CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, November 20, 2025 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. **PZSITE2025-00038**
   Minor Site Plan Amendment
   Whole Family Health Center
   717 N. US Highway 1

   b. **PD2025-00006**
   Final Planned Development
   West Orange Phase 1
   Parcel ID(s) 2407-211-0001-000-0, 2407-212-0001-000-3, 2407-231-0000-000-5 and 2407-241-0001-000-3

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 11/20/2025

REQUESTED ACTION

PZSITE2025-00038
Minor Site Plan Amendment
Whole Family Health Center
717 N. US Highway 1

SUMMARY

A minor site plan amendment applicant for a commercial site has been submitted by applicant MBV Engineering, Inc. on behalf of Whole Family Health Centers to add two (2) trailers. The site is located at 717 N US Hwy 1, and has approximately 2.25 acres. The future land use is General Commercial (GC) and has a zoning of General Commercial (C-3).

Please review the attached file and provide comments at least two days before the scheduled TRC meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Please be sure to notify me via email if comments are directly uploaded. Should you require additional information, you may contact me at 773-467-3739.

LOCATION

Address: 717 N US Hwy 1
Parcel ID: 2403-717-0002-000-8
Legal Description: FULTZ`S S/D BLK 2 BEG SW COR LOT 7 RUN ELY ALG S LI OF SD LOT 7 AND CONT ALG S LI LOT 8 272 FT M/L TO W R/W US #1, TH NWLY ALG SD W R/W 430.48 FT M/L TO NELY COR LOT 18, BLK A, ASSESSOR`S MAP N PART FT PIERCE, TH WLY ALG N LI SD LOT 18 288 FT M/L TO NW COR THEREOF, TH SLY ALG W LI SD LOT 18 85 FT TO SW COR THEREOF, TH ELY ALG S LI OF SD LOT 18 110 FT M/L TO ELY R/W N 6 ST, TH SLY ALG ELY R/W 145 FT TO SW COR LOT 5, MRS ANNA M FULTZ`S S/D, TH ELY ALG S LI SD LOT 5 65 FT, TH SLY // TO ELY R/W N 6 ST 137.5 FT TO PT IN S LI LOT 6, FULTZ`S S/D, TH WLY ALG SD S LI 65 FT TO ELY R/W N 6 ST, TH SLY ALG SD ELY R/W AND W LI OF AFORESAID LOT 7 52.5 FT TO POB (2.22 AC)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 10/31/2025 02:48 PM
Final Approval Date: 11/05/2025

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

WHOLE FAMILY HEALTH CENTER TRAILER LOCATION PLANS
MINOR SITE PLAN AMENDMENT

Project Narrative:
Attached is the permit submittal package for the Whole Family Health Center Trailer Location Plans Minor Site Plan Amendment application. This application package is being submitted as requested by the Planning Department in order to formalize the temporary trailers locations and extend their time period for a period of up to 5 years. What we are listing as the north and south trailers were individually granted Temporary Use permits, see below:

- Permit # PZTEMP2025-00007 (802 N. 7th St).
- Permit # PZTEMP2024-00006 (710 N. 6th St.)

With this current Amendment application, the location of the trailers will change, with the trailer approved at 710 N. 6th Street being moved to the north location at 802 N. 7th Street and a new trailer for the 710 N. 6th Street location. The improvements for roadways, stormwater, utilities (water and sewer) remain the same as proposed with the Temporary Use plans.

North Trailer (802 N. 7th St):
The existing lot had a 3,791 SF single-story building and associated parking lot for 16 vehicles. The parking lot was a single drive with ingress off the south driveway off 7th Street and egresses off 7th Street and Avenue G. The building has since been demolished by Whole Family Health through a demolition permit. The entrances and directions for the parking lot will be kept, with the driveway aprons being constructed of concrete, as required by City of Fort Pierce Code of Ordinance Section 32-9. The parking lot will be widened to accommodate the angle parking, towards the inside edge, and the existing asphalt milled and overlaid. The water and sewer connections will be made to the existing stub-outs for the previous building. The trailer will sit off the ground on blocks and ramps to the doorways will be installed. Even though the overall increase in impervious area will be negative (loss of impervious area), two dry detention ponds are proposed to capture any runoff from cascading down this lot towards US1 to the east. As the operation is during daylight hours, no street lighting is proposed for the site. No landscaping is proposed as the trailer will eventually be removed and this lot will become part of the overall master plan for Whole Family Health's unified properties here.

South Trailer (710 N. 6th St):
The existing parcels where this trailer is placed also contained a lot with an existing building and stabilized parking. While the building was not documented with any survey we have obtained, its footprint was approximately 1,665 sf. It has since been demolished after 2022 by Whole Family

Health through a demolition permit. The parking for this trailer will be over the main site (see attached Overall Parking Exhibit for overall parking calculations on the site). Since the overall increase in impervious area will be negative (loss of impervious area), no additional stormwater facilities are proposed for this trailer. An existing trench drain along the edge of the plaza building's sidewalk will continue to accommodate any runoff from this lot, as before. A private lift station installed along the northeast corner of this area and permitted through CoFP, FPUA and FDEP has been installed and certified, and will be where the sewer will tie into. For water, the existing meter for the demolished building will be tied into and a new account created for service. As the operation is during daylight hours, no street lighting is proposed for the site. No landscaping is proposed as the trailer will eventually be removed and this lot will become part of the overall master plan for the Whole Family Health's unified properties here.

Site Characteristics and Project History:
The proposed site is currently under construction for a number of projects, some of which are subject to building permits, as Whole Family Health continues to upgrade and modify the site for their purposes and move toward the overall master plan for their property.

Besides the Temporary Use permits, which were rescinded in anticipation of this Minor Site Plan Amendment, other site permits received on the site include:

- FDEP NGP (10/2) permit – for the north temporary parking lot
- FDEP NPDES NOI (FLR10XF24) – overall site construction
- FDEP Wastewater permit (0041075-441-DWC-CG) – for private lift station behind plaza building
- FDOT Drainage permit (2024-D-490-00017) – for north temporary parking lot - ***CLOSED***
- FPUA approval – for South temporary trailer along with a private lift station
- St. Lucie County Fire Dept. approval – for north temporary parking lot
- CoFP DPCR #22-2000623 – for drainage improvements in the rear of the main plaza building - ***CLOSED***

For this project, we will be operating under the current FDEP NPDES NOI permit. FDEP, FDOT and SFWMD permitting is exempt.

Parcel IDs:
- 2403-705-0024-000-1
- 2403-713-0005-000-7
- 2403-713-0007-000-1
- 2403-714-0002-000-9
- 2403-715-0001-000-5
- 2403-715-0002-000-2
- 2403-715-0003-000-9
- 2403-715-0008-000-4
- 2403-716-0004-000-9

- 2403-717-0002-000-8
- 2403-717-0003-000-5
- 2403-717-0006-000-6
- 2403-717-0007-000-3
- 2403-717-0009-000-7

Main Parcel Address:
- 802 N 7th Street, Fort Pierce

Acreage:
5.22 acres total

Requested Approvals:
We are requesting Minor Site Plan Amendment approval, as well as an updated Concurrency, Land Clearing, and Tree Removal approval.

Supporting Documentation:
- Color Board
- Color Rendering Elevation
- Concurrency Review Submittal
- Contextual Photos Subject Property
- Design Review Narrative
- General Location Map
- Scaled Floorplan
- Civil Plans
- St. Lucie County Property Record
- Survey
- Traffic Data Excerpt
- Warranty Deeds and Legal Description
- Written Narrative
- Overall Parking Exhibit
- Trip Generation Calculations
- Previous Survey (for reference)

Engineer of Record / Project Manager:
Aaron Stanton, P.E.
AaronS@mbveng.com
(772) 569-0035
Engineer Project Number: 22-0214

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4929122 OR BOOK 4691 PAGE 2348, Recorded 09/27/2021 10:43:43 AM Doc Tax: $18200.00

THIS INSTRUMENT WAS PREPARED BY:
Patricia Kimball Barrie, Esq.
Gunster, Yoakley & Stewart, P.A.
4733 North Highway A1A, Suite 301
Vero Beach, FL 32963
32955 3154MC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 23 day of September, 2021, by and between Fifer Partners 1, LLC, a Florida limited liability company, having a mailing address of 165 Anchor Drive, Vero Beach, FL 32963 (the "**Grantor**"), and Whole Family Health Center, Inc., a Florida not for profit corporation, having a mailing address of 827 18th Street, Vero Beach, FL 32960 (the "**Grantee**"). Wherever used herein, the terms "Grantor" and "Grantee" include the singular or plural, as the context requires, and the respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations and partnerships.

WITNESSETH:

That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey, and transfer to the Grantee in fee simple forever, that certain tract or parcel of land being more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**"), SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2021 and for subsequent years.

2. Zoning and other regulatory laws and ordinances affecting the Land.

3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and every right, title or interest, legal or equitable, of the Grantor or, in and to the same.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple; and the such Grantor hereby warrants the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the such Grantor has hereunto set its hand and seal, the day and year first above set out.

GRANTOR:

Signed, sealed and delivered in the presence of:

Fifer Partners 1, LLC, a Florida limited liability company

By: _____
Michael O. Fifer, as Manager

Print Name: Louis R DePanfilis

Print Name: David McGregor

STATE OF Connecticut)
) ss. Norwalk
COUNTY OF Fairfield)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2021, by Michael O. Fifer, as Manager of Fifer Partners 1, LLC, a Florida limited liability company, for said company, who ☐ is personally known to me or who ☒ has produced Florida Drivers License as identification.

_____
Notary Public – State of CT

Louis R DePanfilis
Printed Name of Notary Public

Notary Seal:

LOUIS R DE PANFILIS
NOTARY PUBLIC
State of Connecticut
My Commission Expires 9/30/2023

Exhibit A

Parcel 1:

The South 40 feet of Lot 1, all of Lot 2 and the North 20 feet of Lot 3, Block 4, Dutton Terrace, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-713-0005-000-7

Parcel 2:

Lot 1, Block 1, Glidden's Resubdivision of Blocks 1, 2 and 3 of Lot 11 of Assessor's Map of the North Part of Ft. Pierce, Florida, as recorded in Plat Book 7, Page 6, of the Public Records of St. Lucie County, Florida, except a parcel of said Lot 1 described as follows:

Beginning at the Northwest corner of said Lot 1, for a Point of Beginning, run thence Southerly 26.4 feet along the West line of said Lot 1, to a point thence at an angle of 90° with the West line run Easterly 46 feet to a point, thence with a forward angle of 9°02' right run Easterly 18.0 feet to a point, thence with a forward angle of 5°32' right run Easterly to the Northeast corner of said Lot 1, thence run West along the North line of said Lot 1 to the Point of Beginning.

Tax ID No.: 2403-714-0002-000-9

Parcel 3:

Lot A, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, less the 3 feet on the North side and 10.63 feet on the South side, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0001-000-5

Parcel 4:

Lot 1, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0002-000-2

Parcel 5:

Lot 2, less the East 22 feet, Lot 3, less the East 7 feet, and all of Lots 4 and 5, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0003-000-9

Parcel 6:

Lot 6, Subdivision of the S. W. Jennings Estate, according to the plat thereof, as recorded in Plat Book 5, Page 22, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-715-0008-000-4

Parcel 7:

Lot 9, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida. Less that portion thereof conveyed to the State of Florida in Official Records Book 222, Page 90.

Tax ID No.: 2403-717-0006-000-6

Parcel 8:

Lot 4, less the East 86.5 feet, Mrs. Anna M. Fultz's Resubdivision of Lots 1, 2, 3 and 4 of Fultz's Resubdivision of Block 2 of Dittmar's Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 4, Page 30, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-716-0004-000-9

Parcel 9:

Lot 6, less the East 86.5 feet, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-717-0003-000-5

Parcel 10:

Lots 10 and 11, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-717-0007-000-3

Parcel 11:

Lot 18, Block "A", Assessor's Map of North Part of Fort Pierce, as per plat thereof, as recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, Florida.

Lots 1, 2, 3, 5, 6 and the East 86.5 feet of Lot 4, Mrs. Anna M. Fultz's Resubdivision of Lots 1, 2, 3 and 4 of Fultz's Resubdivision of Block 2 of Dittmar's Addition to Edgartown, according to the plat thereof, as recorded in Plat Book 4, Page 30, of the Public Records of St. Lucie County, Florida.

Lots 5, 7, 8 and the East 86.5 feet of Lot 6, Block 2, Fultz's Resubdivision of Resubdivision of Block 2 of Dittmars Addition to Edgartown, according to the plat thereof, as recorded in

Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT rights-of-way for streets and highways.

Tax ID No.: 2403-717-0002-000-8

Parcel 12:

Lot 17, Assessor's Map of North Part of Fort Pierce, as per plat thereof, as recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, less and excepting lands deeded to the State of Florida in Official Records Book 229, Page 2568 and lands deeded to the City of Fort Pierce as recorded in Deed Book 55, Page 476, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-705-0024-000-1

Parcel 13:

The South 30 feet of Lot 3 and all of Lots 4 and 5, Block 4, Dutton Terrace, according to the plat thereof, as recorded in Plat Book 3, Page 8, of the Public Records of St. Lucie County, Florida.

Tax ID No.: 2403-713-0007-000-1

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5101556 OR BOOK 4893 PAGE 673, Recorded 09/23/2022 10:20:32 AM Doc Tax: $560.00

This Instrument Prepared by and Return to:

Victoria Posess, Esq.
Posess & Straus, PLLC
9702 Reserve Boulevard
Port St. Lucie, FL 34986

Our File No.: **922528ML**

Property Appraisers Parcel Identification (Folio) Number: **2403-717-0009-000-7**

3210723387MC Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 21 day of **September, 2022** by **Seaway Veterinary Hospital PLLC, a Florida Limited Liability Company DBA Holy Family Veterinary Hospital,** whose post office address is **709 N US Highway 1, Suite 709b, Fort Pierce, FL 34950** herein called the Grantor, to **Whole Family Health Center, Inc., a Florida Non-Profit Corporation** whose post office address is **827 18th Street, Vero Beach, FL 32960,** hereinafter called the Grantee:

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

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, and hereby 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, the said Grantor has signed and sealed these presents the day and year first above written.Signed, sealed and delivered in the presence of:

May Lee
Witness #1 Signature

May Lee
Witness #1 Printed Name

Witness #2 Signature

Roxanne Ockerman
Witness #2 Printed Name

Seaway Veterinary Hospital PLLC,
a Florida Limited Liability Company
DBA Holy Family Veterinary Hospital

By: _____ (Seal)
Michael A. O'Connor, as Sole Member

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of September, 2022, by Michael A. O'Connor, as Sole Member of Seaway Veterinary Hospital PLLC, a Florida Limited Liability Company, DBA Holy Family Veterinary Hospital, who is ☐ personally known to me or has produced FL DL as identification.

[SEAL]

NOTARY PUBLIC STATE OF FLORIDA
MAY LEE
MY COMMISSION # HH 184963
EXPIRES: February 6, 2026
Bonded Thru Notary Public Underwriters

May Lee
Notary Public

Printed Notary Name
My Commission Expires:

EXHIBIT "A"

Lot 12 of Fultz's Subdivision of Re-Subdivision of Block 2 of Dittmar's Addition to Edgartown, according to the Plat thereof as recorded in Plat Book 3, page(s) 36, of the Public Records of St. Lucie County, Florida, Less and Except the following:

Commence at the Southwest corner of Lot 12, Block 2, of said Fultz's Re-Subdivision; thence N 88 degrees 26' 08" East, along the South line of said Lot 12 a distance of 126.5 feet, thence North 00 degrees 00' 37" East, a distance of 23.89 feet to the Point of Beginning, thence continue North 00 degrees 00' 37" East, a distance of 28.61 feet to a point on the South line of Lot 9, Block 2 of said Fultz's Re-Subdivision, thence South 88 degrees 26' 08" West, a distance of 0.29 feet to a point on a curve concave Westerly and having a tangent bearing of South 01 degrees 08' 02" East, through said point, thence Southerly along said curve having a central angle of 21 degrees 53' 00" and a radius of 1432.39 feet, an arc distance of 28.60 feet through an angle of 01 degrees 08' 39" to the Point of Beginning.

Legal Description: Whole Family Health
Indian River Survey, Inc., dated April 18, 2024

(ORB 4691, PAGE 2348)
PARCEL 1:
THE SOUTH 40 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 1, BLOCK 1, GLIDDEN'S RE-SUBDIVISION OF BLOCKS 1, 2 AND 3 OF LOT 11 OF ASSESSOR'S MAP OF THE NORTH PART OF FT. PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPT A PARCEL OF SAID LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING, RUN THENCE SOUTHERLY 26.4 FEET ALONG THE WEST LINE OF SAID LOT 1, TO A POINT THENCE AT AN ANGLE OF 90° WITH THE WEST LINE RUN EASTERLY 46 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 9°02' RIGHT RUN EASTERLY 18.0 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 5°32' RIGHT RUN EASTERLY TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 3:
LOT A, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, LESS THE 3 FEET ON THE NORTH SIDE AND 10.63 FEET ON THE SOUTH SIDE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 1, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:
LOT 2, LESS THE EAST 22 FEET, LOT 3, LESS THE EAST 7 FEET, AND ALL OF LOTS 4 AND 5, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:
LOT 6, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
LOT 9, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 222, PAGE 90.

PARCEL 8:
LOT 4, LESS THE EAST 86.5 FEET, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OFFULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:
LOT 6, LESS THE EAST 86.5 FEET, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:
LOTS 10 AND 11, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

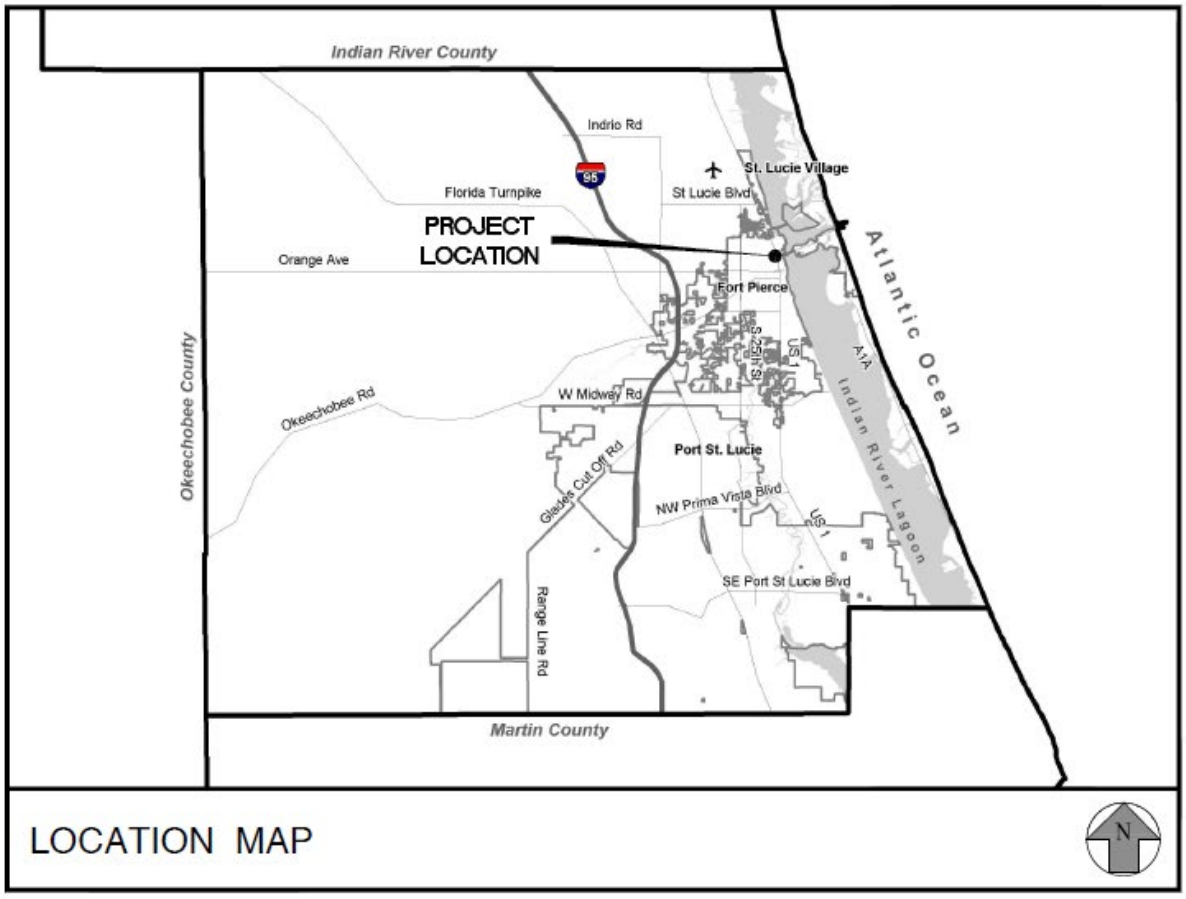
PARCEL 11:
LOT 18, BLOCK "A", ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 1, 2, 3, 5, 6 AND THE EAST 86.5 FEET OF LOT 4, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF FULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 5, 7, 8 AND THE EAST 86.5 FEET OF LOT 6, BLOCK 2, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT RIGHTS-OF-WAY FOR STREETS AND HIGHWAYS.

PARCEL 12:
LOT 17, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, LESS AND EXCEPTING LANDS DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 229, PAGE 2568 AND LANDS DEEDED TO THE CITY OF FORT PIERCE AS RECORDED IN DEED BOOK 55, PAGE 476, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

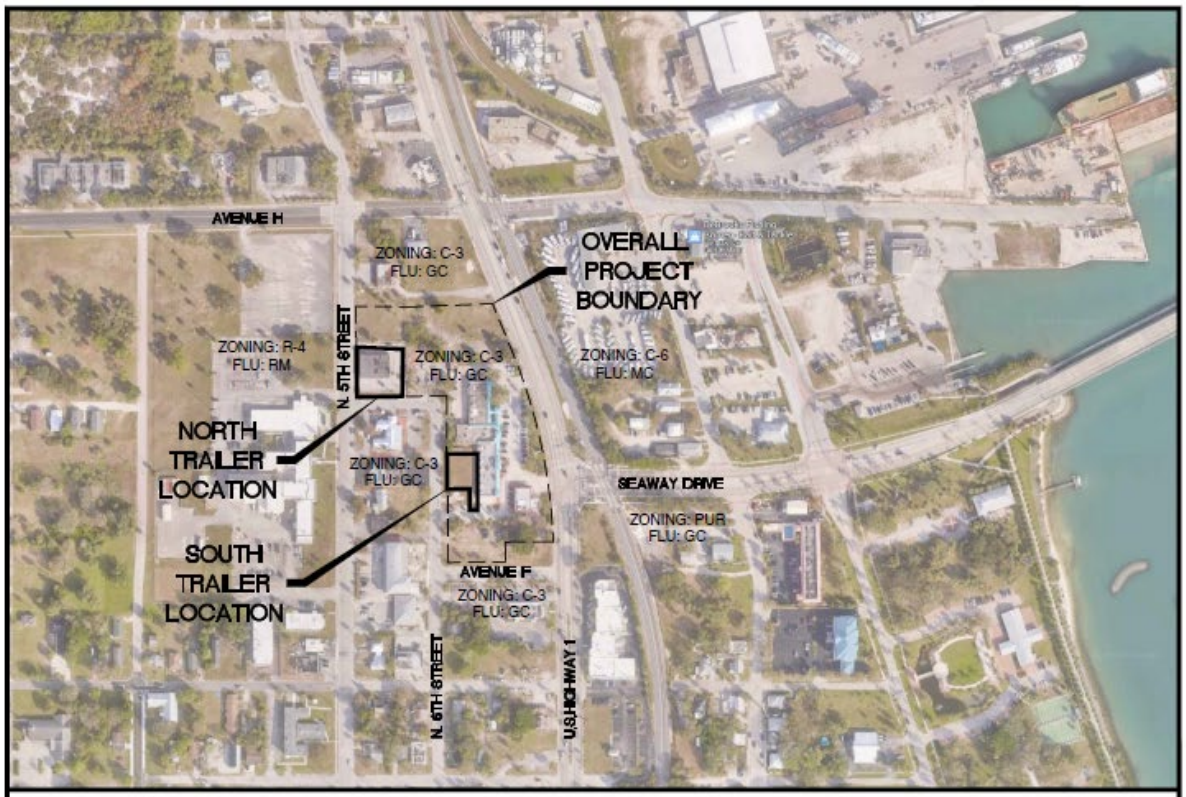
PARCEL 13:
THE SOUTH 30 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(ORB 4893, PAGE 673)
PARCEL 14:
LOT 12 OF FULTZ'S SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 2, OF SAID FULTZ'S RE-SUBDIVISION; THENCE N88°26'08"E, ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 126.5 FEET, THENCE N00°00' 37"E, A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°00' 37"E, A DISTANCE OF 28.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, BLOCK 2 OF SAID FULTZ'S RE-SUBDIVISION, THENCE S88°26' 08"W, A DISTANCE OF 0.29 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A TANGENT BEARING OF S01°08'02"E, THROUGH SAID POINT, THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°53' 00" AND A RADIUS OF 1432.39 FEET, AN ARC DISTANCE OF 28.60 FEET THROUGH AN ANGLE OF 01°08' 39" TO THE POINT OF BEGINNING.



LOCATION MAP



VICINITY MAP

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88)
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

TREE LEGEND

(TREE COUNT NOT INCLUDING ADDITIONAL TREES LABELED AS DOUBLE, TWIN OR TRIPLE)

= PINE TREE (1 TREES)

= PALM TREE (82 TREES)

= OAK TREE (12 TREES)

= HARDWOOD - (1 TREES)

ALL TREES SHOWN ARE LABELED - INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH).

ALL PALM TREES SHOWN ARE 10FT CLEAR TRUNK OR GREATER TO LOWEST LIVE BRANCH.

THERE MAY BE ADDITIONAL TREES NOT SHOWN, UNLESS NOTED OTHERWISE, UNDESIRABLE TREES AND TREES UNDER 6" DIAMETER WERE NOT LOCATED.

LEGEND

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

LEGAL DESCRIPTION:

(ORB 4691, PAGE 2348)

PARCEL 1:
THE SOUTH 40 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 1, BLOCK 1, GLIDDEN'S RE-SUBDIVISION OF BLOCKS 1, 2 AND 3 OF LOT 11 OF ASSESSOR'S MAP OF THE NORTH PART OF FT. PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPT A PARCEL OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING, RUN THENCE SOUTHERLY 26.4 FEET ALONG THE WEST LINE OF SAID LOT 1, TO A POINT THENCE AT AN ANGLE OF 90° WITH THE WEST LINE RUN EASTERLY 46 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 9°02' RIGHT RUN EASTERLY 18.0 FEET TO A POINT, THENCE WITH A FORWARD ANGLE OF 5°32' RIGHT RUN EASTERLY TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 3:
LOT A, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, LESS THE 3 FEET ON THE NORTH SIDE AND 10.63 FEET ON THE SOUTH SIDE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 1, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:
LOT 2, LESS THE EAST 22 FEET, LOT 3, LESS THE EAST 7 FEET, AND ALL OF LOTS 4 AND 5, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:
LOT 6, SUBDIVISION OF THE S. W. JENNINGS ESTATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
LOT 9, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 222, PAGE 90.

PARCEL 8:
LOT 4, LESS THE EAST 86.5 FEET, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OFFULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:
LOT 6, LESS THE EAST 86.5 FEET, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:
LOTS 10 AND 11, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 11:
LOT 18, BLOCK "A", ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 1, 2, 3, 5, 6 AND THE EAST 86.5 FEET OF LOT 4, MRS. ANNA M. FULTZ'S RE-SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF FULTZ'S RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LOTS 5, 7, 8 AND THE EAST 86.5 FEET OF LOT 6, BLOCK 2, FULTZ'S RE-SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT RIGHTS-OF-WAY FOR STREETS AND HIGHWAYS.

PARCEL 12:
LOT 17, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, LESS AND EXCEPTING LANDS DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 229, PAGE 2568 AND LANDS DEEDED TO THE CITY OF FORT PIERCE AS RECORDED IN DEED BOOK 55, PAGE 476, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 13:
THE SOUTH 30 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(ORB 4893, PAGE 673)
PARCEL 14:
LOT 12 OF FULTZ'S SUBDIVISION OF RE-SUBDIVISION OF BLOCK 2 OF DITTMAR'S ADDITION TO EDGARTOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

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SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
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7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 15' 30'
1" = 30'
NORTH

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

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

717 N. US HIGHWAY 1
FORT PIERCE, FLORIDA

WHOLE FAMILY HEALTH CENTER, INC

FIELD BOOK 95	DRAWN RJS
PAGE(S) 6-9	SCALE 1"=30'
FIELD DATE 02/22/24	JOB # 22-283

SHEET 1 OF 2

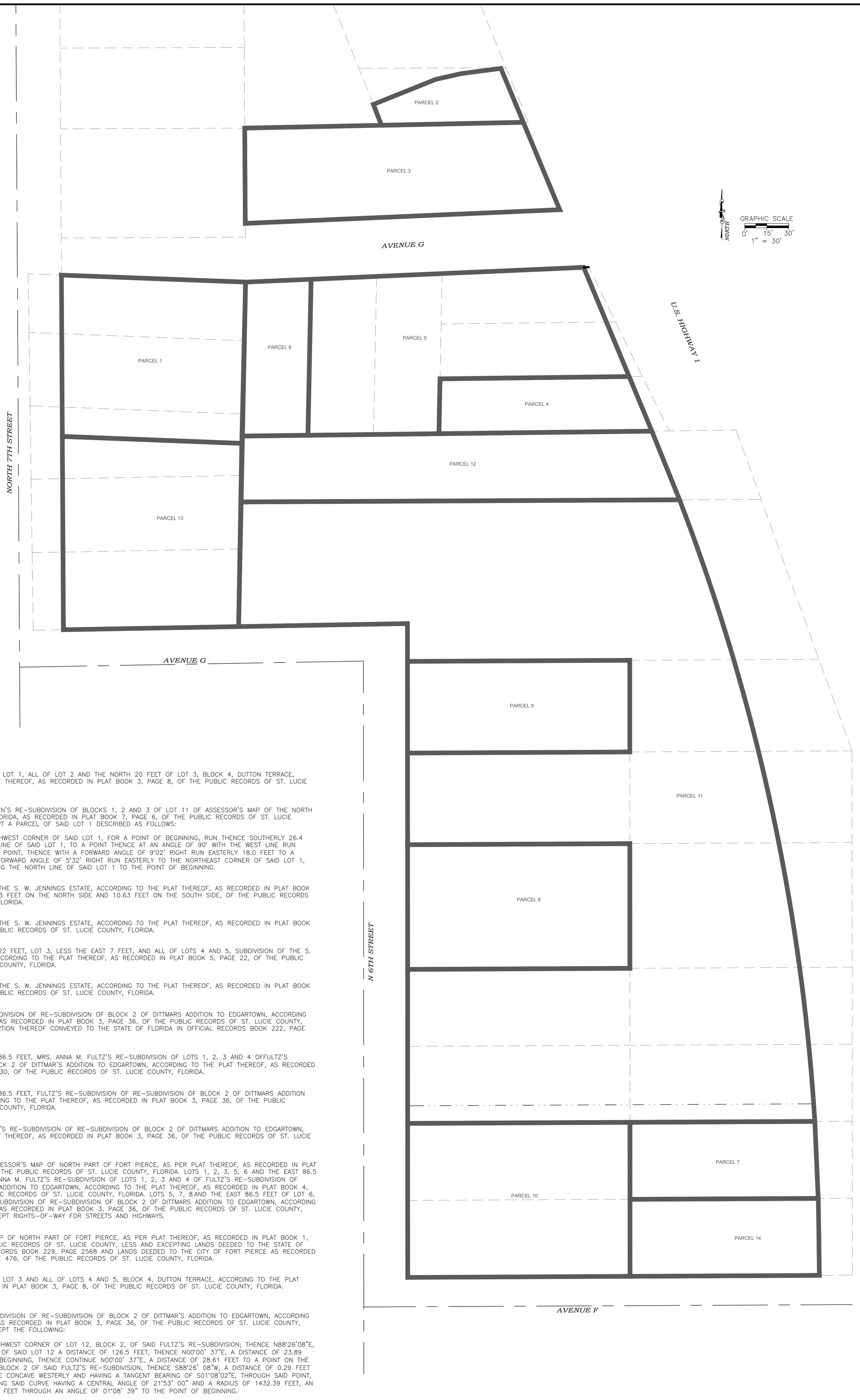
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE LICENSE No. 4895 STATE OF FLORIDA PROFESSIONAL SURVEYOR

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

04/18/2024
DATE

C:\Users\SCARTE~1\AppData\Local\Temp\AcPublish_22268\VRS-22-283.dwg Apr. 18, 2024 - 2:19pm View: Sht 1



LEGAL DESCRIPTION:

(ORB 4691, PAGE 2348)

PARCEL 1:
THE SOUTH 40 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 20 FEET OF LOT 3, BLOCK 4, DUTTON TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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(ORB 4893, PAGE 673)

PARCEL 14:
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INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
,	,

717 N. US HIGHWAY 1
FORT PIERCE, FLORIDA

WHOLE FAMILY HEALTH CENTER, INC

FIELD BOOK	DRAWN
95	RJS
PAGE(S) 6-9	SCALE 1"=30'
FIELD DATE 02/22/24	JOB # 22-283

SHEET 2 OF 2

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

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(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$72,000
Just/Market	$72,000
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$72,000
Exemptions	$72,000

LEGEND

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

LEGAL DESCRIPTION:

LOTS 1-8 FULTZ'S RESUBDIVISION OF BLOCK 2 OF DITTMARS ADDITION TO EDGARTOWN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. PU&DE DENOTES PUBLIC UTILITIES AND DRAINAGE FACILITIES EASEMENT.
7. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88)
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

MAP OF TOPOGRAPHIC SURVEY

NORTH

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

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

REVISIONS	DATE
.	.

CERTIFIED TO:
CARLY PYE

FIELD BOOK	DRAWN
89	RJS
PAGE(S)	SCALE
28	1"=20'
FIELD DATE	JOB #
04/11/22	22-226

SHEET 1 OF 1

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

STATE OF FLORIDA LICENSE No. 4895 PROFESSIONAL SURVEYOR & MAPPER

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

05/11/2022
DATE

© G:\Jobfiles\JOBFILES\PROJECTS\2022-JOBS-22-226 - Pelican Plaza\22-226.dwg(Fri, 13 May 22 - 1:11pm by RJS) - 1:1 (ansi-a)

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Name: **Whole Family Health Center Trailer Location Plans**
Application: **Minor Site Plan Amendment - Commercial Application**
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

N/A — 5. Contextual Photos – Neighborhood
N/A — 8. Environmental Impact Report
N/A — 10. Justification Statement – *See Written Narrative*
N/A — 11. Landscape Plans
N/A — 12. Lighting Plans
N/A — 13. Rendering of Signs (in Color)

Design Review Narrative

Project: Jacobsen Homes Manufactured Structure
Location: Fort Pierce, Florida

Serial Number: JAC FL 002177 AB

The proposed project is a Jacobsen Homes manufactured structure to serve as a health center for the Fort Pierce community.

Key Design Elements

- **Floor Plan & Layout**
    - Open and flexible interior plan.
    - Wide corridors and accessible entrances.
    - Efficient circulation for traffic and egress flows.
- **Construction & Materials**
    - Factory-built Jacobsen Homes construction ensuring consistent quality and structural integrity.
    - Energy-efficient insulation, insulated windows, and durable exterior finishes designed for Florida's climate.
    - Roofing and wall systems rated for Florida wind zones and hurricane codes.
- **Mechanical, Electrical & Plumbing**
    - Central HVAC system.
    - Code-compliant electrical layout.
- **Site Integration**
    - Building positioned to allow convenient patient parking and covered entry for weather protection.
    - Compliant with local zoning and flood-elevation requirements.
- **Sustainability & Safety**
    - Energy-efficient lighting and climate systems to reduce operational costs.

PRESTIGE HOME CENTERS, INC.
1046 WEST HWY. 92 AUBURNDALE, FL 33823 (863) 967-3864 FAX (863) 967-1090

To Whom It May Concern:

The project, located at 802 N 7th Street, on a site adjacent to a mix of different scales of commercially developed land. The immediate context is diverse in architectural styles. The proposed facility's design, a large, manufactured home modified to accommodate a series of offices and the smooth flow of programs by Whole Family Health Center, with its simplistic forms, lines, and neutral colors, blends well with the character of the immediate context. The architectural character of the proposed building consists of simple forms, yet extremely versatile and functional.

Our model, building design, and materials will comply with the city's regulations and design codes as the model is built to the strictest of H.U.D. codes, and will be inspected by H.U.D. before the model is shipped to the site.

The maximum timeframe will not exceed five years.

Glenn D. Fite, Jr.

Housing Consultant

Prestige Home Centers Inc.

1046 US Hwy 92 West

Auburndale, FL 33823

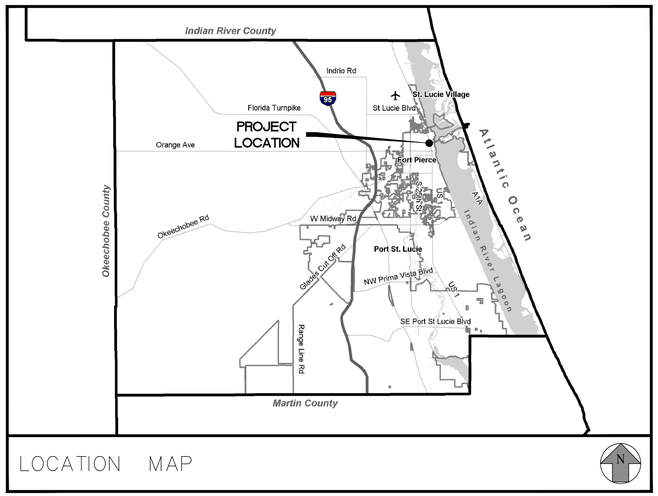
Office: (863) 967-3864

Fax: (863) 967-1090

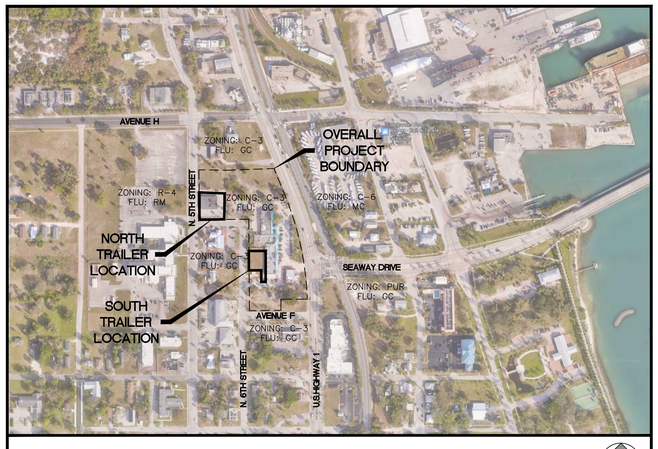
www.PrestigeHomeCenters.com

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

SECTION 3, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA
OCTOBER 2025



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

MS. MARIE ANDRESS
WHOLE FAMILY HEALTH CENTER, INC.
827 18TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 925-8200

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	OVERALL SITE PLAN
C5	SITE IMPROVEMENT PLAN - NORTH TRAILER
C6	SITE IMPROVEMENT PLAN - SOUTH TRAILER
C7	DETAILS

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

DATE: 10/23/2025
PROJECT: 22-0214ADD7
SHEET
C1

This item has been digitally signed & sealed by Aaron Stanton, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - Ft. Pierce site plan\4 - Drawings\22-0214 COVER - DETAILS TRAILER LOCATION PLANS.dwg 10/23/2025 10:39 AM AARON STANTON

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS,CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY. THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE S-III ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE. ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

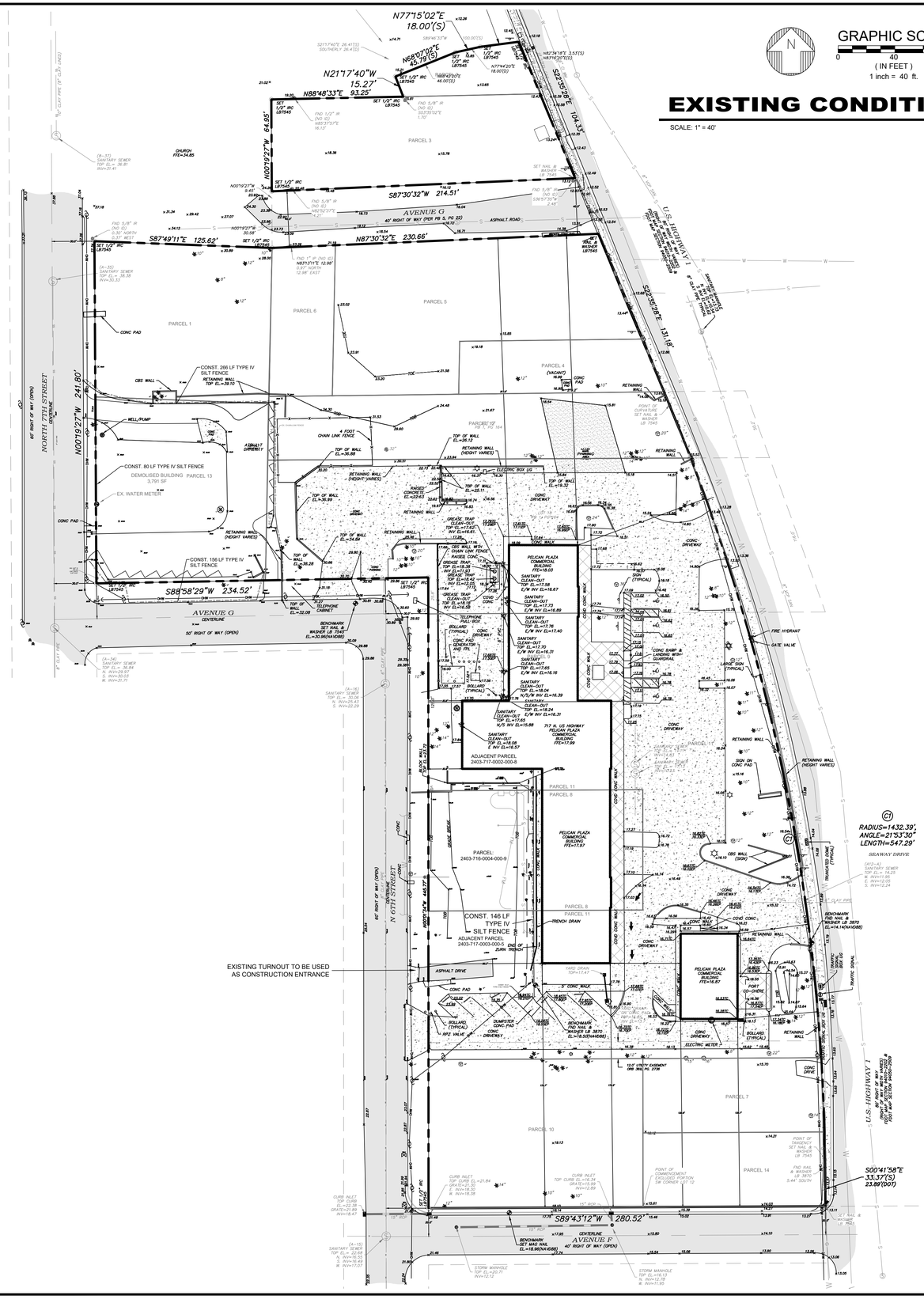
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO U



SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. PU&DE DENOTES PUBLIC UTILITIES AND DRAINAGE FACILITIES EASEMENT.
7. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC SURVEY OF 2022 REFERENCING ST. LUCIE COUNTY BENCHMARK IR 0267 AT AN ELEVATION OF 18.02' (NAVD88)
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0179K, DATED FEBRUARY, 19 2020.

TREE LEGEND

= PINE TREE
= PALM TREE
= OAK TREE
= HARDWOOD

ALL TREES SHOWN ARE LABELED - INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH).

ALL PALM TREES SHOWN ARE 10FT CLEAR TRUNK OR GREATER TO LOWEST LIVE BRANCH.

THERE MAY BE ADDITIONAL TREES NOT SHOWN, UNLESS NOTED OTHERWISE, UNDESIRABLE TREES AND TREES UNDER 6" DIAMETER WERE NOT LOCATED.

LEGEND

EXISTING ASPHALT
EXISTING CONCRETE
EXISTING MARL

DATE	REVISIONS
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	22-0214 ADD7
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	10/1/2025

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1803 - 20TH STREET
VERO BEACH, FL 32960
PH (772) 778-5100
FX (772) 778-5317
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

EXISTING CONDITIONS , DEMOLITION AND EROSION CONTROL PLAN

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

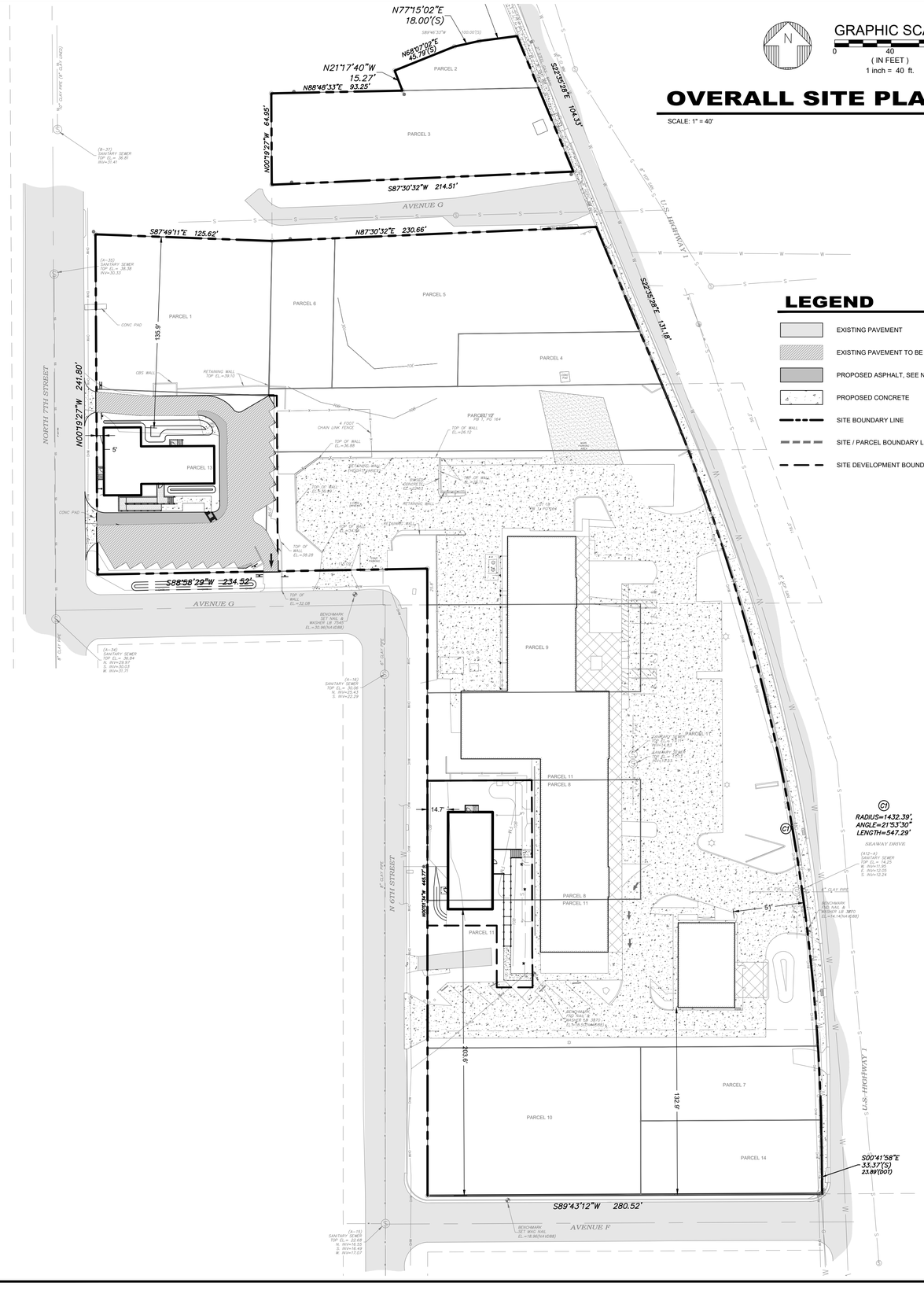
CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. #72460 10/23/2025

SHEET
C3

22-0214 ADD7

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - Ft. Pierce.dwg-sht4 - Drawings\22-0214 EXISTING CONDITIONS - DEMOLITION AND EROSION CONTROL PLAN.dwg



GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

OVERALL SITE PLAN

SCALE: 1" = 40'

LEGEND

- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- PROPOSED ASPHALT, SEE NOTES ON SHEET C2 AND DETAIL ON SHEET C7
- PROPOSED CONCRETE
- SITE BOUNDARY LINE
- SITE / PARCEL BOUNDARY LINE
- SITE DEVELOPMENT BOUNDARY LINE

PROJECT INFORMATION

SITE ADDRESS (MAIN PARCEL)
717 N. U.S. HWY. 1
FORT PIERCE, FL 34950

OWNER/ APPLICANT
MS. MARIE ANDRESS
WHOLE FAMILY HEALTH CENTER, INC.
827 18TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 925-8200

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT
ARCHITECTS DESIGN COLLABORATIVE
10489 SW MEETING STREET
PORT SAINT LUCIE, FLORIDA 34987
PHONE (772) 286-9004

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

TAX PARCEL I.D NUMBER(S)

2403-705-0024-000-1	2403-713-0005-000-7	2403-713-0007-000-1	2403-714-0002-000-9
2403-715-0001-000-5	2403-715-0002-000-2	2403-715-0003-000-9	2403-715-0008-000-4
2403-716-0004-000-9	2403-717-0002-000-8	2403-717-0003-000-5	2403-717-0006-000-6
2403-717-0007-000-3	2403-717-0009-000-7		

ZONING	LAND USE	OVERLAY DISTRICT
C-3	GC	N/A

	LATITUDE	LONGITUDE
NORTH TRAILER:	27°27' 21.65"N	80°19' 43.57"W
SOUTH TRAILER:	27°27' 18.82"N	80°19' 41.16"W

PROJECT DESCRIPTION
CONSTRUCTION OF TWO (2) TEMPORARY TRAILERS FOR STAFF. BOTH LOCATIONS HAD AN EXISTING BUILDINGS THAT WERE DEMOLISHED. WATER AND SEWER WILL BE FROM EXISTING SERVICES, EXCEPT SEWER FROM SOUTH TRAILER WILL COME FROM A NEWLY INSTALLED CLEANOUT TO NEW PRIVATE LIFT STATION.

EXISTING LAND USE
CLEARED, IN-FILL LOT

PROPOSED MAINTENANCE ENTITY
OWNER

DEDICATION OF IMPROVEMENTS
PRIVATE DRIVEWAY
UTILITIES - CITY

SITE DATA - WHOLE SITE

EXISTING SITE DATA	SF	AC	%
SITE AREA	227,550 SF	5.22 AC	100%
IMPERVIOUS AREA	87,720 SF	2.01 AC	38.55%
EXISTING BUILDING**	19,471 SF	0.45 AC	8.56%
EXISTING ASPHALT	10,283 SF	0.24 AC	4.52%
EXISTING CONCRETE	51,984 SF	1.19 AC	22.85%
EXISTING COVERED CONCRETE	3,677 SF	0.08 AC	1.62%
EXISTING MARL	2,305 SF	0.05 AC	1.01%
PERVIOUS AREA	139,830 SF	3.21 AC	61.45%
PROPOSED SITE DATA			
SITE AREA	227,550 SF	5.22 AC	100%
IMPERVIOUS AREA	93,818 SF	2.15 AC	41.23%
PROPOSED BUILDING	19,471 SF	0.45 AC	8.56%
PROPOSED TEMPORARY TRAILER	4,735 SF	0.11 AC	2.08%
PROPOSED ASPHALT	11,479 SF	0.26 AC	5.04%
PROPOSED CONCRETE	52,151 SF	1.20 AC	22.92%
PROPOSED COVERED CONCRETE	3,677 SF	0.08 AC	1.62%
PROPOSED MARL	2,305 SF	0.05 AC	1.01%
PROPOSED TRAILER DECKING AND RAMP*	1,008 SF	0.02 AC	0.44%
PERVIOUS AREA	132,724 SF	3.05 AC	58.33%
DRY POND AREA	782 SF	0.02 AC	0.34%
OPEN SPACE	131,942 SF	3.03 AC	57.98%
NET NEW IMPERVIOUS	7,106 SF	0.16 AC	3.12%
NET NEW IMPERVIOUS FOR DRAINAGE*	1,363 SF	0.03 AC	0.60%

* NOTE THAT TRAILER AND DECKING ARE RAISED OFF GRADE AND DO NOT COUNT TOWARDS IMPERVIOUS AREA FOR DRAINAGE CALCULATIONS
** DOES NOT INCLUDE DEMOLISHED BUILDING ON NORTH TRAILER SITE

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	227,550 SF	227,550 SF
LOT WIDTH	70-FT	688-FT	688-FT
LOT DEPTH	90-FT	230-FT	230-FT
BUILDING SETBACKS			
FRONT (EAST)	25-FT	51-FT	51-FT
SIDE (NORTH)	15-FT	217-FT	136-FT
SIDE (SOUTH)	15-FT	133-FT	133-FT
REAR (WEST)	15-FT	24-FT	5-FT*
BUILDING COVERAGE	60%	8.56%	10.64%
OPEN SPACE	N/A	61.45%	57.98%
BUILDING HEIGHT	65-FT	N/A	<65-FT
FAR	N/A	N/A	N/A

* PROPOSED STRUCTURES WILL BE TEMPORARY IN NATURE AND WERE PRIORLY APPROVED IN THESE LOCATIONS THROUGH TEMPORARY USE PERMITS.
** SETBACK TO INTERNAL LOT LINE. PROPERTY BOUNDARY SETBACK IS 204 FEET.

PARKING DATA
SEE SEPARATE PARKING EXHIBIT FOR PARKING COUNT

TRAFFIC STATEMENT
PER ITE, 12TH EDITION:
EXISTING TRIP GENERATION:
810 AADT

USE : (ITE 630 - CLINIC) = 37.60 TRIPS PER 1,000 SF GFA
37.60 X 22.76 KSF = 856 AADT

USE : (ITE 822 - STRIP RETAIL PLAZA (<40K) = 54.45 TRIPS PER 1,000 SF GFA
54.45 X 1.44 KSF = 78 AADT

TOTAL: 934 ADDT

NET NEW AADT: 124 AADT

PERMITS REQUIRED
CoFP MINOR SITE PLAN REVISION
CoFP LAND CLEARING PERMIT
CoFP TREE REMOVAL PERIT
CoFP DEVELOPMENT PERMIT COMPLIANCE REVIEW (DPCR)
SLC FIRE REVIEW
FDEP STORMWATER 10/2 SELF-CERTIFICATION
FDEP NPDES NOTICE OF INTENT (NOI) *(RECEIVED)*

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0179K, DATED FEB. 19, 2020.

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: NOVEMBER 2025
FINISH: APRIL 2026

DATE	REVISIONS
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	22-0214 ADD7	
DESIGNED		AGS
DRAWN		GWR
DATE	AUGUST 2025	
CHECKED		AGS
DATE ISSUED	10/1/2025	

MBV ENGINEERING, INC.
MOIA, BOWLES, VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
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OVERALL SITE PLAN

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

CITY OF FORT PIERCE, FLORIDA

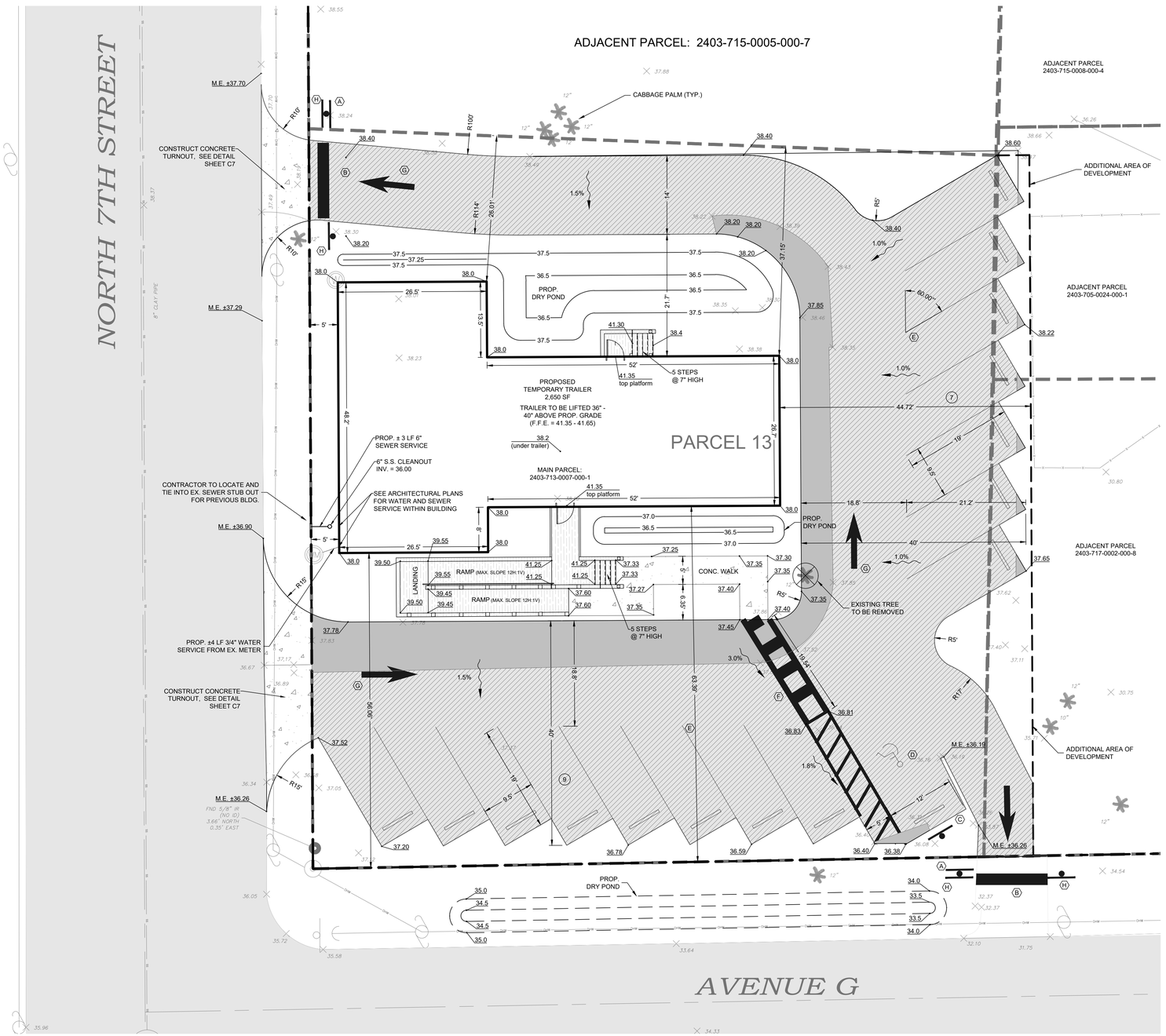
AARON G. STANTON
FL. P.E. #72460 10/23/2025

SHEET
C4

22-0214 ADD7

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - Ft. Pierce.zip.ipw\4 - Drawings\22-0214 OVERALL SITE PLAN - 10-23-2025 AM.dwg, 10/23/2025 10:49:59 AM, Gary Rowell



SITE IMPROVEMENT PLAN - NORTH TRAILER

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- PROPOSED ASPHALT, SEE NOTES ON SHEET C2 AND DETAIL ON SHEET C7
- PROPOSED WOOD OR COMPOSITE DECKING
- PROPOSED CONCRETE
- SITE / PARCEL BOUNDARY LINE
- TREE TO BE REMOVED

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
(A)	30"	R1-1 "STOP" SIGN
(B)	24"	SOLID WHITE STOP BAR
(C)	12"	FTP-20-06 HC PARKING SIGN
(D)		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
(E)	4"	PAINTED WHITE STRIPE
(F)		5' WIDE, PAINTED SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX #711-001
(G)		DESIGNED TRAFFIC FLOW INDICATOR PER FDOT INDEX #711-001
(H)	30" x 30"	R5-1 "DO NOT ENTER" SIGN

* ALL STRIPNG TO BE PAINTED UNLESS OTHERWISE NOTED.

SITE IMPROVEMENT NOTES

1. ALL PROPOSED GRADES SHOWN ON PLAN REFLECT TRAILER RAISED 36" (3'-0") ABOVE FINAL GRADE. ADJUST ALL GRADES OF RAMPS AND DOOR THRESHOLDS BY UP TO 4" IF FINAL GRADE VARIES, UP TO 40" (3'-4") ABOVE FINAL GRADE.
2. ISOLATED AREAS OF PROPOSED PAVEMENT LESS THAN 20 SF IN SIZE, CAN BE ELECTED NOT TO BE PAVED BY THE CONTRACTOR. THIS QUANTITY SHALL THEN BE LEFT OFF THE TOTAL QUANTITY OF ASPHALT COMPUTED IN THE BID.
3. EXISTING WHEEL STOPS SHALL BE REUSED, IF IN ACCEPTABLE CONDITION.SEWER SERVICE TO BE LOCATED BY CONTRACTOR AND NEW 6" LATERAL EXTENDED TO THE TRAILER.
4. THE NEW SEWER LATERAL SHALL NOT BE LESS THAN 1.0% IN SLOPE.

PROJECT INFORMATION

SITE DATA - NORTH TRAILER

EXISTING SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	16,434 SF	0.38 AC	100%
IMPERVIOUS AREA	7,757 SF	0.18 AC	47.20%
EXISTING DEMOLISHED BUILDING AREA	0 SF	0.00 AC	0.00%
EXISTING ASPHALT	7,420 SF	0.17 AC	45.15%
EXISTING CONCRETE	337 SF	0.01 AC	2.05%
PERVIOUS AREA	8,677 SF	0.20 AC	52.80%

PROPOSED SITE DATA

AREA OF DEVELOPMENT	16,434 SF	0.38 AC	100.00%
IMPERVIOUS AREA	11,507 SF	0.26 AC	70.02%
PROPOSED TEMPORARY TRAILER	2,650 SF	0.06 AC	16.13%
PROPOSED ASPHALT	8,616 SF	0.20 AC	52.43%
PROPOSED CONCRETE	241 SF	0.01 AC	1.47%
PROPOSED TRAILER DECKING AND RAMP*	464 SF	0.01 AC	2.82%
PERVIOUS AREA	4,463 SF	0.10 AC	27.16%
DRY POND AREA	782 SF	0.02 AC	4.76%
OPEN SPACE	3,681 SF	0.08 AC	22.40%
NET NEW IMPERVIOUS	4,214 SF	0.10 AC	25.64%
NET NEW IMPERVIOUS FOR DRAINAGE*	1,100 SF	0.03 AC	6.69%

* NOTE THAT TRAILER AND DECKING ARE RAISED OFF GRADE AND DO NOT COUNT TOWARDS IMPERVIOUS AREA FOR DRAINAGE CALCULATIONS

PARKING DATA

PROFESSIONAL SERVICE ESTABLISHMENTS, EXCEPT HOSPITALS (1)
1 SP/ 200 SF X 2,665 SF = 13.32 → 14 SPACES REQUIRED

16	SPACES PROVIDED
1	ADA SPACES
15	STANDARD SPACES

NO.	DATE	REVISIONS
8	--	--
7	--	--
6	--	--
5	--	--
4	--	--
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1	--	--

JOB NO.	22-0214 ADD7
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	10/1/2025

MBV ENGINEERING, INC.
MOJA, BOWLES, VILAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1833 - 28TH STREET
VERO BEACH, FL 32960
PH (772) 778-5105
FX (772) 778-7417
MELBOURNE FL - PH (321) 253-4100
FT PIERCE FL - PH (772) 468-9055

SITE IMPROVEMENT PLAN
NORTH TRAILER

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

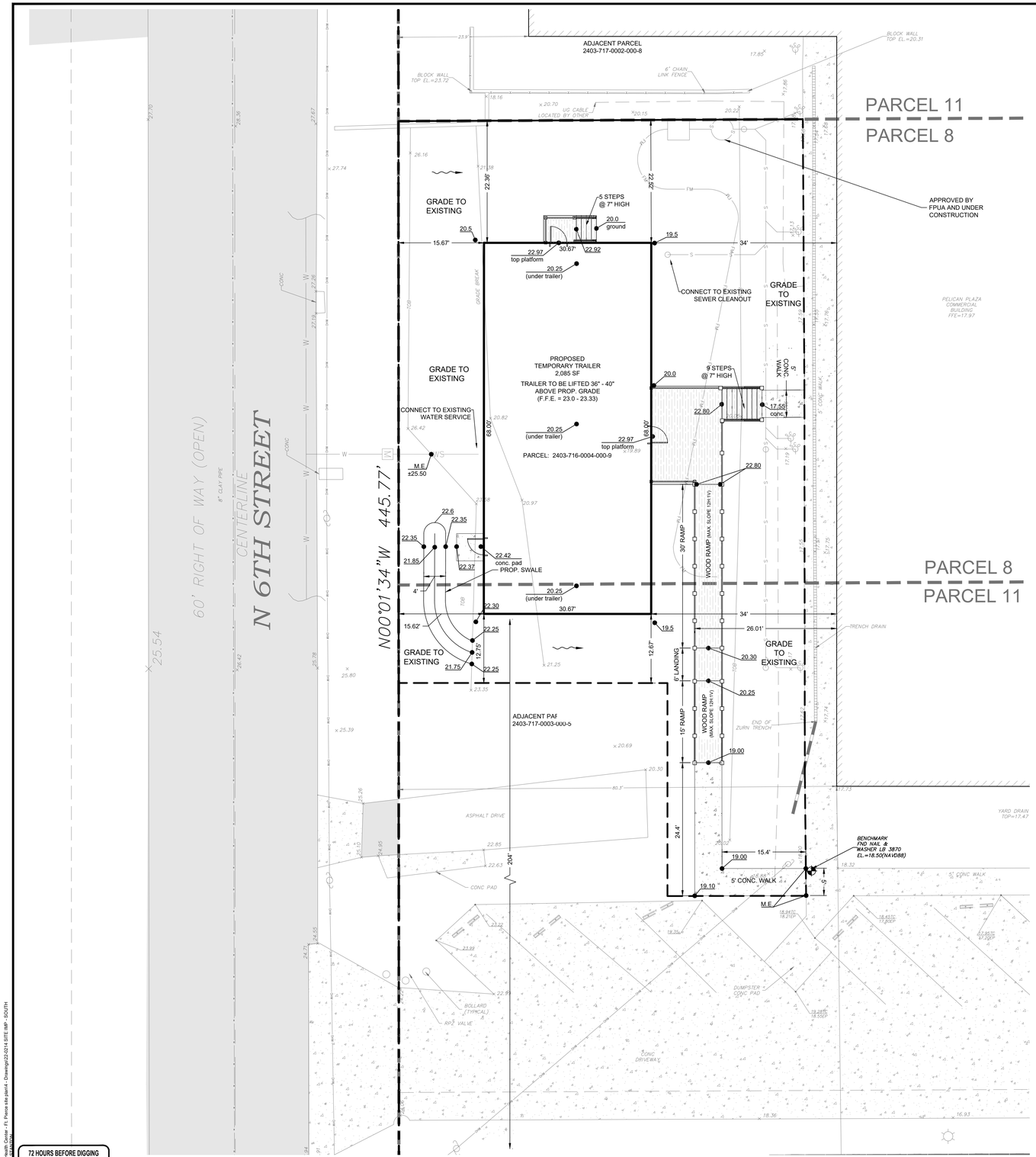
CITY OF FORT PIERCE, FLORIDA

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON FL. P.E. #72460 10/23/2025

SHEET
C5

22-0214 ADD7

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - Ft. Pierce site plan\4 - Drawings\22-0214 SITE IMP - NORTH TRAILER.dwg



SITE IMPROVEMENT PLAN - SOUTH TRAILER

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

PROJECT INFORMATION

SITE DATA - SOUTH TRAILER

EXISTING SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	8,653 SF	0.20 AC	100%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
EXISTING BUILDING	0 SF	0.00 AC	0.00%
EXISTING ASPHALT	0 SF	0.00 AC	0.00%
EXISTING CONCRETE	0 SF	0.00 AC	0.00%
EXISTING MARL	0 SF	0.00 AC	0.00%
PERVIOUS AREA	8,653 SF	0.20 AC	100.00%

PROPOSED SITE DATA

AREA OF DEVELOPMENT	8,653 SF	0.20 AC	100.00%
IMPERVIOUS AREA	2,348 SF	0.05 AC	27.14%
PROPOSED TEMPORARY TRAILER	2,085 SF	0.05 AC	24.10%
PROPOSED CONCRETE	263 SF	0.01 AC	3.04%
PROPOSED TRAILER DECKING AND RAMP	544 SF	0.01 AC	6.29%
PERVIOUS AREA	5,761 SF	0.13 AC	66.58%
DRY POND AREA	0 SF	0.00 AC	0.00%
OPEN SPACE	5,761 SF	0.13 AC	66.58%
NET NEW IMPERVIOUS	2,892 SF	0.07 AC	33.42%
NET NEW IMPERVIOUS FOR DRAINAGE*	263 SF	0.01 AC	3.04%

* NOTE THAT TRAILER AND DECKING ARE RAISED OFF GRADE AND DO NOT COUNT TOWARDS IMPERVIOUS AREA FOR DRAINAGE CALCULATIONS

PARKING DATA

SEE SEPARATE PARKING EXHIBIT FOR PARKING COUNT

NOTES

1. ALL PROPOSED GRADES SHOWN ON PLAN REFLECT TRAILER RAISED 36" (3'-0") ABOVE FINAL GRADE. ADJUST ALL GRADES OF RAMPS AND DOOR THRESHOLDS BY UP TO 4" IF FINAL GRADE VARIES, UP TO 40" (3'-4") ABOVE FINAL GRADE.

LEGEND

- EXISTING PAVEMENT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED WOOD OR COMPOSITE DECKING
- SITE BOUNDARY LINE
- PARCEL LINE
- SITE DEVELOPMENT BOUNDARY LINE

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - FL Pierce site plan\4- Drawings\22-0214 SITE IMP - SOUTH

DATE	REVISIONS
8 –	–
7 –	–
6 –	–
5 –	–
4 –	–
3 –	–
2 –	–
1 –	–

JOB NO.	22-0214 ADD7	
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MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1833 - 20TH STREET
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TX. (772) 778-7617
MELBOURNE, FL - PH (321) 253-4100
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SITE IMPROVEMENT PLAN
SOUTH TRAILER

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

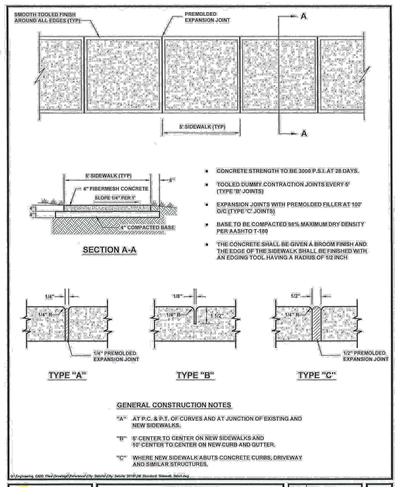
FLORIDA
CITY OF FORT PIERCE

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460 10/23/2025

SHEET
C6

22-0214 ADD7



GENERAL CONSTRUCTION NOTES

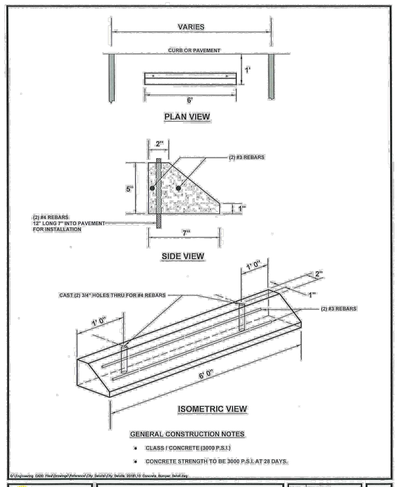
"A" AT P.C. & P.T. OF CURVES AND AT JUNCTION OF EXISTING AND NEW SIDEWALKS.

"B" 5' CENTER TO CENTER ON NEW SIDEWALKS AND 10' CENTER TO CENTER ON NEW CURB AND GUTTER.

"C" WHERE NEW SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAY AND SIMILAR STRUCTURES.

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5A Standard Sidewalk Detail.dwg

FORT PIERCE Florida | STANDARD SIDEWALK DETAIL | DATE: FEBRUARY 2020 | SCALE: N.T.S. | DESIGN: N.GOSSEN | SHEET 6

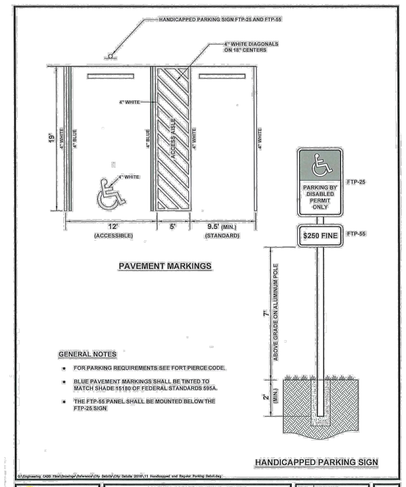


GENERAL CONSTRUCTION NOTES

- CLASS I CONCRETE (3000 P.S.I.)
- CONCRETE STRENGTH TO BE 3000 P.S.I. AT 28 DAYS.

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5B Concrete Bumper Detail.dwg

FORT PIERCE Florida | CONCRETE BUMPER DETAIL | DATE: AUGUST 2020 | SCALE: N.T.S. | DESIGN: N.GOSSEN | SHEET 10

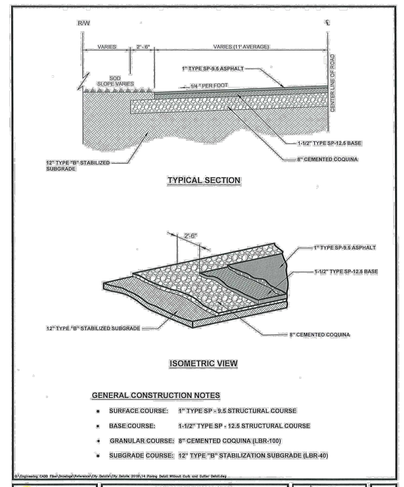


GENERAL NOTES

- FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.
- BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
- THE FTP-55 PANEL SHALL BE MOUNTED BELOW THE FTP-25 SIGN

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5C-1 Handicapped and Regular Parking Detail.dwg

FORT PIERCE Florida | HANDICAPPED AND STANDARD PARKING DETAIL | DATE: NOVEMBER 2020 | SCALE: N.T.S. | DESIGN: N.GOSSEN | SHEET 11

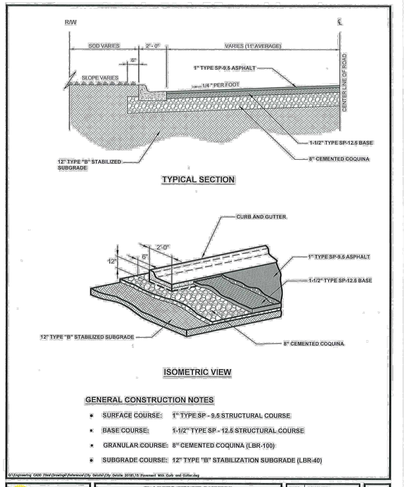


GENERAL CONSTRUCTION NOTES

- SURFACE COURSE: 1" TYPE SP - 9.5 STRUCTURAL COURSE
- BASE COURSE: 1-1/2" TYPE SP - 12.5 STRUCTURAL COURSE
- GRANULAR COURSE: 8" CEMENTED COQUINA (LBR-100)
- SUBGRADE COURSE: 12" TYPE "B" STABILIZATION SUBGRADE (LBR-40)

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5D-1 Paving Detail Without Curb and Gutter Detail.dwg

FORT PIERCE Florida | PAVING DETAIL WITHOUT CURB AND GUTTER | DATE: MARCH 2020 | SCALE: N.T.S. | DESIGN: N.GOSSEN | SHEET 14

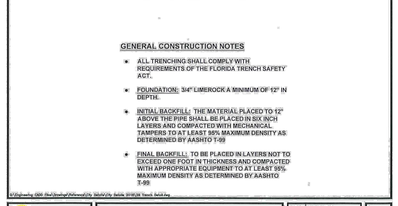


GENERAL CONSTRUCTION NOTES

- SURFACE COURSE: 1" TYPE SP - 9.5 STRUCTURAL COURSE
- BASE COURSE: 1-1/2" TYPE SP - 12.5 STRUCTURAL COURSE
- GRANULAR COURSE: 8" CEMENTED COQUINA (LBR-100)
- SUBGRADE COURSE: 12" TYPE "B" STABILIZATION SUBGRADE (LBR-40)

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5D-2 Pavement with Curb and Gutter.dwg

FORT PIERCE Florida | PAVEMENT WITH CURB AND GUTTER | DATE: JANUARY 2020 | SCALE: N.T.S. | DESIGN: N.GOSSEN | SHEET 15

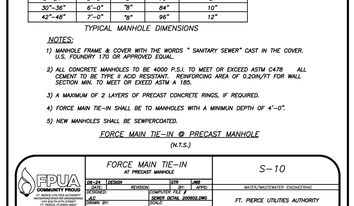


GENERAL CONSTRUCTION NOTES

- ALL TRENCHING SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- FOUNDATION: 3/4" LIMEROCK A MINIMUM OF 12" IN DEPTH.
- INITIAL BACKFILL: THE MATERIAL PLACED TO 12" ABOVE THE PIPE SHALL BE PLACED IN SIX INCH LAYERS AND COMPACTED WITH MECHANICAL TAMPERS TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99
- FINAL BACKFILL: TO BE PLACED IN LAYERS NOT TO EXCEED ONE FOOT IN THICKNESS AND COMPACTED WITH APPROPRIATE EQUIPMENT TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99

C:\Engineering 1000 Files\Drawings\Reference\City Items\City Details 2018\5E Trench Detail.dwg

FORT PIERCE Florida | TRENCH DETAIL | DATE: XXNOVEMBER | SCALE: NTS | DESIGN: XXGOSSEN | SHEET 29



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
6"-24"	5'-0"	9"	70"	8"
30"-36"	6'-0"	9"	84"	10"
42"-48"	7'-0"	9"	96"	12"

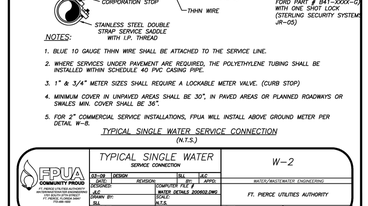
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478. ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.20IN/FT FOR WALL SECTION MIN. TO MEET OR EXCED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) FORCE MAIN TIE-IN SHALL BE TO MANHOLES WITH A MINIMUN DEPTH OF 4'-0".
5) NEW MANHOLES SHALL BE SEWERCOATED.

FORCE MAIN TIE-IN @ PRECAST MANHOLE
(N.T.S.)

FPUA COMMUNITY PROUD | FORCE MAIN TIE-IN AT PRECAST MANHOLE | S-10 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

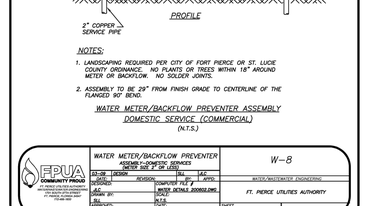


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD | TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

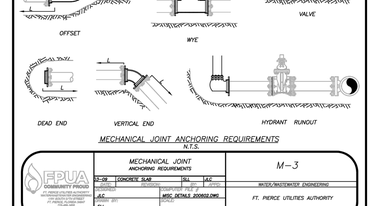


NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

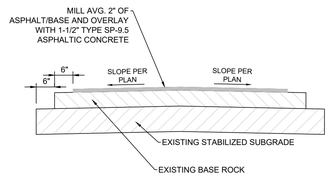
WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD | WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W-8 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1

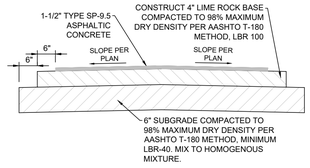


MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

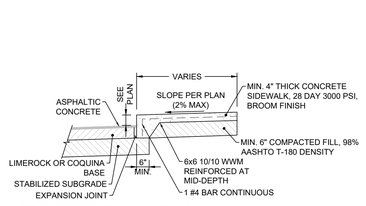
FPUA COMMUNITY PROUD | MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY | SHEET 1 OF 1



REPAIR REGULAR DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.

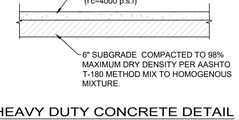


NEW REGULAR DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.

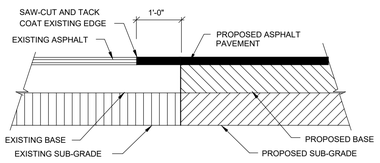


1. CONTRACTOR TO PROVIDE HAND TOOLED TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX. 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.
2. IN LIEU OF WELDED WIRE FABRIC, FIBER MESH CONCRETE MAY BE USED.
3. FINISH EDGE OF SIDEWALK WITH EDGING TOOL HAVING A RADIUS OF 1/2".

CONCRETE SIDEWALK ADJACENT TO PAVEMENT DETAIL
N.T.S.



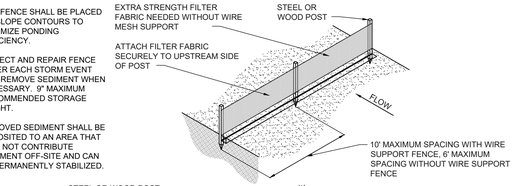
HEAVY DUTY CONCRETE DETAIL
N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT DETAIL
N.T.S.

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



TRENCH DETAIL

TYPE IV SILT FENCE
N.T.S.

INSTALLATION WITHOUT TRENCHING

FRAME

	DATE	REVISIONS	△
8			
7			
6			
5			
4			
3			
2			
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JOB NO.	22-0214 ADD7		
DESIGNED	AGS	6	
DRAWN	GWR	5	
DATE	AUGUST 2025	3	
CHECKED	AGS	2	
DATE ISSUED	10/1/2025		

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PREDISCRIPTIVE FL - PH: (772) 539-3150
1777 SOUTH U.S. HIGHWAY 1, SUITE 2
VERO BEACH, FL 32960
PH: (772) 778-3417
FX: (772) 778-3417

DETAILS

WHOLE FAMILY HEALTH CENTER
TRAILER LOCATION PLANS

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460 10/23/2025

SHEET
C7

22-0214 ADD7

O:\DRAWINGS\2022\22-0214 Whole Family Health Center - Ft. Pierce site plan\4 - Drawings\22-0214-COVER - DETAILS 2025-08-27.dwg, 8/26/2025 4:39:59 PM, Aaron Stanton

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Name: **Whole Family Health Center Trailer Location Plans**
Application: **Minor Site Plan Amendment - Commercial Application**
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

N/A — 5. Contextual Photos – Neighborhood
N/A — 8. Environmental Impact Report
N/A — 10. Justification Statement – *See Written Narrative*
N/A — 11. Landscape Plans
N/A — 12. Lighting Plans
N/A — 13. Rendering of Signs (in Color)

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N/A — 13. Rendering of Signs (in Color)

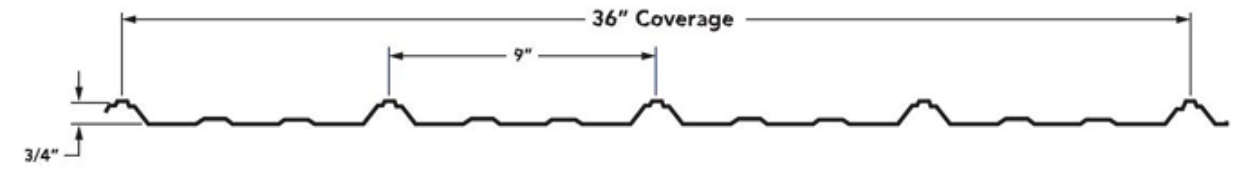
SOUTH TRAILER

Home Nation

Whole Family Health Center Serial # 002177

Exterior Components

Metal Roof 26 guage with exposed fasteners – Fabral Grand Rib 3



Vinyl Lap Siding WHITE

Vinyl Vertical Lap Accent PEWTER

Vinyl Window Lineals

Vinyl Insulated Windows, Double Pane, Single Hung

Solid House Type Door (2)

Cottage Door with 9 Lites (1)

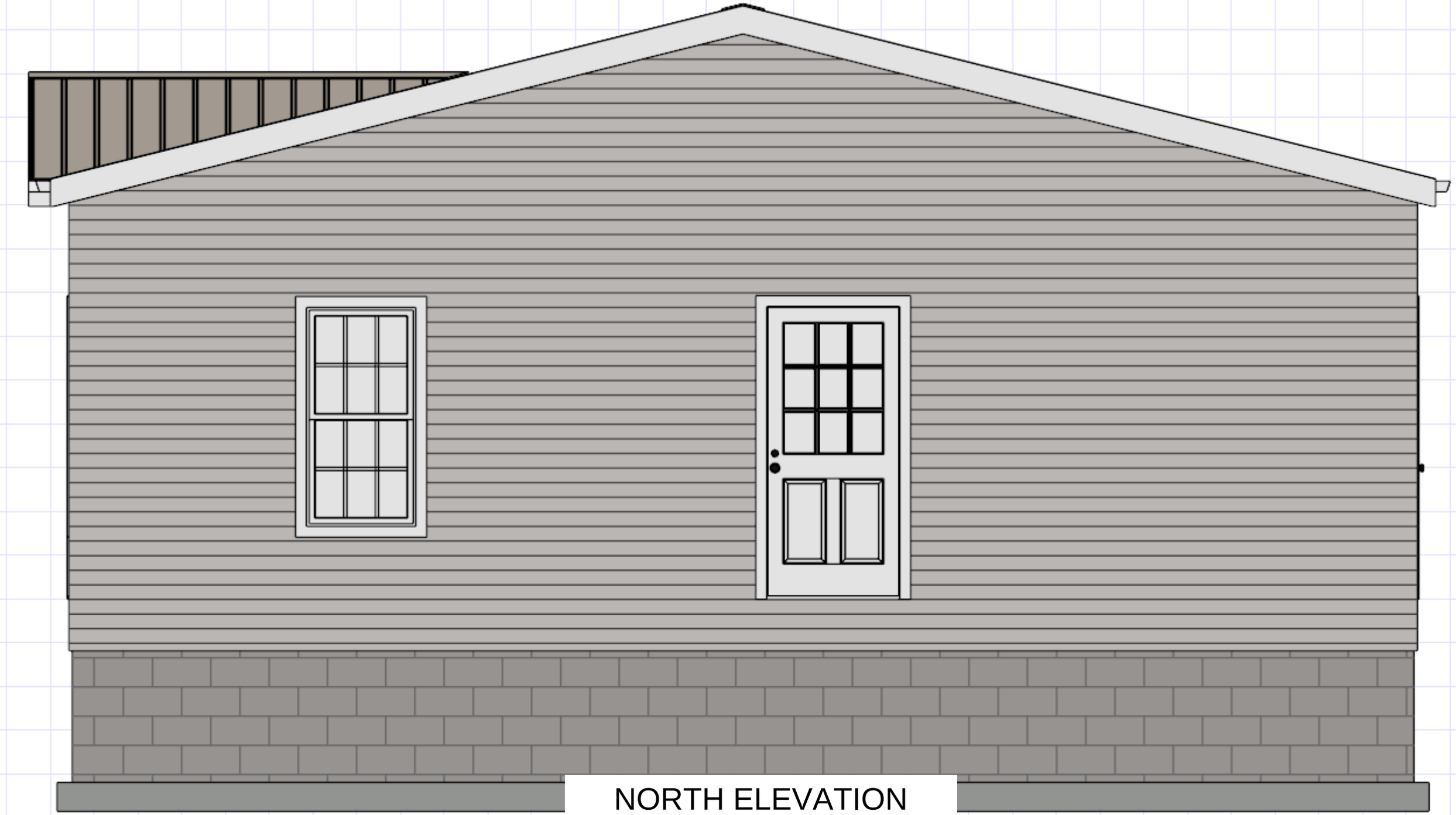
NORTH TRAILER

The Houses
Are Locked

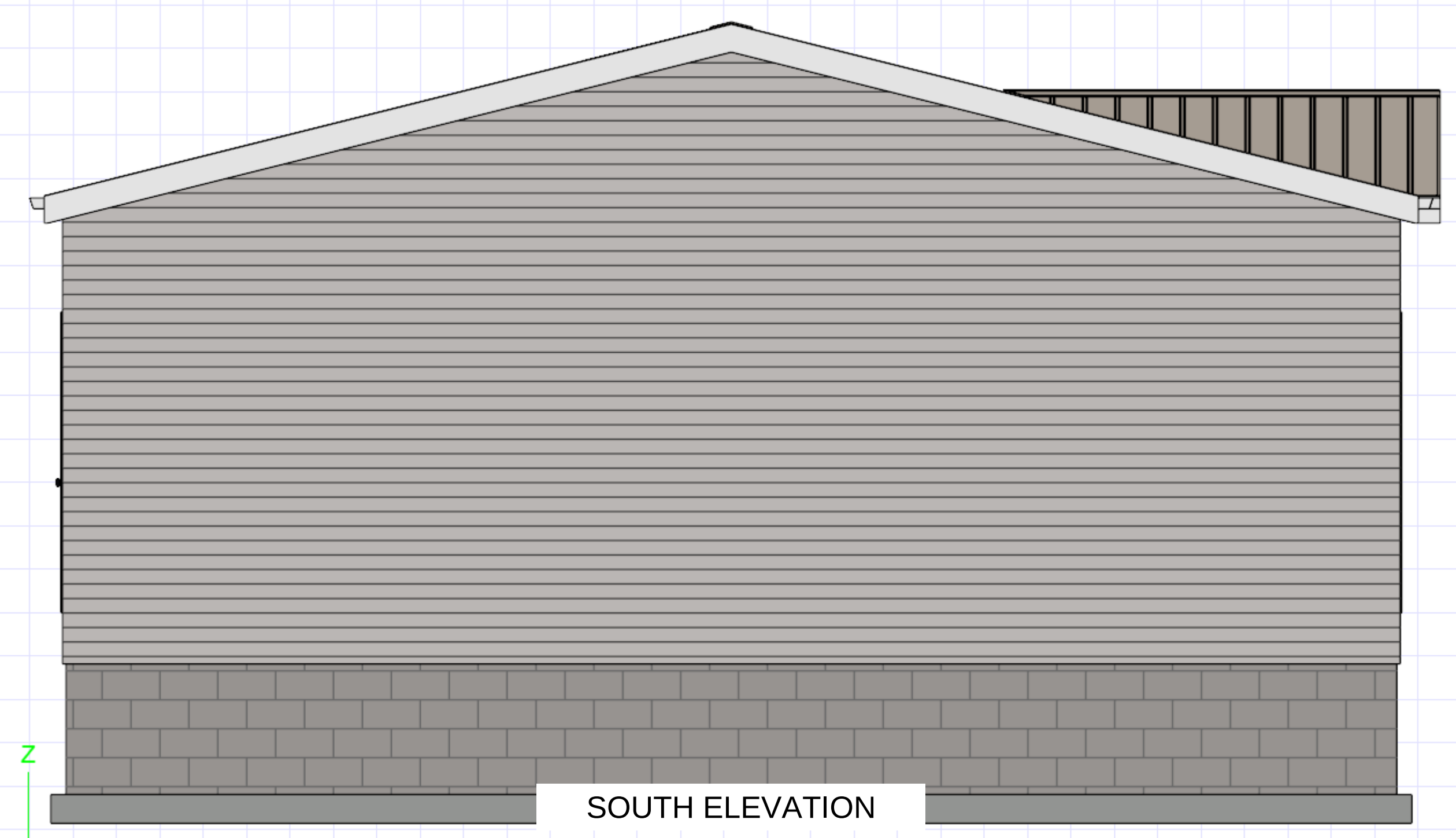
SOUTH TRAILER

EAST ELEVATION

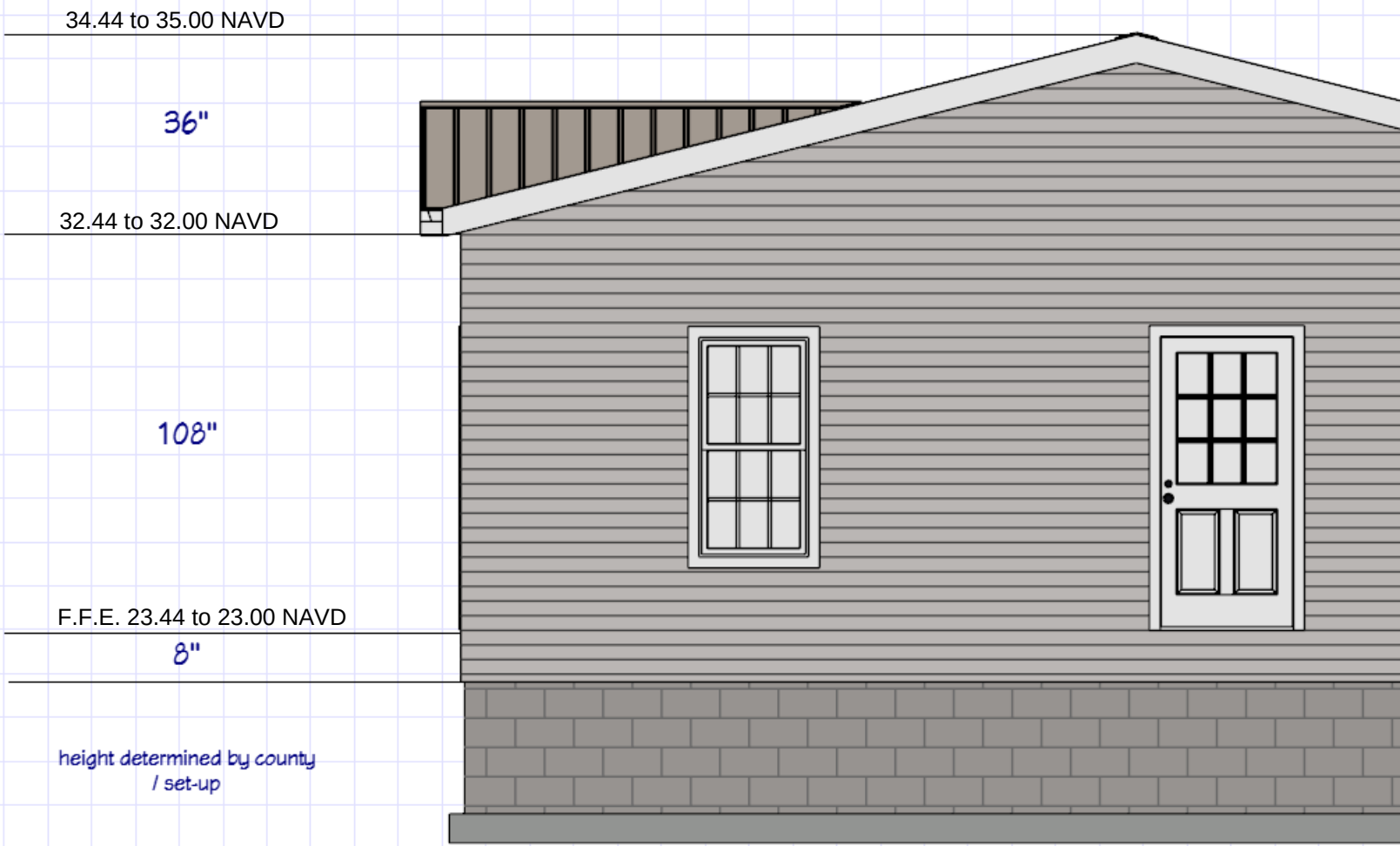
WEST ELEVATION



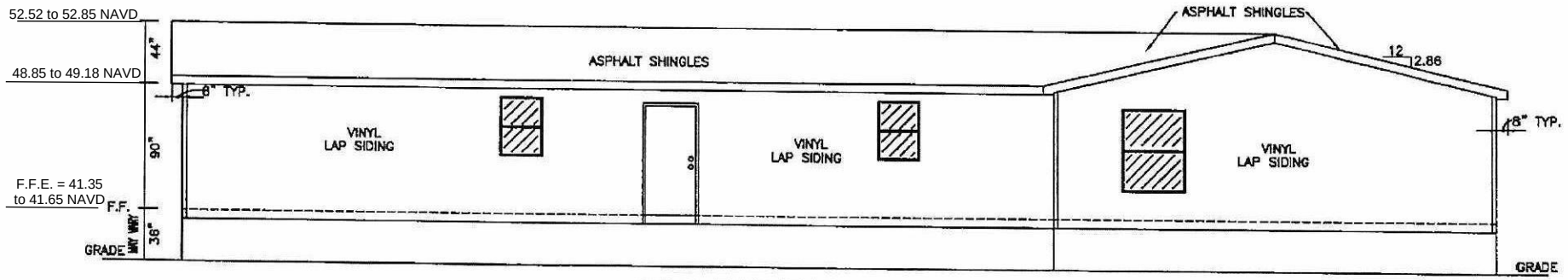
NORTH ELEVATION



SOUTH ELEVATION

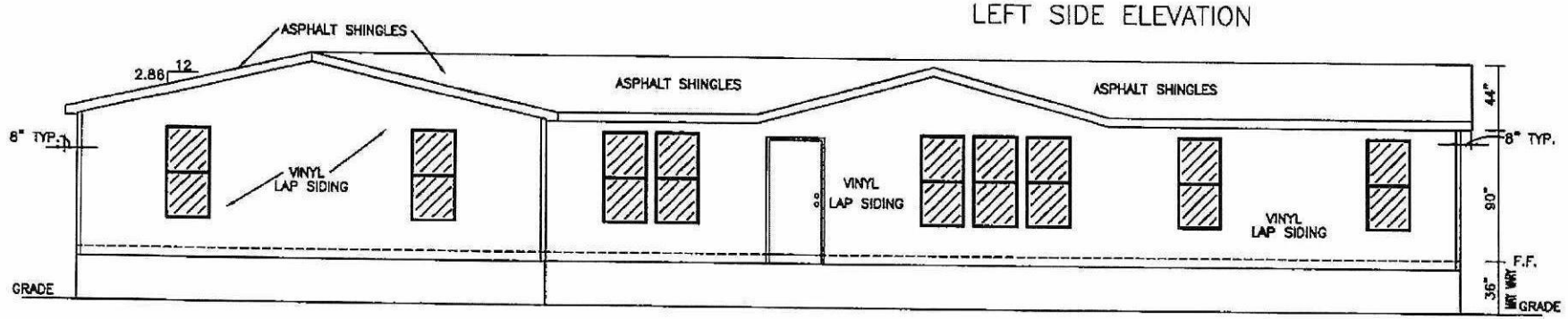

34.44 to 35.00 NAVD
36"
32.44 to 32.00 NAVD
108"
F.F.E. 23.44 to 23.00 NAVD
8"
height determined by county / set-up

NORTH TRAILER



REAR ELEVATION (NORTH)

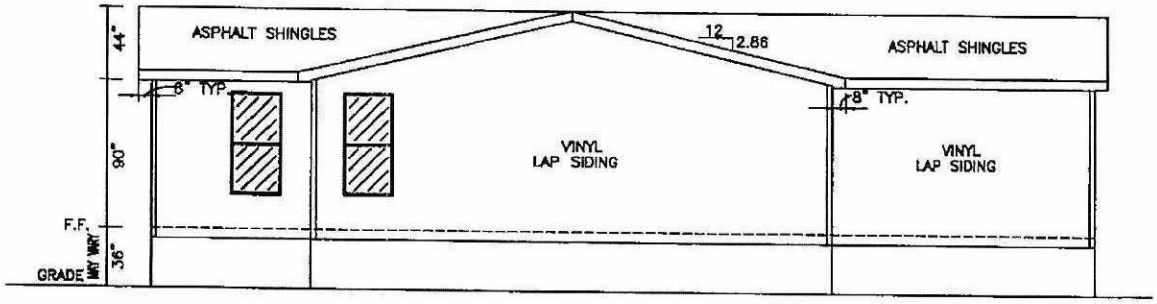
LEFT SIDE ELEVATION



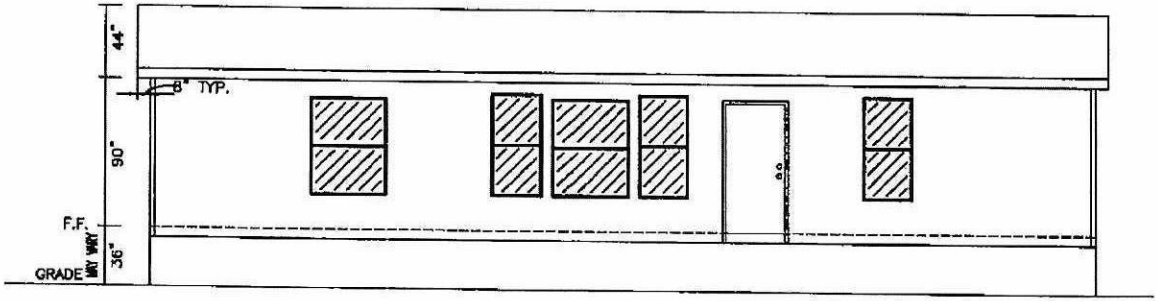
FRONT ELEVATION (SOUTH)

REVISIONS		DESCRIPTION
DRAWN BY: PALMER		78-6L5H
DATE:		
SCALE:		

NOBILITY HOMES, INC.
OCALA, FLORIDA



RIGHT SIDE ELEVATION (EAST)



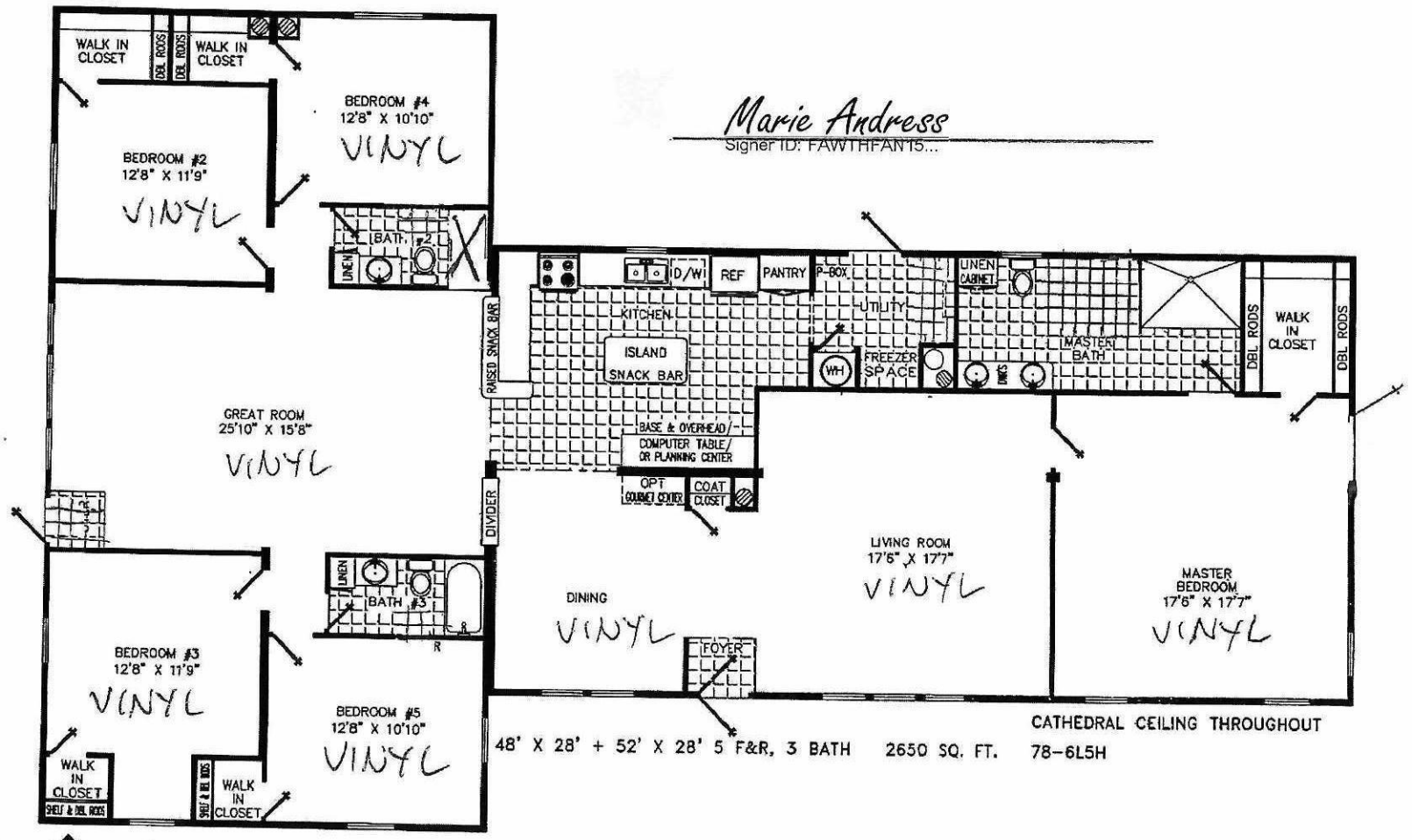
LEFT SIDE ELEVATION (WEST)

REVISIONS		DESCRIPTION	NOBILITY HOMES, INC. OCALA, FLORIDA
DRAWN BY: PALMER		78-6L5H	
DATE:			
SCALE:			

WHOLE FAMILY HEALTH CENTER 4-15-25

Prestige Home Centers

BOB



CATHEDRAL CEILING THROUGHOUT

48' X 28' + 52' X 28' 5 F&R, 3 BATH 2650 SQ. FT. 78-6L5H

NOBILITY HOMES INC.
nobilityhomes.com

Homes Designed, Built & Serviced By NOBILITY HOMES

MANUFACTURED IN ACCORDANCE WITH STANDARDS DEVELOPED AND ENFORCED BY HUD. DUE TO OUR CONTINUING PROGRAM OF PRODUCT IMPROVEMENT, PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME ITEMS SUCH AS TIRES, RIMS, AXLES AND HITCHES MAY HAVE BEEN RECYCLED AFTER INSPECTION FOR SAFETY AND APPRARANCE. ALL DIMENSIONS ARE NOMINAL

NORTH TRAILER

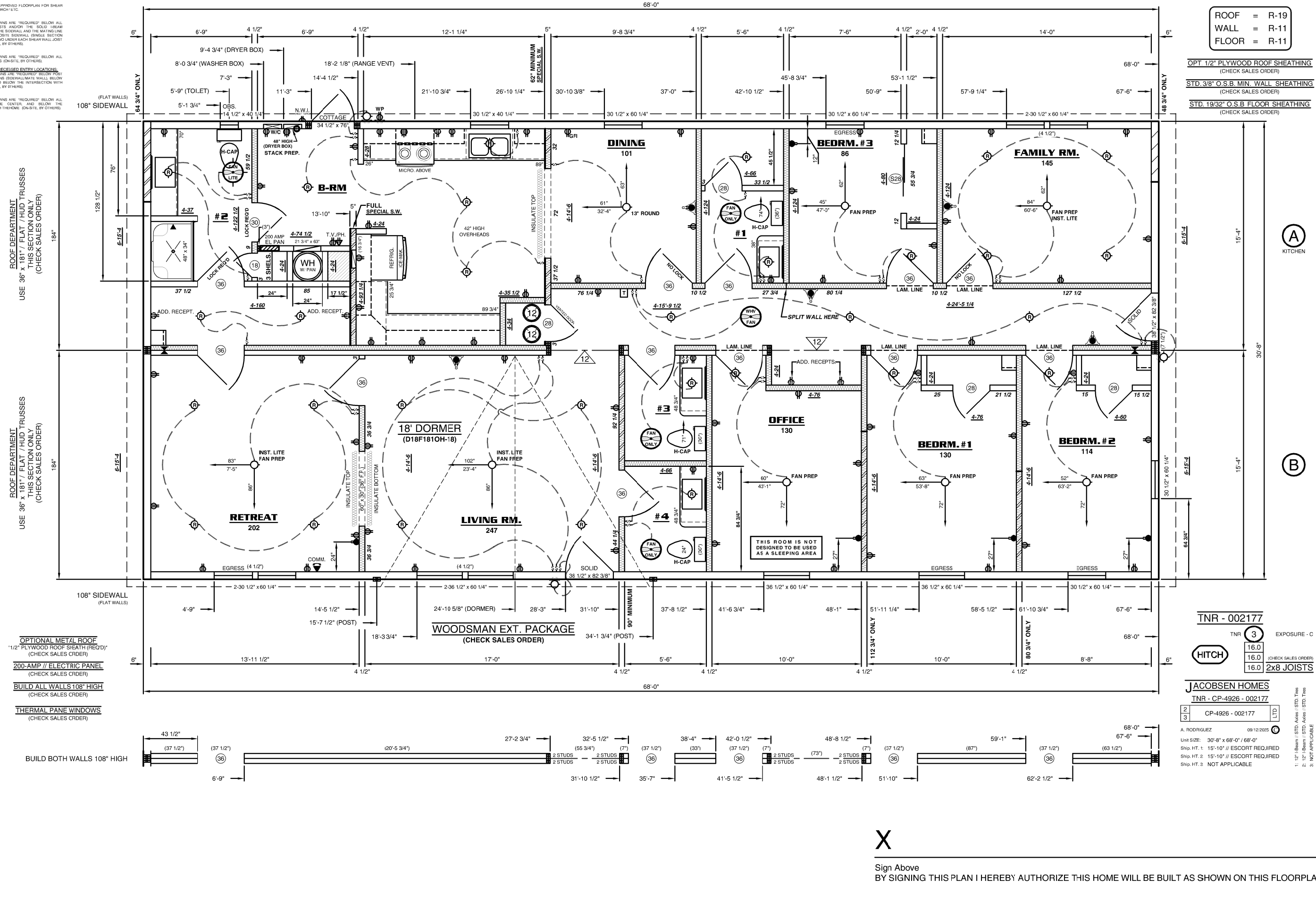
NOTICE: SEE THE APPROVED FLOORPLAN FOR SHEAR WALL / COLUMN / PORCH'S ETC.

SHEAR WALLS:
PIERS AND TIE-DOWNS ARE "REQUIRED" BELOW ALL SHEAR WALL JOISTS AND/OR THE SOLID I-BEAM HEADER AT BOTH THE SIDEWALL AND THE MATING LINE SIDE OR THE OPPOSITE SIDEWALL (SINGLE SECTION ONLY) - MINIMUM TWO UNDER EACH SHEAR WALL JOIST LOCATION (ON-SITE, BY OTHERS).

COLUMNS:
PIERS AND TIE-DOWNS ARE "REQUIRED" BELOW ALL COLUMN LOCATIONS (ON-SITE, BY OTHERS).

PORCH(ES) AND RECESSED ENTRY LOCATIONS:
PIERS AND TIE-DOWNS ARE "REQUIRED" BELOW POST (COLUMN) LOCATIONS (SIDEWALL/MATE WALL), BELOW ALL CORNERS, AND BELOW THE INTERSECTION WITH THE HOME (ON-SITE, BY OTHERS).

BAYS:
PIERS AND TIE-DOWNS ARE "REQUIRED" BELOW ALL CORNERS, IN THE CENTER, AND BELOW THE INTERSECTION WITH THE HOME (ON-SITE, BY OTHERS).



SOUTH TRAILER

SIGN OF PLAN ONLY

THIS PLAN IS FOR REVIEW, ERRORS ONLY // NOT REDESIGN

X

Sign Above

BY SIGNING THIS PLAN I HEREBY AUTHORIZE THIS HOME WILL BE BUILT AS SHOWN ON THIS FLOORPLAN.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum 934	Maximum 72 / 97
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

WHOLE FAMILY HEALTH CENTER

TABLE 1: EXISTING TRIP GENERATION SUMMARY

Description of Existing: 19,472 sf of mixed-use space with the approximately 3,800 sf building (church and day care center) having currently been demolished.

	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
DAILY	Hair Salon	918	1.5	1,000 GFA		8	*36%*	3	*64%*	5
	Clinic	630	10.1	1,000 GFA		380	*50%*	190	*50%*	190
	Electronics Superstore	863	1.92	1,000 GFA		79	*50%*	39	*50%*	40
	Strip Retail Plaza (<40k)	822	3.44	1,000 GFA		187	*50%*	94	*50%*	93
	Animal Hospital/Veterinary Clinic	640	2.4	1,000 GFA		52	*50%*	26	*50%*	26
	Day Care Center	565	1.9	1,000 GFA		90	*50%*	45	*50%*	45
	Church	560	1.9	1,000 GFA		14	*50%*	7	*50%*	7
	Net New External Trips					810	404		406	

	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
AM Peak Hour	Hair Salon	918	1.5	1,000 GFA		2	*20%*	0	*80%*	2
	Clinic	630	10.1	1,000 GFA		35	*60%*	21	*40%*	14
	Electronics Superstore	863	1.92	1,000 GFA		7	*55%*	4	*45%*	3
	Strip Retail Plaza (<40k)	822	3.44	1,000 GFA		26	*50%*	13	*50%*	13
	Animal Hospital/Veterinary Clinic	640	2.4	1,000 GFA		9	*53%*	5	*47%*	4
	Day Care Center	565	1.9	1,000 GFA		22	*53%*	12	*47%*	10
	Church	560	1.9	1,000 GFA		1	*55%*	1	*45%*	0
	Net New External Trips					102	56		46	

	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
PM Peak Hour	Hair Salon	918	1.5	1,000 GFA		3	*38%*	1	*62%*	2
	Clinic	630	10.1	1,000 GFA		43	*46%*	20	*54%*	23
	Electronics Superstore	863	1.92	1,000 GFA		9	*51%*	4	*49%*	5
	Strip Retail Plaza (<40k)	822	3.44	1,000 GFA		46	*54%*	25	*46%*	21
	Animal Hospital/Veterinary Clinic	640	2.4	1,000 GFA		9	*52%*	5	*48%*	4
	Daycare	565	1.9	1,000 GFA		22	*47%*	11	*53%*	11
	Church	560	1.9	1,000 GFA		2	*59%*	1	*41%*	1
	Net New External Trips					134	67		67	

WHOLE FAMILY HEALTH CENTER
TABLE 2: PROPOSED TRIP GENERATION SUMMARY

Description of Proposed: Whole Family Heath has taken over a majority of the existing mixed-use building with a few other businesses remaining. They also add 2 temporary trailers for employees

	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
DAILY	Clinic*	630	22.77	1,000 GFA	37.6	856	*50%*	428	*50%*	428
	Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	54.45	78	*50%*	39	*50%*	39
	Net New External Trips					934	467		467	
	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
AM Peak Hour	Clinic*	630	22.77	1,000 GFA	2.79	64	*64%*	41	*36%*	23
	Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	5.4	8	*50%*	4	*50%*	4
	Net New External Trips					72	45		27	
	LAND USE	ITE LUC	SIZE	UNITS	ITE TRIP RATE	DAILY TRIP GENERATION				
						TOTAL	IN		OUT	
PM Peak Hour	Clinic*	630	22.77	1,000 GFA	3.85	88	*44%*	39	*56%*	49
	Strip Retail Plaza (<40k)	822	1.44	1,000 GFA	6.27	9	*54%*	5	*46%*	4
	Net New External Trips					97	44		53	

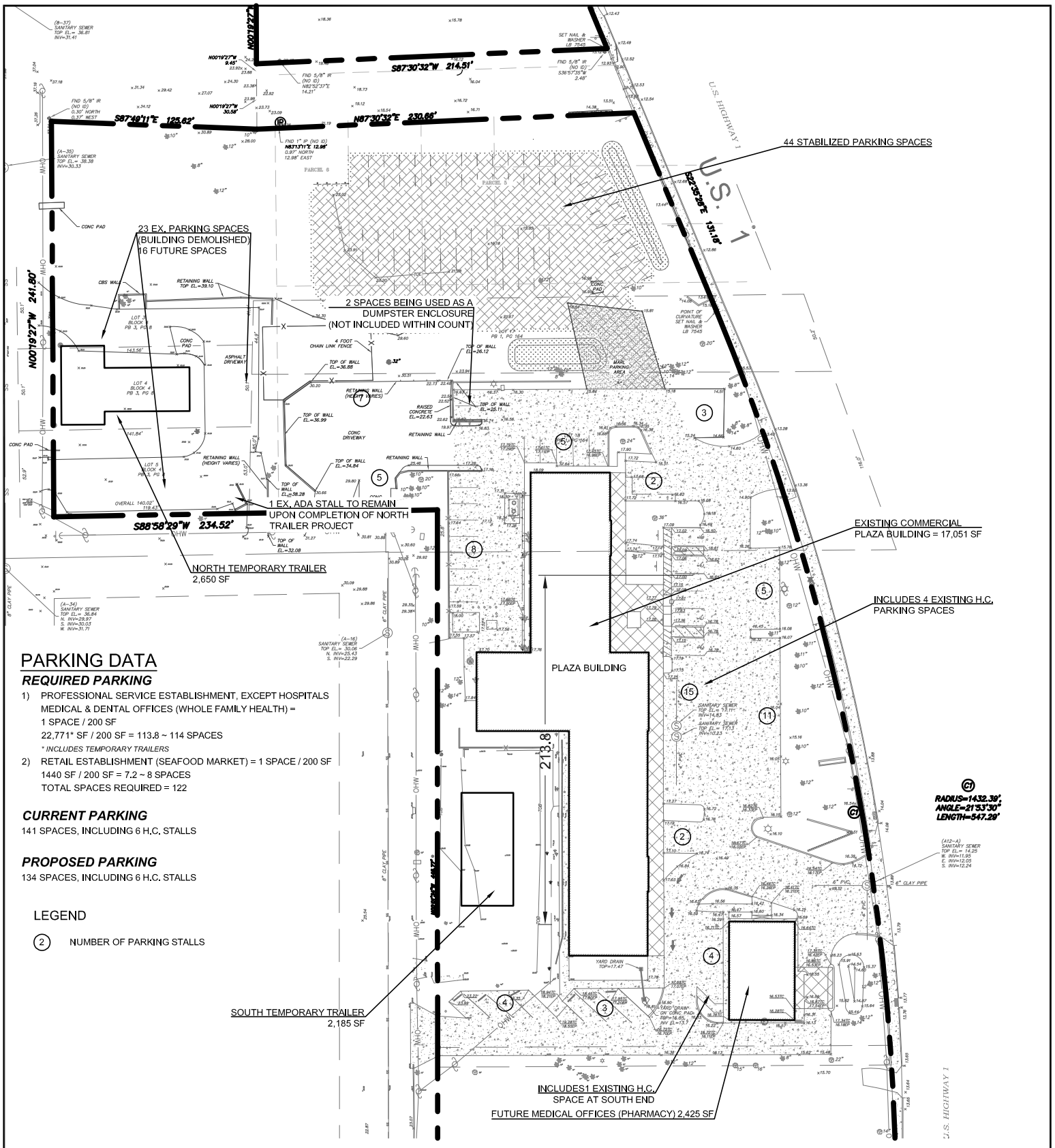
* includes the two temporary trailers

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0003		CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY	N	3100	S	3000	6100	C	9.0	52.6F	4.7P
0004		INDIAN RIVER DR - 707 S OF A1A/BRIDGE (COUNTY 4)	N	3500	S	3100	6600	C	9.0	52.6F	7.0A
0006		SR 713/KINGS HWY - S OF SR 614/INDRIO RD (COUNTY	N	7900	S	8500	16400	C	9.0	51.1F	7.3P
0007		CR 770/OKEECHOBEE RD. - W. OF 33 AVE. (COUNTY 51	E	7700	W	6000	13700	C	9.0	51.1F	8.0A
0009		SR 5/US 1 - S OF INDRIO RD (COUNTY 9)	N	11000	S	11500	22500	C	9.0	52.6F	5.2A
0010		SR 5/US 1 - S OF 608/ST LUCIE BLVD (COUNTY 10)	N	11000	S	10500	21500	C	9.0	52.6F	6.0P
0011		SR 615/25 ST - S OF SR 608/ST LUCIE BLVD (COUNTY	N	7100	S	6500	13600	C	9.0	51.1F	6.5P
0012		SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)	N	15500	S	16000	31500	C	9.0	52.6F	4.4P
0014		SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)	N	11000	S	11000	22000	C	9.0	51.1F	5.6P
0015		SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 1	N	12500	S	11500	24000	C	9.0	51.1F	6.6A
0016		CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 1	N	9000E	S	9600E	18600	S	9.0	51.1F	8.2F
0019		CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE B	N	5600E	S	4500E	10100	S	9.0	51.1F	8.2F
0020		SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)	N	16500	S	16500	33000	C	9.0	52.6F	7.7A
0021		SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS R	N	12500	S	13000	25500	C	9.0	51.1F	6.7F
0022		HARTMAN RD - N. OF OKEECHOBEE RD.	N	3200	S	3400	6600	C	9.0	51.1F	11.1A
0023		CR 712/MIDWAY RD - W OF INDIAN RIVER DR (COUNTY	E	2100E	W	2000E	4100	F	9.0	52.6F	6.1P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF



PARKING DATA

REQUIRED PARKING

1) PROFESSIONAL SERVICE ESTABLISHMENT, EXCEPT HOSPITALS
MEDICAL & DENTAL OFFICES (WHOLE FAMILY HEALTH) =
1 SPACE / 200 SF
22,771* SF / 200 SF = 113.8 ~ 114 SPACES
** INCLUDES TEMPORARY TRAILERS*
2) RETAIL ESTABLISHMENT (SEAFOOD MARKET) = 1 SPACE / 200 SF
1440 SF / 200 SF = 7.2 ~ 8 SPACES
TOTAL SPACES REQUIRED = 122

CURRENT PARKING

141 SPACES, INCLUDING 6 H.C. STALLS

PROPOSED PARKING

134 SPACES, INCLUDING 6 H.C. STALLS

LEGEND

(2) NUMBER OF PARKING STALLS

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 40 ft.

PARKING COUNT UPON COMPLETION OF TEMPORARY TRAILERS

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 770-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-6055

WHOLE FAMILY HEALTH CENTER

OVERALL PARKING EXHIBIT

JOB NO.	22-0214
DESIGNED	AS
DRAWN	DS
CHECKED	AS
DATE	9/11/2025

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Name: **Whole Family Health Center Trailer Location Plans**
Application: **Minor Site Plan Amendment - Commercial Application**
Engineer Project Number: 22-0214

The following documents are referenced or included in other documents or not applicable to this submittal. See below:

N/A — 5. Contextual Photos – Neighborhood
N/A — 8. Environmental Impact Report
N/A — 10. Justification Statement – *See Written Narrative*
N/A — 11. Landscape Plans
N/A — 12. Lighting Plans
N/A — 13. Rendering of Signs (in Color)

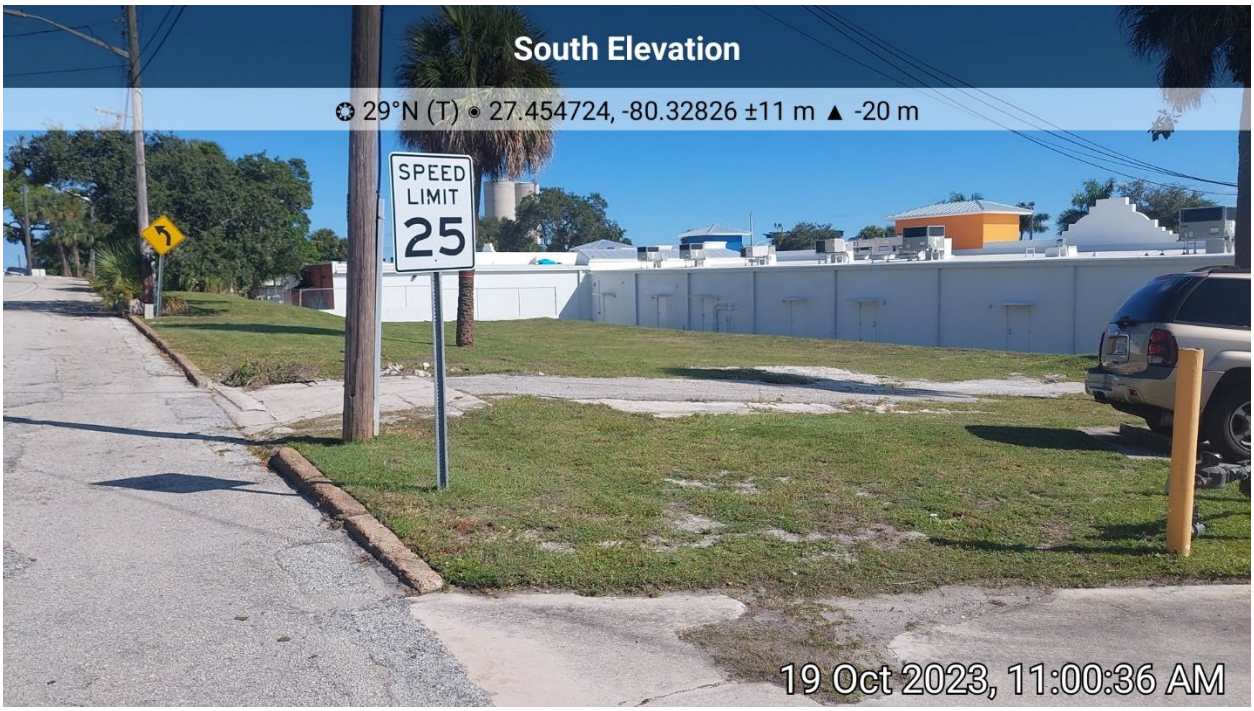
MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Name: **Whole Family Health Center Trailer Location Plans**
Application: **Minor Site Plan Amendment - Commercial Application**
Engineer Project Number: 22-0214

The following documents are included in other documents already submitted under different attachments within the submittal. See below:

- Conceptual Drainage Plan is included with the Civil Plans

Contextual Photos – Subject Property
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214



Contextual Photos – Subject Property *(continued)*
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214

Contextual Photos – Subject Property *(continued)*
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214

Contextual Photos – Subject Property *(continued)*
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214

Contextual Photos – Subject Property *(continued)*
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214

Contextual Photos – Subject Property *(continued)*
Project Name: Whole Family Health Center Trailer Location Plans
Main parcel: 802 N. 7th Street, Fort Pierce
Date: October XX, 2025
Engineer Project Number: 22-0214

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MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

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N/A — 12. Lighting Plans
N/A — 13. Rendering of Signs (in Color)

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ENGINEERING, INC.
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N/A — 10. Justification Statement – *See Written Narrative*
N/A — 11. Landscape Plans
N/A — 12. Lighting Plans
N/A — 13. Rendering of Signs (in Color)

Property Identification

Site Address:	N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-705-0024-000-1**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**15967**
Map ID:	24/03S
Zoning:	General Co

Legal Description

ASSESSOR`S MAP OF N PART OF FT PIERCE LOT 17 BLK A-LESS TO STATE OF FLORIDA R/W AS IN OR 229-2568- (OR 3714-2782)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.32
Land Size (SF):	13,923

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$123,300
Assessed value:	$123,300
Exemption value:	$0
Taxable value:	$123,300

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
Jan 6, 2005	2135/2038	XX03	WD	Hall Russell C	$1,980,000
Jun 1, 1987	0548/1208	XX00	CV		$30,300

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$123,300
Just/Market	$123,300
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$123,300
Exemptions	$0
Taxable	$123,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	$69.00

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

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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

Site Address:	810 N 7TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-713-0005-000-7**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16173**
Map ID:	24/03S
Zoning:	General Co

Legal Description

DUTTON TERRACE BLK 4 S 40 FT OF LOT 1 AND ALL LOT 2 AND N 20 FT OF LOT 3

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.35
Land Size (SF):	15,400

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$38,500
Assessed value:	$18,634
Exemption value:	$0
Taxable value:	$18,634

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Jul 15, 2004	2021/0389	XX01	WD	Cliffhouse Inc	$275,000
Jul 11, 2003	1753/2965	XX01	WD	Cawgas Bernardo C	$160,000
Jun 23, 1995	0962/0471	XX01	QC	Kusha Edmund F	$26,000
Feb 1, 1986	0491/1716	XX00	CV		$73,000
Dec 1, 1984	0451/1904	XX00	CV		$60,000
Aug 1, 1983	0407/1614	XX00	CV		$60,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$38,500
Just/Market	$38,500
Ag Credit	$0
Save Our Homes or 10% Cap	$19,866
Assessed	$18,634
Exemptions	$0

Taxable	$18,634

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2005	1	Fort Pierce Stormwater Charge	$69.00

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

Permits

Number	Issue Date	Description	Amount	Fees
DM200332	Jul 31, 2003	Demolition	$1,800	$100
0700000381	Jun 25, 2007	Roof	$18,000	$180
BP09-1484	Oct 13, 2009	Demolition	$0	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	802 N 7TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-713-0007-000-1**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16174**
Map ID:	24/03S
Zoning:	General Co

Legal Description

DUTTON TERRACE BLK 4 S 30 FT OF LOT 3 AND ALL LOTS 4 AND 5

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.42
Land Size (SF):	18,200

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$45,500
Assessed value:	$39,829
Exemption value:	$0
Taxable value:	$39,829

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
May 4, 2006	2568/2900	XX00	WD	Southeastern Conference Assoc	$300,000
Jun 29, 1994	0908/2232	XX00	WD	INDIAN RIVER BAPTIST ASSN INC	$100,000
Aug 1, 1985	0474/0404	XX00	CV		$110,000
Mar 1, 1982	0373/2246	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$45,500
Just/Market	$45,500
Ag Credit	$0
Save Our Homes or 10% Cap	$5,671
Assessed	$39,829
Exemptions	$0
Taxable	$39,829

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	7.5	Fort Pierce Stormwater Charge	$517.50

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

Permits

Number	Issue Date	Description	Amount	Fees
F91000932	Jul 16, 1991	Roof	$800	$800
F930000719	May 27, 1993	Roof	$6,500	$6,500
F96-000457	Apr 29, 1996	Fence	$3,315	$3,315
BP09-1	Feb 20, 2009	Fence	$1,550	$100
BP09-94	Feb 9, 2009	Alterations/Remodeling	$3,300	$100
BP23-2170	Jun 2, 2023	Demolition	$25,980	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-714-0002-000-9**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16180**
Map ID:	24/03S
Zoning:	General Co

Legal Description

GLIDDEN`S S/D BLK 1 FROM NW COR OF LOT 1 RUN SLY 26.4 FT FOR POB, TH ELY 46 FT, TH CONT ELY 18 FT, TH CONT ELY TO NE COR OF LOT 1, TH SLY 40 FT, TH WLY 100 FT, TH NWLY 15.15 FT TO POB-BEING PART OF LOT 1

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.07
Land Size (SF):	3,006

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$14,600
Assessed value:	$14,600
Exemption value:	$0

Taxable value:	$14,600

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	$225,000
Nov 18, 1991	0766/1355	XX02	CertTtle	Jacobson Robert C	$0
Sep 1, 1984	0443/0659	XX02	CV		$157,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$14,600
Just/Market	$14,600
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$14,600
Exemptions	$0
Taxable	$14,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	$69.00

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The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

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Property Identification

Site Address:	805 N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-715-0001-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16185**
Map ID:	24/03S
Zoning:	General Co

Legal Description

S/D OF S W JENNINGS ESTATE LOT A-LESS US 1 R/W-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.3
Land Size (SF):	12,912

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$114,300
Assessed value:	$114,300
Exemption value:	$0
Taxable value:	$114,300

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	$225,000
Nov 18, 1991	0766/1355	XX02	CertTtle	Roger C Jacobson	$130,400
Sep 1, 1984	0443/0659	XX02	CV		$157,000
Apr 1, 1972	0201/0902	XX00	CV		$20,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$114,300
Just/Market	$114,300
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$114,300
Exemptions	$0
Taxable	$114,300

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1.9	Fort Pierce Stormwater Charge	$131.10

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

Permits

Number	Issue Date	Description	Amount	Fees
FE2005200	Oct 4, 2005	Fence	$1,500	$100

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Property Identification

Site Address:	745 N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-715-0002-000-2**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16186**
Map ID:	24/03S
Zoning:	General Co

Legal Description

S/D OF S W JENNINGS ESTATE LOT 1 (OR 2066-440)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	4,675

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$29,000
Assessed value:	$29,000
Exemption value:	$29,000
Taxable value:	$0

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Aug 23, 2004	2066/0440	XX01	WD	Butterfield Ann K E	$10,000
Jun 23, 1993	0846/2321	XX01	CertTtle	Roger C Jacobson	$40,300
Feb 1, 1987	0542/2121	XX01	CV		$0
Jan 1, 1987	0531/0430	XX00	CV		$41,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$29,000
Just/Market	$29,000
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$29,000
Exemptions	$29,000
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2025	Non-Profit/Charitable Organizations	$29,000

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	0.3	Fort Pierce Stormwater Charge	$20.70

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

Permits

Number	Issue Date	Description	Amount	Fees
F92-001290	Oct 26, 1992	Demolition	$1,800	$1,800

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	755 N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-715-0003-000-9**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16187**
Map ID:	24/03S
Zoning:	General Co

Legal Description

S/D OF S W JENNINGS ESTATE LOT 2-LESS E 22 FT- AND LOT 3-LESS E 7FT- AND ALL OF LOTS 4 AND 5

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.42
Land Size (SF):	18,092

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$160,200
Assessed value:	$160,200
Exemption value:	$160,200
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Apr 23, 2004	1951/2491	XX02	WD	Hatch Rosemarie C	$225,000
Nov 5, 1991	0766/1357	XX01	CertTtle	Roger C Jacobson	$100
Sep 1, 1984	0443/0659	XX02	CV		$157,000
Jun 1, 1973	0215/3200	XX00	CV		$27,000
Jun 1, 1973	0215/0320	XX00	CV		$27,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$160,200
Just/Market	$160,200
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$160,200
Exemptions	$160,200
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2025	Non-Profit/Charitable Organizations	$160,200

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	$69.00

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

Permits

Number	Issue Date	Description	Amount	Fees
F92-001609	Dec 28, 1992	Demolition	$100	$100

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Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	TBD
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-715-0008-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**16189**
Map ID:	24/03S
Zoning:	General Co

Image or Sketch unavailable for display

Legal Description

S/D OF S W JENNINGS ESTATE LOT 6

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.11
Land Size (SF):	4,694

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$24,900
Assessed value:	$24,900
Exemption value:	$0
Taxable value:	$24,900

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Jul 15, 2004	2021/0390	XX01	WD	Barnes Clifford H	$100
Aug 1, 2003	1822/1188	XX00	WD	Jacobson Oeun	$5,500
Jan 16, 2002	1481/0521	XX01	QC	Cawagas Bernard C	$1,000
Jun 21, 1993	0846/1992	XX00	WD	Roger C Jacobson	$2,500
Oct 1, 1984	0447/2034	XX00	CV		$2,000
Feb 1, 1972	0200/0204	XX00	CV		$500

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$24,900
Just/Market	$24,900
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$24,900
Exemptions	$0

Taxable	$24,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2000	0.3	Fort Pierce Stormwater Charge	$20.70

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

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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

Site Address:	710 N 6TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-716-0004-000-9**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16191**
Map ID:	24/03S
Zoning:	General Co

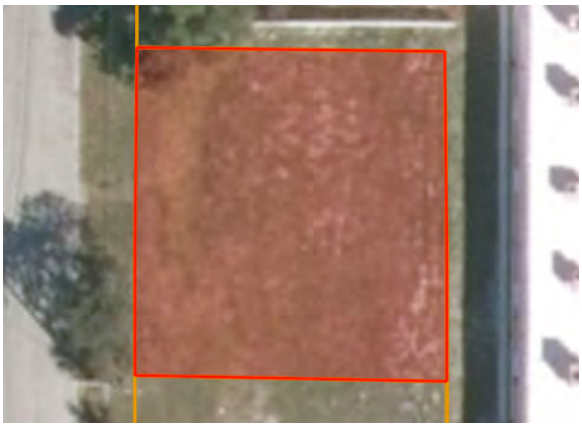
Legal Description

MRS ANNA M FULTZ`S S/D LOT 4-LESS E 86.5 FT-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.13
Land Size (SF):	5,525

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$13,800
Assessed value:	$6,655
Exemption value:	$6,655
Taxable value:	$0

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
Feb 14, 2005	2163/1843	XX02	WD	Travis Edward B	$159,000
Jul 14, 2004	2030/1655	XX02	WD	Wentra Enterprises Inc	$100
May 3, 2002	1548/1336	XX02	WD	Heafner J Mack	$75,000
Jan 13, 1993	0824/2233	XX01	QC	J Mack Heafner	$100
May 2, 1990	0689/2073	XX01	QC	J Mack Heafner	$0
Jul 1, 1983	0405/2435	XX02	CV		$0
Feb 1, 1980	0325/2760	XX02	CV		$50,000
Oct 1, 1978	0295/1164	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$13,800
Just/Market	$13,800
Ag Credit	$0
Save Our Homes or 10% Cap	$7,145
Assessed	$6,655
Exemptions	$6,655
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	$6,655

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2020	2.4	Fort Pierce Stormwater Charge	$165.60

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees
BP22-1727	May 11, 2022	Demolition	$26,350	$0
CBLDG-2025-00065	Apr 10, 2025		$150,000	$0

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Property Identification

Site Address:	717 N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-717-0002-000-8**
Jurisdiction:	Fort Pierce
Land Use Code:	1900 - PROF SERV
Account #:	**16192**
Map ID:	24/03S
Zoning:	General Co

Legal Description

FULTZ`S S/D BLK 2 BEG SW COR LOT 7 RUN ELY ALG S LI OF SD LOT 7 AND CONT ALG S LI LOT 8 272 FT M/L TO W R/W US #1, TH NWLY ALG SD W R/W 430.48 FT M/L TO NELY COR LOT 18, BLK A, ASSESSOR`S MAP N PART FT PIERCE, TH WLY ALG N LI SD LOT 18 288 FT M/L TO NW COR THEREOF, TH SLY ALG W LI SD LOT 18 85 FT TO SW COR THEREOF, TH ELY ALG S LI OF SD LOT 18 110 FT M/L TO ELY R/W N 6 ST, TH SLY ALG ELY R/W 145 FT TO SW COR LOT 5, MRS ANNA M FULTZ`S S/D, TH ELY ALG S LI SD LOT 5 65 FT, TH SLY // TO ELY R/W N 6 ST 137.5 FT TO PT IN S LI LOT 6, FULTZ`S S/D, TH WLY ALG SD S LI 65 FT TO ELY R/W N 6 ST, TH SLY ALG SD ELY R/W AND W LI OF AFORESAID LOT 7 52.5 FT TO POB (2.22 AC)

Total Areas

Finished/Under Air (SF):	19,350
Gross Sketched Area (SF):	23,495
Land Size (acres):	2.25
Land Size (SF):	97,795

Map

State of Florida, Maxar Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$5,207,100
Assessed value:	$2,284,590
Exemption value:	$1,599,213
Taxable value:	$685,377

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
Jan 6, 2005	2135/2038	XX03	WD	Hall Russell C	$1,980,000
Dec 1, 1986	0526/1638	XX01	CV		$1,200,000
Oct 1, 1981	0365/1798	XX01	CV		$0
Aug 1, 1981	0361/1537	XX02	CV		$145,000
Sep 1, 1976	0266/1337	XX02	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	10200	1982
Fen WoodSB 6'	1	83	1982
Fen WoodSB 6'	1	271	1982
DOUBLE LIGHT	3	25	1982
CHAINLINK 6'	1	48	1982
SINGLE LIGHT	1	25	1982
CEMENT CURB	1	588	1982
CHAINLINK 6'	1	387	1982
6FT CB Wall	1	421	1982
CBSWall8"Blk	1	113	1982

Building Information

(1 of 2)

Finished Area: 2,406 SF

Gross Area: 3,017 SF

Exterior

Building Type:	MOF
Quality:	Y_D
Number of Units:	1
Year Built:	1982
Effective Year:	1982
Story Height:	1 Story

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir

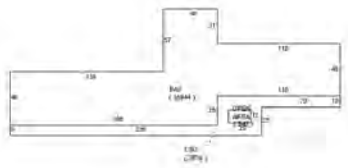
Roof Structure:	BarJst/Rigid	Heat Fuel:	Electric
Roof Cover:	Mod Bitimun	Heated %:	100%
Primary Wall:	CB Stucco	Primary Int Wall:	Drywall
Secondary Wall:		Primary Floors:	Tile-Ceramic
View:			

Building Information

(2 of 2)

Finished Area: 16,944 SF

Gross Area: 20,478 SF



Exterior

Building Type:	MOF
Quality:	Y_D
Number of Units:	4
Year Built:	1982
Effective Year:	1995
Story Height:	1 Story
Roof Structure:	BarJst/Rigid
Roof Cover:	Mod Bitimun
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Carpet

Values Breakdown

2025

Building	$4,339,500
SFYI	$60,800
Land	$806,800
Just/Market	$5,207,100
Ag Credit	$0
Save Our Homes or 10% Cap	$2,922,510
Assessed	$2,284,590
Exemptions	$1,599,213
Taxable	$685,377

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	$1,599,213

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	34.8	Fort Pierce Stormwater Charge	$2,401.20

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The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees
F00-0001318	Dec 4, 2000	Alterations/Remodeling	$10,000	$0
F92-000709	Jun 25, 1992	Alterations/Remodeling	$15,000	$15,000

Number	Issue Date	Description	Amount	Fees
F98-001319	Dec 15, 1998	Alterations/Remodeling	$4,000	$4,000
F98-01319A	Dec 15, 1998	Fence	$4,000	$4,000
REF2002-5	Oct 28, 2002	Additions to existing construction	$1,100	$75
RF2003266	Jul 1, 2003	Roof	$5,500	$180
CR200376	Sep 8, 2003	Alterations/Remodeling	$1,200	$1,200
MC2003381	Oct 17, 2003	Air Conditioning Only	$4,850	$75
MC2004127	May 5, 2004	Air Conditioning Only	$3,453	$75
SHTR20061	Jan 4, 2006	Storm Shutters	$1,052	$50
0700000942	Jul 20, 2007	Air Conditioning Only	$20,000	$200
0700001703	Nov 17, 2008	Alterations/Remodeling	$10,000	$187
0800000252	Nov 14, 2008	Alterations/Remodeling	$4,800	$100
0700001321	Dec 19, 2007	Alterations/Remodeling	$75,000	$900
BP10-0471	Mar 15, 2010	Alterations/Remodeling	$2,000	$255
BP10-0491	Mar 16, 2010	Alterations/Remodeling	$600	$157
BP10-0775	May 24, 2010	Alterations/Remodeling	$1,900	$250
BP10-1611	Jul 14, 2010	Alterations/Remodeling	$5,430	$75
BP10-1611	Apr 6, 2011	Electric	$5,430	$129
BP12-0240	Feb 14, 2012	Air Conditioning Only	$3,750	$155
BP12-1565	Aug 28, 2012	Alterations/Remodeling	$175,000	$3,668
BP13-0112	Jan 18, 2013	Roof	$15,000	$153
BP10-1611	Mar 28, 2013	Electric	$5,430	$135
BP13-3136	Oct 30, 2013	Alterations/Remodeling	$179,380	$2,152

Number	Issue Date	Description	Amount	Fees
BP13-3288	Nov 8, 2013	Electric	$5,600	$155
BP14-2663	Nov 19, 2014	Alterations/Remodeling	$106,489	$1,107
BP15-0276	Feb 17, 2015	Re Roof Permit	$35,000	$502
bp14-2692	Nov 5, 2014	Air Conditioning Only	$3,500	$155
BP15-0420	Mar 11, 2015	Shed	$550	$169
BP15-0067	Jan 16, 2015	Electric	$2,400	$155
BP15-1156	Jun 2, 2015	Alterations/Remodeling	$8,000	$105
BP16-2588	Nov 7, 2016	Alterations/Remodeling	$8,992	$0
BP17-2003	Jul 14, 2017	Plumbing	$2,489	$2,489
BP17-2048	Jul 24, 2017	Electric	$500	$500
BP20-1009	Aug 27, 2020	Air Conditioning Only	$20,000	$0
BP20-3994	Dec 23, 2020	Interior Office Buildout	$200,000	$0
BP20-3981	Dec 7, 2020	Fence	$3,690	$0
BP22-3115	Sep 7, 2022	Site Work	$60,528	$0
BP22-4501	Dec 14, 2022	Roof	$48,650	$0
BP22-4501	Dec 14, 2022	Roof	$48,650	$0
BP22-4573	Dec 29, 2022	Roof	$57,685	$0
BP22-4406	Dec 7, 2022	Air Conditioning Only	$7,980	$0
BP23-0176	Mar 20, 2023	Repairs	$841,491	$0
BP23-0977	Mar 15, 2023	Repairs	$161,500	$0
BP23-0978	Mar 15, 2023	Repairs	$30,000	$0
BP23-1516	Apr 20, 2023	Roof	$313,655	$0

Number	Issue Date	Description	Amount	Fees
BP23-1949	May 15, 2023	Plumbing	$0	$0
BP23-2491	Jun 29, 2023	Electric	$6,377	$0
BP23-2497	Jul 3, 2023	Electric	$12,815	$0
BP23-3354	Aug 29, 2023	Electric	$20,000	$0
24-458	Feb 14, 2024	Demolition	$10,000	$0
22-4573	Feb 27, 2024	Roof	$57,685	$0
24-662	Mar 25, 2024	Repairs	$340,000	$0
23-2491	Jul 9, 2024	Electric	$6,377	$0
23-2497	Jul 9, 2024	Electric	$12,815	$0
CBLDG-2024-00148	Aug 22, 2025	Awning/Shutters	$17,040	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	N 6TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-717-0003-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16193**
Map ID:	24/03S
Zoning:	General Co

Legal Description

FULTZ`S S/D BLK 2 LOT 6-LESS E 86.5 FT-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.08
Land Size (SF):	3,412

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$18,100
Assessed value:	$18,100
Exemption value:	$18,100
Taxable value:	$0

Important

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Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
Feb 14, 2005	2163/1843	XX02	WD	Travis Edward B	$159,000
Jul 14, 2004	2030/1655	XX02	WD	Wentra Enterprises Inc	$100
May 3, 2002	1548/1336	XX02	WD	Heafner J Mack	$75,000
Jan 13, 1993	0824/2235	XX01	QC	J Mack Heafner	$100
May 2, 1990	0689/2072	XX01	QC	J Mack Heafner	$0
Jul 1, 1983	0405/2435	XX01	CV		$0
Feb 1, 1980	0325/2760	XX02	CV		$50,000
Oct 1, 1978	0295/1164	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$18,100
Just/Market	$18,100
Ag Credit	$0

Save Our Homes or 10% Cap	$0
Assessed	$18,100
Exemptions	$18,100
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	$18,100

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	0.2	Fort Pierce Stormwater Charge	$13.80

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The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

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Property Identification

Site Address:	705 N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-717-0006-000-6**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16194**
Map ID:	24/03S
Zoning:	General Co

Legal Description

FULTZ`S S/D BLK 2 LOT 9-LESS ST RD R/W-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.15
Land Size (SF):	6,396

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$39,600
Assessed value:	$39,600
Exemption value:	$39,600
Taxable value:	$0

Important

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Links

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Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	ZOG Limited Partnership	$1,550,000
Aug 2, 2004	2035/0476	XX00	WD	Bob Rigel Inc	$65,000
Jun 10, 1991	0743/1169	XX01	WD	Rigel Robert Allen	$60,000
Apr 1, 1987	0540/0542	XX01	CV		$55,000
Dec 1, 1973	0222/0259	XX00	CV		$12,500

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$39,600
Just/Market	$39,600
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$39,600
Exemptions	$39,600
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	$39,600

Important

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Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	$69.00

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

Permits

Number	Issue Date	Description	Amount	Fees
FE2005128	Jun 10, 2005	Fence	$750	$50

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Property Identification

Site Address:	704 N 6TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-717-0007-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16196**
Map ID:	24/03S
Zoning:	General Co

Legal Description

FULTZ`S S/D BLK 2 LOTS 10 AND 11

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.37
Land Size (SF):	15,908

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

WHOLE FAMILY HEALTH CENTER INC
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$84,500
Assessed value:	$84,500
Exemption value:	$84,500
Taxable value:	$0

Important

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Links

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Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 23, 2021	4691/2348	0205	SPWD	Fifer Partners 1 LLC	$2,600,000
Jan 30, 2015	3714/2782	0205	WD	Pelican Center Ltd Partnership	$1,550,000
Mar 8, 2005	2183/1577	XX00	WD	Mortimer Charilla F	$105,000
Apr 27, 2004	1951/2829	XX01	TXDEED	Hartman E Mark	$13,500
Jun 30, 1998	1162/1658	XX01	WD	NJ HOMES INC	$145,000
Jan 1, 1988	0574/0491	XX00	CV		$110,000
Mar 1, 1987	0535/0971	XX01	CV		$1,000
Jan 1, 1983	0391/2391	XX01	CV		$125,000
Mar 1, 1980	0328/2630	XX00	CV		$80,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$84,500
Just/Market	$84,500
Ag Credit	$0
Save Our Homes or 10% Cap	$0

Assessed	$84,500
Exemptions	$84,500
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2022	Non-Profit/Charitable Organizations	$84,500

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
1999	1	Fort Pierce Stormwater Charge	$69.00

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

Permits

Number	Issue Date	Description	Amount	Fees
F00-000521	Apr 24, 2000	Demolition	$10,000	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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

Site Address:	N US HIGHWAY 1
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-717-0009-000-7**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**16197**
Map ID:	24/03S
Zoning:	General Co

Legal Description

FULTZ`S S/D BLK 2 LOT 12-LESS STRD R/W-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.15
Land Size (SF):	6,509

Map

State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

Whole Family Health Center Inc
827 18th ST
Vero Beach, FL 32960-6481

Current Values

Just/Market value:	$72,000
Assessed value:	$72,000
Exemption value:	$72,000
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 21, 2022	4893/0673	0001	WD	Seaway Veterinary Hospital PLLC	$80,000
Nov 13, 2017	4063/2848	0001	WD	Quraishi Akhtar	$55,000
Jul 21, 2011	3321/0197	0117	WD	Indian River State College Foundation Inc	$18,000
Jul 14, 2010	3213/0601	0117	TRUST	Gardner (EST) Bertha B	$100
Aug 4, 1992	0803/0238	XX01	WD	Gardner Maurice A	$100
Jul 1, 1987	0551/1169	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$72,000
Just/Market	$72,000
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$72,000
Exemptions	$72,000

Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025	2024	Non-Profit/Charitable Organizations	$72,000

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2012	0.6	Fort Pierce Stormwater Charge	$41.40

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

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 11/20/2025

REQUESTED ACTION

PD2025-00006
Final Planned Development
West Orange Phase 1
Parcel ID(s) 2407-211-0001-000-0, 2407-212-0001-000-3,
2407-231-0000-000-5 and 2407-241-0001-000-3

SUMMARY

Review Final PD Site Plan submittal
Phase 1 (56.62 ac) of the West Orange PD will include a total of approximately 450 town-home units.
Parcel ID(s) 2407-211-0001-000-0, 2407-212-0001-000-3, 2407-231-0000-000-5 and 2407-241-0001-000-3

LOCATION

Orange Avenue, City of Fort Pierce, Florida
Parcel ID(s): 2407-211-0001-000-0, 2407-212-0001-000-3,
2407-231-0000-000-5 & 2407-241-0001-000-3

RESPONSIBLE STAFF

Kev Freeman, Planning Director.

RECOMMENDATION

Please review and submit comments to the online portat or to kfreeman@cityoffortpierce.com

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Attachments

Narrative
Location Map
Statement of PD Benefits
Previously Approved Site Plan
PD Agreement
Final PD Site Plan
Landscape Plan
Tree Survey
Tree Mitigation
Engineering Plans
Stormwater Report
Stormwater Maintenance

Lighting Plan
Utilities & Wastewater
Environmental Assessment
Deeds
Legal Description
Boundary TOPO
Design Narrative
Architectural Drawings
FDOT Pre-app
Traffic Impact Analysis

Form Review

Form Started By: Kev Freeman
Started On: 11/06/2025 04:32 PM
Final Approval Date: 11/06/2025

October 24, 2025

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

RE: West Orange Planned Development (Phase 1) – Final PD – Narrative

Location: Orange Avenue, City of Fort Pierce, Florida
Parcel ID: 2407-211-0001-000-0, 2407-212-0001-000-3 ,2407-231-0000-000-5
2407-241-0001-000-3

Dear Kev:

On behalf of the owner, Orange Avenue Devel II LLC, we are pleased to submit for a Final PD for the Phase 1 (56.62 ac) of the West Orange PD approved by the ordinance 23-013 in Feb 21, 2023.

This 56.62-acre Planned Development (PD) phase 1 located on Orange Avenue, east of Jenkins Road (image 1), proposes a new residential community designed to provide a balanced mix of housing, open space, and future neighborhood-serving uses. The project will be developed in multiple phases to coordinate with infrastructure improvements, market demand, and overall community growth.

The propoerties that make the Phase 1 have Residential High (RH) Future Land Use designation (Image 2) and the abovementioned Planned Developemnt (PD) zoning designation (Image 3)

The development will include a total of approximately **450 townhome units**, representing a significant contribution to the City of Fort Pierce's housing supply. The addition of these units will help meet the growing demand for quality housing options within the city and support continued residential growth in a well-planned and coordinated manner.

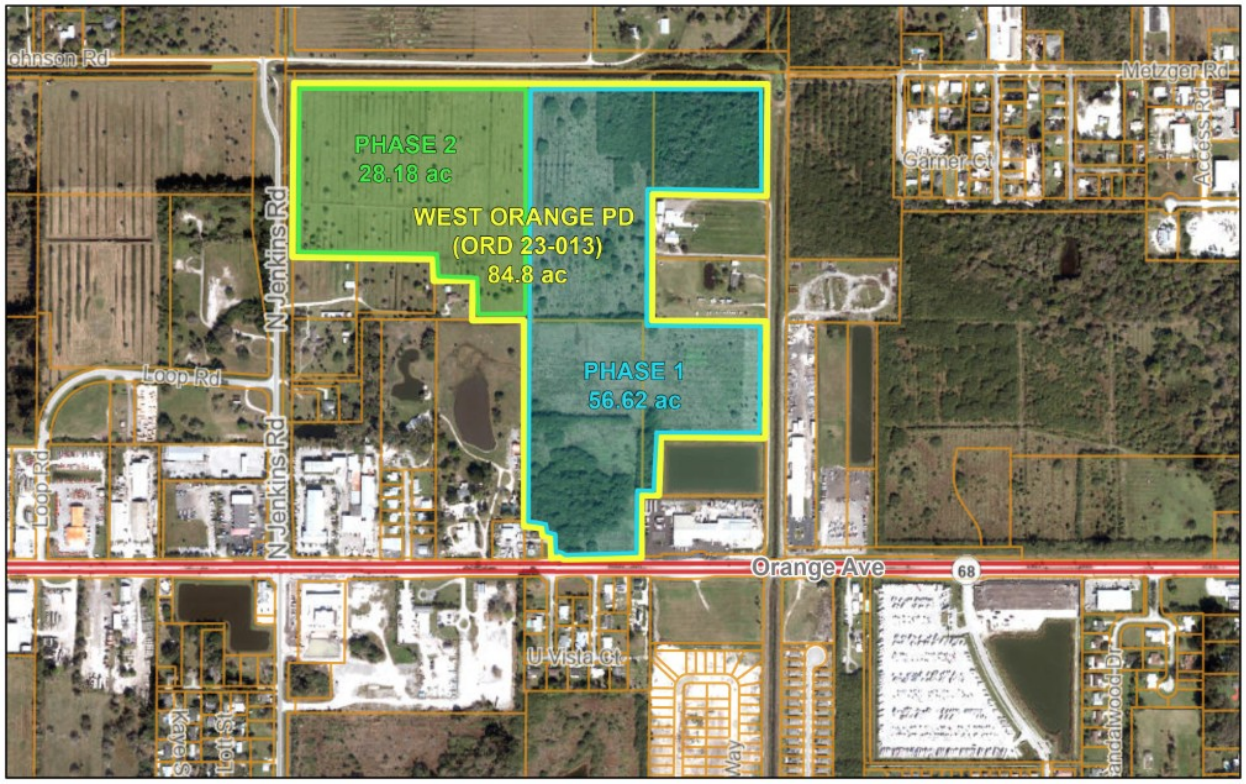


Image 1 – Location

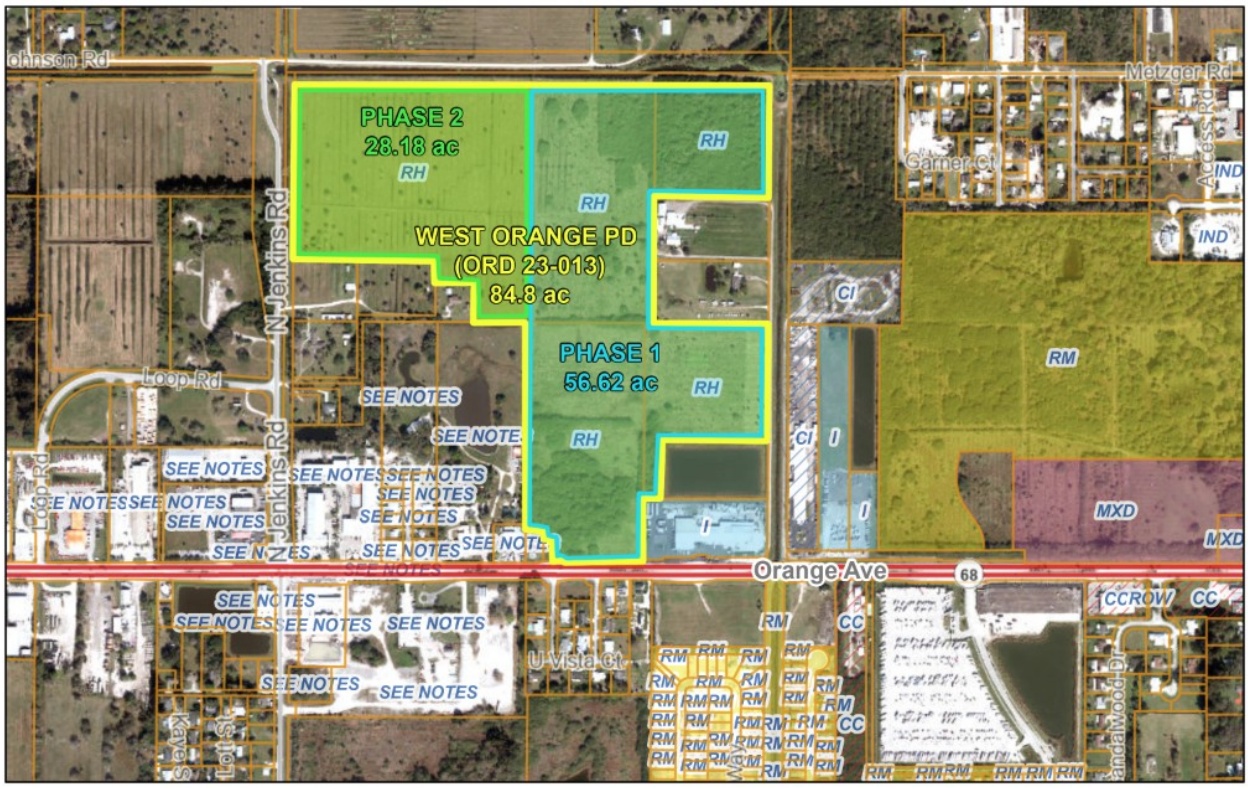


Image 2 – Future Land Use Map

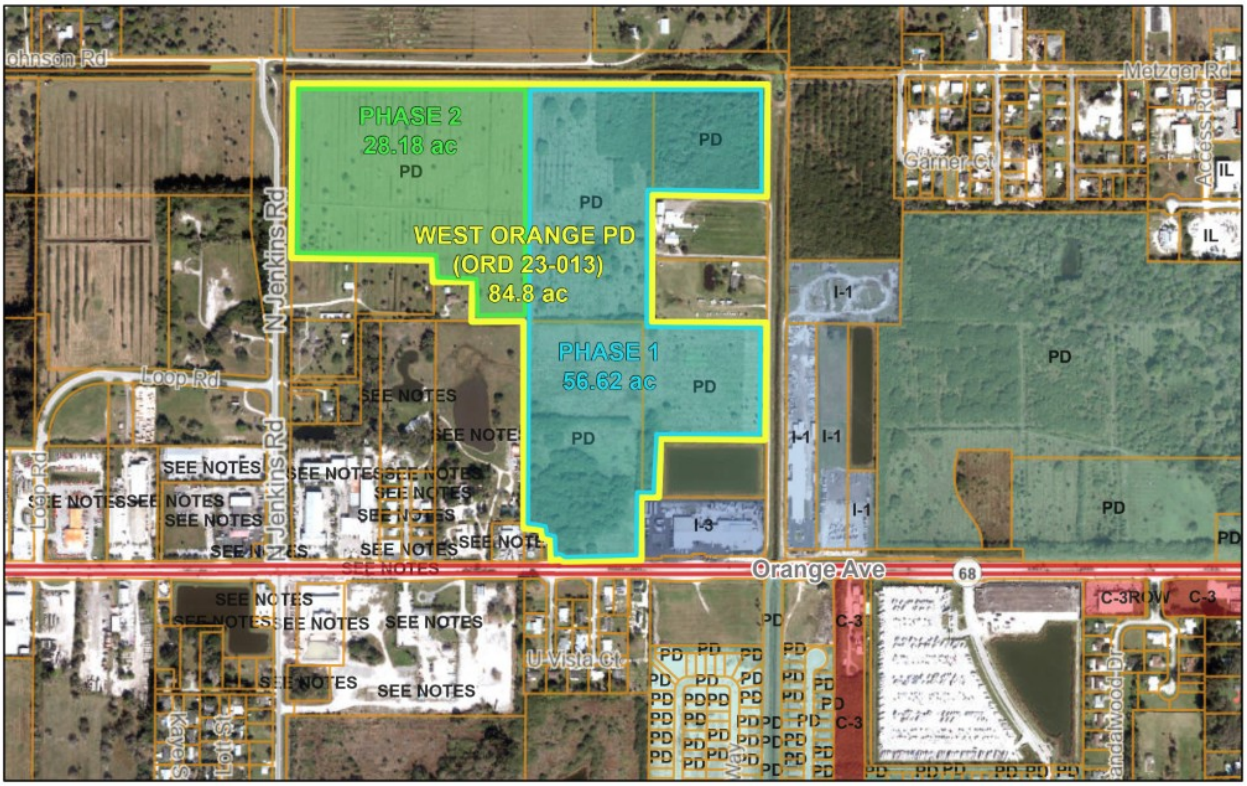


Image 3 – Zoning Map

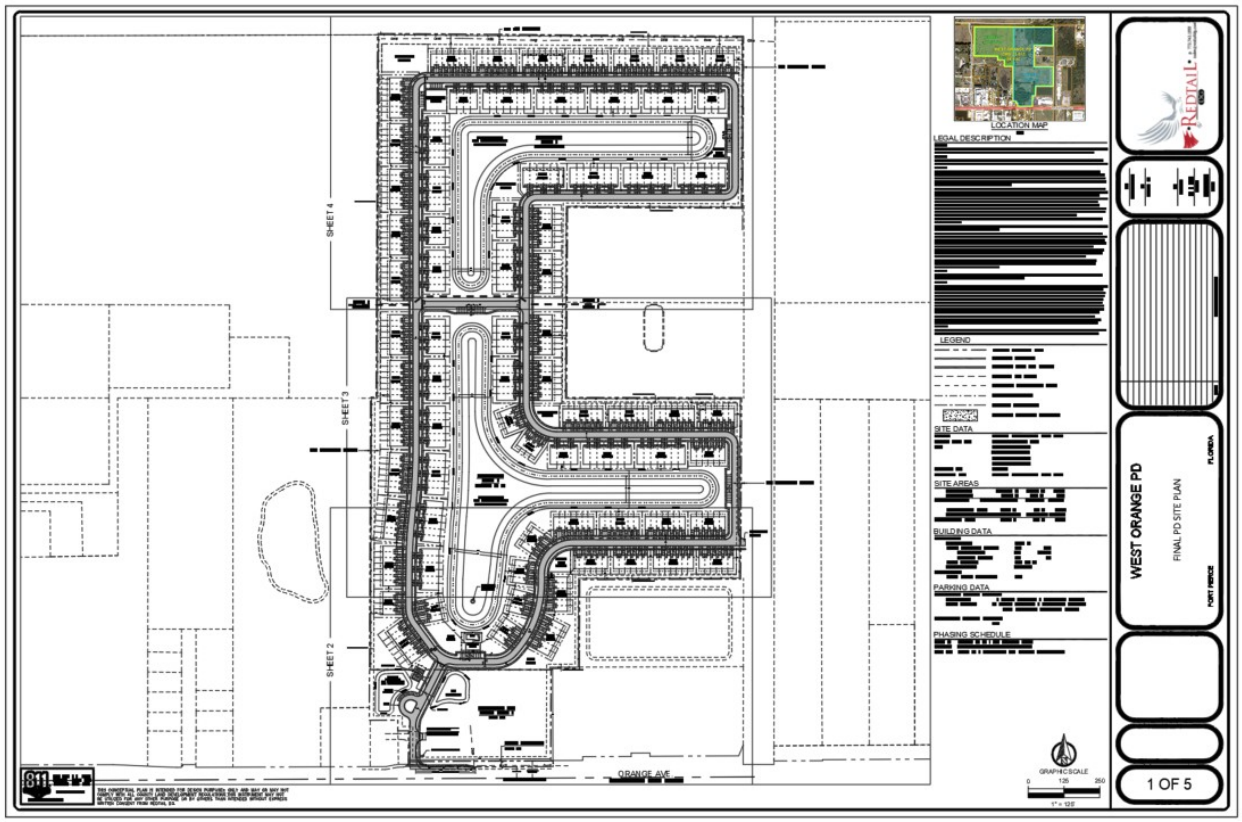


Image 4 – Final PD phase 1 site plan

Phasing Plan

Phases 1 and 2 will consist of townhome units arranged to promote an organized street pattern and walkable neighborhood layout. These initial phases will establish the internal roadway network, utility infrastructure, stormwater systems, and community amenities.

Phase 3 is reserved for a **future commercial use**, envisioned as a small-scale neighborhood-serving area providing convenient services for residents and nearby properties. The commercial portion will be designed to complement the residential character of the overall development.

PROPOSED DEVELOPMENT:

PHASE 1: Residential (29.47 acres): 256 dwelling units – 8.69 du/ac
PHASE 2: Residential (22.69 acres): 194 dwelling units – 8.55 du/ac
TOTAL: Residential (52.16 acres): 450 dwelling units – 7.89 du/ac

FUTURE DEVELOPMENT:

PHASE 3: Commercial (4.25 acres)

R.O.W. DEDICATION: 0.215 acres (Orange Avenue is currently having a variable ROW, and the propoerty is currently 40 feet from the centerline. The ultimate right-of-way is 120ft for this section of Orange Avenue which calls for 60’ to the propoerty, so a 20’ wide strip of the property adjacent to Orange Avenue will be dedicated to it’s right-of way.

Site Design and Improvements

The PD has been designed with attention to both functionality and appearance, ensuring a livable and well-integrated environment.

Key design elements include:

- **Stormwater Management:** The site incorporates a combination of **lakes and dry retention areas** throughout the community to provide effective drainage and add visual interest.

- **Open Space and Recreation:** Multiple **open space areas and pocket parks** are distributed across the development to encourage outdoor activity and neighborhood interaction.

- **Community Amenities:** A centrally located **clubhouse with a swimming pool** will serve as a shared amenity for residents, supporting a sense of community and providing recreational opportunities.

- **Access and Circulation:** A **deceleration lane along Orange Avenue** is proposed to improve traffic flow and provide safe ingress into the development. Internal streets are planned to promote safe, efficient circulation and pedestrian connectivity. The community is gated with 6’ high fence or wall. There is an emergency connection to the road to the east of the property.

- **School Bus Stop:** A designated **school bus stop area** has been incorporated for safe and convenient student pick-up and drop-off.

- **Landscape Buffer:** Along portions of the site adjacent to overhead utility lines, a **36-foot-wide landscape buffer** has been provided. This buffer not only accommodates the existing utility easement but also enhances visual screening and privacy for neighboring properties. The additional width offers opportunities for layered plantings and contributes to the overall aesthetic quality of the PD. The whole developemt area has an improved **15-foot wide landscape buffer** along the propoerty lines.

Development Intent

The intent of this Planned Development is to create a high-quality residential community that aligns with the City of Fort Pierce's goals for well-planned growth and thoughtful neighborhood design. The project combines functional infrastructure with generous open spaces and quality architecture to create a cohesive environment.

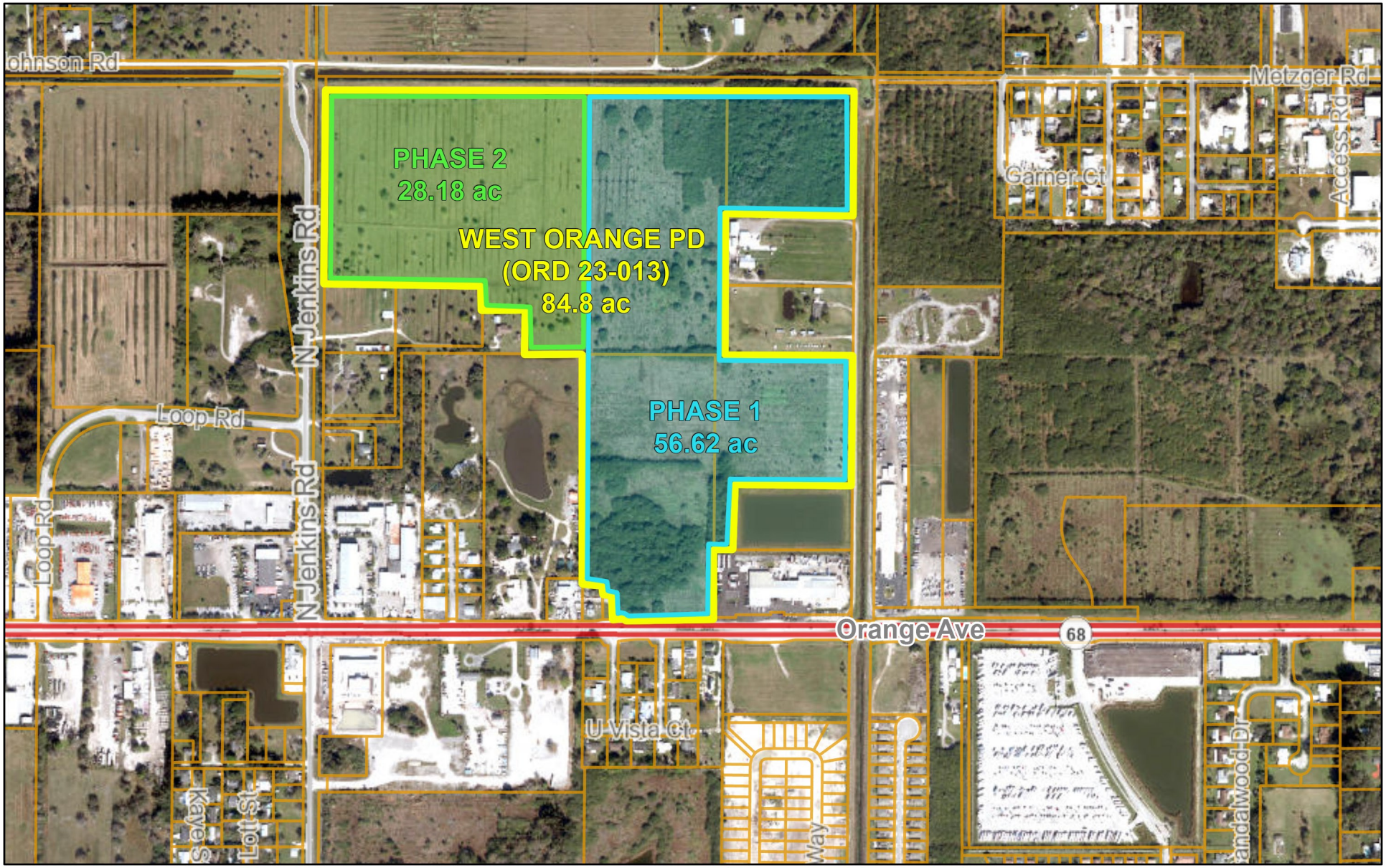
The inclusion of approximately **450 townhomes** will expand the city's range of housing opportunities, providing attainable and attractive options for families, professionals, and residents seeking to live within Fort Pierce. The future commercial phase will further enhance the community's long-term sustainability by providing convenient local services and reducing off-site vehicle trips.

Overall, this PD represents a balanced and responsible development approach that benefits both its residents and the surrounding area while contributing positively to the city's continued growth.

Tod Mowery, AICP
President

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

Aerial



5/8/2025

Comparable Search

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Redtail

Statement of Planned Development Benefits
Project Name: West Orange Planned Development
Location: 5220 Orange Avenue.
Parcel ID: 2407-211-0001-000-0
2407-212-0001-000-3
2407-231-0000-000-5
2407-241-0001-000-3

REDTAIL DC
100 S. 2nd Street
Fort Pierce, FL 34950

October 2025

This Statement of Benefits is provided in support of the **Final Planned Development (PD) submittal** for the *West Orange PD* located along Orange Avenue in the City of Fort Pierce. The property, encompassing approximately **56.62 acres**, is currently zoned **Planned Development (PD)** and has received its preliminary approval under Ordinance No. *23-013*.
The purpose of this submittal is to present the final site design, phasing plan, and associated improvements consistent with the approved PD framework. The final plan continues to uphold the intent and character of the previously approved development while providing meaningful community, infrastructure, and economic benefits to the City and its residents.

Public Benefits

1. Expansion of the City's Housing Supply:
The project will provide approximately **450 new townhome units**, offering a range of modern and attainable housing options within the City of Fort Pierce. This addition directly supports the City's ongoing efforts to increase its housing inventory and provide diverse residential opportunities that respond to local demand.

2. Transportation and Access Improvements:
A **new deceleration lane on Orange Avenue** is proposed to facilitate safe and efficient entry into the development. This improvement enhances overall traffic operations, reduces turning conflicts, and contributes to the safety of both residents and the traveling public.

3. School Bus Safety and Accessibility:
A **dedicated school bus stop area** has been incorporated within the plan to provide a safe, off-street location for student pick-up and drop-off. This feature minimizes interaction with Orange Avenue traffic and improves overall child safety and circulation within the community.

4. Stormwater Management and Environmental Quality:
The PD integrates a comprehensive **stormwater management system**, including both lakes and dry retention areas. These features ensure proper drainage, improve water quality, and enhance the visual environment of the neighborhood while meeting all regulatory standards.

5. Open Space, Recreation, and Amenities:
The community includes multiple **open space areas, pocket parks, and a central clubhouse with pool**, offering residents recreational and social opportunities within walking distance of their homes. These privately maintained amenities lessen the burden on public parks and contribute to the long-term quality of life within the PD.

6. Landscape Buffer and Neighborhood Compatibility:
A **36-foot-wide landscape buffer** is provided along portions of the property where overhead utility lines exist. This enhanced buffer not only accommodates the existing easement but also strengthens screening and privacy between the PD and adjacent uses. The additional width allows for layered plantings, improving both aesthetics and environmental function.

Developer Benefits

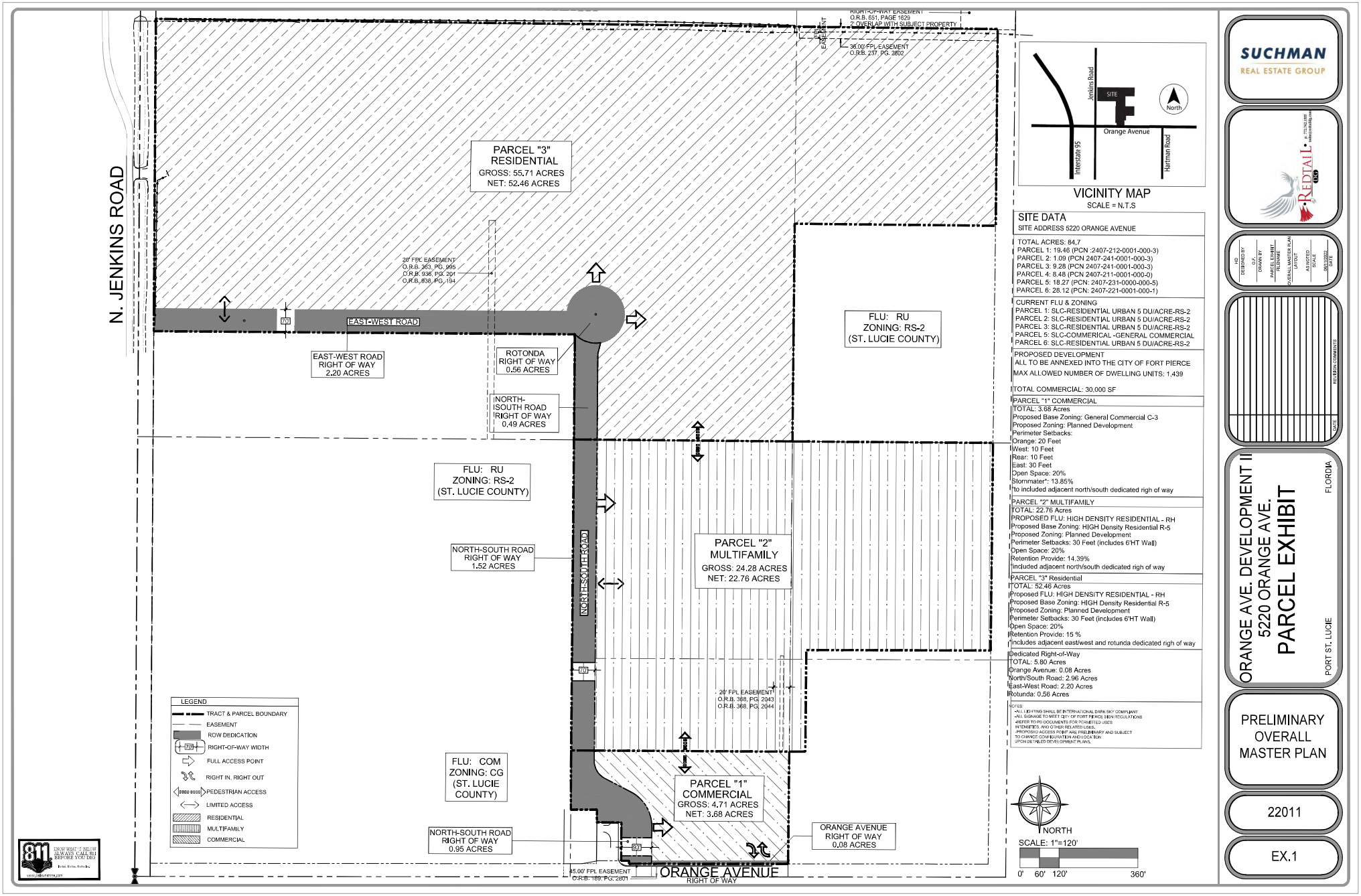
1. Implementation of a Cohesive Master-Planned Community:
As an already approved PD, this final submittal ensures a unified and consistent design across all project phases. The master-planned approach promotes architectural harmony, integrated landscaping, and coordinated infrastructure delivery.

2. Orderly Phased Development:
The project is structured to be built in multiple phases, allowing development to proceed in a logical sequence aligned with infrastructure completion and market demand. This approach benefits both the City and the developer by ensuring timely provision of improvements and community amenities.

3. Predictable and Coordinated Implementation:
The PD approval process establishes clear standards for layout, access, landscaping, and amenities. This results in a predictable development outcome that reflects the City's planning goals and gives the developer a reliable framework for construction and future operations.

Conclusion

The Final PD submittal for *West Orange* represents a well-planned, high-quality residential community spanning **56.62 acres** that aligns with the City of Fort Pierce's objectives for smart growth, safety, and livability. The project delivers tangible public benefits—expanded housing, roadway and safety improvements, enhanced stormwater systems, generous open space, and aesthetic buffering—while fulfilling the vision of a cohesive, thoughtfully designed neighborhood.


N. JENKINS ROAD
PARCEL "3"
RESIDENTIAL
GROSS: 55.71 ACRES
NET: 52.46 ACRES
EAST-WEST ROAD
EAST-WEST ROAD
RIGHT OF WAY
2.20 ACRES
ROTONDA
RIGHT OF WAY
0.56 ACRES
NORTH-
SOUTH ROAD
RIGHT OF WAY
0.49 ACRES
NORTH-SOUTH ROAD
RIGHT OF WAY
1.52 ACRES
NORTH-SOUTH ROAD
NORTH-SOUTH ROAD
RIGHT OF WAY
0.95 ACRES
ORANGE AVENUE
RIGHT OF WAY
0.08 ACRES
ORANGE AVENUE
RIGHT OF WAY
FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)
FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)
FLU: COM
ZONING: CG
(ST. LUCIE
COUNTY)
PARCEL "2"
MULTIFAMILY
GROSS: 24.28 ACRES
NET: 22.76 ACRES
PARCEL "1"
COMMERCIAL
GROSS: 4.71 ACRES
NET: 3.68 ACRES
RIGHT-OF-WAY EASEMENT
O.R.B. 651, PAGE 1629
2' OVERLAP WITH SUBJECT PROPERTY
EASEMENT
36.00' FPL EASEMENT
O.R.B. 237, PG. 2802
20' FPL EASEMENT
O.R.B. 363, PG. 995
O.R.B. 938, PG. 201
O.R.B. 838, PG. 194
20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044
45.00' FPL EASEMENT
O.R.B. 189, PG. 2801
LEGEND
TRACT & PARCEL BOUNDARY
EASEMENT
ROW DEDICATION
RIGHT-OF-WAY WIDTH
FULL ACCESS POINT
RIGHT IN, RIGHT OUT
PEDESTRIAN ACCESS
LIMITED ACCESS
RESIDENTIAL
MULTIFAMILY
COMMERCIAL
811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
www.callsunshine.com
VICINITY MAP
SCALE = N.T.S
Jenkins Road
SITE
North
Orange Avenue
Interstate 95
Hartman Road
SITE DATA
SITE ADDRESS 5220 ORANGE AVENUE
TOTAL ACRES: 84.7
PARCEL 1: 19.46 (PCN :2407-212-0001-000-3)
PARCEL 2: 1.09 (PCN 2407-241-0001-000-3)
PARCEL 3: 9.28 (PCN 2407-241-0001-000-3)
PARCEL 4: 8.48 (PCN 2407-211-0001-000-0)
PARCEL 5: 18.27 (PCN: 2407-231-0000-000-5)
PARCEL 6: 28.12 (PCN: 2407-221-0001-000-1)
CURRENT FLU & ZONING
PARCEL 1: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 2: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 3: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 5: SLC-COMMERICAL -GENERAL COMMERCIAL
PARCEL 6: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PROPOSED DEVELOPMENT
ALL TO BE ANNEXED INTO THE CITY OF FORT PIERCE
MAX ALLOWED NUMBER OF DWELLING UNITS: 1,439
TOTAL COMMERCIAL: 30,000 SF
PARCEL "1" COMMERCIAL
TOTAL: 3.68 Acres
Proposed Base Zoning: General Commercial C-3
Proposed Zoning: Planned Development
Perimeter Setbacks:
Orange: 20 Feet
West: 10 Feet
Rear: 10 Feet
East: 30 Feet
Open Space: 20%
Stormwater*: 13.85%
*to included adjacent north/south dedicated righ of way
PARCEL "2" MULTIFAMILY
TOTAL: 22.76 Acres
PROPOSED FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 14.39%
*included adjacent north/south dedicated righ of way
PARCEL "3" Residential
TOTAL: 52.46 Acres
Proposed FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 15 %
*includes adjacent east/west and rotunda dedicated righ of way
Dedicated Right-of-Way
TOTAL: 5.80 Acres
Orange Avenue: 0.08 Acres
North/South Road: 2.96 Acres
East-West Road: 2.20 Acres
Rotunda: 0.56 Acres
NOTES:
• ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
• ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS
• REFER TO PD DOCUMENTS FOR PERMITTED USES
INTENSITIES, AND OTHER RELATED USES.
• PROPOSED ACCESS POINT ARE PRELIMINARY AND SUBJECT
TO CHANGE CONFIGURATION AND LOCATION
UPON DETAILED DEVELOPMENT PLANS.
NORTH
SCALE: 1"=120'
0' 60' 120' 360'
SUCHMAN
REAL ESTATE GROUP
REDTAIL
HD
DESIGNED BY
G.F.
DRAWN BY
PARCEL EXHIBIT
FILENAME
OVERALL MASTER PLAN
LAYOUT
AS NOTED
SCALE
06/11/2022
DATE
REVISION COMMENTS
DATE
ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE
FLORIDA
PRELIMINARY
OVERALL
MASTER PLAN
22011
EX.1

Instrument Prepared By:

[blank space above line reserved for recording data]

WEST ORANGE PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT (the "Agreement"), is made and entered into this ___ day of _____, 2025, by and between ORANGE AVENUE DEVELOPMENT II, LLC (the "Applicant") and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "City").

WITNESSETH:

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

WHEREAS, it is the desire of the Applicant to develop a Planned Development ("PD") to be known as WEST ORANGE consisting of a total of 56.62 acres, with 52.16 acres dedicated for 450 townhome dwelling units, 4.25 acres dedicated for commercial use, and a right-of-way dedication of 0.215 acres (collectively, the "Proposed Improvements"); and

WHEREAS, this type of development is permitted in the City subject to a binding written document negotiated between the Applicant and the 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 Applicant and the City (hereinafter referred to, together, as the "Parties") do hereby agree as follows:

1. RIGHT-OF-WAY DEDICATION AND TRAFFIC CONSIDERATIONS

The Applicant agrees to dedicate a total of 0.215 acres of its property as an improvement to Orange Avenue, which will result in a widening of Orange Avenue by 20 feet, to a total of 120 feet adjacent to the Subject Property. The Applicant will also install an emergency connection to Orange Avenue on the eastern portion of its property and a "deceleration lane" along Orange Avenue to improve traffic flow. The Applicant agrees to designate a school bus stop area at an agreed location within its property to accommodate student pick-up and drop-off.

2. VESTED RIGHTS

The Applicant shall have the right to construct the Proposed Improvements, as specifically described in its master site plan and final site plan 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"). The Applicant, its successors, and 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 the 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, the 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. Notwithstanding anything else in this Paragraph 4, the Applicant, its successors in interest or assigns, 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

(a) Development of WEST ORANGE 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's processing of all applications for development on the Subject Property and any associated phases, or termination of the development order.

(b) Any person, including the City Commission 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.

(c) The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant or 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 arising out of this Agreement shall be instituted in the St. Lucie County, Florida

7. SUCCESSORS AND ASSIGNS

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

8. NOTICE

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

APPLICANT: _____
_____
_____

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

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

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

9. ENTIRE AGREEMENT

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

10. SEVERABILITY

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

SIGNATURES TO FOLLOW ON NEXT PAGE

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

APPLICANT: ORANGE AVENUE DEVELOPMENT II, 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 Orange Avenue Devel II, LLC, a Florida limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

_____
Notary Public - State of Florida
(NOTARY SEAL) My Commission Expires:

CITY OF FT. PIERCE

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

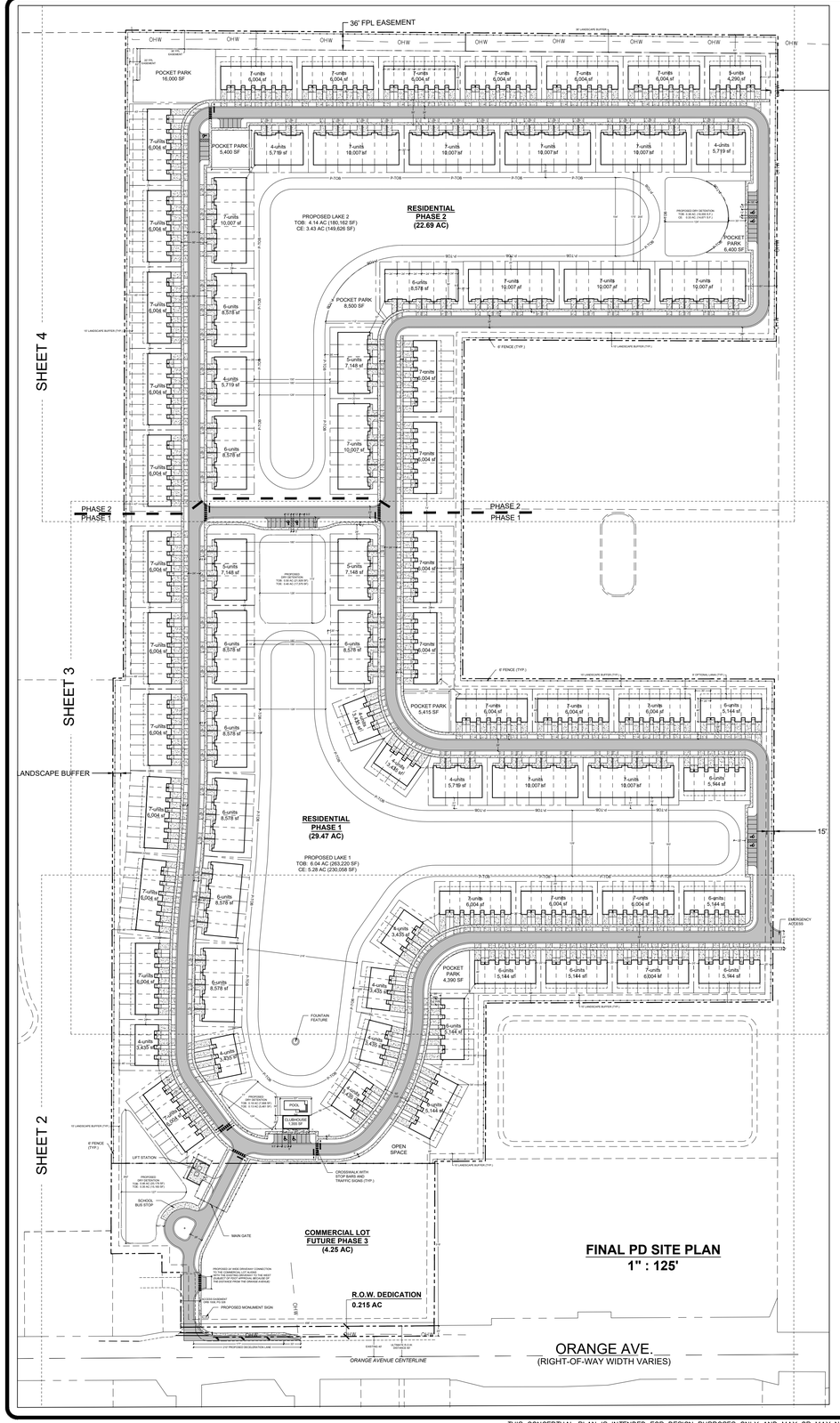
_____ By: _____
City Mayor Print

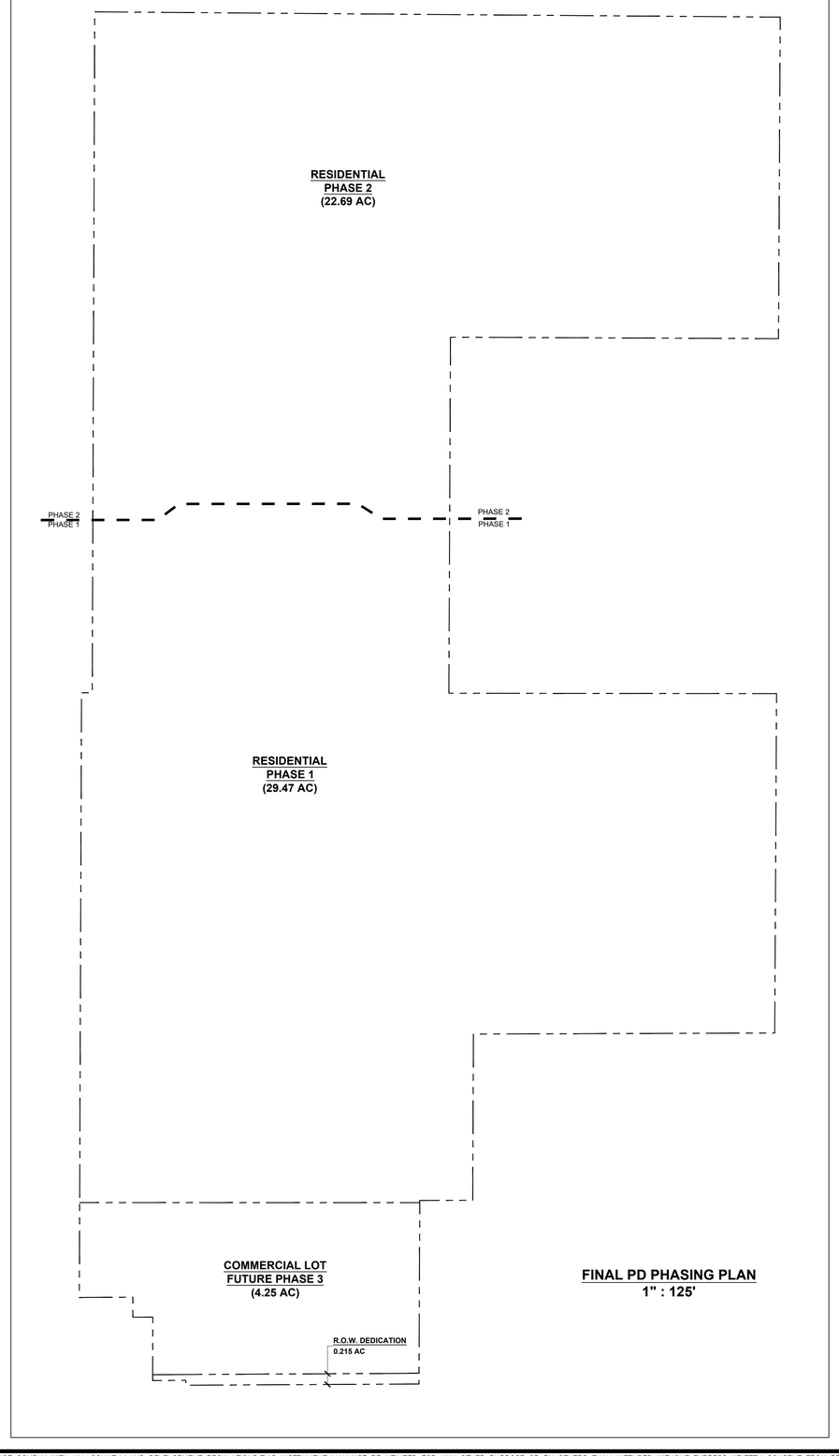
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

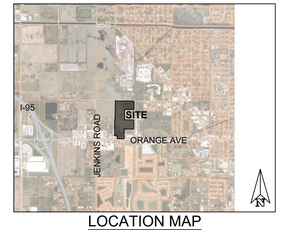
(COMMISSION SEAL) _____

EXHIBIT 1

[LEGAL DESCRIPTION OF THE OVERALL TRACT]







LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:
THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS **RIGHT-OF-WAY** FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915; A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 29" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,647.33 FEET; THENCE NORTH 00 DEG 17' 31" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 115.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.630 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.329 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.
FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS; LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 29" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,647.33 FEET; THENCE NORTH 00 DEG 17' 31" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A **DISTANCE** OF 382.77 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:
THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS. FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 41° TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING. LESS O.D.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP35 SOUTH,RANGE 40 EAST; THENCE N00°10'00"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68) THENCE N89°47'00"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N37°48'50"E FOR 45.07 FEET; THENCE N89°47'00"E
FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'00"E FOR 119.20 FEET, THENCE N89°47'00"E FOR 74.89 FEET; THENCE S00°10'00" FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'00"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- EASEMENT
- OHW — OVER HEAD WIRES
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING:	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE:	RESIDENTIAL-HIGH (RH)
PCN:	2407-211-0001-000-0 (8.467 AC)
	2407-212-0001-000-3 (19.436 AC)
	2407-231-0000-000-5 (19.446 AC)
	2407-241-0001-000-3 (9.275 AC)
EXISTING USE:	VACANT
OWNER:	ORANGE AVENUE DEVEL II LLC
	28178 HAYES RD
	ROSEVILLE, MI 48066-2346
AGENT:	REDTAIL DG
	100 S. 2ND STREET
	FORT PIERCE, FL 34950

SITE AREAS

RESIDENTIAL	2,272,122SF	52.161 AC	92.12%
COMMERCIAL(FUTURE)	185,035 SF	4.248 AC	7.50%
ROW DEDICATION	9,386 SF	0.215 AC	0.38%
TOTAL SITE AREA	2,466,543 SF	56.624 AC	100.00%
STORMWATER POND (water level)	315,965 SF	7.254 AC	82%
DRY RETENTION	66,572 SF	1.528 AC	18%
STORMWATER AREA	382,537 SF	8.782 AC	100%

BUILDING DATA

RESIDENTIAL

CLUBHOUSE:	1,400 SF	
TOTAL TOWNHOME UNITS:	450	100%
PIPER MODEL (20' wide):	288	64%
NEPTUNE MODEL (24' wide):	162	36%
TOTAL DENSITY:	450/52.161 = 8.63 Du/ AC	
LOT COVERAGE	50% MAX	

COMMERCIAL

TOTAL BLDG. COVERAGE:	TBD

PARKING DATA

RESIDENTIAL PARKING PROVIDED

CLUBHOUSE:	7 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES:	41 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
	**NOT INCLUDING CLUBHOUSE SPACES*

COMMERCIAL PARKING PROVIDED
TBD

PHASING SCHEDULE

PHASE I: 29.47 AC - 256 DWELLING UNITS AND CLUBHOUSE
PHASE II: 22.69 AC - 194 DWELLING UNITS
PHASE III: 4.25 AC - COMMERCIAL LOT (FUTURE DEVELOPMENT)

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

GRAPHIC SCALE
0 125 250
1" = 125'

REDTAIL DG
p. 772.742.1555
todan@redtaildg.com

TM	DESIGNED BY
AH	DRAWN BY
SIT	LAYOUT
1" = 125'	SCALE
10/28/20/25	DATE

REVISION COMMENTS | DATE

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

1 OF 5

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

CE: 5.28 AC (230,058 SF)

7-units 6,004 sf
6-units 8,578 sf
4-units 3,435 sf
6-units 5,144 sf
POCKET PARK 4,390 SF
FOUNTAIN FEATURE
PROPOSED DRY DETENTION TOB: 0.18 AC (7,908 SF) TOE: 0.13 AC (5,461 SF)
POOL
CLUBHOUSE 1,355 SF
OPEN SPACE
15' LANDSCAPE BUFFER (TYP.)
6' FENCE (TYP.)
LIFT STATION
CROSSWALK WITH STOP BARS AND TRAFFIC SIGNS (TYP.)
PROPOSED DRY DETENTION TOB: 0.46 AC (20,179 SF) TOE: 0.35 AC (15,183 SF)
SCHOOL BUS STOP
MAIN GATE
COMMERCIAL LOT FUTURE PHASE 3 (4.25 AC)
PROPOSED 24' WIDE DRIVEWAY CONNECTION TO THE COMMERCIAL LOT ALIGNS WITH THE EXISTING DRIVEWAY TO THE WEST *(SUBJECT OF FDOT APPROVAL BECAUSE OF THE DISTANCE FROM THE ORANGE AVENUE)*
ACCESS EASEMENT ORB 1938, PG 328
PROPOSED MONUMENT SIGN
R.O.W. DEDICATION 0.215 AC
498'
177'
33'
210' PROPOSED DECELERATION LANE
EXISTING 40'
ULTIMATE R.O.W. DISTANCE 60'
ORANGE AVENUE CENTERLINE
ORANGE AVE.
(RIGHT-OF-WAY WIDTH VARIES)

GRAPHIC SCALE
0 50 100
1" = 50'

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todan@redtaildg.com

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SIT (5) LAYOUT
1" = 125' SCALE
10/28/2025 DATE

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WEST ORANGE PD
FINAL PD SITE PLAN
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25-137

PHASE 2
PHASE 1

PHASE 2
PHASE 1

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GRAPHIC SCALE
0 50 100
1" = 50'

7-units 6,004 sf
5-units 7,148 sf
PROPOSED DRY DETENTION
TOB: 0.50 AC (21,928 SF)
TOE: 0.40 AC (17,575 SF)
6-units 8,578 sf
4-units 3,435 sf
POCKET PARK 5,415 SF
7-units 6,004 sf
6-units 5,144 sf
4-units 5,719 sf
7-units 10,007 sf

6' FENCE (TYP.)
15' LANDSCAPE BUFFER (TYP.)
9' OPTIONAL LANAI (TYP.)

RESIDENTIAL
PHASE 1
(29.47 AC)

PROPOSED LAKE 1
TOB: 6.04 AC (263,220 SF)
CE: 5.28 AC (230,058 SF)

POCKET PARK 4,390 SF
EMERGENCY ACCESS
FOUNTAIN FEATURE

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todm@redtaildg.com

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SIT (4) LAYOUT
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REVISION COMMENTS DATE

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

3 OF 5

36' LANDSCAPE BUFFER

36' FPL EASEMENT

20' FPL EASEMENT

POCKET PARK
16,000 SF

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

5-units
4,290 sf

POCKET PARK
5,400 SF

4-units
5,719 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

4-units
5,719 sf

RESIDENTIAL
PHASE 2
(22.69 AC)

PROPOSED LAKE 2
TOB: 4.14 AC (180,162 SF)
CE: 3.43 AC (149,626 SF)

PROPOSED DRY DETENTION
TOB: 0.38 AC. (16,555 S.F.)
CE: 0.33 AC. (14,671 S.F.)

POCKET PARK
6,400 SF

6-units
8,578 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

POCKET PARK
8,500 SF

5-units
7,148 sf

7-units
10,007 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

6-units
8,578 sf

4-units
5,719 sf

6-units
8,578 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

15' LANDSCAPE BUFFER (TYP.)

6' FENCE (TYP.)

15' LANDSCAPE BUFFER (TYP.)

PHASE 2
PHASE 1

PHASE 2
PHASE 1

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GRAPHIC SCALE
0 50 100
1" = 50'

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AH — DRAWN BY
SIT (3) — LAYOUT
1" = 125' — SCALE
10/28/2025 — DATE

REVISION COMMENTS — DATE

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

4 OF 5

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

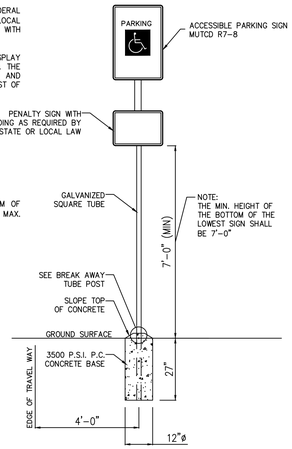
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

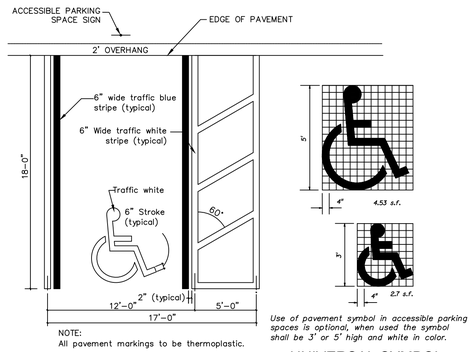
   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2–1/4"x2–1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

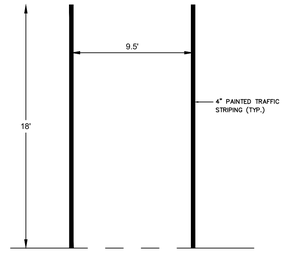


NOTE:
All pavement markings to be thermoplastic.

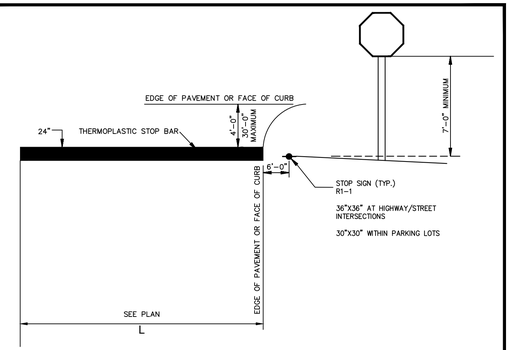
ACCESSIBLE PARKING STALL
N.T.S

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3" or 5" high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



TYPICAL PARKING DETAIL
N.T.S

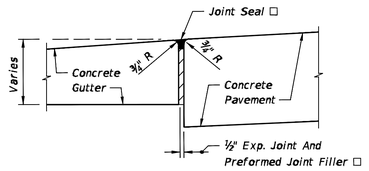


NOTES:

1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 28.04 OF THE MUTCD. MULTI-WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 28.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVIOLET RESISTANT OVERLAY.

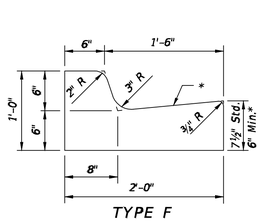
2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24–INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S

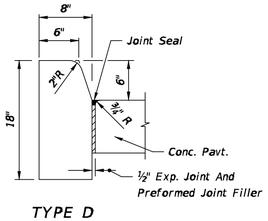


☐ *Applies to both high and low sides of pavement, low side shown.*

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



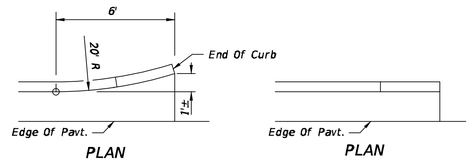
TYPE F



TYPE D

Note: *For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only.*

CONCRETE CURB



CURB AND GUTTER TYPE F
CURB AND GUTTER ENDINGS

* *When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.*

◪ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*

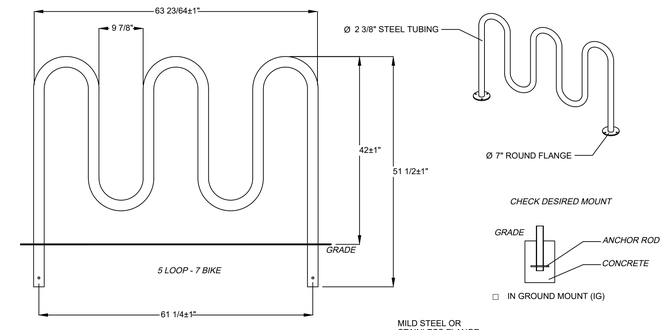
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.

CONCRETE CURB AND GUTTER DETAILS
N.T.S

WHITE LEGEND RED BACKGROUND

R1–1
30" X 30"

STOP SIGN
N.T.S



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BICYCLE RACK DETAILS
N.T.S

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

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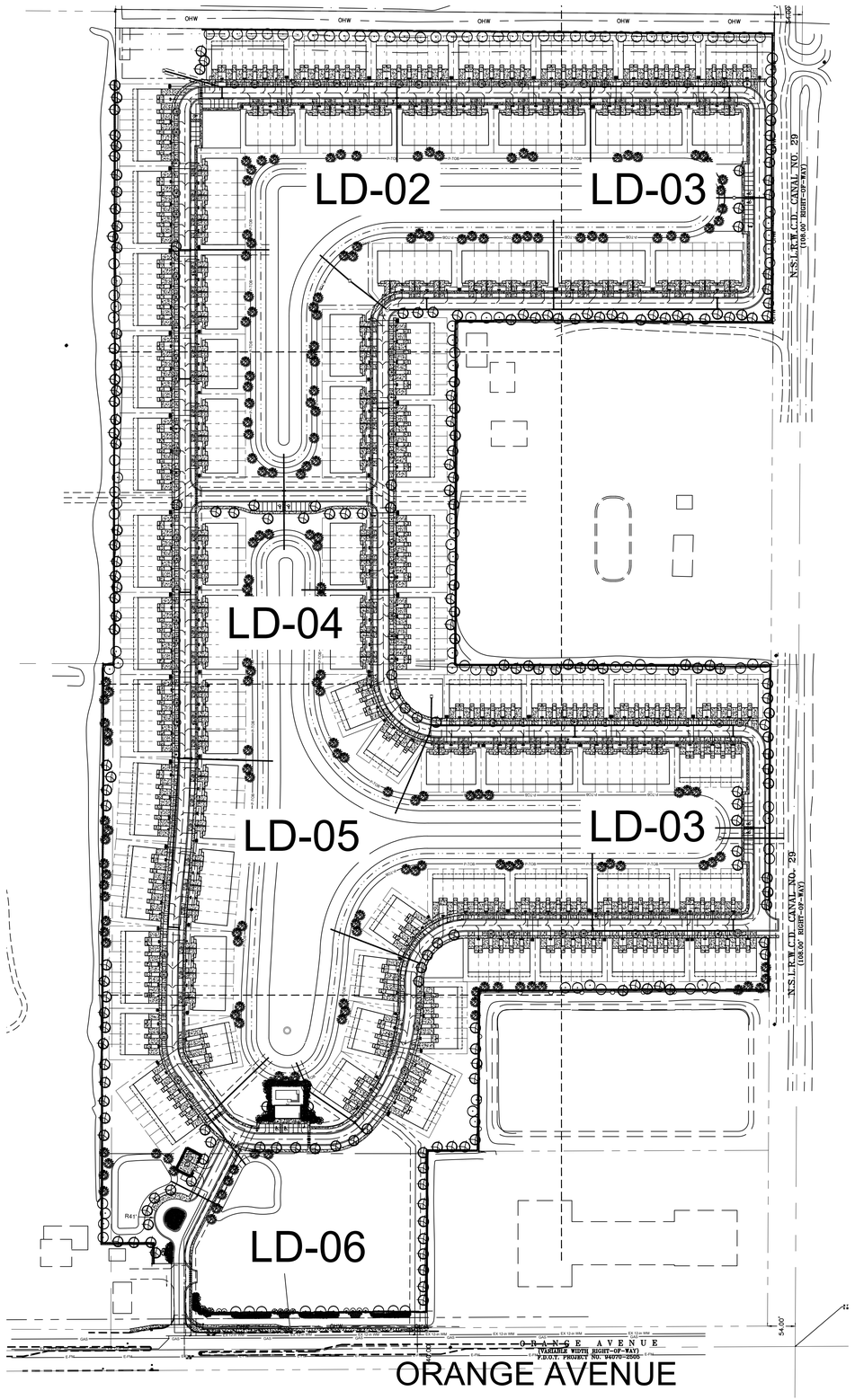
25-137

5 OF 5



Landscape Legend:

Symb	Qty	Tag	WU	Name (N) Native (F) Flowering Tree (E) Evergreen
	Trees:			
	110	AR		Red Maple (N)(F) Acer rubrum, FG, 12' Ht, 5' Spr., 2.5" DBH
	79	IC		Dahoon Holly (N)(E) Ilex cassine, FG, 12' ht, 5' Spr., 2.5" DBH
	10	LI		Crape Myrtle (F) Lagerstromia indica 'Muscogee', FG, 12' Ht, 5' Spr., 2.5" DBH, Multi
	4	LI1		Crape Myrtle (F) Lagerstromia indica 'Tuscarora', FG, 12' Ht, 5' Spr., 2.5" DBH, Multi
	199	QV		Live Oak (N)(E) Quercus virginiana, FG, 12' Ht, 5' Spr., 2.5" DBH
	21	SP		Cabbage Palm (N) (3:1) Sabal palmetto, FG, 18-24' OA Ht
	177	TD		Bald Cypress Taxodium distichum, FG, 12' ht, 5' spr., 2.5" DBH
	Accents:			
	12	CRI		Crinum Lily Crinum asiaticum 'Queen Emma, 7 gal, 36" oc
	Shrubs:			
	837	FOR		Florida Privet (N) Foresteria segregata, 3 gal, 24" ht, 36" o.c.
	344	HAM		Dwarf Firebush (N)(F) Hamelis patens 'Compacta', 3 gal, 18" ht, 36" o.c.
	26	HIB		Hibiscus Hibiscus rosa-sinensis, Red, 3 gal, 18" ht,36" oc
	92	MUH		Muhly Grass Muhlenbergia capillaris, 3 gal, 36" oc
	754	MYR		Simpson's Stopper (N) (E) Myrcianthes fragrans, 3 gal, 24"x18", 36" o.c.
	409	SPA		Sand Cordgrass (N) Spartina patens, 3 gal, 36" oc
	28	TRI		Dwarf Fakahatchee Grass (N) Tripsacum floridana, 3 gal, 36" oc
	892	VIO		Walters Viburnum Viburnum obovatum 3 gal, 24" ht, 36" o.c.
	122	VIB		Dwarf Walters Viburnum (N) Viburnum obovatum 'Mrs Schiller', 3 gal, 24" ht, 24" o.c.
	252	ZAM		Coontie (N)(E) Zamia pumila, 3 gal, 36" oc
	Groundcover:			
	75	LAN		Pineland Lantana (N) Lantana depressa, 1 gal, 6"x12", 36" o.c.
	3,446	LIR		Liriope Liriope muscari 'Emerald Godess', 1 gal, 12" oc
	1,366	PEN		Pentas Pentas lanceolata 'New Look Pink', 1 gal, 6" ht, 12" oc.
	XX sf	SOD		St. Augustine 'Bitterblue' Stenotaphrum secundatum 'Bitter Blue', weed free, laid tight

General Notes:

1. *No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.*
2. *No Trees may be planted less than 10' from any underground utility. Minimum distance from storm sewer lines is 5' with root barrier.*
3. *No landscaping shall be planted in a manner that would adversely affect utility easements.*
4. *Sod around buildings to be St. Augustine 'Bitter Blue' sod. Sod to be weed and disease free and laid tight. All areas within in preservation areas to be seeded with Argentine Bahia grass.*
5. *Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-05 for installation details.*
6. *All landscape areas to receive automatic irrigation. Irrigation to provide 100% coverage and 50% overlap. Water source to be a new well and pump.*

Landscape Data: Perimeter Buffer

					Shade Trees: 1/300 SF							Shrubs					
					Required	Provided						Required	Provided				
Perimeter	Length	Drive way	Buffer Width	Total SF		AR	LI (2:1)	LI1 (2:1)	QV	SP (3:1)	TD	Total		FOR	HAM	MYR	VIO	Total
N	1103		10	11030	37	37						37	368	80	40	79	160	359
W	2464		10	24640	82	17			44		20	81	821	204	60	293	240	797
S	497	26	10	4710	16	9	10	4		3		17	157	34	51		73	158
E	4406	32	10	43740	146	47			97		13	157	1458	519	100	382	419	1420
				Total	**280**	**110**	**5**	**2**	**141**	**1**	**33**	**292**	**2804**	**837**	**251**	**754**	**892**	**2734**

VUA Area

		Shade Trees: 1/100 SF							
Total Area		Required	Provided						
SF	176,456		IC	LI (2:1)	LI1 (2:1)	QV	SP (3:1)	TD	Total
Landscape Area required: 1 SF/15 SF VUA			79		3	58	18	144	
SF	11,764	**118**	**79**	**0**	**1**	**58**	**6**	**144**	**288**

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WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

LD-01

30' POWER LINE SETBACK

60' POWER LINE SETBACK

10' UTILITY OFFSET, TYP.

MATCH LINE LD-03

MATCH LINE LD-04

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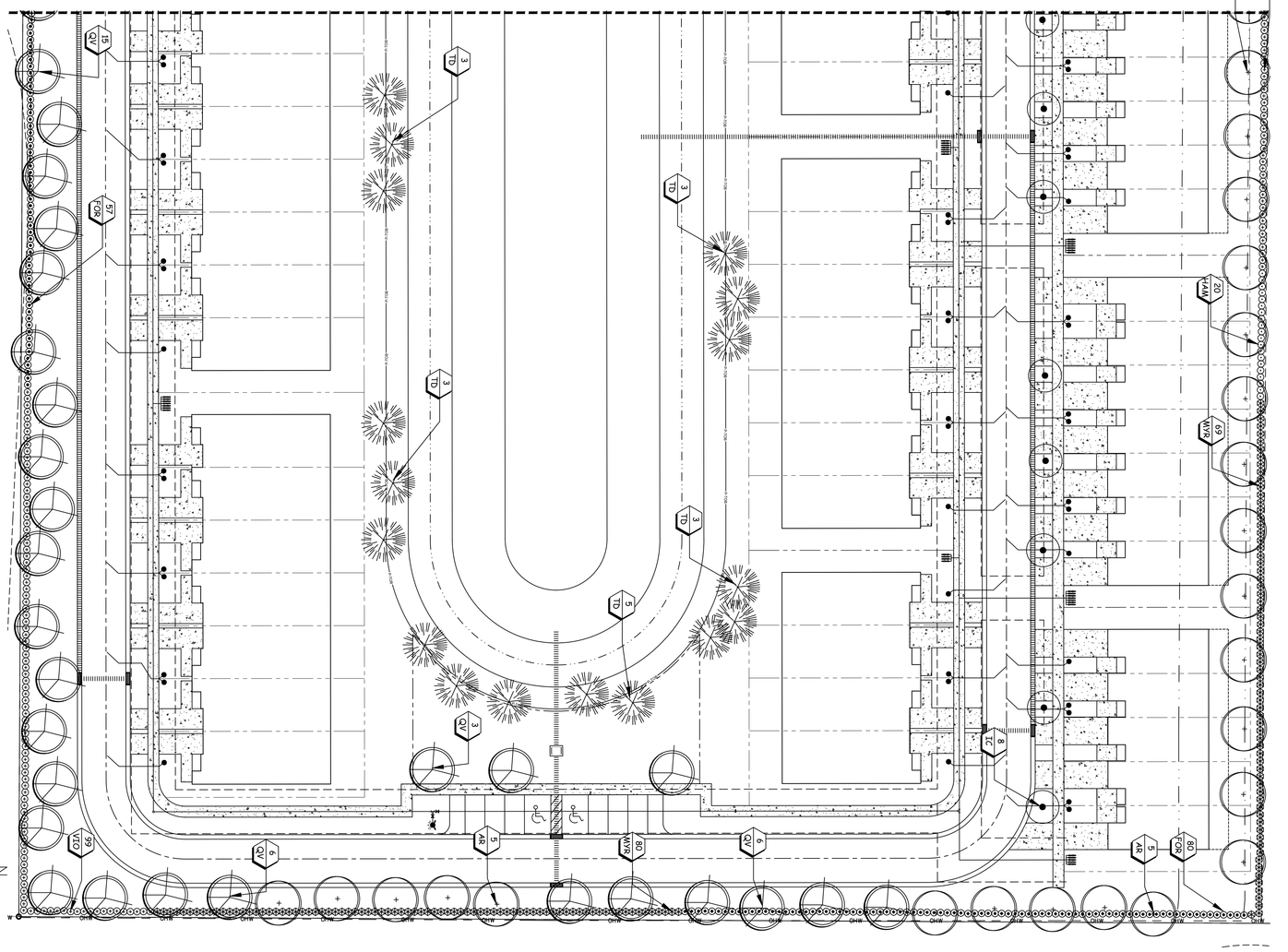
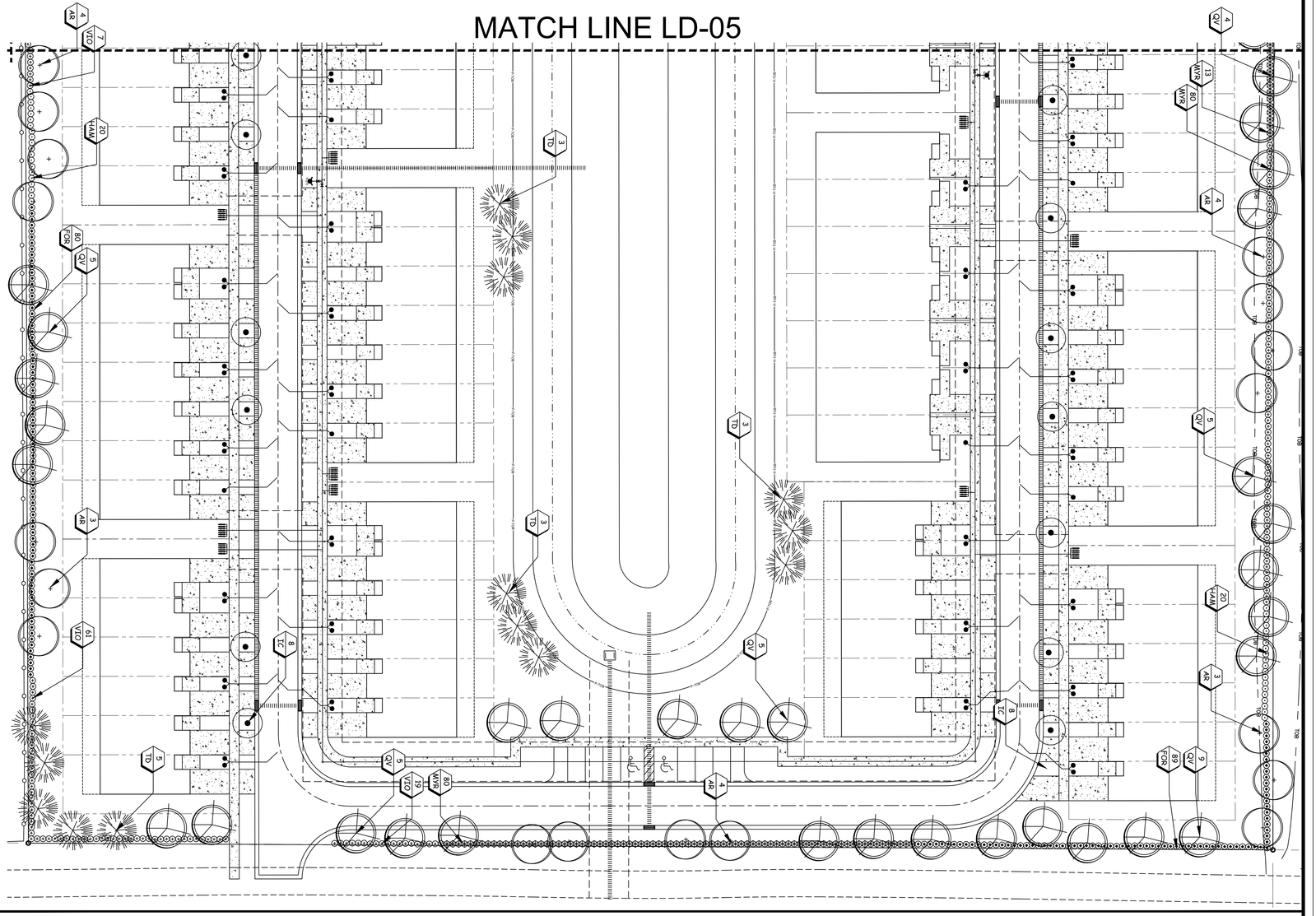
CITY OF FORT PIERCE

LD-02

MATCH LINE LD-02



MATCH LINE LD-05



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LD-03

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LANDSCAPE PLAN

CITY OF FORT PIERCE

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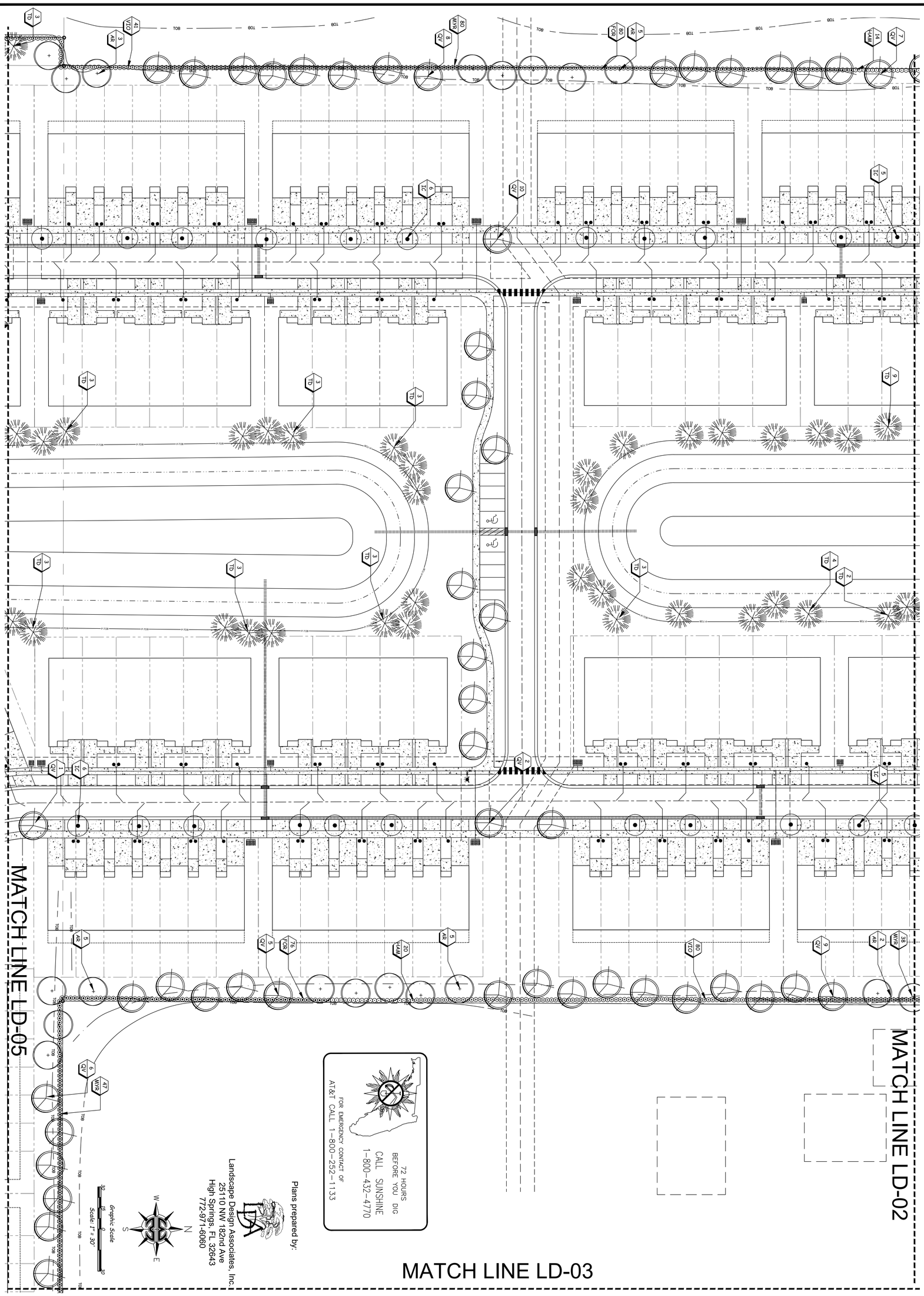

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LANDSCAPE PLAN

CITY OF FORT PIERCE

LD-04

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MATCH LINE LD-04

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CITY OF FORT PIERCE

LD-05

MATCH LINE LD-05

SEE DETAIL AREA

R41'

DETAIL AREA

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OVERALL LANDSCAPE PLAN

CITY OF FORT PIERCE

LD-06

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RE-CYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

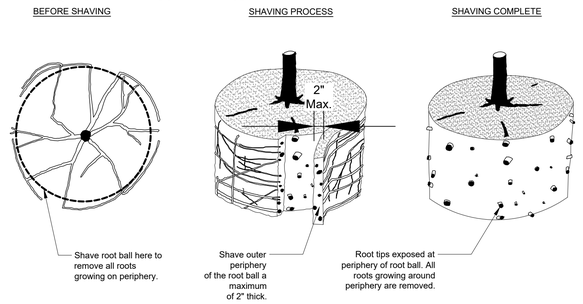
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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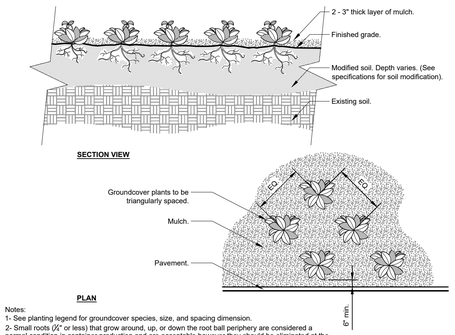
ROOT BALL SHAVING CONTAINER DETAIL



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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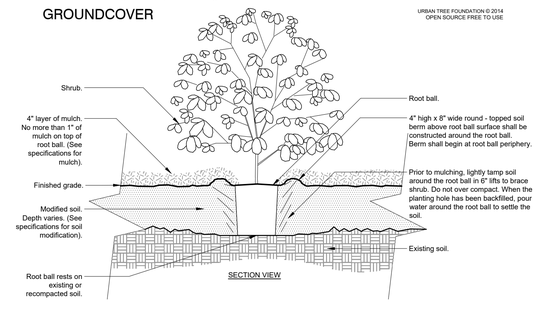

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL

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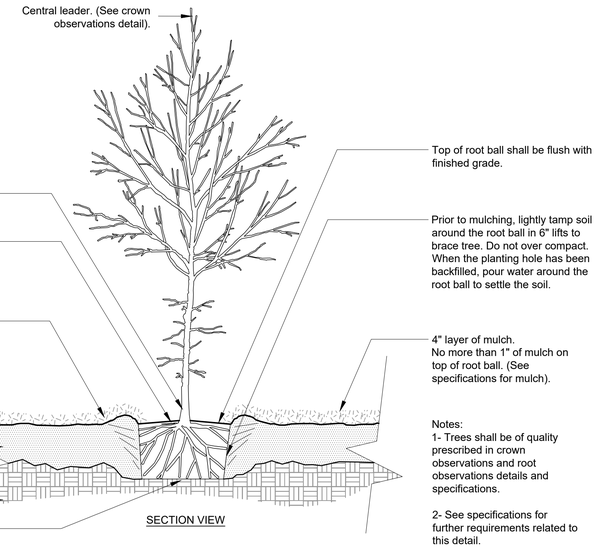

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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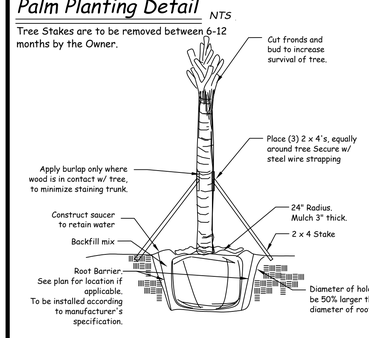
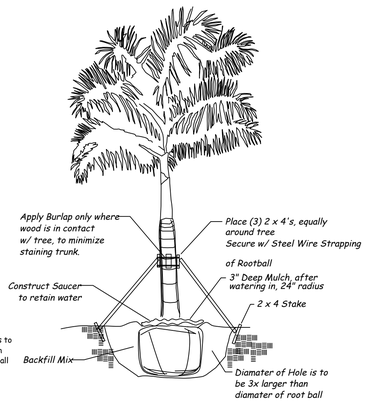
Palm Planting Detail

NTS

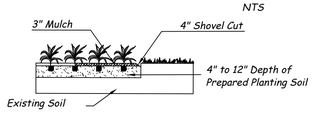




Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**

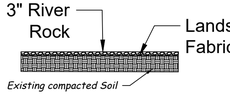
Planting Edge at Sod Detail

NTS



Gravel Strip Detail

NTS



ABBREVIATIONS:
C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD

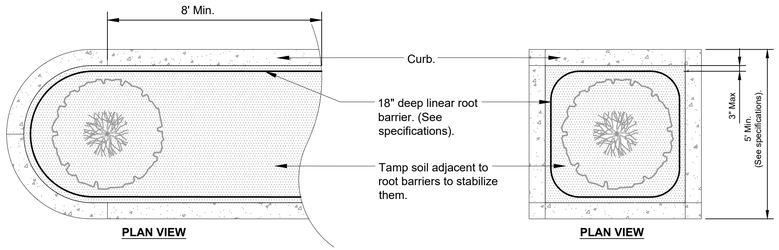
REDTAIL LDG
p. 772.742.1555
todas@redtailldg.com

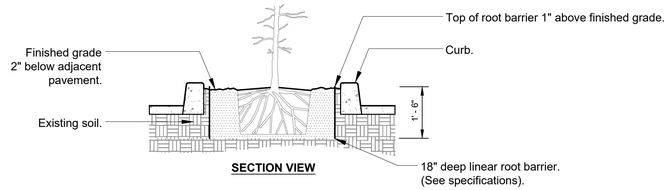
TM
DESIGNED BY
AH
DRAWN BY
25-083 LP.DWG
FILENAME
LD-07
LAYOUT
SCALE
DATE

REVISION COMMENTS
DATE

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

LD-07





Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 6' of pavement.

ROOT BARRIERS - PARKING LOT ISLANDS

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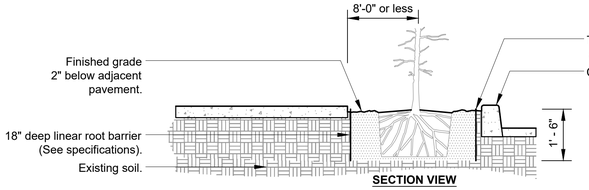

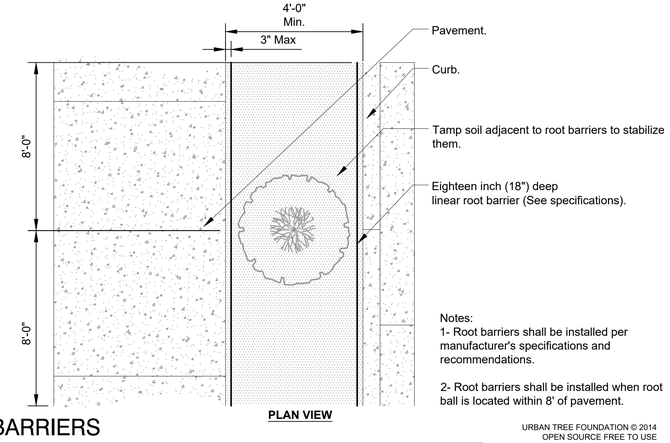

Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

S-X

ROOT BARRIERS

3/8" = 1'-0"

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L_site preparation_rootbarriers

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TM DESIGNED BY
AH DRAWN BY
25-083 LP.DWG FILENAME
LD-08 LAYOUT
SCALE
DATE

REVISION COMMENTS
DATE

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

LD-08

HALEY WARD

September 15, 2025

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48322
morourke@landmarcavedon.com

Re: West Orange Townhomes - Tree Assessment & Inventory

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance:
I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Haley Ward, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith, and all rights are reserved by Haley Ward, Inc. It is for use by the client named only.

Signature:_____ Date: 09/15/2025

I. Introduction

This Report is written for Marc O'Rourke of Landmarc Building. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property.

II. Property Involved

The subject property evaluated as part of this Tree Inventory consists of four parcels, totaling an approximate 56.65 acres. The parcels are located at 4918/5220 Orange Avenue in the City of Fort Pierce, Florida. The property is also located at Township 35 South, Range 40 East, and Section 9. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of the subject property has a Future Land Use Designation of Mixed-Use Development (MXD) and would be designated as Vacant Commercial - 1000 and Vacant Residential - 0000.

III. Data Collection

The property/trees were evaluated by site visits to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full Tree Data.

IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There is a total of one hundred and eighteen (118) native trees on the subject property that meet City of Fort Pierce requirements for mitigation or preservation.
The breakdown by species is as follows:

Cabbage Palms:	106	Fig:	2
Oak *spp*:	10		

VI. Conclusions and Recommendations

Values are calculated for trees 12" D.B.H and greater as per City of Fort Pierce code.

TREES

(Total D.B.H. Inches) x (2) x ($200) = Mitigation Costs - Tree Removal

PALMS

(Total # of Palms) x ($200) = Mitigation Costs - Palms

Trees =	(275.3in. DBH)	x $250	=	$68,825.00
Palms =	(106)	x $250	=	$26,500.00
		***Max. Mitigation Cost**	**=**	**$95,325.00***

The calculated fee of $95,575.00 is the **maximum** tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

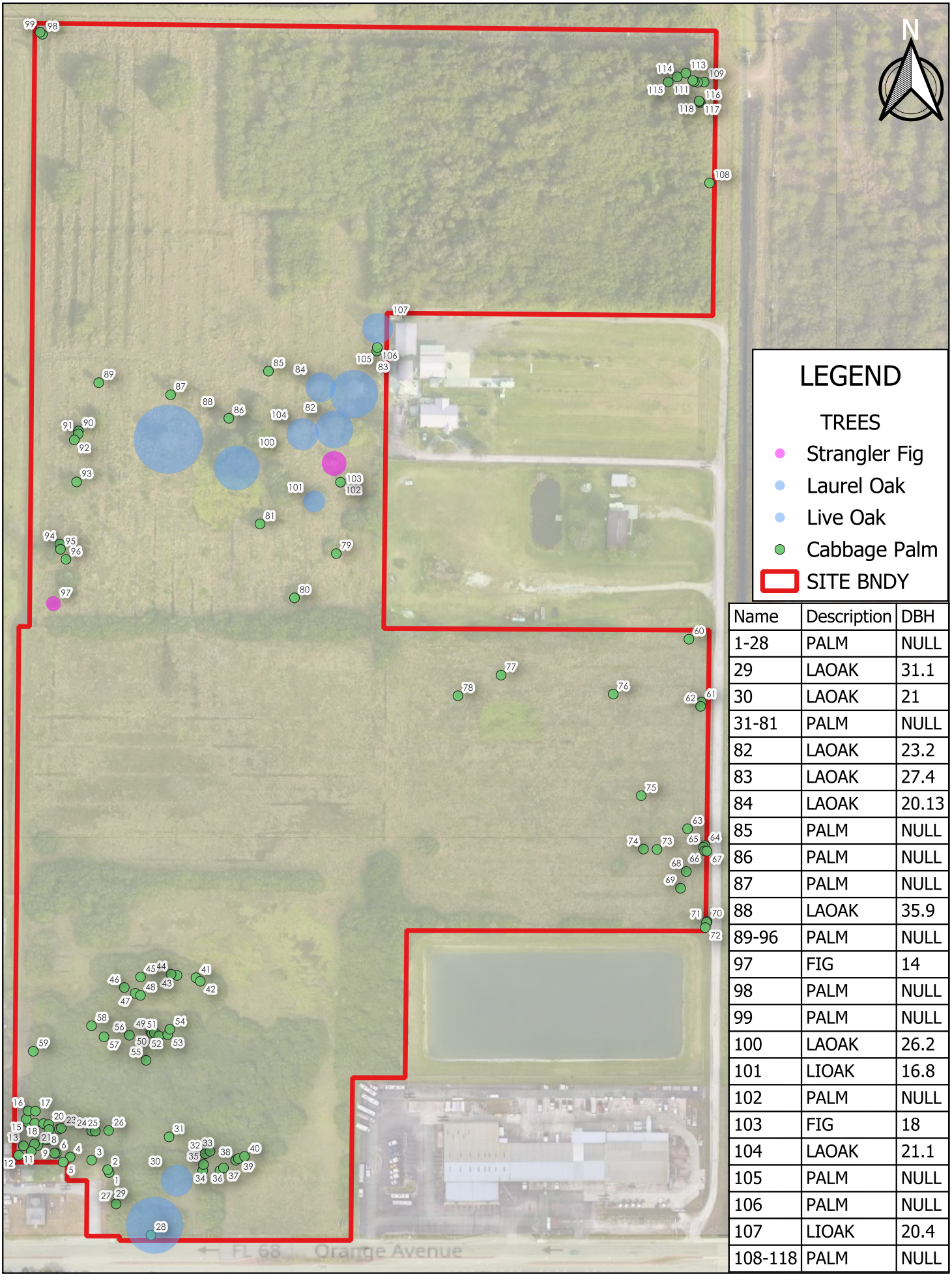
A site planner can use the information in this report to avoid impacts to high-value trees and preserve other trees to reduce mitigation costs to zero, if desired.

Please see the attached Tree Table and Tree Location Map.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Haley Ward. It is for use by the client named only.

West Orange Townhomes - Tree Location Map



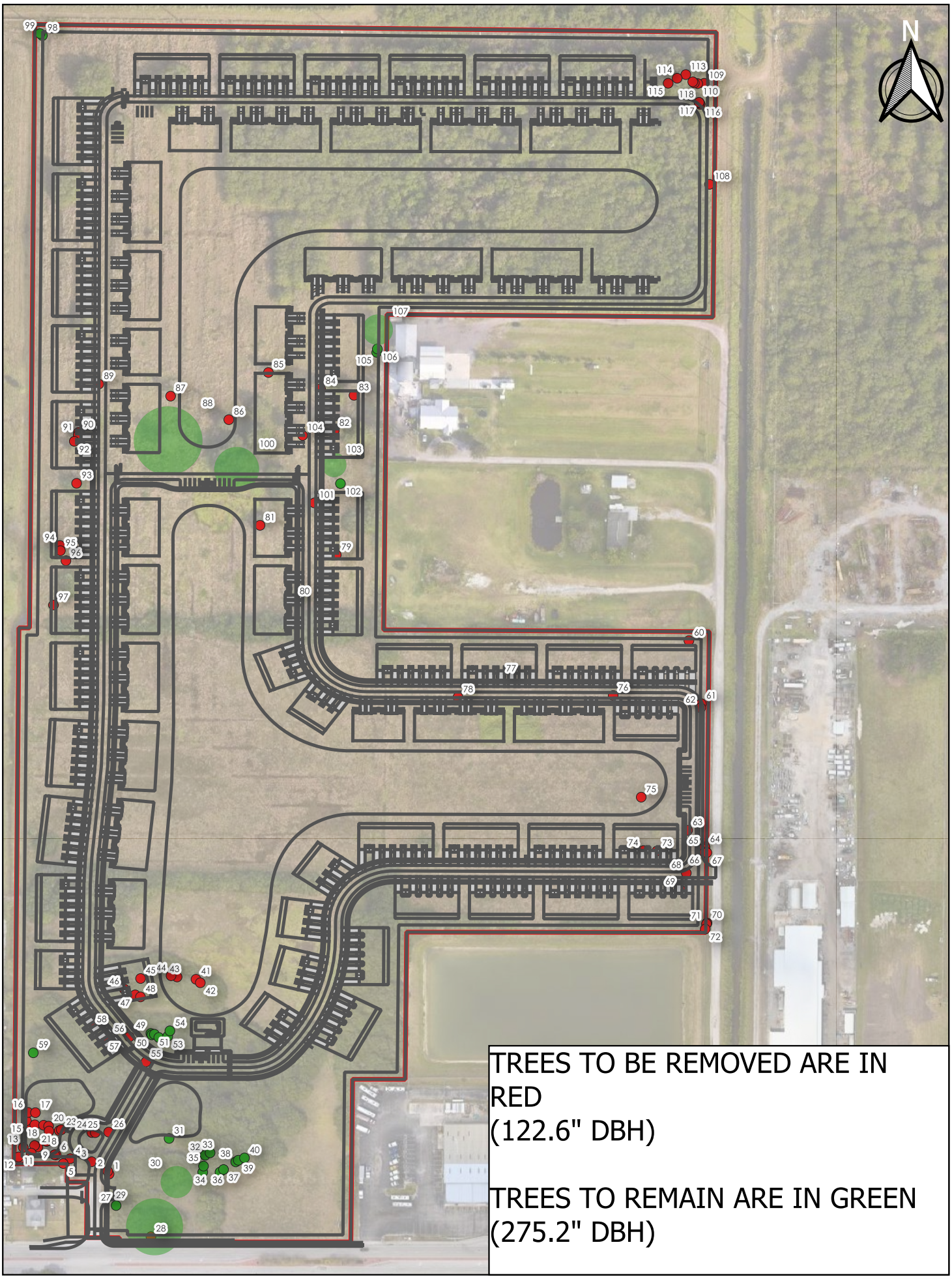
Name	Description	DBH
1-28	PALM	NULL
29	LAOAK	31.1
30	LAOAK	21
31-81	PALM	NULL
82	LAOAK	23.2
83	LAOAK	27.4
84	LAOAK	20.13
85	PALM	NULL
86	PALM	NULL
87	PALM	NULL
88	LAOAK	35.9
89-96	PALM	NULL
97	FIG	14
98	PALM	NULL
99	PALM	NULL
100	LAOAK	26.2
101	LIOAK	16.8
102	PALM	NULL
103	FIG	18
104	LAOAK	21.1
105	PALM	NULL
106	PALM	NULL
107	LIOAK	20.4
108-118	PALM	NULL

Project# 25-144
15 September 2025

0 200 400 600 ft

HALEY WARD

West Orange Townhomes - Tree Disposition Exhibit



Project# 25-144
24 October 2025

HALEY WARD

PRELIMINARY ENGINEERING PLANS AND SPECIFICATIONS

WEST ORANGE PD

SECTION 07, TOWNSHIP 35S, RANGE 40E

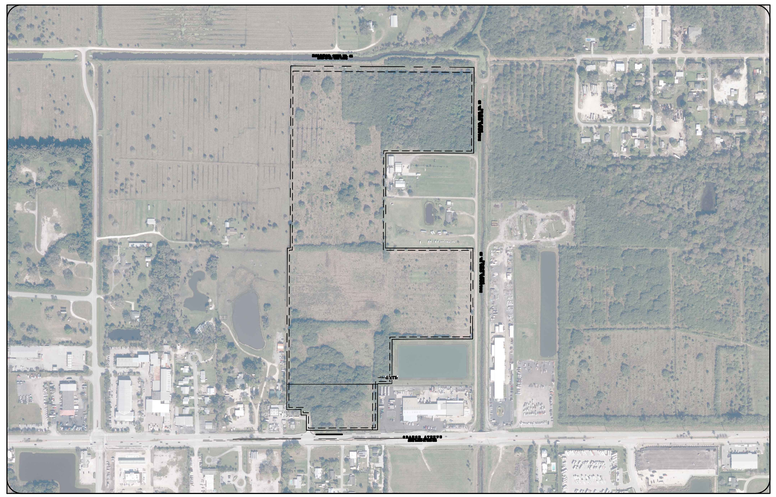
CITY OF FORT PIERCE, FLORIDA

LOCATION MAP

GRAPHIC SCALE

1000 0 500 1000 2000 3000

(IN FEET)
1 inch = 1000 ft.



PROJECT AREA

GRAPHIC SCALE

500 0 250 500 1000 1500

(IN FEET)
1 inch = 500 ft.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING ##### ACRES, MORE OR LESS.

PROJECT INFORMATION

HW PROJECT NO: 25-144

PARCEL ID#: 2407-231-0000-000-5, 2407-241-0001-000-3
2407-212-0001-000-3, 2407-211-0001-000-0

ZONING INFO: PD

OWNERSHIP: ORANGE AVE DEVELOPMENT II, LLC
28178 HAYES ROAD
ROSEVILLE, MI 48066-2346

PROJECT DATUM AND COORDINATE SYSTEM:
HORIZONTAL: FLORIDA STATE PLANE NAD83 (FL83-EF)
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GOVERNING STANDARDS & SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2024-25 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
https://www.fdot.gov/programmanagement/Implemented/SpecBooks
(EFFECTIVE:JULY2024-2025)

LAND DEVELOPMENT TO CONFORM TO THE CURRENT PORT SAINT LUCIE ENGINEERING DEPARTMENT STANDARDS.

UTILITY CONSTRUCTION TO CONFORM TO THE CURRENT EDITION OF THE CONSTRUCTION STANDARDS AND DETAILS.(EFFECTIVE: 2019 WITH 2024 AMENDMENT)

INDEX OF DRAWINGS

C-101	EXISTING CONDITIONS, DEMO, & STORMWATER POLLUTION PREVENTION PLAN
C-102	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C-103, C104	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
C-105, C106	PRELIMINARY UTILITY PLAN
C-501	PAVING, GRADING & DRAINAGE DETAILS

HALEY WARD
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Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

DATE
October 6, 2025

J.R. HARRISON, P.E. (DATE)
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PROJECT No. 25-144

REV.

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE, TOWNHOMES\ENGINEERING\AUTOCAD\DWGS\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:48 AM

CYPRESS KNEE, LLC
5500 ORANGE AVE
ZONING: CG
PARCEL ID: 2407-231-0001-000-2

CYPRESS KNEE, LLC
5500 ORANGE AVE
ZONING: PD
PARCEL ID: 2407-221-0001-000-1

ALL EXISTING ONSITE FURROWS AND DITCHES TO BE FILLED(TYP.)

INSTALL SILT FENCE PER DETAIL ON SHEET C-103

EXISTING EAST 1/2 CROSS ACCESS EASEMENT ORB 1938, PG 328

PRIMARY CONSTRUCTION ENTRANCE
INSTALL SOIL TRACKING PREVENTION DEVICE PER DETAIL ON SHEET C-103
PORTION OF CANAL TO BE FILLED AND PIPED

INSTALL PERMIT BOX

ALL EXISTING ONSITE FURROWS AND DITCHES TO BE FILLED(TYP.)

INSTALL SILT FENCE PER DETAIL ON SHEET C-103

20' R.O.W. DEDICATION

20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044

N.S.L.R.W.C.D. CANAL NO. 44
(RIGHT-OF-WAY WIDTH VARIES)

INSTALL SILT FENCE PER DETAIL ON SHEET C-103

ORANGE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
F.D.O.T. PROJECT NO. 94070-2506

BACHDRODT RIVIERA PROPERTY, LLC.
5000 ORANGE AVE
ZONING: HI
PARCEL ID: 2407-244-0001-000-2

STATE OF FLORIDA DOT
SITE ADDRESS TBD
ZONING: CG
PARCEL ID: 2407-241-0001-010-6

CECIL J CAMPBELL & BRENDA A CAMPBELL
4910 ORANGE AVE
ZONING: RS-2
PARCEL ID: 2407-214-0002-000-6

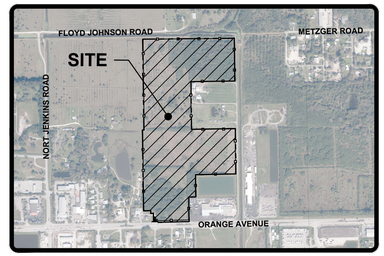
JULIO CESAR GONZALEZ VALVERDE
4914 ORANGE AVE
ZONING: RS-2
PARCEL ID: 2407-214-0001-000-9

INSTALL SILT FENCE PER DETAIL ON SHEET C-103

N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)

N 1132367.20'
E 859038.81'

N 1135019.40'
E 859053.20'



VICINITY MAP
SCALE: 1:1,000

DEMUCKING:

1. THE SUBJECT AREA PLUS AN AREA EXTENDING 5 FEET OUTSIDE PROPOSED CONSTRUCTION PERIMETERS SHOULD BE EXCAVATED AS NEEDED TO REMOVE ANY ENCOUNTERED DEEPER DEPOSITS OF ORGANIC SOIL. CARE MUST BE EXERCISED TO AVOID MIXING THE ORGANIC SOILS WITH THE UNDERLYING, SUITABLE GRANULAR MATERIALS. THE ORGANICS ARE TO BE DISPOSED OF AWAY FROM THE BUILDING AREA AS DIRECTED BY THE OWNER.
2. IN GENERAL IT IS DESIRED TO COMPLETE THE EXCAVATION AND BACKFILLING OPERATIONS IN AS SHORT A TIME AS POSSIBLE TO AVOID OPEN EXCAVATIONS. CONSIDERATION SHOULD BE GIVEN TO PROCEEDING WITH THE DEMUCKING/BACKFILLING OPERATION IN STAGES ACROSS THE SITE SO THAT NO DEEP EXCAVATIONS REMAIN OPEN OVERNIGHT. SUCH GRADUAL APPROACH MAY ALSO REDUCE DEWATERING AND SLOPE BRACING NEEDS.
3. IF THE EXCAVATION REACHES AREAS NEAR THE PROPERTY LINES, THE SLOPE OF THE EXCAVATION MAY HAVE TO BE PROTECTED WITH A BRACING SYSTEM. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE INTEGRITY OF ADJACENT PROPERTY, AND FOR IMPLEMENTING ALL NECESSARY SAFETY MEASURES.
4. ONCE THE BOTTOM OF THE EXCAVATION IS INSPECTED AND APPROVED, BACKFILL CAN BE PLACED TO A HEIGHT OF 2 FEET ABOVE THE WATER TABLE. IF DEWATERING MEASURES APPEAR TO BE NECESSARY ON THIS SITE TO FACILITATE THE REMOVAL OF ANY ORGANIC SOILS, ALLOW THE INSPECTION OF ANY DEMUCKED AREAS, AND ALLOW THE COMPACTION OF THE BACKFILL. THE CONTRACTOR SHOULD CONSIDER DEMUCKING AND AT LEAST PARTIALLY BACKFILLING SMALL SEGMENTS OF THE SITE AT A TIME TO REDUCE DEWATERING NEEDS AND DISCHARGE FLOWS.

DENSIFICATION:

1. GRANULAR BACKFILL SHOULD BE PLACED IN THE DRY AND COMPACTED WITH A VIBRATORY ROLLER. ANY SOFT, YIELDING SOILS DETECTED DURING THIS OPERATION SHOULD BE EXCAVATED AND REPLACED WITH CLEAN, COMPACTED BACKFILL THAT CONFORMS WITH THE RECOMMENDATIONS BELOW. SUFFICIENT PASSES SHOULD BE MADE DURING THE COMPACTION OPERATIONS TO PRODUCE DRY DENSITIES NOT LESS THAN 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY OF THE COMPACTED MATERIAL TO DEPTHS OF 1 FOOT BELOW THE COMPACTED SURFACE. IN ANY CASE, THE AREA SHOULD RECEIVE NOT LESS THAN 10 OVERLAPPING PASSES, HALF OF THEM IN EACH OF TWO PERPENDICULAR DIRECTIONS, IF POSSIBLE. THE INITIAL PASSES MAY HAVE TO BE GIVEN WITHOUT VIBRATIONS, AND THEN WITH THE LOWEST POSSIBLE VIBRATION SETTING SO AS TO ALLOW THE TRAFFIC OF THE VIBRATING ROLLER. AN ADDITIONAL SIX INCH LIFT MAY BE ADDED TO THE INITIAL LIFT IF THE TRAFFIC OF THE ROLLER IS MADE DIFFICULT BY HIGH PORE PRESSURE CONDITIONS.
2. WE RECOMMEND THAT THE SITE PREPARATION CONTRACTOR CLOSELY MONITOR THE VIBRATIONS PRODUCED DURING THE VIBRATORY ROLLER COMPACTION OPERATIONS SO THAT THEY DO NOT ADVERSELY AFFECT ANY NEARBY STRUCTURES.
3. AFTER THE EXCAVATION AREA HAS BEEN PROOFROLLED AND TESTED TO VERIFY THAT THE DESIRED DRY DENSITY HAS BEEN OBTAINED, THE AREA MAY BE FILLED TO THE DESIRED GRADES. ALL FILL MATERIAL SHOULD CONFORM TO THE RECOMMENDATIONS BELOW. IT SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. EACH LAYER SHOULD BE COMPACTED TO A DRY DENSITY NOT LESS THAN 98 PERCENT OF ITS MODIFIED PROCTOR (ASTM D1557) MAXIMUM VALUE.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.

PLAN REFERENCE:

INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
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PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

STORMWATER
POLLUTION PREVENTION PLAN

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	S	PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	#	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

J.R. HARRISON, P.E. (DATE)
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

DATE	SCALE
10/24/2025	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	---	---

PROJECT No.
25-144 PRELIM ENG 10-22-25.DWG

DRAWING No. **C-101** REV.

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWG\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:48 AM

Section 1	Project Name and location information:	PRIVILEGE DEVELOPMENT TOWNHOUSE RESIDENTIAL DADE ROAD & SUNRISE BLVD
Section 2	Describe the nature of the construction activity:	Buildings w/ Parking, Drainage Infrastructure, and Water & Sewer Infrastructure
Section 3	Describe the intended sequence of major soil disturbing activities:	0-2 days, site prep and stabilized construction entrance; 3-6 days, install perimeter sediment and erosion controls; 7-60 days, install stormwater retention basin; 7-10 days, clearing/grubbing over all areas; 11-90 days, site grading; 90-150 days, install storm sewer and utilities; 150-180 days, stabilize site
Section 4	Total area of the site:	56.757 AC. - R.O.W. DEDICATION = 56.409 AC
Section 5	Total area of the site to be disturbed:	56.409 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	
Section 7	Estimate the drainage area size for each discharge point:	56.409 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	N27°27'01.34", W80°22'27.90"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	* Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. 2 rock entrance roads (that are 60ft long with a 6 inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off of the site. There will be only one construction entrance at this site. * After the initial site grading work, all proposed inlet(s) / outfall, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding. * All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	* Temporary seeding shall be rye grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days. * Sod shall be used to stabilize the sides of the detention basins. * Filter fabric shall be placed under the rock entrance / exit. * Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	* A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase. * A wet detention basin shall be constructed which may be used as a temporary sediment basin (prior to being connected to a discharge structure) if needed. Care shall be taken to assure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided. * Inlets / Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	No temporary sedimentation basins are proposed. The detention basins (prior to being connected to a discharge structure) may be used as a temporary sediment basin if needed.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	* A stormwater detention basin shall be constructed per ERP permit and all disturbed areas shall be grassed.	

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	It is expected that the following non-stormwater discharges may occur from the site during construction period: wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). Dewatering shall be done in accordance with the requirements of the SFWMD Water Use Permit. If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents, or other appropriate means.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES	---	---	---
RARE HABITAT	NO	---	---	---
THREATENED SPECIES	NO	---	---	---
ENDANGERED SPECIES	NO	---	---	---
SPECIES OF SPECIAL CONCERN	NO	---	---	---
INVASIVE/EXOTIC VEGETATION	YES	---	---	---

REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC (A DIVISION OF HALEY WARD, INC) ON 02-14-25

EXCAVATION WARNING SIGN DETAIL

N.T.S.

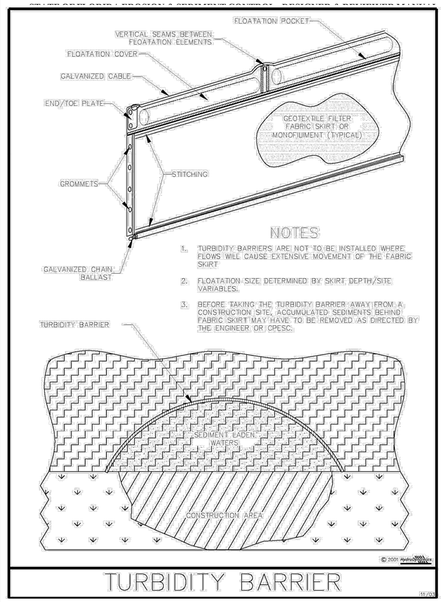

Figure V-44: Illustration of a Turbidity Barrier Curtain

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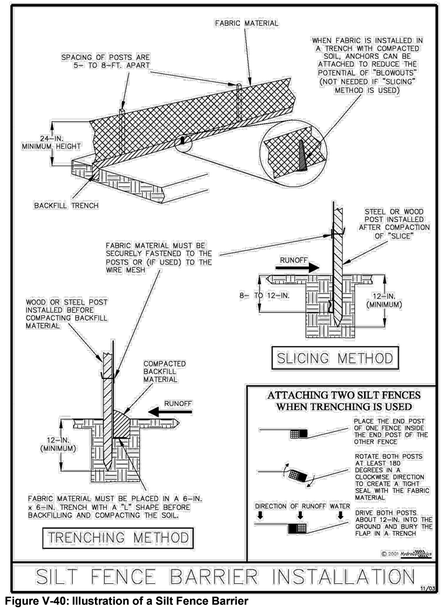

Figure V-40: Illustration of a Silt Fence Barrier

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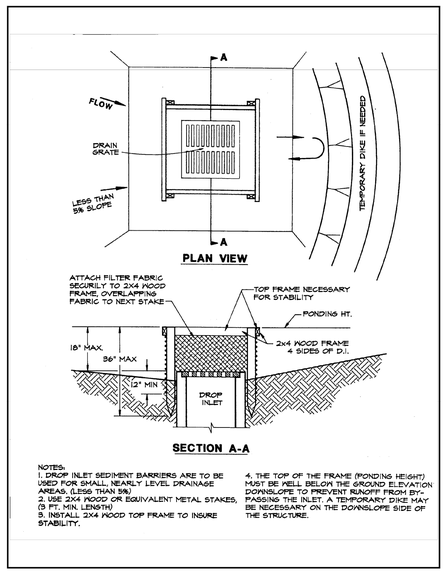

Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

Source: Erosion Draw

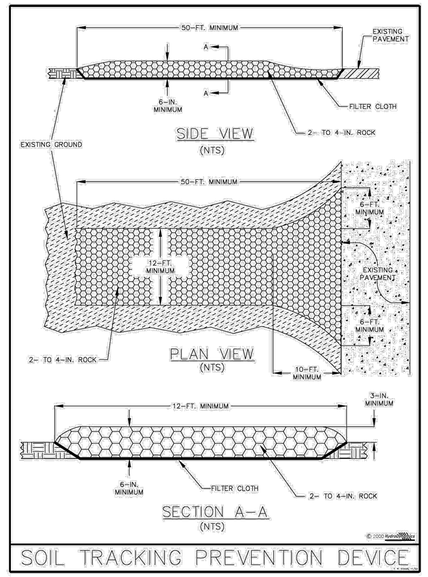

Figure V-52: Illustration of a Soil Tracking Prevention Device

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

STORMWATER
POLLUTION PREVENTION PLAN DETAILS

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PORT SAINT LUCIE, FL 34987
772-462-2455

DATE	SCALE
10/24/2025	AS SHOWN

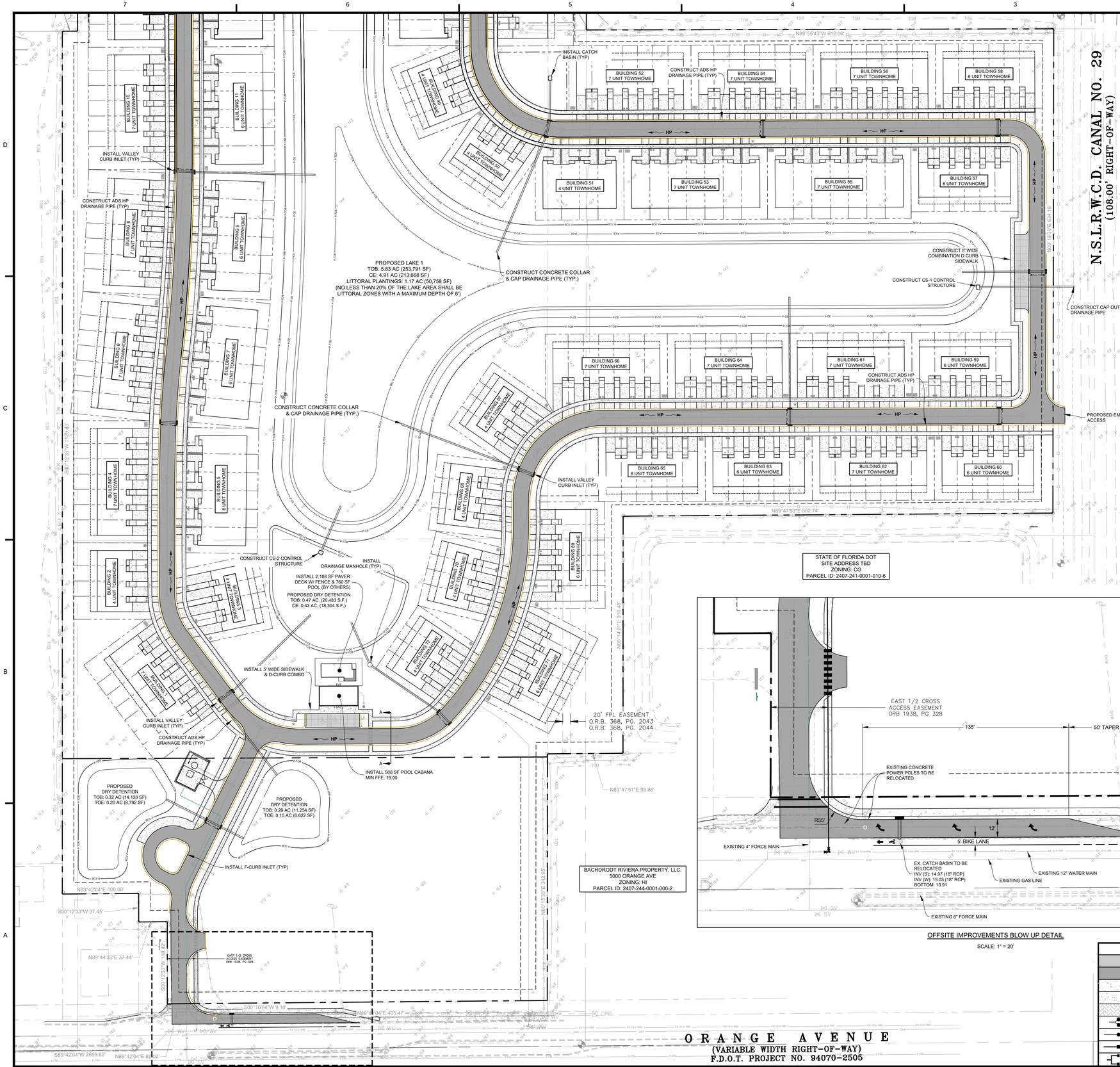
DRAWN BY	DESIGNED BY	CHECKED BY
VER	---	---

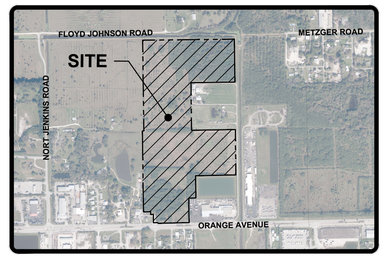
PROJECT No.
25-144 PRELIM ENG 10-22-25.DWG

DRAWING No.
C-102

REV.

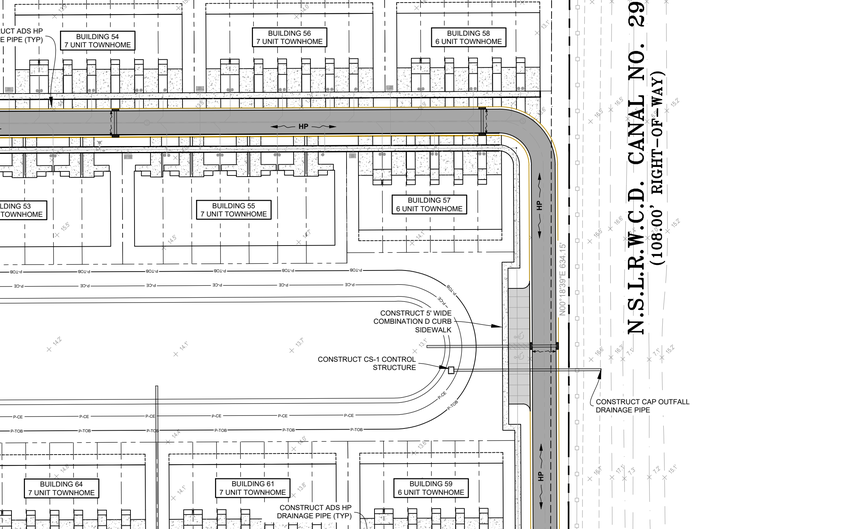
FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWG\25-144 PRELIM ENG 10-22-25.DWG, 2025-10-24, 10:48 AM





VICINITY MAP

SCALE: 1:1,000



OFFSITE IMPROVEMENTS BLOW UP DETAIL

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
8. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
10. SEE LANDSCAPE PLANS FOR SPECIFIC PLANTINGS IN THE BIOSWALE AREAS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

MIN. PAVEMENT: 16.50 NAVD
MIN. FFE: 18.50 NAVD
MIN. PERIMETER BERM: 17.00 NAVD

PLAN REFERENCE:

INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	S	PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	#	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

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PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

PRELIMINARY
PAVING, GRADING, & DRAINAGE PLAN

DATE	SCALE
10/24/2025	AS SHOWN

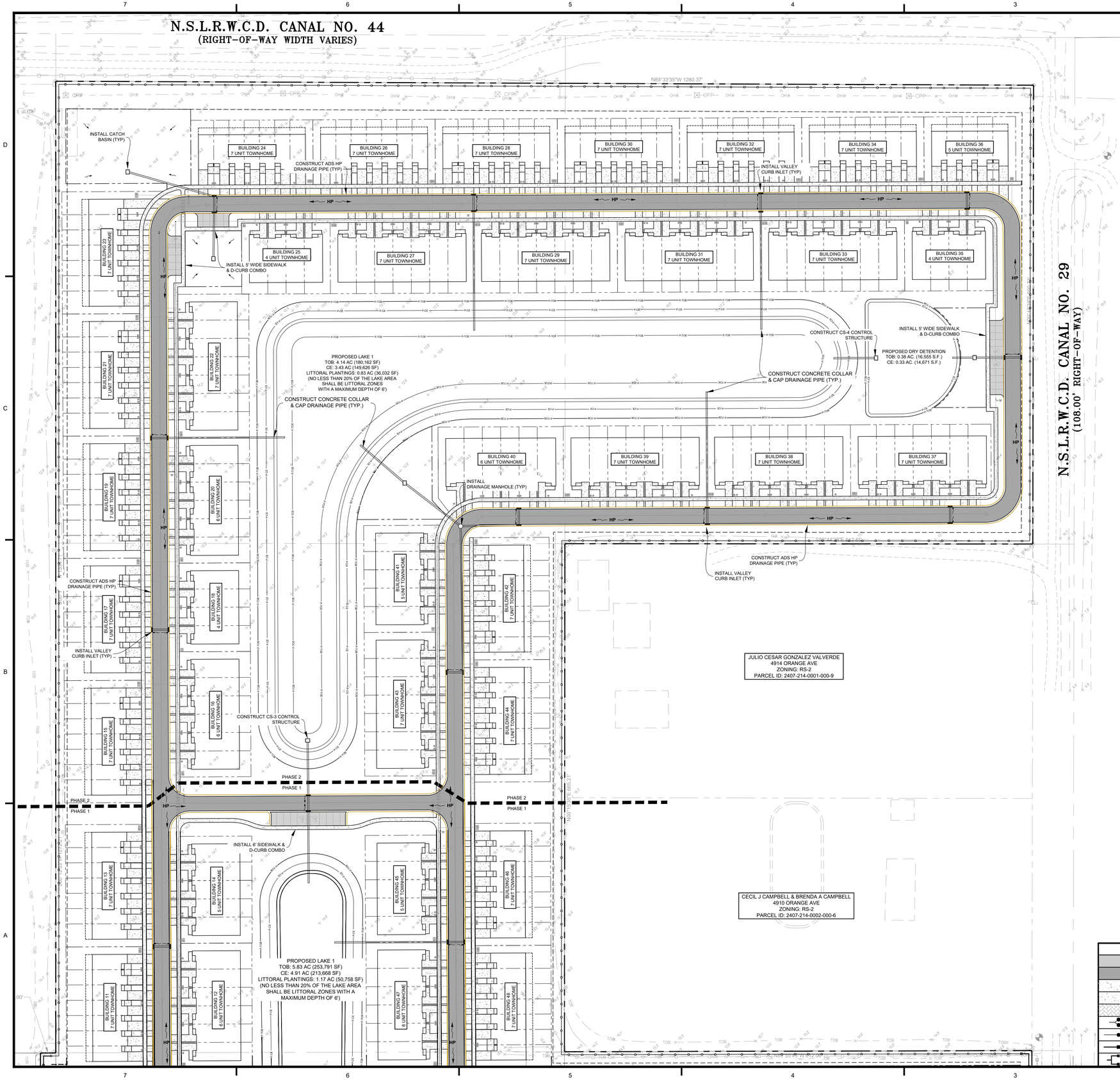
DRAWN BY	DESIGNED BY	CHECKED BY
VER	---	---

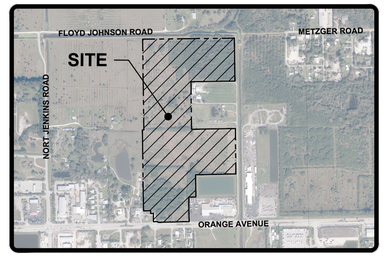
PROJECT No. 25-144 PRELIM ENG 10-22-25.DWG

DRAWING No. C-103 REV.

J.R. HARRISON, P.E.
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWGS\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:49 AM





VICINITY MAP

SCALE: 1:1,000

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
8. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
10. SEE LANDSCAPE PLANS FOR SPECIFIC PLANTINGS IN THE BIOSWALE AREAS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

MIN. PAVEMENT: 16.50 NAVD
MIN. FFE: 18.50 NAVD
MIN. PERIMETER BERM: 17.00 NAVD

PLAN REFERENCE:

INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	S	PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	#	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

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LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

PRELIMINARY
PAVING, GRADING, & DRAINAGE PLAN

DATE 10/24/2025 | SCALE AS SHOWN

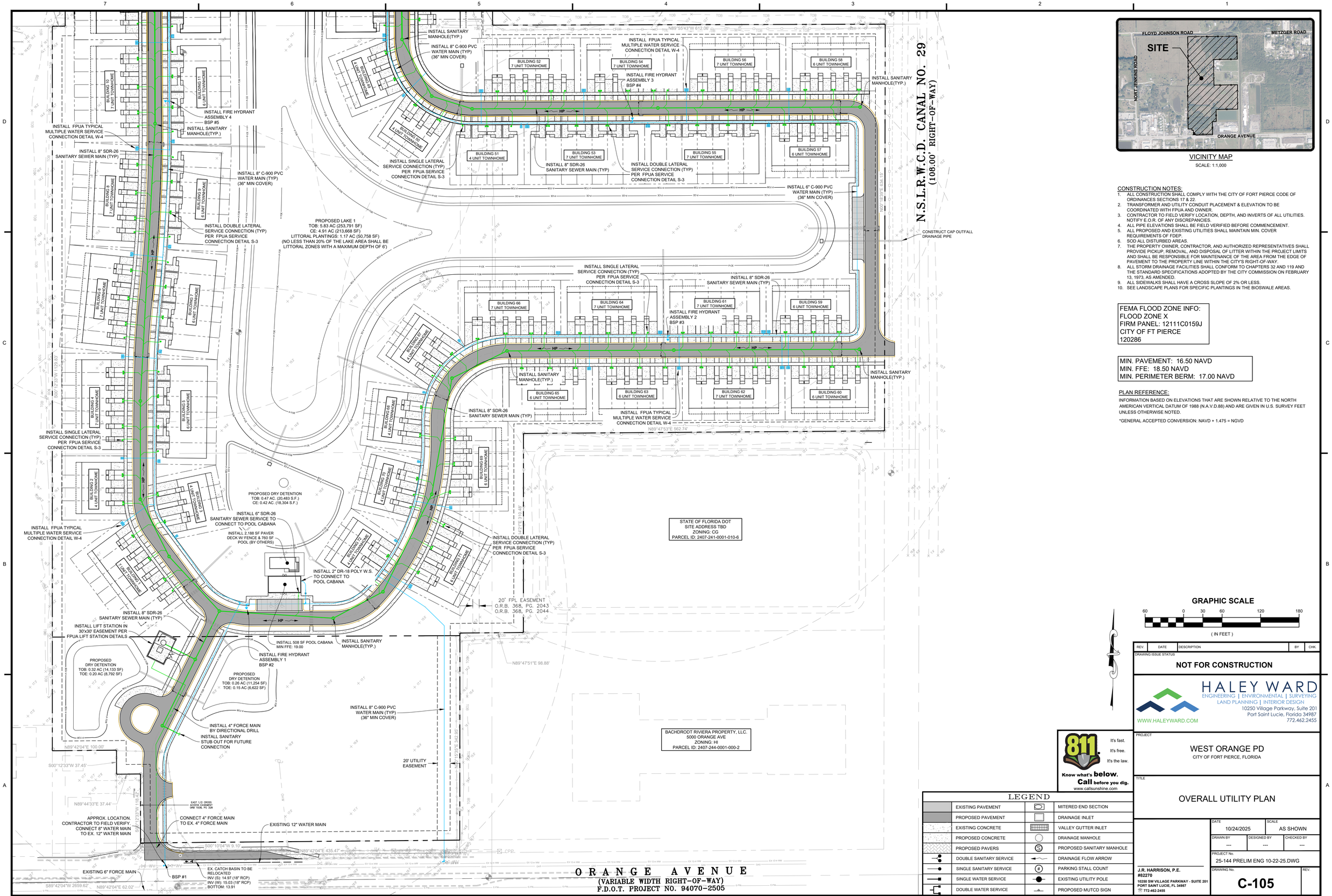
DRAWN BY VER | DESIGNED BY --- | CHECKED BY ---

PROJECT No. 25-144 PRELIM ENG 10-22-25.DWG

DRAWING No. **C-104** | REV.

J.R. HARRISON, P.E.
#52270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWG\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:48 AM



VICINITY MAP

SCALE: 1:1,000

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
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9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
10. SEE LANDSCAPE PLANS FOR SPECIFIC PLANTINGS IN THE BIOSWALE AREAS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

MIN. PAVEMENT: 16.50 NAVD
MIN. FFE: 18.50 NAVD
MIN. PERIMETER BERM: 17.00 NAVD

PLAN REFERENCE:

INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	S	PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	#	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
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PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

OVERALL UTILITY PLAN

DATE	SCALE
10/24/2025	AS SHOWN

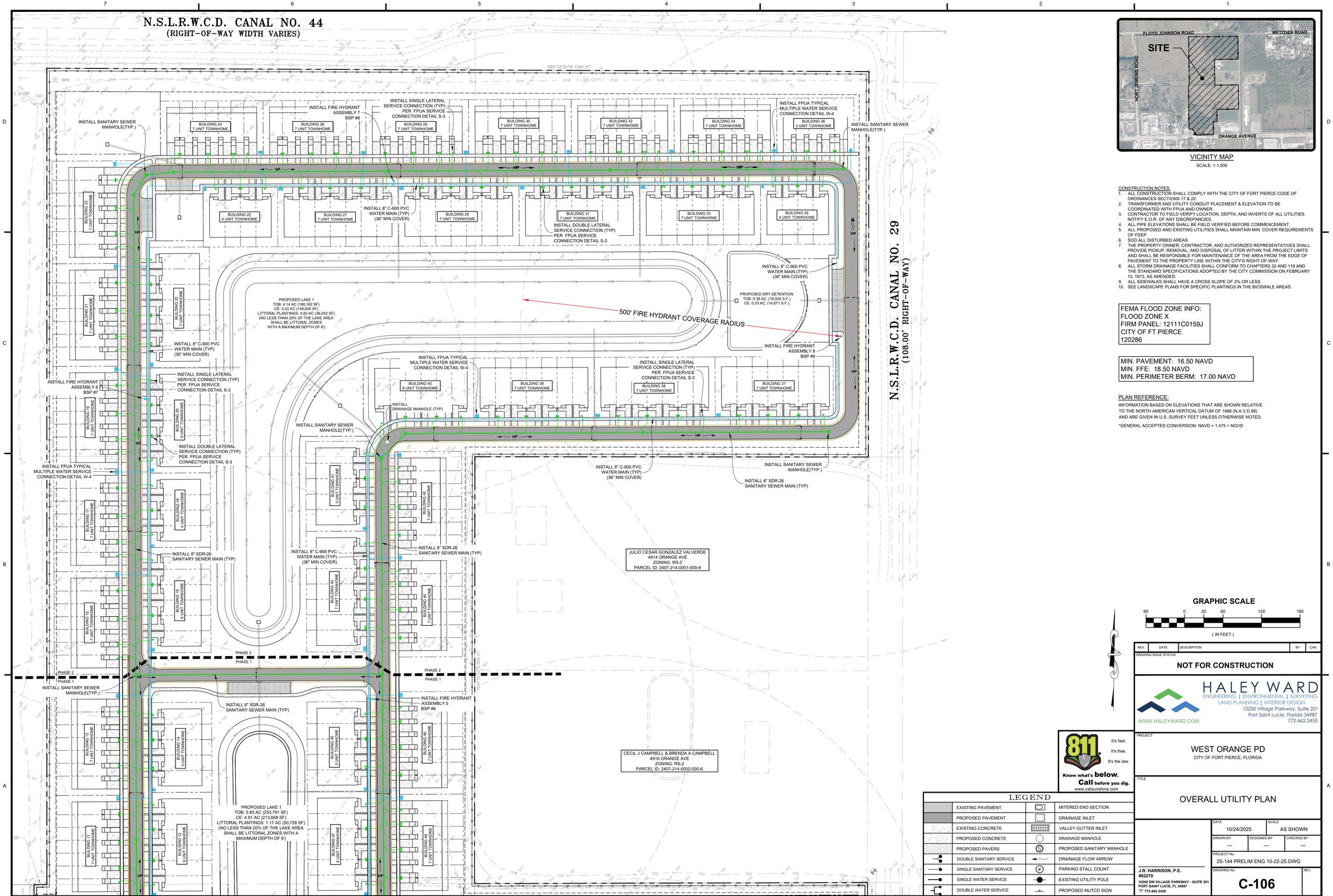
DRAWN BY	DESIGNED BY	CHECKED BY
---	---	---

PROJECT No. 25-144 PRELIM ENG 10-22-25.DWG

J.R. HARRISON, P.E.
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

DRAWING No. **C-105** REV.

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWGS\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:49 AM



VICINITY MAP

SCALE: 1:1,000

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
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FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
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MIN. PAVEMENT: 16.50 NAVD
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PLAN REFERENCE:

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*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

60 0 30 60 120 180

(IN FEET)

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

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PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

OVERALL UTILITY PLAN

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	S	PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	#	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

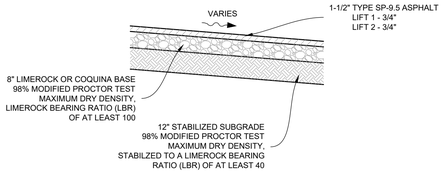
J.R. HARRISON, P.E.
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

DATE 10/24/2025 | SCALE AS SHOWN
DRAWN BY --- | DESIGNED BY --- | CHECKED BY ---
PROJECT No. 25-144 PRELIM ENG 10-22-25.DWG
DRAWING No. **C-106** | REV.

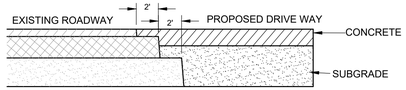
FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLDG - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWGS\25-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:49 AM

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS						
ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	300	10,000
LIMEROCK BASE	300	10,000	300	10,000	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	___	___	___	___	PER INSP.	PER INSP.

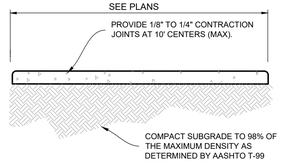
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE



TYPICAL RIGID PAVEMENT SECTION
NTS

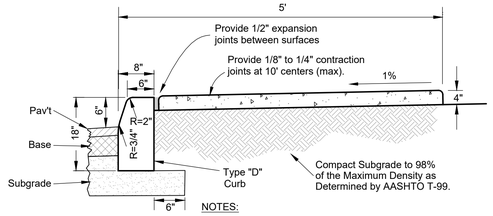


MATERIAL BENCHING DETAIL (TO EXISTING ROADWAY)
NTS



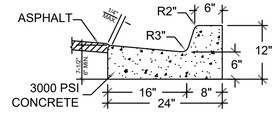
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

TYPICAL SIDEWALK DETAIL
NTS

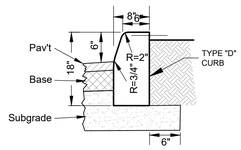


NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION
NTS

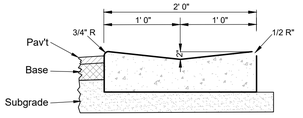


TYPE "F" CURB DETAIL
NTS



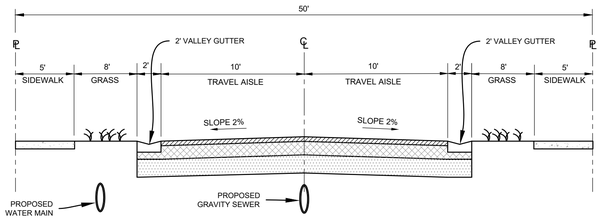
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB DETAIL
NTS

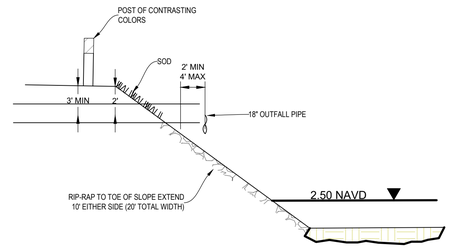


NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

VALLEY GUTTER DETAIL
NTS

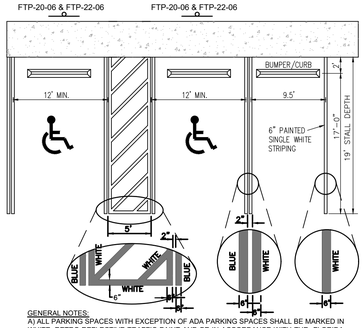


TYPICAL 50' ROADWAY SECTION
NTS



NSLRWCD TYPICAL CONNECTION DETAIL
NTS

NOTE: ALL NSLRWCD CANAL SLOPES SHALL BE SODDED EXCEPT FOR RIP-RAP AS SHOWN ON THIS DETAIL.



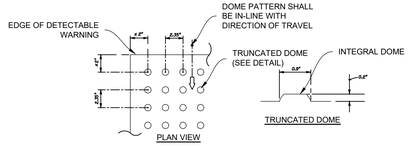
GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF ADA PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL ADA PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2025-26.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

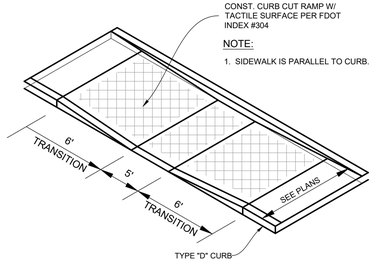
HANDICAP AND TYPICAL PARKING DETAIL
NTS



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

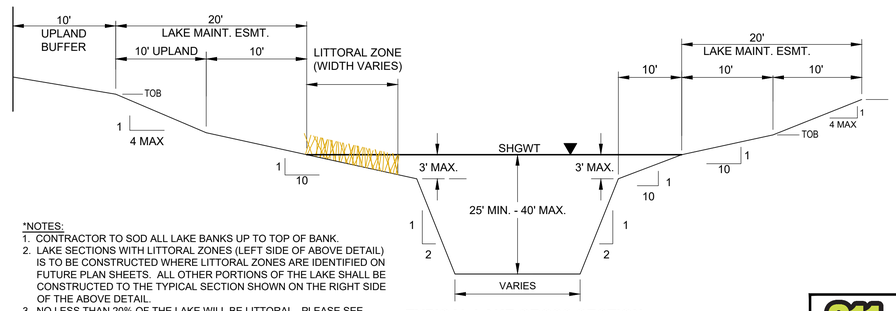
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING SURFACE DETAIL
NTS



NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

ADA RAMP DETAIL
NTS



*NOTES:
1. CONTRACTOR TO SOD ALL LAKE BANKS UP TO TOP OF BANK.
2. LAKE SECTIONS WITH LITTORAL ZONES (LEFT SIDE OF ABOVE DETAIL) IS TO BE CONSTRUCTED WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.
3. NO LESS THAN 20% OF THE LAKE WILL BE LITTORAL. PLEASE SEE ASSOCIATED LANDSCAPE PLANS FOR PLANTING DETAILS

TYPICAL LAKE CROSS SECTION
NOT TO SCALE

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

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LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
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772.462.2455
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PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE
PAVING, GRADING & DRAINAGE DETAILS

J.R. HARRISON, P.E.
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

DATE	SCALE
2025.10.08	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
---	---	---

PROJECT No.
25-144 PRELIM ENG 10-22-25.DWG

DRAWING No. **C-501** REV.

FILE LOCATION: Z:\EDC-2025\25-144 - LANDMARC BLVD - WEST ORANGE TOWNHOMES\ENGINEERING\AUTOCAD\DWG\PDS-144 PRELIM ENG 10-22-25.DWG, 2025.10.24, 10:49 AM

HALEY WARD

STORMWATER MANAGEMENT REPORT

West Orange Townhomes
Ft Pierce, FL

APPLICANT:
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October 23, 2025
JN: 24-276

REPORT PREPARED BY: Steven Frink, PE
Haley Ward, Inc.
10250 SW VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL

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1.0 Project Description

The subject property consists of approximately 56.62 acres (ac) land and is located within the City of Fort Pierce in St Lucie County, approximately 1 mile (mi) east of the I-95 and Orange Avenue interchange. The property consists of four parcels, the ids of which can be found below:

- Parcel 1: 2407-212-0001-000-3
- Parcel 2: 2407-231-0000-000-5
- Parcel 3: 2407-241-0001-000-3
- Parcel 4: 2407-211-0001-000-0

The proposed project, known as West Orange Townhomes, includes the construction of a residential townhomes and commercial building to be developed in 2 phases, along with associated drainage, utility, and parking infrastructure. Approximately 0.22 ac- will be donated to the Florida Department of Transportation (FDOT), leaving 56.41 ac available for development. The balance of 56.41 ac will be divided into 2 separate uses upon full project completion. A 4.25 ac commercial outparcel will be provided as part of the development.

This report addresses key stormwater management components, including the control elevation, water quality treatment volume, control structure design, minimum required elevations, and the operation and maintenance plan for the on-site stormwater management system. Currently, the developer is seeking approval for the construction of Phase I.

2.0 Permit History

The subject property has never been permitted by the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (FDEP). The project does fall within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD) and is subject to the discharge rules established by the NSLRWCD and approved by the SFWMD. The details of which will be covered in later sections of the report.

3.0 Existing Conditions

3.1 Ground Cover/Topography

The property is currently undeveloped and has moderate vegetative cover at the northeastern and southwester corners. Until 2004, the property was primarily used for agricultural purposes and has remained undeveloped since. Stormwater currently collects into the furrows found on the property and either infiltrates into the native soil or discharges off-site at the low spot of the property.

3.2 Soils

An environment assessment was completed by Haley Ward, Inc, and a web soil survey was provided as part of the assessment. The property is primarily dominated by Winder loamy sand at 44% of the property. This is followed by Rivier fine sand at 42.8%, Hilolo loamy sand at 7.4%, Pineda sand at 3.5%, Chobee loamy sand at 2.3% and finally Wabasso sand at 0.1%. The details of the web soil can be found in Appendix A.

3.3 Seasonal High Ground Water Table

On May 26, 2022, a Geotechnical Engineering Evaluation was prepared by Andersen Andre Consulting Engineering, Inc (AACE). Hand auger bores were completed throughout the property to a depth of at least 5-feet (ft) below existing ground elevations and the ground water table elevations recorded. The ground water was encountered approximately 3.5 ft to 6.5 ft below the existing ground surface. The Geotechnical Evaluations is available upon request.

4.0 Drainage Calculation Summary

4.1 Datum Conversion

All elevations shown on the project construction plans are referenced to the North American Vertical Datum of 1988 (NAVD 88). The vertical datum conversion between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been determined to be approximately 1.50 ft.

$$NAVD = NGVD - 1.50$$ *Equation 1: Datum Conversion*

4.2 Proposed Land Use

The project is proposed to be developed in 2 phases, with the first phase consisting of construction of several townhomes, a clubhouse, the commercial outparcel , the stormwater management system, potable water supply, sanitary sewer services, and irrigation as shown in Table 1. The second phase, Table 2, will consist of additional townhomes, pavement, and concrete. Table 3 provides the total maximum impervious and pervious areas at full project completion. There is approximately 0.38 ac of shared pavement and concrete between the commercial outparcel and phase I. To more effectively calculate the required treatment volume required for the commercial outparcel, this shared area was deducted from the outparcel and added to the phase I area. This resulted in a revised outparcel area of 3.87 ac and phase I area of 29.85 ac.

The 3.87 ac commercial outparcel will be located along the Orange Ave right-of-way (ROW) and will serve as buffer between the residential area and the main thoroughfare. Determine the impervious area, it was assumed that 20% (33,730 sf) would be occupied by a building, 60% (101,191 sf) by impervious area, and the remaining 20% (33,730 sf) as open space. As is standard practice, any commercial development will be required to provide 0.5-in of dry pre-treatment prior to discharging into the master stormwater system.

Table 1: Phase 1 Land Use Coverage

Land Use	Area (sf)	Area (ac)	Percent Coverage
Total Site	**2,457,277**	**56.41**	**100.00%**
Comm Outparcel	168,652	3.87	6.86%
Res Phase I	1,300,200	29.85	52.91%
Total Impervious	***978,594***	***22.47***	***39.82%***
Building	401,133	9.21	16.32%
Pavement	227,998	5.23	9.28%
Concrete	135,793	3.12	5.53%
S Lake @ CE	213,669	4.91	8.70%
Total Pervious	**490,258**	**11.25**	**19.95%**
Dry Det - Toe	33,719	0.77	1.37%
Dry Det - Slope	12,153	0.28	0.49%
S Lake Slope	40,122	0.92	1.63%
Open Space	404,264	9.28	16.45%

Table 2: Phase 2 Land Use Coverage

Land Use	Area (sf)	Area (ac)	Percent Coverage
Total Site	**2,457,277**	**56.41**	**100.00%**
Res Phase II	988,425	22.69	40.22%
Total Impervious	***620,539***	***14.25***	***25.25%***
Building	277,363	6.37	11.29%
Pavement	82,445	1.89	3.36%
Concrete	93,638	2.15	3.81%
N Lake @ CE	167,093	3.84	6.80%
Total Pervious	**367,886**	**8.45**	**14.97%**
Dry Det - Toe	14,671	0.34	0.60%
Dry Det - Slope	1,884	0.04	0.08%
N Lake Slope	13,069	0.30	0.53%
Open Space	338,262	7.77	13.77%

Table 3: Full Build-out Land Use Coverage

Land Use	Area (sf)	Area (ac)	Percent Coverage
Total Site	**2,457,277**	**56.41**	**100.00%**
Comm Outparcel	168,652	3.87	6.86%
Res Phase I	1,300,200	29.85	52.91%
Res Phase II	988,425	22.69	40.22%
Total Impervious	***1,599,133***	***36.71***	***65.08%***
Building	678,496	15.58	27.61%
Pavement	310,443	7.13	12.63%
Concrete	229,431	5.27	9.34%
Lake @ CE	380,762	8.74	15.50%
Total Pervious	**858,144**	**19.70**	**34.92%**
Dry Det - Toe	48,390	1.11	1.97%
Dry Det - Slope	14,037	0.32	0.57%
Lake Slope	53,191	1.22	2.16%
Open Space	742,526	17.05	30.22%

4.3 Design Storms

The rainfall depths for the 10 Yr- 24-Hr, 25 Yr – 72-Hr, and the 100 Yr – 72-Hr are provide by the City of Fort Pierce. Utilizing the Geospatial Open Data found on the South Florida Water Management Districts (SFWMD) website, the rainfall depth for the 10 Yr – 72-Hr corresponding to the property location was obtained. The design storms used in the analysis with the rainfall depth are provided in Table 4.

Table 4: Rainfall Depth

Storm Event	Rainfall (in)
10 Yr - 24-Hr	6.00
10 Yr - 72-Hr	8.50
25 Yr - 72-Hr	9.50
100 Yr - 72 Hr	12.23

4.4 Net Improvement Analysis

A pre-development vs. post-development analysis was completed to determine the required nutrient removal for the project area. The property was assigned a Wet Flatwoods use in the pre-development condition based upon the existing ground cover of the property. The existing amount of nitrogen loading was calculated to be 40.60 kilograms-per-yr (kg/yr), while phosphorus is 0.703 kg/yr.

For the post-development condition, the property was assigned a designation of low-intensity commercial and multi-family based on the proposed use. This will produce a nitrogen and phosphorus load of 295.43 kg/yr and 82.227 kg/yr, respectively.

The stormwater system has been designed to provide a load reduction of 95% for nitrogen and 98% phosphorus. Table 5 illustrates the impacts that the nitrogen and phosphorus loading will have on the E-84 canal. A complete analysis of the net improvement results can be found in Appendix B.

Table 5: Nutrient Removal

Element	Target Discharge Load (kg/yr)	Provided Discharge Load (kg/yr)	Percent Reduction
Nitrogen	14.77	14.76	95%
Phosphorus	4.111	1.579	98%

4.5 Water Quality Treatment

To ensure that sufficient water quality treatment is provided, an evaluation of the two controlling treatment volume methods needs to be evaluated for each phase. For phase II, 1 inch of rainfall over the project area required a treatment volume of 2.81 ac – ft while the 2.5 inches of rainfall time the percent impervious requires 2.56 ac – ft, thus the first criterion is the controlling factor. As the St Lucie River is considered an impaired water body, an additional 150% of treatment volume will need to be provided increasing the treatment volume to 4.22 ac – ft. The process was repeated for Phase II, and the first criterion was found to be the controlling factor with 1.89 ac – ft of treatment volume required. Increasing the Phase II volume by 150% results in a final treatment volume of 2.84 ac – ft. A summary of the water quality treatment volumes can be found in Table 6.

Table 6: Water Quality Treatment Volume

	1-Inch Over the Project Area (ac -ft)	2.50-in times Percent Impervious (ac-ft)	Impaired Water Body Volume (150%)(ac-ft)
Phase I	2.81	2.56	4.22
Phase II	1.89	1.27	2.84

The project will construct a single dry detention area and lake for each phase. Each detention area is assumed to be 1-ft in depth and provide water quality treatment prior to discharging into the lake. The lakes are assumed to have a depth of 20-ft below the control elevation and will be the primary for treatment and attenuation.

4.6 Control Elevation & Tailwater Conditions

The tailwater condition for stormwater management system is controlled by the elevations of the NSLRWCD Canal No. 29. The water elevations of the canal are subject to change based on the dry and wet season. Therefore, it is assumed that the dry season elevation will govern the design as elevations in the canal are controlled at a high elevation. The dry season control elevation of the NSLRWCD Canal No. 29 is 7.75 NAVD. As the discharge pipe will cantilever above the canal, the elevation of the discharge pipe will be set at 10.00 NAVD and serve as the control elevation for the development.

4.7 Discharge Rate

As the project is located within the NSLRWCD, the discharge is limited to 2-in per any given 24-hr time period. Based on the area of the project, the site is limited to 9.72 ac - ft as demonstrated in Equation 2. Discharge through the control structure will be limited to this maximum volumetric discharge rate once simulations using ICPR have been completed.

$$Q_{all} = A(2.0\ in)$$
$$= 56.41\ ac(2.0\ in)\left(\frac{1\ ft}{12\ in}\right)$$
$$= 9.42\ ac - ft$$

Equation 2: Allowable Volumetric Discharge Rate

4.8 Minimum Elevations

The minimum parking lot is required to be at, or above the 10 Yr – 24-Hr storm event, while the perimeter berm and finished floor are set at or above the 25 Yr – 72Hr and 100 Yr- 72-Hr storm events, respectively. Simulations will be completed once construction plans have been developed to set the minimum elevation.

4.9 Control Structure

The proposed control structures for the project will be a modified FDOT inlet that will meet the water quality and attenuation requirements as indicated in previous sections. The control structure will be designed once construction plans are developed.

4.10 Flood Protection

To demonstrate flood protection for the project back-to-back design storms will be simulated in ICPR. The ending stage of the first storm will be used as the starting stage for the second storm. This simulation will be completed once the construction plans and control structures have been designed.

4.11 Recovery Analysis

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

5.0 Maintenance and Operation

Operation of the on-site stormwater maintenance system will be the responsibility of Orange Avenue Development II, LLC, up to the point of discharge. It is also the intent of Orange Avenue Development II, LLC, to maintain the stormwater system by performing annual maintenance as needed to ensure the system functions as designed. A detailed maintenance and operational plan has been developed and provided under separate cover.

6.0 Irrigation

Irrigation will be provided by a surficial aquifer well. An application will be submitted to the SFWMD Water Use Division to authorize the withdrawal of the groundwater. As is standard practice with the SFWMD, it is anticipated that both the ERP and Water Use Permit (WUP) will be issued concurrently due to the inseparable nature of water use and surface water management.

7.0 Dewatering

It is assumed that any dewatering activities that occur will meet the general permit by rule criteria. Should it be determined, that dewatering will exceed the general permit by rule thresholds, an application will be submitted to the SFWMD for review and approval.

8.0 Summary

A 56.41 ac site in Fort Pierce consisting of 4 separate is proposed for phased development of a commercial building and residential townhomes with the associated drainage, utilities, and parking. Currently the site is undeveloped with moderate vegetation found in the northeast and southwest corners of the property. The stormwater currently flows into existing furrows where the stormwater either infiltrates into the ground or off-site at the low spot of the property.

Phase I consists of the construction of a commercial outparcel, townhomes, and a clubhouse, along with the associated drainage, utility, and parking infrastructure. It is assumed that the commercial outparcel will have 20% (33,730 sf) of the area occupied by a building, 60% (101,191 sf) occupied by impervious area, and the remaining 20% (33,730 sf) of open space.

The stormwater system will be designed to provide the required water quality treatment and limit the discharge to no more than 9.42 ac – ft of discharge volume in any given 24-Hr time period. As required by the SFWMD, the system must recover the treatment volume within 72-hr and apply a safety factor of 2. Further drainage calculations and simulations will be completed once the construction plans have been developed. Maintenance of the stormwater system will be completed by Orange Avenue Development II, LLC up to the point of discharge.

Appendix A: Maps

RANGE 38 EAST

RANGE 39 EAST

RANGE 40 EAST

TOWNSHIP 35 SOUTH

TOWNSHIP 36 SOUTH

FORT PIERCE

INDIAN RIVER

Project Location

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PROPOSED STRUCTURE

PUMPING STATION No1
CAPACITY: 100,000 GPM

PUMPING STATION No2
CAPACITY: 100,000 GPM

PUMPING STATION No3
CAPACITY: 75,000 GPM

TO CONTROL STRUCTURE S-99
MAY 15 TO OCT 15: 19.2 < HW < 20.2
OCT 15 TO MAY 15: 21.5 < HW < 22.6

TO CONTROL STRUCTURE S-49
MAY 15 TO OCT 15: 18.5 < HW < 20.5
OCT 15 TO MAY 15: 19.5 < HW < 21.2

CONTROL STRUCTURE G-79

CONTROL STRUCTURE G-81

Control Structure S-99 Radial Gate

Control Structure S-49 Radial Gate

Control Structure S-154 Radial Gate

Control Structure S-155 Flashboard Riser

Control Structure S-156

Control Structure S-157

SPILLWAY S-20

South Florida Water Management District CANAL C-24

South Florida Water Management District CANAL C-25

Florida East Coast R.R.

Existing Canal

This portion of Canal Right of Way has been Re-located by the Florida State Turnpike Authority

NOTE: For detail of Right of Way alignment and Width for Five Mile Creek (Canal No 29) see map on file at Drainage district office.

Location of Canal

80 LF of 84"ø CMP With Slide Gate Adjustable: 17"-22" Structure At 27"

96"x60" Pipe For Discharge

60"ø RCP Culvert with Slide Gate

59-1 54" Pipe Culvert with Slide Gate

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
6	6
?	4
3.1	3.1
TIDAL	TIDAL

Governing control elevation in NGVD
NAVD = 7.75

WATER QUALITY MONITORING LOCATIONS

1. STRUCTURE 23-1
2. NF ST. LUCIE RIVER @ MIDWAY ROAD
3. FMC AT EDWARDS RD
4. STRUCTURE 44-1
5. STRUCTURE 29-3
6. SOUTH OF RISER 40-1-2
7. STRUCTURE 71-1-4
8. McCARTY RD AND TEN MILE CREEK
9. McCARTY RD AND STETSON RD

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
- RSF S = STAGE RECORDER, F = FLOW MEASUREMENT, R = RAINFALL GAUGE

LEGEND

- Applicable Right-of-Way Width Each Side of Line
- Section or 1/4 Section Line
- Center of Section
- Change in Right-of-Way Width at Section, 1/4 Section or 1/4-1/4 Section Corners
- Roadways
- Railroad
- Bridge
- P Private Pumping Station
- B P District Back Pump

NOTES

1. 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.
2. The n-numbered canals are right-of-ways deeded to the District subsequent to the Adoption of the Plan of Reclamation.
3. Some portions of right-of-ways as shown hereon have been deeded to Federal, State, County and Local Agencies for road and drainage purposes.
4. The bench marks shown hereon (NO1 through NO46) were established in June 1975 and refer to elevations established by the F.C.E. for MON. 1442.
5. 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.
6. Designer should not rely solely on this drawing

GENERALIZED CANAL ELEVATIONS MAP FOR THE

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

ST. LUCIE COUNTY, FLORIDA

1466 ORANGE AVENUE FORT PIERCE, FLORIDA 34945
PHONE: (772) 461-5050 FAX: (772) 461-9446

N

0 1/4 1/2 3/4 1
SCALE IN MILES

ORIGINAL MAP BY:
S. P. Musik, P.L.S.
Vero Beach, FL (1967)

UPDATED APRIL 2013 BY:

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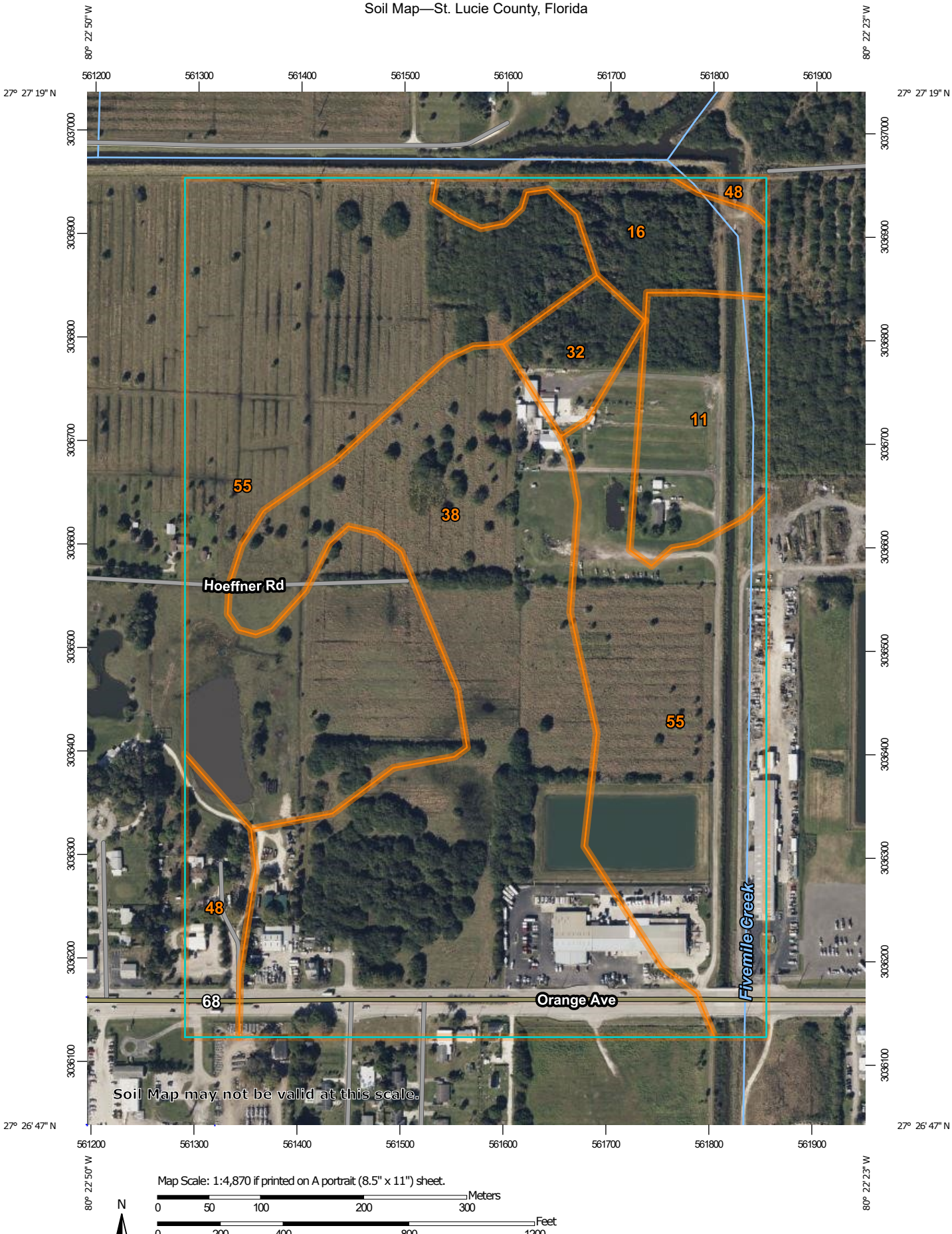


Map Scale: 1:4,870 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 19, Aug 29, 2025

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

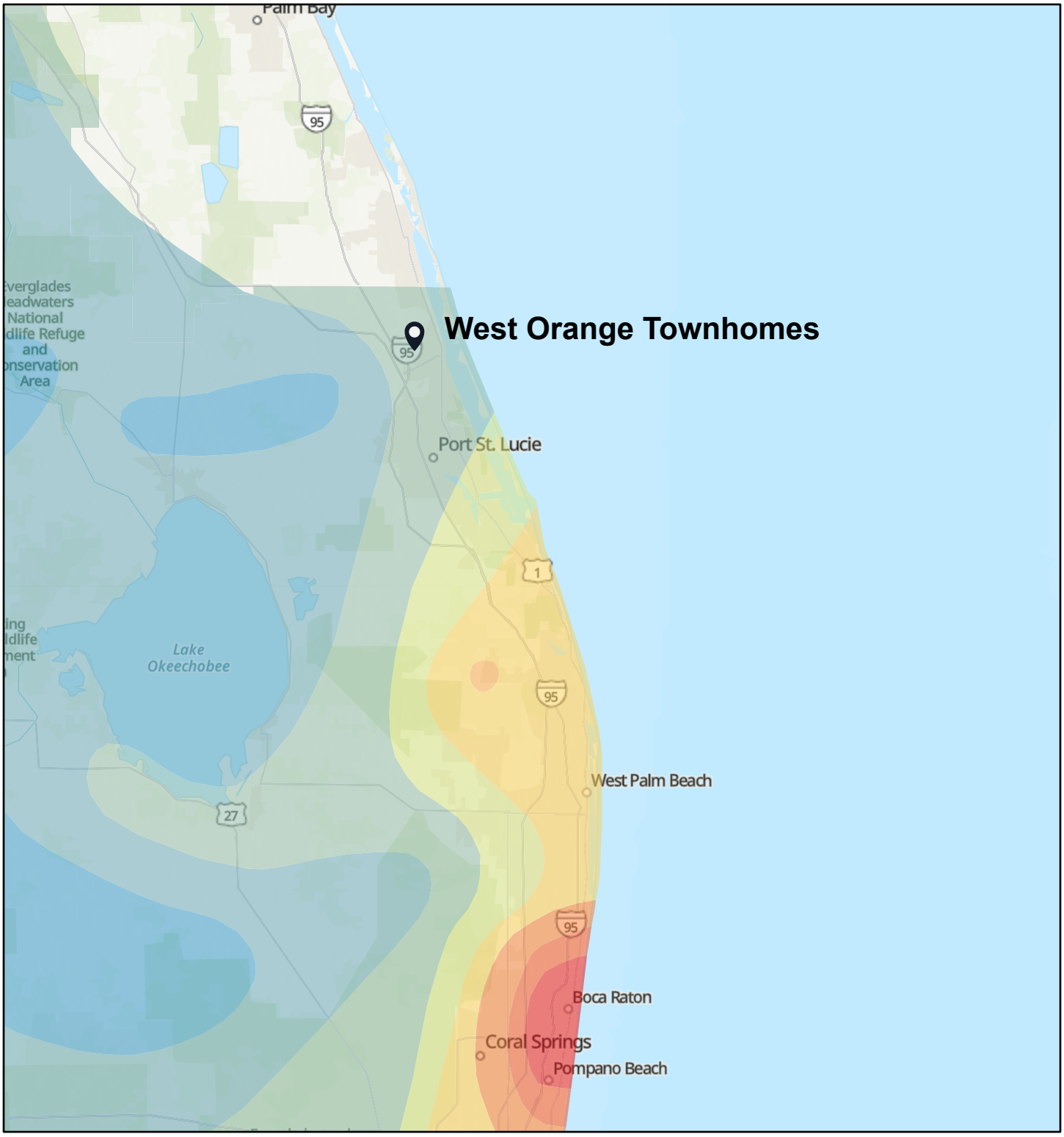
Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	7.2	6.2%
16	Hilolo loamy sand, 0 to 2 percent slopes	5.6	4.8%
32	Pineda sand, 0 to 2 percent slopes	2.8	2.4%
38	Riviera fine sand, 0 to 2 percent slopes	41.0	35.3%
48	Wabasso sand, 0 to 2 percent slopes	4.0	3.5%
55	Winder loamy sand	55.7	47.9%
Totals for Area of Interest		**116.3**	**100.0%**

10 Yr - 72-Hr



10/23/2025

Rainfall Return Period Areas (3-Day 10-Year)

- 7
- 7 - 8
- 8 - 9
- 9
- 9 - 10
- 10 - 11
- 11
- 11 - 12
- 12 - 13
- 13

World_Hillshade

1:1,157,840

0 5 10 20 mi

0 12.5 25 50 km

Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Appendix B: Net Improvement Analysis

Complete Report (not including cost) Ver 5.3.2

Project: West Orange
Date: 10/22/2025 9:37:55 PM

Site and Catchment Information

Phase I: 29.47 ac
Shared Access: 0.38 ac
Total: 29.85 ac

Analysis: Specified Removal Efficiency

Catchment Name	West Orange - Ph I	West Orange - Ph II	West Orange - Comm
Rainfall Zone	Florida Zone 2	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	55.00	55.00	55.00

Pre-Condition Landuse Information

Landuse	User Defined Values	User Defined Values	User Defined Values
Area (acres)	29.85	22.69	4.08
Rational Coefficient (0-1)	0.10	0.10	0.10
Non DCIA Curve Number	79.00	79.00	79.00
DCIA Percent (0-100)	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.213	1.213	1.213
Phosphorus EMC (mg/l)	0.021	0.021	0.021
Runoff Volume (ac-ft/yr)	14.311	10.878	1.956
Groundwater N (kg/yr)	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	21.403	16.269	2.925
Phosphorus Loading (kg/yr)	0.371	0.282	0.051

Total Area = 56.62 ac

EMC Values obtained from AH Vol 1 Section 9.2.2

Post-Condition Landuse Information

Phase I: 29.47 ac
Shared Access: 0.38 ac
Total: 29.85 ac

Original Area: 4.47 ac
Shared Access: - 0.38 ac
FDOT Dedication: - 0.22 ac
Total 3.87 ac

Landuse	User Defined Values	User Defined Values	User Defined Values
Area (acres)	29.85	22.69	3.87
Rational Coefficient (0-1)	0.63	0.59	0.79
Non DCIA Curve Number	93.00	92.00	97.00
DCIA Percent (0-100)	61.41	57.27	94.18
Wet Pond Area (ac)	4.91	3.84	0.00
Nitrogen EMC (mg/l)	1.840	1.840	0.930
Phosphorus EMC (mg/l)	0.520	0.520	0.190
Runoff Volume (ac-ft/yr)	71.746	51.359	14.072
Groundwater N (kg/yr)	0.000	0.000	0.000

Total Area = 56.41 ac

EMC Values obtained from AH Vol 1 Section 9.2.2

Groundwater P (kg/yr)	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	162.772	116.519	16.137
Phosphorus Loading (kg/yr)	46.001	32.929	3.297

Catchment Number: 1 Name: West Orange - Ph I

Project: West Orange
Date: 10/22/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	1.160
Retention Volume (ac-ft)	2.411

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	52.250
Permanent Pool Volume (ac-ft) for 31 days residence	6.094
Annual Residence Time (days)	266
Littoral Zone Efficiency Credit	10
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: Stormwater Harvesting

Total Contributing Area to Harvesting (ac)	24.940
Total Area Available for Irrigation (ac)	9.090
Available Harvest Volume (ac-ft)	2.490
Harvest Rate (0.1-4.0 in/week)	1.000

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

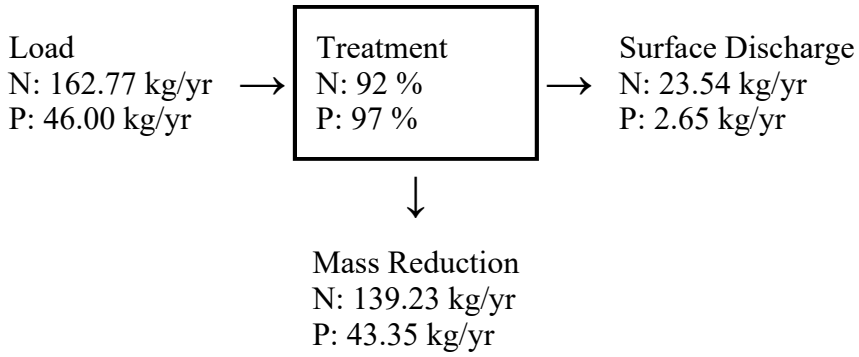
Catchment Area (acres)	29.85
Contributing Area (acres)	24.940
Non-DCIA Curve Number	93.00
DCIA Percent	61.41
Rainfall Zone	Florida Zone 2
Rainfall (in)	55.00

Surface Water Discharge

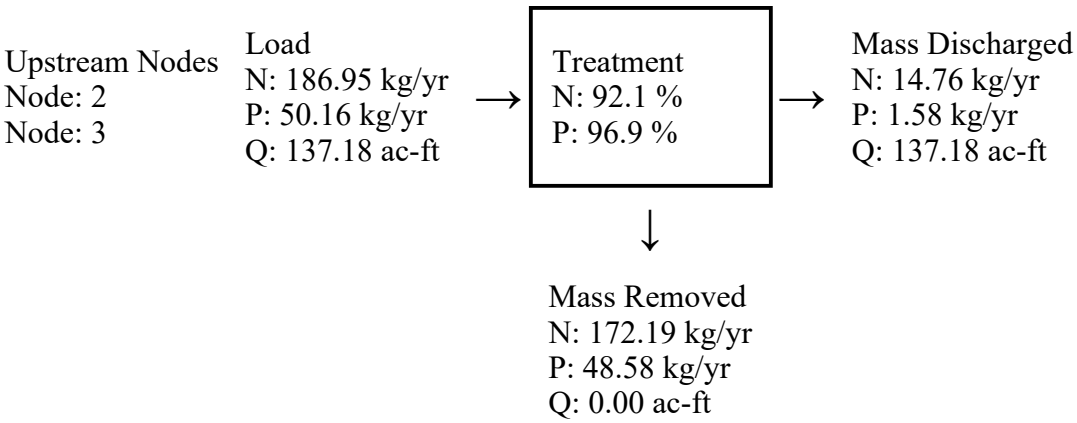
Required TN Treatment Efficiency (%)	95

Provided TN Treatment Efficiency (%)	92
Required TP Treatment Efficiency (%)	95
Provided TP Treatment Efficiency (%)	97

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Catchment Number: 2 Name: West Orange - Ph II

Project: West Orange
Date: 10/22/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	1.160
Retention Volume (ac-ft)	1.822

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	43.950
Permanent Pool Volume (ac-ft) for 31 days residence	4.362
Annual Residence Time (days)	312
Littoral Zone Efficiency Credit	10
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: Stormwater Harvesting

Total Contributing Area to Harvesting (ac)	18.850
Total Area Available for Irrigation (ac)	7.770
Available Harvest Volume (ac-ft)	2.110
Harvest Rate (0.1-4.0 in/week)	1.000

BMP in Series Number: 4
BMP Type: None

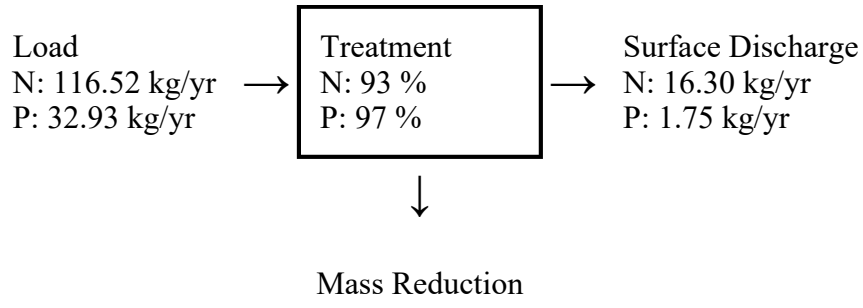
Watershed Characteristics

Catchment Area (acres)	22.69
Contributing Area (acres)	18.850
Non-DCIA Curve Number	92.00
DCIA Percent	57.27
Rainfall Zone	Florida Zone 2
Rainfall (in)	55.00

Surface Water Discharge

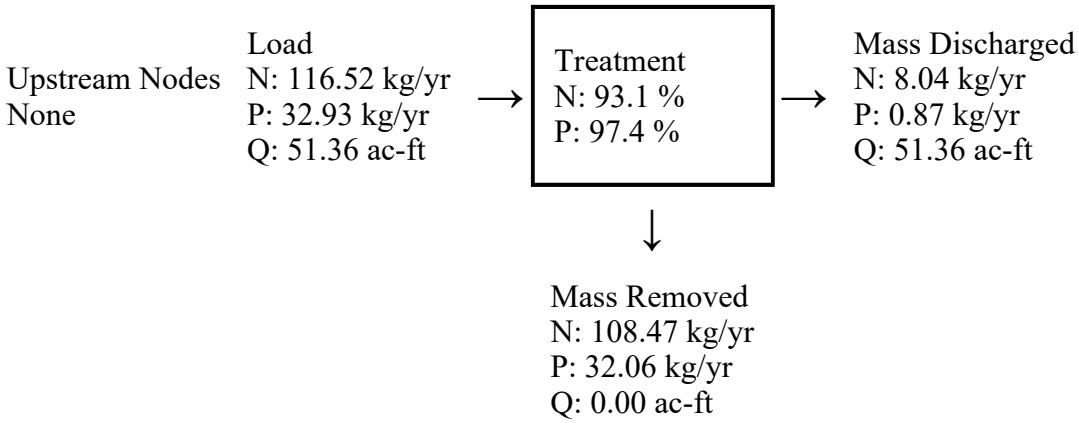
Required TN Treatment Efficiency (%)	95
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	95
Provided TP Treatment Efficiency (%)	97

Load for Multiple BMP in Series



N: 100.22 kg/yr
P: 31.18 kg/yr

Load Diagram for Multiple BMP (As Used In Routing)



Catchment Number: 3 Name: West Orange - Comm

Project: West Orange
Date: 10/22/2025

None Design

Watershed Characteristics

Catchment Area (acres)	3.87
Contributing Area (acres)	3.870
Non-DCIA Curve Number	97.00
DCIA Percent	94.18
Rainfall Zone	Florida Zone 2
Rainfall (in)	55.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	95
Provided TN Treatment Efficiency (%)	
Required TP Treatment Efficiency (%)	95
Provided TP Treatment Efficiency (%)	

Media Mix Information

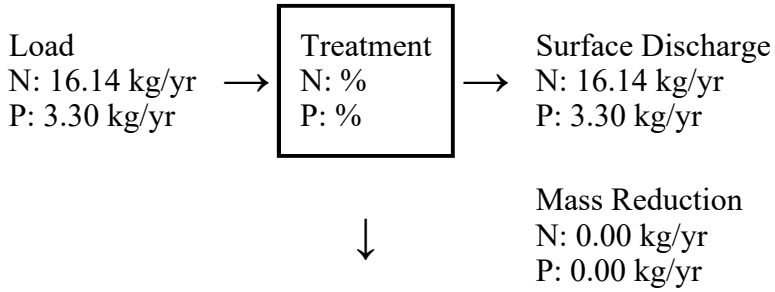
Type of Media Mix	Not Specified
Media N Reduction (%)	0.000

Media P Reduction (%)	0.000

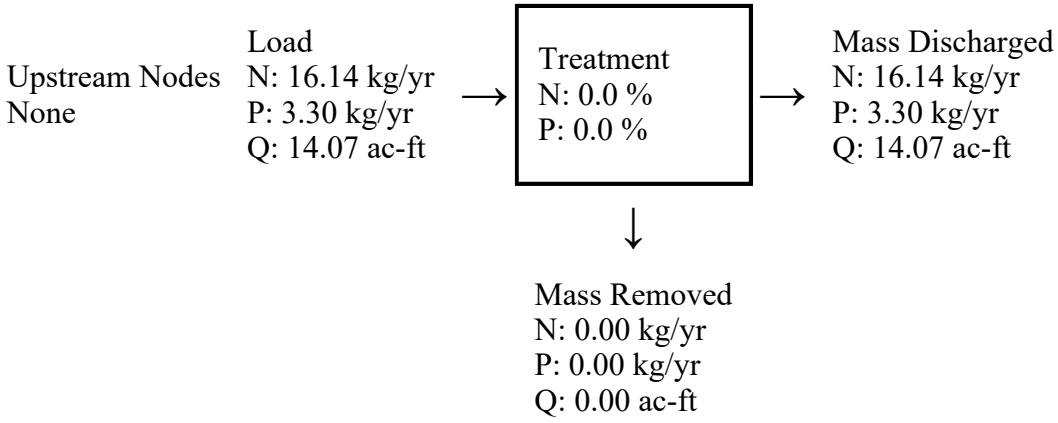
Groundwater Discharge (Stand-Alone)

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

Load Diagram for None (stand-alone)



Load Diagram for None (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: West Orange

Analysis Type: Specified Removal

Efficiency
BMP Types:
Catchment 1 - (West Orange - Ph I) Multiple BMP
Catchment 2 - (West Orange - Ph II) Multiple BMP
Catchment 3 - (West Orange - Comm) None
Based on % removal values to the nearest percent

Date:10/22/2025

Routing Summary
Catchment 1 Routed to Outlet
Catchment 2 Routed to Catchment 1
Catchment 3 Routed to Catchment 1

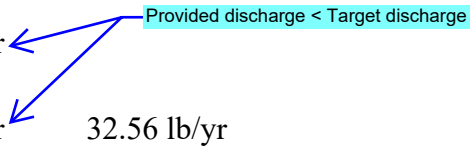
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

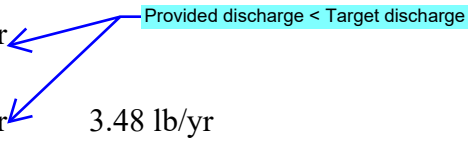
Total N pre load	40.6 kg/yr	
Total N post load	295.43 kg/yr	
Target N load reduction	95 %	
Target N discharge load	14.77 kg/yr	
Percent N load reduction	95 %	
Provided N discharge load	14.76 kg/yr	32.56 lb/yr
Provided N load removed	280.66 kg/yr	618.86 lb/yr



Phosphorus

Surface Water Discharge

Total P pre load	.703 kg/yr	
Total P post load	82.227 kg/yr	
Target P load reduction	95 %	
Target P discharge load	4.111 kg/yr	
Percent P load reduction	98 %	
Provided P discharge load	1.579 kg/yr	3.48 lb/yr
Provided P load removed	80.647 kg/yr	177.827 lb/yr



Appendix C: Supporting Documents

9.2.2 Calculating Predevelopment and Post-development Stormwater Nutrient Loading

a. To calculate the predevelopment and post development loadings before treatment of the annual mass loadings for TN and TP, multiply the predevelopment annual runoff volume (derived in Section 9.2.1) by the land use specific runoff characterization data (event mean concentrations or EMCs) for TN and TP. Applicants must use the most up-to-date verified EMC values, where available and incorporated by reference pursuant to rule 62.330.301(4), for their project region. Applicants also must comply with the applicable special basin or geographic area criteria in rule 62-330.301(1)(k), F.A.C., including any EMC values specified in the applicable Applicant's Handbook Volume II. EMC Values are listed in Table 9.2 for different types of land use categories. EMC values for the land uses must consider cover, soils, and topography and be representative of the latest assigned Florida Land Use and Cover Classification System (FLUCCS) code.

Table 9.2 Standardized Statewide Stormwater Nutrient EMC Values

Land Use Category	Total N (mg/l)	Total P (mg/l)
Low Density Residential	1.65	0.270
Single Family	1.77	0.327
Multi-Family	1.84	0.520
Low Intensity Commercial	0.93	0.19
High Intensity Commercial	2.40	0.345
Light Industrial	1.20	0.260
Highway	1.25	0.173
Dry Prairie	2.025	0.184
Marl Prairie	0.684	0.012
Mesic Flatwoods	1.087	0.043
Ruderal/Upland Pine	1.694	0.162
Scrubby Flatwoods	1.155	0.027
Upland Hardwood	1.042	0.346
Upland Mixed Forest	0.606	1.166
Wet Flatwoods	1.213	0.021
Wet Prairie	1.095	0.015
Xeric Scrub	1.596	0.156
Rangeland/parkland	1.150	0.055
General Agricultural	2.29	0.381
Pasture	3.03	0.593
Citrus	2.11	0.180
Row Crops	2.50	0.577

b. At the time of the application, an applicant may propose to use TN and TP EMC values accepted by the Agency which denote EMC values derived from regional or local government studies. Any study conducted must be submitted with the permit application for the Agency records. If EMC values from a study are to be used, data collected must follow quality assurance provisions outlined in chapter 62-160, F.A.C., and include:

- Data collected at a representative variety of rainfall depths;
- Minimum of 10 rainfall events;
- Minimum of one year of data with seasonal variation;
- Use of autosamplers to allow for runoff to be sampled for the duration of the rainfall event;
- Volume or time weighted composite samples;

Sec. 119-3. - Design standards; stormwater management; approvals.

(a) Parking lot lay-out design shall be in accordance with section 125-315(c) of the zoning ordinance. Parking stalls and aisle dimensions must be shown on development plans. All parking lots regardless of size shall provide for proper drainage. The minimum longitudinal gradient (slope) shall be 0.4 percent in both directions. All runoff shall be collected on site, for provisions of water quality and quantity control, prior to discharge to the city's drainage facilities, as provided in this article.

(b) The minimum drainage pipe shall be 15 inches. Drainage pipes installed in the city R/W shall be R.C.P. All pipes shall meet FDOT standards and exposed ends shall have concrete mitered ends. Site drainage pipes sized 36 inches and under may be comprised of reinforced concrete pipe (RCP), corrugated aluminum pipe (CAP), Polyethylene Pipe Class II (HDPE-II smooth walled interior), or polyvinyl chloride pipe (PVC per ASTM F949). Site drainage pipe exceeding 36 inches in size shall be comprised of either RCP or CAP unless specific approval from the city engineer is obtained for the utilization of HDPE or PVC conduit. All piping shall meet the requirements of the City of Fort Pierce Standard Specifications and Details and the Florida Department of Transportation Standard Specifications.

(c) Design standards for land suitability, street design, street access, conformity to the comprehensive plan, required improvements, zoning and other regulations shall conform to chapters 121 and 125.

(d) The number of parking spaces required shall conform to section 22-20 of the zoning ordinance.

(e) Site stormwater management shall include water quality/quantity provisions, surface drainage design and related calculations and shall conform to the SFWMD methodology as shown on volume IV Permitting Information Manual, most current edition. SFWMD or FDOT exemptions do not waive this requirement. Stormwater management design submittal shall provide the following information and compliance with the following criteria:

(1) Minimum roadway and parking lot elevations shall be at least at the highest elevation that may occur at the peak of the ten-year-one-day storm event;

(2) Minimum site perimeter elevations shall be at least the 25-year-three-day stage. Site runoff up to such stage level may not overflow into any adjacent property, unless a permanent drainage easement is obtained;

(3) Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the ten-year-one day, 25-year-three-day and 100-year-three-day storm events for the site shall be submitted with the site development plans;

(4) Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps, city's code enforcement ordinances or calculations following the latest SFWMD methodology, whichever is greater;

(5) Exfiltration trenches are discouraged because the exfiltration that they provide are found to decrease with age, if they are not properly maintained or replaced when they do not provide the services intended by the design. However, if the developer's engineer, developer and/or owner determines that exfiltration trenches are to be provided for water quality or quantity, their design must conform to the methodology of SFWMD. Site's hydraulic conductivity test reports at the location of the proposed trench shall be submitted to the city engineer together with the calculations; site developments that use exfiltration trenches for both, water quality and quantity without overflow capabilities must provide enough trench capacity to handle the difference between the post-development and predevelopment runoff based on the 25-year-three-day storm event;

(6) Off-site discharge shall be limited to predevelopment runoff based on the 25-year-three-day storm event calculated by SFWMD methods;

(7) Rainfall quantities to be used for stormwater management design and calculations shall be as follows:

Ten-year-one-day storm = 6.00 inches (for minimum roadway/parking lot elevation).

Ten-year one-hour storm = 3.20 inches (for exfiltration trench design).

Twenty-five-year-three-day storm = 9.50 inches (for off-site discharge & min. perimeter elevation).

One-hundred-year-three-day storm = 12.23 inches (for minimum floor elevation).

(8) All roof runoff shall be detained on site;

(9) Existing developments that propose additional structures and/or parking facilities for approval must provide stormwater management as required above for the new facilities only. However, it will be the responsibility and a requirement of the developer's engineer to determine and certify that proposed and existing facilities together will not adversely affect the site drainage, state and/or federal regulations as a whole or the existing and future water quality resulting from any increases to the existing impervious areas of the site.

(f) *Approvals; other permits.* Approval of stormwater management by the city engineer, including exfiltration trenches, retention and/or detention facilities, does not relieve the developer's engineer of the responsibility of monitoring the construction, neither does it relieve the developer and/or owner of providing the future necessary maintenance or periodic replacement of drainage facilities when such stormwater management facilities do not provide the water quality or flood protection intended by the original design; developer's engineer shall submit together with the stormwater management plans a written statement, executed by the developer and/or property owner, assuring that the stormwater management facilities will be maintained properly for the continuity of the water quality and drainage characteristics intended by the original design as approved.

(1) Sites adjacent to county, FDOT or other public facilities must obtain applicable permits or exemptions prior to the start of construction. All sites must obtain SFWMD permit or exemption concurrently with the approval of plans by the city engineer.

(2) Approvals by the city engineer for phased projects, or projects that remain idle in construction for a period of time, during which local, state or federal regulations may have changed, shall be revised if the original design and/or approval is not in compliance with current regulations. Submittal of master drainage plans shall be required prior to the approval of subsequent project phases.

(3) Existing paved parking lots that are to be resurfaced with more than one-half inch of resurfacing material will not require a permit, but must obtain approval from the city engineer prior to start of construction. Owner and/or contractor shall submit proposed elevations due to future resurfacing to the city engineer to review for compliance with requirements of this section.

(4) Existing unpaved parking lots that are to be regraded or restabilized will not require a permit, but the owner and/or contractor shall submit a proposed grading plan to the city engineer to review and approve for compliance with requirements of this section prior to start of construction.

(5) Existing unpaved parking lots that are to be paved shall comply with this section and section 119-4.

(Code 1983, § 17-28; Ord. No. J-216, § 2, 2-4-1997; Ord. No. 18-008, § 1, 4-2-2018)

STORMWATER OPERATIONAL AND MANAGEMENT REPORT

West Orange Townhomes
Ft Pierce, FL

APPLICANT:
Marc O'Rourke
Orange Avenue Development II, LLC
7530 Barnsbury | West Broomfield, MI 48324

Steven Frink, P.E. #95595 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

October 23, 2025
JN: 24-276

REPORT PREPARED BY: Steven Frink, PE
Haley Ward, Inc.
10250 SW VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL

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2.0 Stormwater Facilities and Components 3
3.0 Stormwater Inlets and Pipes 4
4.0 Dry Detention Area 4
5.0 Operation and Maintenance Plan 4
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1.0 Project Description

The subject property consists of approximately 56.62 acres (ac) land and is located within the City of Fort Pierce in St Lucie County, approximately 1 mile (mi) east of the I-95 and Orange Avenue interchange. The property consists of four parcels, the ids of which can be found below:

- Parcel 1: 2407-212-0001-000-3
- Parcel 2: 2407-231-0000-000-5
- Parcel 3: 2407-241-0001-000-3
- Parcel 4: 2407-211-0001-000-0

The proposed project, known as West Orange Townhomes, includes the construction of a residential townhomes and commercial building to be developed in 2 phases, along with associated drainage, utility, and parking infrastructure. Approximately 0.22 ac- will be donated to the Florida Department of Transportation (FDOT), leaving 56.41 ac available for development. The balance of 56.41 ac will be divided into 2 separate uses upon full project completion. A 4.25 ac commercial outparcel will be provided as part of the development.

2.0 Stormwater Facilities and Components

The stormwater system consists of interconnected catch basins. Tools for maintenance and operations of the stormwater system are not stored on site. The owner will contact a third-party vendor to maintain the stormwater management system.

3.0 Stormwater Inlets and Pipes

The grates for the catch basins should be unobstructed and the bottom, inside of the inlet, should be clean. The catch basins should be inspected for any accumulation of sediment, trash such as garbage bags, or debris in the structures connecting these inlets. Flushing out with a high-pressure hose may clean some of the sediment. Any noted blockage due to a broken pipe, obstruction, etc., should prompt further investigation. Broken or corroded structures should be replaced with structures of the same size. Sediment that has accumulated at the bottom of the catch basin will be removed regularly to prevent a blockage of the stormwater management system.

4.0 Dry Detention Area

The dry detention area serves as treatment and storage of stormwater runoff generated by the development of the property. Stormwater is routed to the dry detention area by means of stormwater catch basins and drainage pipes. The dry detention area should be mowed at regular intervals and the control structure inspected for damage and debris removed.

5.0 Operation and Maintenance Plan

Haley Ward, Inc, has prepared a written Operation and Maintenance (O & M) plan for the development as shown in Appendix B: . The O & M provides the overall inspection requirements, recommended inspection frequencies, and details of the overall inspection requirements. Once inspections are completed Form 62-330.311(1), **Error! Reference source not found.**, should be submitted to the South Florida Water Management District (SFWMD) within 30 days upon the completion of the inspection.

6.0 Operation and Maintenance Responsible Contact

Contacts for the responsible party in charge of the O & M of the stormwater system have been provided below and will also act as the 24-hr contact in the event of an emergency. Copies of the maintenance and inspection records should be provided to the SFWMD and reference application number listed on the Environmental Resource Permit (ERP), and shall be available to review on the SFWMD online portal.

Responsible Party:	Orange Avenue Development II, LLC
Name:	Mark O'Rourke
Title	Member
Address:	7530 Barnsbury Dr
City, State, Zip:	West Bloomfield, MI 48324
Phone Number:	(248) 982-6240

Appendix A: Operation and Maintenance Plan

Stormwater Maintenance Plan
for
West Orange Townhomes

Located at Orange Blvd in St Lucie County

The maintenance of your stormwater treatment systems is critical to the performance and directly contributes to the quality of your stormwater runoff leaving your site. It is the responsibility of **Orange Avenue Development II, LLC** to maintain the stormwater system and repair any damage in a timely fashion.

SFWMD ERP Permit Number: _____

Operating Entity Contact:	Orange Avenue Development II, LLC
	c/o Marc O'Rourke – Member
Phone #	(248) 982-6240
E-mail	morourke@landmarcavedon.com

Proper operation and maintenance ensures that the structures remain effective at removing pollutants as originally designed and will also…

- Reduce failure, therefore improve water quality
- Maintain the volume of stormwater treated in the long term
- Increase pollutant removal efficiency

Operation and Maintenance Plan: The proper operation and maintenance of a stormwater management structure includes frequent inspection and scheduled maintenance activities. Manpower and budgetary needs to perform the maintenance must be anticipated. Included in this plan are two (2) appendices. The first is a comprehensive schedule of inspection intervals and maintenance items, the second is a comprehensive site evaluation form to be utilized when performing annual or periodic inspections.

Accessibility: All structures must be easily accessible for inspection and needed equipment. Formal access must be provided and permanent easements must be provided to the entity responsible for maintenance when that entity does not own the property.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
AREA	SCHEDULE	CORRECTIVE ACTIONS
LANDSCAPED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth.
		Armor rill erosion areas with riprap or divert the runoff to a stable area.
		Inspect and repair down-slope of all spreaders and turn-outs for erosion.
		Mow vegetation as specified for the area.
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales and other open channels.
		Repair any erosion of the ditch lining.
		Mow vegetated ditches.
		Remove woody vegetation growing through riprap.
		Repair any slumping side slopes.
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodged.
CULVERTS	Spring and late fall and after heavy rains	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
CATCH BASINS	Annually in the spring	Remove sediments and debris from the bottom of the basin and inlet grates
		Remove floating debris and oils (using oil absorptive pads) from any trap
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
		Grade gravel roads and gravel shoulders
		Clean-out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
		Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean-out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
AREA	SCHEDULE	CORRECTIVE ACTIONS
WET PONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
		Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment and hydrocarbons
		Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one-inch rainfall event
		Till, seed and mulch the basin if vegetation is sparse
		Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
OTHER PRACTICES	As specified for devices	Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

COMPREHENSIVE SITE EVALUATIONS

Inspection Results and Follow-up Action		
Date	Site Personnel Performing Inspection	Incidents of Noncompliance

Certification

I, _____ certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designated to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my personal inspection of the stormwater management system, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

Name: _____

Title: _____

Signature: _____

Date: _____

Appendix B: SFWMD Forms

OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: _____ Application No.: _____ Date Issued: _____

Identification or Name of Stormwater Management System: _____

Phase of Stormwater Management System (if applicable): _____

Inspection Date: _____

Inspection results: (check all that apply)

☐ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

_____

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

(a) The system does not appear to be functioning properly;
(b) That maintenance or repair is required to bring the system into compliance; and
(c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

_____

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.

Name of Inspector: _____ Florida Registration Number: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Signature of Inspector Date

Report Reviewed by Permittee:

Name of Permittee: _____

_____ _____

Signature of Permittee Date

_____

Title (if any)

Stormwater Facility
Inspection Checklist

Instructions

Prior to the inspection, the Inspector should review the permit for the facility and the design or as-built drawing for the facility.

This inspection checklist is required for the documentation of the annual inspection of all permitted stormwater systems. Complete all parts of the general data section for the project site. Attach any additional required documentation, if necessary. In the "All Technologies" category, mark all items as "satisfactory" or "unsatisfactory." For all other categories, either select "N/A" and minimize the category or mark all inspection items as "satisfactory" or "unsatisfactory." If the system described does not contain a component that is listed for inspection mark that item as "N/A"

For any item marked unsatisfactory, provide a comment below the BMP technology describing maintenance action needed to bring the system back into compliance. Within 30 days of any failure of a stormwater management system or if any components of the constructed system are found to be not in substantial conformance with the permitted system, a report shall be submitted by the permittee or their authorized representative to the Agency using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," ({effective date}), as per 62-330.331(2) F.A.C., describing the remedial actions taken to resolve the failure or deviation.

Inspection reports will be submitted by the permittee or their authorized representative to the applicable permitting agency. Each inspection report must be signed by a certified inspector or a registered professional to certify its authenticity.

Inspection Checklist

General Data

Inspection Date _____ Project Name West Orange Townhomes
Location_____ Permit Number 56-_____

Time since last storm event ☐<24 hours ☐24-48 hours ☐48-72 hours ☐>72 hours
Permit Holder Permit Effective Date
Inspector Name
Inspector Contact Information

Multiple BMP types in the system No ☐Yes ☐ List All: _____
_____
_____

Permit drawings have been reviewed No ☐Yes☐
Additional Photos Attached ☐ N/A ☐
Compliance Activity Record Attached ☐ N/A ☐

All (or other unlisted) Technologies

Items for inspection	Satisfactory	Unsatisfactory
General		
BMPs and treatment facilities are in good repair and operational	☐	☐
BMPs and treatment facilities are free from debris buildup that may impair function	☐	☐
Berms, embankments, curbing, or other methods used to impound, divert, and direct discharges are adequate and in good condition	☐	☐
The discharge (if any) is free of floating materials, visible oil sheen, discoloration, turbidity, odor, foam, or any other signs of contamination	☐	☐
Vegetation		
Mowing done when needed	☐	☐
Grass clippings removed	☐	☐
No evidence of erosion	☐	☐
Inlets		
Good condition, no need for repair	☐	☐
No evidence of erosion*	☐	☐
Outlets/overflow spillway		
Good condition, no need for repair	☐	☐
No evidence of erosion*	☐	☐

Comments: _____

Traditional BMPS

Swales N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Swales and contributing areas clear of debris*	☐	☐
Vegetation		
No evidence of erosion*	☐	☐
No weeds or invasive plants present	☐	☐
No evidence of nutrient deficiency	☐	☐
No evidence of disease	☐	☐
Grasses/sod are not in need of replanting/resodding	☐	☐
No signs of drought stress	☐	☐
No signs of plant overgrowth	☐	☐
Recovery		
Swale recovers between storms within permitted timeframe	☐	☐
Swale clean of sediments		
Good condition, no need for repair	☐	☐
No areas of sediment buildup*	☐	☐
No evidence of erosion*	☐	☐
Inlet Structure / Pretreatment:		
Good condition, no need for repair	☐	☐
No trash/debris/sediment in or around inlet structures*	☐	☐
No evidence that runoff is short-circuiting the inlet	☐	☐

Emergency Overflow / Outlet Structure		
Good condition, no need for repair	☐	☐
No evidence of accumulation of trash, debris, or sediment in or around outlet structure(s)*	☐	☐
No evidence of erosion, or flooding around structures*	☐	☐
Swale Blocks N/A ☐		
If swale blocks or other structures are present, there is no evidence of erosion at downstream toe of structure*	☐	☐

Comments: _____

Wet Pond N/A ☐

Type of wet pond _____

Items for inspection	Satisfactory	Unsatisfactory
Vegetation		
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No emergent invasive plant life	☐	☐
No areas need replanting	☐	☐
Dead plant material is removed, if necessary	☐	☐
Upland banks are maintained		
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Fences/access repairs		
Fence(s) condition	☐	☐
Lock(s) and gate(s) function are adequate	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Outlets/overflow spillway/ drain gate		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐
Weir System: drawdown and overflow weir		
Weir system condition	☐	☐
No evidence of clogging *	☐	☐
Clear of debris*	☐	☐

Comments: _____

Dry Pond N/A ☐

Type of dry pond _____

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Basin bottom clear of debris*	☐	☐
Emergency spillway clear of debris*	☐	☐
Recovery		
Pond recovers between storms	☐	☐
Vegetation		
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No emergent invasive plant life	☐	☐
Does not need replanting	☐	☐
Not overgrown	☐	☐
Sediment cleanout of pond		
No evidence of sedimentation in pond	☐	☐
No evidence of erosion at downstream toe	☐	☐
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Fences/access repairs		
Fence(s) condition	☐	☐
Lock(s) and gate(s) function adequate	☐	☐
Underdrain/side bank Filters		
Cleanout caps present and in good condition	☐	☐
No evidence of clogging	☐	☐
No evidence of erosion over or adjacent to filter*	☐	☐
Inlets		
Inlet(s) condition	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet*	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet*	☐	☐

Comments: _____

Exfiltration Trench N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Trench surface clear of debris*	☐	☐
Inlet areas clear of debris*	☐	☐
Inflow pipes clear of debris*	☐	☐
Overflow spillway clear of debris*	☐	☐
Sediment traps or forebays		
Sufficiently trapping sediment	☐	☐
Has additional storage capacity available until next maintenance action	☐	☐
Sediment buildup has been removed	☐	☐
Vegetation		

Water does not stand on vegetative surface	☐	☐
Good vegetative cover exists	☐	☐
Recovery		
Trench recovers between storms	☐	☐
Sediment cleanout of trench		
No evidence of sedimentation in trench*	☐	☐
Inlets		
Inlet intake(s) functioning adequately	☐	☐
Inlet(s) condition	☐	☐
No evidence of flooding around inlet	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of flooding around outlet	☐	☐
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Aggregate repairs		
Surface of aggregate clean	☐	☐
Top layer of stone does not need replacement	☐	☐
Trench does not need rehabilitation	☐	☐

Comments: _____

Pervious Pavers/Pavement N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Paving area clean of debris*	☐	☐
Site Area		
Drainage area contains stable soil that will not clog pavers	☐	☐
Vegetation on site healthy and glass clippings removed	☐	☐
Runoff is not short-circuiting the pavers	☐	☐
No evidence of erosion, gullies, or rills around site	☐	☐
Infiltration		
Infiltrometer Test meets requirements	☐	☐
Recovery		
Pervious paving recovers between storms	☐	☐
No evidence of clogging or standing water	☐	☐
Sediments		
Pavement area clean of sediments	☐	☐
Area vacuum swept on a periodic basis	☐	☐
Structural Integrity		
No evidence of surface deterioration	☐	☐
No evidence of rutting or spalling	☐	☐
No evidence of pavement settling	☐	☐
No evidence of missing aggregate between pavers	☐	☐

Outlets		
Outlet(s) condition	☐	☐
No evidence of clogging	☐	☐
Clean out caps present if included	☐	☐
Vegetation cells N/A ☐		
Vegetation healthy	☐	☐
Vegetation not overgrown	☐	☐
No grass clippings present *	☐	☐

Comments: _____

Stormwater Vaults or Tanks N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Paving area clean of debris*	☐	☐
Recovery		
Recovers between storms	☐	☐
No evidence of standing water	☐	☐
No nuisance flooding evident	☐	☐
Sediments		
Clear of sediments*	☐	☐
Structural Integrity		
No evidence of surface deterioration	☐	☐
No evidence of cracking	☐	☐
No evidence of rutting or spalling	☐	☐
Safety		
Ladders functioning and in good repair	☐	☐
Adequate venting for access	☐	☐
Contains primary and secondary access	☐	☐
Inlets		
Inlet(s) condition	☐	☐
No evidence of scouring	☐	☐
Outlets		
Outlet(s) condition	☐	☐
No evidence of erosion *	☐	☐
No evidence of clogging	☐	☐

Comments: _____

Constructed Marsh System N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Marsh System clear of debris*	☐	☐
Vegetation		
Appears healthy	☐	☐

No emergent invasive plant life	☐	☐
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No areas need replanting	☐	☐
Dead plant material removed, as necessary	☐	☐
Upland banks are maintained	☐	☐
Flow		
No signs of channeling or erosion *	☐	☐
Maintains minimum permitted water elevation	☐	☐
No signs of drought or short-circuiting	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Vegetation around inlet in good condition	☐	☐
Outlets/emergency outflow N/A ☐		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐
Weir System or Level Spreader N/A ☐		
Weir system condition	☐	☐
No evidence of clogging	☐	☐
Clear of debris*	☐	☐

Comments: _____

Vegetative Natural Buffers N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Buffer clear of debris*	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No areas need replanting	☐	☐
Dead plant material removed, as necessary	☐	☐
Upland banks are maintained	☐	☐
Flow		
No signs of channeling or erosion *	☐	☐
Maintain minimum permitted water elevation	☐	☐
No signs of drought or prolonged ponding	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short Circuiting the inlet	☐	☐

No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Vegetation around inlet in good condition	☐	☐
Outlets/emergency outflow N/A ☐		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐

Comments: _____

Green Roof N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Vegetated area clear of debris*	☐	☐
Dewatering		
Recovers between storms	☐	☐
No evidence of ponding or inundation	☐	☐
Structural		
Constructed elements condition	☐	☐
No evidence of roof leaks	☐	☐
No evidence of exposed or actively eroding areas	☐	☐
Dispersal system/sprinkler N/A ☐		
Dispersal system/sprinkler functioning as intended	☐	☐
Piping in good repair	☐	☐
Pumps functioning as intended	☐	☐
Cistern tank functioning as intended	☐	☐
Overflow functioning as intended	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No signs of nutrient deficiency/disease	☐	☐
No areas need replanting	☐	☐
Inlets/Catchments		
Inlet(s) condition	☐	☐
No evidence of erosion*	☐	☐
No evidence of clogging	☐	☐
Outlets		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
No evidence of bypassing	☐	☐

Comments: _____

Cistern N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Site area		

No evidence of clogging flow paths or pipes *	☐	☐
Structural		
Constructed elements condition	☐	☐
Condition of foundation if above ground	☐	☐
No evidence of leaks	☐	☐
No evidence of algal growth in cistern	☐	☐
No evidence of prolonged storage	☐	☐
Vegetation		
Trees appear healthy	☐	☐
Trees do not need replacing or pruning	☐	☐
No emergent invasive plant life	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not bypassing the inlet(s)	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Screen and/or trap is secured and functioning properly	☐	☐
Screen and/or trap is clear of debris build up *	☐	☐
First flush collector (if present) clear of debris and properly functioning	☐	☐
Outlets/emergency overflow		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
Pump N/A ☐		
Float switch functional	☐	☐
Pump functional	☐	☐
Healthy vegetation, if used for irrigation	☐	☐

Comments: _____

Tree Box or Tree Well N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Site area		
Area clear of excess debris*	☐	☐
No evidence of erosion*	☐	☐
Structural		
Constructed elements condition	☐	☐
Device dewaters between storms	☐	☐
No evidence of inundation	☐	☐
No evidence of sediment build up *	☐	☐
Vegetation		
Tree(s) appears healthy	☐	☐
Tree(s) do not need replacing or pruning	☐	☐
No emergent invasive plant life	☐	☐

Inlets		
Inlet(s) condition	☐	☐
Runoff is not bypassing the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Outlets/emergency overflow		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
Underdrain, if installed		
All cleanouts clear from clogging or blockages *	☐	☐
Cleanouts in good condition	☐	☐

Comments: _____

Bioswale or Raingarden N/A ☐

Type of LID(s) _____

Items for inspection	Satisfactory	Unsatisfactory
Site area		
Area clear of excess debris*	☐	☐
No evidence of erosion or sedimentation *	☐	☐
Dewatering		
Ponding dewaters between storms	☐	☐
No evidence of inundation	☐	☐
Sediment cleanout		
No evidence of sedimentation	☐	☐
Structural		
Constructed elements condition	☐	☐
Mulch depth at least 2 inches	☐	☐
No evidence of damage from wildlife	☐	☐
No evidence of erosion*	☐	☐
No sediment build-up*	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No areas need replanting	☐	☐
Not overgrown	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet area	☐	☐
No evidence of trash/debris/sediment in or around inlet area*	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet area*	☐	☐
Plant life around inlets condition	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐

No evidence of erosion or flooding *	☐	☐
Underdrain N/A ☐		
All cleanouts clear form clogging or blockages	☐	☐
Cleanouts in good condition	☐	☐

Comments: _____

Non-Traditional BMPS

Other Manufactured BMPs N/A ☐

Type of System _____

Items for inspection	Satisfactory	Unsatisfactory
Functioning based on permit and manufacturer specifications	☐	☐
No evidence of damage or clogging	☐	☐

Comments: _____

Monitoring Devices and Adaptive Controls N/A ☐

Type of Monitoring Device(s) _____

Items for inspection	Satisfactory	Unsatisfactory
Computer components		
Functioning as intended	☐	☐
Recording data at permitted intervals	☐	☐
No signs of rusting, corrosion, or other weather damage	☐	☐

Comments: _____

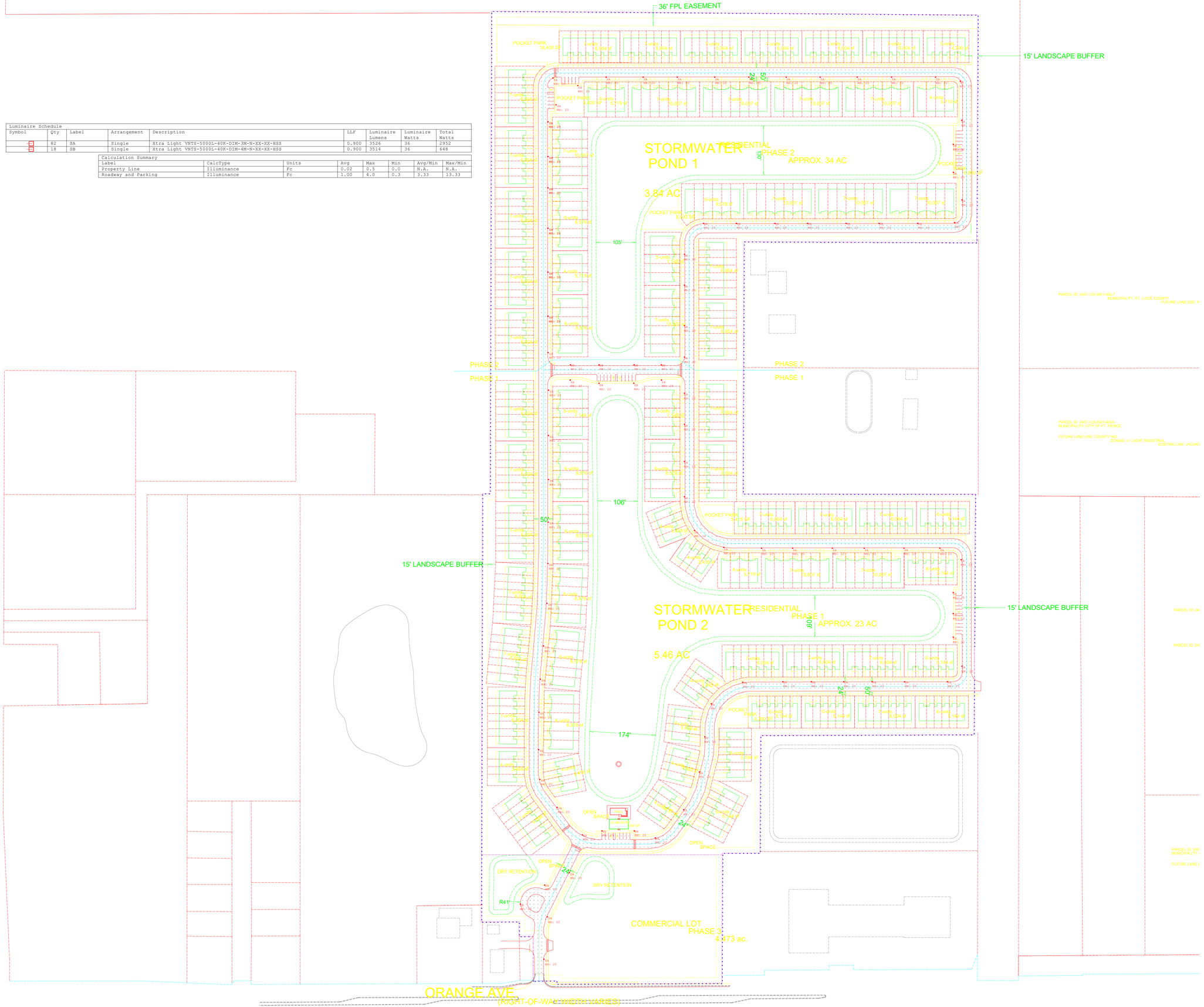
* That May Impair Function

Signature

Inspector Name:
Signature of Inspector:
Florida Registration Number:

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	82	SA	Single	Xtra Light VNTS-5000L-40K-DIM-3M-N-XX-XX-HSS	0.900	3526	36	2952
	18	SB	Single	Xtra Light VNTS-5000L-40K-DIM-4M-N-XX-XX-HSS	0.900	3514	36	648

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.
Roadway and Parking	Illuminance	Fc	1.00	4.0	0.3	3.33	13.33



PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE

APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L**	**30K** 3000K	**DIM** Dim 0-10V, 120-277V	**2M** Type II Medium	**N** Normal (forward)	**BZ** Bronze	**XX** No Fixture Controls	**HSS** House-side Shield
	10000L	**40K** 4000K	**DIM0**[2] Dim 0-10V, 120-277V	**3M** Type III Medium	**L** Left	**WH** White	**BS3**[5] Bluetooth Smart Sensor, 20'H/40'D	**ASF**[5] Adjustable Slip Fitter Cord Whip
	15000L	**50K** 5000K	**HVD** to off Dim 0-10V, 347-480V	**4M** Type IV Medium	**R** Right	**CC**[4] Custom Color	**BS7**[5] Bluetooth Smart Sensor, 40'H/100'D	**3**[6] NEMA 3-Pin Twist-Lock Receptacle
	18000L			**5S**[3] Type V Square			**CAS** Casambi Controlled	**5**[6] NEMA 5-Pin Twist-Lock Receptacle
M Medium	**15000L**						**AUT** Autani Controlled	**7**[6] NEMA 7-Pin Twist-Lock Receptacle
	20000L						**SYN** Synapse Controlled	**10Y** 10 Year Warranty
	25000L						**SWX** Sensorworx Controlled	
	30000L						**CUS** Custom Sensor (Factory Installed)	
	35000L							
L Large	**30000L**							
	35000L							
	40000L							
	45000L							
	50000L							
	55000L							

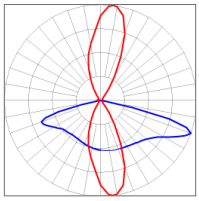
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)

VIENTO AREA LUMINARE

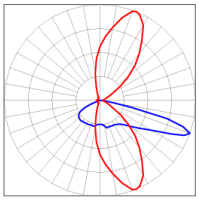
VNT

ISO LINES

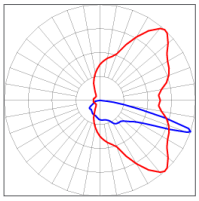
TYPE II MEDIUM



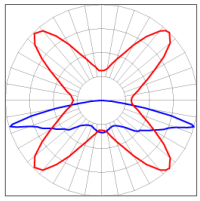
TYPE III MEDIUM



TYPE IV MEDIUM



TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

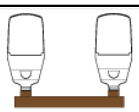
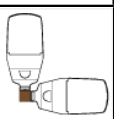
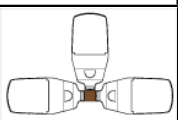
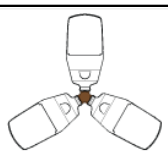
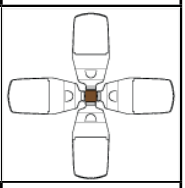
PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4
	40000L	2M	40952	146	42658	152	42018	150	280	B5-U0-G4
		3M	38022	136	39606	141	39012	139		B5-U0-G4
		4M	38370	137	39969	143	39369	141		B4-U0-G5
		5S	39267	140	40903	146	40289	144		B5-U0-G5
	45000L	2M	46738	143	48685	150	47955	147	326	B5-U0-G4
		3M	43393	133	45201	139	44523	137		B5-U0-G4
		4M	43522	134	45335	139	44655	137		B4-U0-G5
		5S	44814	137	46681	143	45981	141		B5-U0-G5
	50000L	2M	51723	143	53878	149	53070	147	361	B5-U0-G5
		3M	47148	131	49112	136	48375	134		B5-U0-G5
		4M	47292	131	49263	136	48524	134		B4-U0-G5
		5S	48694	135	50723	141	49962	138		B5-U0-G5
	55000L	2M	54761	141	57043	147	56187	145	388	B5-U0-G5
		3M	51948	134	54112	139	53300	137		B5-U0-G5
		4M	52141	134	54314	140	53499	138		B4-U0-G5
		5S	53689	138	55926	144	55087	142		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

VIENTO AREA LUMINARE

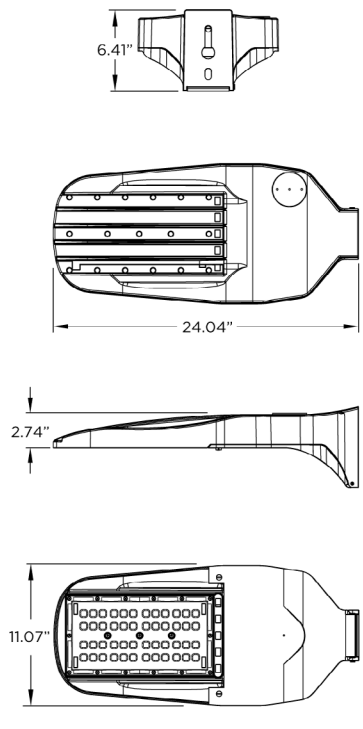
VNT

DIMENSIONAL DATA

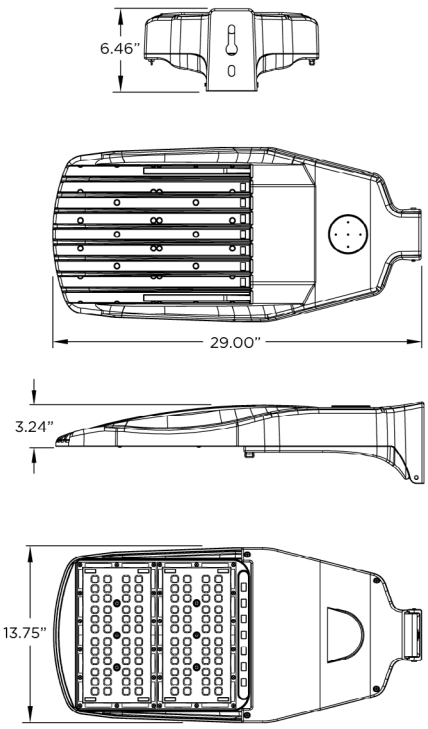
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

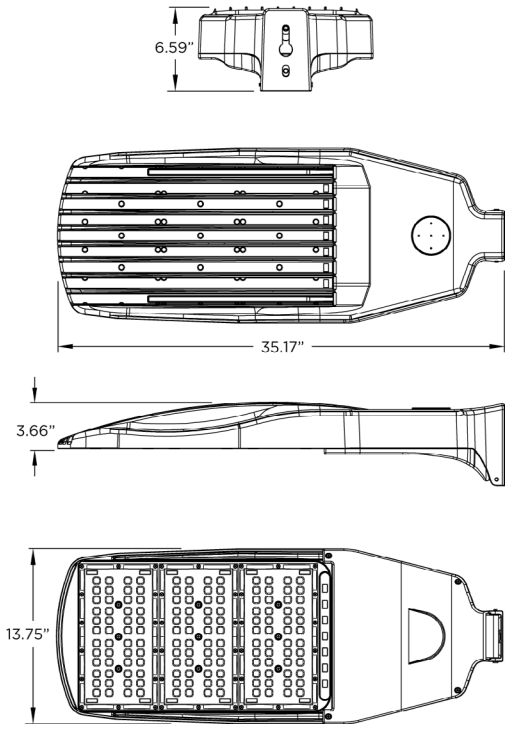
SMALL



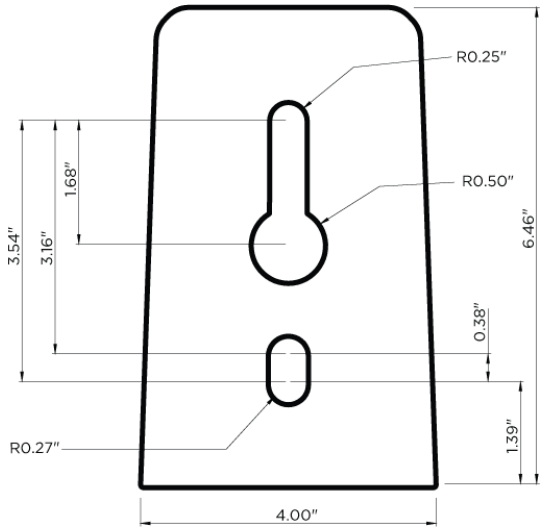
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF

VNT-RPA [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB

VNT-WB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket

VNT-TWB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB

VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.

VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor

[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz

[ ]

SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

[ ]

PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v

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

jbiggs@fpua.com

October 2, 2025

Steven Frink, PE
Haley Ward
10250 SW Village Parkway, Ste 201
Port St Lucie, FL 34987

SUBJECT: 5220 Orange Ave
PCN: 2407-231-0000-000-5, 2407-241-0001-000-3, 2407-212-0001-000-3, 2407-211-0001-000-0

Dear Mr. Frink,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced parcels. 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.fpua.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

HALEY WARD

September 8, 2025

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48324
marc@landmarcbuilding.com
Re: 5501 Orange Avenue

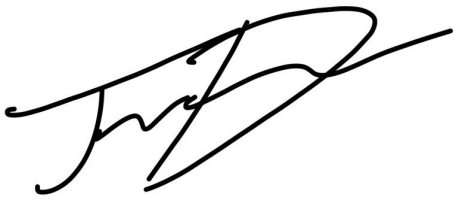
Dear Mr. O'Rourke,

Haley Ward, Inc. has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Haley Ward, Inc.



Tyler Dunbar, M.S.
Project Scientist

HALEY WARD

ENVIRONMENTAL ASSESSMENT

Parcel ID	Acreage	Land Use
2407-211-0001-000-0	8.47	0000 – Vacant Residential
2407-212-0001-000-3	19.45	0000 – Vacant Residential
2407-231-0000-000-5	18.36	1000 – Vacant Commercial
2407-241-0001-000-3	10.37	0000 – Vacant Residential

4918/5501 Orange Ave
Fort Pierce, FL 34947
Date: September 8, 2025
Project # 25-144

Prepared For:

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48324
morourke@landmarcavedon.com

Prepared By:

Haley Ward, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of approximately 56.65 acres (Parcel ID #s):

2407-211-0001-000-0
2407-212-0001-000-3
2407-231-0000-000-5
2407-241-0001-000-3

The parcels are located at 4918/5220 Orange Avenue in the City of Fort Pierce, Florida. The property is also located at Township 35 South, Range 40 East, and Section 9. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of the subject property has a Future Land Use Designation of Mixed-Use Development (MXD) and would be designated as Vacant Commercial - 1000 and Vacant Residential - 0000.

This Environmental Assessment (EA) was completed for the supporting information associated with a building permit or land development application. Haley Ward staff visited the property on September 4, 2025, to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of Haley Ward that there is no native upland habitat located on site due to the presence of construction sitework and evidence of demolished structures.

The following vegetation was found on site:

Common Name	Scientific Name
Caesar Weed**	*Urena lobata*
Cabbage Palm	*Sabal palmetto*
Tropical Soda Apple**	*Solanum viarum*
Laurel Oak	*Quercus laurifolia*
Balsam Apple**	*Momordica balsamina*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogon Grass**	*Imperata cylindrica*

****Nuisance vegetation***

*****Exotic vegetation***

WETLAND DELINEATION:

According to aerial photographs and site visits, it appears that one wetland estimated to be half an acre or less in size was identified onsite. A state wetland jurisdictional determination will need to be conducted to determine the exact boundaries of the wetlands located on site and whether mitigation is required.

WILDLIFE EVALUATION:

Haley Ward conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species.

No gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Riviera fine sand- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that are formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel appears to have remained undeveloped since 2004. Prior to 2004 the subject property was a full-scale agricultural operation, consisting of row-crops, likely Citrus. The most recent sale listed on the St. Lucie County Property Appraiser took place in December 2005. This property lies in the North St. Lucie River Water Control District which can be seen on Permit# 56-00658-S with SFWMD.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the following items.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

Any proposed environmental impacts will need to be permitted with the governing agency prior to development approval.

4.4.5 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

A. Existing drainage pattern.
B. Geology.
C. Topography.
D. Hydrography (streams, lakes, swamps).
E. Vegetation.
F. Wildlife and habitat.
G. Climate factors (solar orientation, seasonal winds, humidity, precipitation).
H. Soil (type, suitability, bearing capacity).

A site analysis study may be required by the City of Fort Pierce, which reports in detail the parameters outlined above. Further investigation into the environmental requirements of this site plan review is necessary prior to application submittal as the requirements of this site analysis are dependent on the proposed plan and site impacts.

Sec. 123-66 - Tree Protection and Mitigation:

(b) 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 in accordance with this article, 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. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

Trees meeting the protection criteria as stated above were observed onsite. If these trees are impacted throughout the development process, then a tree survey will be required to identify protected trees to formulate a tree mitigation plan.

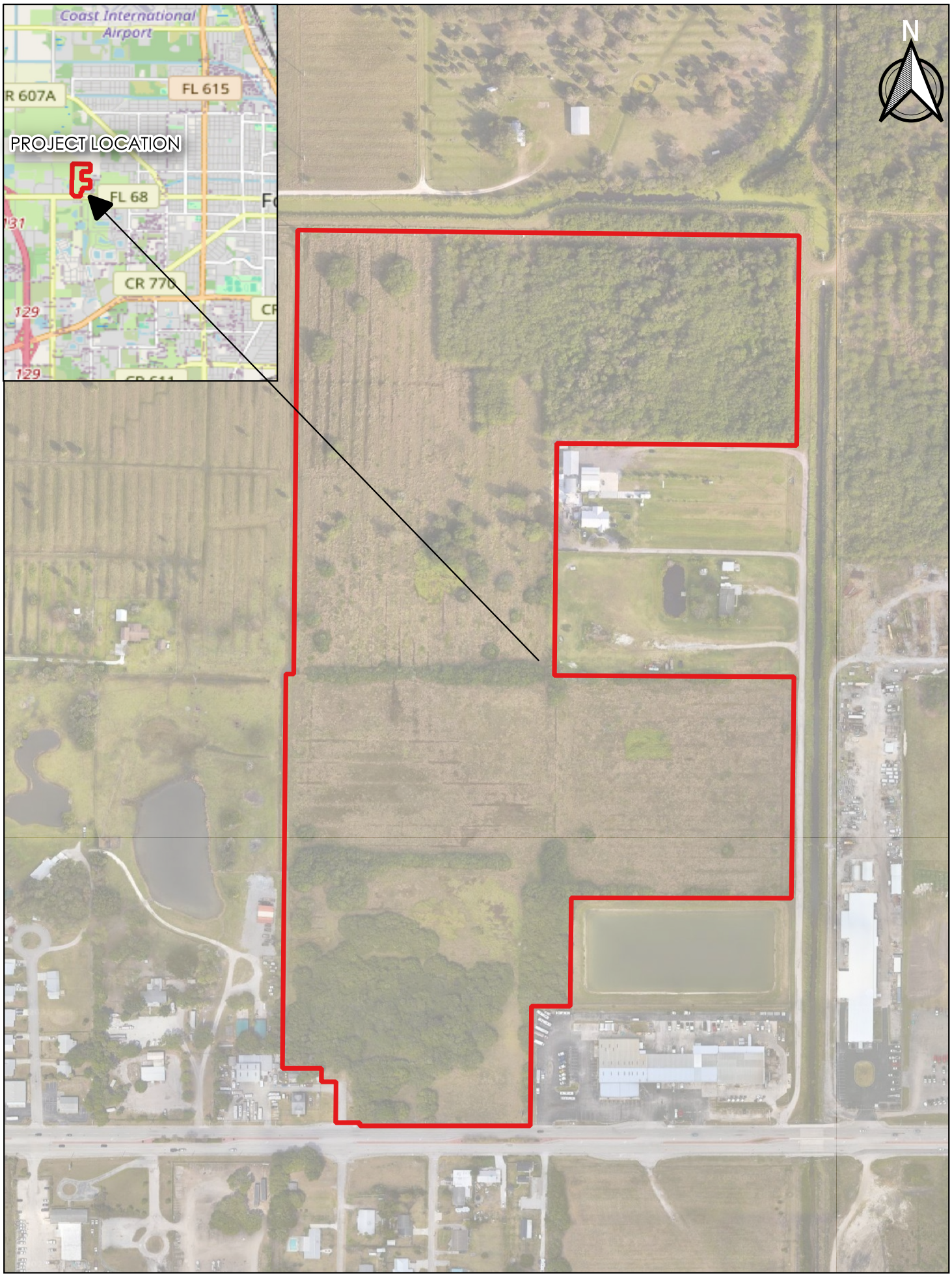
SUMMARY:

It is the professional opinion of Haley Ward that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 56.65 acres designated with a Future Land Use of Residential Urban (RU), as well as Residential Single Family-2 (RS-2), and southern parcels zoned as Commercial, General (CG).

It is our professional opinion that there one wetland estimated to be half an acre or less in size was identified onsite.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

Landmarc - West Orange Townhomes

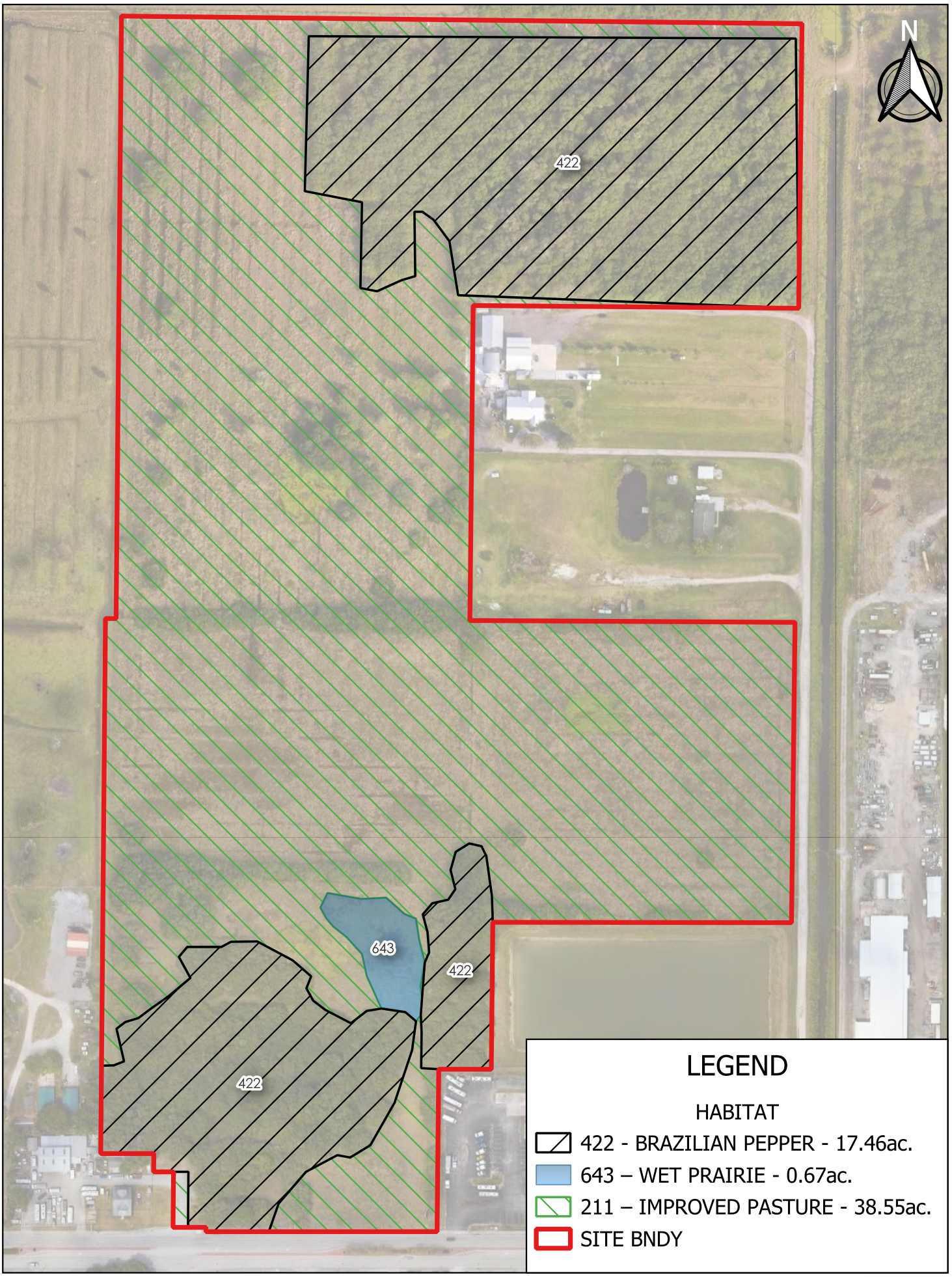


Project# 20-288
15 September 2025

0 300 600 900 ft

HALEY WARD

West Orange Townhomes - Habitat Map

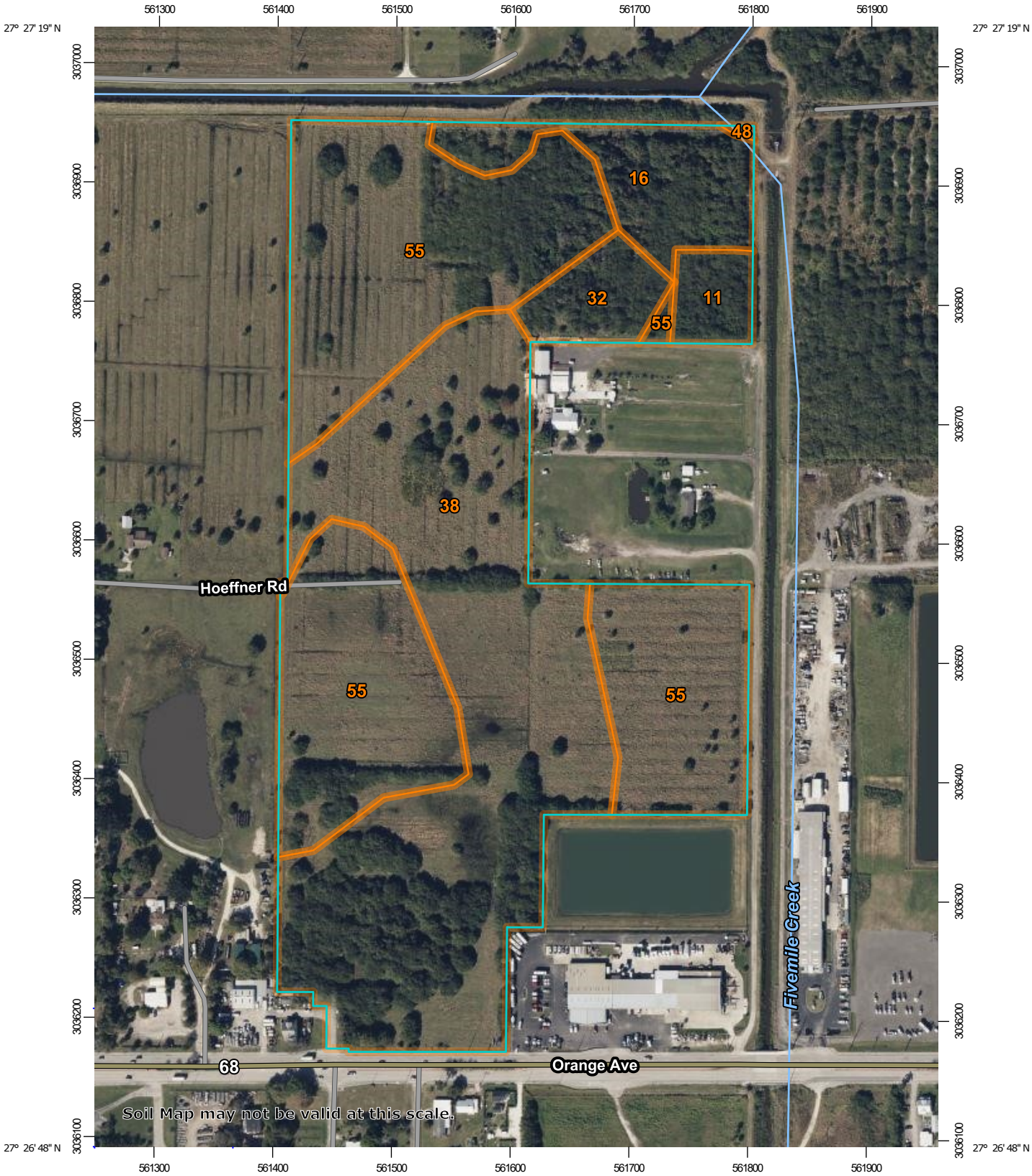


Project# 21-276
15 September 2025

0 200 400 600 ft

HALEY WARD

Soil Map—St. Lucie County, Florida
(Landmarc - West Orange Townhomes - Soil Map)



Map Scale: 1:4,580 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 18, Aug 23, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	1.3	2.3%
16	Hilolo loamy sand, 0 to 2 percent slopes	4.2	7.4%
32	Pineda sand, 0 to 2 percent slopes	2.0	3.5%
38	Riviera fine sand, 0 to 2 percent slopes	24.2	42.8%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
55	Winder loamy sand	24.9	44.0%
Totals for Area of Interest		**56.7**	**100.0%**

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2911155 OR BOOK 2633 PAGE 355, Recorded 08/10/2006 at 11:40 AM
Doc Tax: $5040.00

Prepared by and return to:

Bloomgarden Goudreau & Rosen
8551 West Sunrise Blvd. Suite 208
Fort Lauderdale, FL 33322
954-370-2222
File Number: **05-404**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of **July, 2006** between **Michael Tzimenatos, a single man** whose post office address is **3860 NW 78th Way, Coral Springs, FL 33065**, grantor, and **Orange Avenue Development II, LLC, a Michigan limited liability company** whose post office address is **40440 Grand River Avenue, Suite E, Novi, MI 48375**, 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 NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.

Parcel Identification Number: 2407 211 0001 000 0

Subject to real estate taxes for the year 2006 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Saint Lucie CountyCounty, Florida, none of which are reimposed by this Deed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3860 NW 78th Way, Coral Springs, FL 33065**

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, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: C Goudreau

Witness Name: ILA RODRIGUEZ

Michael Tzimenatos

By:

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of July, 2006 by Michael Tzimenatos. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

CHERRIE F. GOUDREAU
MY COMMISSION # DD 223616
EXPIRES: September 10, 2007
Bonded Thru Notary Public Underwriters

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2853121 OR BOOK 2558 PAGE 153, Recorded 05/09/2006 at 04:16 PM
Doc Tax: $21393.40

This instrument prepared by:
IRA C. HATCH, ESQUIRE
Hatch & Doty, P.A.
1701 A-1-A, Suite 220
Vero Beach, Fl 32963

AFTER RECORDING RETURN TO:

Howard B. Goldman, Esq.
Butzel Long, PC
100 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

Property Appraiser's
Parcel Identification Number:
2407-241-00001-000-3 & 2407-212-00001-000-3

WARRANTY DEED (Statutory Form - Section 689.02, F.S.)

THIS INDENTURE, made this 17th day of April, 2006, BETWEEN **THOMAS HOEFFNER, a married man,** whose post office address is: 1910 Esplandade Avenue, N, Fort Pierce, FL 34982, **ROBERT J. HOEFFNER, a single man,** whose post office address is: 1881 KamLoops St. NW, Palm Bay, FL 32907, **WILLIAM J. HOEFFNER, a married man,** whose post office address is: 5307 Echo Pines Circle, Fort Pierce, FL 34951, **PATRICIA HOEFFNER, an unmarried woman,** whose post office address is: 2413 1st Avenue, Unit K-6, Fernandina, FL 32034, **SALLY J. HOEFFNER, an unmarried woman,** whose post office address is: 1881 KamLoops Street, NW, Palm Bay, FL 32907, **SUSAN C. TRUNDLE, a married woman,** whose post office address is: 2529 Eden Ridge Lane, Acworth, GA 30101, **GERARD P. HOEFFNER, a married man,** whose post office address is: 2601 Lazy Hammock Lane, Fort Pierce, FL 34981 **and LISA B. HOEFFNER, an unmarried woman,** whose post office address is: 701 Bryant Avenue, Stuart, FL 34994, ("grantor")*, and **ORANGE AVENUE DEVELOPMENT II, LLC,** a Michigan limited liability company, whose post office address is 40440 Grand River Ave, Suite E, Novi, Michigan 48375, ("grantee")*.

WITNESSETH that said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) TAXES FOR 2006 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION

NB, the subject property is not now nor has it ever been the homestead of nor adjacent to the homestead of the Grantors herein. The Subject property is vacant land.

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; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness Name: CHRISTINA A. PERNA

Witness Name: STACEY SEALS

THOMAS HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **THOMAS HOEFFNER**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: CHRISTINA A PERNA

Witness Name: Stacey Seals

ROBERT J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **ROBERT J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Roberta A. Breene

Witness Name: Brenda Marlin

WILLIAM J. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **WILLIAM J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known __ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Teresa Oliver

Witness Name: Amanda Patterson

PATRICIA HOEFFNER

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 11th day of April, 2006 by **PATRICIA HOEFFNER.**

SUZANNE L. WILLIS
MY COMMISSION # DD 328516
EXPIRES: September 12, 2008
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

_____Personally known __✓__OR Produced Identification Type of Identification Produced: Driver's License(s) FL

Witness Name: CHRISTINA A. PERNA

Witness Name: Stacey Seals

SALLY J. HOEFFNER

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SALLY J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: _____

Witness Name: _____

Susan C. Trundle
SUSAN C. TRUNDLE

STATE OF ~~FLORIDA~~ GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SUSAN C. TRUNDLE.**

NOTARY PUBLIC Exp 4/26/09

✓ Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

Witness Name: EDWARD F. RUBY

Witness Name: LISA B. AGUIAR

GERARD P. HOEFENER

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **GERARD P. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name:

Witness Name:

LISA B. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7 day of April, 2006 by **LISA B. HOEFFNER.**

NOTARY PUBLIC

WILLIAM D. DIXON
Commission # DD0224415
Expires 7/29/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

Parcel 2: The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

Parcel 3: The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of

the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

Together with a strip of land 50.00 feet in width measured at right angles to and parallel to the line forming the Western boundary of said East half of the Southeast quarter of the Northwest quarter and extending from the Southerly boundary line of the 15 acres hereby conveyed to the North right-of-way line of Orange Avenue extension, exclusive of rights-of-way for public roads.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3037169 OR BOOK 2794 PAGE 89, Recorded 04/05/2007 at 01:07 PM
Doc Tax: $23112.60

This Document Prepared By and Return to:
Steven R. McCain, Esquire
HAYSKAR WALKER SCHWERER
DUNDAS & McCAIN, P.A.
515-519 South Indian River Drive
Fort Pierce, FL 34950

Parcel ID Number: 2407-231-0000-000/5

Warranty Deed

This Indenture, Made this 6th day of March, 2007 A.D., **Between** Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased of the County of St. Lucie, State of Florida, **grantor,** and ORANGE AVENUE DEVELOPMENT II, LLC, a Michigan limited liability company whose address is: 40440 Grand River Avenue, Suite E, Novi, MI 48375 of the County of , State of MI 48375, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of Ten & 00/100ths---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Attached Exhibit "A" for legal description.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: ROBERT V. SCHWERER
Witness as to all

Printed Name: Patty Arendt
Witness as to all

Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased

By: _____ (Seal)
Charles Alan Turner, Trustee
P.O. Address: **5000 Orange Avenue, Fort Pierce, FL 34947**

By: _____ (Seal)
David Paul Turner, Trustee
P.O. Address: **5000 Orange Avenue, Fort Pierce, FL 34947**

By: _____ (Seal)
Karen T. Enterline, Trustee
P.O. Address: **5000 Orange Avenue, Fort Pierce, FL 34947**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by Charles Alan Turner, David Paul Turner, and Karen T. Enterline Trustees of said Florida trust who are personally known to me or who have produced their Florida driver's license as identification.

Patty Arendt
Notary Public
My Commission Expires: 11/16/08

PATTY ARENDT MY COMMISSION EXPIRES November 16, 2008 #DD365420 Bonded Thru Troy Fain-Insurance 800-385-7019 NOTARY PUBLIC, STATE OF FLORIDA

14344

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1

EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXPECTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925 OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1938 PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEASTER CORNER OF THE SOUTHWEST 1/4/ OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,259 SQUARE FEET OR 18.37 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH

THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

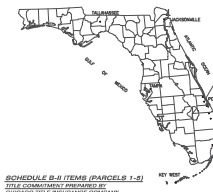
COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

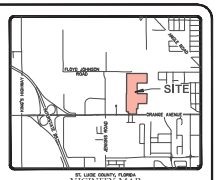
CONTAINING 56.62 ACRES, MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY

LANDMARC BUILDING DEVELOPMENT, INC.
SECTION 07, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LOCATION MAP





VICINITY MAP
NOT SCALE

SCHEDULE B-II ITEMS (PARCELS 1-5)

TITLE COMMITMENT PREPARED BY:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # 1810-144
COMMITMENT DATE: MARCH 9, 2021, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVING THE INSURED LAND
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF GRASS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1826, PAGE 338, (PARCEL 3)
   SHOWN ON THIS SURVEY.
7. [illegible]
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 337, PAGE 274, (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 199, PAGE 1, (PARCEL 4)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1745, (PARCEL 1)
    SHOWN ON THIS SURVEY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 2044 AND OFFICIAL RECORDS BOOK 388, PAGE 2046, (PARCEL 2)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF PARTIES TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND INTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. [illegible]
16. ORDINANCE RECITED THAT MAY TRANSFER THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS THEREIN, TO THE PUBLIC TRUST AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID STRUCTURES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

THE WEST 990.4±FT (LESS OF THE NORTHEAST 662.4±FEET) OF THE NORTHWEST 662.4±FEET (LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE LAST 662.4± FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 30 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 662.4± FEET THEREOF, AND LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1826, PAGE 3818

PARCEL 4:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 ACRES OF THE EAST 662.4± FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89 DEG 59' 24" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.00 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 8; AND POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE); THENCE NORTH 00 DEG 17' 00" WEST ALONG SAID BASELINE OF SURVEY AND THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1320.00 FEET; THENCE NORTH 89 DEG 59' 24" EAST, A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEG 17' 00" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 662.40 FEET TO THE NORTHEAST CORNER OF THE SOUTH 30 ACRES OF THE EAST 662.4± FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEG 17' 00" EAST, A DISTANCE OF 662.40 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 30 ACRES OF THE EAST 662.4± FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 89 DEG 43' 24" WEST, A DISTANCE OF 662.40 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE EAST HALF OF THE FORMER FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY; THENCE NORTH 00 DEG 17' 00" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 662.40 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEG 43' 24" EAST ALONG SAID EXTENSION, A DISTANCE OF 662.40 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

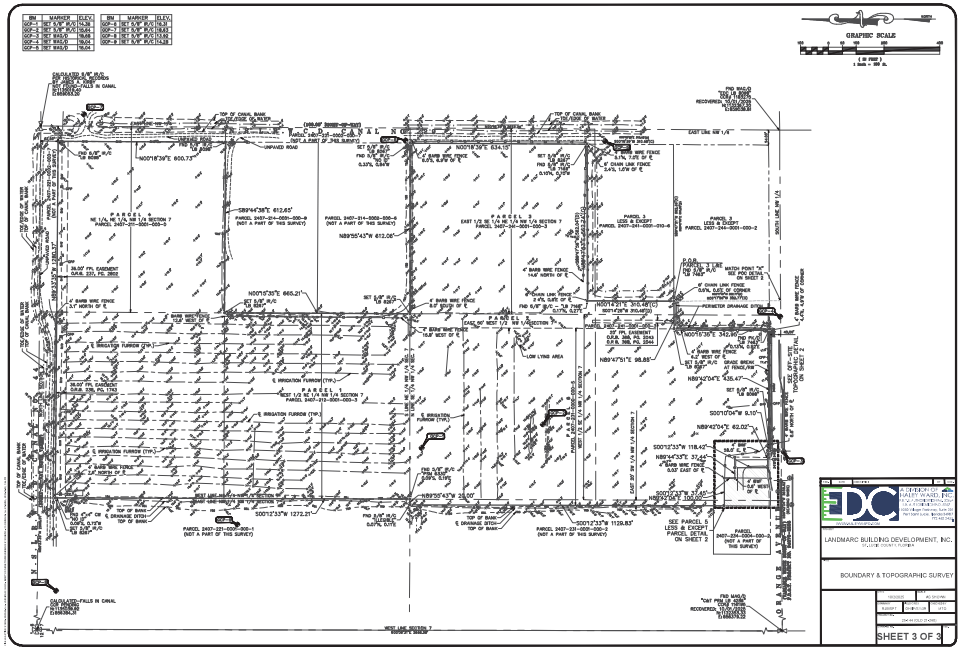
THE SOUTH 30 ACRES OF THE WEST 662.4± FEET OF THE EAST 1324.8± FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 6:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 30 FT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 30' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS

PARCEL CONTINUED TOGETHER THE FOLLOWING DESCRIBED PARCEL OF LAND BEING 60' WIDE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUNS THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 660' TO A POINT; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 660' TO A POINT; THENCE SOUTH 90° 00' 00" EAST A DISTANCE OF 660' TO A POINT; THENCE SOUTH 00° 00' 00" WEST A DISTANCE OF 660' TO A POINT; THENCE SOUTH 90° 00' 00" EAST A DISTANCE OF 660' TO A POINT; THENCE SOUTH 00° 00' 00" WEST A DISTANCE OF 660' TO A POINT; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 660' TO A POINT; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 660' TO A POINT; THENCE NORTH 90° 00' 00" WEST A DISTANCE OF 660' TO A POINT; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 660' TO A POINT; THENCE NORTH 90° 00' 00" EA



LANDMARC BUILDING DEVELOPMENT, INC.

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET 3 OF 3

Architectural Design Narrative

West Orange Avenue Planned Development

Project Introduction and Design Intent

The West Orange Avenue Planned Development, encompassing 56.624 acres in Fort Pierce, Florida, proposes the creation of a high-quality, pedestrian-friendly residential community featuring 450 townhome units across two phases.

Our design philosophy centers on integrating contemporary Florida vernacular architecture with modern efficiency and community-focused amenities. The development aims to provide an attractive, attainable housing option that enhances the urban-to-suburban transition along Orange Avenue while establishing a cohesive and aesthetically pleasing neighborhood fabric. The architectural choices prioritize durability, low maintenance, and a regionally appropriate aesthetic to ensure long-term value and neighborhood appeal.

Developer's Commitment to Quality and Efficiency

This development is designed and constructed by Ryan Homes, one of the nation’s largest and most experienced homebuilders. With a foundation built over 75 years, Ryan Homes is renowned for its commitment to standardized quality, value engineering, and operational efficiency across 16 states. The townhome plans—Neptune WB and Piper WB—are part of the "Florida Simply Ryan" series, tailored specifically for the Southeast climate and lifestyle.

This approach incorporates the company’s **BuiltSmart** whole-house engineering standards, which mandate advanced construction methods and energy-efficient materials. Each home is designed to deliver superior year-round comfort, reduced energy consumption (often achieving HERS scores significantly lower than standard new homes), and long-term durability, providing assurance of a resilient and cost-effective product for the future residents of Fort Pierce.

Architectural Character and Massing

The townhomes employ a robust, multi-unit attached typology, exemplified by the "Neptune WB" and "Piper WB" models. The exterior architecture balances traditional proportions with clean, modern lines. The dominant visual element is the combination of traditional siding and stucco veneers, creating textural depth and variety while maintaining a coastal, resilient aesthetic. The massing is characterized by two-story construction with deep, articulated rooflines featuring a consistent mean roof height (approximately 22’-9”), which imparts a substantial and residential scale to the building rows. Subtle variations in roof eaves and front entry canopies, as seen in the renderings , break up the horizontal expanse, mitigating the appearance of repetitive structures. The placement of multiple vertical windows, both double-hung and fixed, ensures ample natural light penetration while adding rhythm and visual interest to the facades.

Unit Design and Functionality

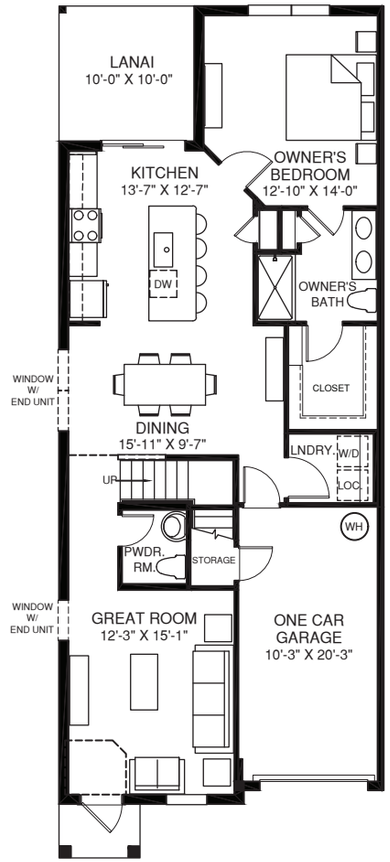
The unit floor plans, designed for efficient use of space and modern living, offer both three-bedroom (Neptune WB) and three-bedroom, two-and-a-half bath configurations across approximately 1,466 to 1,632 square feet of conditioned space. The main level is dedicated to open-concept living, maximizing connection between the Great Room, Dining, and Kitchen areas. This flow supports flexibility for entertaining and daily family life. A crucial element of the ground floor is the inclusion of a dedicated, front-entry, single-car garage and an accessible Powder Room, addressing parking needs and guest amenities directly. Specific attention is given to the indoor-outdoor transition, featuring a covered lanai (e.g., 10' x 10' in the Neptune model and an option for the Piper model) accessible from the rear, promoting the Florida lifestyle.

The upper level is designed as the private domain, efficiently clustering bedrooms and bathrooms. The Neptune model notably includes a ground-floor owner’s suite (12'-10" x 14'-0") for enhanced accessibility and privacy, a sought-after feature in multi-generational housing. The interior volumes are maximized with generous ceiling heights: 8’-8” on the first floor and 8’on the second floor, contributing to an airy and spacious feel.

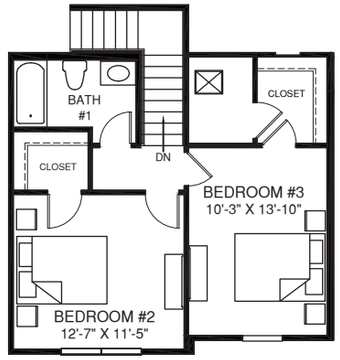
Community Amenities and Site Integration

The architectural expression extends to the community amenities, which serve as visual and social anchors for the development. The amenity area includes a centrally located Clubhouse, Pool, and Shade Structure . The Clubhouse architecture adopts a clean, bright, and formal language—characterized by smooth stucco finishes and a hip roof—to create a distinguished focal point. The mail kiosk and shade structure at the main entrance establish a formal, welcoming gateway, utilizing similar architectural elements to ensure a unified design vocabulary across the entire site. These elements, surrounded by lush, regionally appropriate landscaping (including mature palm trees), are strategically positioned to foster social interaction and provide active and passive recreational opportunities for residents, further elevating the quality of life within this new Fort Pierce community.

PRODUCT ANALYSIS SHEET



Main Level



Upper Level

Neptune WB

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 24′ x 63′

Footprint Max: 24′ x 63′

Mean Roof Height: 22′-9 15/16″

Ceiling Height: 8′-8″ First Floor
& 8′-0″ Second Floor

Base Square Footage: 1632
1st Floor: 1081
2nd Floor: 551

Available Foundations: Slab

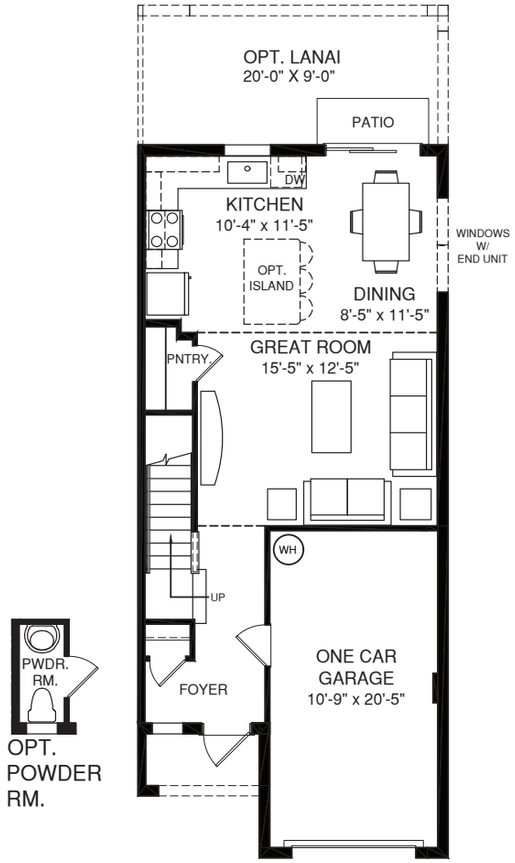
Garage Type: 1-car front entry

Veneers Available: Traditional siding and stucco

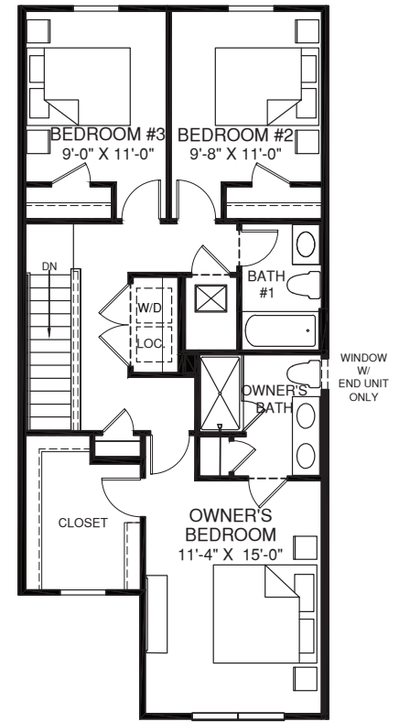
NPTWB-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET



Main Level



Upper Level

Piper WB

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 20'-0" x 46'-0"

Footprint Max: 20'-0'' x 55'-0"

Mean Roof Height: 22'-9 1/16"

Ceiling Height: 8'-8" First Floor & 8'-0" Second Floor

Base Square Footage: 1466
1st Floor: 609
2nd Floor: 857

Available Foundations: Slab

Garage Type: 1-car front entry

Veneers Available: Traditional siding and stucco

PIPWB-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

WEST ORANGE AMENITY RENDERINGS

Fort Pierce, Florida

Cotleur & Hearing

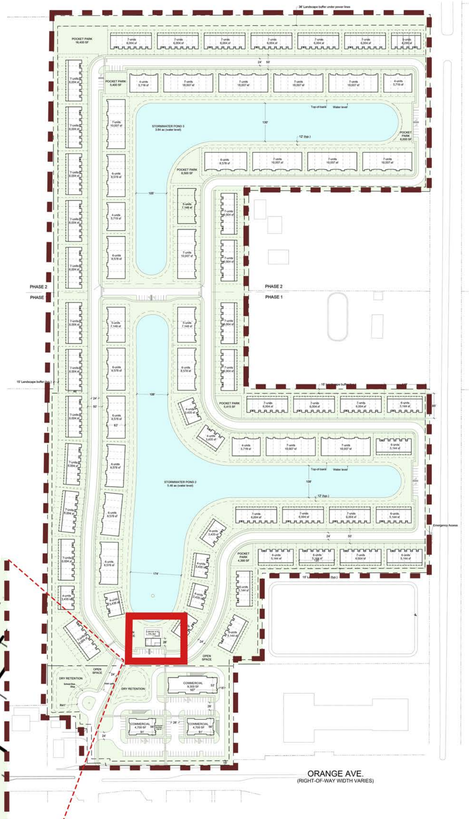
VIEW 1:

MAIL KIOSK & SHADE STRUCTURE - VIEW FROM MAIN ENTRANCE

VIEW 2:

POOL & SHADE STRUCTURE - VIEW FACING SOUTH

OVERALL SITE PLAN



CONCEPTUAL RENDERINGS

North

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

October 10, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 10, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Dr Juan F Ortega, PE
JFO GROUP INC
6671 W. Indiantown Rd, Suite 50-324, Jupiter, FL 33458

Dear Dr Juan F Ortega, PE:
RE: Pre-Application Review for **Category D Driveway,** Pre-Application Meeting Date: **10/9/2025, 10:30 AM**
St. Lucie County - Fort Pierce; SR 68; Sec. # 94070000; MP: 18.6; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: 449696.1 - Claudia Vinitskiy-Calvo

Request: Modify existing full access driveway along the north side of SR 68, located approximately 1,440 feet east of N Jenkins Road.

SITE SPECIFIC INFORMATION
Project Name & Address: **West Orange – 5220 Orange Ave, Fort Pierce, FL, 34947**
Property Owner: **Orange Avenue Development II LLC**; Parcel Size: **57 Acres**
Development Size: **450 Townhome Units**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **The queue length for the existing eastbound left turn lane and any adjacent affected left turn lanes must be determined by a traffic study.**
- **The eastbound median nose of the existing full access opening shall be extended and aligned to the proposed driveway, according to the Florida Design Manual (FDM) standards.**
- **No future driveway connections shall be allowed directly to SR 68 between the subject existing full access driveway and the east property line (frontage of approximately 470 feet.)**

Comments:
- **Modifications to the development intensity resulting in an increase in trip generation will require an additional pre-application meeting and revised letter.**
- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards
2025.10.10
12:50:10 -04'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Nesa Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-10-09\Pre-App 03 94070000 MP 18.60 SR 68 West Orange\94070000 MP 18.60 SR 68 West Orange.docx

WEST ORANGE PD

CITY OF FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
THE AVEDON COMPANY

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

September 24, 2025

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 24, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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2. TRIP GENERATION....2

3. EXISTING CONDITIONS....3

4. BACKGROUND TRAFFIC....3

5. TRIP DISTRIBUTION AND ASSIGNMENT....4

6. DRIVEWAY ANALYSIS....8

7. CONCLUSIONS AND RECOMMENDATIONS....10

EXHIBIT 1: PROPERTY APPRAISER

EXHIBIT 2: CONCEPTUAL SITE PLAN

EXHIBIT 3: ITE TRIP GENERATION RATES

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS REPORT

EXHIBIT 6: FIVE YEAR WORK PROGRAM

EXHIBIT 7: DRIVEWAY ANALYSIS

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Table 2: Trip Generation 2

Table 3: 2025 UF-BEBR Growth Rate 3

Table 4: Project Impact 4

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Figure 3: Project Driveway Volumes.....8

1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie* for the West Orange PD project. The property is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida.

Figure 1: Project Location

Parcel Control Numbers associated with this project are 2407-211-0001-000-0/-212-0001-000-3/-231-0000-000-5/-241-0001-000-3**.** Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcels included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network.

The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes. Exhibit 2 includes a copy of a conceptual site plan. Project build-out is expected in the year 2030.

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 12th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	6.21	24%	76%	T = 0.35(X) + 12.93	62%	38%	T = 0.48(X) + 7.35

According to Table 2, the Daily, AM and PM peak hour trips potentially generated due to the planned development are 2,795, 170 (41 In/129 Out) and 223 (138 In/85 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	450 DUs	2,795	41	129	170	138	85	223
Net Proposed Traffic		***2,795***	***41***	***129***	***170***	***138***	***85***	***223***

3. EXISTING CONDITIONS

Orange Avenue is the major roadway serving as primary access to the project. It consists of a four (4) lane divided road in the project vicinity.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 3 includes the St. Lucie County BEBR growth rates for Year 2030 based on data included in the BEBR Bulletin 198 from January 2024. Exhibit 3 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2030
		Range	2030	
St. Lucie	368,628	Low	381,600	0.44%
		Medium	423,900	1.88%
		High	466,300	3.31%

In order to provide a conservative analysis, the BEBR medium growth rate (1.88%) was used in this analysis to determine background traffic on the transportation network.

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Picos Rd To Orange Ave		880	5%	7	0.80%
Kings Hwy	Orange Ave to Angle Rd		920	3%	4	0.43%
I-95	Okeechobee Rd To Orange Ave		7,320	15%	21	0.29%
I-95	Orange Ave to Indrio Rd		7,320	15%	21	0.29%
Jenkins Rd	Peterson Rd to Orange Ave		920	10%	14	1.52%
Hartman Rd	Okeechobee Rd to Peterson Rd		750	5%	7	0.93%
Hartman Rd	Peterson Rd to Delaware Ave		540	5%	7	1.30%
Hartman Rd	Delaware Ave to Orange Ave		790	10%	14	1.77%
33rd St	Okeechobee Rd to Delaware Ave		750	1%	1	0.13%
33rd St	Delaware Ave to Orange Ave		790	3%	4	0.51%
Angle Rd	Orange Ave to Avenue D		840	2%	3	0.36%
Angle Rd	Avenue D to Avenue Q		580	2%	3	0.52%
25th St	Okeechobee Rd to Georgia Ave		1,630	5%	7	0.43%
25th St	Georgia Ave to Delaware Ave		1,630	5%	7	0.43%
25th St	Delaware Ave to Orange Ave		1,630	5%	7	0.43%
25th St	Orange Ave to Avenue D		1,630	5%	7	0.43%
25th St	Avenue D to Avenue Q		1,630	5%	7	0.43%
Delaware Ave	Hartman Rd to 33rd St		600	5%	7	1.17%
Delaware Ave	33rd St to 25th St		1,710	5%	7	0.41%
Delaware Ave	25th St to Okeechobee Rd		1,220	5%	7	0.57%
Orange Ave	Campbell Rd to Kings Hwy		1,070	2%	3	0.28%
Orange Ave	Kings Hwy to I-95		2,100	10%	14	0.67%
Orange Ave	I-95 to Jenkins Rd		2,100	40%	55	2.62%
Orange Ave	Jenkins Rd to Hartman Rd		2,100	50%	69	3.29%
Orange Ave	Hartman Rd to Angle Rd		2,100	40%	55	2.62%
Orange Ave	Angle Rd to 25th St		1,710	35%	48	2.81%
Avenue D	Angle Rd to 29th St		600	1%	1	0.17%
Avenue D	29th St to 25th St		790	3%	4	0.51%
Avenue D	25th St to 17th St		750	2%	3	0.40%

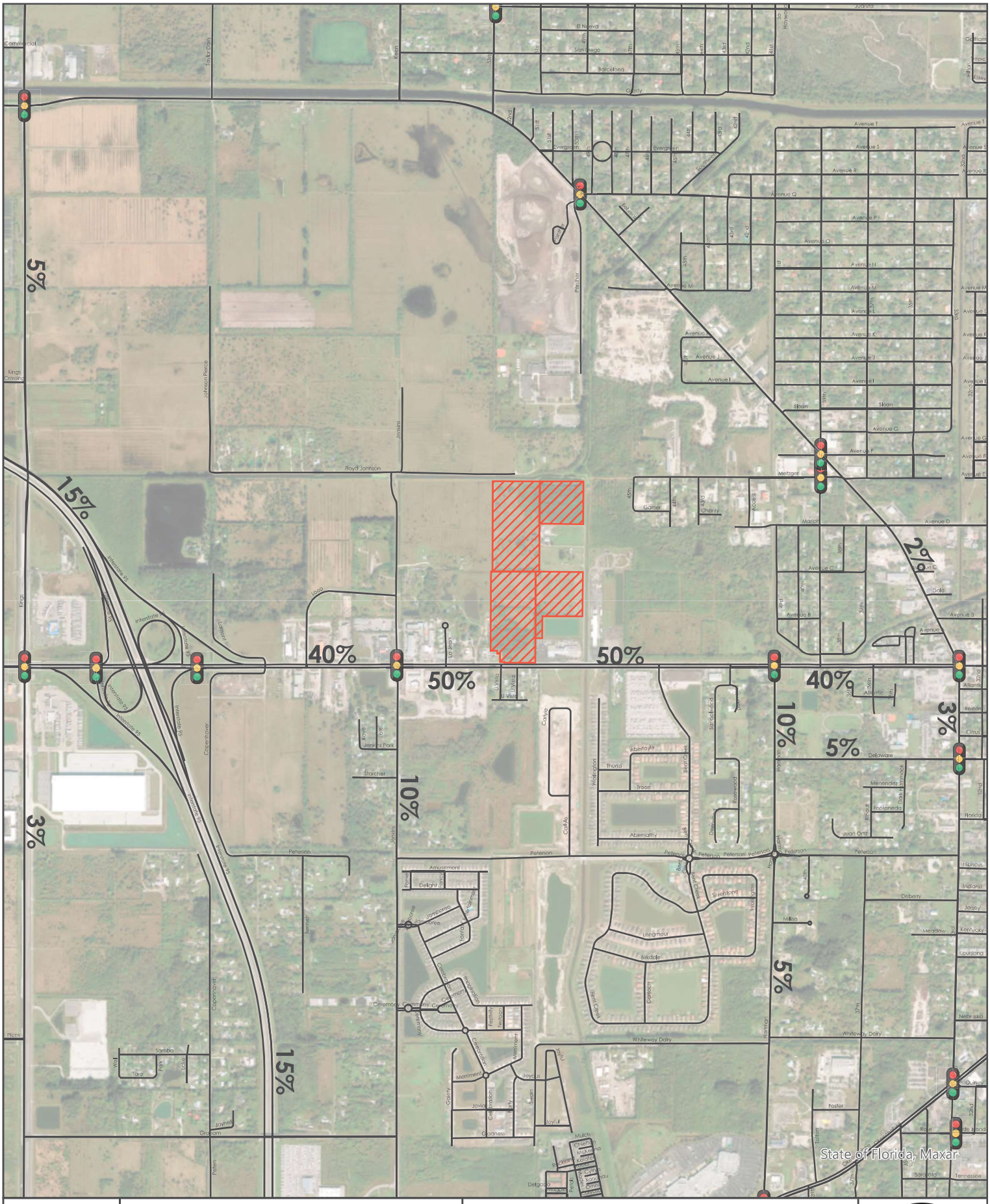

FIGURE 2:
TRAFFIC ASSIGNMENT
WEST ORANGE PD

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while the remaining Major Roadway Segments will consume less than five percent (5%).

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2025 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on the first accessible link as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the first accessible link meets the adopted service volume.

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Table 5: Peak Hour Link Analysis

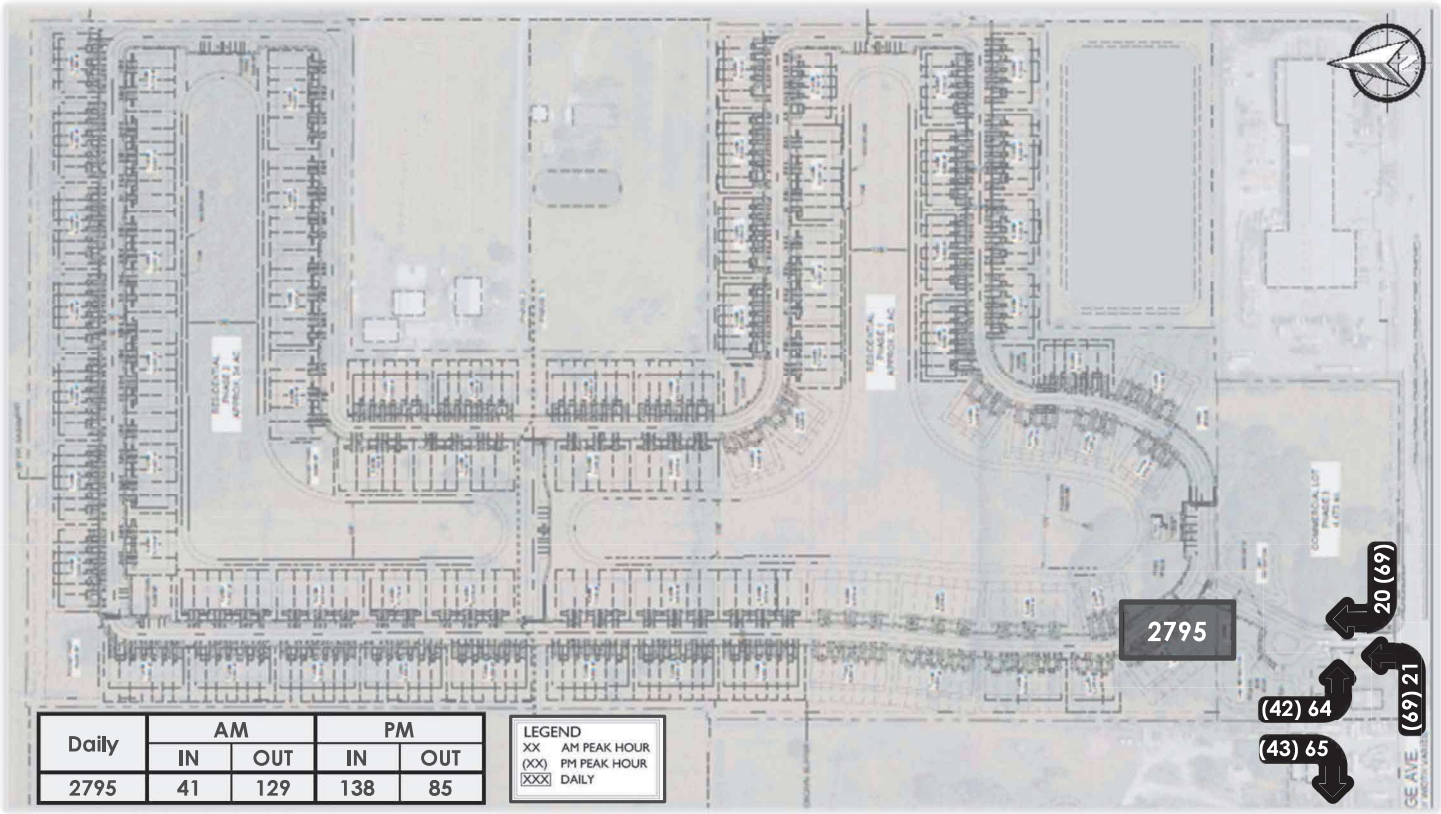
Road	From	To	Ln	2023 Traffic		2030 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Orange Ave	Jenkins Rd to Site		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES
Orange Ave	Site to Hartman Rd		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES

Peak Hour-Peak Direction	
AM	PM
129	138

[1] Calculated GR = 1.88%. See Table 3.

6. DRIVEWAY ANALYSIS

The West Orange PD development is proposing one (1) full driveway on Orange Avenue. According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. Likewise, the October 2023 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 457, *Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.



Daily	AM		PM	
	IN	OUT	IN	OUT
2795	41	129	138	85

Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the West Orange PD Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, an additional right turn lane is warranted. Exhibit 7 includes AM and PM driveway analyses.

AM and PM intersection operational analyses using Synchro 12 were carried out at the intersection of Orange Avenue and Vista Court which is proposed to serve as the main project access.

Table 6: Orange Avenue and Vista Court HCM

		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
AM	Volume	**42**	**1425**	**0**	**4**	**1126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**
	95% Queue Length	0.2	-	-	0	-	-	-	0.3	-	7.8	-	0.5
	Overall LOS	A											
PM	Volume	**73**	**1105**	**0**	**9**	**1373**	**69**	**0**	**0**	**2**	**43**	**0**	**45**
	95% Queue Length	0.6	-	-	0	-	-	-	0	-	6.0	-	0.4
	Overall LOS	B											

Orange Avenue in front of the subject site has a posted speed limit of 45 mph. Based on the 2025 FDOT Design Manual and the operational results presented in Table 6, a 210-foot eastbound left-turn lane (consisting of 160 feet of storage and a 50-foot taper) is warranted. The existing eastbound left-turn lane is 250 feet in length (200 feet of storage and a 50-foot taper). Therefore, the existing eastbound left-turn lane is sufficient to accommodate the anticipated demand generated by the proposed project.

A westbound right-turn lane is recommended. In accordance with the 2025 FDOT Design Manual, this lane should provide a total length of 185 feet, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

7. CONCLUSIONS AND RECOMMENDATIONS

The West Orange PD project is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida. The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes.

The proposed project will likely generate 2,795 daily trips where 170 (41 In/129 Out) trips will occur during the AM peak hour and 223 (138 In/85 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Orange Avenue between Jenkins Road and Hartman Road, at the existing intersection of Orange Avenue and Vista Court.

It is recommended that the eastbound left-turn lane at Okeechobee Road and Vista Court remain at its existing geometry, providing 200 feet of storage and a 50-foot taper, or as otherwise required by FDOT. In addition, a westbound right-turn lane is recommended at this intersection, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

At the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2024/25 - FY 2028/2029* shows ATMS - Arterial Traffic Mgmt improvements along Orange Avenue.

The proposed West Orange PD Property project has been evaluated in accordance with the *St. Lucie TPO Standardized Traffic Impact Study (TIS) Methodology and Procedures for St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie*. This analysis demonstrates that the proposed development will operate within the adopted Level of Service (LOS) standards on the roadway links significantly impacted by the project.

EXHIBIT 1: PROPERTY APPRAISER

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Property Identification

Site Address:	4918 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-211-0001-000-0**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19840**
Map ID:	24/07N
Zoning:	Planned De

Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.47
Land Size (SF):	368,953.2

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$487,000
Assessed value:	$188,633
Exemption value:	$0
Taxable value:	$188,633

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633/0355	XX00	WD	Tzimenatos Michael	$720,000
Sep 29, 2005	2470/1081	XX01	QC	Tzimenatos Sophie	$100
May 1, 1984	0432/1152	XX00	CV		$65,000
Feb 1, 1973	0211/0473	XX00	CV		$25,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

Building and SFYI	$0
Land	$487,000
Just/Market	$487,000
Ag Credit	$0
Save Our Homes or 10% Cap	$298,367
Assessed	$188,633
Exemptions	$0
Taxable	$188,633

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	8.47	North St. Lucie Water Management District	$211.75
2023	23.3	Fort Pierce Stormwater Charge	$1,607.70

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

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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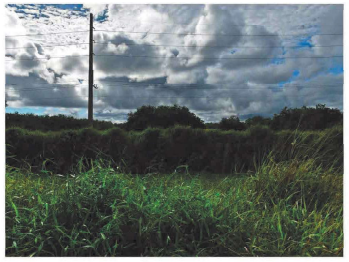
Property Identification

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-212-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19841**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.45
Land Size (SF):	847,242

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Earthstar Geographics Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$559,200
Assessed value:	$403,651
Exemption value:	$0
Taxable value:	$403,651

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2553/0149	XX02	WD	Hoeffner Thomas	$100
Feb 12, 1999	1234/0743	XX01	WD	Hoeffner Bernard A	$100
Feb 1, 1985	0457/1668	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$559,200
Just/Market	$559,200
Ag Credit	$0
Save Our Homes or 10% Cap	$155,549
Assessed	$403,651
Exemptions	$0
Taxable	$403,651

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	19.45	North St. Lucie Water Management District	$486.25
2023	53.2	Fort Pierce Stormwater Charge	$3,670.80

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address:	5220 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-231-0000-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19845**
Map ID:	24/07N
Zoning:	Planned De

Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC) (OR 402-1934: 2794-89)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.36
Land Size (SF):	799,762

Map

Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$1,319,600
Assessed value:	$1,182,699
Exemption value:	$0
Taxable value:	$1,182,699

Important

Property taxes are subject to change upon change of ownership.

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

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794/0089	XX00	WD	Turner James R	$3,301,800
Jun 1, 1983	0402/1934	XX00	CV		$208,200

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$1,319,600
Just/Market	$1,319,600
Ag Credit	$0
Save Our Homes or 10% Cap	$136,901
Assessed	$1,182,699
Exemptions	$0
Taxable	$1,182,699

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	18.36001	North St. Lucie Water Management District	$459.00
2023	49.8	Fort Pierce Stormwater Charge	$3,436.20

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

Permits

Number	Issue Date	Description	Amount	Fees
C97-110086	Nov 12, 1997	Demolition	$0	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-241-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19864**
Map ID:	24/07N
Zoning:	Planned De

Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.37
Land Size (SF):	451,717

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$596,300
Assessed value:	$213,862
Exemption value:	$0
Taxable value:	$213,862

Important

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/ Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2558/0149	XX02	WD	Hoeffner (TR) Thomas	$100
Feb 19, 1999	1234/0749	XX01	WD	BERNARD A HOEFFNER GROVES INC	$11,200
Apr 30, 1990	0689/2904	XX01	WD	A P HOEFFNER SONS INC	$0
Jan 1, 1979	0322/2838	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF

Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$596,300
Just/Market	$596,300
Ag Credit	$0
Save Our Homes or 10% Cap	$382,438
Assessed	$213,862
Exemptions	$0
Taxable	$213,862

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

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

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	10.34972	North St. Lucie Water Management District	$258.74
2023	28.2	Fort Pierce Stormwater Charge	$1,945.80

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

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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EXHIBIT 2: CONCEPTUAL SITE PLAN

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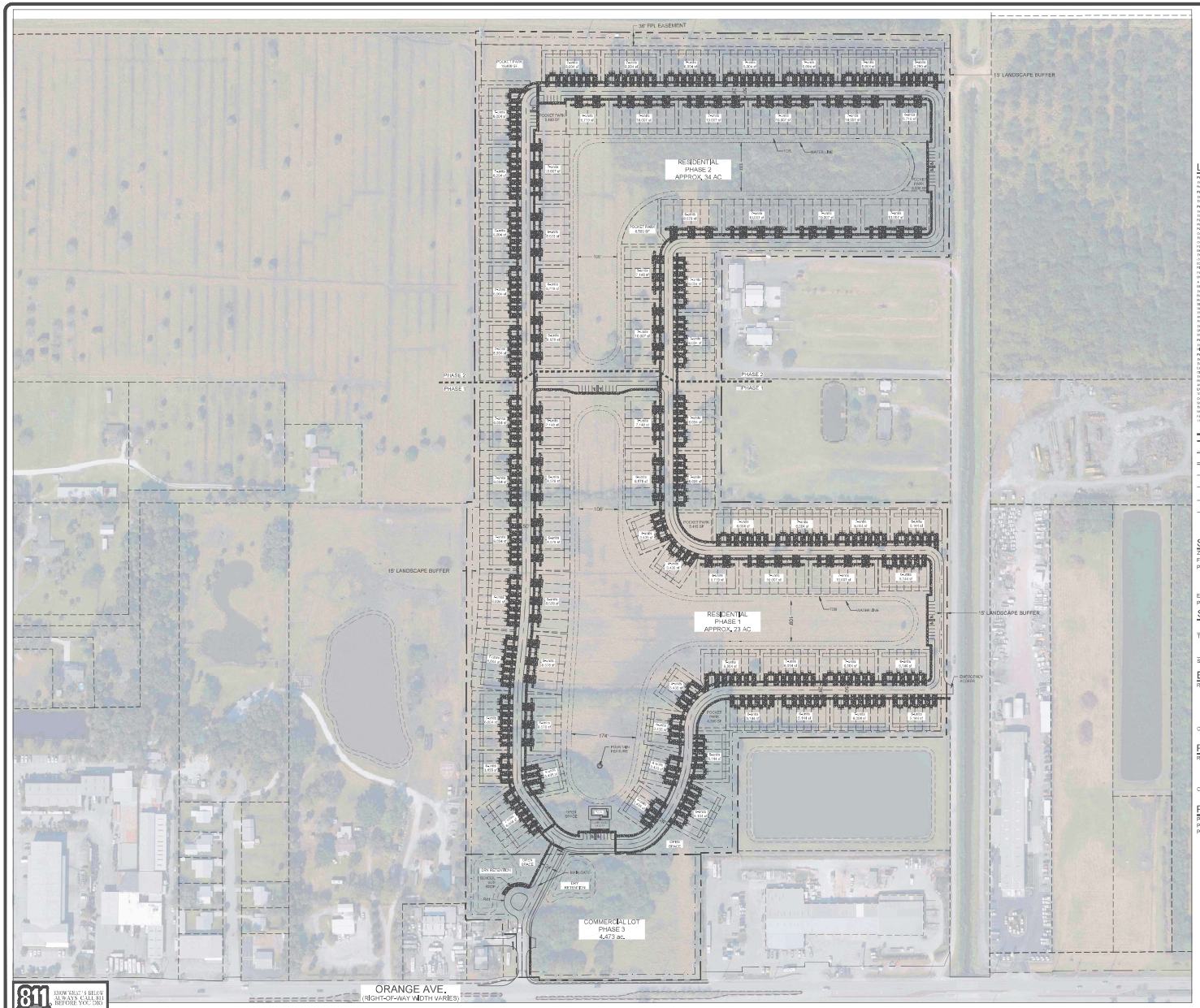

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.sunshine811.com

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:

PARCEL 2:

PARCEL 3:

PARCEL 4:

PARCEL 5:

PARCEL 6:

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE	RESIDENTIAL-HIGH (RH)
PCN	2407-211-0001-000-0 2407-212-0001-000-0 2407-231-0000-000-5 2407-241-0001-000-3
EXISTING USE	VACANT
PROPOSED USE	PLANNED DEVELOPMENT ZONE (PD)

SITE AREAS

RESIDENTIAL	2,277,491 SF	52.284 AC	92.12%
COMMERCIAL	194,844 SF	4.473 AC	7.88%
TOTAL SITE AREA	2,472,335 SF	56.757 AC	100.00%
STORMWATER POND	405,108 SF	9.30 AC	94.13%
DRY RETENTION	25,265 SF	0.58 AC	5.87%
STORMWATER AREA	430,373 SF	9.88 AC	17.40%

BUILDING DATA

RESIDENTIAL		
CLUBHOUSE:	1,400 SF	
TOTAL TOWNHOME UNITS:	450	100%
RIPER MODEL:	288	64%
NEPTUNE MODEL:	162	36%
TOTAL DENSITY	8.61 Du/ AC	
LOT COVERAGE	50% MAX	
COMMERCIAL		
TOTAL BLDG. COVERAGE:	TBD	

PARKING DATA

RESIDENTIAL PARKING PROVIDED
CLUBHOUSE: 7 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES: 41 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
*NOT INCLUDING CLUBHOUSE SPACES

COMMERCIAL PARKING PROVIDED
TBD

PHASING SCHEDULE

PHASE I APPROX. 34 AC - 256 DWELLING UNITS
PHASE II APPROX. 23 AC - 194 DWELLING UNITS
PHASE III 4.474 AC - COMMERCIAL LOT (FUTURE DEVELOPMENT)

GRAPHIC SCALE
0 125 250
1" = 125'

REDTAIL LDG
p. 772-742-1555
www.redtailldg.com

DESIGNED BY	RH
DRAWN BY	DT
FILENAME	
LAYOUT	
SCALE	1" = 125'
DATE	03/16/2026

REVISION COMMENTS
DATE

WEST ORANGE
5220 ORANGE AVE.
FINAL PD SITE PLAN
CITY OF FT. PIERCE
FLORIDA

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EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

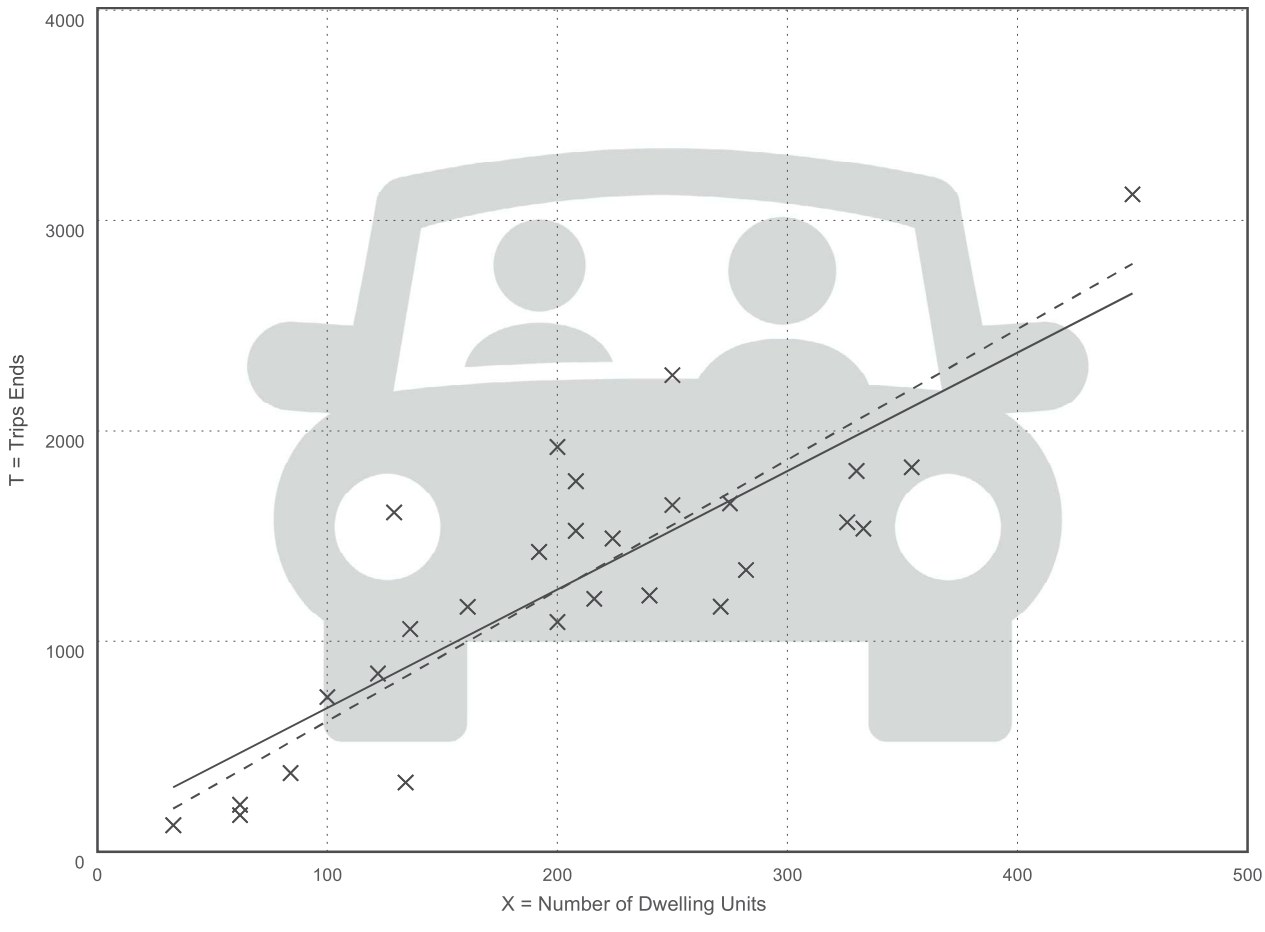
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

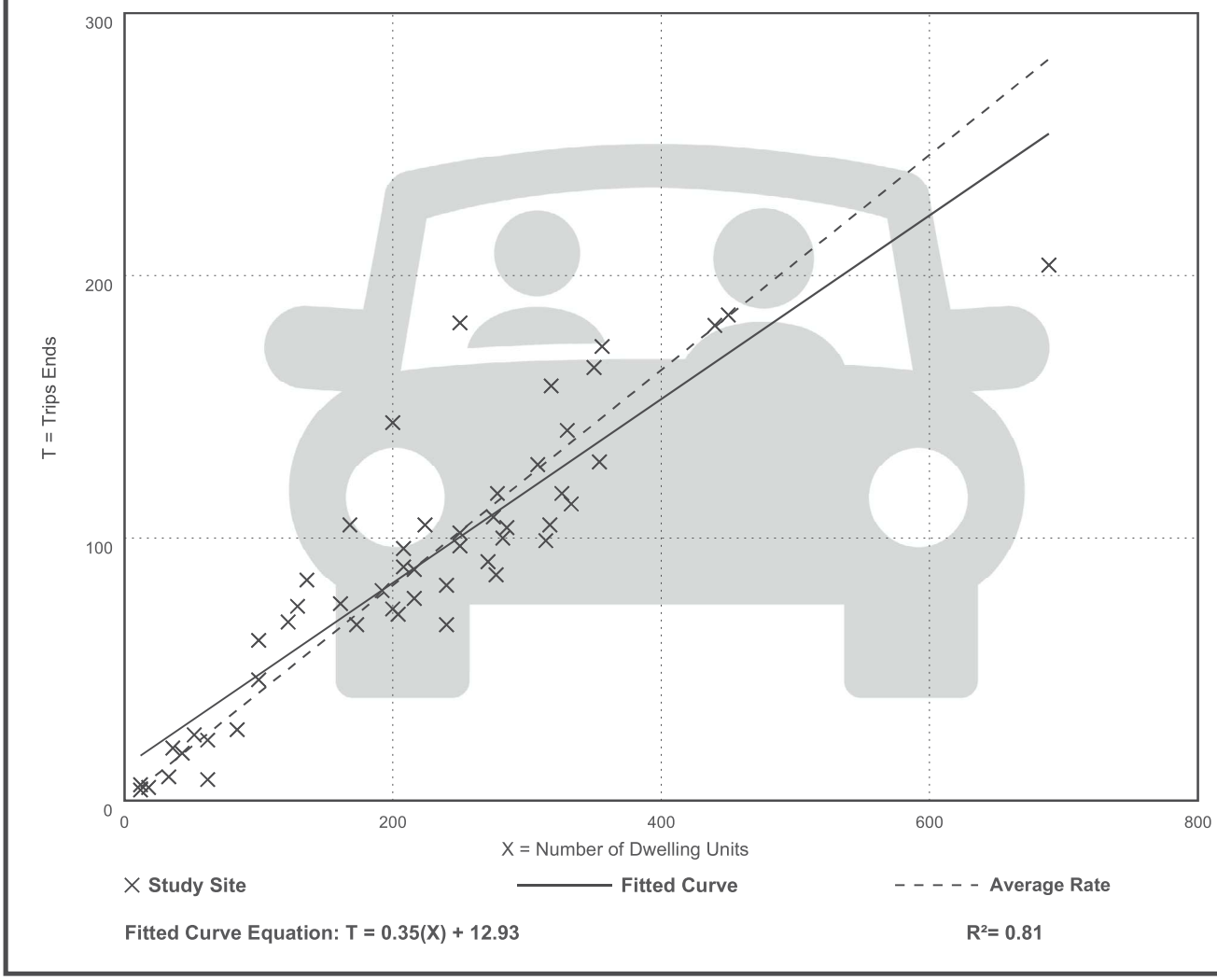
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



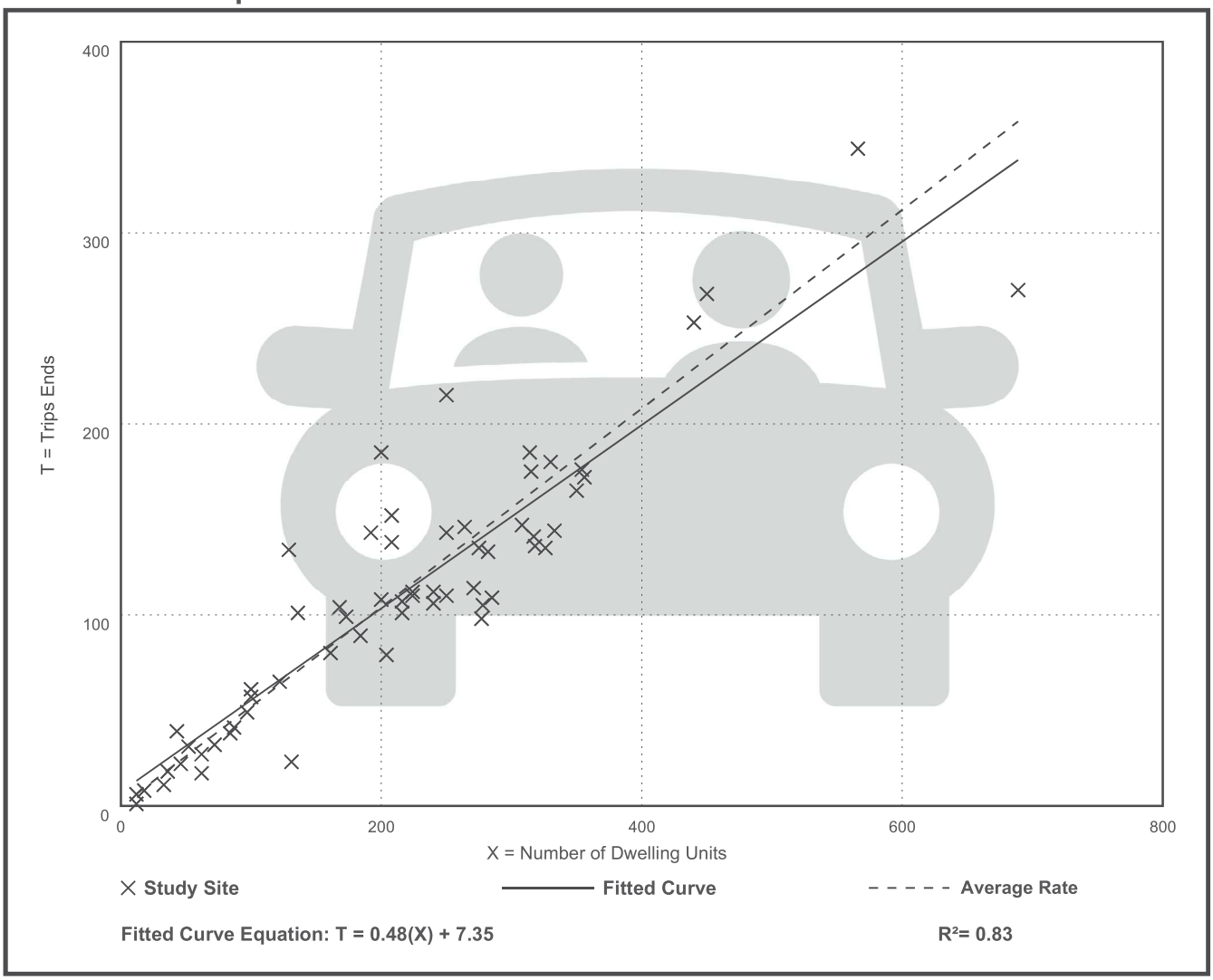
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

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College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 57, Bulletin 198
January 2024

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000
NASSAU	100,763						
Low		97,300	101,400	103,400	103,800	102,800	101,300
Medium		105,700	116,600	125,700	133,500	139,900	145,800
High		114,200	131,700	148,000	163,200	177,000	190,200
OKALOOSA	219,260						
Low		211,400	212,900	211,500	208,500	204,700	200,600
Medium		224,900	236,500	245,200	251,900	257,500	262,200
High		238,400	260,200	278,900	295,400	310,300	323,800
OKEECHOBEE	39,591						
Low		37,800	36,600	35,500	34,500	33,500	32,600
Medium		39,800	40,000	40,300	40,500	40,600	40,800
High		41,800	43,400	45,000	46,400	47,700	48,900
ORANGE	1,492,951						
Low		1,454,400	1,497,700	1,513,900	1,510,700	1,496,500	1,479,200
Medium		1,547,200	1,664,100	1,755,300	1,825,600	1,882,400	1,933,600
High		1,640,000	1,830,500	1,996,600	2,140,500	2,268,300	2,388,000
OSCEOLA	439,225						
Low		436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
PALM BEACH	1,532,718						
Low		1,489,100	1,503,700	1,500,300	1,485,500	1,463,900	1,440,800
Medium		1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
High		1,645,800	1,783,100	1,899,800	1,999,500	2,084,900	2,161,300
PASCO	610,743						
Low		598,400	624,100	640,000	644,400	644,100	642,200
Medium		636,600	693,400	742,100	778,700	810,200	839,500
High		674,800	762,800	844,100	913,000	976,300	1,036,700
PINELLAS	974,689						
Low		943,000	926,100	909,600	893,000	877,200	862,600
Medium		982,200	995,900	1,007,800	1,017,600	1,025,900	1,033,000
High		1,021,500	1,065,600	1,106,100	1,142,300	1,174,700	1,203,500
POLK	797,616						
Low		782,400	817,400	838,800	845,700	846,100	844,100
Medium		832,400	908,200	972,600	1,022,000	1,064,300	1,103,400
High		882,300	999,000	1,106,300	1,198,400	1,282,500	1,362,700
PUTNAM	75,906						
Low		72,600	71,000	69,000	66,900	65,100	63,500
Medium		76,400	77,600	78,100	78,500	79,000	79,400
High		80,300	84,200	87,300	90,100	92,800	95,300
ST. JOHNS	315,317						
Low		313,800	341,200	359,500	368,300	372,800	375,100
Medium		337,400	385,500	426,700	459,000	487,300	513,900
High		361,000	429,800	493,900	549,600	601,800	652,600
ST. LUCIE	368,628						
Low		362,300	381,600	394,000	400,600	404,500	406,000
Medium		385,400	423,900	456,800	484,200	508,800	530,700
High		408,600	466,300	519,600	567,700	613,100	655,400

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS REPORT

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,200	2025	750	407	D	0.54	413	D	0.55
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	5,879	2023	750	332	C	0.44	335	C	0.45
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	5,879	2023	540	332	D	0.61	335	D	0.62
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,569	2024	540	573	E	1.06	567	E	1.05
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,569	2024	750	573	D	0.76	567	D	0.76
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,680	2024	750	620	D	0.83	546	D	0.73
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,680	2024	540	620	F	1.15	546	E	1.01
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,680	2024	790	620	D	0.78	546	D	0.69
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,773	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SHINN RD to CAMPBELL RD	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	CAMPBELL RD to KINGS HWY	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	KINGS HWY to I-95	940041	18,044	2024							
ORANGE AVE	I-95 to JENKINS RD	940035	15,959	2024							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	18,256	2024							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	18,256	2024							
ORANGE AVE	ANGLE RD to 25TH ST	940151	8,946	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	14,095	2024							
ORANGE AVE	17TH ST to 13TH ST	945040	14,095	2024							
ORANGE AVE	13TH ST to 10TH ST	945040	14,095	2024							
ORANGE AVE	10TH ST to 7TH ST	940155	10,375	2024							
ORANGE AVE	7TH ST to US 1	945134	7,977	2024							
ORANGE AVE	US 1 to 2ND ST	760	3,500	2025	600	328	D	0.55	330	D	0.55
ORANGE AVE	2ND ST to INDIAN RIVER DR	760	3,500	2025	750	328	C	0.44	330	C	0.44
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,986	2022	700	154	C	0.22	133	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,935	2023	540	170	C	0.31	129	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	747	6,300	2025	700	375	C	0.54	354	C	0.51
PARR DR	ROSSER BLVD to SAVONA BLVD	747	6,300	2025	630	375	C	0.60	354	C	0.56
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,857	2021	630	370	C	0.59	412	C	0.65
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	11,445	2024	920	824	C	0.90	827	C	0.90

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
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Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	SHINN RD to CAMPBELL RD	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	KINGS HWY to I-95	18,080	2,100	910	C	0.43	910	C	0.43
ORANGE AVE	I-95 to JENKINS RD	14,693	2,100	717	C	0.34	717	C	0.34
ORANGE AVE	JENKINS RD to HARTMAN RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	HARTMAN RD to ANGLE RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	ANGLE RD to 25TH ST	9,547	1,710		B			B	
ORANGE AVE	25TH ST to 17TH ST	13,554	1,630	661	C	0.41	661	C	0.41
ORANGE AVE	17TH ST to 13TH ST	13,554	1,710	661	C	0.39	661	C	0.39
ORANGE AVE	13TH ST to 10TH ST	13,554	750	661	D	0.88	661	D	0.88
ORANGE AVE	10TH ST to 7TH ST	9,873	600	482	D	0.80	482	D	0.80
ORANGE AVE	7TH ST to US 1	7,622	600	372	D	0.62	372	D	0.62
ORANGE AVE	US 1 to 2ND ST	4,209	600	209	C	0.35	209	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	4,209	750	209	C	0.28	209	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	DARWIN BLVD to TULIP BLVD	2,100	540	184	C	0.34	140	C	0.26
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	ROSSER BLVD to SAVONA BLVD	2,283	630	177	C	0.28	153	C	0.24
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	5,417	630	343	C	0.54	381	C	0.61
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	11,327	920	778	C	0.85	637	C	0.69
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	15,129	2,100	699	C	0.33	699	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	2,195	540	163	C	0.30	150	C	0.28
PICOS RD	CAMPBELL RD to KINGS HWY	1,300	540	87	C	0.16	87	C	0.16
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	16,735	700	774	F	1.11	774	F	1.11
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	34,500	3,020	1,765	C	0.58	1,744	C	0.58
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	44,000	3,170	2,481	C	0.78	2,389	C	0.75

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2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

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						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,026	2022	920	109	C	0.12	109	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,416	2024	880	279	C	0.32	275	C	0.31
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,548	2024	700	327	C	0.47	310	C	0.44
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,285	2024	1,580	611	B	0.39	618	B	0.39
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,285	2024	2,000	611	B	0.31	618	B	0.31
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	10,058	2024							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	10,058	2024							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	10,058	2024							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	10,058	2024							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	10,058	2024							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,458	2024							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,829	2024							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	42	2022	790	6	C	0.01	6	C	0.01
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	768	9,800	2025	750	559	D	0.75	613	D	0.82
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,752	2022	790	142	C	0.18	104	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	769	2,000	2025	870	144	C	0.17	150	C	0.17
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	3,024	2021	540	175	C	0.32	198	C	0.37

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

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Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	529	23,683	2023	2,000	1,393	C	0.70	1,147	C	0.57
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	609	21,514	2024	2,000	1,108	C	0.55	1,080	C	0.54
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	DELAWARE AVE to ORANGE AVE	780	22,500	2025	1,630	1,088	D	0.67	1,149	D	0.70
25TH ST	ORANGE AVE to AVENUE D	610	20,161	2023	1,630	1,003	D	0.62	1,161	D	0.71
25TH ST	AVENUE D to AVENUE Q	781	18,500	2025	1,630	1,005	D	0.62	1,196	D	0.73
25TH ST	AVENUE Q to JUANITA AVE	781	18,500	2025	2,000	1,005	C	0.50	1,196	C	0.60
25TH ST	JUANITA AVE to ST LUCIE BLVD	782	13,000	2025	2,100	805	C	0.38	959	C	0.46
25TH ST	ST LUCIE BLVD to US 1	783	7,700	2025	2,100	479	C	0.23	433	C	0.21
29TH ST	AVENUE D to ORANGE AVE	774	4,100	2025	790	216	C	0.27	220	C	0.28
29TH ST	AVENUE D to AVENUE Q	774	4,100	2025	790	216	C	0.27	220	C	0.28
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,596	2023	750	374	D	0.50	336	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	763	6,400	2025	790	368	C	0.47	389	C	0.49
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,334	2023	540	386	D	0.71	332	D	0.61
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,334	2023	790	386	C	0.49	332	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,730	2021	750	232	C	0.31	250	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,334	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	931	2022	750	66	C	0.09	68	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,858	2024	2,100	1,007	C	0.48	1,025	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	15,445	2024	2,000	820	C	0.41	873	C	0.44
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2025	2,100	1,186	C	0.56	1,111	C	0.53
ANGLE RD	ORANGE AVE to AVENUE D	100	8,834	2024	790	476	D	0.60	464	D	0.59
ANGLE RD	AVENUE D to AVENUE Q	100	8,834	2024	540	476	D	0.88	464	D	0.86
ANGLE RD	AVENUE Q to 53RD ST	615	8,345	2023	600	559	D	0.93	503	D	0.84
ANGLE RD	53RD ST to KEEN RD	616	5,931	2023	630	373	C	0.59	321	C	0.51
ANGLE RD	KEEN RD to KINGS HWY	616	5,931	2023	880	373	C	0.42	321	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,811	2022	1,070	237	B	0.22	228	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	770	2,400	2025	1,070	161	B	0.15	155	B	0.14
AVENUE A	7TH ST to US 1	765	2,000	2025	790	231	C	0.29	234	C	0.30

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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Please refer to FDOT sources for detailed data on FDOT traffic counts.

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EXHIBIT 6: FIVE YEAR WORK PROGRAM

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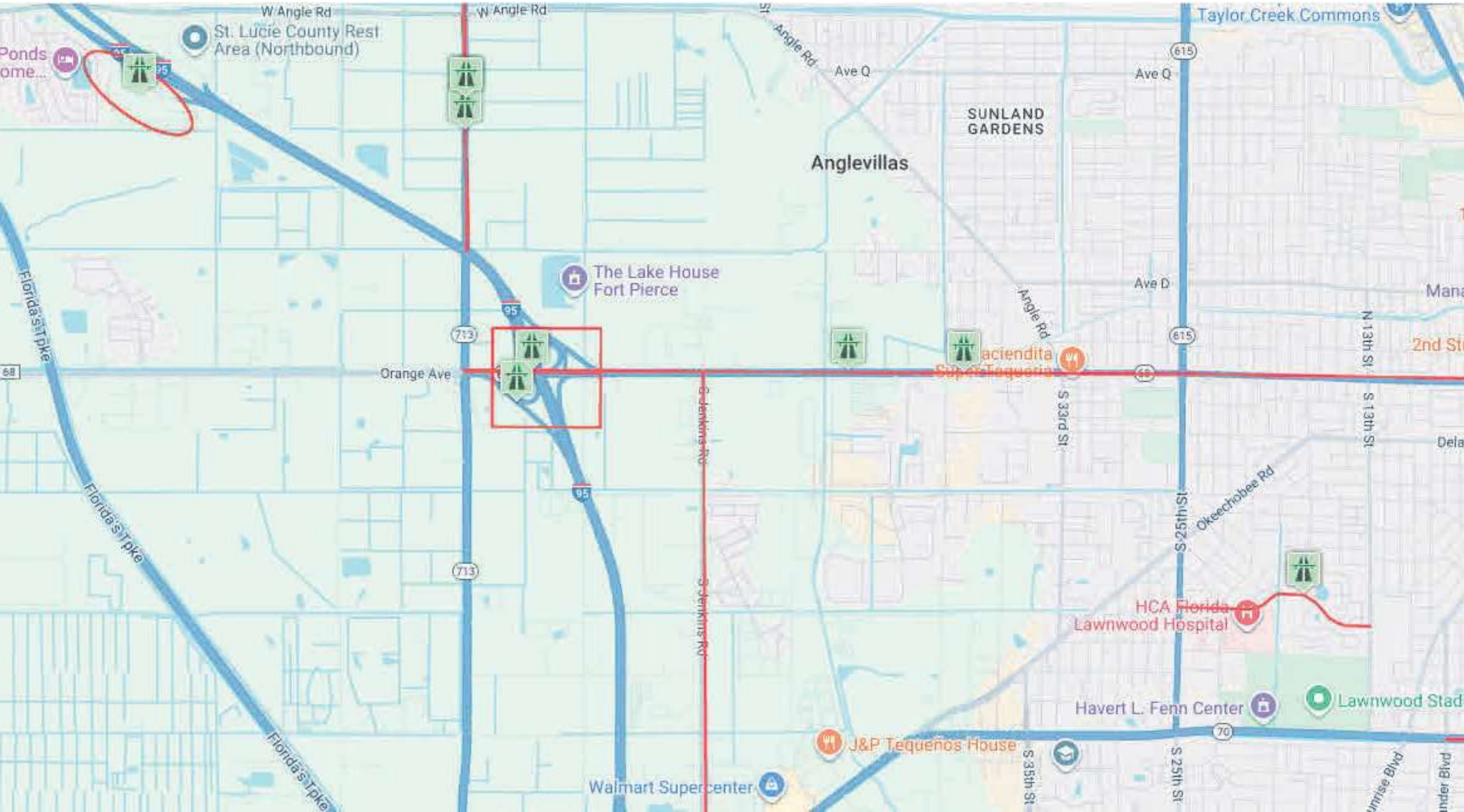
Map Menu

Add a comment by clicking on the location for your comment, then fill out the pop up form



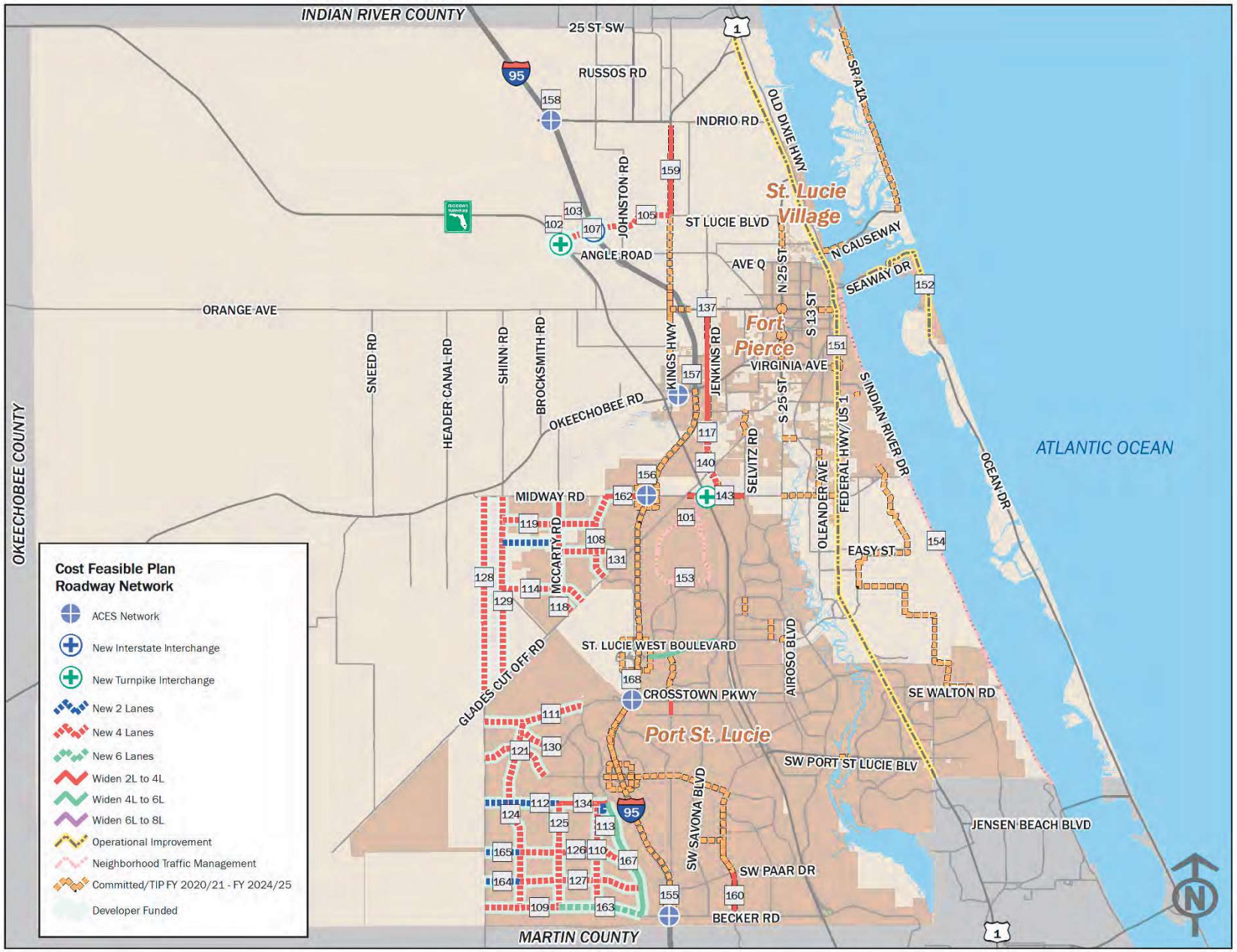


Figure 8-1. Cost Feasible Plan – Roadway Network

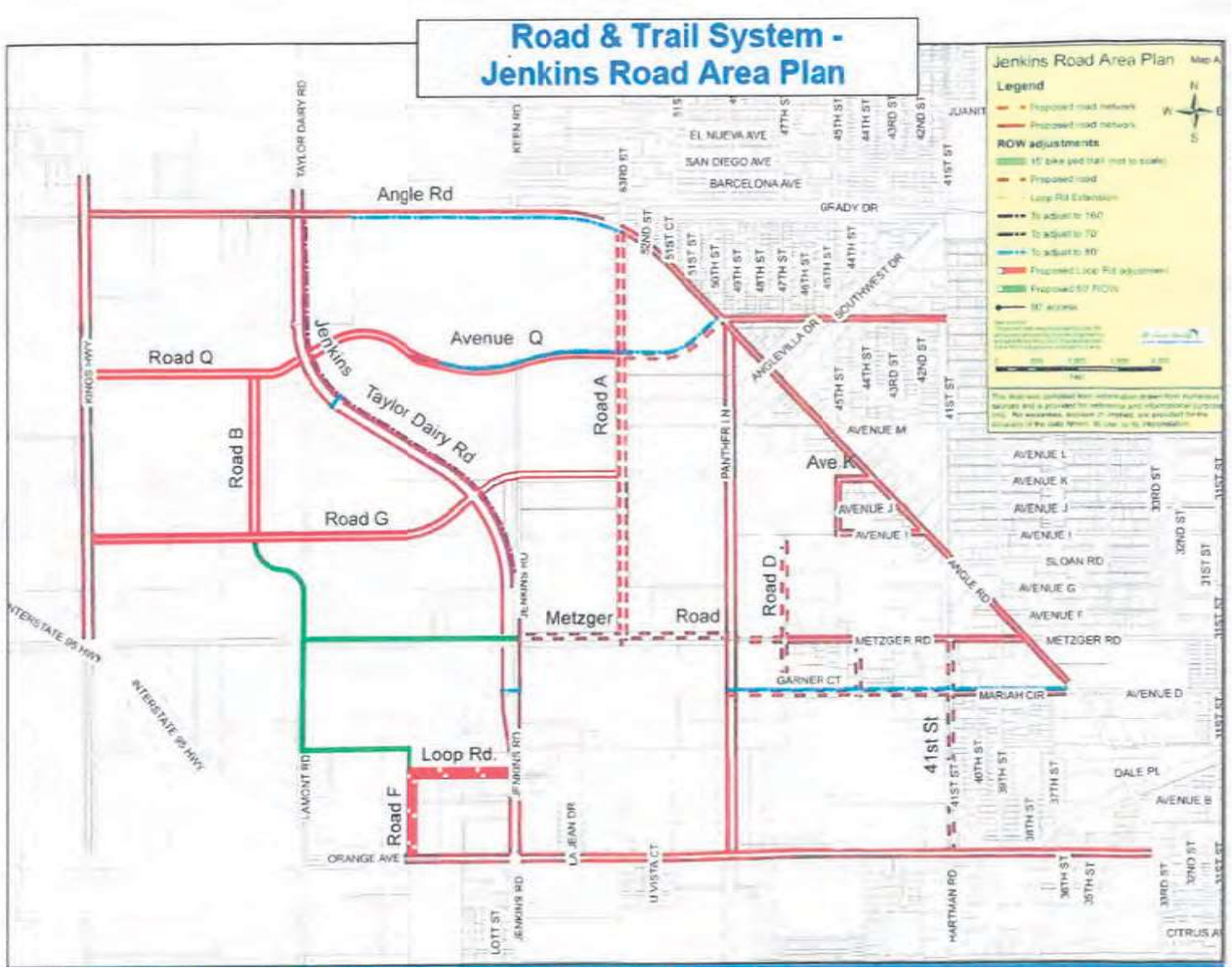

Road & Trail System -
Jenkins Road Area Plan
Jenkins Road Area Plan
Legend
ROW adjustments
Angle Rd
Avenue Q
Road Q
Road B
Road G
Jenkins
Taylor Dairy Rd
Road A
Road D
Metzger Road
Loop Rd.
Road F
Ave K
41st St
TAYLOR DAIRY RD
KINGS HWY
INTERSTATE 99 HWY
JENKINS RD
LAMONT RD
ORANGE AVE
EL NUEVA AVE
SAN DIEGO AVE
BARCELONA AVE
GRADY DR
SOUTHWEST DR
ANGLEVILLA DR
PANTHER LN
AVENUE M
AVENUE L
AVENUE K
AVENUE J
AVENUE I
SLOAN RD
AVENUE G
AVENUE F
METZGER RD
GARNER CT
MARIAH CIR
AVENUE D
DALE PL
AVENUE B
HARTMAN RD
CITRUS A

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EXHIBIT 7: DRIVEWAY ANALYSIS

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Intersection Volume Development

Orange Ave (SR 68) & Vista Ct
West Orange PD

Input Data

GR	=	1.88%
Peak Season	=	1.11
Traffic Count Year	=	2025
Buildout Year	=	2030
Years	=	5

AM Peak Hour		PM Peak Hour		West Orange PD
In	Out	In	Out	
41	129	138	85	450 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	17	1,170	0	4	924	2	2	0	1	0	0	0
Existing Peak Hour Conditions	**19**	**1,299**	**0**	**4**	**1,026**	**2**	**2**	**0**	**1**	**0**	**0**	**0**
2030 Historic Growth	21	1,425	0	4	1,126	2	2	0	1	0	0	0
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	21	-	-	-	-	20	-	-	-	64	-	65
2030 Future Conditions with Build	**42**	**1,425**	**0**	**4**	**1,126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	4	907	0	7	1,127	0	0	0	2	1	0	2
Existing Peak Hour Conditions	**4**	**1,007**	**0**	**8**	**1,251**	**0**	**0**	**0**	**2**	**1**	**0**	**2**
2030 Historic Growth	4	1,105	0	9	1,373	0	0	0	2	1	0	2
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	69	-	-	-	-	68	-	-	-	42	-	43
2030 Future Conditions with Build	**73**	**1,105**	**0**	**9**	**1,373**	**68**	**0**	**0**	**2**	**43**	**0**	**45**

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.955			0.850	
Flt Protected	0.950			0.950				0.968		0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Flt Permitted	0.950			0.950				0.968		0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	44	1500	0	4	1185	23	2	0	1	67	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	44	1500	0	4	1185	23	0	3	0	67	68	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	20.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	1500	0	4	1185	23	2	0	1	67	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1208	0	0	1500	0	0	2189	2805	750	2032	2782	593
Stage 1	-	-	-	-	-	-	1588	1588	-	1194	1194	-
Stage 2	-	-	-	-	-	-	601	1217	-	838	1588	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	573	-	-	443	-	-	25	18	354	~ 33	19	449
Stage 1	-	-	-	-	-	-	112	166	-	198	258	-
Stage 2	-	-	-	-	-	-	454	252	-	327	166	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	573	-	-	443	-	-	20	16	354	~ 30	17	449
Mov Cap-2 Maneuver	-	-	-	-	-	-	20	16	-	~ 30	17	-
Stage 1	-	-	-	-	-	-	104	153	-	196	256	-
Stage 2	-	-	-	-	-	-	381	249	-	301	153	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.34	0.05	145.88	$ 421.65
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	29	573	-	-	443	-	-	30	449
HCM Lane V/C Ratio	0.11	0.077	-	-	0.01	-	-	2.214	0.152
HCM Ctrl Dly (s/v)	145.9	11.8	-	-	13.2	-	-	$ 835.2	14.5
HCM Lane LOS	F	B	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	0.3	0.2	-	-	0	-	-	7.8	0.5

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.865			0.850	
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	77	1163	0	9	1445	72	0	0	2	45	0	47
Shared Lane Traffic (%)												
Lane Group Flow (vph)	77	1163	0	9	1445	72	0	2	0	45	47	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 61.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	16.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	77	1163	0	9	1445	72	0	0	2	45	0	47

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1517	0	0	1163	0	0	2058	2853	582	2199	2781	723
Stage 1	-	-	-	-	-	-	1317	1317	-	1464	1464	-
Stage 2	-	-	-	-	-	-	742	1536	-	735	1317	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	436	-	-	596	-	-	32	17	457	~ 25	19	369
Stage 1	-	-	-	-	-	-	166	225	-	135	191	-
Stage 2	-	-	-	-	-	-	374	176	-	377	225	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	436	-	-	596	-	-	23	14	457	~ 20	15	369
Mov Cap-2 Maneuver	-	-	-	-	-	-	23	14	-	~ 20	15	-
Stage 1	-	-	-	-	-	-	137	186	-	132	188	-
Stage 2	-	-	-	-	-	-	321	173	-	309	186	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.93	0.07	12.92	$ 486.74
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	457	436	-	-	596	-	-	20	369
HCM Lane V/C Ratio	0.005	0.176	-	-	0.016	-	-	2.256	0.128
HCM Ctrl Dly (s/v)	12.9	15	-	-	11.1	-	-	$ 979.2	16.2
HCM Lane LOS	B	C	-	-	B	-	-	F	C
HCM 95th %tile Q(veh)	0	0.6	-	-	0	-	-	6	0.4

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

KMF Traffic Group, LLC
(772) 924-6993
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Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 1

Groups Printed- All traffic

	Vista Ct NB				Driveway SB				Orange Ave EB				Orange Ave WB				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Int. Total
07:00 AM	1	0	0	2	0	0	0	0	0	239	0	1	0	221	0	0	464
07:15 AM	1	0	1	1	0	0	0	0	0	285	0	2	0	235	0	0	525
07:30 AM	0	0	0	0	0	0	0	0	0	382	0	4	0	226	0	0	612
07:45 AM	0	0	0	0	0	0	0	0	1	264	0	9	1	242	2	3	522
Total	2	0	1	3	0	0	0	0	1	1170	0	16	1	924	2	3	2123
08:00 AM	1	0	0	0	0	0	1	0	0	240	0	1	1	163	1	1	409
08:15 AM	0	0	0	0	0	0	0	0	0	196	0	0	2	173	0	0	371
08:30 AM	1	0	0	0	0	0	0	0	0	199	0	0	0	164	1	0	365
08:45 AM	0	0	2	1	0	0	0	0	0	161	0	2	0	146	0	1	313
Total	2	0	2	1	0	0	1	0	0	796	0	3	3	646	2	2	1458
*** PM ***																	
04:00 PM	0	0	0	0	0	0	1	0	1	216	0	2	7	285	0	1	513
04:15 PM	1	0	0	0	0	0	0	1	0	196	7	2	2	201	2	3	415
04:30 PM	0	0	1	0	0	0	1	0	0	193	0	3	1	210	0	0	409
04:45 PM	0	0	1	1	0	0	0	0	0	201	0	1	2	249	0	1	456
Total	1	0	2	1	0	0	2	1	1	806	7	8	12	945	2	5	1793
05:00 PM	0	0	0	0	0	0	0	0	0	232	0	0	0	372	0	0	604
05:15 PM	0	0	1	0	0	0	0	0	0	225	0	0	4	274	0	0	504
05:30 PM	0	0	0	0	1	0	2	0	1	249	0	2	0	232	0	0	487
05:45 PM	0	0	0	0	1	0	0	0	0	210	1	3	3	195	0	0	413
Total	0	0	1	0	2	0	2	0	1	916	1	5	7	1073	0	0	2008
Grand Total	5	0	6	5	2	0	5	1	3	3688	8	32	23	3588	6	10	7382
Apprch %	31.2	0	37.5	31.2	25	0	62.5	12.5	0.1	98.8	0.2	0.9	0.6	98.9	0.2	0.3	
Total %	0.1	0	0.1	0.1	0	0	0.1	0	0	50	0.1	0.4	0.3	48.6	0.1	0.1	

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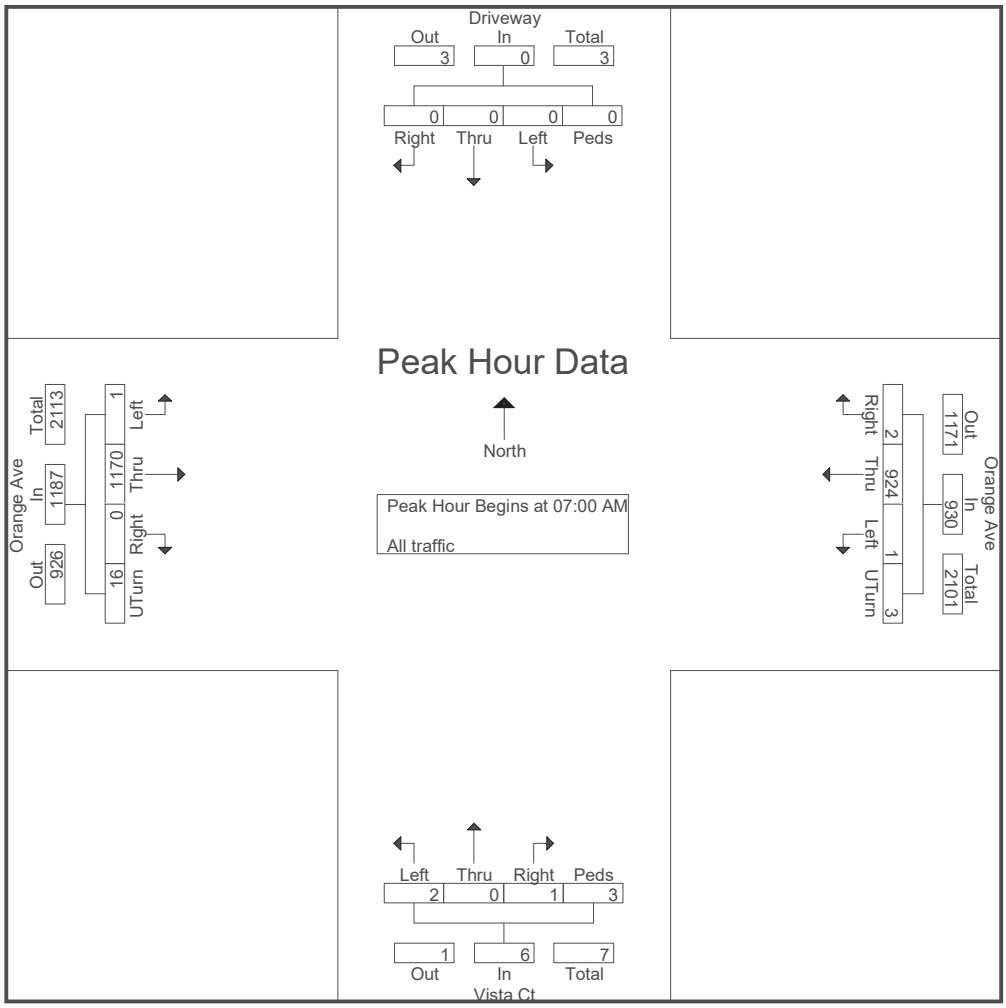
Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 2

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	0	0	2	3	0	0	0	0	0	0	239	0	1	240	0	221	0	0	221	464
07:15 AM	1	0	1	1	3	0	0	0	0	0	0	285	0	2	287	0	235	0	0	235	525
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	382	0	4	386	0	226	0	0	226	612
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	264	0	9	274	1	242	2	3	248	522
Total Volume	2	0	1	3	6	0	0	0	0	0	1	1170	0	16	1187	1	924	2	3	930	2123
% App. Total	33.3	0	16.7	50		0	0	0	0		0.1	98.6	0	1.3		0.1	99.4	0.2	0.3		
PHF	.500	.000	.250	.375	.500	.000	.000	.000	.000	.000	.250	.766	.000	.444	.769	.250	.955	.250	.250	.938	.867



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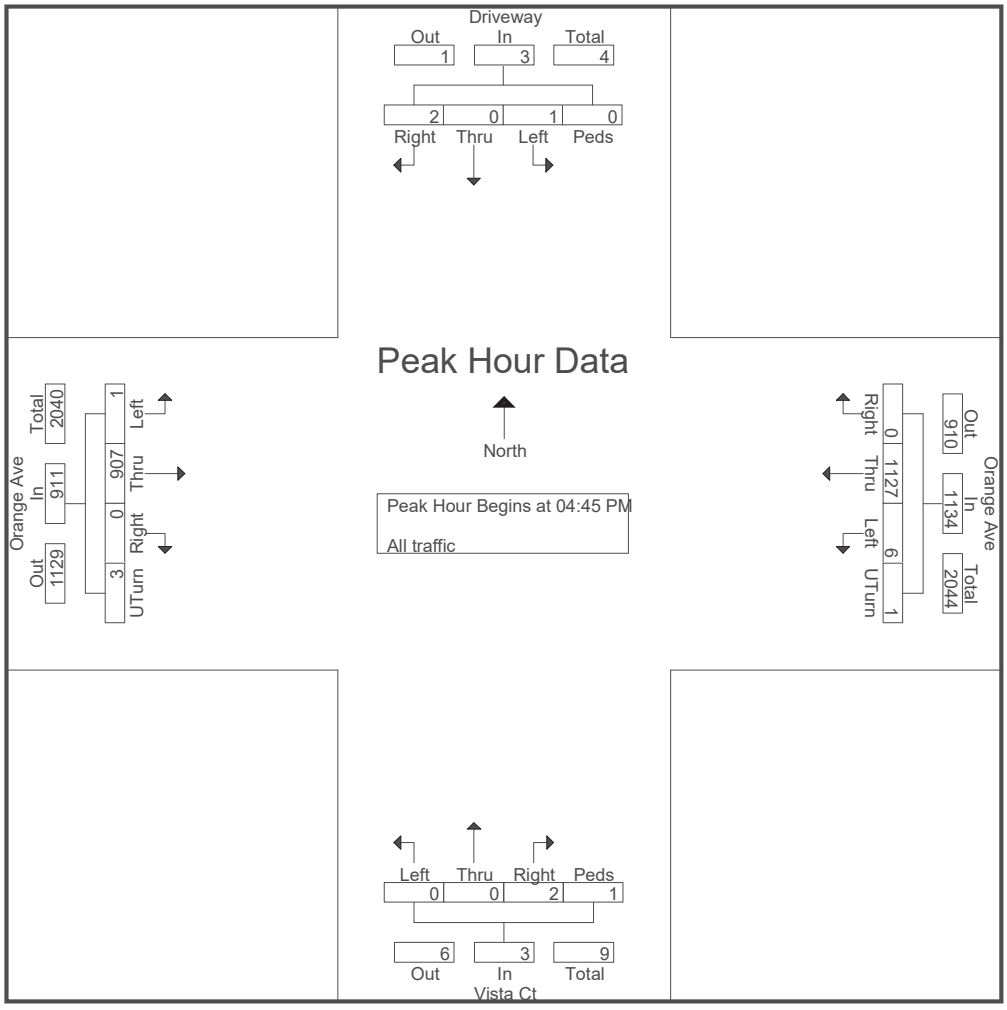
Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 3

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	1	2	0	0	0	0	0	0	201	0	1	202	2	249	0	1	252	456
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	232	0	0	232	0	372	0	0	372	604
05:15 PM	0	0	1	0	1	0	0	0	0	0	0	225	0	0	225	4	274	0	0	278	504
05:30 PM	0	0	0	0	0	1	0	2	0	3	1	249	0	2	252	0	232	0	0	232	487
Total Volume	0	0	2	1	3	1	0	2	0	3	1	907	0	3	911	6	1127	0	1	1134	2051
% App. Total	0	0	66.7	33.3		33.3	0	66.7	0		0.1	99.6	0	0.3		0.5	99.4	0	0.1		
PHF	.000	.000	.500	.250	.375	.250	.000	.250	.000	.250	.250	.911	.000	.375	.904	.375	.757	.000	.250	.762	.849



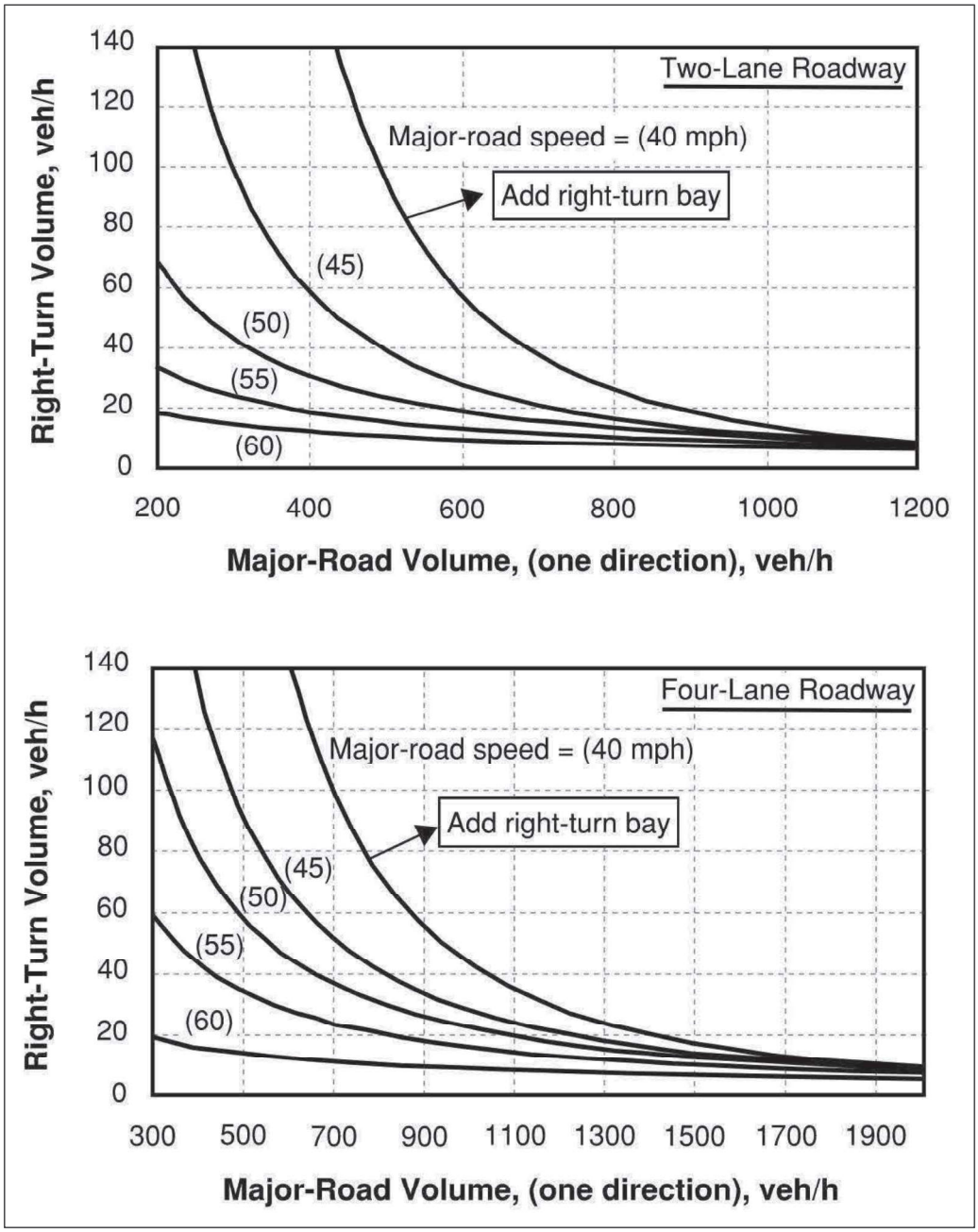
2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	0.99	1.04
3	01/14/2024 - 01/20/2024	0.97	1.02
* 4	01/21/2024 - 01/27/2024	0.96	1.01
* 5	01/28/2024 - 02/03/2024	0.95	1.00
* 6	02/04/2024 - 02/10/2024	0.94	0.99
* 7	02/11/2024 - 02/17/2024	0.93	0.98
* 8	02/18/2024 - 02/24/2024	0.93	0.98
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	1.00	1.05
19	05/05/2024 - 05/11/2024	1.01	1.06
20	05/12/2024 - 05/18/2024	1.03	1.08
21	05/19/2024 - 05/25/2024	1.04	1.09
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.05	1.11
25	06/16/2024 - 06/22/2024	1.06	1.12
26	06/23/2024 - 06/29/2024	1.06	1.12
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.08	1.14
30	07/21/2024 - 07/27/2024	1.07	1.13
31	07/28/2024 - 08/03/2024	1.07	1.13
32	08/04/2024 - 08/10/2024	1.06	1.12
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.05	1.11
37	09/08/2024 - 09/14/2024	1.05	1.11
38	09/15/2024 - 09/21/2024	1.05	1.11
39	09/22/2024 - 09/28/2024	1.04	1.09
40	09/29/2024 - 10/05/2024	1.03	1.08
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.00	1.05
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	1.00	1.05
45	11/03/2024 - 11/09/2024	1.00	1.05
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.00	1.05
49	12/01/2024 - 12/07/2024	1.00	1.05
50	12/08/2024 - 12/14/2024	1.00	1.05
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	0.99	1.04
53	12/29/2024 - 12/31/2024	0.97	1.02

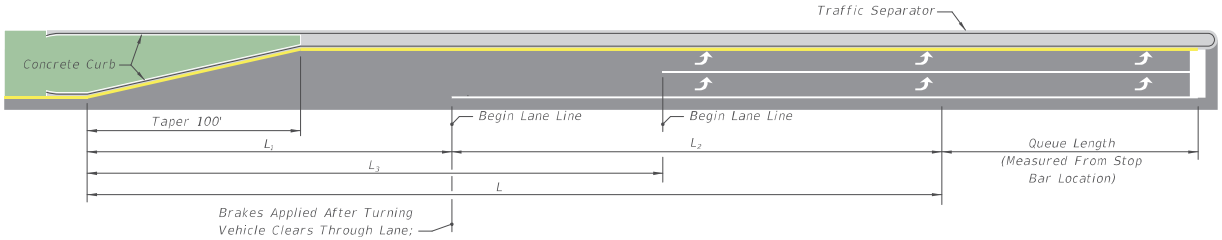
* PEAK SEASON

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



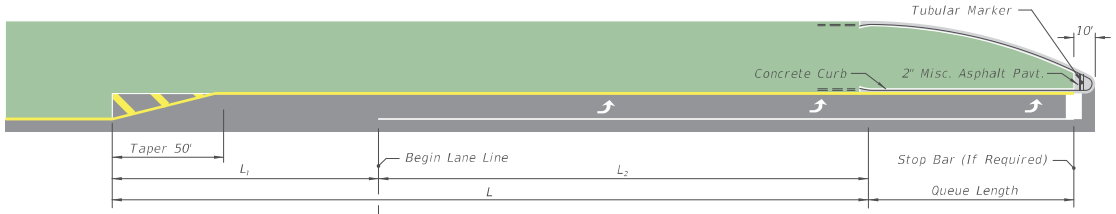
Source: NCHRP Report 457, TDOT Highway System Access Manual

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

DOUBLE LEFT TURN



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

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JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **TRAFFIC ENGINEERING** and **TRANSPORTATION PLANNING** solutions in the context of **LAND DEVELOPMENT** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

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