



MEMORANDUM

June 15, 2026

Re: Willow Lakes

Transportation Facilities Analysis

Fort Pierce, Florida

Project № 260191.02.03

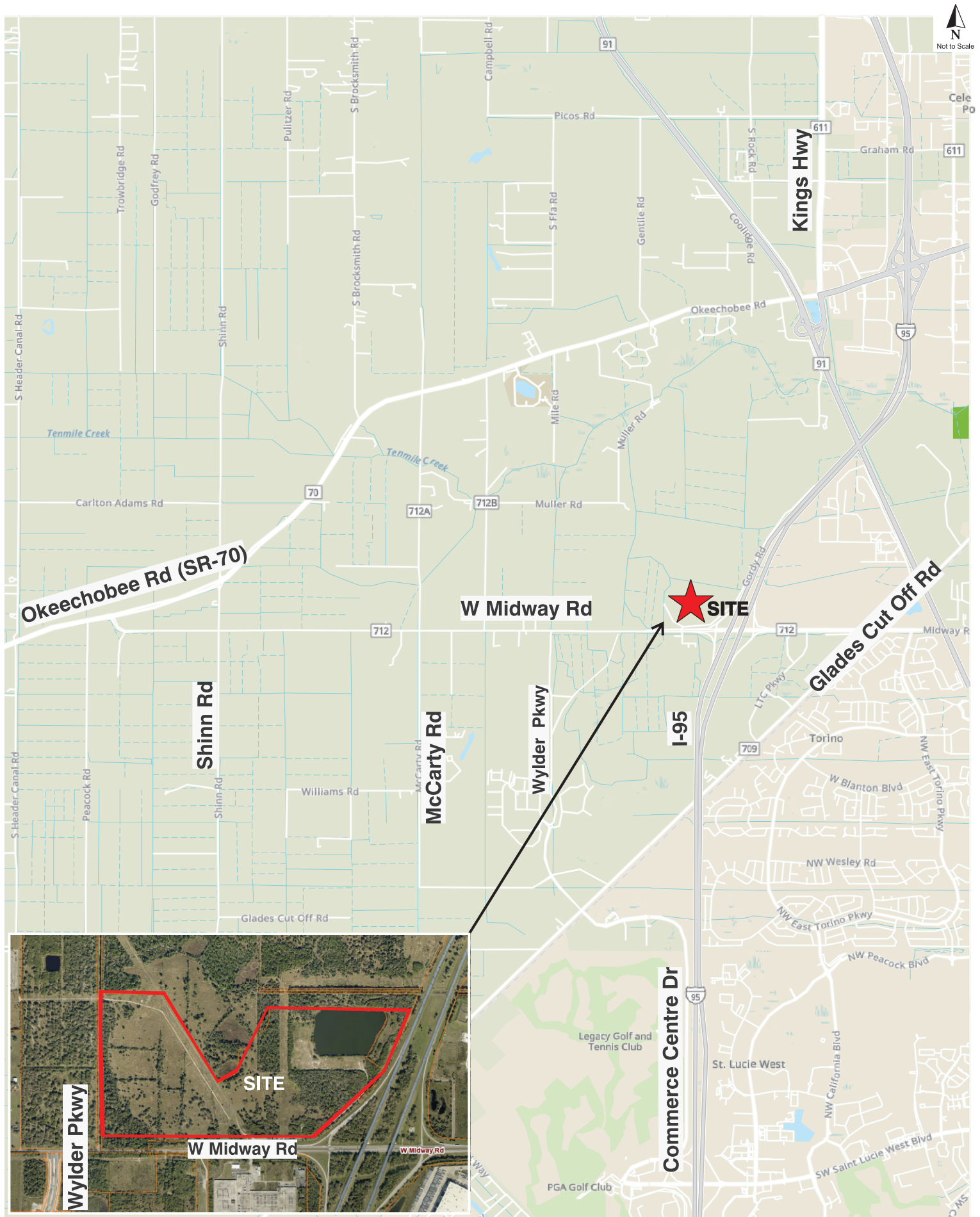
Introduction

This memorandum was prepared at the request of Willow Lakes, LLC for the proposed zoning application of the subject property from Planned Development to General Commercial (C-3) zoning with respect to approximately 26 acres located along the property's frontage on Midway Road and to Light Industrial (I-1) with restrictive covenant on the land at the time of rezoning approval, limiting the Light Industrial zoned portion of the property to use as a data center. The proposed development is located along Midway Road, east of Wylder Parkway and west of Interstate 95, in Fort Pierce, Florida, as illustrated in **Figure 1**. The property is currently entitled for a mixed-use development known as the Willow Lakes Planned Development by *Ordinance No. 22-001*; the document is included in the **Attachments** for reference. A summary of the zoning change is provide in **Table 1**.

Table 1
Zoning Summary

Future Land Use	Jurisdiction	Acres	Max Density	Land Use	Size
Existing					
PUD	Fort Pierce	200.23	--	PUD	200.23 ac
Proposed					
C-3	Fort Pierce	26.00	60% Coverage	Shopping Center	679,536 SF
I-1	Fort Pierce	174.23	60% Coverage	Light Industrial	3,825,788 SF*

*I-1 size calculation less 727,887 square feet of existing utility easement.



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Trip Generation

The development's existing entitlement from *Ordinance No. 22-001* is 37,297 daily trips, 2,381 AM peak hour trips, and 2,486 PM peak hour trips. Potential trip generation was calculated using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 12th Edition* and were based on the most intense allowable use under the existing and proposed zoning categories. For the proposed Commercial zoning use, Shopping Center (>150k) (LUC 820) was used, and for the proposed Light Industrial zoning use, Data Center (LUC 160) was used. The ITE information sheets are included in the **Attachments**. **Table 2** summarizes the resulting trip generation analysis.

Table 2
Trip Generation Comparison

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
Existing FLU												
-	PUD	200.23 ac	-	37,297	-	2,381	1,328	1,053	-	2,486	1,450	1,036
Proposed FLU												
820	Shopping Center (>150k)	679.54 KSF	36.39 (R)	24,728	0.88 (R)	598	371	227	3.26 (R)	2,215	1085	1,130
160	Data Center	3,825.79 KSF	0.73 (R)	2,793	0.07 (R)	268	206	62	0.05 (R)	191	53	138
Gross Trip Generation				27,521		866	577	289		2,406	1,138	1,268
Pass-by Retail/Commercial				4,601		203	126	77		414	207	207
Total External Trips				22,920		663	451	212		1,992	931	1,061
Net Change in Trips				-14,377		-1,718	-877	-841		-494	-519	25

Source: ITE Trip Generation Manual, 12th Edition, and Trip Generation Handbook, 3rd Edition; Existing FLU data are from the 11th Edition.

Fitted curve equations (E) were used in cases where $R^2 \geq 0.75$ & have 20 or more studies

Pass-by capped at 10% future traffic volumes

The proposed development is projected to generate 22,920 net external daily trips, which is a reduction of 14,377 net external daily trips, a decrease of 38 percent. 663 trips are projected to occur during the AM peak hour and 1,992 trips occur during the PM peak hour. Both the AM and PM peak hour two-way trips are projected to decrease, with an increase of 25 PM exiting trips projected.

Willow Lakes

Transportation Facilities Analysis

Project № 260191.02.03

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Conclusion

This review of transportation conditions demonstrates a decrease in trips compared to the Willow Lakes Planned Development and therefore further analysis of the zoning change is not required.

- The proposed zoning change would result in a net decrease of 14,377 net external daily trips, 1,718 AM peak hour trips and 494 PM peak hour trips.
- The proposed development of the site will undergo additional review through the development process, where roadway capacity, traffic operations, access, and intersection capacity will be further evaluated in accordance with the requirements of the development approval process. The proposed development will be required to address off-site impacts through the City of Fort Pierce, St. Lucie County, and the Florida Department of Transportation.

Respectfully submitted,

TRAFFIC & MOBILITY CONSULTANTS



PROFESSIONAL ENGINEERING CERTIFICATION

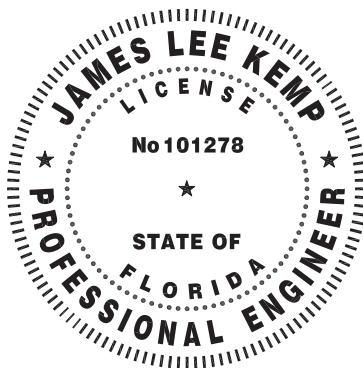
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Willow Lakes

LOCATION: Fort Pierce, Florida

CLIENT: Willow Lakes, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L. Kemp
DN: CN=James L. Kemp,
dnQualifier=A01410C0000019DE40E9E940002FE34,
O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of
my signature on this document
Date: 2026.06.16 10:40:29-04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENTS

ORDINANCE NO. 22-001

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING AND RESTATING ORDINANCE NO. 20-025** TO INCLUDE PHASE 1A SITE PLAN AND ADOPT PLANNED DEVELOPMENT GUIDELINES FOR PROPERTY GENERALLY LOCATED AT OR NEAR **10050 WEST MIDWAY ROAD**; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is generally located at or near 10050 West Midway Road within the City of Fort Pierce, Florida, representing approximately 200.3 acres of land; and

WHEREAS, on October 5, 2020, Ordinance No. 20-025 was approved for rezoning of the subject property generally located at or near 10050 West Midway Road from AG-2.5, Agricultural, 1 du/2.5 ac (Saint Lucie County Zoning) to Planned Development, PD; and

WHEREAS, Ordinance No. 20-025 provided for the development of the subject property in phases; and

WHEREAS, this proposed amended and restated Ordinance is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and to meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 8, 2021, meeting, voted to recommend approval of the request to amend Ordinance No. 20-025; and

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

SECTION 1. From and after the effective date hereof, this proposed amended and restated Ordinance is approved with respect to the following described property:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A

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CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.

SECTION 2. Ordinance No. 20-025 shall remain in full force and effect, except as amended in Sections 3 and 5 of this Ordinance.

SECTION 3.

(a) With respect to the subject property, the Planned Development Guidelines contained in the attached and incorporated Exhibit "A" are hereby approved with this Ordinance.

(b) The Phase 1A Site Plan depicted on the attached and incorporated Exhibit "B" is hereby approved with this Ordinance.

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

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

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

APPROVED AS TO FORM & CORRECTNESS:


Tanya M. Earley
City Attorney

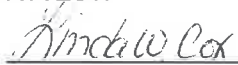
STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-001 was duly advertised by title only in the St. Lucie News Tribune on Sunday, January 2, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on January 18, 2022; and was duly introduced, read by title only, and passed on second and final reading February 7, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of February, 2022.


Linda Hudson
Mayor Commissioner

ATTEST:


Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Planned Development Guidelines

EXHIBIT "A"

Planned Development Guidelines

For

Willow Lakes

A PROPOSED

Resort Village and Community

***W. Midway Road
Fort Pierce, Florida
St. Lucie County***

Master Developer:
WILLOW LAKES, LLC

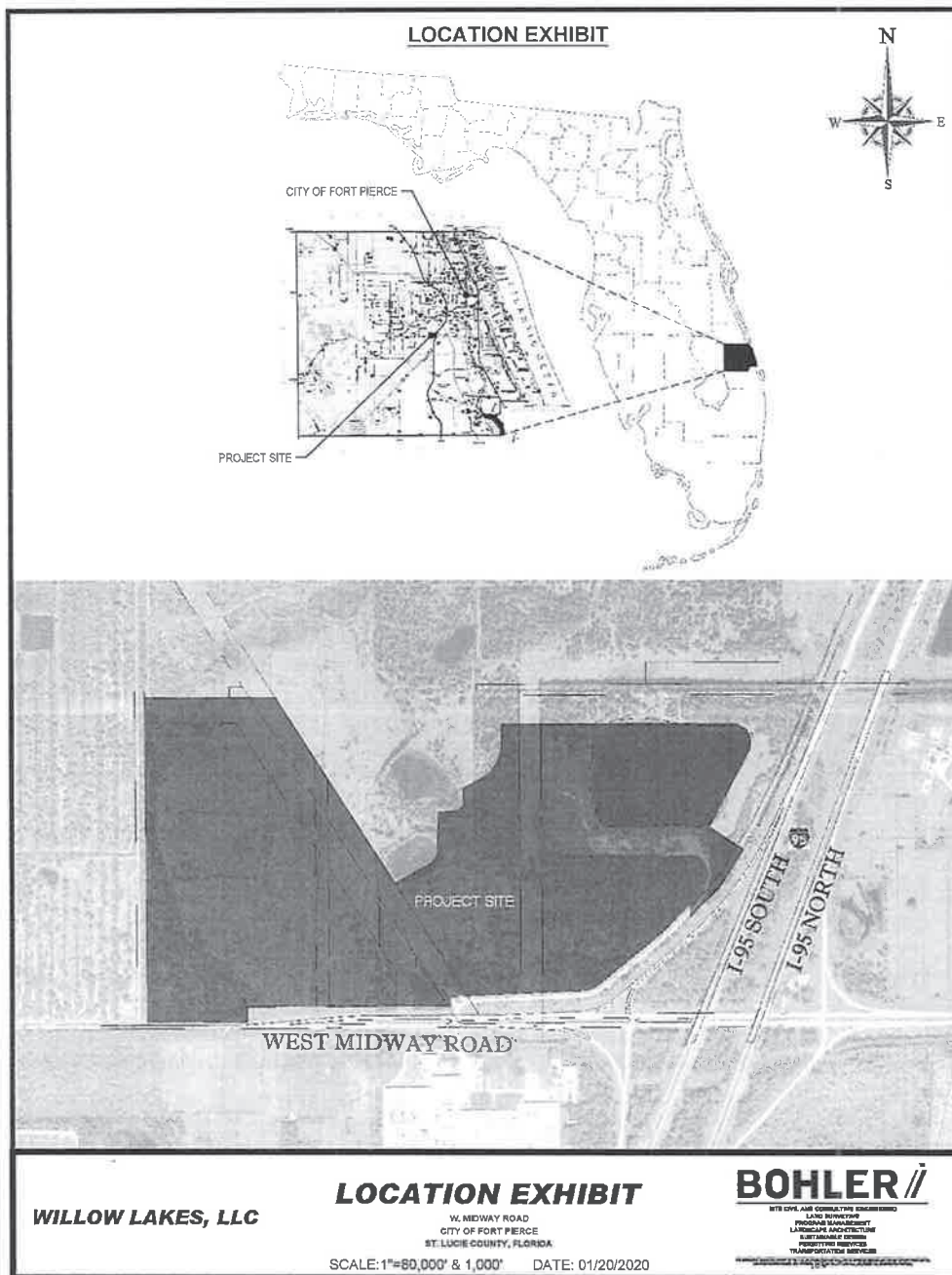
Prepared by:

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Boca Raton, FL 33431
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July 14, 2020
#CT191015



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II. LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A

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III. GENERAL SITE DATA

Parcel ID Numbers: 3302-212-0001-000-4

General Location: Northwesternly of the interchange of W. Midway Rd. and I-95 lying in Section 02 and 03, Town 36S, Range 39E.

Overall Site Area: 200.3 acres

Existing Zoning: Planned Development (PD)

Future Land Use: Mixed Use (MXD)

Maximum Allowable Residential Density: 15 Dwelling Units per Acre Gross PD Area

Maximum Allowable Floor Area Ratio: 1.5 FAR

Surrounding Zoning, Future Land Use and Existing Use:

	<u>Zoning</u>	<u>Future Land Use</u>	<u>Existing Use</u>
<u>North</u>	PD	MXD	Vacant/Walton
<u>South</u>	TBD(City of PSL approved DRI) & PUD	CG/CH/ROI/CS (City of PSL) MXD & T/U (SL County)	Vacant/LTC Ranch/FPL
<u>East</u>	IL	INST/IND	Tropicana Mfg.
<u>West</u>	PD	MXD	Vacant/Walton

Table 1.0 – Surrounding Zoning, Future Land Use and Existing Use

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IV. QUANTITATIVE DEVELOPMENT DATA

Development Data:

See attached Planned Development Conceptual Master Plan for development data relating to site area calculations.

Proposed Uses and Intensity Allocations:

Please refer to *Table 1.1 – Use and Intensity Allocation* for a list of general uses along with applicable intensities.

Table 1.1 – Use and Intensity Allocation		
General Use	Applicable Lot Type(s)	Intensity Allocation
Shopping Center	Commercial	250,000 SF
Entertainment (Indoor)	Commercial	100,000 SF
Neighborhood Bistro/Café/Restaurant/Bar	Commercial	100,000 SF
Fast Food/Coffee Shop	Commercial	25,000 SF
Convenience Store/Pharmacy	Commercial	25,000 SF
Office	Commercial	150,000 SF
Residential - Detached House	Single-Family Residential	150 Units
Residential - Townhouse	High-Density Residential	150 Units
Residential – Multifamily	High-Density Residential	700 Units
Hotel	Commercial	600 Rooms
Surf Park	Commercial	N/A (by total trips/use)
Entertainment (Outdoor)	Commercial	N/A (by total trips/use)

Uses and Intensities listed above in Table 1-1 are derived from the ITE Trip Generation Manual, which provide a baseline intensity by which traffic impacts are analyzed and mitigated for, if applicable. The uses listed in the General Uses column above are general in nature and account for similar uses contained within each general use category. Please refer to Table 1-2 for Lot Types accommodated by the Planned Development along with associated Lot and Dimensional Requirements and Permitted Uses allowed within each Lot Type.

The Traffic Impact Study for the project assumes that the Surf Park will include a 9.5-acre wave pool with ancillary facilities. The Surf Park and its ancillary facilities shall be allocated a Commercial Intensity Allocation of vehicle trips, as set forth in Table 1-1 above and as approved in the Master Traffic Impact Study. If the applicant applies for site plan approval for a Surf Park with a larger pool and facilities than that described in the Master Traffic Impact Report, then the City Planning Director may require an updated Traffic Impact Report and revised conditions of approval, if needed.

To provide flexibility in the build-out of the proposed development, Intensity Allocations provided above in Table 1.1 may be increased or decreased based on the Land Use Conversion Matrix on the following page.

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Table 1.1a: Willow Lakes Land Use Conversion Matrix

Land Use	Peak Hr Rates	Land Use to Decrease									
		Single Family (1 Unit)	Apartment Low-Rise (1 unit)	Apartment Mid-Rise (1 unit)	Shopping Center (1,000 SF)	Pharmacy/Drugstore (1,000 SF)	Convenience Store (1,000 SF)	Fast Food Restaurant (1,000 SF)	High Turnover Restaurant (1,000 SF)	Hotel (1 room)	General Office (1,000 SF)
Land Use to Increase	Per Unit	0.427	0.28	0.187	0.956	1.8	13.2	9.32	3.21	0.278	0.79
	Single Family (1 Unit)	0.427	0.28	0.187	0.956	1.8	13.2	9.32	3.21	0.278	0.79
	Apartment Low-Rise (1 unit)	1.000	1.25	2.283	0.447	0.237	0.032	0.046	0.133	1.536	0.541
	Apartment Mid-Rise (1 unit)	0.656	1.000	1.497	0.293	0.156	0.021	0.030	0.087	1.007	0.354
	Apartment High-Rise (1 unit)	0.438	0.668	1.000	0.196	0.104	0.014	0.020	0.058	0.673	0.237
	Shopping Center (1,000 SF)	0.956	2.239	3.414	5.112	1.000	0.072	0.103	0.298	3.439	1.210
	Pharmacy/Drugstore (1,000 SF)	1.8	4.215	6.429	9.626	1.883	1.000	0.136	0.361	6.475	2.278
	Convenience Store (1,000 SF)	13.2	30.913	47.143	70.588	13.808	7.333	1.000	4.112	47.482	16.709
	Fast Food Restaurant (1,000 SF)	9.32	21.827	33.286	49.840	9.749	5.178	1.000	2.903	33.525	11.797
	High Turnover Restaurant (1,000 SF)	3.21	7.518	11.464	17.166	3.358	1.783	0.243	1.000	11.547	4.063
	Hotel (1 room)	0.278	0.651	0.993	1.487	0.291	0.154	0.030	0.087	1.000	0.352
	General Office (1,000 SF)	0.79	1.850	2.821	4.225	0.826	0.439	0.085	0.246	2.842	1.000
	Medical Office (1,000 SF)	1.8	4.215	6.429	9.626	1.883	1.000	0.136	0.361	6.475	2.278
	Golf Simulator (1 Tee/Hole)	1.553	3.637	5.466	8.305	1.624	0.863	0.118	0.167	0.484	1.966
	Water Slide Park (1 Acre)	13.263	31.061	47.368	70.925	13.873	7.368	1.005	4.132	47.709	16.789
	Recreational Facility (1,000 SF)	1.531	3.585	5.468	8.187	1.601	0.851	0.116	0.164	5.507	1.938

*Rate is based on the highest resultant trip rates of either the AM or PM directional rate calculated as the highest directional trip divided by the units.

Example:

1. If you want to build an 8,000 SF Fast Food Restaurant by decreasing the number of Low-Rise Apartments, how many apartments would need to be cut?

Instructions= Multiply 3 by the number that connects the Fast Food Restaurant row with the Apartment Low Rise column (33.286).

Result: 3*33.286

You will need to cut 100 Low-Rise Apartments

2. If you want to remove 100 MFPU and figure out how many square feet of shopping center to add you go to Shopping Center along the top of the columns and MFPU on the rows to the left and get the cell with .293.

Multiply 100 x .293 = 29.3. You can do 29,300 square feet of shopping center.

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V. DESIGN AND DEVELOPMENT GUIDELINES

The following section will govern overall design and development guidelines for development occurring within the Planned Development. *Table 1.2 – Dimensional Requirements* provides dimensional requirements by lot type followed by applicable development standards relating to permitted and restricted uses.

Table 1.2 – Dimensional Requirements										
Lot Type	Maximum Gross Density (DU/Ac.)	Min. Lot Size	Min. Lot Width	Min. Road Frontage	Minimum Yard				Max. Bldg. Height	Max. Lot Coverage by Bldg.
					Front	Rear	Side	Side Corner		
Commercial - General	N/A	10,000 sf	50	50'	0'	0'	0'	0'	65' (1)	none
Single-Family Attached Medium Density Residential	N/A (2)	2,500 sf	30'	30'	10'	5'	5'	10'	35'	none
Single-Family Detached Medium Density Residential	N/A (2)	2,500 sf	30'	30'	10'	5'	5'	10'	35'	none
Residential – High-Density/ Mixed Use	N/A (2)	1,500 sf	50	50	0'	10'	0'	0'	65' (1)	none

1. Maximum height for hotel/lodging buildings shall be a maximum of one hundred (100) feet if adjacent to I-95. If not adjacent to I-95, the sixty-five (65) foot maximum height limit shall apply.
2. Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan, 15 units/acre gross Planned Development Area, not restricted. Development may be clustered, so that individual parcels may exceed 15 units/acre, provided that the Planned Development Area in total shall not exceed 15 units /acre and shall not exceed the maximum number of units set forth in Table 1.1.

Where more than one lot, or parts of more than one lot, are owned by a single owner and subjected to a unity of title, the setbacks between such lots and any platted easements along the lot lines dividing such lots, shall be disregarded, and such lots or parts of lots may be developed pursuant to single unified site plan. In such event, the setbacks and platted lot line easements shall only apply to the outside boundaries of the property subjected to the unity of title, as if it were a single platted lot.

Commercial – General: The purpose of the Commercial General Lot Type is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area. The following uses shall be permitted within the Commercial – General Lot Type:

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Permitted Uses:

- a. Commercial – General and/or Neighborhood
- b. Commercial – Town Center
- c. Hotel (minimum 100 units)
- d. Office Uses – Professional and/or Medical
- e. Institutional

Residential – Medium Density Residential (10): The purpose of this lot type is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of ten (10) dwelling units per acre, together with such other uses as may be necessary for and compatible with moderate density residential surroundings. The following uses shall be permitted within the Residential – Medium Density Residential Lot Type:

Permitted Uses:

- a. Community residential homes
- b. Family day care homes
- c. Multiple-family dwellings (Four (4) or more units)
- d. Single-family detached dwellings
- e. Two-family (duplex) dwellings
- f. Three-family (triplex) dwellings
- g. Townhome attached dwellings
- h. Vacation Rentals

Residential – High-Density/Mixed Use: The purpose of this lot type is to provide and protect an environment suitable for a mix of compatible uses, including single-family, two-family, three-family, and multiple-family dwellings along with complementary commercial uses in a walkable, high-density residential and mixed-use village context, with specific building and neighborhood density limited only by building height and form, and by the maximum gross density permitted under the underlying land use in the Fort Pierce comprehensive plan of fifteen (15) dwelling units per acre of the gross Planned Development Area, together with such other uses as may be necessary for and compatible with high-density residential surroundings. The following uses shall be permitted within the Residential – High-Density/Mixed Use Lot Type:

Permitted Uses:

- a. Multiple-family dwellings (four (4) or more units)
- b. Single-family detached dwellings
- c. Two-family (duplex) dwellings
- d. Three-family (triplex) dwellings
- e. Townhome attached dwellings
- f. Multi-Family Apartments/Flats, with or without Commercial first-floor components.
- g. Commercial – General and/or Neighborhood
- h. Commercial – Town Center
- i. Hotel
- j. Vacation Rentals

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Agricultural Use: For the purpose of this document, agricultural uses shall be limited to cultivated cropland and/or livestock. Agricultural uses of the property shall be allowed within any phase or phases of this planned development project at any time prior to the commencement of construction of such project phase. Upon commencement of construction of any project phase, agricultural use of such phase shall no longer be permitted.

Open Space: Pursuant of Section 22-40(b)(3) of the City of Fort Pierce Code of Ordinances, a minimum of 20% of the site area of this development is required to be set aside as Open Space (200.3 ac. x 0.2 = 40.06 ac.). Open Space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of the City of Fort Pierce Code of Ordinances; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty (30) per cent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development. This equates to 12.02 acres of the Open Space requirement to be satisfied by stormwater detention and retention facilities. As part of the development for Willow Lakes Resort Village and Community the Open Space requirement will be satisfied by a combination of open green space, streetscape/hardscape tree-lined pedestrian sidewalks, channelized waterways, and stormwater detention and retention. The calculations below delineate the areas associated with each category:

Open Space Provided:

Total SWM: 1,276,750 sf ~ 29.31 ac

Open Green Space:	1,215,032 sf ~ 27.89 ac
Channelized Waterways:	+150,139 sf ~ 3.45 ac
Pedestrian-oriented Open Space/Facilities:	
Pier Avenue Pedestrian Walks:	119,189 sf ~ 2.73 ac
Main Street Pedestrian Walks:	31,966 sf ~ 0.73 ac
Strand Boulevard Pedestrian Walks:	53,934 sf ~ 1.24 ac
Walton Pedestrian Walks:	78,666 sf ~ 1.80 ac
Total Pedestrian-oriented Open Space/Facilities:	+283,755 sf 6.51 ac
30% SWM Facilities:	+12.02 ac
Open Space Provided:	=49.87 ac
> 40.06 ac Required	

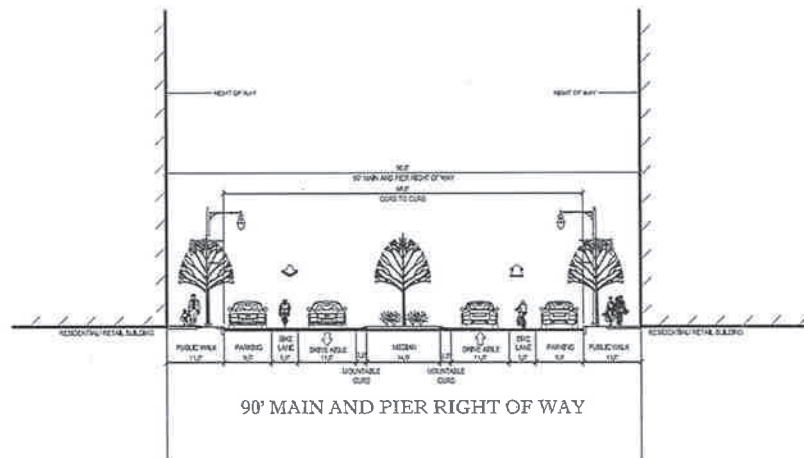
BOHLER //

Site Plan Review: Development proposed on any one (1) or more lots within the Planned Development shall be reviewed in accordance with Section 125-313 – Major and minor site plan application.

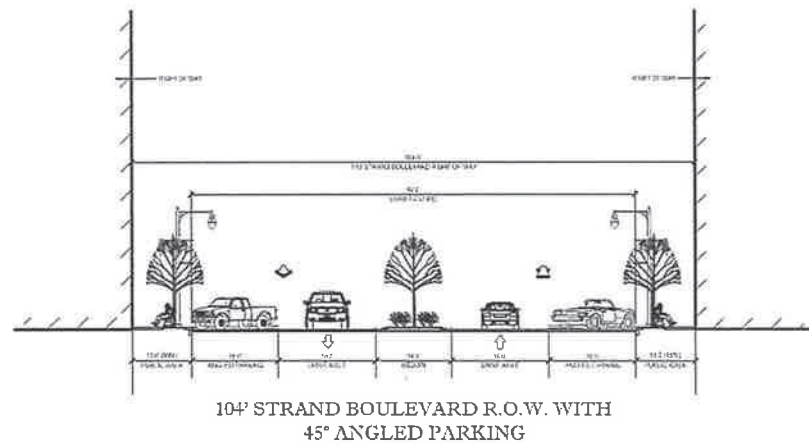
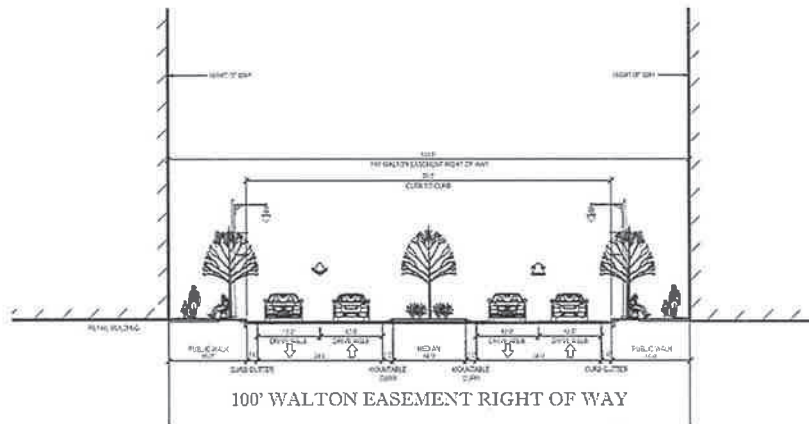
Additional Documentation: Prior to the development of each phase, the applicant shall submit for review and approval all documentation then required by City Code to obtain City site plan approval for such phase, including the site plan, landscaping plan, tree mitigation plan, lighting plan, and master sign plan for such phase.

Design Review: The applicant may submit with a future phase of this project, proposed design standards to govern development within the Willow Lakes Resort Village and Community Planned Development. Such proposed design standards shall be subject to review and approval by the City in accordance with applicable City Code provisions at the time of submittal.

Private Access Tract Street Sections:



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VI. HEALTH AND SAFETY REGULATION FOR SURF PARK

The applicant intends to develop a Surf Pool within Phase 1 of the Project. A "Surf Pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools or other public bathing places. Pursuant to Florida Statute 514.0115, until such time as the Florida Department of Health adopts rules for the supervision and regulation of Surf Pools, the Surf Pool will be exempt from supervision or regulation under Florida Statutes Chapter 514, provided that the Surf Pool is larger than 4 acres, and is permitted by the City pursuant to a special use permit process in which the City asserts regulatory authority over the construction of the Surf Pool and, in consultation with the Florida Department of Health, establishes through the City's special use permitting process the conditions for the Surf Pool's operation, water quality and necessary lifesaving equipment. Therefore, if the Florida Department of Health has not yet adopted rules for the supervision or regulation of Surf Pools, then prior to the issuance of final site plan approval for any Surf Pool larger than 4 acres within the Project, special conditions regulating the construction and operation of the Surf Pool, including its water quality and lifesaving equipment, shall be reviewed and approved by the City, asserting its regulatory authority over the Surf Pool, and such conditions shall be deemed a part of, and incorporated into, these Planned Development Guidelines. The City shall consult with the Florida Department of Health, as required by Florida Statute 514.0115, in reviewing and approving such special conditions relating to the Surf Pool's operation, water quality and necessary lifesaving equipment.

VII. ZONING ORDINANCE EXCEPTIONS

The following deviations from the current City of Fort Pierce Code of Ordinances are proposed within the Willow Lakes Resort Village and Community Planned Development.

Chapter 125 - Zoning

- Hotels shall be permitted to be constructed to a height not to exceed one hundred (100) feet if constructed generally proximate or adjacent to the frontage of I-95, or situated on the lake adjacent to I-95. This 100' height allowance exceeds the sixty-five (65) foot height limit for Hotel uses found in Chapter 125 -Zoning, of the City of Fort Pierce Code of Ordinances.
- A list of permitted and conditional uses has been included herein, which shall govern use allowances within the Planned Development; such permitted and conditional uses included herein may or may not be found within Chapter 125 -Zoning.
- Sec. 123-66. - Tree protection and mitigation: Mitigation shall be provided pursuant to future site plan submittals in the form of excellence in urban village, pedestrian-oriented tree-lined streetscapes, in lieu of the mitigation requirements set forth in the City Code.

***Planned Development Guidelines
SUPPORTING DOCUMENTATION***

For

Willow Lakes

A PROPOSED

Resort Village and Community

***W. Midway Road
Fort Pierce, Florida
St. Lucie County***

Master Developer:
WILLOW LAKES, LLC

Prepared by:

BOHLER
16 Old Forge Road, Suite A
Rocky Hill, CT 06067
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BOHLER //

July 14, 2020
#CT191015

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I. PROJECT NARRATIVE

Jennifer Hofmeister, AICP, LCAM
Planning Director
City of Fort Pierce
W. Midway Road
Fort Pierce, FL 34950

Re: Proposed Resort Village and Community

Dear Mrs. Hofmeister,

Willow Lakes Resort Village and Community is envisioned as a vibrant, mixed-use urban village at the crossroads of Florida's Turnpike, Interstate 95, and the City of Fort Pierce. Situated on 200.23 acres of land lying immediately north of Midway Road and west of I-95 within the City of Fort Pierce, Willow Lakes will be an east coast destination that will bring together local residents and regional, national and international visitors in a lively, pedestrian-oriented, and healthy environment of inviting public spaces, walkable streets, and authentic neighborhoods in which to live, work, play and learn.

The vision is that of a typical beach community that celebrates outdoor activity and a healthy lifestyle. A place where residential, retail, and commercial uses will be combined to provide a critical mass of activity that will bring year-round life to the Village. Yet, this community will be one of a kind in Florida, situated not on a lone beach, but around the newest and largest world-class surf park in the country. A joy to simply relax and watch, and a thrill to experience, the Wavegarden at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. Beyond the Wavegarden, the Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable flowways designed for maximum environmental and recreational purposes. The result will be a natural, honest and inclusive environment where memorable experiences are created daily, and where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and our planet.

Neighborhoods are the traditional building blocks of villages, towns and cities. They provide an organic, localized sense of place, identity and community within the larger fabric of a town. Willow Lakes Resort Village and Community is conceived as a series of small, local places organized in a framework of larger neighborhood types or areas. The primary neighborhoods that make up Willow Lakes will include the Wavegarden surf resort village and hotels, the mixed-use main and village streets immediately surrounding it, a town center plaza, an entertainment retail zone, and two residential areas, accompanied by adjacent undeveloped open space/conservation area. Within the larger, primary areas will be the smaller commercial and residential places that create variety, scale, local identity, and texture. The concentration of this series of neighborhoods will facilitate shared pedestrian accessibility to the many activities and residential options, the creation of vibrant commercial areas, and the simultaneous introduction of a system of recreational flowways linking the natural spring-fed lake in the heart of the project to the neighborhoods and open space conservation areas throughout.

The street system proposed in this plan emphasizes connectivity and the importance of the streetscape as a place of value to the community. Where vehicle traffic is envisioned, parking is planned as an essential part of the project and will be encouraged on the streets, contributing to the availability of convenient parking spaces and to a sense of traffic-calming in pedestrian-oriented areas that have concentrated street-front commercial activity. Streets and parking facilities will be designed to support single-trip

visits to Willow Lakes for multiple activities. While the basic accommodation of cars is essential to the life of the project, and any similar project in Florida, Willow Lakes is fundamentally a place for people. The design of all streets and the associated public realm reflects a focus on pedestrians, accommodations for bicycles, and the enduring qualities of livable, active public spaces for human interaction.

The intent of this guideline is to provide flexible development options for the variety of uses proposed by utilizing the Planned Development Zoning District as outlined in Section 22-40 of the City of Fort Pierce Code of Ordinances. As proposed, approval of an overall Planned Development site plan and preliminary plat, along with Planned Development guidelines, will provide the foundation for future tenants to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the City, the master developer and potential tenants a clear, approved plan to provide for the most efficient and flexible development of the overall project.

Design and development parameters by lot type, including, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long-term maintenance of common areas, such as plazas, flowways, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

BOHLER

Geoffrey P. Fitzgerald, PE, AICP, Branch Manager

II. PROJECT PHASING

As proposed, initial infrastructure improvements will be constructed by the developer, which include excavation of the storm water management flowways and ponds within the Storm Water Management Tracts; clearing and rough grading development tracts; construction of certain roads or segments thereof, and placement of structural fill where deemed necessary or desirable. Installation of common utilities such as water and wastewater lines, fiber optics and telecom among other general infrastructure improvements is yet to be determined. To provide for as much flexibility as possible in accommodating potential end-users, the developer reserves the right to implement construction on any one (1) or more phases at any such time it is deemed appropriate; i.e. based on market demand or other metrics utilized by the developer.

The Phase Schedule below provides for a general outline of the Phases of infrastructure construction. Please note that the timelines provided are estimates only and are subject to market conditions and approval timelines. It is anticipated that a Phase 1 submittal will be made within a year.

PHASE SCHEDULE	
Estimated Duration of Construction of Phase	General Description of Improvements
Phase 1A (18 months)*	• Roadwork consisting of a full access signalized intersection at Midway Road and Gordy Road, Gordy Road Improvements, including roundabout at new Main Street. • Construction of pavement and landscaped median for Strand Boulevard Tract, and Main Street Tract from Gordy Road north to the intersection of Pier Avenue Tract. • Drainage associated with roadwork. • Construction of potable water and wastewater service mains and stub-outs for future phases; • Electric and telecom services and stub outs for future phases; • Construction of Pier Avenue subgrade for use as on-site construction haul road. • Rough site grading and excavation of Storm Water Management flowways and ponds. • Placement of fill and preparation of subgrade on Wavegarden Surf Park parcel 1A. • Construction of Wavegarden Surf Park and associated commercial buildings, parking, drives, facilities, walks, landscaping and amenities. • Sidewalks and Street lighting along upper Strand Boulevard.
Phase 1B (8 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1B commercial development.

	Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities.
Phase 1C (12 months)*	- General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1C commercial development. - Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. - Sidewalks along Strand Boulevard. - Street Trees and Lighting along Strand Boulevard
Phase 2A (12 months)*	- General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2A commercial development. - Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. - Sidewalks along Frontage of Phase 2A
Phase 2B (18 months)*	- General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2B commercial development. - Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. - Sidewalks along Frontage of Phase 2B
Phase 2C (12 months)*	- General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2C mixed-use development. - Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. - Sidewalks along Frontage of Phase 2C

Phase 2D (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for Phase 2D mixed-use development. • Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2D
Phase 3 (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for Phase 3 commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Improvements along lakefront and shoreline, and completion of eastern floway system. • Completion of Phase 3 and Phase 4 private roads and drives.
Phase 4 (12 months)*	• Construction of Multifamily Residential development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities.
Future Phases TBD*	• Roadwork consisting of a full access signalized intersection at Midway Road and Walton Easement Road, and remaining Pier Avenue Improvements to western limits of Willow Lakes property. • Construction of pavement and landscaped median for Walton Easement Tract, and Pier Avenue Tract. • Completion of western side floway system. • Drainage associated with roadwork. • Construction of potable water and wastewater service mains and stub-outs for future phases; • Electric and telecom services and stub outs for future phases; • Construction of commercial tracts in Phase 5 and 6, and residential tracts in Phases 7 and 8. See PD Conceptual Site Plan.

* Subject to market conditions

III. TRAFFIC CONCURRENCY (O'Rourke Engineering and Planning)

Trip Generation – The project will generate an estimated 37,297 daily trips, 2,381 AM peak hour trips and 2,486 PM peak hour trips.

Analysis/Needs – A detailed analysis of the intersections and link generally within a 5-mile radius that were significantly impacted by the project was conducted. As a result of the analysis, a series of prop share payments were estimated. The total prop share estimate is \$7,358,178. These payments, which are creditable against impact fees, as well as additional impact fees collected, would be used to make improvements in the Midway corridor. The impact fees are estimated as \$8,696,883, exclusive of the golf and Wave Garden facilities.

Those improvements include widening Midway Road to six lanes from Arterial A through to the northbound on ramps at I-95. Extensive turn lanes would also be required at the driveways along Midway Road. The construction along Midway Road will be coordinated with the developers of LTC Ranch and the Village at Midway, where appropriate.

Test Mix of Land Uses

WILLOW LAKES IMPACT FEES

Land Use	ITE Code	Intensity	St. Lucie County Road Impact fees	Total Fee
Residential Single-Family	210	150 DU	5015	752,250
Multifamily (Low-Rise)	220	150 DU	3875	581,250
Multifamily (High-Rise)	221	700 DU	2874	2,011,800
General Office	710	100,000 SF	3634	363,400
Medical Office	720	50,000 SF	3634	181,700
Commercial/ Retail	820	395,000 SF	7553	2,983,435
Gas Station with Convenience Market 3k+	820	16 Pumps	9852	157,632
Movie Theater	760	1,000 Seats	338	338,000
Rec. Facility	710	19,600 SF	1233	24,167
Hotel	310	600 Rooms	2172	1,303,200
TOTAL				\$8,696,834

Note: This total does not include the Wave Garden or Top Golf facilities

ADDITIONS TO PLANNED DEVELOPMENT GUIDELINES

SURF POOL REGULATIONS:

The surf pool regulations attached hereto, were approved by the City of Fort Pierce in consultation with the Florida Department of Health. The surf pool regulations are incorporated into the Planned Development Guidelines, and thereby establish through the City's Planned Development permitting process the conditions for the surf pool's operation, water quality and necessary life-saving equipment, in accordance with Florida Statutes 514.0115(7).

PARKING STALL AND DRIVE AISLE DIMENSION REGULATIONS.:

The parking stall and drive aisle dimension deviations to the code are shown in the submitted plan set and include 9'x18' parking stalls and 24' wide drive aisles. These deviate from the land development code which state the dimensions for a parking stall and drive aisle to be 9.5'x19' and 26', respectively.

Fort Pierce, Florida Surf Pool – Special Use Permitting

1. Applicable Florida State Regulation: 514.0115 Exemptions from supervision or regulation; variances.

(7) Until such time as the department adopts rules for the supervision and regulation of surf pools, a surf pool that is larger than 4 acres is exempt from supervision under this chapter if the surf pool is permitted by a local government pursuant to a special use permit process in which the local government asserts regulatory authority over the construction of the surf pool and, in consultation with the department, establishes through the local government's special use permitting process the conditions for the surf pool's operation, water quality, and necessary lifesaving equipment.

This subsection does not affect the department's or a county health department's right of entry pursuant to s. 514.04 or its authority to seek an injunction pursuant to s. 514.06 to restrain the operation of a surf pool permitted and operated under this subsection if the surf pool presents significant risks to public health.

For the purposes of this subsection, the term "surf pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

2. Glossary

"AQUATIC VENUE" means an artificially constructed structure or modified natural structure where the general public is exposed to water intended for recreational or therapeutic purpose and where the primary intended use is not watering livestock, irrigation, water storage, fishing, or habitat for aquatic life. Such structures do not necessarily contain standing water, so water exposure may occur via contact, ingestion, or aerosolization. Examples include swimming pools, wave pools, lazy rivers, surf pools, spas (including spa pools and hot tubs), therapy pools, waterslide landing pools, spray pads, and other interactive water venues.

"SURF POOL": means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

"BATHYMETRY": means the specific shaping and sloping of the SURF POOL floor in order to create the desired waves.

"SURFER": a person or occupant in a SURF POOL who is partially or fully immersed in SURF POOL water and using a surfboard or other analogous surfing or wave riding device.

3. Guidelines for Surf Pool Special Use Permitting

3.1 Design and Construction

SURF POOLS are identified as different from swimming pools, wave pools and any other AQUATIC VENUES. Therefore, while meeting the intent of any existing Design and Construction codes for public AQUATIC VENUES, SURF POOLS cannot practically be designed to meet existing design and

construction codes and keep the intended use. The following standards shall be applicable to SURF POOLS:

3.1.1 Design for Risk Management:

- a. Design of the SURF POOL shall include consultation with and input by the owner, the SURF POOL wave equipment supply company or a surf or aquatic risk management consultant and address safety operational considerations.

3.1.2 Construction Material:

- a. SURF POOL shall be constructed of structurally sound material(s), which provide an easily cleaned, watertight structure capable of withstanding the anticipated stresses/loads for full and empty conditions.

3.1.3. Finish:

- a. All water-contact surfaces shall have a durable finish suitable for regular scrubbing and cleaning.
- b. The areas of access and egress shall be constructed with slip-resistant materials.

3.1.4. Bathymetry:

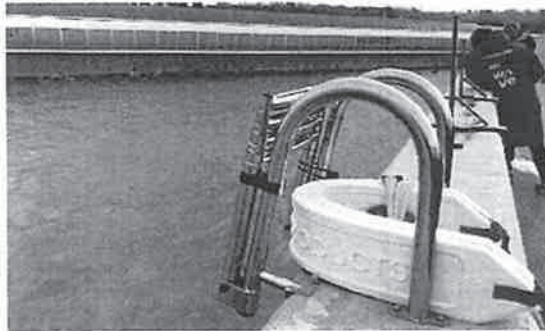
- a. The design of the BATHYMETRY and associated slope changes shall be specified by the wave equipment supply company.

3.1.5. Access / Egress

- a. SURF POOL shall have a minimum of two means of access and egress at the shallowest end.
- b. Access/egress areas to the SURF POOL for disabled persons shall conform to ADA Standards for AQUATIC VENUES.

3.1.6 Wheelchair Accessibility/Emergency Egress

- a. SURF POOL shall comply with the Florida Building Code Accessibility 7th edition, Chapter 10, to include in part:
Accessible routes, Loading/Unloading Areas, Slopes, Ride Entry, Transfer Devices, Wheelchair Storage Spaces, etc.
- b. Emergency egress shall be provided from the deep end (5 feet or deeper) of the surf pool at intervals of no less than 100 feet along the lateral (outside) walls of the surf pool, but not along the central wall or the central machine building, and the ladders shall be permanently fixed. This requirement may be satisfied by providing retractable emergency ladders similar to the ladder depicted below (product information/spec sheet and locations to be provided with the building plans for the SURF POOL).



3.2 Equipment Standards

3.2.1 Accredited Standards

- a. Where applicable, all wave making and water treatment equipment used in the SURF POOL shall be:
 - 1) Of an engineered design and construction, and
 - 2) Certified to a specific standard for the specified equipment use by an ANSI-accredited certification organization.

3.3 Operation and Safety

3.3.1 Basic Requirements

- a. The SURF POOL design, including shape, materials of construction, appurtenances, etc., shall provide for the safety of SURFERS, the thorough and complete circulation of the water, the ability to clean and maintain the SURF POOL, and be considered when planning for effective supervision and surveillance of SURFERS.
- b. The SURF POOL shall be operated in accordance with a water safety program that includes specialized water safety personnel, training, procedures, and equipment. The owner shall deliver to the City a Water Safety Plan for the SURF POOL setting out the proposed lifeguard staffing schedule, standard operating procedures and emergency procedures. All components of the water safety plan shall be in compliance with the most current life safety guidelines appropriate for surfing-related activities from the American Red Cross or other applicable certifying entity.

3.3.2. SURF POOL Lifeguards

- a. Lifeguards shall have completed a lifeguard training course intended for waterfront, open water, or surf environments offered by the Red Cross or another recognized training agency.

3.3.3. Lifeguard to SURFER Ratio

- a. A 1:20 Lifeguard / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required for water that is clear enough to see the bottom of the SURF POOL while the water is static.
- b. A 1:10 LIFEGUARD / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required in the event that water is not sufficiently clear to see the bottom of the SURF POOL while the water is static.

3.3.4. Lifeguard Response Time

- a. Lifeguards shall be able to demonstrate competency to reach the furthest edge of SURFER surveillance within 20 seconds.

3.3.5. Theoretical Peak Occupancy

- a. The specifications for the SURF POOL shall indicate design peak SURFER occupancy for safe operations of surf wave action. Occupancy will be no more than 1 SURFER partially or fully immersed in the SURF POOL water per 1,000 ft² of SURF POOL water surface area.

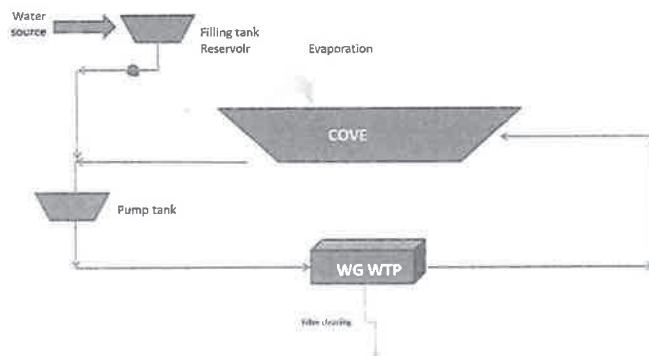
3.3.7. Water Clarity

- a. The water in the SURF POOL shall be sufficiently clear such that resuscitation can be initiated within 2 minutes of identifying a distressed SURFER. Clarity shall be verified using contrasting color markers placed in the deepest sections of the SURF POOL accessible to SURFERS and staff.
- b. Ten Feet Deep or Less: For a SURF POOL with the deepest SURFER accessible water being 10 feet deep (3.0 m) or less, a contrasting color marker with an area of 0.40 ft² (372 cm²) or less shall be placed such that it is visible for verification of water clarity in the deepest section of the SURF POOL.
- c. Over Ten Feet Deep: For a SURF POOL with the deepest SURFER accessible water depth over 10 feet deep (3.0 m) the marker size may be increased to 0.50 ft² (464 cm²).
- d. This marker shall be visible in still water from a vantage point above water surface up to 30 ft (9 m) away in a direct line of sight from the marker.
- e. Regular turbidity (NTU) measurements are to be taken and logged for correlation to verification by line of sight marker visibility.
- f. In the event that the water is not sufficiently clear to see the bottom while the water is static, the following conditions shall apply:
 - 1) Leash or Tether Requirements: All SURFERS must effectively be attached to a surfboard, bodyboard or other analogous surfing or flotation device.
 - 2) High Visibility and Reflective Rash Guard Requirements: All SURFERS must wear a high visibility and reflective rash guard.
 - 3) A Lifeguard shall be able to demonstrate competency to reach the furthest extent of the assigned zone of SURFER surveillance within 15 seconds.

3.4 Water Quality

3.4.1. Water Quality Equipment Specifications

- a. The water quality system shall include the following components:
 - 1) A piping network for water collection, recirculation and distribution.
 - 2) Flow meters accurate to within +/- 5% of the actual design flow.
 - 3) Water treatment equipment to include screens, pumps, filters, ozone treatment, UV treatment, chemical dosing and commercial probes for monitoring and control.
 - 4) An underwater vacuuming system to remove solids.
- b. The water recirculation and water treatment system shall follow the following schematic:



- c. All equipment used shall be appropriate for use in recreational water treatment either by meeting an accredited standard such as NSF-50/61 listing, UL or international equivalent, manufacturer certification, or other technical justification based on material in contact with water, operational characteristics and benefits to the SURF POOL water quality management system.
- d. All chemicals used must be NSF 60 certified.

3.4.2. Water Quality Parameters

- a. The SURF POOL shall not have a specified water recirculation and turnover time requirement. The turnover time shall be determined by the water treatment equipment supplier but it must have the ability to meet the following water quality parameters:
 - 1) Water clarity / Turbidity: Maintain turbidity below 5 NTU with continual monitoring.
 - 2) Oxidation: maintain minimum ORP of 600 mV in main body of water and maximum of 900 mV in return water
 - 3) Residual chlorine to be monitored continuously with a minimum allowable FAC of 0.5 ppm (mg/L)
 - 4) pH maintained between 7.0 to 7.6 and monitored continuously
 - 5) Total Alkalinity (TA) maintained between 60 to 180 ppm
 - 6) Other standard water chemistry values as would normally be kept for swimming pools.

3.4.3 Water Quality Testing

- a. The SURF POOL operator shall test the following parameters:
 - 1) Continual Monitoring:
 - i. Water Clarity (NTU)
 - ii. Residual chlorine (FAC)
 - iii. pH
 - 2) At least once per day during business hours:
 - i. Oxidation (ORP)
 - ii. Alkalinity (TA)
 - iii. Other standard water chemistry values as would normally be kept for swimming pools
 - 3) At least monthly in winter and bi-weekly for the remainder of the year:
 - i. E. coli bacteria testing from three (3) locations in the SURF POOL by a state certified lab. Frequency may be reduced by approval of the City of Fort Pierce

- and/or the Florida Department of Health after treatment system proves that turbidity, disinfection and pH tests are within acceptable range.
- b. The SURF POOL operator may perform these tests using a properly calibrated automatic chemical monitoring and control system in accordance with the manufacturer's equipment specifications for calibration and directions for proper use.
 - c. The SURF POOL operator shall maintain a written daily record of all test results, equipment readings, calibrations, and corrective action taken at the SURF POOL.
 - d. If the SURF POOL operator adds cyanuric acid to the water, the SURF POOL operator shall measure the cyanuric acid concentration in the water a minimum of once every 2 months and shall maintain a written record of these test results and all corrective action taken at the SURF POOL site.
 - e. The SURF POOL operator shall maintain data and records collected pursuant to this section for at least two years for inspection by the City of Fort Pierce and/or the Florida Department of Health upon request and shall submit all data and records to the City of Fort Pierce and/or the Florida Department of Health upon request. The SURF POOL operator shall also compile data reports on the water quality of the SURF POOL quarterly (four times per year), and shall submit the same to the City Building Official.

3.5 Inspections

3.5.1 Preoperational Inspections

- a. The SURF POOL may not be placed in operation until an inspection approved by the City of Fort Pierce shows compliance with the Special Use Permit requirements set forth herein or the City of Fort Pierce otherwise approves opening for operation.

3.5.2 Operational Inspections

- a. Upon presenting proper identification, an authorized employee or agent of the City of Fort Pierce or the Florida Department of Health shall have the right to, and be permitted to, enter any SURF POOL area, including the recirculation equipment and piping area, at any reasonable time during the SURF POOL's business hours, for the purpose of inspecting the SURF POOL to do any of the following:
 - 1) Inspect, investigate, or evaluate for compliance with these Special Use Permit regulations;
 - 2) Verify compliance with previously written violation orders;
 - 3) Collect samples or specimens;
 - 4) Examine, review, and copy relevant water quality records;
 - 5) Obtain photographic or other evidence needed to enforce these regulations; or
 - 6) Question any supervisory employee of the operator responsible for the operation of the SURF PARK or water quality.
- b. A SURF POOL's inspection frequency may be amended based on a risk of recreational water injury and illness.
- c. The operator of the SURF POOL shall obtain, at its sole cost, quarterly inspections conducted by an independent third party. The independent third party inspector shall inspect the SURF POOL and the water quality test records maintained by the operator in accordance with section 3.4.3.e above, to determine if the SURF POOL is in compliance with these regulations. The independent third party inspector shall then submit a quarterly written report of its findings to the City Building Official.

3.6 Enforcement

3.6.1 Florida Department of Health and County Health Department Enforcement Rights

- a. In accordance with the requirements of F.S. 514.0115(7), these special use permit regulations shall not affect the Florida Department of Health's or the county health department's right of entry pursuant to F.S. 514.04 or its authority to seek an injunction pursuant to F.S. 514.06 to restrain

the operation of a SURF POOL permitted and operated under these regulations if the SURF POOL presents significant risks to public health.

3.6.2. City Enforcement Rights

a. Enforcement.

In addition to the enforcement rights of the Florida Department of Health and the county health department, as set forth above, the City may exercise its code enforcement rights, and any other legal rights of the City, to enforce compliance with the regulations set forth herein.

b. Termination of Operation/Notice.

If the operator of the SURF POOL does not comply with all required operational procedures and safety conditions set forth in these regulations, then the City shall have the right to terminate the operation of the SURF POOL, provided however that (i) the City shall first provide the operator of the SURF POOL with written notice of such violation of these regulations, and (ii) the operator of the SURF POOL shall then have ten (10) days from receipt of the written notice to correct such violation. If such violation cannot reasonably be corrected within such ten (10) days, then the operator of the SURF POOL must commence correcting such violation within such ten (10) day period and diligently complete such correction within a reasonable time, not to exceed thirty (30) days after receipt of the written notice. The foregoing notwithstanding, the City shall have the right to seek an injunction to immediately terminate the operation of the SURF POOL in the event that any such violation causes a significant risk of death or serious physical harm to the public.

c. Emergency Measure/Imminent Danger.

When in the opinion of the Building Official, there is imminent danger of failure or that life or health is endangered by the occupation of any part of the facility or premises or when there is actual or potential danger to the occupant or those in proximity to the facility or any structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. This enforcement authority, as granted by F.S. 468.604(1); F.S. 553.79 and adopted International Property Maintenance Code, shall not be delegated to any other individual or entity and shall be enforced independently of the need of court injunction. In such event, the Building Official shall cause to be posted at each entrance to such structure or facility a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter the structure or facility without the approval of the Building Official until such repairs have been made or the hazardous condition has been addressed.

d. Hearing.

Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Circuit Court, be afforded a hearing for relief, in accordance with applicable law.

Data Center (160)

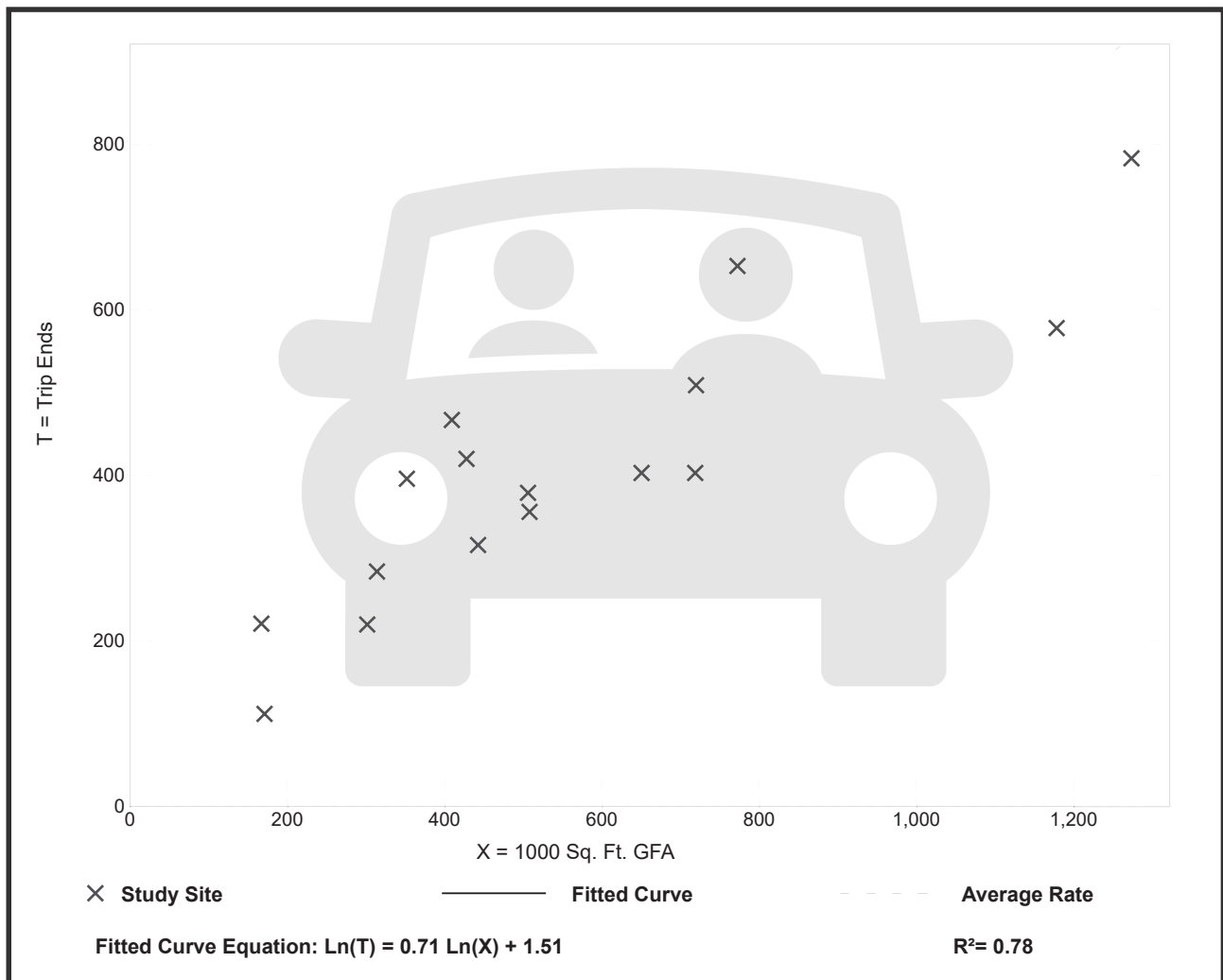
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



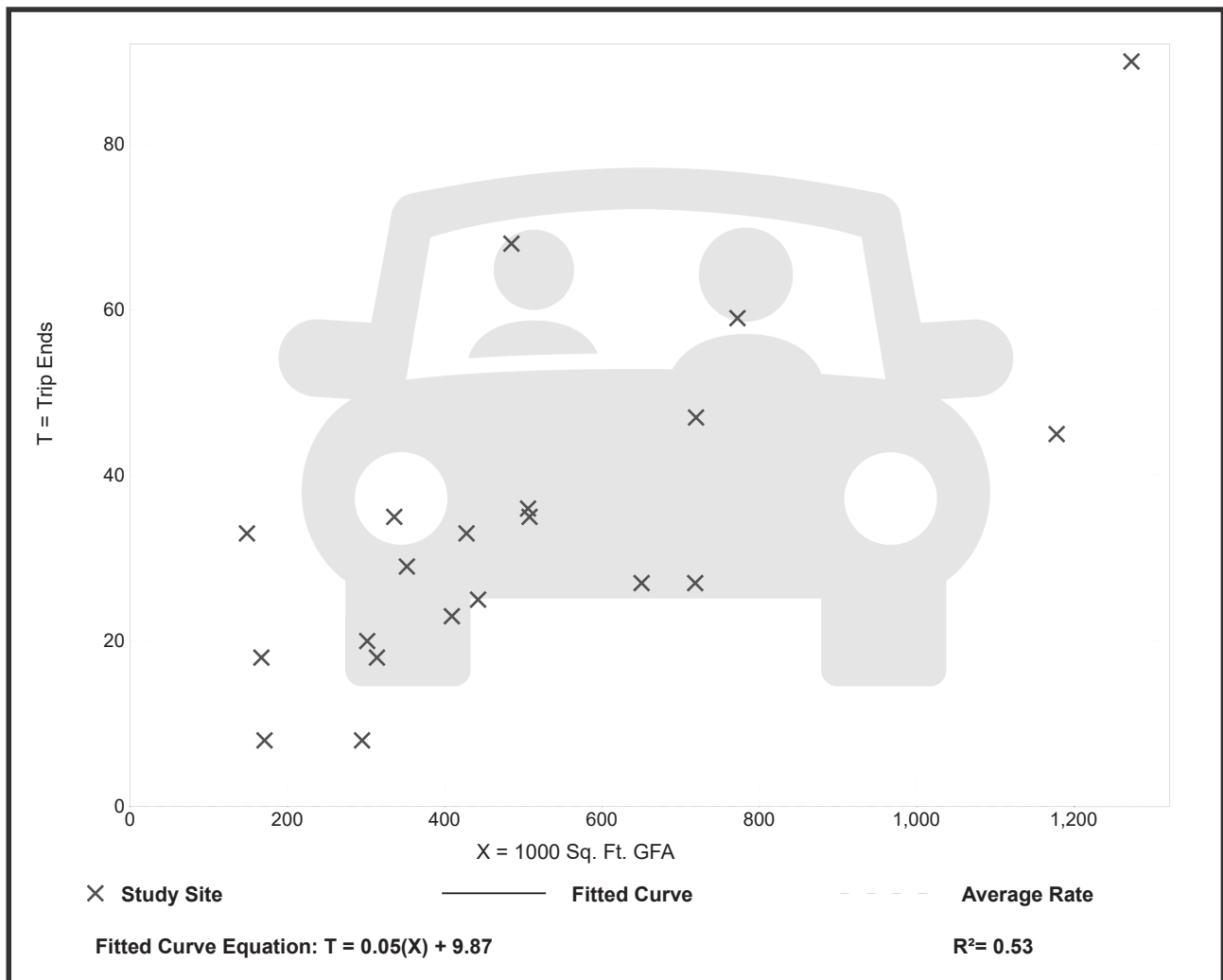
Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 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: 20
 Avg. 1000 Sq. Ft. GFA: 509
 Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



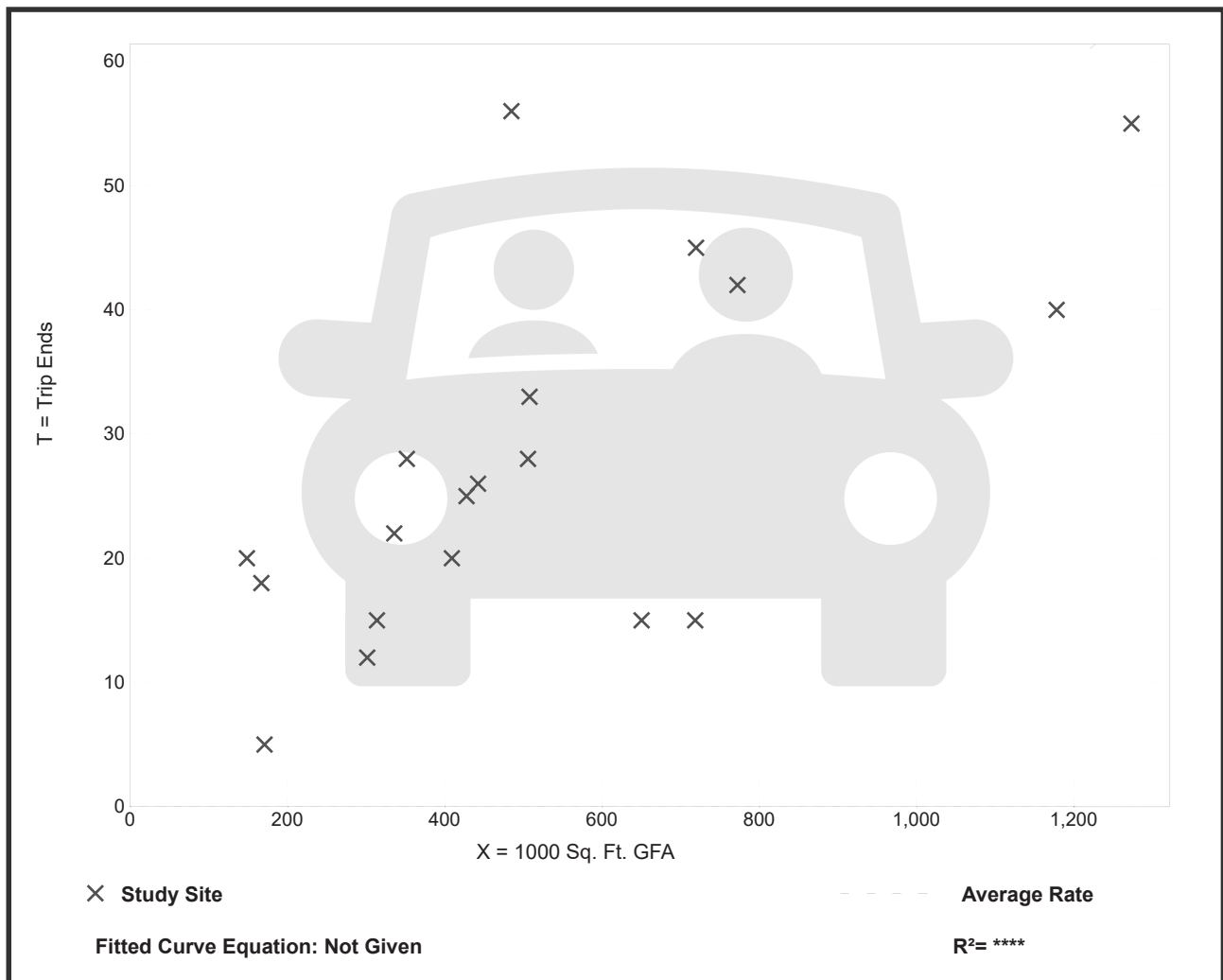
Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 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: 19
 Avg. 1000 Sq. Ft. GFA: 520
 Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



Shopping Center (>150k) (820)

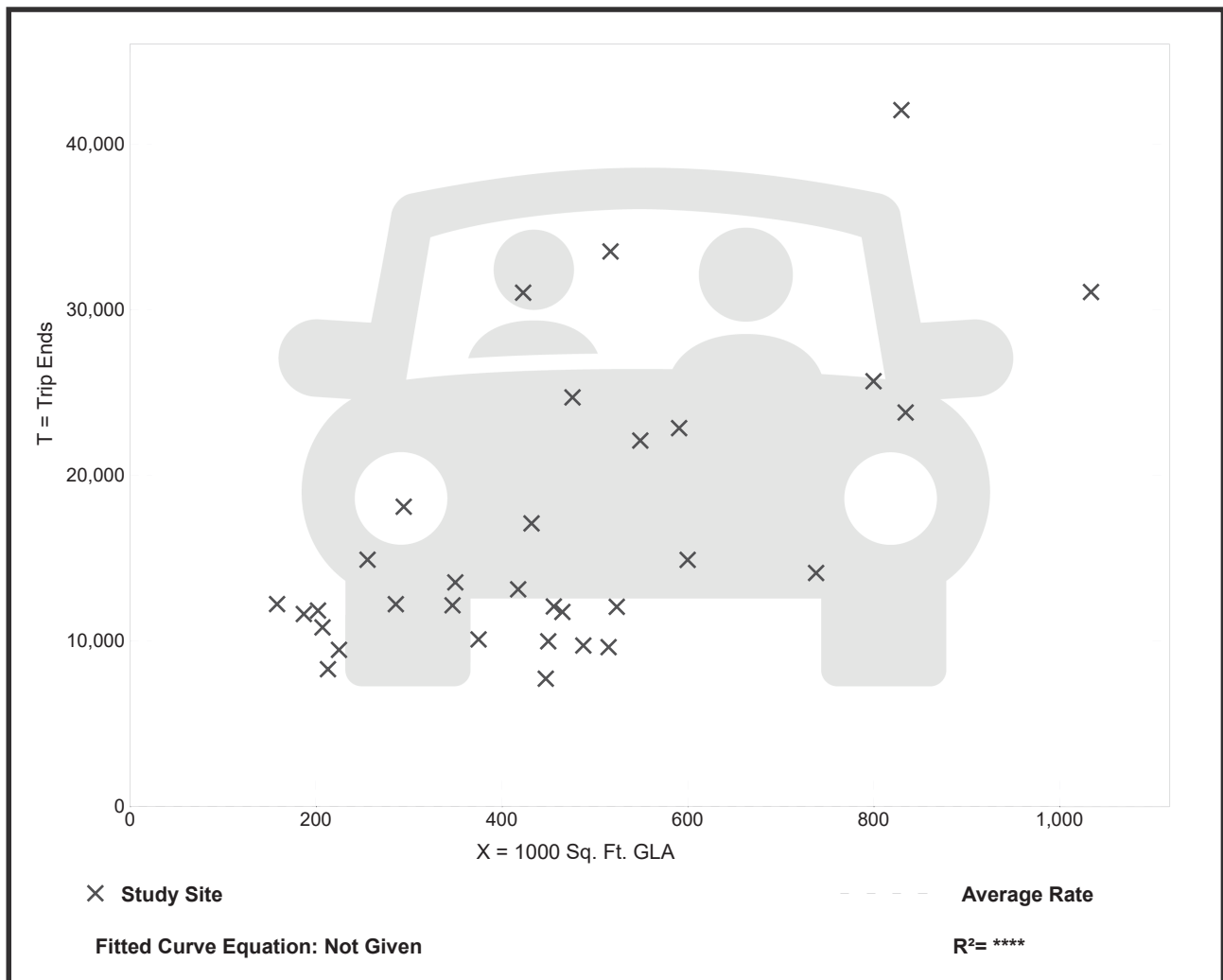
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



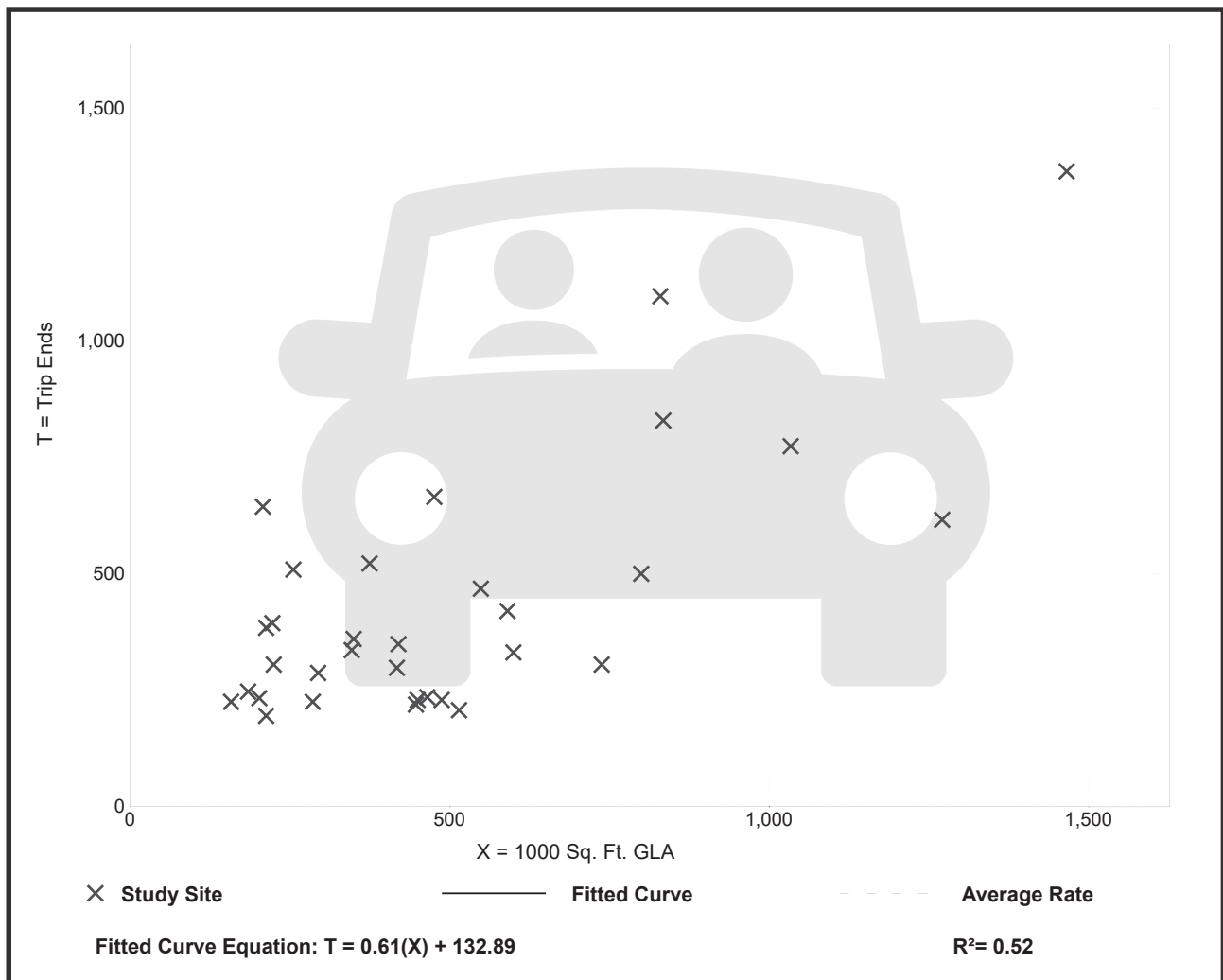
Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 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: 32
 Avg. 1000 Sq. Ft. GLA: 498
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 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: 55
 Avg. 1000 Sq. Ft. GLA: 460
 Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation

