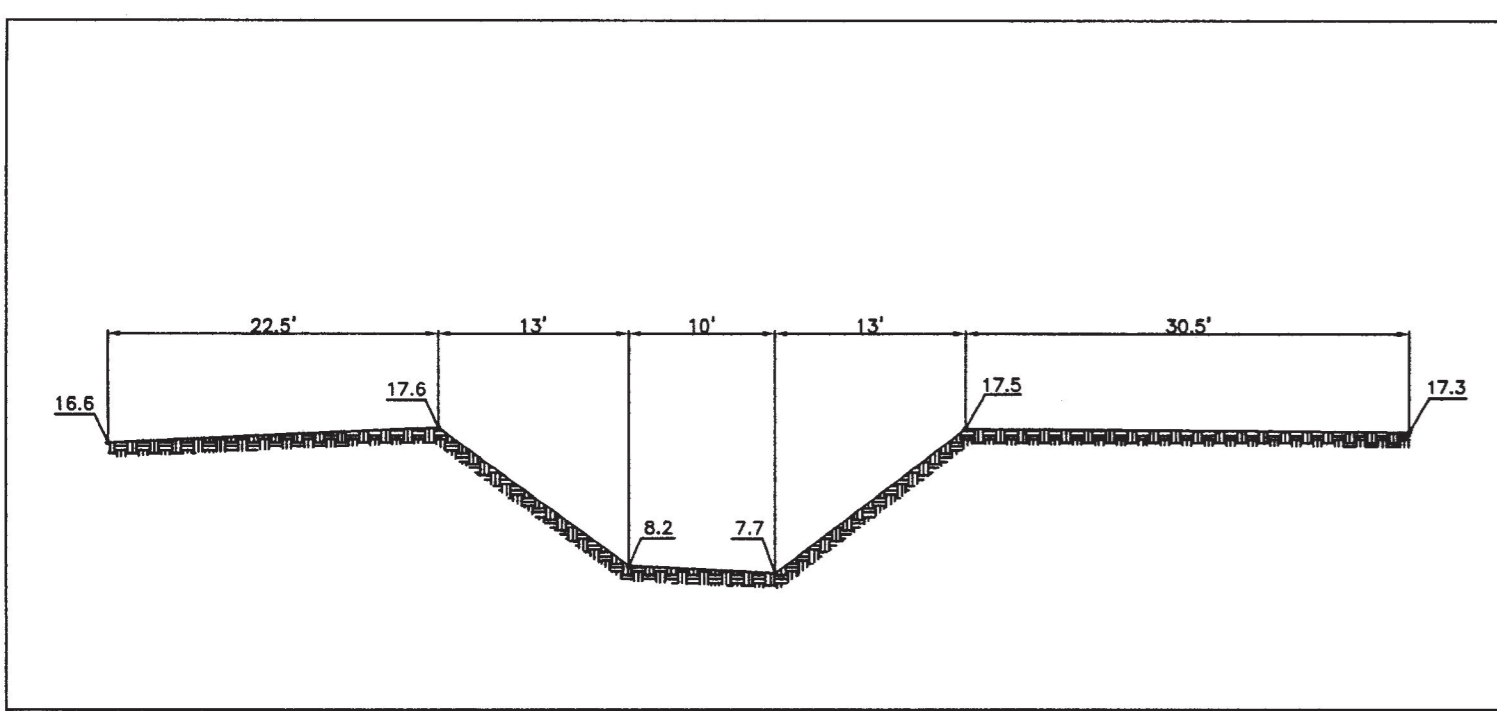
SCALE = NTS	DATE	DRAWN BY	REQUESTED	CHECKED	PLOTTED	ES	PLOTTED
6/15/06	HH	HH	HH	ES			

**BROOKSIDE**  
PETERSON ROAD, ST. LUCIE COUNTY, FLORIDA  
**WALTON RIVER, LLC**  
8452 S US HWY No.1, PORT ST. LUCIE, FL 34952  
**PAVING & DRAINAGE DETAILS**

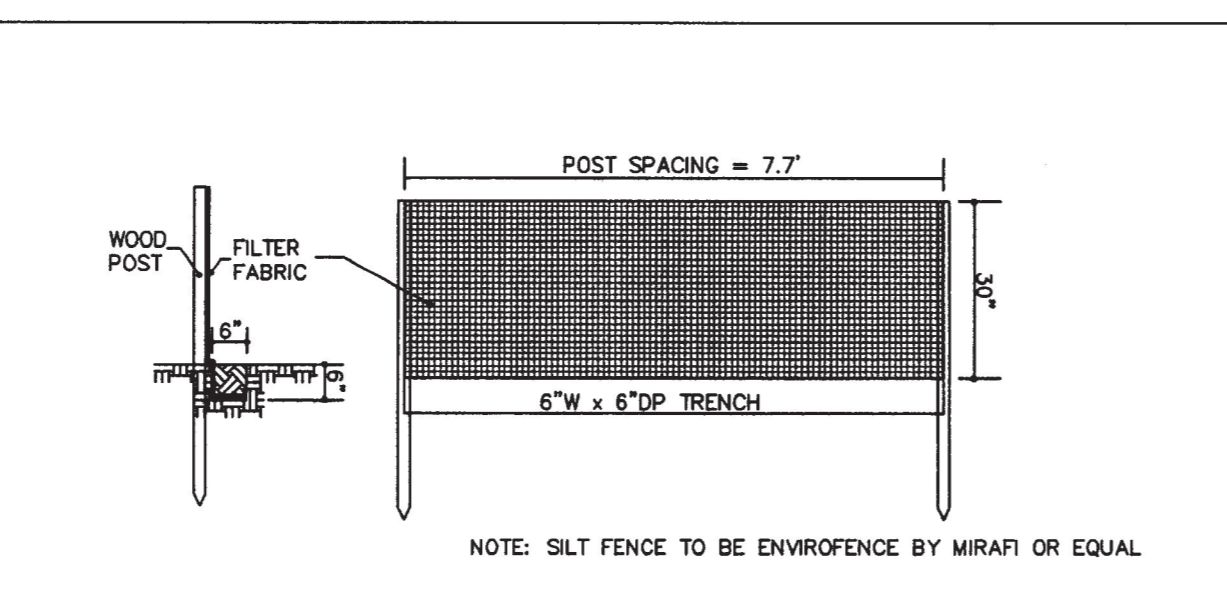
PERMITTING  
BIDDING  
CONSTRUCTION

SITE LOCATION:  
PETERSON ROAD  
FORT PIERCE, FLORIDA

JOB No.	SHEET No.
0404	C4a

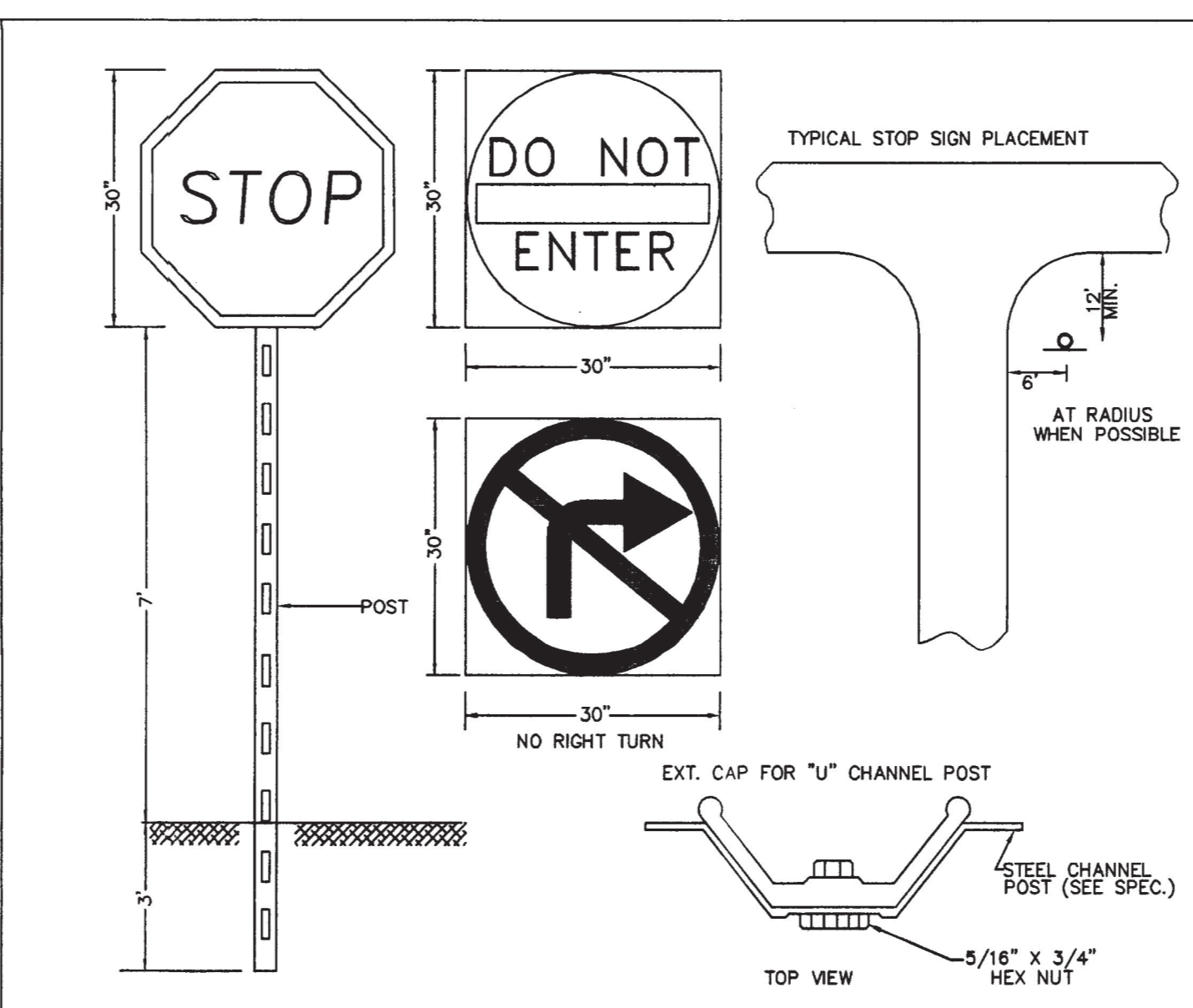


CANAL SECTION



- NOTE: SILT FENCE TO BE ENVROFENCE BY MIRAFI OR EQUAL
- EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - INSTALL SILT FENCING AND HAY BALES AT SITE PERIMETER.
  - INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
  - CLEAR AND GRUB.
  - INSTALL DRAINAGE SYSTEM.
  - SILT CONTROL STRUCTURES(SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN SRTUCTURES AND OVERFLOW CONTROL STRUCTURE.
  - GRADING.
  - TEMPORARY GRASSING AS REQUIRED.
  - NEW BUILDING CONSTRUCTION
  - PERMANENT GRASSING
  - REMOVAL OF SEDIMENT/EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMENT GRASSING IS ESTABLISHED AND SYSTEM IS INSPECTED AND CERTIFIED AS CLEAN AND OPERATIONAL BY PROJECT ENGINEER.

SILT FENCE DETAIL



GENERAL SPECS.

POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M.-A-123 WITHOUT ANCHOR PLATES.

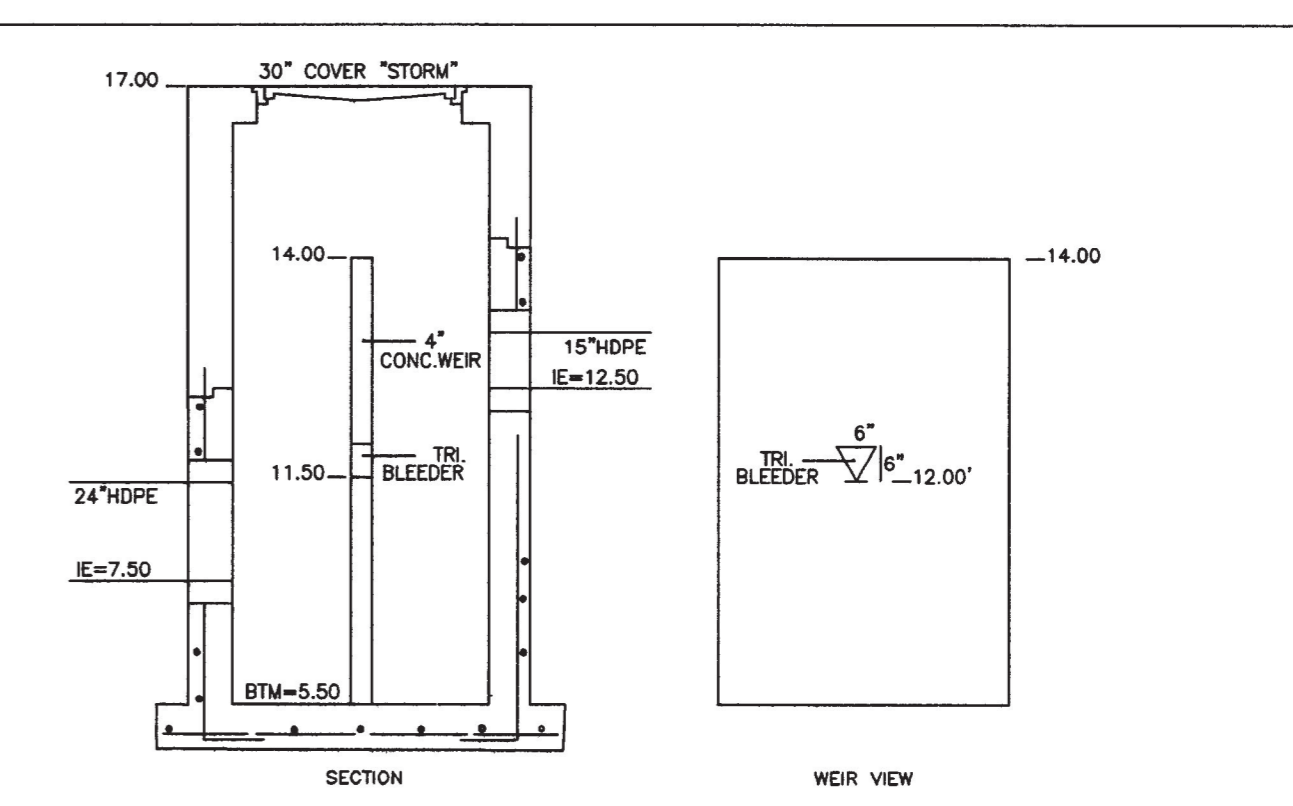
CONC.BASE: REMOVED PER PALM BEACH COUNTY

STOP SIGN: RI-1 MUTCD-30" 30"(HIGH INTENSITY)

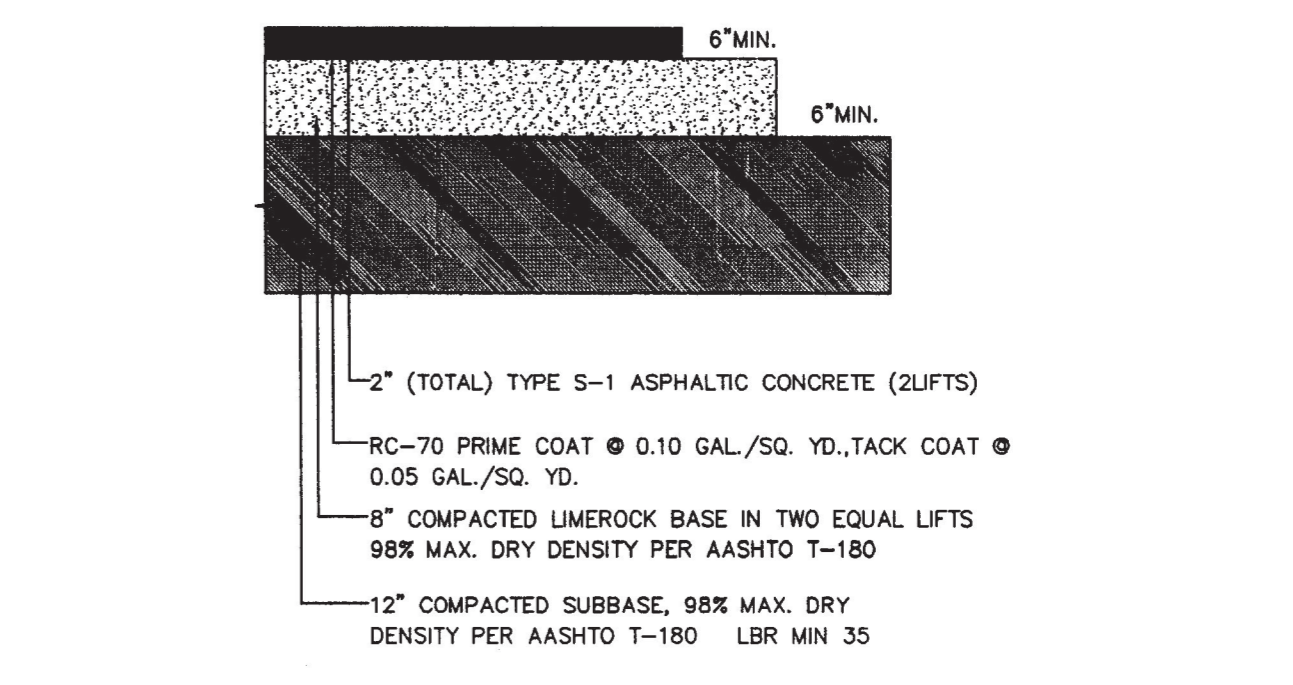
LOCATION: ONE PER DRIVEWAY AND AS OTHERWISE INDICATED ON THE PLANS.

DIMENSION	TOLERANCE	2.00	3.00
"A"	± 3/32"	1-15/32"	1-7/8"
"B"	± 1/8"	3-1/16"	3-1/2"
"C"	± 1/16"	1-5/32"	1-5/16"
"D"	± 1/32"	3/16"	7/32"

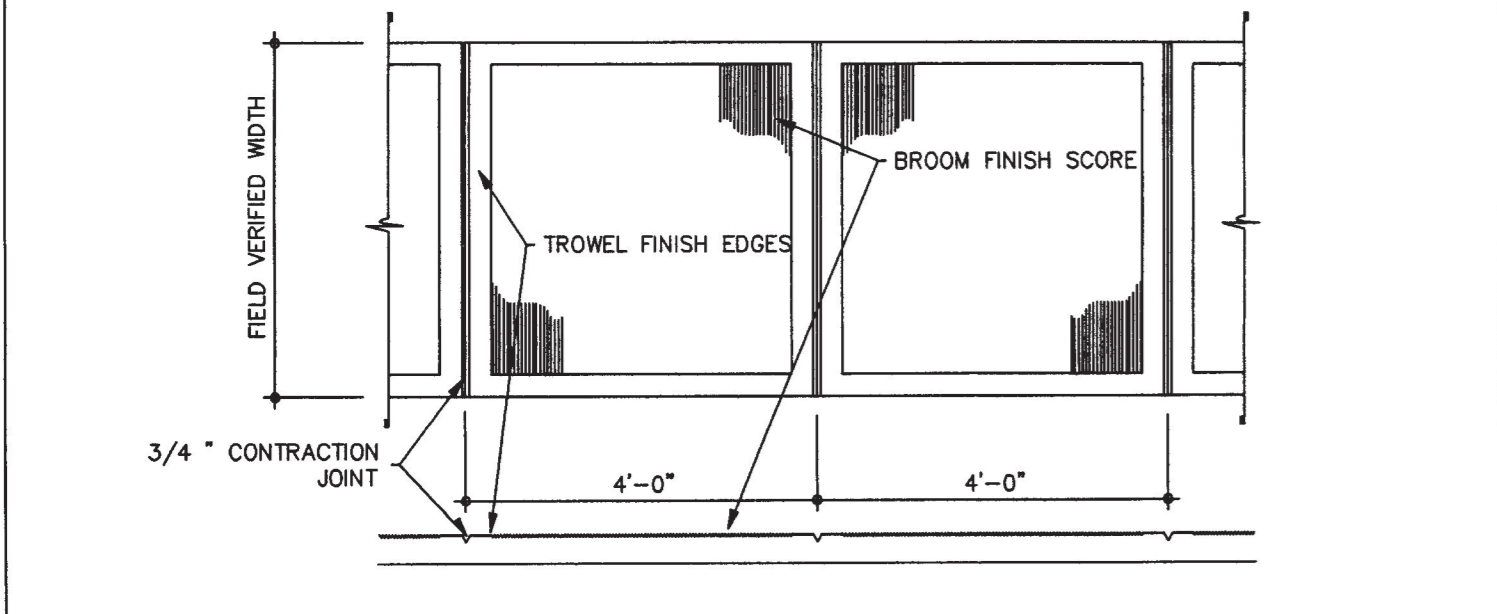
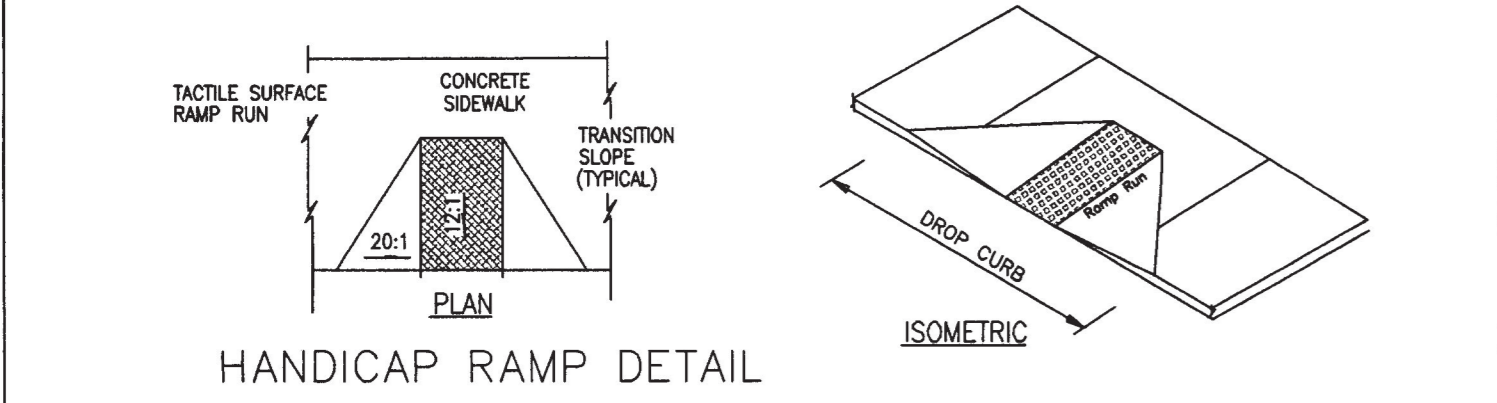
TRAFFIC SIGNS



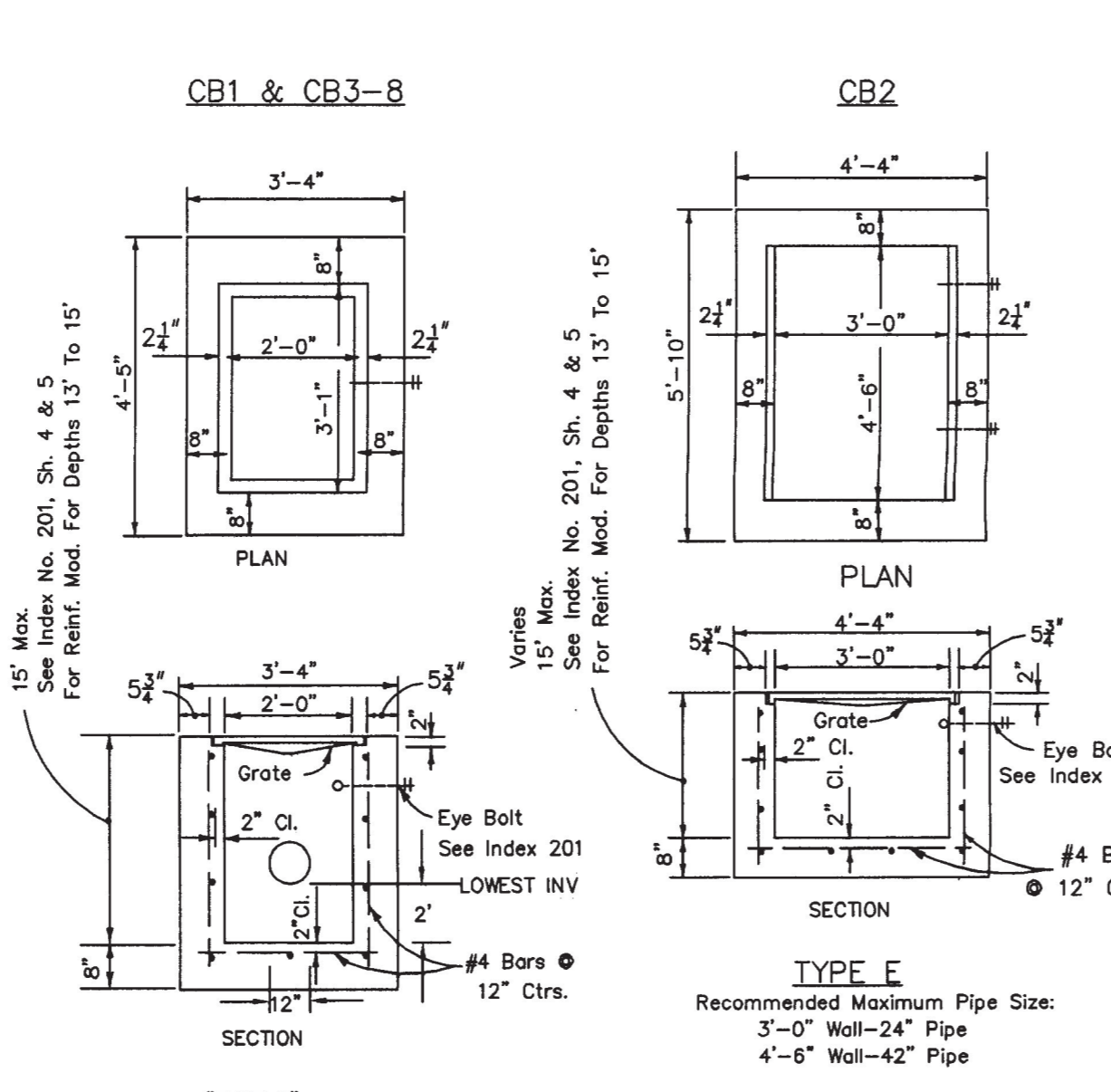
CONTROL STRUCTURE (TYPE E)



PAVEMENT & RESTORATION SECTION



SIDEWALK FINISH DETAIL

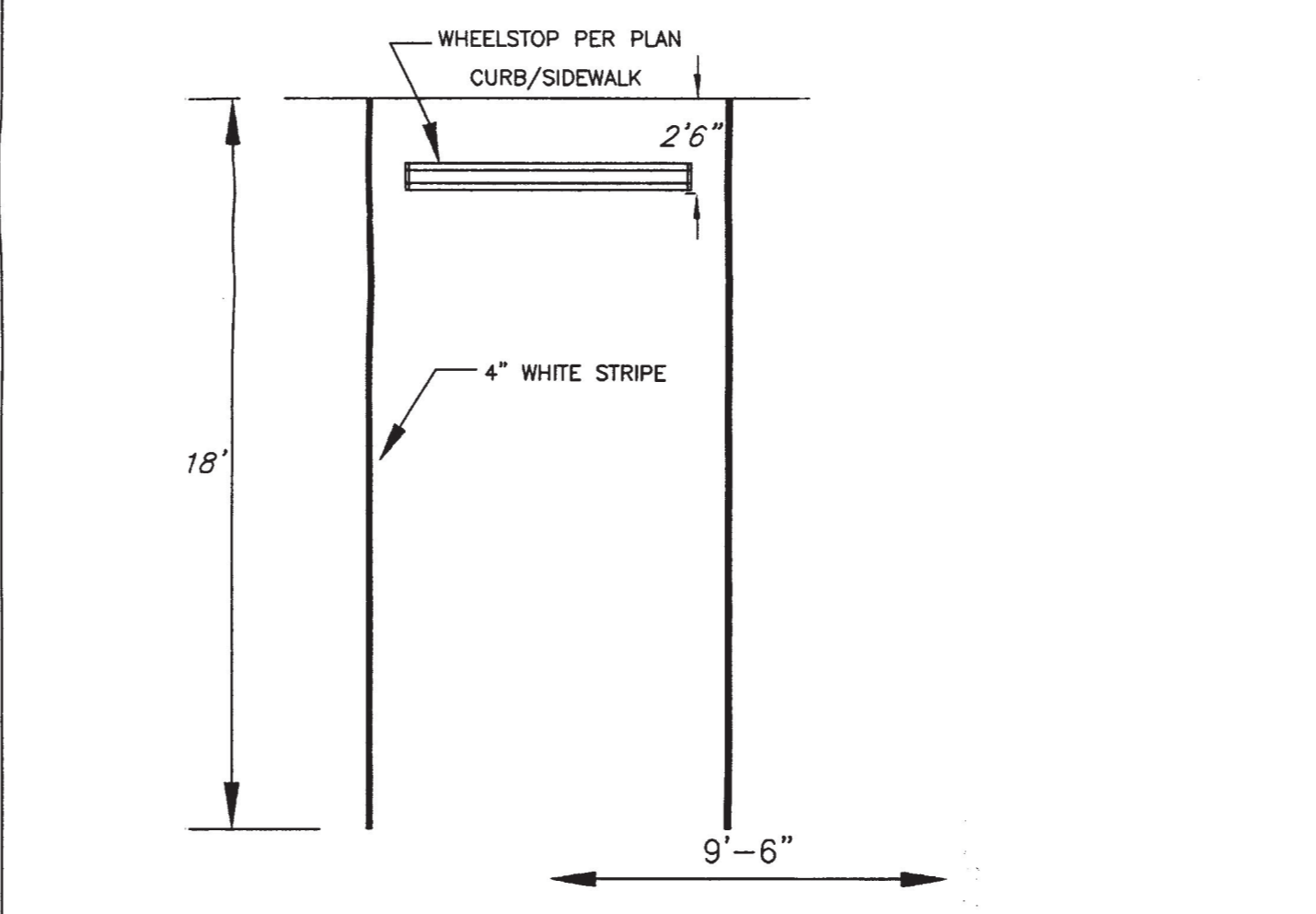


- NOTE: USE NEENAH R-3409 FRAME & GRATE TOTAL WEIGHT 340LB. OR USF#4155 FRAME USF#6209 GRATE
- GRATE IS RATED FOR TRAFFIC LOADS ACCORDING TO FED. SPEC. RR-F-621C
  - MATERIAL: ASTM-A48 CLASS 30B GRAY IRON
  - GRATE WEIGHT: 265LB.
  - FRAME WEIGHT: 335LB.
  - GRATE FLOW AREA: 455 SQ.IN.
- 2' SUMP MIN. ALL DRAINAGE STRUCTURES

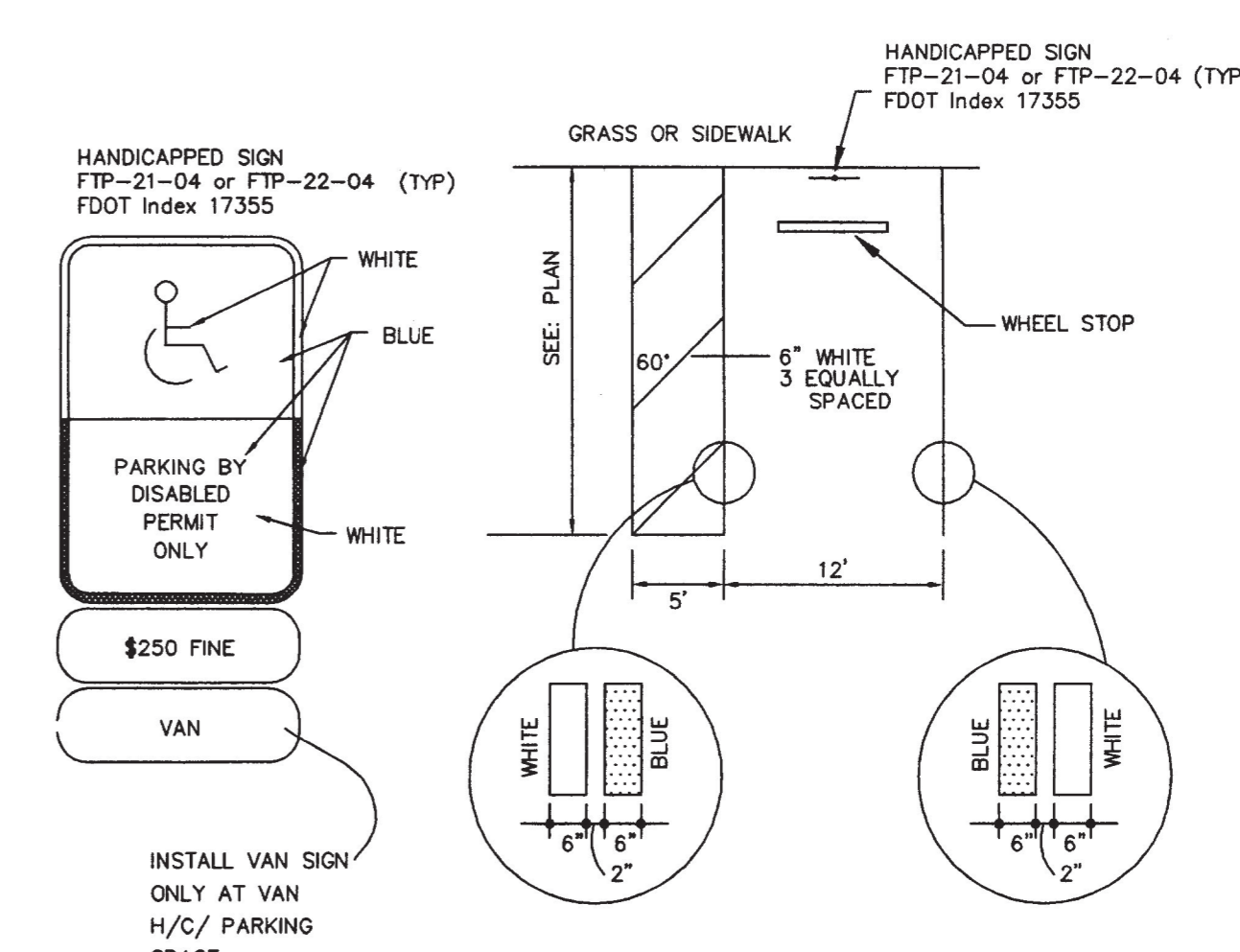
GENERAL INLET NOTES

- These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
- Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots.
- Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
- Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
- All exposed corners and edges of concrete are to be chamfered 3/4\".
- For supplementary details see FDOT Index No. 201.

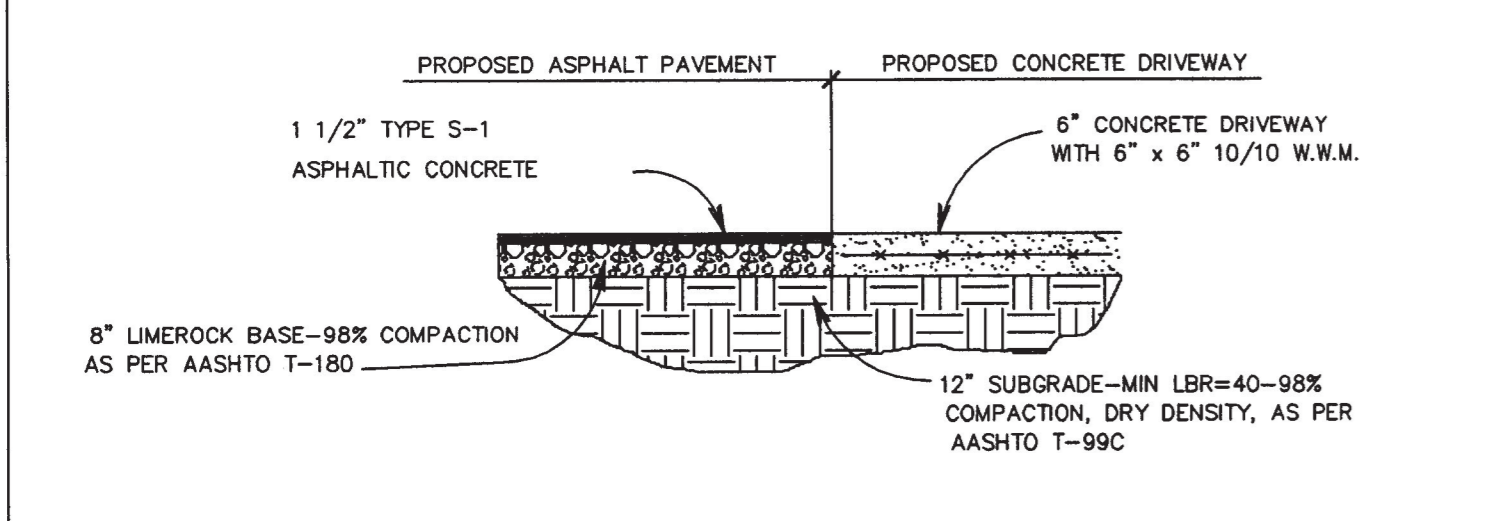
CATCH BASINS



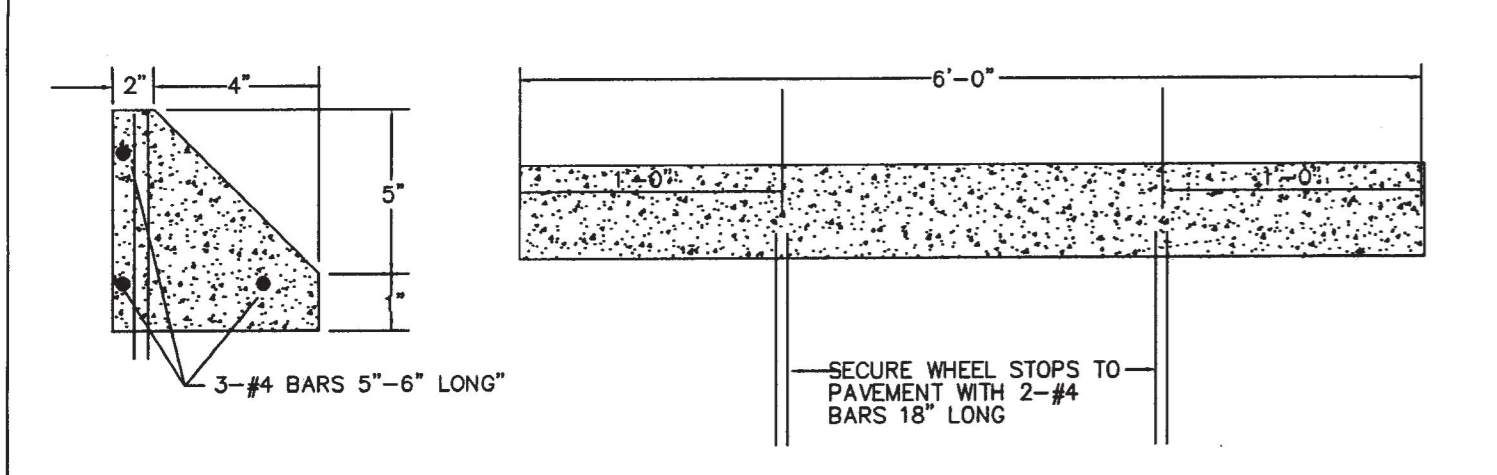
PARKING SPACE (TYP)



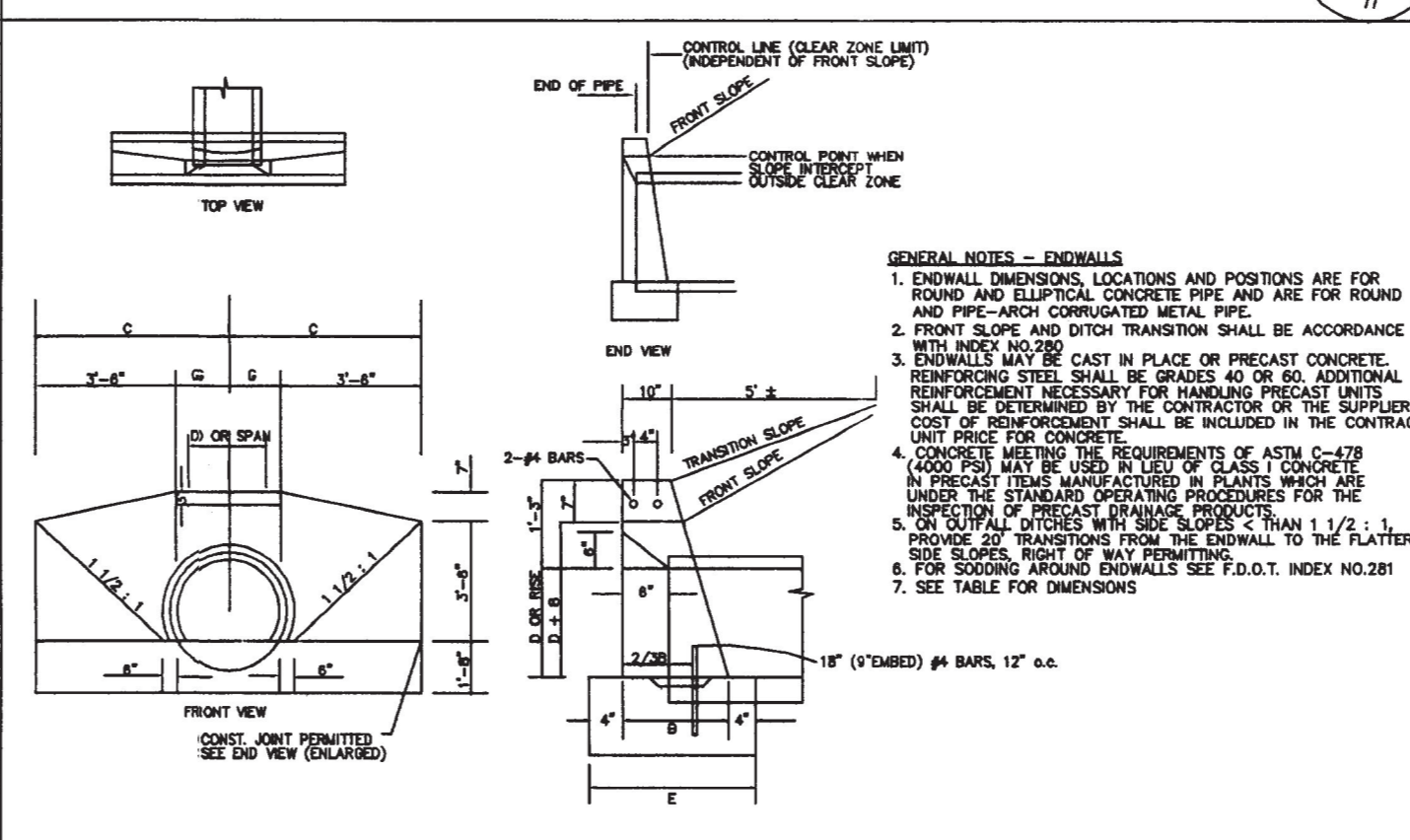
HANDICAP SPACE STRIPING & SIGNAGE



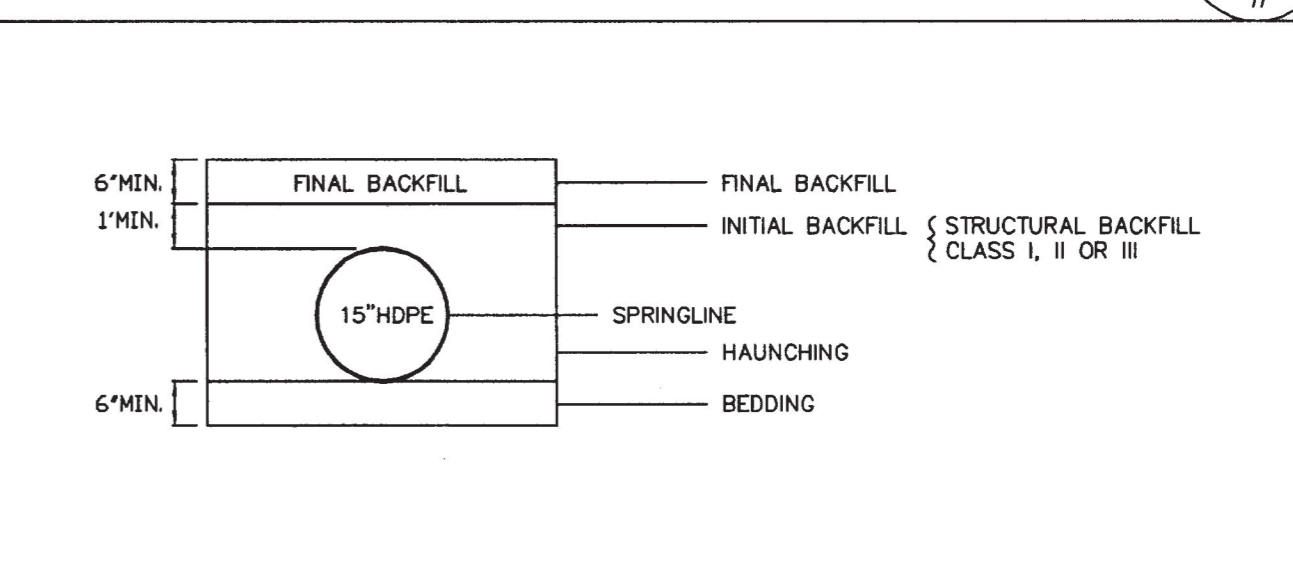
PAVEMENT/CONCRETE JOINT



CONCRETE WHEEL STOP



ENDWALL: FDOT INDEX 250



- NOTES:
- PIPE TO BE ADS HDPE N-12 OR APPROVED EQUAL (HIGH FLOW IN INFILTRATION SECTION)
  - CORRUGATED POLYETHYLENE PIPE TO BE INSTALLED PER SPECIFICATIONS IN CPPA "STRUCTURAL DESIGN METHOD FOR CORRUGATED POLYETHYLENE PIPE", ASTM D2321 AND CAN/CSA B182.11. HDPE MANUFACTURER MANUAL INCLUSIVE OF ALL INSTALLATION INSTRUCTIONS & SPECIFICATIONS TO BE MADE PART OF CONSTRUCTION DOCUMENTS & TO BE MAINTAINED ON-SITE AT ALL TIMES

PE PIPE TRENCH (ALT: SEE PIPE NOTE, C2)

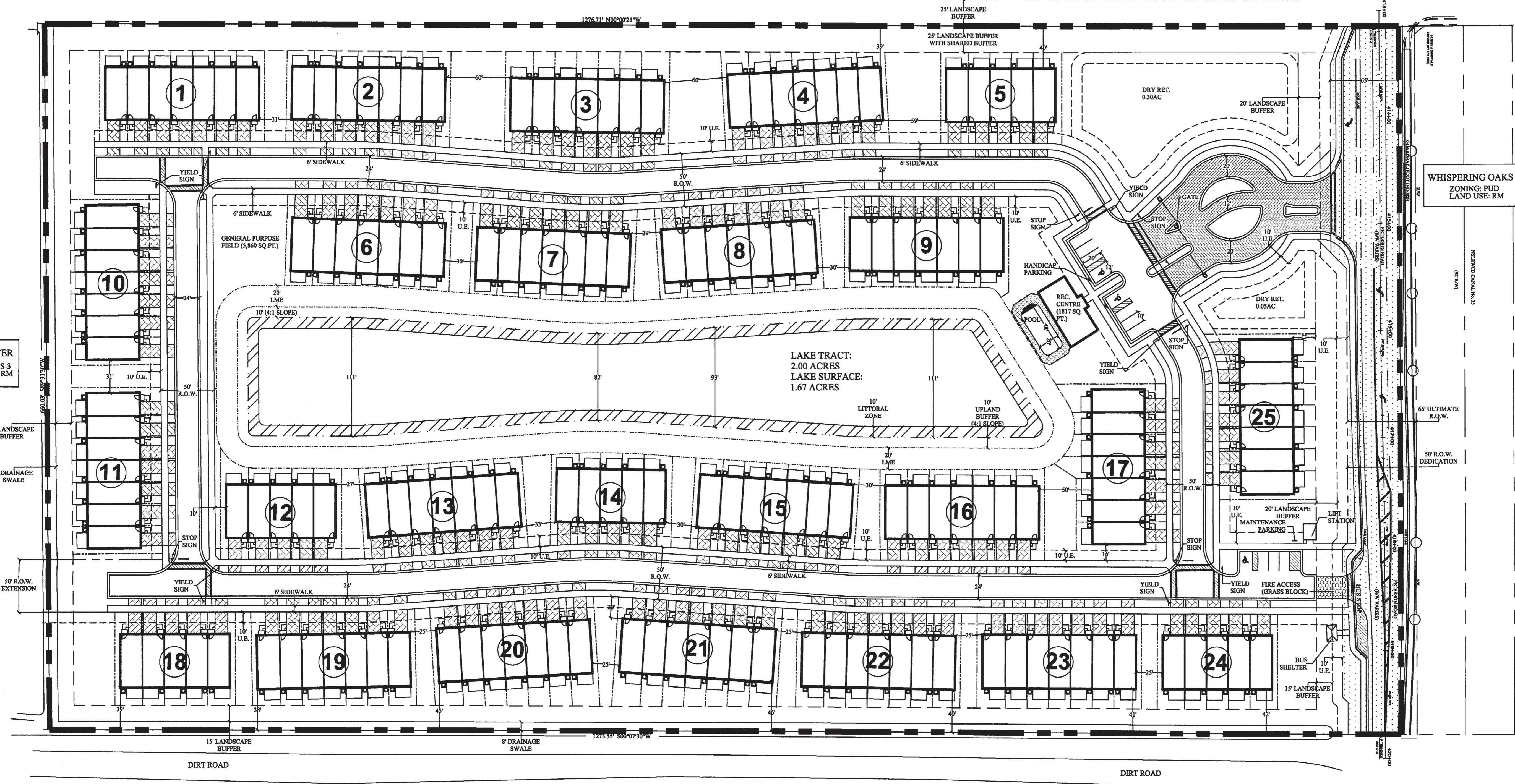


CELEBRATION POINTE  
ZONING: PUD  
LAND USE: RM

WHISPERING OAKS  
ZONING: PUD  
LAND USE: RM

BENT CREEK / PARK  
ZONING: PUD  
LAND USE: RM

CELL TOWER  
ZONING: RS-3  
LAND USE: RM

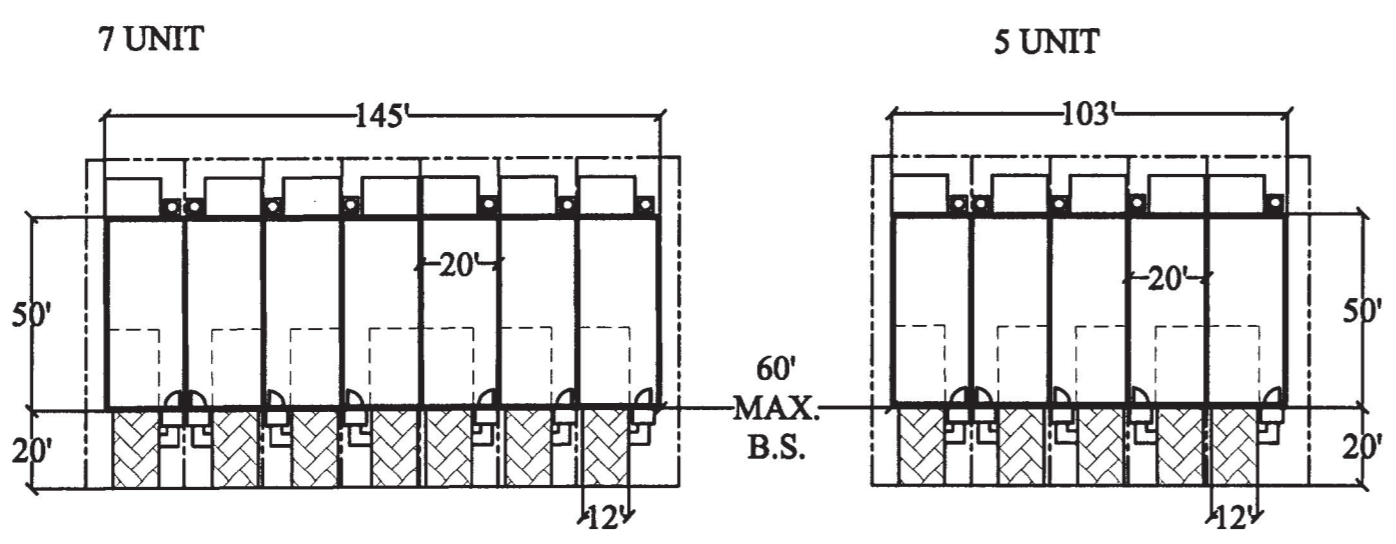


**SITE DATA:**

PARCEL ID	2418-212-0001-000-7
FUTURE LAND USE	RESIDENTIAL MEDIUM (RM)
EXISTING ZONING	RESIDENTIAL SINGLE-FAMILY-3 (RS-3)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL SITE AREA	+/-19.39 AC. (843,322 SQ.FT)
PROPOSED DWELLING UNITS	
20 x 7 UNIT BUILDINGS	140 D.U.
5 x 5 UNIT BUILDINGS	25 D.U.
<b>TOTAL</b>	<b>165 D.U.</b>
DENSITY	8.5 D.U. / AC.
PROPOSED BUILDING HEIGHT	MAX. 2 STORY (35')
REQUIRED RESIDENTIAL PARKING (2.00x 165 D.U.)	330 SPACES
PROPOSED RESIDENTIAL PARKING	333 SPACES
HANDICAP	(216 SQ.FT.) 1 SPACE
RECREATION AREA	(1,079.88 SQ.FT.) 6 SPACES
STANDARD	(432 SQ.FT.) 2 SPACES
HANDICAP	(180 SQ.FT.) 1 SPACE
PROPOSED MAINTENANCE PARKING	
<b>TOTAL</b>	<b>345 SPACES</b>

TOTAL LAKE TRACT	2.00 AC.
TOTAL LAKE SURFACE	(8.61%) 1.67 AC.
TOTAL IMPERVIOUS AREA	(41.85%) 8.11 AC.

**TYPICAL BUILDING**

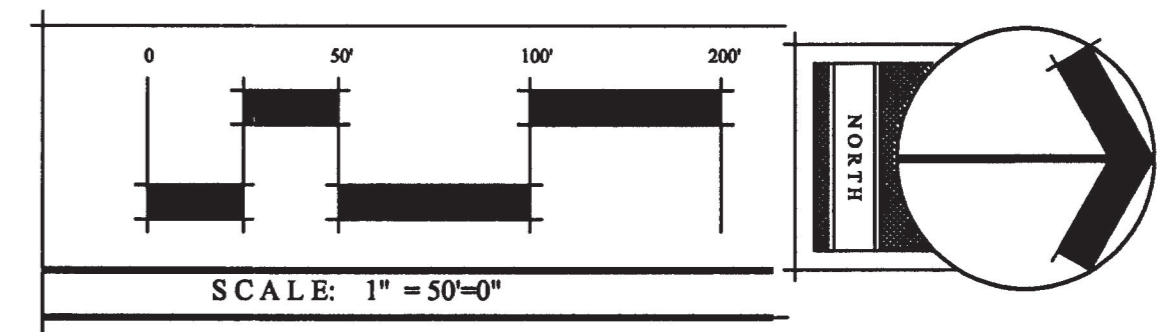
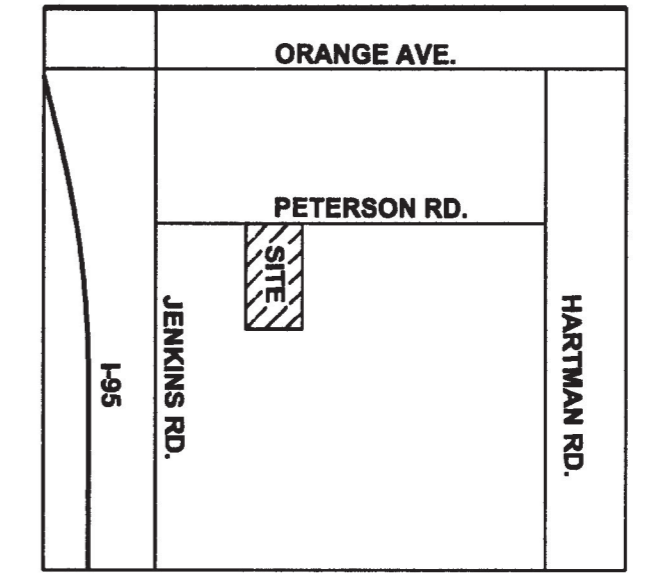


NOTE: MAXIMUM BUILDING SPACING REQUIRED IS 60 FEET  
 $D = 50 + 50 + 2(35 + 35) = 60'$

**NOTES:**

- RECREATION AREA DEPICTED ON PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LAYOUT WILL BE FINALIZED DURING BUILDING PERMIT APPLICATION USING APPROVED SQUARE FOOTAGES.
- RECREATION AREA WILL MEET ADA REQUIREMENTS.
- BUS SHELTER DEPICTED ON PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
- BUILDING SETBACKS AND SEPARATION DISTANCES BETWEEN BUILDINGS 2, 3, 4, AND 5 CONFORM TO SECTION 7.04.03 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

**LOCATION MAP**



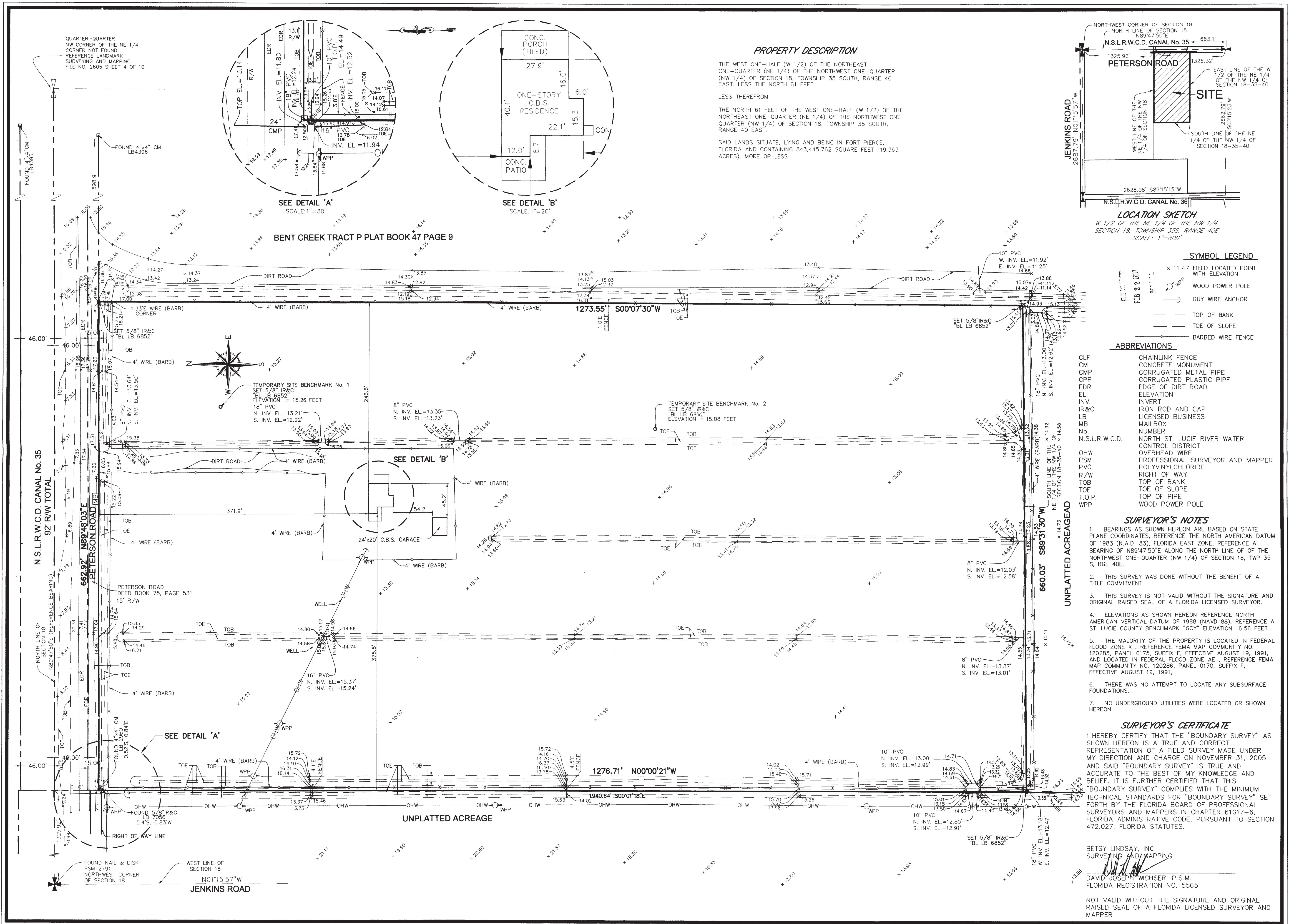
REVISIONS  
 FEB 22 2007  
 P. 010

**PRELIMINARY SITE PLAN**

1100 St. Lucie West Blvd.  
 Suite 202  
 Port St. Lucie, Florida 34986  
 772-871-7778

SCALE:	1"=50'
DRAWN BY:	SC/SP
DRAWING #	1174-2 PSP 02-00-07.dwg
FILE #	1174.2
DATE:	01/24/07
REVISED	02/00/07

SHEET #



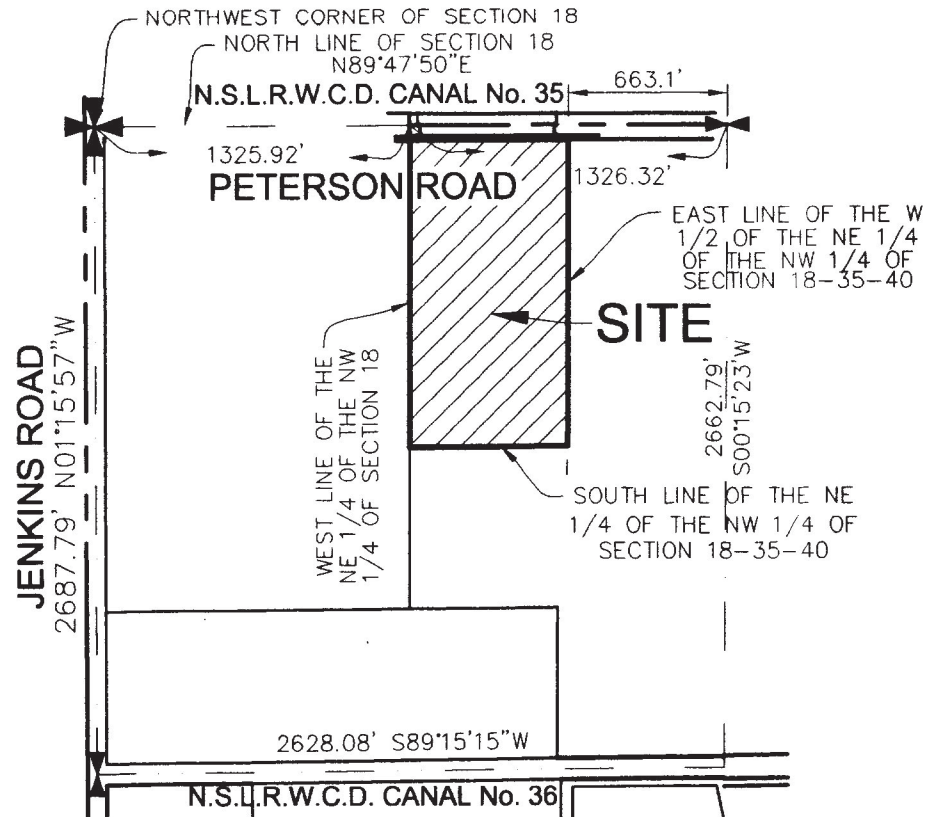
**PROPERTY DESCRIPTION**

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST. LESS THE NORTH 61 FEET.

LESS THEREFROM

THE NORTH 61 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

SAID LANDS SITUATE, LYING AND BEING IN FORT PIERCE, FLORIDA AND CONTAINING 843,445.762 SQUARE FEET (19.363 ACRES), MORE OR LESS.



**LOCATION SKETCH**  
W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 35S, RANGE 40E  
SCALE: 1"=800'

**SYMBOL LEGEND**

	x 11.47 FIELD LOCATED POINT WITH ELEVATION
	WOOD POWER POLE
	GUY WIRE ANCHOR
	TOP OF BANK
	TOE OF SLOPE
	BARBED WIRE FENCE

**ABBREVIATIONS**

CLF	CHAINLINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CPD	CORRUGATED PLASTIC PIPE
EDR	EDGE OF DIRT ROAD
EL	ELEVATION
INV.	INVERT
IR&C	IRON ROD AND CAP
LB	LICENSED BUSINESS
MB	MAILBOX
No.	NUMBER
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
OHW	OVERHEAD WIRE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYLCHLORIDE
R/W	RIGHT OF WAY
TOB	TOP OF BANK
TOE	TOE OF SLOPE
T.O.P.	TOP OF PIPE
WPP	WOOD POWER POLE

- SURVEYOR'S NOTES**
- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983 (N.A.D. 83), FLORIDA EAST ZONE. REFERENCE A BEARING OF N89°47'50"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 18, TWP 35 S, RGE 40E.
  - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
  - ELEVATIONS AS SHOWN HEREON REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), REFERENCE A ST. LUCIE COUNTY BENCHMARK "GCY" ELEVATION 16.56 FEET.
  - THE MAJORITY OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120285, PANEL 0175, SUFFIX F, EFFECTIVE AUGUST 19, 1991, AND LOCATED IN FEDERAL FLOOD ZONE AE, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0170, SUFFIX F, EFFECTIVE AUGUST 19, 1991.
  - THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
  - NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON NOVEMBER 31, 2005 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC  
SURVEYING AND MAPPING  
DAVID JOSEPH WICHSER, P.S.M.  
FLORIDA REGISTRATION NO. 5565

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

**BETSY LINDSAY, INC.**  
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA 34997  
(772) 286-5753 (772) 286-5833 FAX  
LICENSED BUSINESS NO. 6852

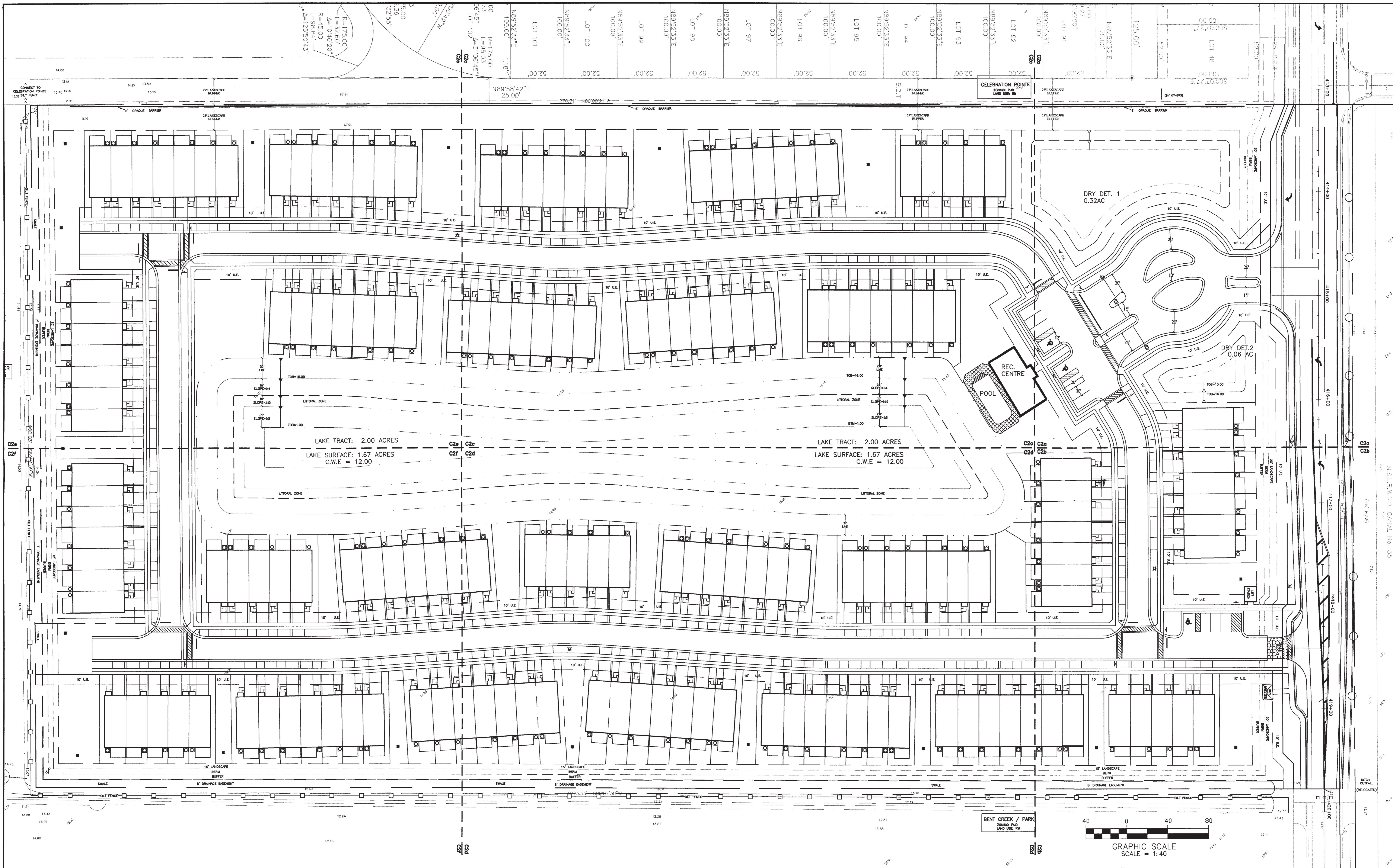
DATE	REVISIONS
7/6/06	REVISE PER CO. COMMENTS
9/19/06	ADDITIONAL TOPOGRAPHY

DATE 11/31/05  
SCALE 1"=60'  
FIELD BK. N/A  
DWNG. BY H.L.M.  
CHECKED BY D.J.W.

19.36 ACRE PARCEL BROOKSIDE PUD  
FORT PIERCE, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

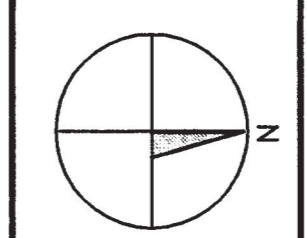
SHEET NO. 1  
OF 1 SHEETS  
PROJECT NO. 05-100



Date: 1/22/07  
Scale: 1:40  
Design: HH  
Drawn: HH  
Checked: HH

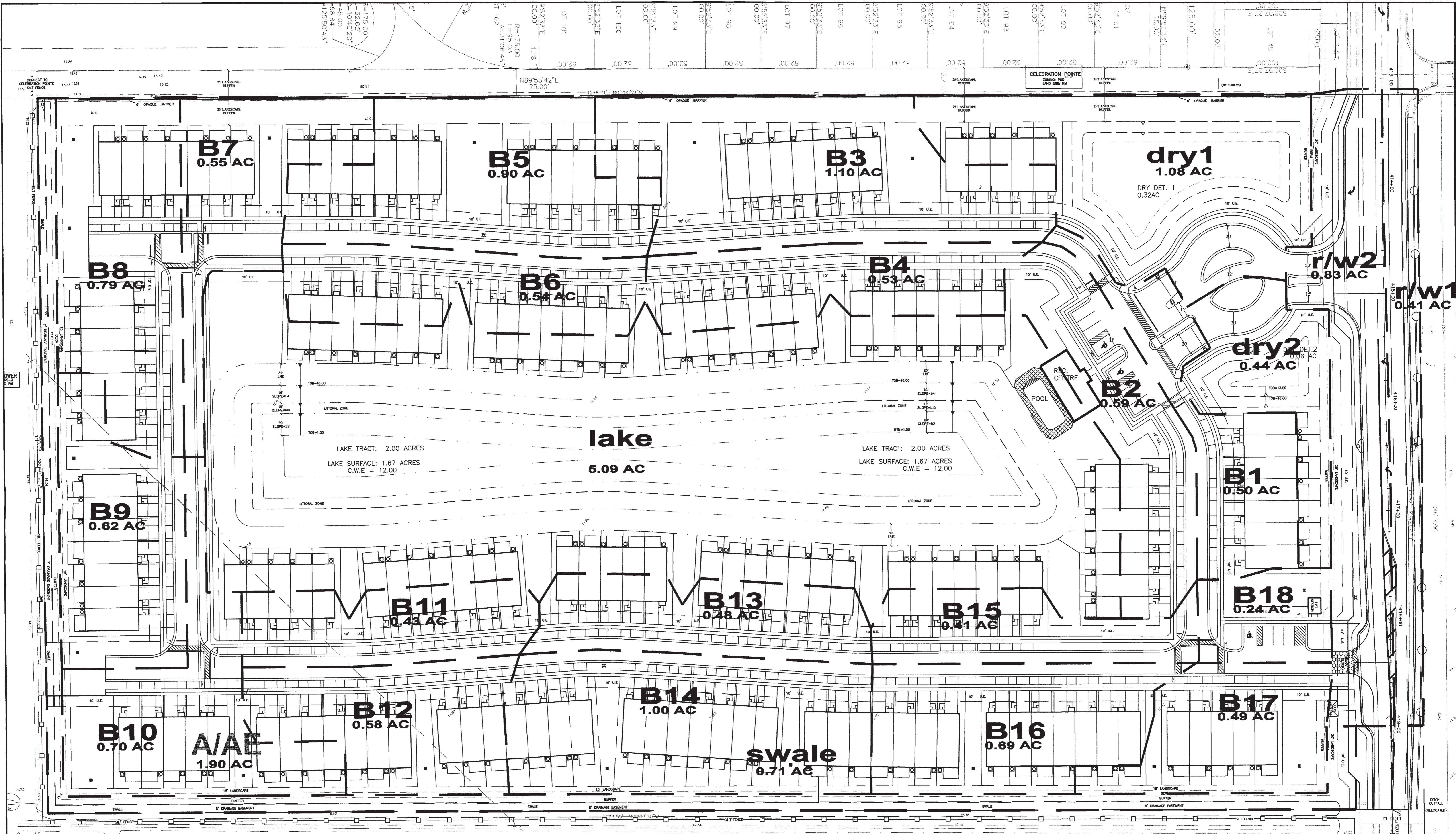
DEVELOPER:  
WALTON RIVER, LLC  
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
PORT ST. LUCIE, FL 34952  
(954) 815-5051 FAX: (772) 344-6574

BROOKSIDE PUD  
ST. LUCIE COUNTY, FLORIDA  
SHEET MAP

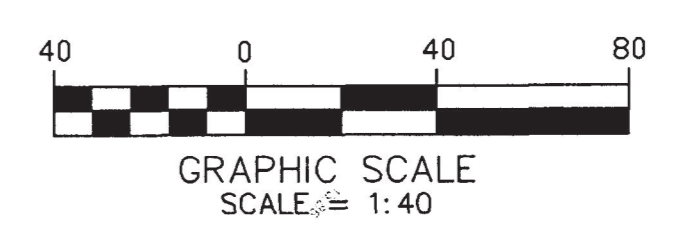


ENGINEER OF RECORD:  
HL HOOVER, PE  
2336 S EAST OCEAN BLVD #337  
STUART, FL 34996  
772-219-1769 hlhpe@bellsouth.net

PROJECT No: 0404  
SHEET 10 OF 32  
Hollyce L Hoover, PE  
FL Reg. No: 52666



LEGEND  
 BASIN B1  
 AREA 0.41 AC

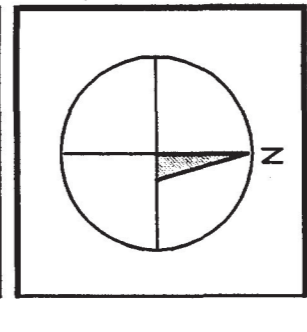


6/15/06	HH	DRC/FPJA/LBFH
1/22/07	HH	DRC/FPJA/BS/MERCEDES
DATE	BY	REVISIONS

Date: 12/20/05  
 Scale: 1:40  
 Design: HH  
 Drawn: HH  
 Checked: HH

DEVELOPER:  
**WALTON RIVER, LLC**  
 c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
 PORT ST. LUCIE, FL 34952  
 (954) 815-5051 FAX: (772) 344-6574

**BROOKSIDE PUD**  
 ST. LUCIE COUNTY, FLORIDA  
**BASIN MAP**



ENGINEER OF RECORD:  
**HL HOOVER, PE**  
 2336 S EAST OCEAN BLVD #337  
 STUART, FL 34996  
 772-219-1769 hlhpe@bellsouth.net

Sign/Seal  
 Hollyce L Hoover, PE  
 FL Reg. No: 52666

PROJECT No: 0404  
 SHEET 027 (of 107)  
 10 OF 32

**STRUCTURE SCHEDULE**

S No.	TYPE	GRATE	N IE	S IE	E IE	W IE	WEIR	BLDR
S-1	C	16.85	-	-	13.10	13.10	-	-
S-2	C	16.85	-	-	13.10	13.10	-	-
S-3	E	15.75	11.50	12.00	-	-	-	-
S-4	E	15.75	11.10	11.20	-	-	-	-
S-5	C	15.75	12.10	12.00	-	-	-	-
S-6	C	15.75	-	-	12.00	12.10	-	-
S-7	C	15.75	-	-	12.00	12.10	-	-
S-8	C	15.75	-	-	12.00	12.10	-	-
S-9	C	15.75	12.20	-	12.30	12.30	-	-
S-10	C	15.75	12.00	12.10	-	12.10	-	-
S-11	C	15.75	9.90	-	12.30	-	-	-
S-12	C	15.75	9.75	-	9.85	-	-	-
S-13	C	15.75	-	-	8.75	8.65	-	-
S-14	C	15.75	9.10	9.10	-	9.00	-	-
S-15	C	15.75	-	-	12.00	11.90	-	-
S-16	C	15.75	12.25	12.25	-	12.15	-	-
S-17	C	15.75	12.00	-	12.00	11.90	-	-
S-18	C	15.75	-	12.25	-	12.15	-	-
S-19	C	15.80	12.30	12.20	12.30	-	-	-
S-20	C	16.00	12.50	12.50	-	12.40	-	-
S-21	P4	15.80	10.80	10.70	-	-	-	-
S-22	P4	15.80	-	11.00	-	-	-	-
Y.D.	15"	16.00	all	14.00	-	-	-	-
I.D.	18"	17.00	all	13.00	-	-	-	-
CS-1	DETAIL	18.00	12.00	10.00	-	13.30	12.00	-
CS-2	DETAIL	18.00	12.00	10.00	-	13.30	12.00	-

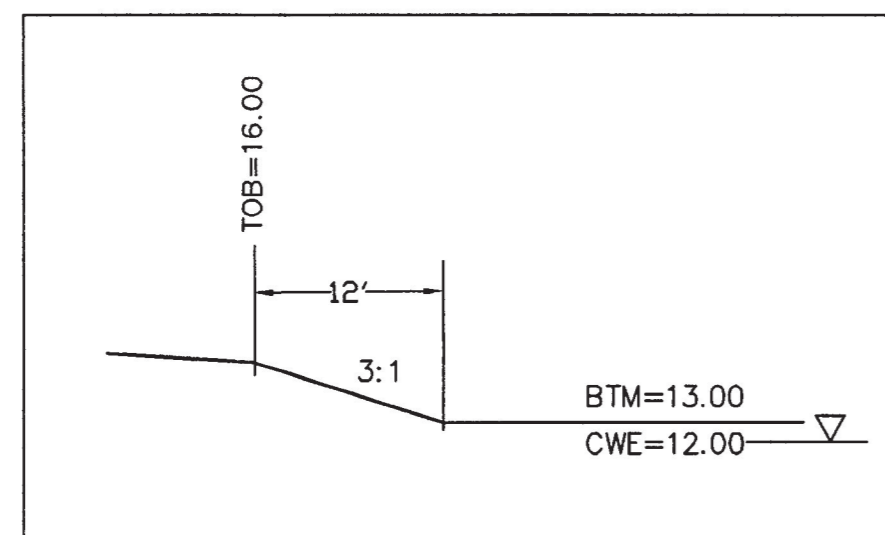
Y.D.: YARD DRAINS L-1 to L-17  
I.D.: INLINE DRAINS I-1 to I-13

**LEGEND**

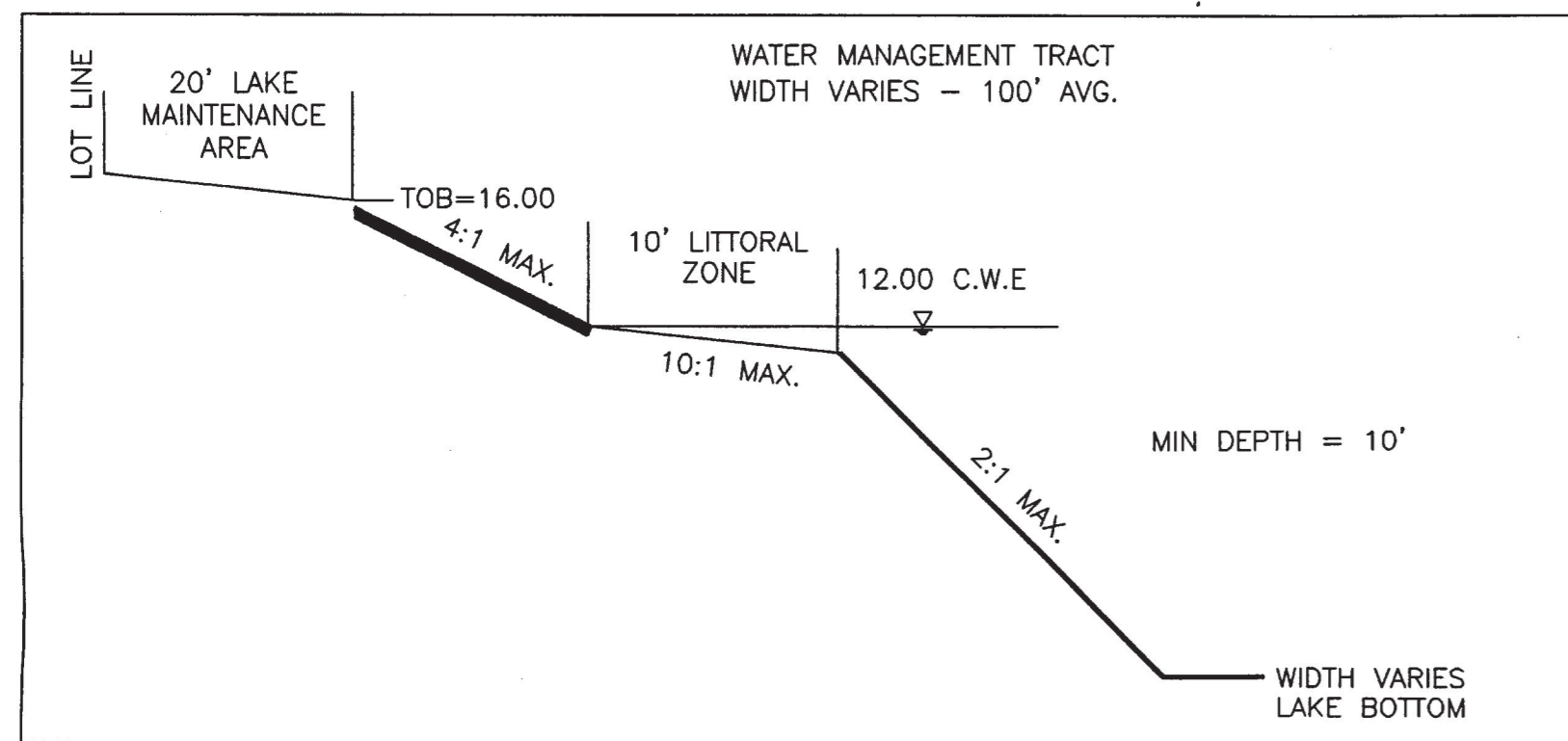
- EXIST GRADE (NAVDS8): 17.41
- FINISH GRADE (NGVD29): 18.00
- FLOW ARROW:
- CONFLUIT TAG:
- INLET STRUCTURE No.: S-1
- YARD DRAIN No.: L-1
- INLINE BASIN No.: I-1
- MANHOLE No.: S1
- DRAINAGE PIPE No.: 18RCP
- GRAVITY PIPE No.: BS
- WATER MAIN: BW

**SECTIONS**

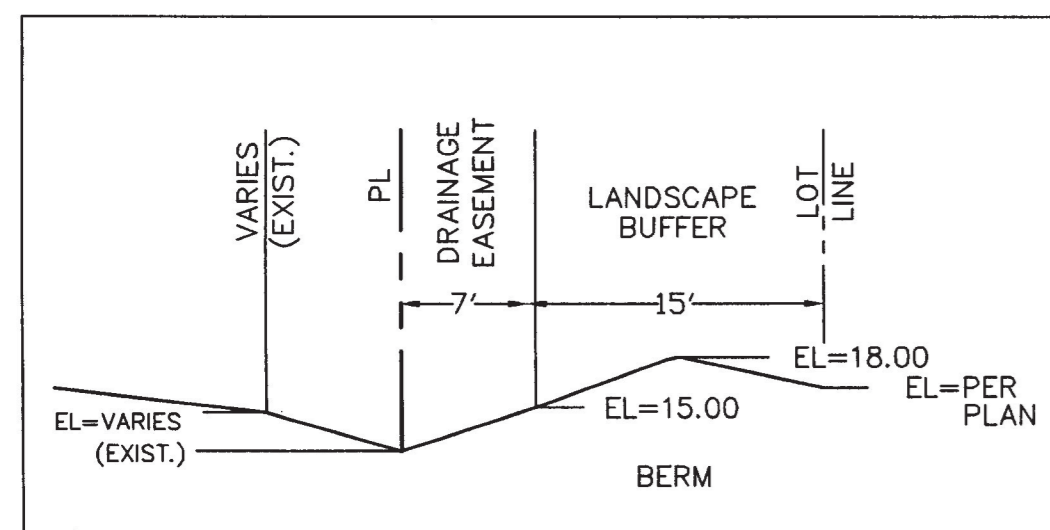
**DRY DETENTION A-A**



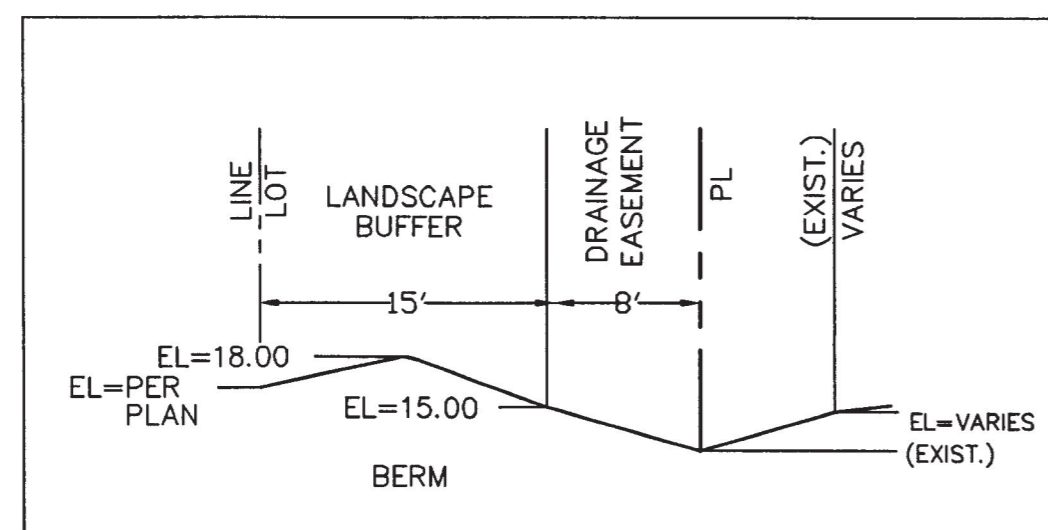
**LAKE B-B**



**PERIMETER SWALE C-C**



**PERIMETER SWALE D-D**



**POLLUTION PREVENTION NOTES:**

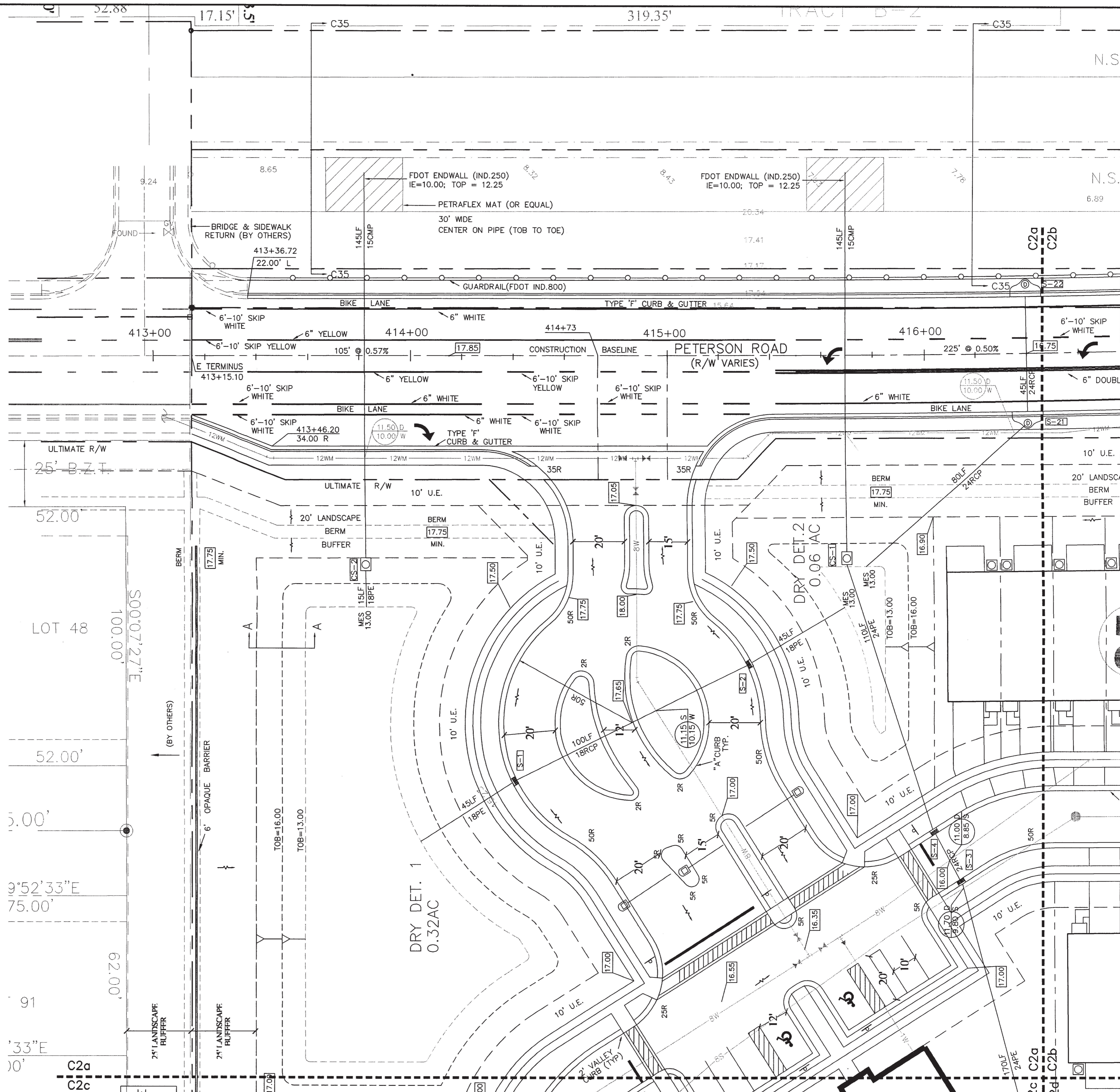
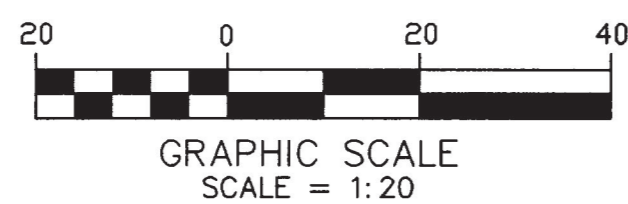
1. DEVELOPER AGREES TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS

**R/W NOTES:**

1. ALL R/W INFORMATION HAS BEEN PROVIDED BY ST. LUCIE COUNTY, FPUA, SURVEYOR, LBFH AND M. SCHORAH
2. PETERSON ROAD R/W DEDICATION SHALL BE IN ACCORDANCE WITH COUNTY ROAD PROGRAM
3. PETERSON ROAD & CANAL No. 35 SECTION WILL BE IN ACCORDANCE WITH ST. LUCIE COUNTY & NSLRWC REQUIREMENTS
4. ALL TRAFFIC CONTROL AND SIGNAGE SHALL COMPLY WITH FDOT INDEX 300, 600 & ST. LUCIE COUNTY REQUIREMENTS

**PAVING & DRAINAGE NOTES:**

1. PERIMETER SWALES SHALL MAINTAIN THE HISTORIC DITCH ROUTING TO RELOCATED CULVERT
2. INTERIOR ROAD GRADE TYPICAL AS 2% MAX CROSS-SLOPE, 0.50% (MIN) LONGITUDINAL SLOPE
3. ALL CURBING TO BE TYPE "D" U.O.N.
4. ALL ASPHALT TO BE TYPE S1 OR S3 U.O.N.
5. ALL 15" PIPE TO HAVE 0.24% SLOPE AND 18" PIPE TO HAVE 0.18% SLOPE U.O.N.
6. CANAL No.35 CONSTRUCTION TO BE COMPLETED PER NSLRWC SECTION BY OTHERS & MAINTAINED BY BROOKSIDE H.O.A ALONG PROJECT FRONTAGE STATION 0+00 TO 6+63
7. COORD. PERIMETER BERM WITH LANDSCAPE PLANS

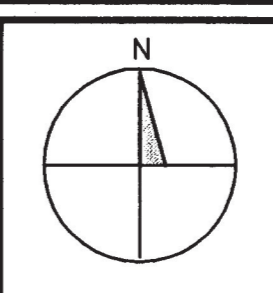


DATE	BY	REVISIONS
6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/NSLRWC

Date: 12/20/05  
Scale: 1:20  
Design: HH  
Drawn: HH  
Checked: HH

DEVELOPER:  
**WALTON RIVER, LLC**  
c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
PORT ST. LUCIE, FL 34952  
(954) 815-5051 FAX: (772) 344-6574

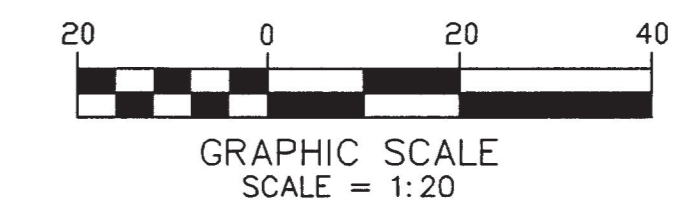
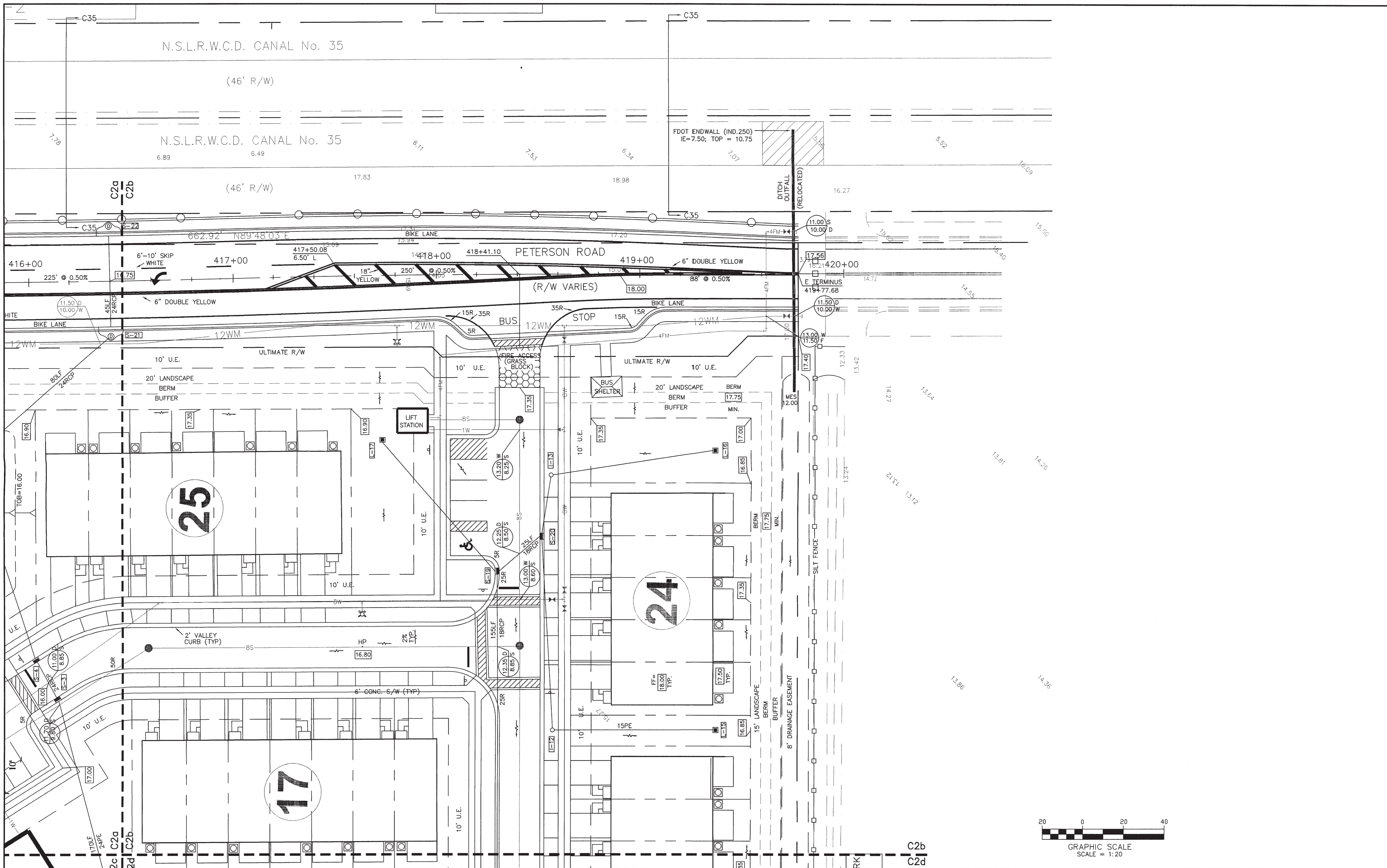
**BROOKSIDE PUD**  
ST. LUCIE COUNTY, FLORIDA  
**PAVING & DRAINAGE PLAN**



ENGINEER OF RECORD:  
**HL HOOPER, PE**  
2336 S EAST OCEAN BLVD #337  
STUART, FL 34996  
772-219-1769 hlhpe@bellsouth.net

*Holly L Hoover*  
Holly L Hoover, PE  
FL Reg. No: 52666

PROJECT No: 0404  
SHEET  
**C2a**  
11 OF 32

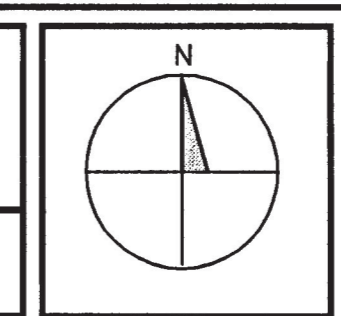


DATE	BY	REVISIONS
6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/NSLRWCD

Date: 12/20/05  
 Scale: 1:20  
 Design: HH  
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 Checked: HH

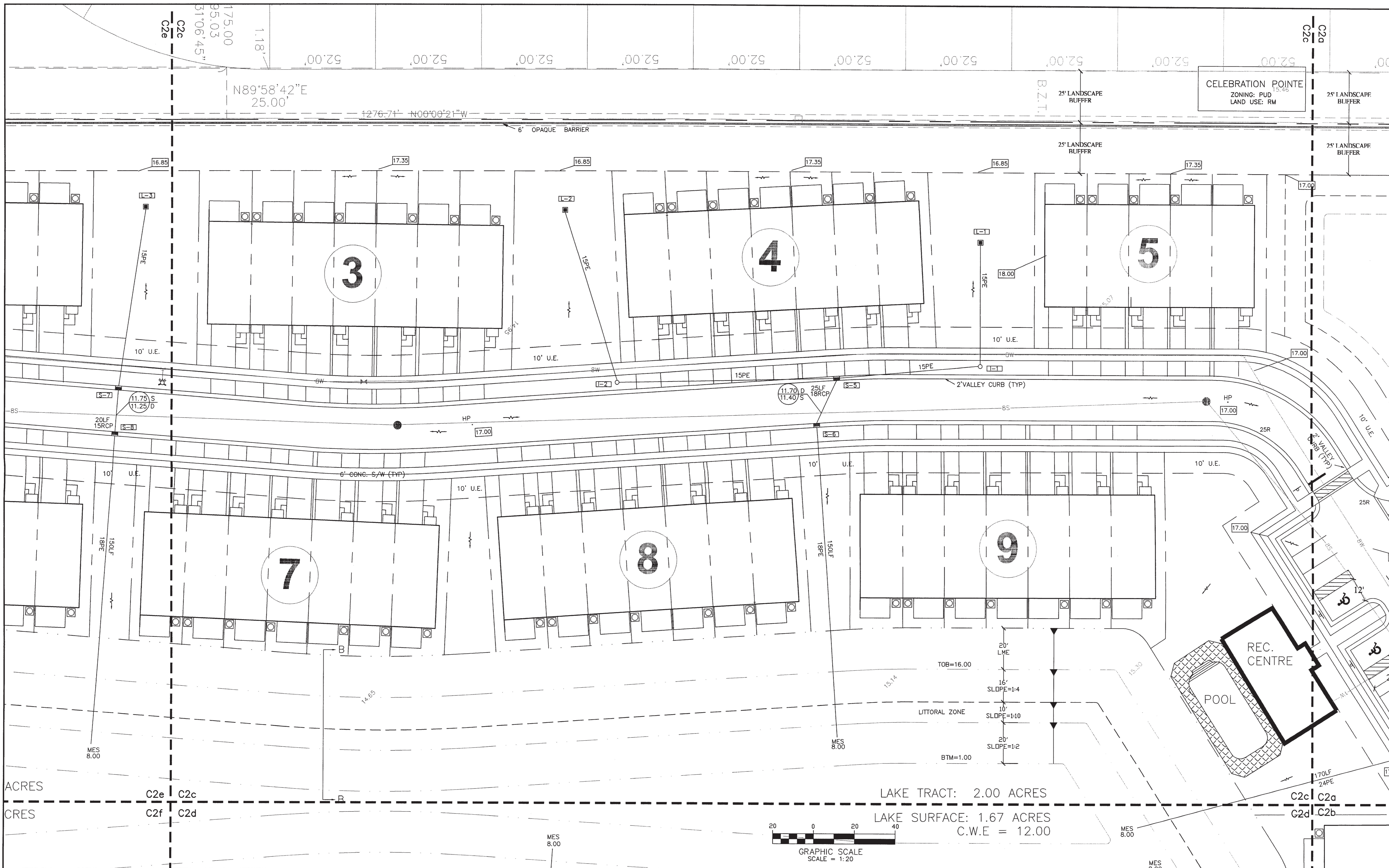
DEVELOPER:  
**WALTON RIVER, LLC**  
 c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
 PORT ST. LUCIE, FL 34952  
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**BROOKSIDE PUD**  
 ST. LUCIE COUNTY, FLORIDA  
**PAVING & DRAINAGE PLAN**



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**HL HOOVER, PE**  
 2336 S EAST OCEAN BLVD #337  
 STUART, FL 34996  
 772-219-1769 hlhpe@bellsouth.net

*HL Hoover*  
 2/14/07  
 Holley L Hoover, PE  
 FL Reg. No: 52666

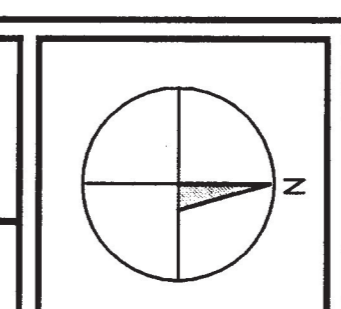


6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
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Date: 12/20/05  
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**DEVELOPER:**  
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**BROOKSIDE PUD**  
 ST. LUCIE COUNTY, FLORIDA  
**PAVING & DRAINAGE PLAN**

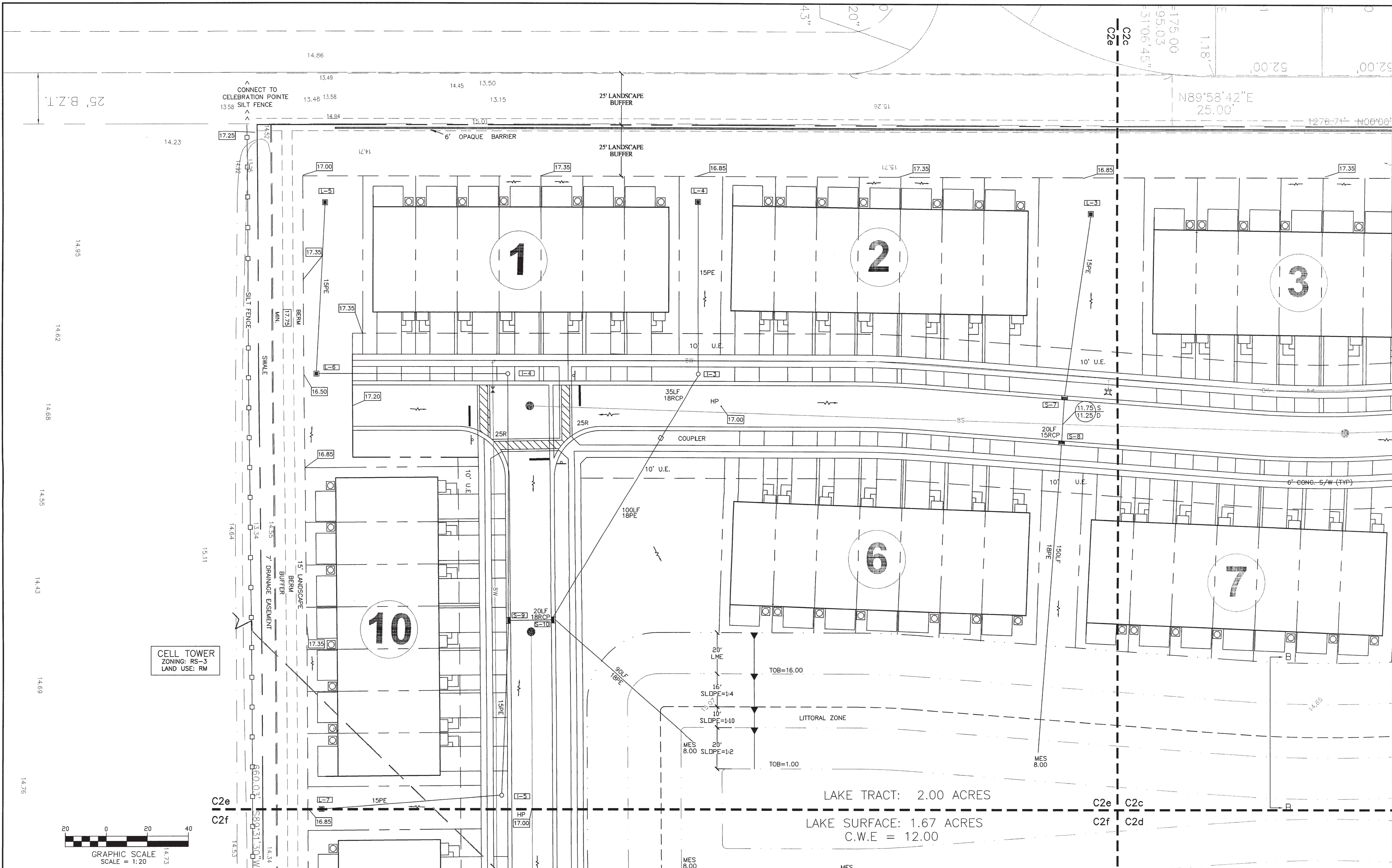


**ENGINEER OF RECORD:**  
**HL HOOVER, PE**  
 2336 S EAST OCEAN BLVD #337  
 STUART, FL 34996  
 772-219-1769 hlhpe@bellsouth.net

*HL Hoover*  
 2/14/07  
 Hollyce L Hoover, PE  
 FL Reg. No: 52666

**PROJECT No: 0404**  
**SHEET**  
**C2c**  
 13 OF 32

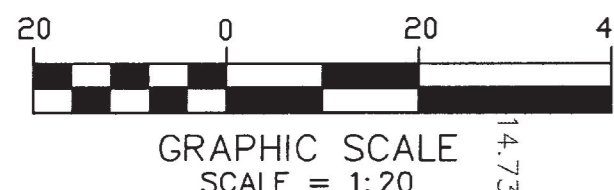




CELL TOWER  
ZONING: RS-3  
LAND USE: RM

LAKE TRACT: 2.00 ACRES

LAKE SURFACE: 1.67 ACRES  
C.W.E = 12.00

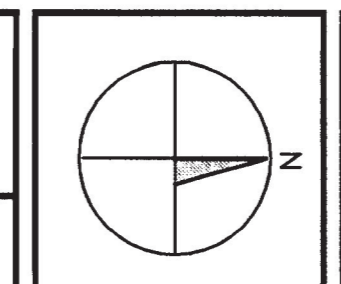


DATE	BY	REVISIONS
6/15/06	HH	DRC/FPUA/LBFH
1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/NSLRWCD

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DEVELOPER:  
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c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
PORT ST. LUCIE, FL 34952  
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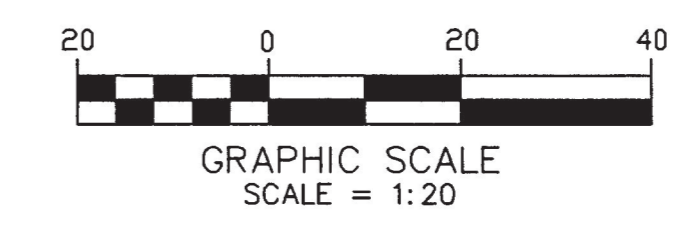
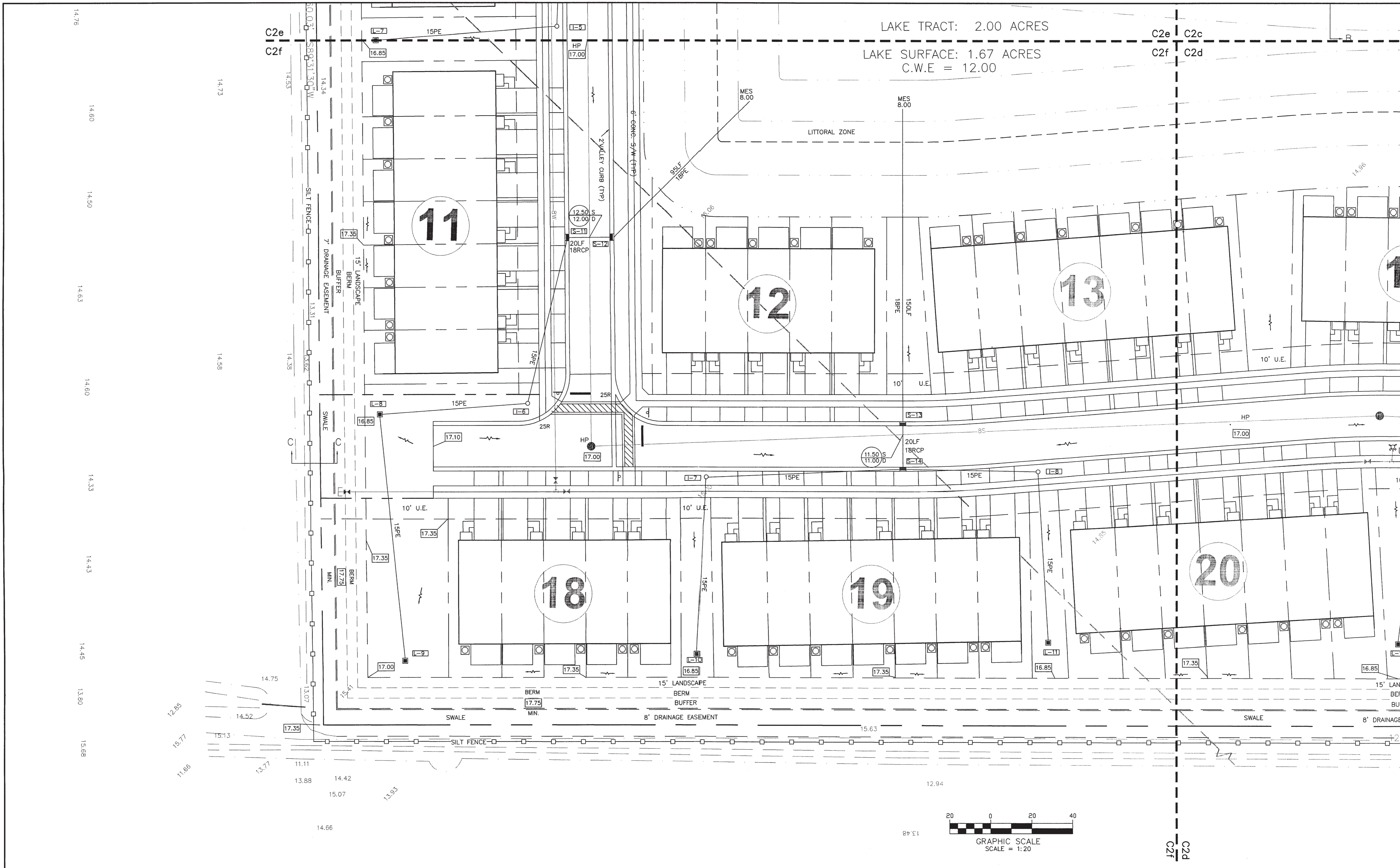
**BROOKSIDE PUD**  
ST. LUCIE COUNTY, FLORIDA  
**PAVING & DRAINAGE PLAN**



ENGINEER OF RECORD:  
**HL HOOVER, PE**  
2336 S EAST OCEAN BLVD #337  
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772-219-1769 hlhpe@bellsouth.net

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Halcyon L Hoover, PE  
FL Reg. No: 52666

PROJECT No: 0404  
SHEET  
**C2e**  
15 OF 32

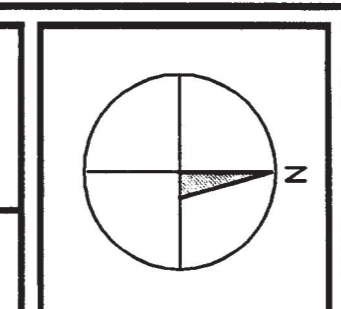


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1/22/07	HH	DRC/FPUA/BS/MERCEDES
1/29/07	HH	SFWM/NSLRWCD
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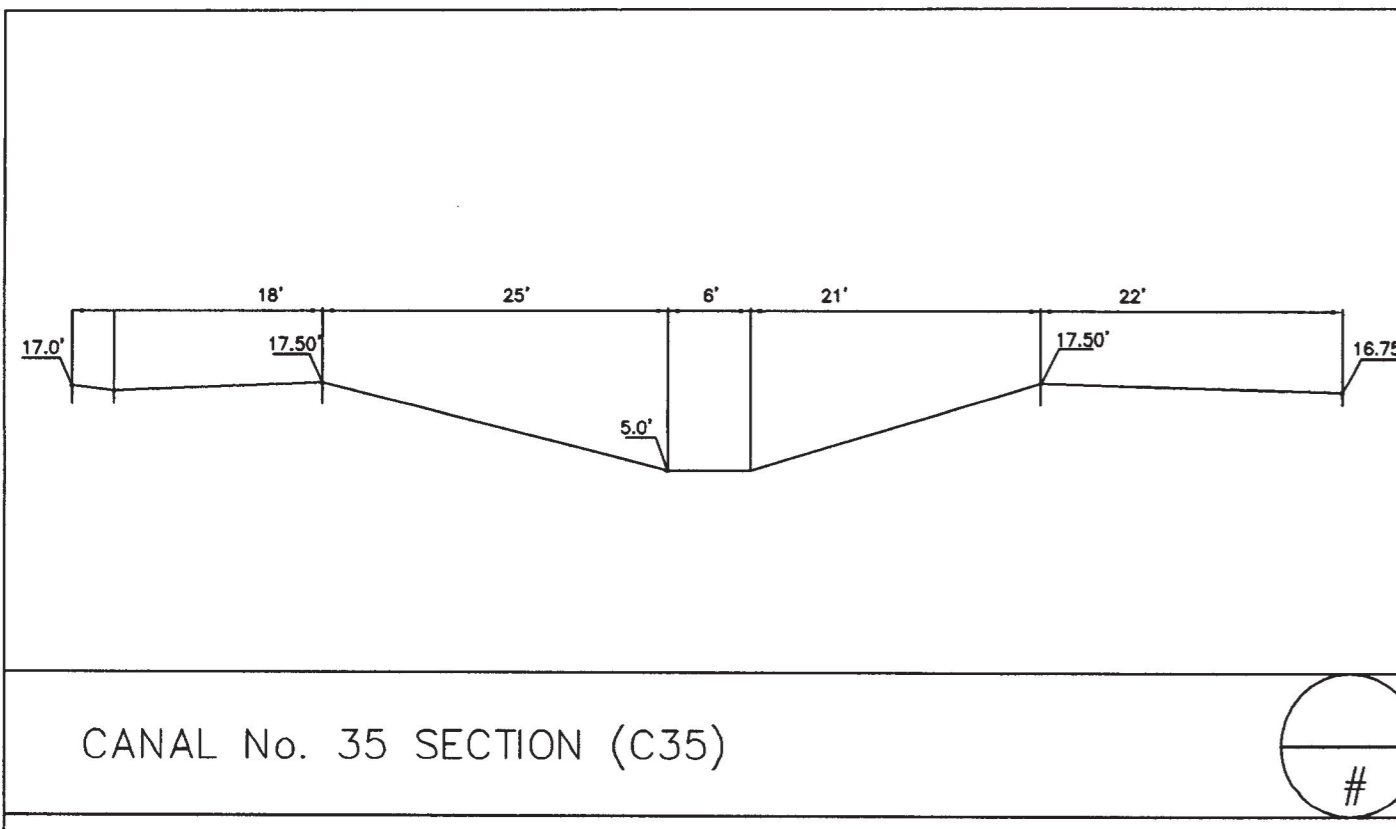
**BROOKSIDE PUD**  
 ST. LUCIE COUNTY, FLORIDA  
**PAVING & DRAINAGE PLAN**



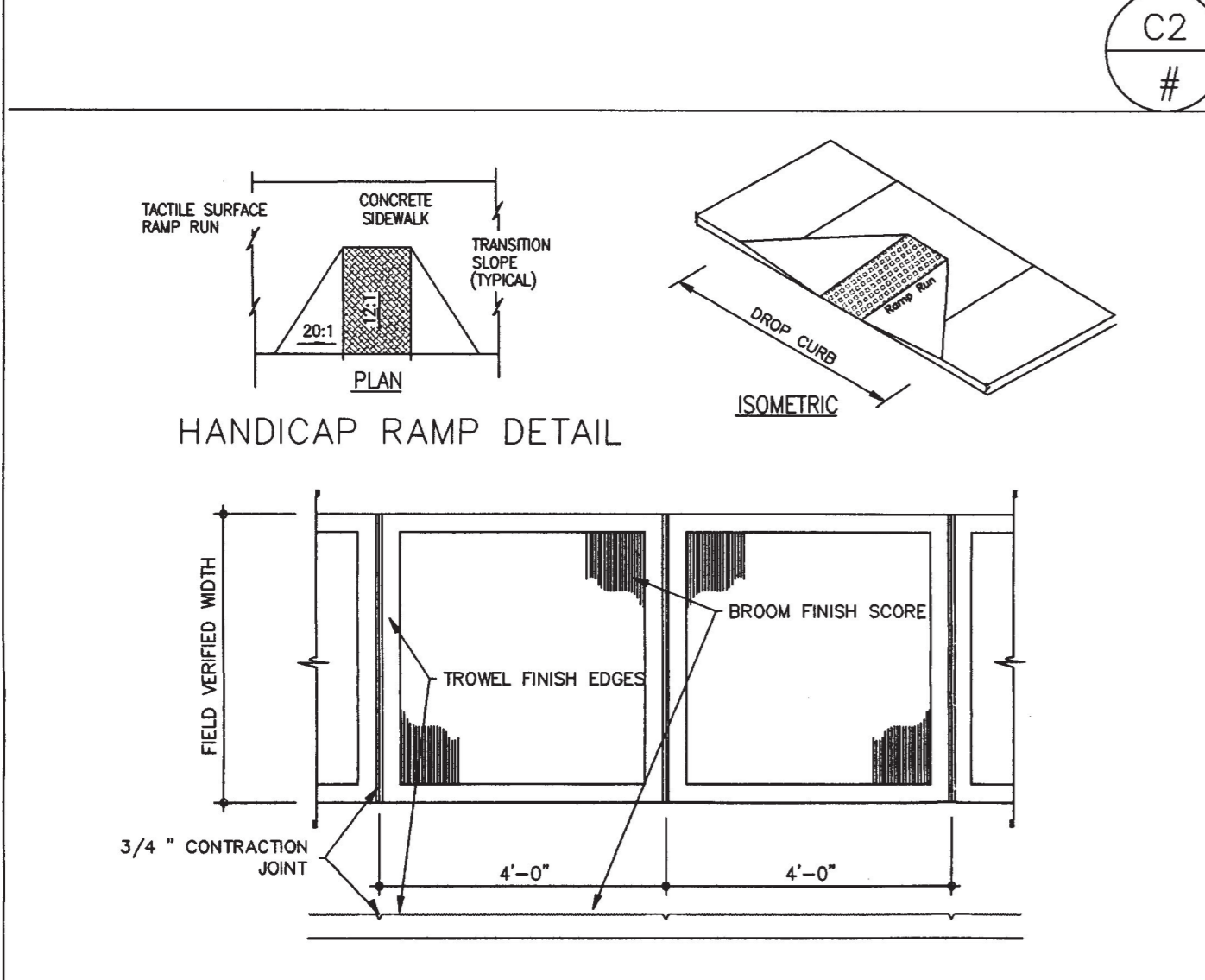
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 772-219-1769 hlhpe@bellsouth.net

*HL Hoover*  
 HL Hoover, PE  
 FL Reg. No: 52666

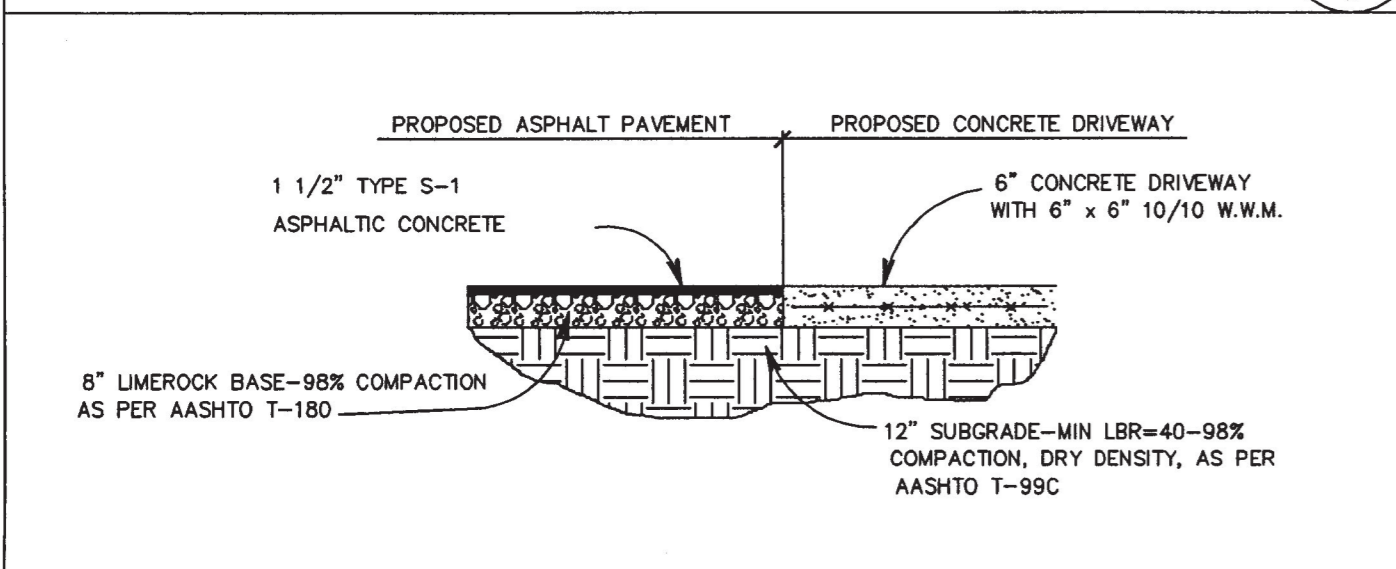
PROJECT No: 0404  
 SHEET  
**C2f**  
 16 OF 32



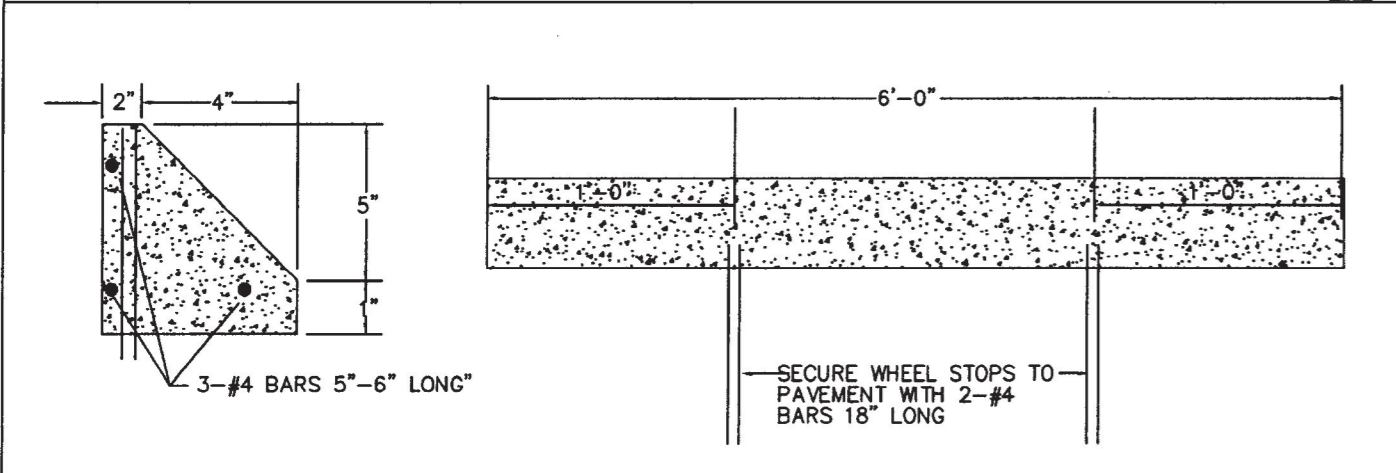
CANAL No. 35 SECTION (C35)



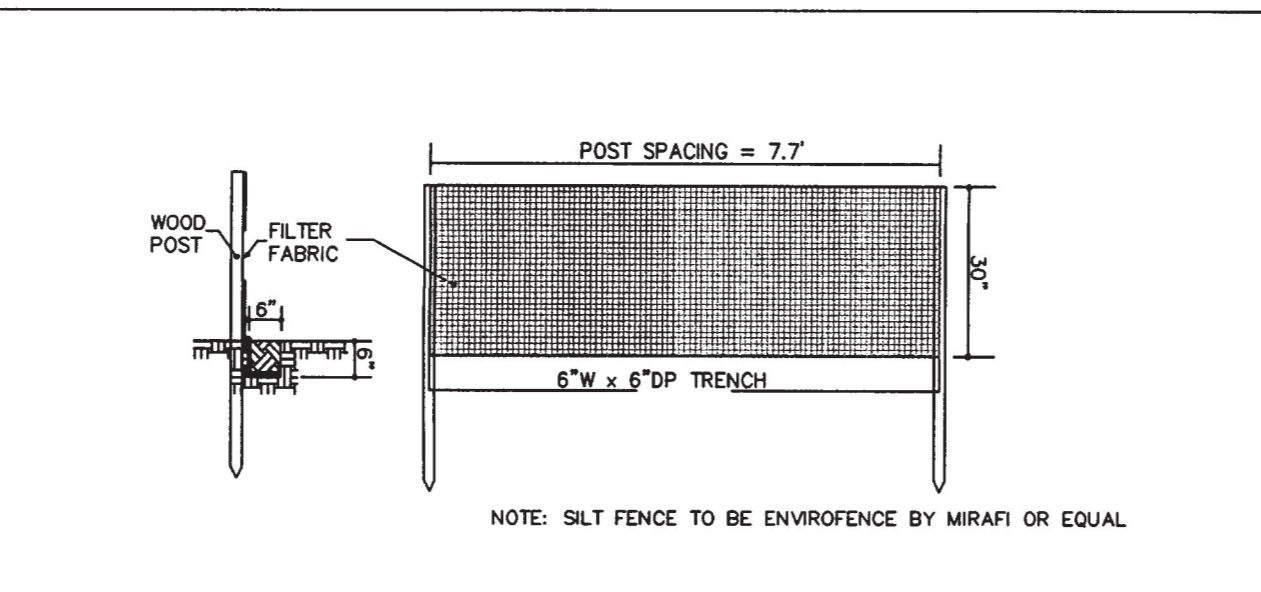
HANDICAP RAMP DETAIL



PAVEMENT/CONCRETE JOINT

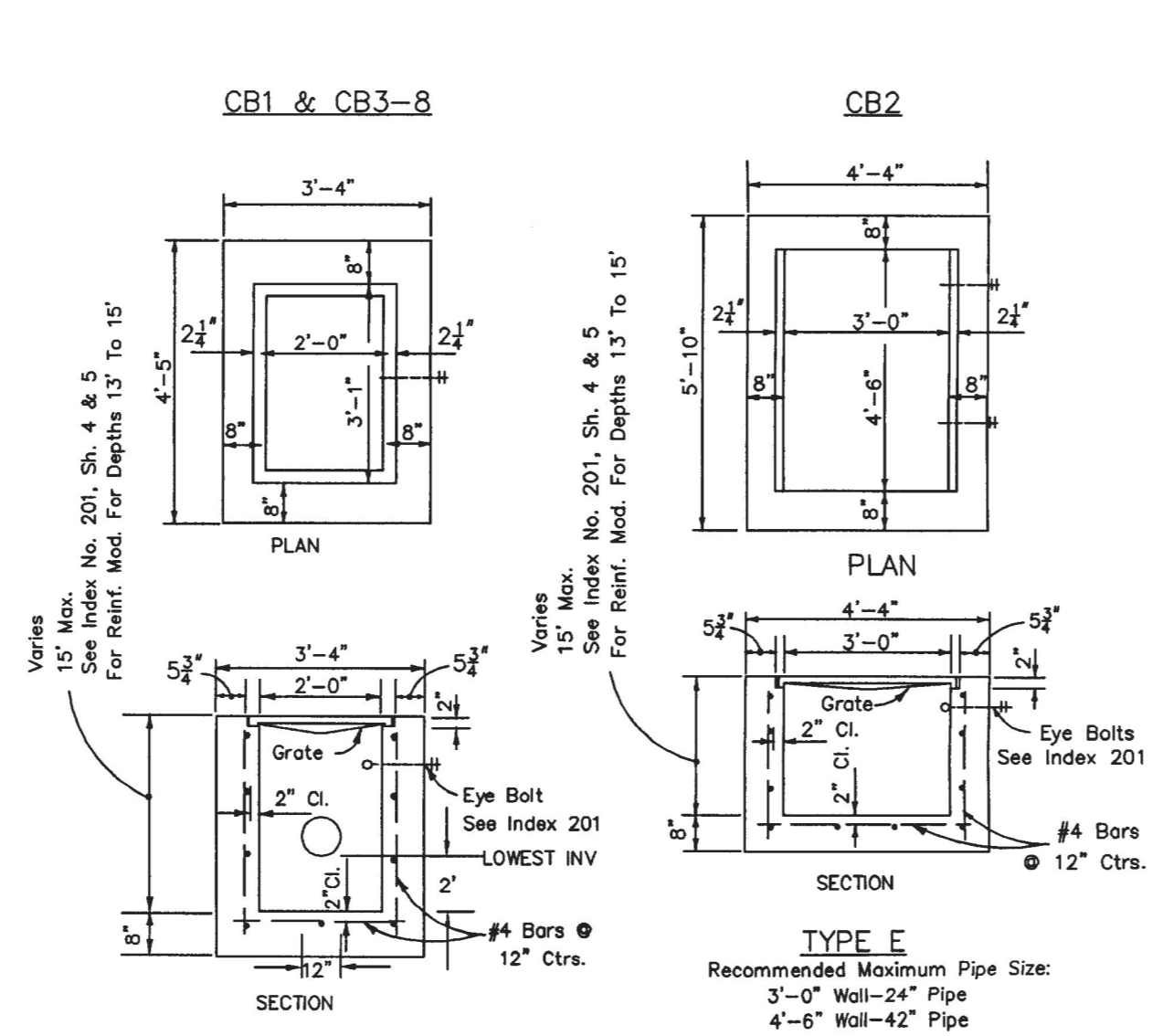


CONCRETE WHEEL STOP



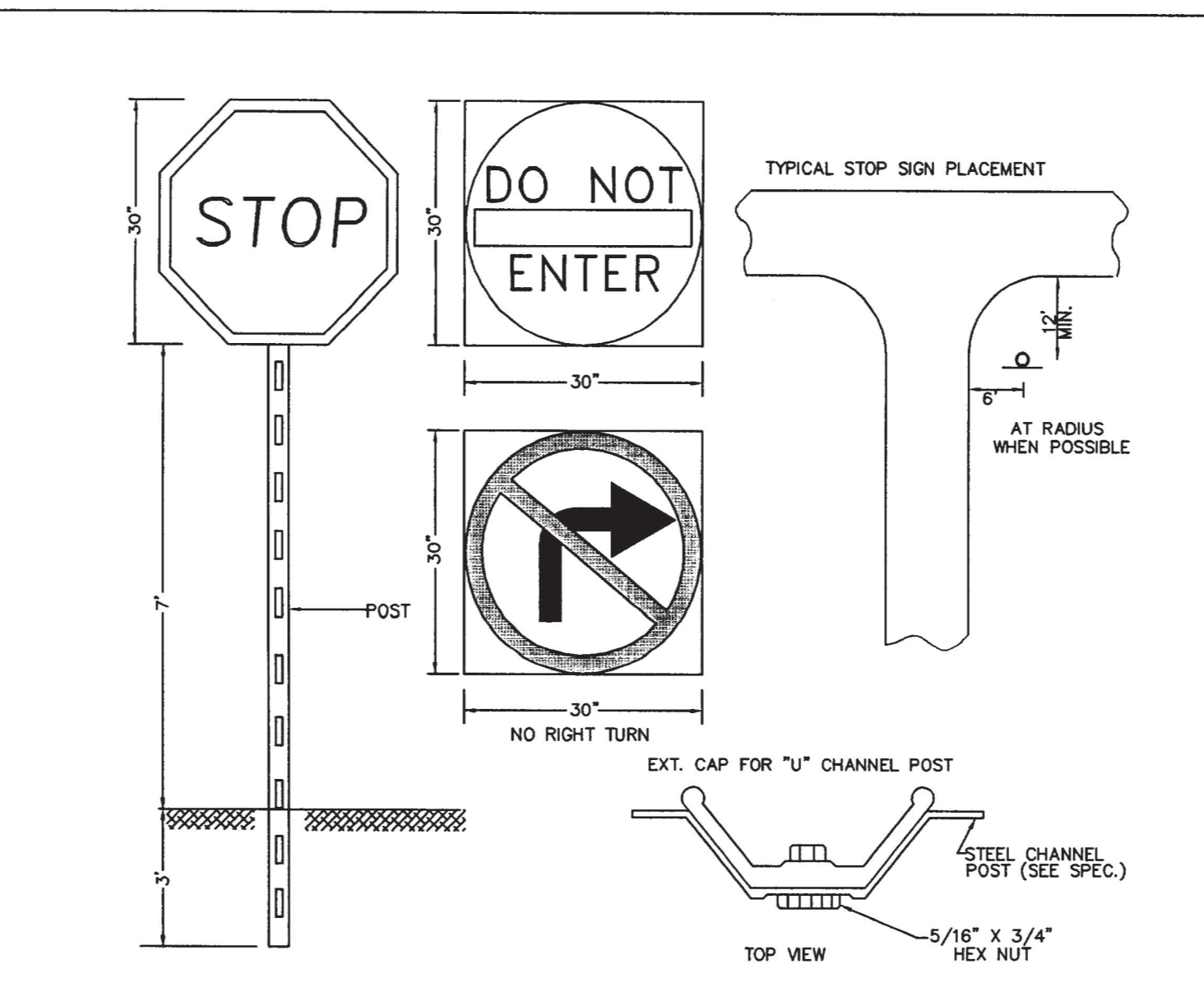
1. EROSION CONTROL DEVICES ARE TO BE INSTALLED IN THE SEQUENCE LISTED BELOW AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 2. INSTALL SILT FENCING AND HAY BALES AT SITE PERIMETER.  
 3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.  
 4. CLEAR AND GRUB.  
 5. INSTALL DRAINAGE SYSTEM.  
 6. SILT CONTROL STRUCTURES(SEE DETAIL SHEET) WILL BE PLACED ON ALL STORM DRAIN STRUCTURES AND OVERFLOW CONTROL STRUCTURE.  
 7. GRADING.  
 8. TEMPORARY GRASSING AS REQUIRED.  
 9. NEW BUILDING CONSTRUCTION  
 10. PERMANENT GRASSING  
 11. REMOVAL OF SEDIMENT/EROSION CONTROL AND SEDIMENT DEVICES AFTER PERMANENT GRASSING IS ESTABLISHED AND SYSTEM IS INSPECTED AND CERTIFIED AS CLEAN AND OPERATIONAL BY PROJECT ENGINEER.

SILT FENCE DETAIL



GENERAL INLET NOTES  
 1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.  
 2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots.  
 3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.  
 4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.  
 5. All exposed corners and edges of concrete are to be chamfered 3/4\"/>

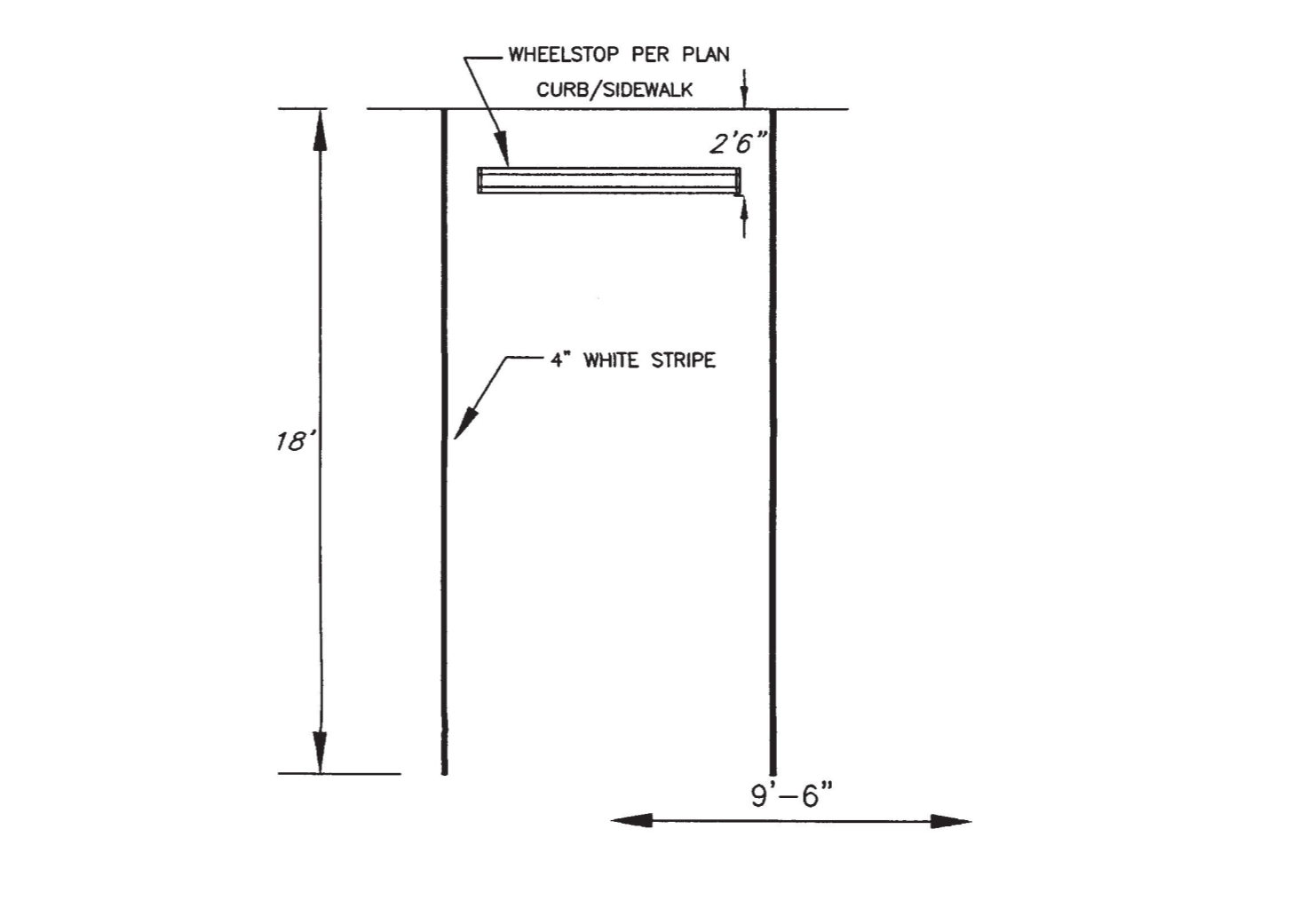
CATCH BASINS



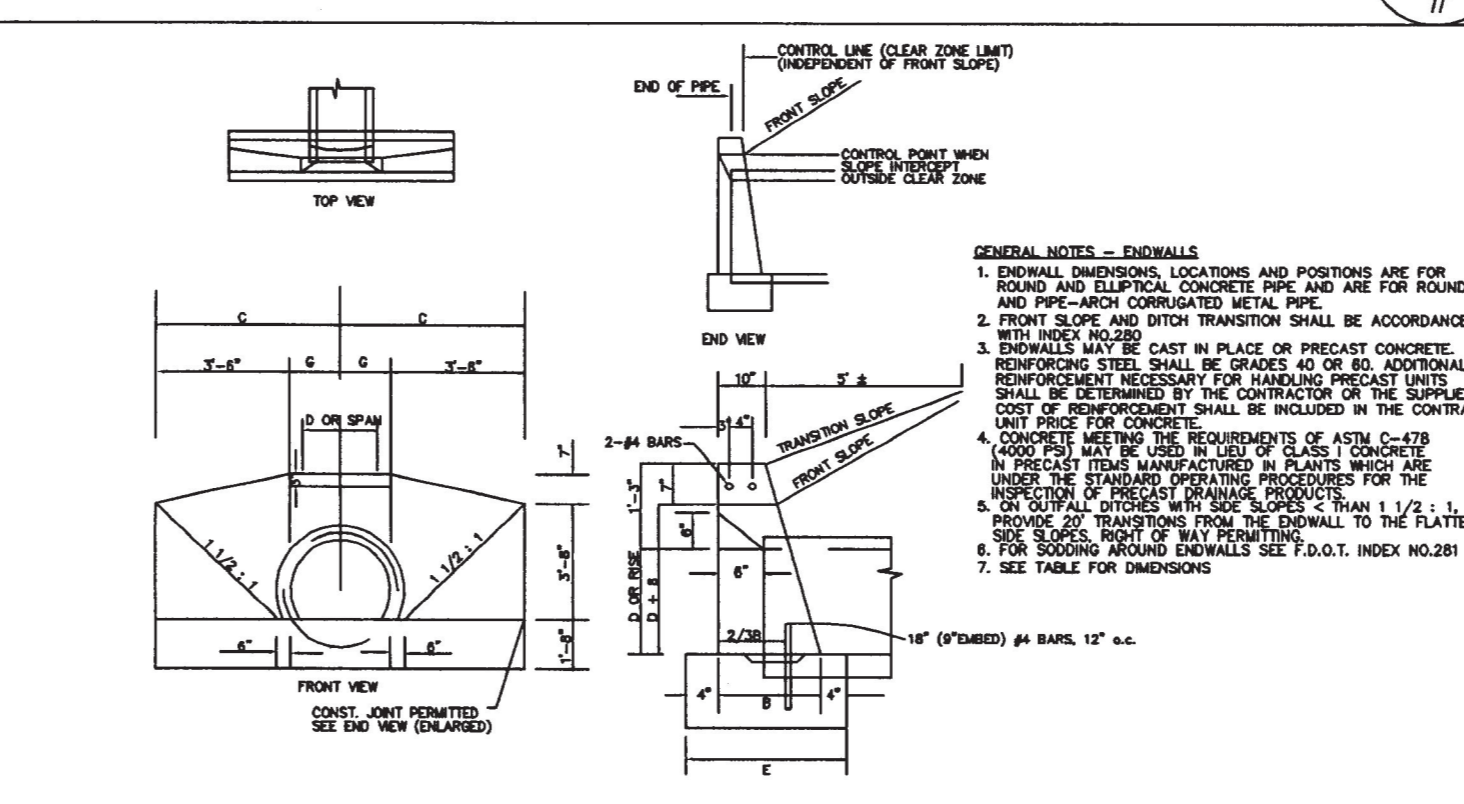
GENERAL SPECS.  
 POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M.-A-123 WITHOUT ANCHOR PLATES.  
 CONC. BASE: REMOVED PER PALM BEACH COUNTY  
 STOP SIGN: R-1 MUTCD-30" 30"(HIGH INTENSITY)  
 LOCATION: ONE PER DRIVEWAY AND AS OTHERWISE INDICATED ON THE PLANS.

CHANNEL POST			
DIMENSION	TOLERANCE	2.00	3.00
"A"	± 3/32"	1-15/32"	1-7/8"
"B"	± 1/8"	3-1/16"	3-1/2"
"C"	± 1/16"	1-8/32"	1-5/16"
"D"	± 1/32"	3/16"	7/32"

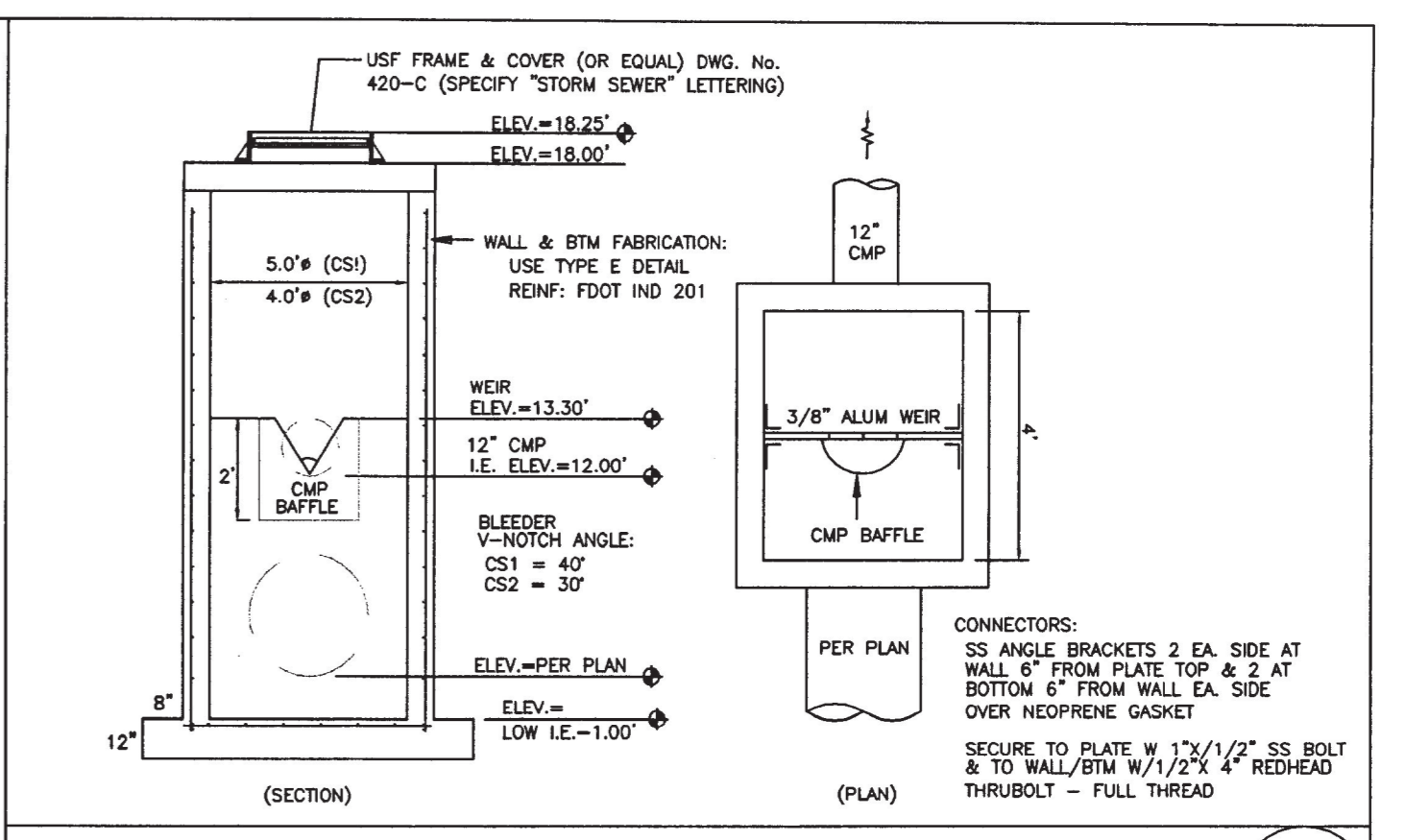
TRAFFIC SIGNS



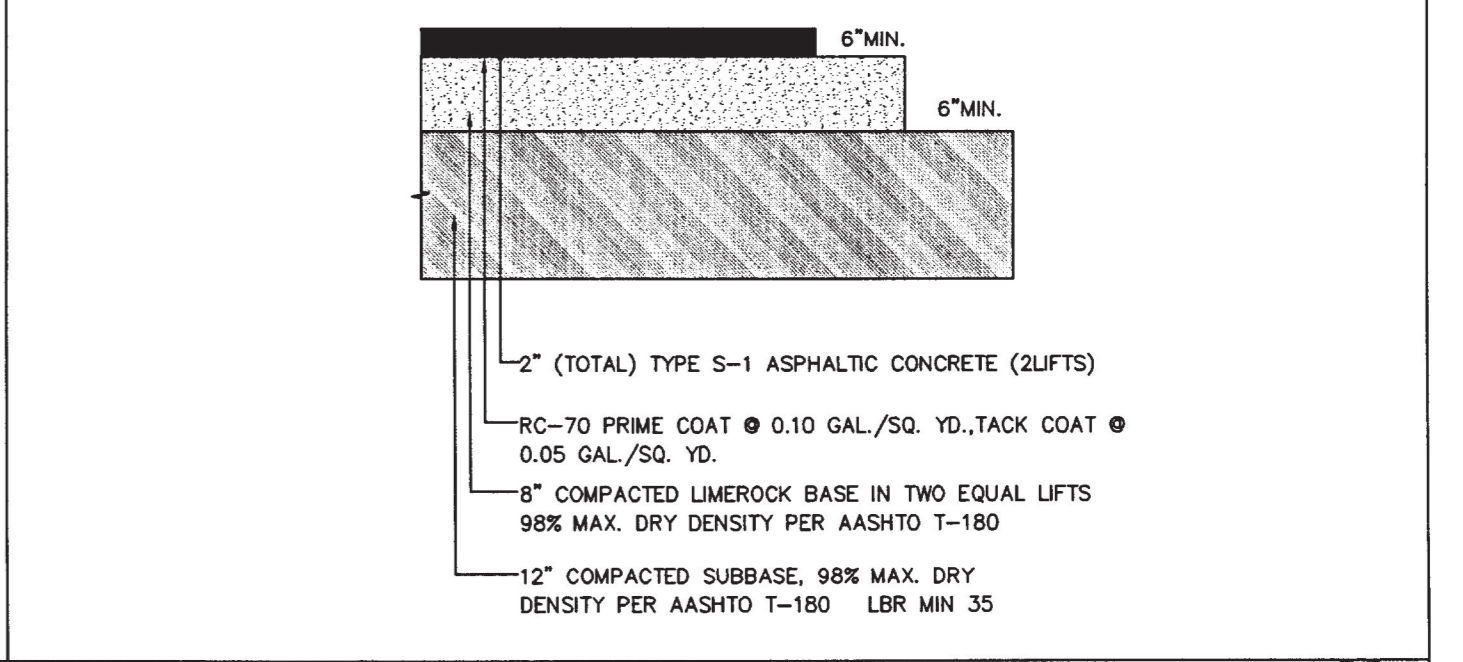
PARKING SPACE (TYP)



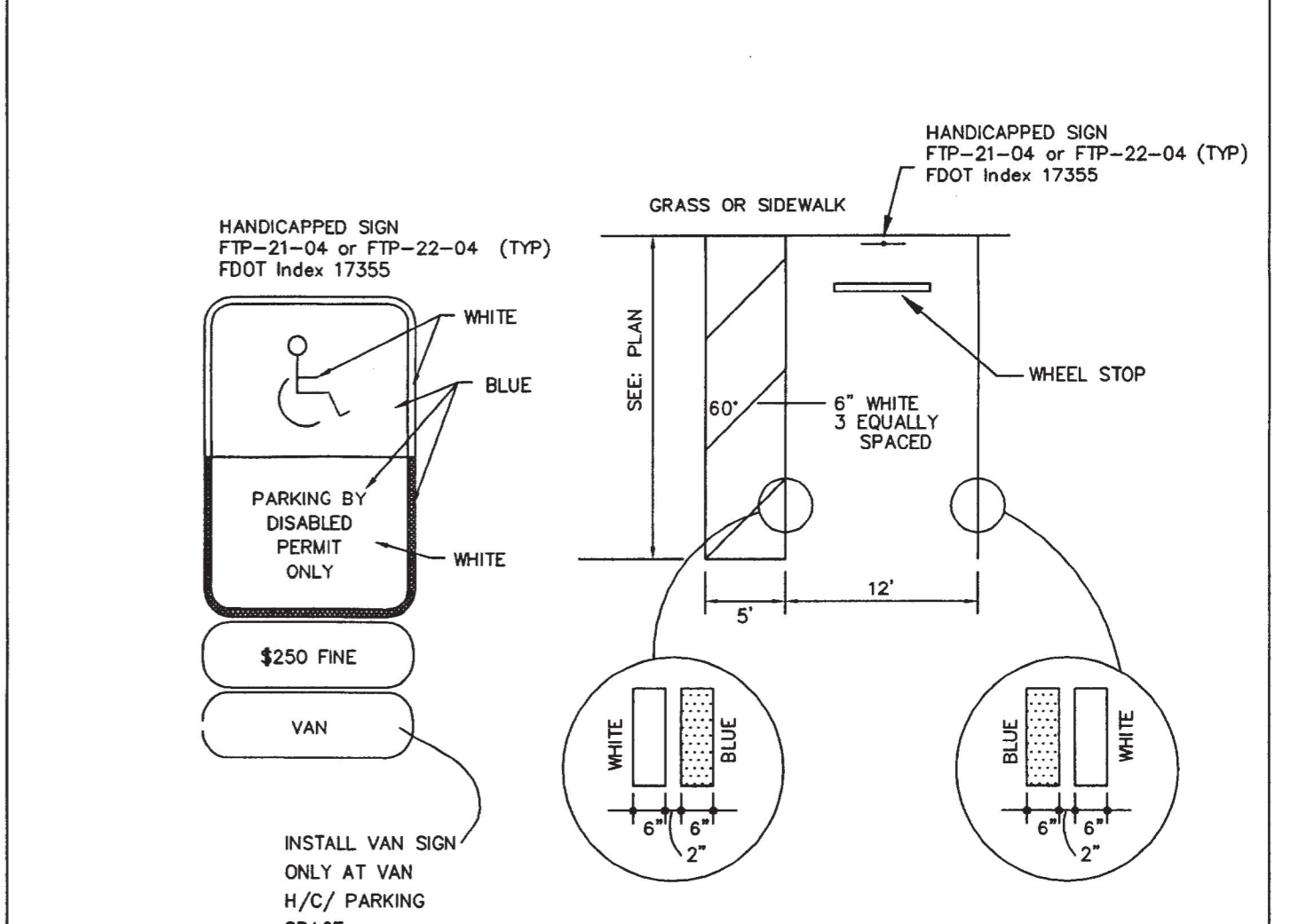
ENDWALL: FDOT INDEX 250



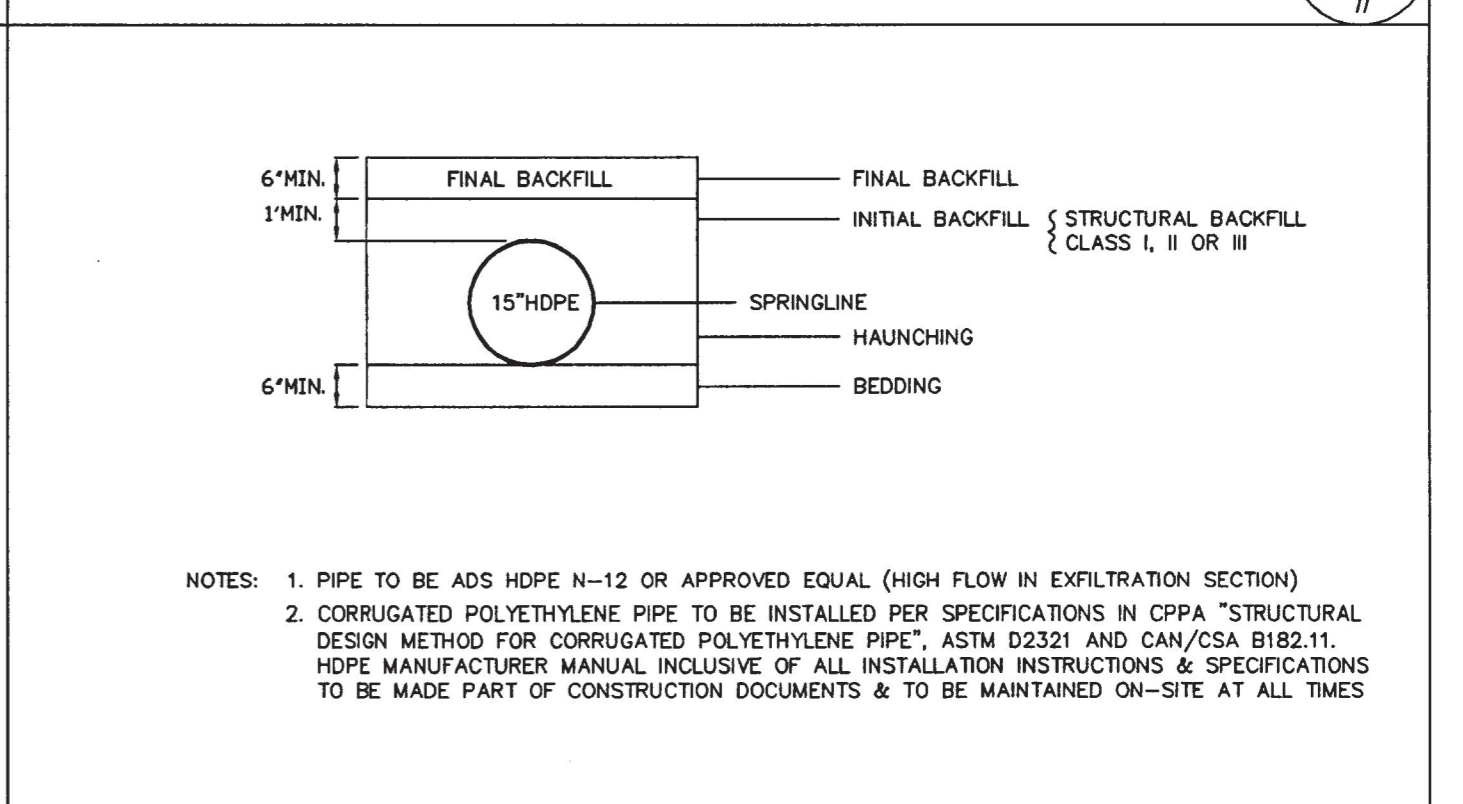
CONTROL STRUCTURES



PAVEMENT & RESTORATION SECTION



HANDICAP SPACE STRIPING & SIGNAGE



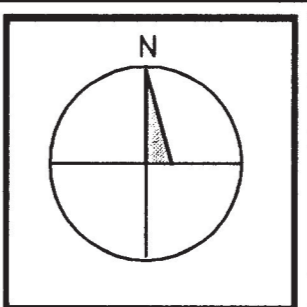
PE PIPE TRENCH (ALT: SEE PIPE NOTE, C2)

1/29/07	HH	SFWM/NSLRWCD
DATE	BY	REVISIONS

Date: 12/20/05  
 Scale: 1:20  
 Design: HH  
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 Checked: HH

DEVELOPER:  
 WALTON RIVER, LLC  
 c/o LEEWARD REALTY, 8450 S US HIGHWAY No.1  
 PORT ST. LUCIE, FL 34952  
 (954) 815-5051 FAX: (772) 344-6574

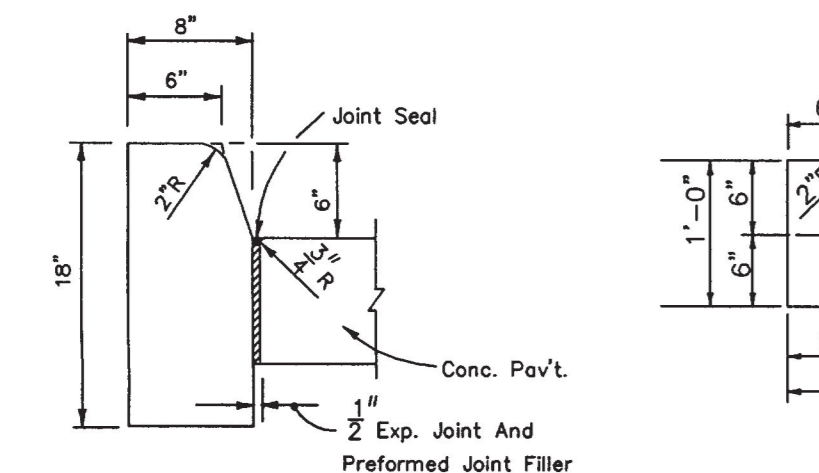
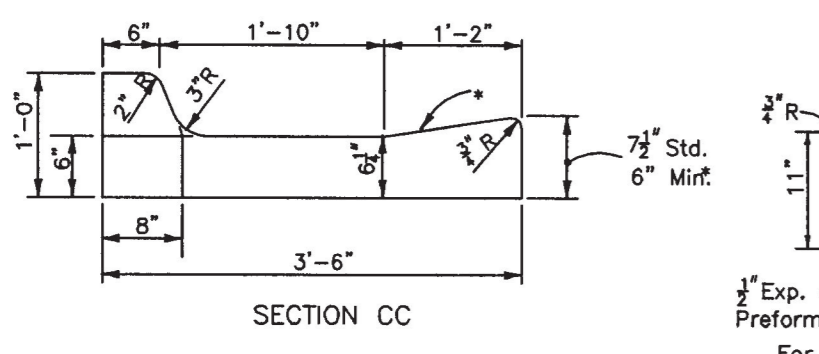
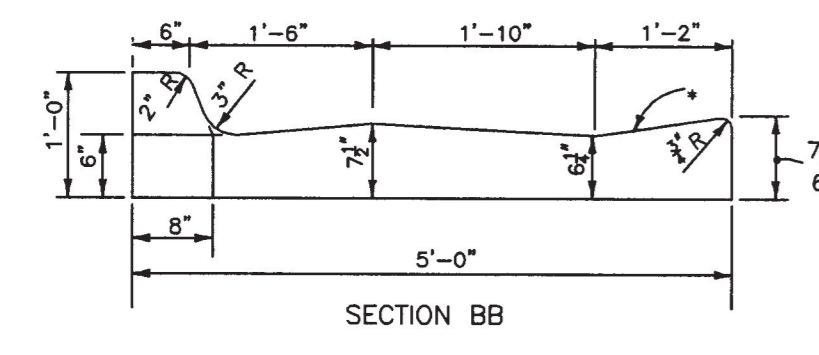
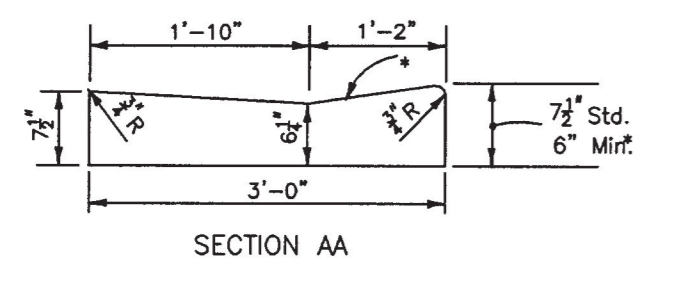
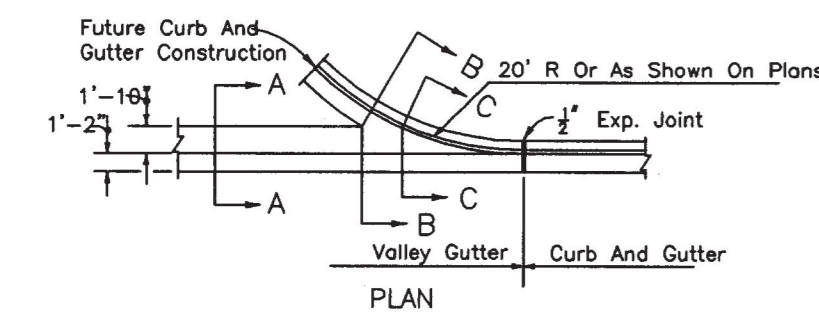
BROOKSIDE PUD  
 ST. LUCIE COUNTY, FLORIDA  
 PAVING & DRAINAGE DETAILS



ENGINEER OF RECORD:  
 HL HOOPER, PE  
 2336 S EAST OCEAN BLVD #337  
 STUART, FL 34996  
 772-219-1769 hlhpe@bellsouth.net

H. L. Hoover, PE  
 FL Reg. No: 52666

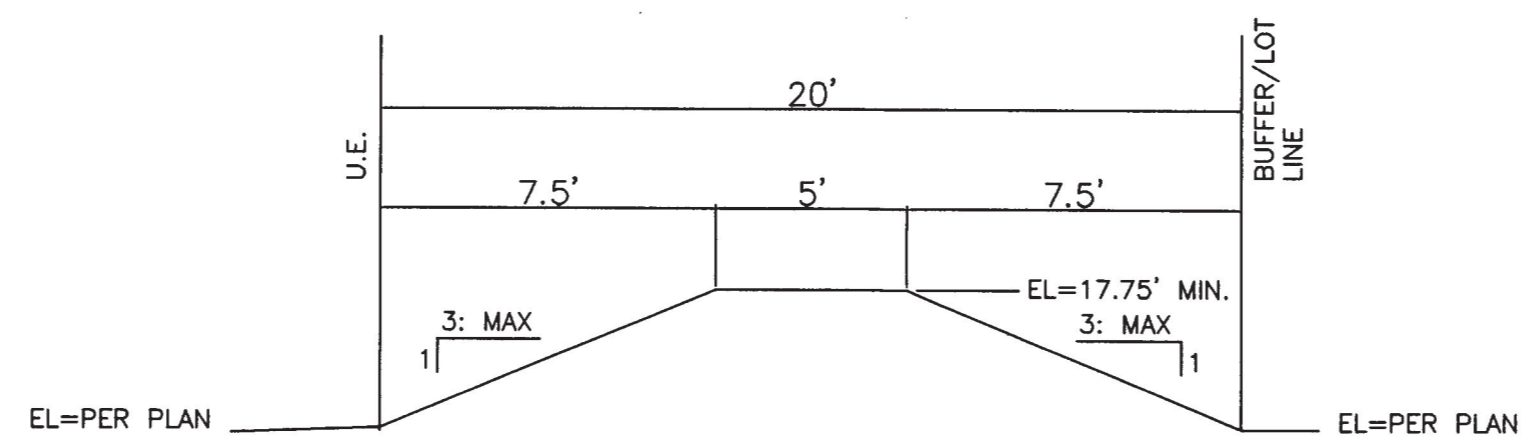
PROJECT No: 0404  
 SHEET  
 C4a  
 26 OF 32



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, see diagram right.

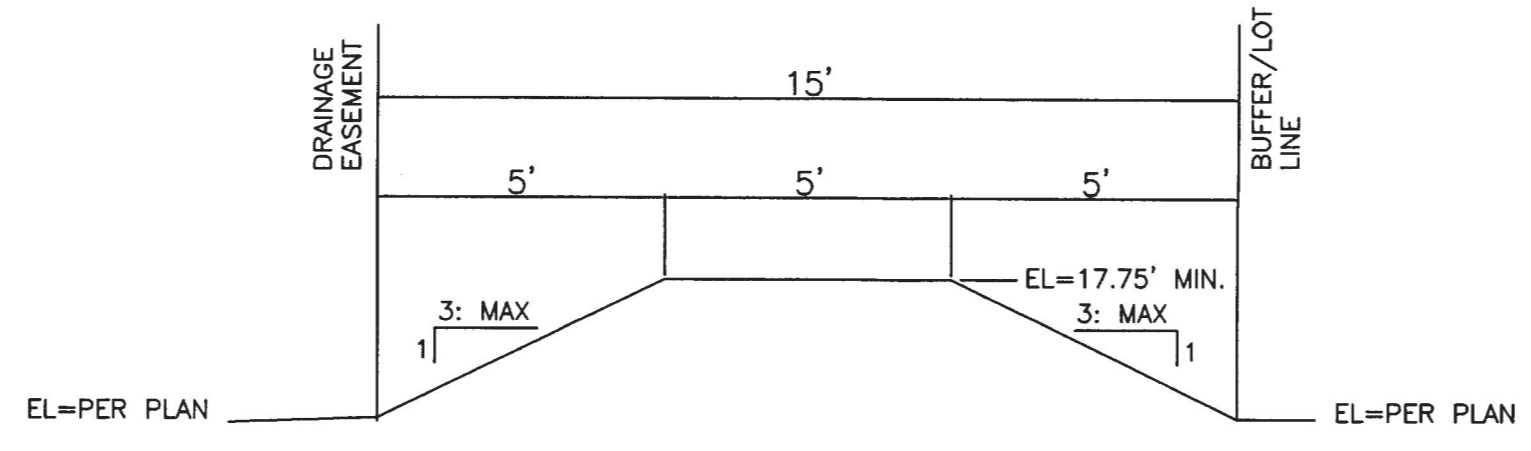
NOTE: CONCRETE CURB (TO BE 3000 PSI MIN.)

NOTES:  
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS



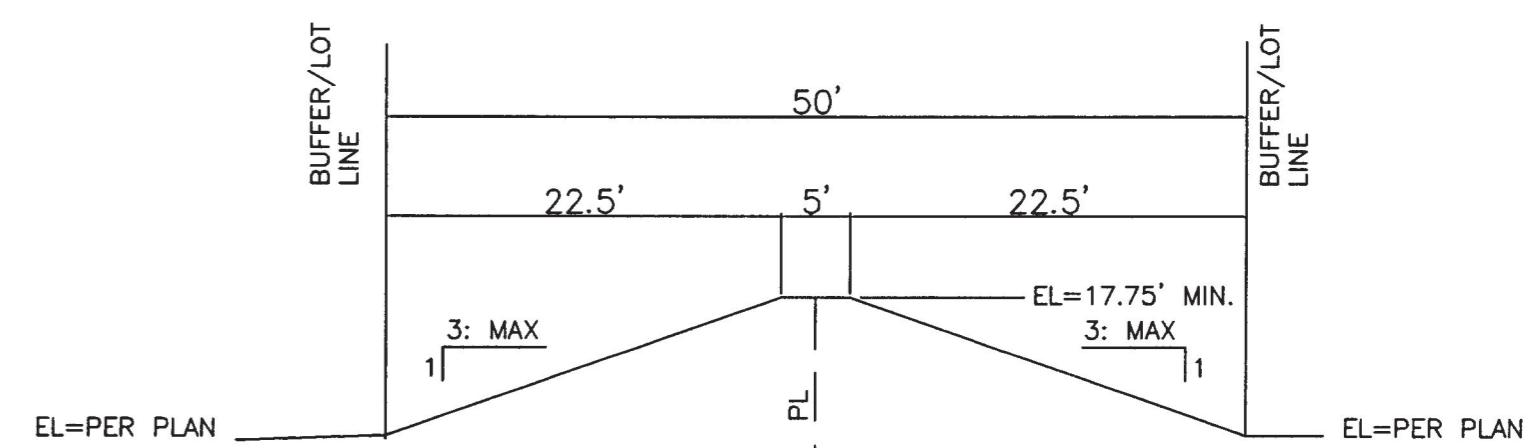
BERM SECTION: PETERSON RD

NOTES:  
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS



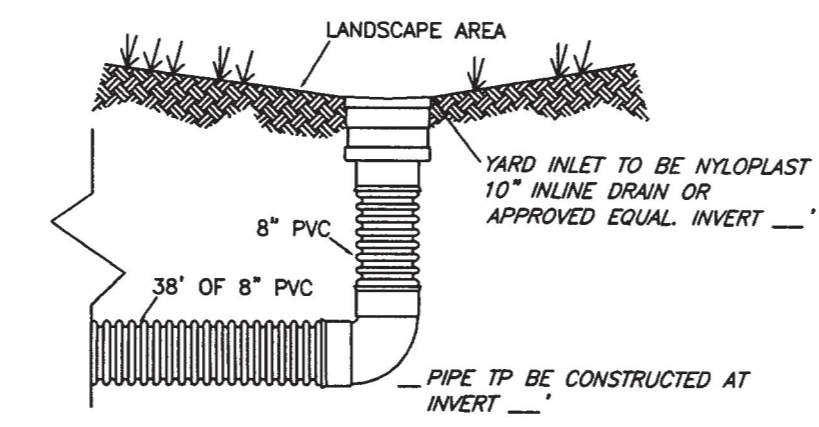
BERM SECTION: PL W/ CELEBRATION POINT

NOTES:  
1. SEE LANDSCAPE PLANS TO COORDINATE ELEVATIONS

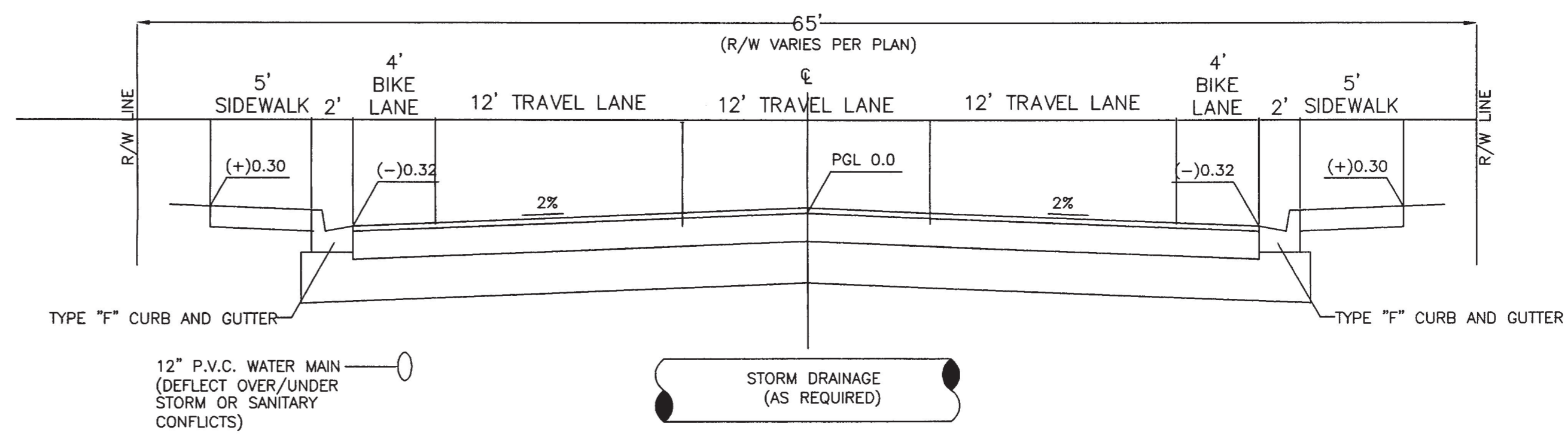


BERM SECTION: SOUTH PL

BERM SECTION: EAST PL

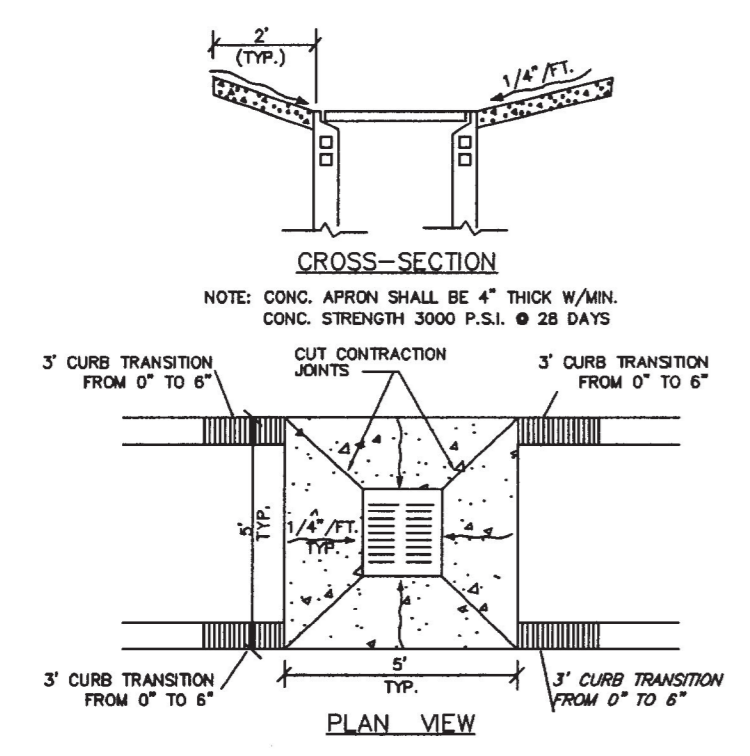


NOTES:  
1. WATERTIGHT ADAPTORS TO BE USED ON ALL JOINT CONNECTIONS.  
2. CONSTRUCTION OF 8" PIPE TO BE EITHER SDR-35 SEWER, A-2000 CORRUGATED PVC, ULTRA-RIB PVC OR CORRUGATED POLY PIPE  
3. GRADE LANDSCAPE AREA TOWARDS INLINE DRAIN.  
4. YARD INLET DRAIN TO BE CONSTRUCTED PER NYLOPLAST



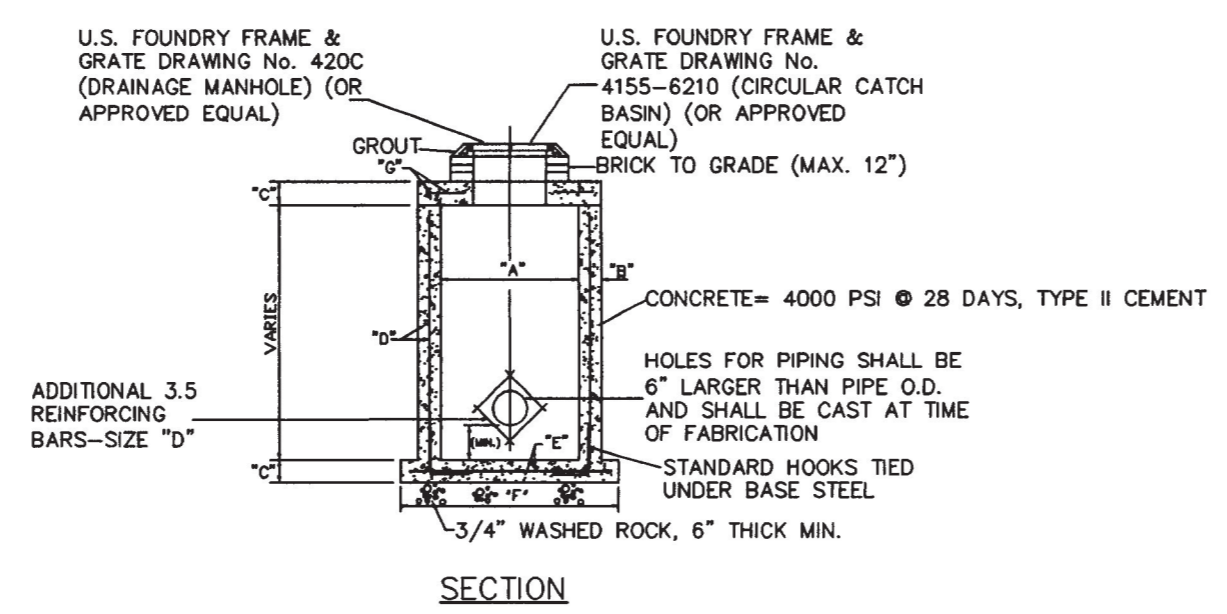
NOTES:  
1. 1-1/4" F.D.O.T. SP-12.5 SUPERPAVE ASPHALT CONCRETE (1ST LIFT) AND 3/4" F.D.O.T. SP-9.5 SUPERPAVE ASPHALT CONCRETE (2ND LIFT).  
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).  
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180

CURB TYPES



BASIN APRON

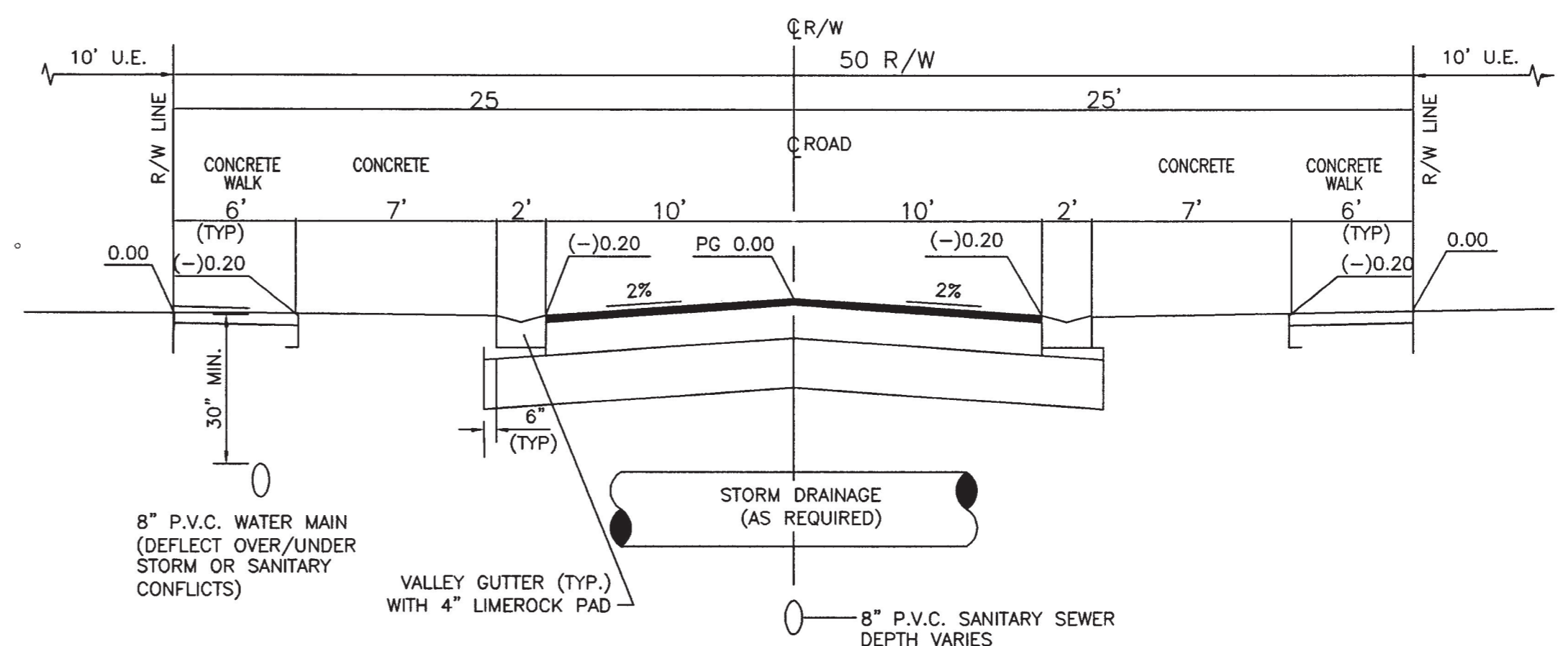
YARD INLET



"A"	"B"	"C"	"D"	"E" (GRADE 40 OR EQ.)	"F"	"G" (GRADE 40 OR EQ.)
3'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	4'-6" DIA	#4 @ 6" C.C.E.W.
3'-6"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	5'-0" DIA	#4 @ 6" C.C.E.W.
4'-0"	6"	8"	ASTM C-478	#4 @ 12" C.C.E.W.	6'-0" DIA	#4 @ 6" C.C.E.W.
5'-0"	8"	8"	ASTM C-478	#5 @ 12" C.C.E.W.	7'-4" DIA	#5 @ 8" C.C.E.W.
6'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	8'-4" DIA	#5 @ 6" C.C.E.W.
7'-0"	8"	8"	ASTM C-478	#5 @ 6" C.C.E.W.	9'-4" DIA	#5 @ 6" C.C.E.W.
8'-0"	10"	10"	ASTM C-478	#5 @ 6" C.C.E.W.	10'-8" DIA	#5 @ 6" C.C.E.W.
10'-0"	12"	12"	ASTM C-478	#5 @ 6" C.C.E.W.	12'-0" SQ	#5 @ 6" C.C.E.W.

DRAINAGE MANHOLE

R/W (PETERSON ROAD) TYPICAL SECTION FOR 60'



NOTES:  
1. 1-1/4" TYPE SP-12.5 AND 3/4" TYPE SP-9.5 ASPHALTIC CONCRETE (2 LIFTS)  
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS), COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180, (LBR=100).  
3. 12" STABILIZED SUBGRADE (LBR=40) COMPACTED TO 98% OF MAXIMUM DENSITY PER T-180.

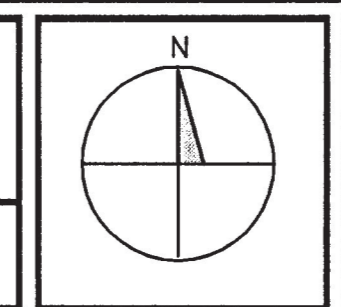
INTERNAL ROAD SECTION

DATE	BY	REVISIONS
1/22/07	HH	DRC
1/29/07	HH	SFWMD/NSLRWCD

Date: 12/20/05  
Scale: 1:20  
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DEVELOPER:  
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c/o LEeward REALTY, 8450 S US HIGHWAY No.1  
PORT ST. LUCIE, FL 34952  
(954) 815-5051 FAX: (772) 344-6574

BROOKSIDE PUD  
ST. LUCIE COUNTY, FLORIDA  
PAVING & DRAINAGE DETAILS



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772-219-1769 hlhpe@bellsouth.net

Holope L Hooper, PE  
FL Reg. No: 52666

PROJECT No: 0404  
SHEET  
C4b  
27 OF 32



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x

[jbiggs@fpu.com](mailto:jbiggs@fpu.com)

July 22, 2025

Mark Landsman, PE  
Haley Ward  
10250 SW Village Parkway, Ste 201  
Port St Lucie, FL 34987

SUBJECT: 5125 Peterson Rd  
PCN: 2418-212-0001-000-7

Dear Mr. Landsman,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced parcel. Reuse water is not available at this location. Capacity is currently available at FPUA's Water Treatment Plant and Water Reclamation Facility.

Availability would be contingent upon the completion of construction of the required infrastructure, payment of the applicable fees and charges. Please visit our website at [www.fpu.com](http://www.fpu.com) to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

Sincerely,

John Biggs P.E.  
Principal Engineer

Ec.: file



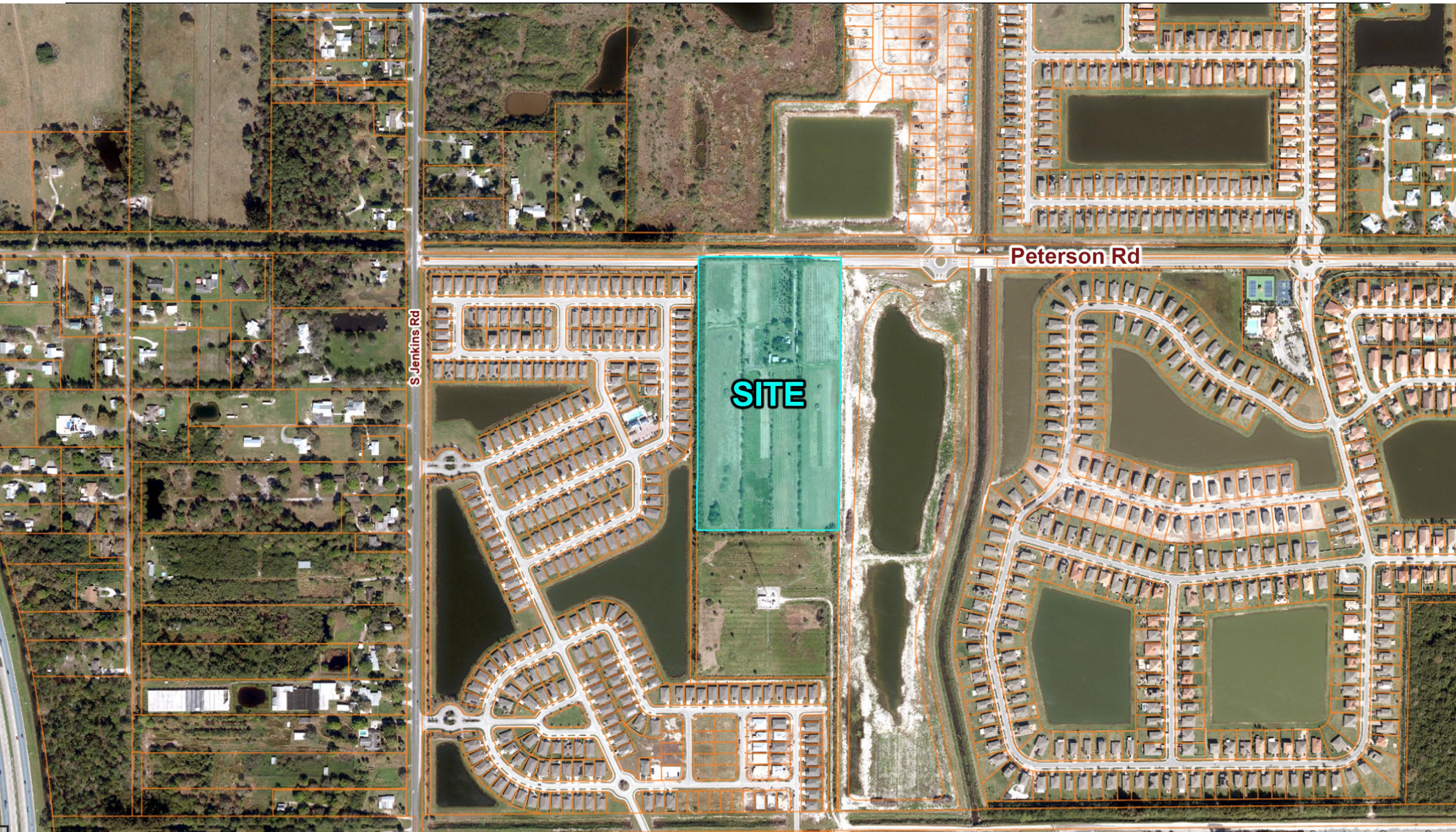
Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 \* [www.fpu.com](http://www.fpu.com)



LEGAL DESCRIPTION: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD. CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.

# LOCATION MAP





September 01, 2025

Kev Freeman  
Planning Director  
City of Fort Pierce  
Planning Department  
100 North U.S. 1  
Fort Pierce, FL 34950

**RE: Peterson Road Planned Development – Master PD - Narrative**

Dear Kev:

On behalf of the owner, Edible Commodities LLC, we are pleased to submit this application to rezone a 19.362-acre property located at 5125 Peterson Road from Residential Single-Family (E-3) to Planned Development (PD). The subject property is designated as Medium Density Residential (RM) on the City of Fort Pierce Future Land Use Map, and the proposed residential development is fully consistent with this designation.

The purpose of this rezoning is to facilitate the development of a high-quality, master-planned residential community. The Planned Development zoning district is essential to achieving a cohesive and thoughtfully designed neighborhood that provides significant public benefits, which would not be possible under the rigid standards of the conventional E-3 zoning district. This narrative provides a detailed project overview and justification for the requested rezoning.

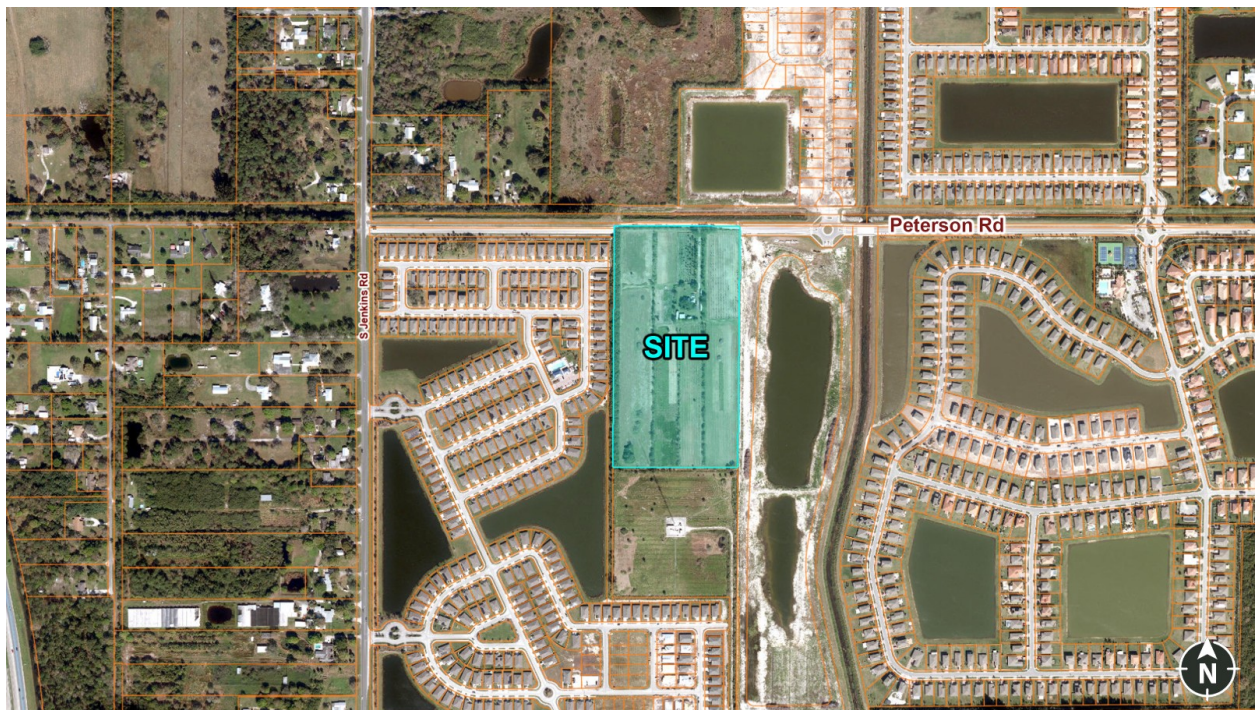


Image 1 - Location

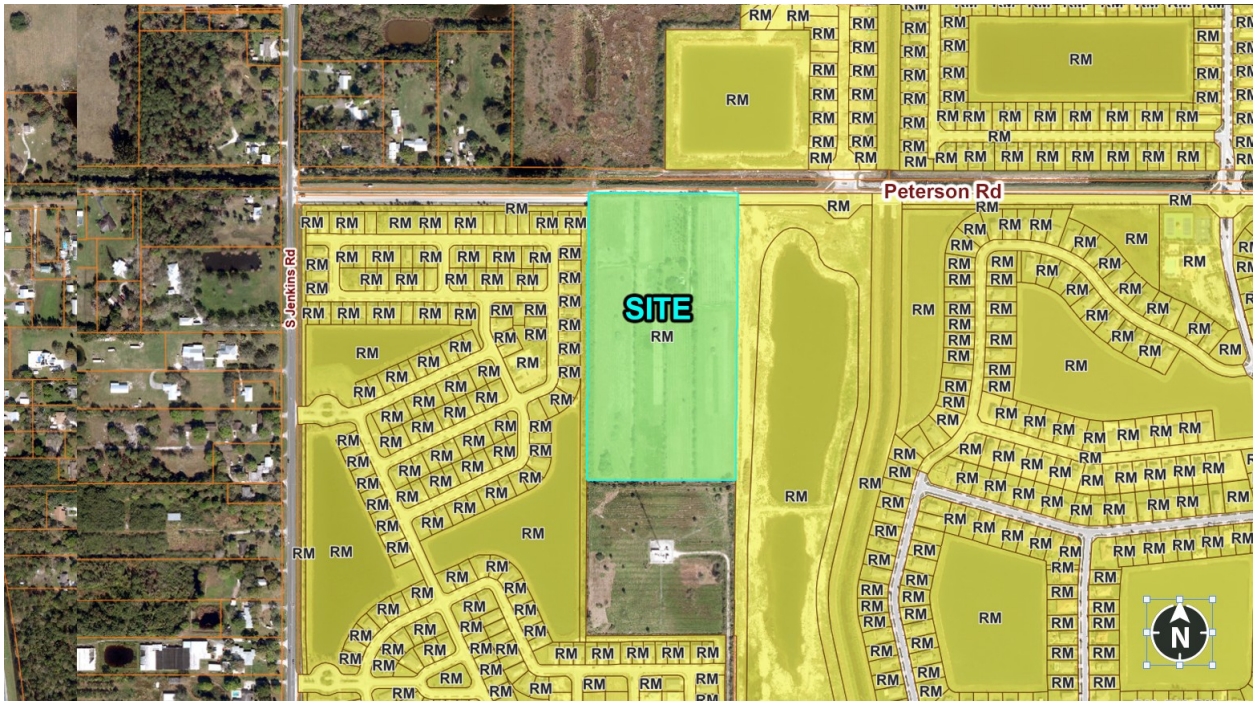


Image 2 – Existing Future Land Use Map



Image 3 – Existing Zoning Map

## **Project Vision and Description**

The Peterson Road PD Development is envisioned as a premier, gated single-family home community that will serve as an asset to the City of Fort Pierce. The development plan proposes a modern residential neighborhood with an 1.00-acre amenity complex, which will serve as the heart of the community. Although not shown on the preliminary plan, this recreational hub is planned to include a clubhouse, a resort-style pool, and a dedicated dog park for residents to enjoy.

The Planned Development framework will allow for a unified architectural theme and integrated landscaping throughout the community, creating a strong sense of place and ensuring long-term value. The key to achieving this vision lies in the ability to utilize flexible site design standards, particularly regarding lot setbacks. This flexibility will enable the creation of a more varied, walkable, and aesthetically pleasing streetscape while allowing for the efficient placement of infrastructure and the preservation of open space.

## **Justification for Planned Development (PD) Zoning**

The request to rezone to Planned Development is based on the desire to deliver a superior residential project that aligns with modern community planning principles. While the existing E-3 zoning permits single-family development, its standards limit the ability to create an integrated and thoughtfully designed community.

### **The primary advantages of the PD zoning for this project include:**

**Design Flexibility:** The ability to establish custom setbacks allows for more innovative site planning. It enables homes to be better oriented on their lots, creates more usable yard space, and facilitates a more engaging street-level experience, moving away from the monotonous pattern often resulting from standard zoning.

**Coordinated Master Plan:** The PD process ensures the entire 18.637-acre development area is planned as a single, cohesive unit. This guarantees that amenities, open space, landscaping, and internal circulation are designed to work together harmoniously, creating a finished project of superior quality.

**Fulfillment of Public Benefits:** The design flexibility inherent in the PD is directly linked to the project's ability to provide tangible public benefits. The dedication of right-of-way and the inclusion of key safety features are made possible through this comprehensive planning approach.

## **Public Benefits and Comprehensive Plan Consistency**

The proposed development is not only consistent with the Medium Density Residential (RM) land use designation but also actively advances the City's goals for infrastructure improvement, public safety, and quality community growth. The project offers the following substantial public benefits:

**Critical Infrastructure Dedication:** The project's most significant public contribution is the dedication of a 0.725-acre, 47-foot-wide strip of right-of-way along the property's frontage for the future construction of Peterson Road. Currently, this segment of Peterson Road is undeveloped with a narrow 15' wide right-of-way..

This dedication provides the necessary land for the City to complete a critical transportation link. The future roadway will establish a new connection that will significantly improve traffic circulation in the area, directly alleviating congestion on Orange Avenue by providing an essential alternative route for residents of the proposed community, the adjacent Bent Creek development, and the public at large.

**Enhanced Child and Pedestrian Safety:**

Although not shown on the preliminary site plan, a designated, off-street school bus stop is planned within the community's boundaries. This thoughtful design element ensures that children have a secure place to wait for school transportation, away from the potential hazards of congregating along a future collector road. This feature represents a proactive approach to child safety for future residents.

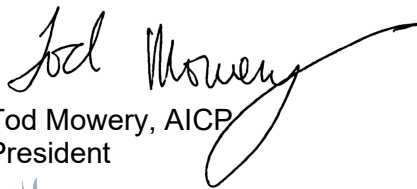
**High-Quality, Orderly Development:**

The PD framework facilitates a well-planned, high-quality residential project that will enhance the local housing stock and contribute positively to the City's tax base. By ensuring architectural and landscaping consistency, the project will maintain high standards and create a desirable living environment, contributing to the overall character of the neighborhood.

**Conclusion**

The Peterson Road PD Development represents a unique opportunity to create a premier residential community while delivering significant and lasting benefits to the public. The requested rezoning to Planned Development is the essential tool that allows for the flexibility and creative planning needed to execute this vision. In exchange for this flexibility, the project provides a critical right-of-way dedication that will improve the city's transportation network for years to come.

We are confident that this project aligns with the goals and objectives of the City of Fort Pierce Comprehensive Plan and respectfully request your support for this rezoning application.



Tod Mowery, AICP  
President



100 S. 2nd Street  
Fort Pierce, FL 34950

772.742.1555 (w)  
561.262.6304 (c)  
[todm@redtaildg.com](mailto:todm@redtaildg.com)

Instrument Prepared By:

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SUNRISE 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 EDIBLE COMMODITIES, 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 \_\_\_\_\_ consisting of 19.39 acres with 163 townhome dwelling units (“DUs”); and

WHEREAS, as part of the development, Applicant is proposing significant contributions to the roadway network to mitigate the PD’s impacts to further satisfy Fort Pierce transportation concurrency requirements; and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between Applicant and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and the development, and to encourage enlightened and imaginative approaches to community planning.

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

1. TRAFFIC CONTRIBUTION IMPROVEMENTS

1. Applicant agrees that traffic contribution improvements (the “Improvements”) will be undertaken and carried out in accordance with the following:
  2. The timetable for development, which is attached as **Exhibit 2**.
  3. The conditions and requirements agreed to by the City and Applicant as set forth in the Special Conditions, attached and incorporated as **Exhibit 3**.
  4. Permits and authorizations granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such approval.

2. VESTED RIGHTS

Applicant shall have the right to construct the proposed Improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plans, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders. Applicant, its successors, assigns, shall have no vested rights in any expired development orders for this development. The City shall be held harmless from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

3. DESTRUCTION

In the event that all or a portion of the proposed Improvements should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right

to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

4. CHANGES OR AMENDMENTS

There shall at all times be strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances.

1. Notwithstanding Paragraph 4, Applicant, its successors in interest and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

5. BREACH OF AGREEMENT

1. Development of \_\_\_\_\_ and the proposed Improvements shall at all times be in compliance with this Agreement and any approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of the City processing of all applications for development on the subject property and any associated phases, or termination of the development order.
2. Any person, including the Board of City Commissioners, hereinafter sometimes referred to as Board, or any member of the City Commission, may file a complaint with the City Manager alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or

omission, or a material omission that should have been disclosed regarding information required in a development application has occurred.

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

6. JURISDICTION

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

7. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

8. NOTICE

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

APPLICANT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

34950

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

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

9. ENTIRE AGREEMENT

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

10. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term

and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

**SIGNATURES TO FOLLOW ON NEXT PAGE**

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

**EDIBLE COMMODITIES, LLC,  
A Florida limited liability company**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of EDIBLE COMMODITIES, LLC, a Florida limited liability company, who [ ] is personally known to me [ ] has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:

**CITY OF FT. PIERCE**

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

\_\_\_\_\_  
City Mayor

By: \_\_\_\_\_  
Print

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

\_\_\_\_\_



**EXHIBIT 1**

[LEGAL DESCRIPTION OF THE OVERALL TRACT]

The West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 18, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, excepting from the above description of the North 46 feet thereof, also less and excepting Peterson Road.

Parcel ID Number: 2418-212-0001-000-7

## EXHIBIT 2

[TIMETABLE FOR PLANNED DEVELOPMENT AND TRAFFIC IMPROVEMENTS]

### PHASE SCHEDULE

THE TIMETABLE SHOULD BE WORKED OUT WHEN WE KNOW IF ANY IMPROVEMENTS MUST BE MADE TO THE CITY'S CAPITAL FACILITIES AND SHOULD AFFORD SUFFICIENT TIME TO COMPLETE THE PROJECT TAKING INTO ACCOUNT MARKET AND ECONOMIC UNCERTAINTIES, PERMITTING DELAYS, AND CONSTRUCTION DELAYS.

ARE YOU LOOKING AT ONE PHASE OR SEVERAL PHASES?

### **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 Habitat Assessment shall be carried out on site.
7. A detailed stormwater and drainage plan and statement shall be submitted at the time of a Final PD site plan application.
8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.
10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
11. A Final PD site plan submittal shall contain all documents, plans and analysis as required per section 215-213 125.212(d) of the City's Code of Ordinances.
12. A final Plat will be required prior to approval of a Final PD.
13. The following Documents form part of the \_\_\_\_\_ Master Planned Development.

PD SITE PLAN	
BOUNDARY SURVEY	
TOPOGRAPHIC SURVEY	
LANDSCAPE PLAN	
MASTER STORMWATER REPORT	
TRAFFIC IMPACT ANALYSIS	
ENVIRONMENTAL ASSESSMENT	

## CITY OF FT. PIERCE LDR

### Sec. 125-212. Planned Development Zone (PD).

(a) *Purpose.* The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

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

*Architectural drawing* means building elevations depicting color, height and architectural elements drawn and submitted by a licensed architect demonstrating the design concept of the project.

*Boundary survey* means a boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.

*Compatibility* means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

*Construction plans* means land clearing and erosion control plans, the original signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business.

*Environmental assessment* means a full assessment of native upland habitats, delineated wetlands, and listed species on property, the assessment shall include existing permits and note permits required.

*Final PD (FPD)* means approval of a final PD shall authorize the applicant to submit lot site plans or building permit applications in accordance with the terms and conditions of the approval. Permission to initiate construction of site improvements shall not be granted or building permits issued until all required documents are executed and all applicable conditions of approval satisfied.

*Final stormwater report* means a report prepared by a licensed Florida professional engineer, the report originally signed and sealed, will calculate the pre-development and post-development stormwater runoff discharge rate and provide calculations on how the water quality is to be treated (i.e. swales, exfiltration trenches, dry retention, wet detention, bioswales, etc.).

*Floor plans* means a separate plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). Include square footage of each typical residential unit.

*Landscape plans* means plans prepared by a licensed landscape architect, the plans shall detail the size, species and locations of existing and proposed trees, shrubs and groundcovers, proposed tree mitigation, and tree replacement schedule, if required.

*Legal description* means the full legal description including parcel control number(s) and total acreage.

*Lighting plans* means a plan with photometric, light pole and fixture details to show compliance with the city's lighting requirements.

*Master PD (MPD)* means a preliminary planned development approval document. Approval of a master PD shall authorize the applicant to submit the associated final PD in accordance with the terms and conditions of the master PD, including the timetable of development and phasing. Issuance of a development order for a master PD shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development.

*Master stormwater report* means a report prepared by a licensed Florida professional engineer, the report originally signed and sealed, will discuss high-level calculations of the pre-development and post-development stormwater runoff discharge rate and provide a discussion on how the water quality is conceptually proposed to be treated (i.e. swales, exfiltration trenches, dry retention, wet detention, bioswales, etc.).

*PD site plan* means the proposed master PD site plan or final PD site plan including consistent data tables and detail sheets. The site plan should identify unit numbers and types, use areas, and access points. The master PD site plan is not required to identify individual lots until submittal of a final PD site plan, and shall detail at minimum, open space coverage, general areas of wetlands, preserve areas, general uses proposed, maximum commercial floorspace and range of residential density.

*PD phasing plan* means a clear depiction of the area and timing of distinct phases with descriptions of included infrastructure, landscaping, stormwater, and preservation areas to be included within each phase and confirmation that all elements will be functional.

*PD zoning agreement* means is an agreement between the city and the applicant that includes the methods and mechanisms of development of the PD.

*Preserve area management plan* means a plan required if the environmental assessment identifies wetlands or native habitats that are required to be preserved on site. The preserve area management plan shall describe how the wetlands and native habitats are to be monitored and maintained.

*Project narrative* means a summary including the history of the property and project, description, and justification of type of development being proposed, the location and size of the subject property, current zoning and future land use, request for zoning and future land use, preserve and landscape areas, square footage nonresidential), number of residential units, and proposed density. If the application is for an amendment, the project narrative outlines the changes being requested.

*Proposed water sources* means proposed utilities and the available capacity, and irrigation water sources including any proposed use of wells.

*Recorded deed* means a copy of the recorded deed(s) for the subject property.

*Site location map* means a map that shall, using a clear site boundary, include all adjacent and internal roadways, surrounding properties, existing and proposed zoning, and future land use designations.

*Statement of PD benefits* means a statement, which shall be included within the project narrative, of proposed public benefits, to include a comparative analysis of developer benefits gained by the PD designation.

*Stormwater operation and maintenance* means a narrative of how the proposed stormwater system will be maintained and operated.

*Timetable for development* means a good faith breakdown of the stages of development of a PD which identifies the, order, start date, and completion date of each phase and the date of final buildout.

*Traffic impact analysis* means an analysis or statement originally signed and sealed by a licensed Florida professional engineer. Development projects shall be categorized as either exempt, de minimis, or with significant impacts.

*Tree mitigation plan* means a narrative and/or plan setting out the replanting scheme, types and species of trees and maintenance of the replanted trees and tree mitigation calculation if required.

*Tree survey* means a boundary/topographic survey that identifies any hardwood native tree having a diameter of 14 inches DBH or greater and any palms which have a minimum clear trunk of ten feet, tree species, DBH, horizontal location, tree identifier (number).

*Topographic survey* means a survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be originally signed and sealed by a licensed Florida professional surveyor and mapper.

*Utilities and wastewater service* means confirmation of water and wastewater service.

- (c) *General standards for approval.* The planned development (PD) district is designed to allow an applicant to submit a proposal for consideration for any use or any mixture of uses on property not less than five acres in area or on property located within the Fort Pierce Redevelopment Area (FPRA). The approval of planned development rezoning rests with the city commission. However, no rezoning or PD may be approved unless the following standards are met:
- (1) *Comprehensive plan consistency.* The proposed development shall be shown to be consistent with the goals, objectives, and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.
  - (2) *Density.* In no event shall the density granted exceed the maximum gross density of the underlying future land use and, if utilized, the allowable density bonuses permitted within the comprehensive plan.
  - (3) *Perimeter setbacks.* Setbacks at the perimeter of the development shall be determined by the city commission, consistent, compatible, and in character with adjoining properties and existing or approved development. The city commission will determine perimeter setbacks based upon the following factors:
    - a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property.
    - b. The minimum PD perimeter setback required by this section cannot be achieved due to exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.
    - c. A PD perimeter setback shall provide a suitable landscape strip, except where driveways and pedestrian access points are located, or if a building elevation of a project is located directly on a street sidewalk, and meet these requirements:
      1. The strip shall be no less than ten feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a six feet or higher, continuous, unbroken, solid, visual screen within one year after installation, except in clear vision areas required by city code. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.
      2. A wall, berm with planting, or other durable, non-wood privacy fence may be included as part of the required six feet high landscape strip but shall not replace it.
    - d. A reduced PD perimeter setback for buildings located on, and accessed directly from, a street sidewalk shall provide pedestrian amenities such as, and not limited to, bike racks, benches, shade structures, canopies, and arcades.
  - (4) *Open space.* In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions, or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner, conservation areas or other areas intended for public purposes other than street or road rights-of-way.

- (5) *Applicability to other code of ordinances not in conflict herein.* All building code, housing code, and other land use regulations of the city not directly in conflict herewith are applicable to the PD district.
- (6) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.
- (7) *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.
- (8) *Other standards.* All planned developments will comply with regulations affecting signs referred to in section 125-310 and applicable portions of the city's regulations governing subdivisions except that in case of conflict.
- (9) *Additional requirements.* The city commission may also establish additional requirements which it considers necessary to ensure that a planned development conforms to the intent of this section.
- (10) *Variances are not necessary.* The specific development standards of the PD district are contained in the approved development documents for each planned development. All matters which might otherwise be the subject of variance review by the board of adjustment shall be itemized and considered at time of PD approval.
- (d) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted according to the stage of PD rezoning.
- (1) *Table (c)(1) Required planned development plans and documents.*

REQUIRED PD ZONING APPLICATION	MASTER PD	FINAL PD
PLANS AND DOCUMENTS	(MPD)	(FPD)
PREVIOUSLY APPROVED SITE PLAN(S)	X	X
PD SITE PLAN(S)	X	X
PD PHASING PLAN	(X)	X
ARCHITECTURAL DRAWINGS		X
FLOOR PLANS		X
LIGHTING PLANS		X
BOUNDARY SURVEY	X	X
TOPOGRAPHIC SURVEY	X	X
CONSTRUCTION PLANS		X
LANDSCAPE PLANS		X
TREE SURVEY		X
TREE MITIGATION PLAN		X
PROJECT NARRATIVE	X	X
RECORDED DEED	X	X
LEGAL DESCRIPTION	X	X
STATEMENT OF PD BENEFITS	(X)	X
SITE LOCATION MAP	X	X
FINAL STORMWATER REPORT		X
MASTER STORMWATER REPORT	X	
STORMWATER MAINTENANCE		X
TRAFFIC IMPACT ANALYSIS	X	X
ENVIRONMENTAL ASSESSMENT	X	X
PRESERVE AREA MANAGEMENT PLAN		O
UTILITIES WATER AND WASTEWATER SERVICE	X	X

PD ZONING DEVELOPMENT AGREEMENT	(X)	X
FINAL PLAT		O

X=Required, (X)= Draft, O=If required

(2) *Planned development review procedures.*

- a. A PD zoning application may be reviewed sequentially in two stages; a master PD (MPD) followed with a final PD (FDP). However, the applicant has the option to move directly to an FPD. The MPD is primarily conceptual in design. The FPD includes a fully designed site plan and associated documents including detailed analysis and calculation.
  - b. A PD zoning application shall include appropriate plans and information as specified in table (c)1 of this section to meet sufficiency in accordance with the applicable stage of the PD zoning application.
  - c. The planning department shall review the PD zoning application for sufficiency. Should the application be found to be sufficient it will be forwarded to the technical review committee (TRC). The recommendation of the TRC shall be forwarded to the planning board for review and recommendation to the city commission. Should the application be found to be insufficient, the applicant shall have 90 days from receipt of written notification of insufficiency to provide all the necessary information to remedy the insufficient application. The application shall be deemed withdrawn and denied unless the applicant responds, within the allotted timeframe, in one of the following ways:
    - 1. The applicant provides all the information necessary to remedy an insufficient application; or
    - 2. The applicant may provide documentation to establish that the applicant is continuing in good faith to remedy the insufficiencies; or
    - 3. The applicant requests in writing that the application be processed in its present form. In this case the applicant acknowledges that the application has been determined by the Director to be insufficient, the applicant waives the right to supplement the application with additional information, and the applicant agrees to allow a decision on the application based on the information submitted. The application shall then be processed in its present form.
  - d. A final plat may be reviewed concurrently with an FPD.
  - e. The city commission shall hold a public hearing in accordance with section 125-37 in order to assess the MPD or FPD. The city commission shall approve, approve with conditions, or disapprove the MPD or FPD.
- (e) *Modification of an approved PD.* Changes to an approved PD are either major modifications or minor modifications. A major modification shall require the approval of the technical review committee, planning board, and the city commission, while a minor modification shall be processed administratively by review of the technical review committee and thereafter by the planning director (or designee).
- (1) *Major PD modification:* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD are to be viewed as a major modification. The applicant shall follow the same procedure as a new PD zoning application request. Applications for a major modification of an approved PD will require at time of submittal a narrative description of the modification and reasons such a change is necessary, and additional information as required by the planning director (or designee) to adequately review the proposed modification. The following alterations shall be considered a major modification:
- a. An increase in intensity of use of greater than five percent of usable floor area, in the number of dwelling units, of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the future land use element of the comprehensive plan.
  - b. A change of ten percent or more in the number of approved car parking spaces.
  - c. An increase in occupiable building height of more than one story or 12 feet.

- d. Any reduction in the amount of approved open space by five percent or more, or a substantial change in the location or characteristics of open space uses.
  - e. Substantial changes in the approved location or type of pedestrian or vehicular access or circulation.
  - f. Any change which would increase traffic generation by more than ten percent.
  - g. Any deviation exceeding 12 inches from the setbacks, area, or dimensional standards approved as part of the PD site plan.
  - h. A change to the buffering material that negatively impacts the surrounding neighborhood.
  - i. Any substantial change in the design and/or location of the stormwater facility.
  - j. Any addition or reduction to the area of a PD.
  - k. Any change in a condition specifically required by the city commissioners as part of the planned development approval.
- (2) *Minor PD modification.* Any modification to an approved PD which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD are considered minor modifications. Applications for a modification shall include a revised PD site plan indicating the impacts of the proposed change and a narrative description of the modification and the reasons why such a change is necessary. Upon determination that the proposed modification is a minor modification, the planning director (or designee) shall render a decision to the applicant within 30 working days after submission of a completed modification application.
- (3) *Amendments to a PD prior to full buildout.* Prior to the build-out of 50 percent of the land in a FPD, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the planned development. After 50 percent or more of the land in the planned development has been built-out, the property owner may initiate any amendments to undeveloped portions of the planned development; however, amendments to developed portions of the planned development may only be initiated by:
- a. The property owner, for an amendment to the planned development which is not applicable to all developed portions of the planned development;
  - b. Petition by the owners of more than 50 percent of the developed property in the PD district for an amendment to the planned development applicable to all of the developed portions of the planned development; or
  - c. City commission, where necessary to preserve the health, safety, and welfare of the property owners in the planned development.
- (4) *Expiration of an approved PD.* Approved MPD and FPD are subject to the following development timelines unless the MPD or FPD conditions of approval state otherwise:
- a. An approved MPD shall expire two calendar years after approval by the city commission unless a longer period is agreed at time of MPD approval. The property owner may request an extension of the timeline through the same process as a major amendment to a PD. The request for the extension shall be submitted no later than 30 days prior to the date of expiration and shall be accompanied with appropriate reasoning for the request.
  - b. An approved FPD or approved phase of the FPD which has failed to secure a building permit for a vertical improvement in accordance with the phasing timetable for development, agreed at FPD approval, shall be considered expired. Prior to expiration, the property owner may request an extension of the timeline(s) through the same process as a major PD amendment. The request for the extension shall be submitted no later than 30 days prior to the date of expiration and shall be accompanied with appropriate reasoning for the request.

- (5) *Expiration of FPD phasing.* An expired FPD which has completed one or more of the phases as approved in the FPD will retain the PD zoning. However, the phases which have not secured a building permit for a vertical improvement within the timetable for development agreed at FPD approval shall not receive any building permits until a major amendment to the FPD is approved through the major FPD amendment process.
  - (6) *Expiration of a PD.* Upon expiration of an MPD or expiration of an FPD which has not secured a building permit for vertical improvement for any part of the approved FPD the property owner will be required to process a new zoning application either for a major amendment to the existing PD zoning, or another zoning classification before any building permits or other approvals will be processed for the land subject to the expired MPD or expired FPD.
  - (7) *Status of previously approved PD (Planned Development zone) plans or PUR (Planned Unit Redevelopment zone) plans.* Any active or completed planned development project approved prior to the adoption of this section shall continue to be governed by the approved PD site plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of this section.
- (f) *Requirements of a planned development (PD) zoning agreement.*
- (1) A planned development zoning agreement may include, but is not limited to, the following:
    - a. A legal description of the land subject to the agreement;
    - b. The names of the legal and equitable owners;
    - c. The duration of the agreement;
    - d. A development timeline;
    - e. Phasing requirements;
    - f. The development uses permitted on the land, including population densities, building intensities, and height;
    - g. A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;
    - h. A description of any reservation or dedication of land for public purposes;
    - i. A description of all local development permits approved or needed to be approved for the development of the land;
    - j. A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;
    - k. A list of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and
    - l. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.
  - (2) A planned development zoning agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.

(Code 1983, § 22-40; Ord. No. 15-004, §§ 1, 2, 3-2-2015; Ord. No. 15-006, § 1, 6-15-2015; Ord. No. 24-015, § 1, 6-17-2024)



September 01, 2025

**Peterson Road Planned Development – Master PD – Phasing**

The project will be build in one phase.

Tod Mowery, AICP  
President



100 S. 2nd Street  
Fort Pierce, FL 34950

772.742.1555 (w)

561.262.6304 (c)

[todm@redtaildg.com](mailto:todm@redtaildg.com)



September 01, 2025

**Peterson Road Planned Development – Master PD – Previously approved site plan**

There is no previously approved site plan.

Tod Mowery, AICP  
President



100 S. 2nd Street  
Fort Pierce, FL 34950

772.742.1555 (w)

561.262.6304 (c)

[todm@redtaildg.com](mailto:todm@redtaildg.com)

## Statement of Planned Development Benefits

**Project Name:** Peterson Road Planned Development

**Location:** 3901 Peterson Rd.

**Parcel ID:** 2417-221-0002-000-9

September 2025



This statement outlines the substantial public and private benefits associated with the proposed rezoning of the subject property to Planned Development (PD). The PD zoning district is requested to allow for the creation of a cohesive, high-quality residential community through flexible site design standards, specifically regarding lot setbacks. This approach facilitates a superior development plan that provides tangible advantages to the City of Fort Pierce and its residents, which would not be achievable under conventional zoning.

### Public Benefits

The proposed development offers significant and direct benefits to the public that align with the City's goals for orderly growth, infrastructure enhancement, and public safety.

**Significant Transportation and Infrastructure Improvement:** The project's primary public contribution is the dedication of 47 to 49 feet of right-of-way to the City for the future extension of Peterson Road. This dedication is a critical step in building out the local road network because the Peterson Road right-of-way today measures 15 feet in width only. The future roadway will create a vital connection that directly alleviates traffic congestion on Orange Avenue by providing an alternative route for residents, including those from the adjacent Bent Creek development. This improves traffic flow, enhances emergency vehicle access, and provides the necessary infrastructure backbone for planned future growth in the area.

**Provision of Managed Open Space and Amenities:** The development includes a 1.00-acre central amenity center. This professionally managed recreation area, planned to include a clubhouse, pool, and dog park, reduces the burden on public parks and recreational facilities. It ensures the creation and perpetual maintenance of high-quality green space within the city.

**Enhanced Pedestrian and Child Safety:** Although not shown on the conceptual plan, an off-street school bus stop area is planned on the property at the entrance. By locating this stop internally, the plan ensures that children will not have to congregate along a busy thoroughfare while waiting for the bus, drastically improving their safety and providing peace of mind for families within the community and surrounding area.

**Creation of a Cohesive, High-Quality Community:** The PD framework enables a master-planned approach, ensuring architectural consistency, integrated landscaping, and a well-organized site layout. This prevents the kind of piecemeal development that can occur under conventional zoning and contributes a high-quality housing project to the City's housing stock, thereby strengthening the local tax base.

### Developer Benefits

The PD zoning provides the developer with the necessary tools to deliver the public benefits listed above while creating a successful and marketable project.

**Flexible and Efficient Site Design:** The primary benefit to the developer is the ability to utilize custom lot setbacks and other development requirements. This flexibility allows for more creative and efficient site planning, better orientation of homes to maximize views or privacy, and the ability to design a more walkable and aesthetically pleasing streetscape. It enables the clustering of amenities and the creation of a unified community identity.

**Increased Marketability and Value:** A well-designed, master-planned community with integrated, high-quality amenities is more attractive to potential homebuyers. The cohesive vision made possible by the PD zoning allows the developer to deliver a premium product, ensuring the project's economic viability and long-term value.

**Predictable and Streamlined Development Process:** By establishing a comprehensive master plan and design standards upfront through the PD approval process, the developer gains a clear and predictable path forward, avoiding the potential need for multiple variances and ensuring the final built project aligns with the approved vision.

## **Conclusion**

The request for Planned Development zoning is not merely for the developer's convenience; it is a strategic tool to achieve a superior outcome for the community. The significant public benefits—most notably the critical right-of-way dedication for Peterson Road and the provision for child safety—are made possible by the design flexibility the PD affords. This project represents a true public-private partnership, where the developer receives the flexibility needed to build a successful project in exchange for providing lasting, tangible infrastructure and community benefits to the City of Fort Pierce.



# HALEY WARD®

## DRAINAGE REPORT – 5125 PETERSON RD

**TO: FORT PIERCE**  
**FOR: 5125 Peterson Rd PD Submittal**  
Fort Pierce, FL

**APPLICANT:**  
**Redtail DG**  
100 S 2<sup>nd</sup> St | Ft Pierce, FL 34950



Digitally signed  
by Mark  
Landsman  
Date: 2025.07.14  
11:38:28 -04'00'

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**Mark Landsman, P.E. #96288**      **Date**  
**10250 SW Village Parkway, Suite 201**  
**Port St. Lucie, FL 34987 (772) 462-2455**

July 15, 2025  
JN: 25-157

---

**REPORT PREPARED BY:**  
**Haley Ward, Inc.**  
10250 VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL 34987



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## 1.0 Executive Summary

---

The project known as 5125 Peterson Rd proposes 163 dwelling units on approximately 19.36 acres. The site has a single-family home, unimproved gravel road and furrows for agricultural purposes. The project will be developed with a stormwater management system consisting of dry retention and wet detention (ponds) areas to provide water quality treatment and attenuation. Stormwater effluent discharges will be directed to the North St Lucie River Water Control District (NSLRWCD) Canal No. 35. The contents of this report state the assumptions used in the preliminary design of the stormwater management system.

## 2.0 History and Existing Storm Water Management System

---

The subject parcel has never been permitted by the South Florida Water Management District (SFWMD) for an Environmental Resource Permit (ERP). A search of the Florida Department of Environmental Protection (FDEP) was completed and the results indicate that the site has never been permitted through FDEP either.

The existing conditions of the site indicate that the historical use was for agricultural purposes as noted in the existing furrows. Stormwater is currently captured in the existing furrows where it is infiltrated into the native soil. A boundary and topographic survey of the property will indicate the flow of stormwater offsite and if any existing drainage structures are present.

## 3.0 Drainage Calculation Summary

---

### 3.1 Project Description

The following Table 1 provides data on the subject parcel.



Table 1-Site Details

Parcel ID	Size	Sec/Town/Range	Jurisdiction	Zone
2418-212-0001-000-7	19.39	02/35S/39E	Ft Pierce	E-3

### 3.2 Datum

All elevations included on the project's plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

### 3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a wet detention system (lakes) that will provide water quality treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 35. Water quality will meet current SFWMD standards as described in Applicants Handbook Volume II. Discharges to the NSLRWCD canal will meet the volumetric equivalent of 2-inches across the site in a 24-hour period.

### 3.4 Land Use Tables

The following Table 2 outlines the pre-development land use breakdown for the project. Table 3 outlines the post development land use breakdown.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage
Building	0.07	0.4%
Pervious	19.32	99.6%
<b>Pre-Development Basin Area</b>	<b>19.39</b>	<b>100</b>



Table 3-Post Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Buildings	3.78	19.5%
Impervious (Concrete and Sidewalk)	4.20	21.7%
Lakes	3.42	17.6%
Pervious Area	7.99	41.2%
<b>Post Development Area</b>	<b>19.39</b>	<b>100</b>

### 3.5 Control Elevation

The control elevation for the project is assumed at 12.00 NGVD/10.50 NAVD, based on the ERP for the adjacent Celebration Pointe. Additional geotechnical borings will be required to confirm the depth of the water table for this project.

### 3.6 Tailwater

The tailwater condition for the stormwater management system is controlled by the elevations of NSLRWCD Canal No. 35. The water level elevations of the canal are subject to change based on the dry and wet season, therefore, a conservative approach to the tailwater condition is to use the tailwater elevation during the dry season when the canals are controlled at a higher elevation. The dry season control elevation of the NSLRWCD Canal No. 35 is 10.50 NAVD. Based on the St Lucie County Stormwater Master Plan, the peak elevation of Canal 35 is 13.50 NAVD. A copy of the SLC Stormwater Master Plan is attached in Appendix A.

### 3.7 Water Quality Treatment

The project proposes to treat 150% of the required water quality treatment for an Outstanding Florida Waterbody (OFW) based on the two conditions of 1-inch over the project area or 2.5-inches times the percent impervious. The higher of the two calculated values is then increased by 150% to determine the required water quality treatment volume for an OFW.



The following Table 4 outlines the preliminary water quality requirements for the project. The water quality treatment volume is based on the South Florida Water Management District's criteria for an Outstanding Florida Waterbody (OFW). Since the stormwater system is a wet detention system, no reductions are permitted.

*Table 4-Water Quality Treatment Volume*

<b>1-inch Over the Project Area (acre-feet)</b>	<b>2.5-inches Times Percent Impervious (acre-feet)</b>	<b>Outstanding Florida Waterbody Volume (150%) (acre-feet)</b>
1.62	3.11	4.67

### 3.8 Discharge Rates – SFWMD Standard

A pre vs post discharge rate analysis will need to be conducted on the site using the 25-year/3-day storm event simulation in the Stormwise (ICPR) model. The results of this simulation will determine the maximum discharge rate allowed by the SFWMD. This simulation will be completed once construction plans have been developed.

### 3.9 Minimum Road and Parking

The minimum road and parking elevation for the site will be determined based on the results of the Stormwise simulation for the 10-year 1 day storm event. This simulation will be completed once construction plans have been developed.

### 3.10 Minimum Finished Floor

The minimum finished floor elevation for the project is determined by the results of the Stormwise simulation of the 100-year 3-day storm event. The project proposes a minimum finished floor elevation that is at least 1 foot above the 100-year/3-day storm event. This simulation will be completed once construction plans have been developed.



### 3.11 Minimum Perimeter Berm

The minimum perimeter berm elevation is determined by the results of the Stormwise simulation of the 25-year/3-day storm event. This simulation will be completed once construction plans have been developed.

### 3.12 Control Structure

The proposed control structure for the project will be a modified FDOT inlet that meets water quality and quantity standards. The control structure will be designed once construction plans are being developed.

### 3.13 North St Lucie River Water Control District Discharge Volume

The North St Lucie River Water Control District sets the discharge volume for stormwater entering their stormwater management system. The discharge volume is capped at 2 inches per day across the drainage basin within a 24-hour period based on the results of the 10-year/3-day storm event. The maximum discharge volume allowed for the project is 3.23 acre-feet.

### 3.14 Net Improvement

A net improvement analysis will be completed on the project once construction plans have been developed. Net improvement standards are set by the FDEP/SFWMD to reduce the total discharge load for nitrogen and phosphorus. These standards are set to change in December 2025 using HUC12 maps to determine the percentage of nutrient removal for the basin. The project is located in HUC12 030902060200, which has a discharge to the North Fork of the St Lucie River. Since the St Lucie River is an OFW, the nutrient reduction for TN and TP is 95%.

### 3.15 Back-to-Back Storm Analysis

A back-to-back storm analysis will be completed in Stormwise to demonstrate that the project has sufficient flood protection. In order to demonstrate a back-



to-back design storm analysis, the ending stage of the 25-year/3-day storm event is used as the beginning stage for the second storm. This simulation will be completed once construction plans have been developed.

### 3.15 Recovery Analysis

A recovery analysis to determine that the stormwater management system can recover the retained/detained volume within 72 hours of a storm event will be completed once geotechnical data and construction plans have been completed.

### 3.16 Floodplain Compensation

Since the project site lies within the FEMA floodplain, floodplain compensatory calculations will be required to meet the SFWMD standards. Floodplain compensatory calculations will be completed once geotechnical data and construction plans have been completed.

## 4.0 Conclusion

---

The project known as 5125 Peterson Rd will meet all of the stormwater management system regulations of the City of Ft Pierce, South Florida Water Management District, Florida Department of Environmental Protection and the North St Lucie River Water Control District. Further drainage calculations and flood routing will be completed once the construction plans have been developed.

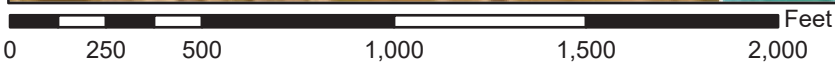
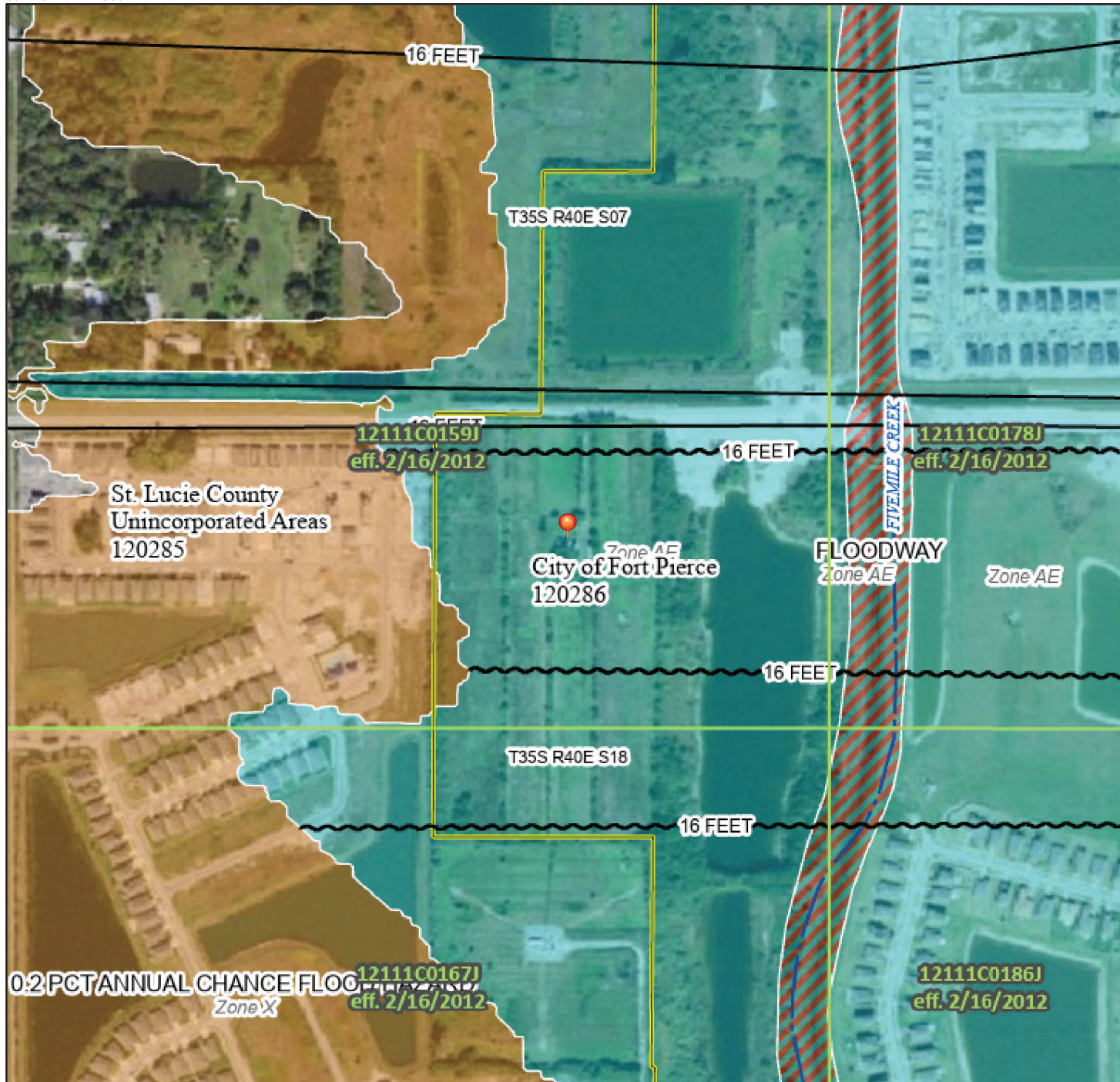


## APPENDIX A: Maps and Exhibits

# National Flood Hazard Layer FIRMMette



80°22'57"W 27°26'36"N



1:6,000

80°22'20"W 27°26'5"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)<br>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   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D  |
|                             |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance   |
|                             |  | 17.5 Water Surface Elevation  |
|                             |  | Coastal Transect  |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
| MAP PANELS                  |  | Digital Data Available  |
|                             |  | No Digital Data Available   |
|                             |  | Unmapped  |
|                             |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                              |

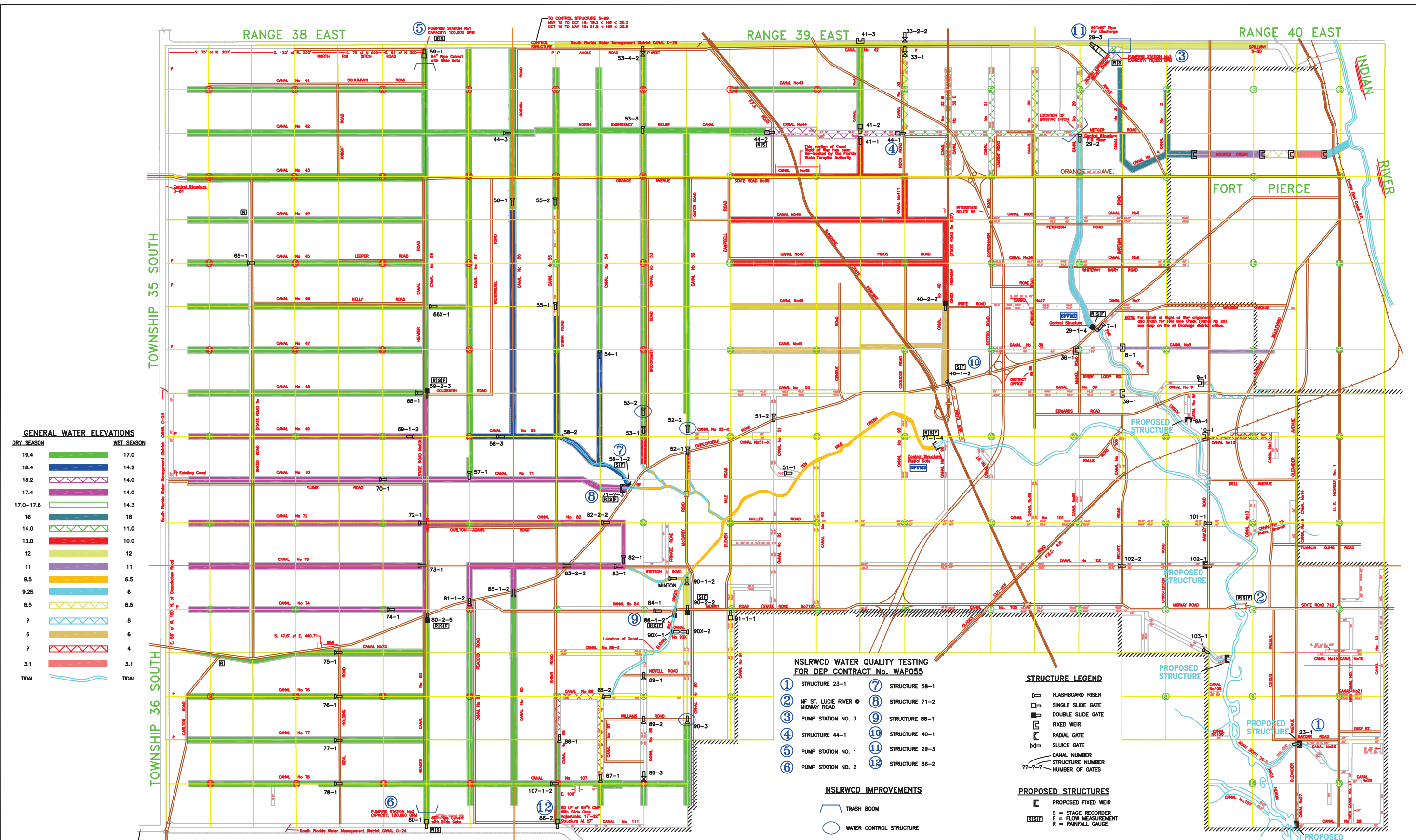


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 3:29 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.

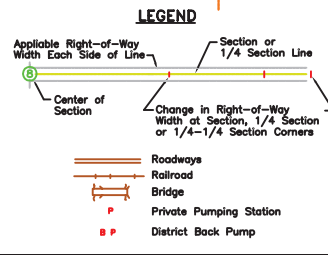
P:\174-0901\Maps\CONTROL\S2-02-05-2004.dwg, 03/05/2004 11:08:45 AM, Russ-C, LBFH Inc.



**GENERAL WATER ELEVATIONS**

DRY SEASON	WET SEASON
19.4	17.0
18.4	14.2
18.2	14.0
17.4	14.0
17.0-17.6	14.3
16	16
14.0	11.0
13.0	10.0
12	12
11	11
9.5	6.5
9.25	6
8.5	8.5
8	8
6	6
?	4
3.1	3.1
TIDAL	TIDAL

- NOTES**
- The canal right-of-ways shown hereon are based on the Original Plan of Reclamation, Order of Taking and Deeds. Where discrepancies were found, the right-of-way width indicated in Order of Taking and Deeds were used.
  - The n-numbered canals are right-of-ways deeded to the District subsequent to the Adoption of the Plan of Reclamation.
  - Some portions of right-of-ways as shown hereon have been deeded to Federal, State, County and Local Agencies for road and drainage purposes.
  - The bench marks shown hereon (NO1 through NO48) were established in June 1975 and refer to elevations established by the F.C.E. for MON. 1442.
  - The elevations denoted thus were taken from the District Map prepared by Others, copies of which are on file in the District Office. Culvert and invert elevations or other structure may affect control elevations throughout the system. It is recommended that the District be consulted on Control.
  - Designer should not rely solely on this drawing



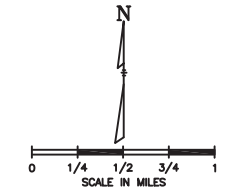
- NSLRWCD WATER QUALITY TESTING FOR DEP CONTRACT No. WAP055**
- |                                    |                  |
|------------------------------------|------------------|
| ① STRUCTURE 23-1                   | ⑦ STRUCTURE 58-1 |
| ② NF ST. LUCIE RIVER @ MIDWAY ROAD | ⑧ STRUCTURE 71-2 |
| ③ PUMP STATION NO. 3               | ⑨ STRUCTURE 88-1 |
| ④ STRUCTURE 44-1                   | ⑩ STRUCTURE 40-1 |
| ⑤ PUMP STATION NO. 1               | ⑪ STRUCTURE 29-3 |
| ⑥ PUMP STATION NO. 2               | ⑫ STRUCTURE 86-2 |

- NSLRWCD IMPROVEMENTS**
- TRASH BOOM
  - WATER CONTROL STRUCTURE
  - C-25 DIVERSION

- STRUCTURE LEGEND**
- FLASHBOARD RISER
  - SINGLE SLIDE GATE
  - DOUBLE SLIDE GATE
  - FIXED WEIR
  - RADIAL GATE
  - SLUICE GATE
  - CANAL NUMBER
  - STRUCTURE NUMBER
  - NUMBER OF GATES

- PROPOSED STRUCTURES**
- PROPOSED FIXED WEIR
  - S = STAGE RECORDER
  - F = FLOW MEASUREMENT
  - R = RAINFALL GAUGE

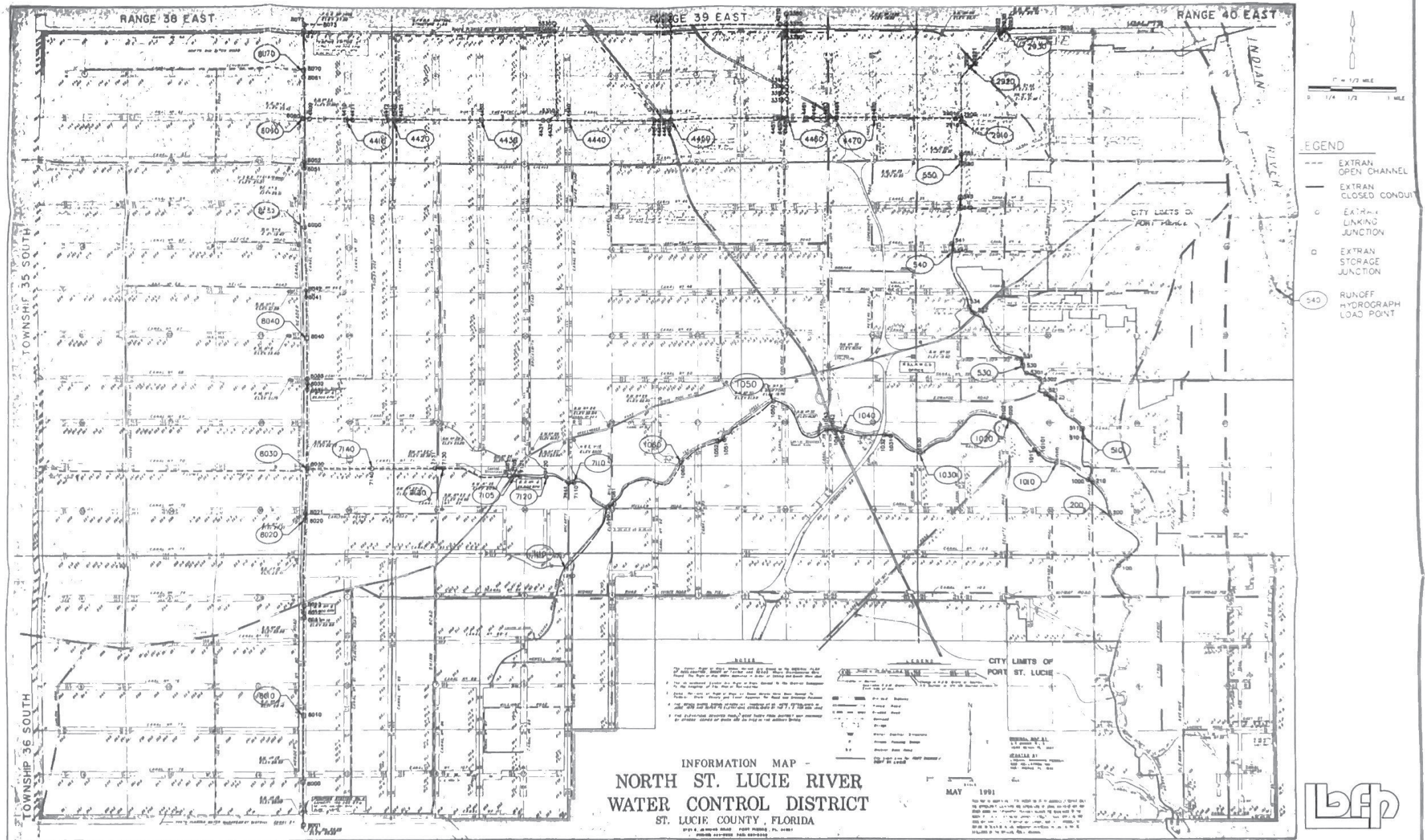
**GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT**  
 ST. LUCIE COUNTY, FLORIDA  
 2721 S. JENKINS ROAD FORT PIERCE, FLORIDA 34981  
 PHONE: (561) 461-5050 FAX: (561) 461-9446



**ORIGINAL MAP BY:**  
 S. P. Musick, P.L.S.  
 Vero Beach, FL (1967)  
**UPDATED BY:**  
 LBFH, Inc., Ft. Pierce, FL  
 (REVISED 01-23-02)



# MODELING SCHEMATIC OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT WATERSHED



# TABLE 4-1

## FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1 Summary of Flood Stages and Problem Areas (1)

### Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord (ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	10-YEAR 24-HOUR				10YR/72HR Base Cond Max Flood Elev (ft)
								Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	
1					0	0	-10.0	2.7				2.7
2	CONTROL STRUCTURE				430	430	-3.7	16.5				17.8
1000					1,320	1,750	-1.6	16.5				17.9
1005	25TH STREET				450	2,200	-1.6	16.5				17.9
1010					5,280	7,480	-0.2	16.7				18.3
1015	@ Canal No. 2				5,280	12,760	0.4	16.7				18.5
1016	KEEN ROAD BRIDGE -				399	13,159	0.4	16.8				18.5
1017					1,900	15,059	2.5	16.8				18.6
1020	TAYLOR DAIRY RD BRIDGE - @ Canal 3				395	15,454	2.6	16.8				18.7
1030					2,640	18,094	3.4	16.9				18.8
1035	KINGS HWY - @ Canal 4				353	18,447	3.4	16.9				18.9
1040	@ Canal 5				2,640	21,087	0.6	16.9				19.0
1050	@ Canal 20				2,640	23,727	0.8	16.9				19.0
1060					2,640	26,367	1.5	16.9				19.0
1070					2,640	29,007	3.5	17.0				19.1
1080					2,640	31,647	5.5	17.0				19.2
1090					2,640	34,287	5.8	17.1				19.3
1100	@ Canal 6				2,640	36,927	7.1	17.1				19.4
1110					2,640	39,567	8.4	17.1				19.4
1115	@ Canal 7				1,320	40,887	8.8	17.1				19.5
1116	CONTROL STRUCTURE				150	41,037	6.5	17.2				19.7
1117					1,320	42,357	9.5	17.2				19.7
1120	JOHNSTON RD CROSSING				280	42,637	8.9	17.5				20.6
1130	@ Canal 8				2,640	45,277	8.0	17.5				20.7
1140					2,920	48,197	10.4	17.6				20.8
1145	INDRIO RD CROSSING				260	48,457	10.4	17.7				21.2
1150					2,640	51,097	9.1	17.7				21.3
1160					2,640	53,737	9.4	17.8				21.3
1170					2,640	56,377	9.7	17.8				21.4
1180					2,640	59,017	10.0	17.8				21.4
1190					2,640	61,657	10.3	17.8				21.4

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT\_NGVD) unless noted otherwise.

# TABLE 4-2

## From North St. Lucie Fork River to Pump Station No. 3 Summary of Flood Stages and Problem Areas (1)

### Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	10-YEAR 24-HOUR				10YR/72HR Base Cond Max Flood Elev (ft)
								Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	
10							-11.0	2.7	2.7	2.7	2.7	2.7
1					0	0	-10.8	3.6	3.6	3.6	3.6	5.0
100					3,100	3,100	-6.5	4.0	4.0	4.0	4.0	5.5
200					5,000	8,100	-5.3	5.5	5.5	5.5	5.5	7.4
210					1,400	9,500	-7.4	5.7	5.7	5.7	5.7	7.6
1000	25TH ST SPAN BRIDGE				410	9,910	-7.4	5.7	5.7	5.8	5.7	7.7
510					2,200	12,110	-2.6	7.8	7.5	7.5	7.5	8.3
511	FEC RAR SPAN BRIDGE				395	12,505	-2.6	7.8	7.5	7.5	7.5	8.3
520					2,400	14,905	-2.4	8.5	8.3	8.3	8.3	9.0
521	EDWARDS RD SPAN BRIDGE				350	15,255	-2.4	8.6	8.3	8.3	8.3	9.0
5302					1,000	16,255	-1.8	8.6	8.3	8.3	8.3	9.0
5301					1,700	17,955	-0.6	8.9	8.8	8.8	8.8	9.3
530					800	18,755	-0.1	10.8	10.8	10.8	10.8	11.1
531	KIRBY LOOP RD SPAN BRIDGE				400	19,155	-0.1	10.8	10.8	10.8	10.8	11.1
532					4,200	23,355	1.6	13.0	12.9	12.9	12.9	14.3
534					5	23,360	2.1	13.2	13.1	13.1	13.1	14.6
540					3,700	27,060	4.0	13.5	13.4	13.4	13.4	14.8
541	WHITEWAY DAIRY RD	16.6			245	27,305	4.1	13.5	13.5	13.5	13.5	15.0
542					3,000	30,305	4.6	13.6	13.6	13.6	13.6	15.1
543	PETERSON RD SPAN BRIDGE				320	30,625	4.6	13.7	13.6	13.6	13.6	15.1
550					2,600	33,225	3.1	14.0	13.9	13.9	13.9	15.3
551	ORANGE AVE SPAN BRIDGE				360	33,585	3.1	14.0	14.0	14.0	14.0	15.3
2910					2,800	36,385	7.8	14.0	14.0	14.0	14.0	15.4
2901	METZGER RD CROSSING	19.8			245	36,630	7.6	14.0	14.0	14.0	14.0	16.4
2900					325	36,955	7.3	14.0	14.0	14.0	14.0	16.7
2920	ANGLE RD CROSSING	21.1			3,080	40,035	7.2	14.0	14.0	14.0	14.0	16.7
2921					210	40,245	7.4	13.9	13.9	13.9	13.9	16.5
2922	AVENUE Q CROSSING	20.1			1,400	41,645	7.7	13.9	13.9	13.9	13.9	16.5
2930					245	41,890	7.7	13.9	13.9	13.9	13.9	16.5
2931					5	41,895	7.7	13.6	13.6	13.6	13.6	13.6
2932					500	42,395	7.7	13.5	13.5	13.5	13.5	13.5

4-25

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT\_NGVD) unless noted otherwise.

# TABLE 4-3

## From Ten Mile Creek to Header Canal Summary of Flood Stages and Problem Areas (1)

### Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord (ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	10-YEAR 24-HOUR				10YR/72HR
								Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
1000					0	0	-7.4	5.7	5.7	5.8	5.7	7.7
1010					2,500	2,500	-6.3	6.2	6.2	6.2	6.2	8.4
10101					1,400	3,900	-5.2	6.4	6.4	6.4	6.4	8.7
1011	FEC RR SPAN BRIDGE				415	4,315	-5.2	6.4	6.4	6.4	6.4	8.7
1020					2,800	7,115	-4.2	7.3	7.1	7.2	7.1	9.9
1021	SELVITZ RD SPAN BRIDGE				380	7,495	-4.2	7.3	7.2	7.2	7.2	10.0
1030					5,320	12,815	-1.5	9.2	8.9	9.0	8.9	12.0
1031					2,800	15,615	-0.8	9.7	9.3	9.4	9.4	12.5
1032	I-95 SPAN BRIDGE				500	16,115	-0.8	9.7	9.4	9.5	9.5	12.6
1040	<i>C-40</i>				3,080	19,195	-0.2	10.6	10.5	10.5	10.5	13.7
1041					445	19,640	-0.2	10.6	10.5	10.6	10.5	13.7
1042	GORDY RD STRUCTURE	14			200	19,840	-1.8	10.8	10.6	10.7	10.7	14.3
1043	GORDY RD SPAN BRIDGE				400	20,240	-1.8	10.8	10.6	10.7	10.7	14.3
1050					2,800	23,040	-0.3	10.9	10.8	10.9	10.9	14.4
1051					4,200	27,240	-1.3	11.2	11.1	11.2	11.2	14.8
1052	PRIVATE CROSSING				395	27,635	-1.3	11.2	11.1	11.2	11.2	14.8
1060					3,640	31,275	3.2	11.4	11.3	11.4	11.4	14.9
1061					5,600	36,875	1.0	11.7	11.7	11.8	11.7	15.1
1100	ELEVEN MILE RD BRIDGE				395	37,270	1.0	11.7	11.7	11.8	11.8	15.2
7110					2,800	40,070	2.5	11.9	11.8	11.9	11.9	15.3
7111	McCARTY RD SPAN BRIDGE				390	40,460	2.5	11.9	11.8	12.0	11.9	15.4
7120					1,400	41,860	6.1	12.0	11.9	12.1	12.0	15.4
7121					4,900	46,760	6.2	12.8	12.9	13.0	13.0	16.2
7105	SR 70 SPAN BRIDGE				405	47,165	6.2	12.9	12.9	13.1	13.0	16.2
7101					300	47,465	6.3	14.8	14.8	14.9	14.8	16.2
7130					5,040	52,505	6.4	15.2	15.2	15.3	15.2	17.1
7131	SHIN RD SPAN BRIDGE				375	52,880	6.4	15.2	15.2	15.3	15.2	17.1
7140					3,640	56,520	9.6	15.3	15.4	15.5	15.4	17.5
8030					3,920	60,440	9.6	15.7	15.8	15.9	15.9	18.2

# TABLE 4-4

## Header Canal from Pump St. No 1 to Pump St. No 2 Summary of Flood Stages and Problem Areas (1)

### Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord (ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	10-YEAR 24-HOUR				10YR/72HR
								Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
8003					0	0	13.8	14.5	14.5	14.5	14.5	14.5
8002					500	500	13.8	15.6	15.6	15.6	15.6	16.0
8001					5	505	13.8	17.8	17.8	17.8	17.8	18.8
8000					1,960	2,465	10.4	17.8	17.8	17.8	17.8	18.8
8010					4,200	6,665	11.7	17.8	17.8	17.8	17.8	18.8
8011					5,600	12,265	10.8	17.8	17.8	17.8	17.8	18.8
8012	SR 70 SPAN BRIDGE				5	12,270	7.5	15.9	15.9	16.0	16.0	18.5
8013					370	12,640	7.5	15.9	15.9	16.0	16.0	18.5
8020	CARLTON ADAMS CROSSING				4,200	16,840	10.6	15.8	15.9	16.0	16.0	18.5
8021					275	17,115	10.2	15.8	15.9	16.0	15.9	18.3
8030					4,200	21,315	9.6	15.7	15.8	15.9	15.9	18.2
8031					6,440	27,755	10.3	16.1	16.2	16.4	16.3	18.5
8032	GOLDSMITH RD CROSSING				240	27,995	10.4	16.1	16.2	16.5	16.4	18.7
8033					2,800	30,795	10.4	18.8	18.8	19.0	19.0	19.5
8040					340	31,135	13.1	19.2	18.9	19.1	19.5	20.5
8041					2,800	33,935	11.9	19.2	19.0	19.2	19.2	20.5
8042	KELLY RD CROSSING	25			150	34,085	11.9	19.6	19.5	19.3	19.3	22.2
8050					2,240	36,325	13.4	19.6	19.5	19.3	19.4	22.2
8051					3,920	40,245	13.4	19.6	19.5	19.3	19.4	22.2
8052	ORANGE AVE SPAN BRIDGE				335	40,580	13.4	19.6	19.5	19.3	19.4	22.2
8060					2,800	43,380	14.5	19.6	19.5	19.3	19.4	22.2
8061	SCHUMANN RD CROSSING				2,520	45,900	12.8	19.5	19.4	19.3	19.3	22.1
8070					210	46,110	12.6	19.3	19.3	19.2	19.3	22.0
8071					2,240	48,350	14.2	19.3	19.3	19.2	19.2	21.9
8072					5	48,355	14.2	16.5	16.4	16.2	16.2	16.8
8073					500	48,855	14.2	14.9	14.9	14.7	14.7	15.1

# TABLE 4-5

## North Emergency Relief Canal from Header Canal to Five Mile Creek Summary of Flood Stages and Problem Areas (1)

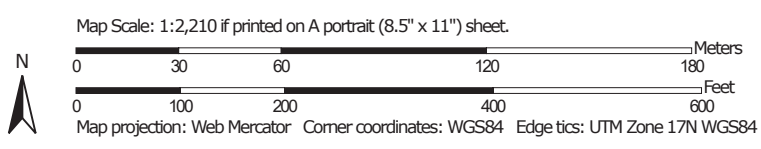
### Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	10-YEAR 24 HOUR				10YR/72HR
								Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
8060					0	0	14.5	19.6	19.5	19.3	19.3	22.2
4409					210	210	15.4	19.8	19.8	19.6	19.5	22.5
4410					2,800	3,010	16.2	20.5	20.4	20.4	20.2	22.6
4411					210	3,220	15.5	20.6	20.5	20.5	20.3	22.7
4412					2,800	6,020	14.8	20.6	20.6	20.6	20.4	22.7
4420	GODWIN RD CROSSING	24.9			210	6,230	13.9	20.7	20.7	20.6	20.4	22.8
4421					210	6,440	15.4	20.7	20.7	20.6	20.4	22.8
4430					3,920	10,360	13.7	20.7	20.7	20.7	20.4	22.8
4431					3,920	14,280	13.9	20.7	20.7	20.6	20.4	22.7
4432					210	14,490	14.0	20.6	20.6	20.5	20.3	22.7
4440					1,400	15,890	13.0	20.6	20.6	20.5	20.3	22.7
4441	FFA RD CROSSING				4,760	20,650	13.9	20.4	20.4	20.4	20.1	22.6
4442					210	20,860	14.4	20.1	20.1	20.1	19.9	22.4
4443					2,520	23,380	14.3	19.8	19.8	19.7	19.6	22.3
4450					5	23,385	14.1	19.7	19.7	19.6	19.5	22.1
4451					4,730	28,115	11.6	18.0	18.0	17.4	17.2	21.4
4452	ROCK RD CROSSING	22.6			330	28,445	11.6	17.8	17.8	17.2	17.0	21.2
4460					245	28,690	11.4	16.7	16.7	16.7	16.5	19.2
4461	PRIVATE CROSSING				1,400	30,090	10.0	16.4	16.4	16.4	16.2	19.0
4462					245	30,335	10.0	15.9	15.9	15.9	15.8	18.1
4463	KINGS HWY/I-95				1,400	31,735	10.0	15.5	15.5	15.5	15.4	17.8
4464					450	32,185	10.0	15.3	15.3	15.3	15.2	17.7
4470	Canal 31				2,800	34,985	8.1	15.1	15.1	15.1	15.0	17.6
2920	2-27/44 Junction				2,800	37,785	7.2	14.0	14.0	14.0	14.0	16.7

Soil Map—St. Lucie County, Florida  
(5125 Peterson Rd)



Soil Map may not be valid at this scale.

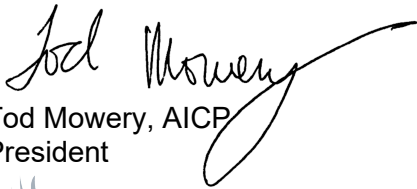




September 01, 2025

**Peterson Road Planned Development – Master PD – Traffic Statement**

The application does not request a Future Land Use change, which means that the maximum allowed densities—and therefore the maximum projected traffic—will remain unchanged.



Tod Mowery, AICP  
President



100 S. 2nd Street  
Fort Pierce, FL 34950

772.742.1555 (w)

561.262.6304 (c)

[todm@redtaildg.com](mailto:todm@redtaildg.com)