CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Wednesday, November 12, 2014 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

6. **APPROVAL OF MINUTES**

   a. October 14, 2014 Meeting

7. **NEW BUSINESS**

   a. Annexation - Twenty-two (22) Parcels

   b. Proposed Zoning Regulations for Medical Marijuana Facilities

   c. Zoning Atlas Amendment - Seaway Drive (Eight Parcels)

   d. Comprehensive Plan Map Amendment (LPA Hearing) - Seaway Drive (Eight Parcels). The Planning Board, as the Local Planning Agency, is to review and provide a recommendation.

   e. Conditional Use Approval - 1913 Surfside Drive

   f. Conditional Use Approval - 1905 Okeechobee Road

   g. Conditional Use Approval (with no new construction) - 3204 Ohio Avenue

   h. Site Plan Approval - Orange Avenue & N. 17th Street

   i. Site Plan Approval and Application for Waiver of Distance - 1918 Seaway Drive

j. Application for Waiver of Distance – 510 Orange Avenue

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **6. a.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

October 14, 2014 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 10/14/2014 Minutes

Form Review

Form Started By: Alicia Rosenthal Started On: 10/27/2014 10:51 AM

Final Approval Date: 10/27/2014

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, OCTOBER 14, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eloise Cummings; Phyllis Castro; Tim O'Connell; Robert Poitier; Brian Paul; John George; Eduardo Mujica; Marcia Baker; Erica Ganzi; Steve Weaver; Mike Dahan; Bob Burdge, Chairman

Staff Present: Rebecca Grohall, AICP, Planning Manager
James Walker, Assistant City Attorney
Sandy Ramseth, AICP, Senior Planner
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

There is no consideration of absences since all members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All members were present. The alternate members were able to participate in discussions.

6. APPROVAL OF MINUTES

a. September 9, 2014 Meeting

Motion was made by John George, seconded by Robert Poitier to approve the minutes from the September 9, 2014 meeting.

AYE: Erica Ganzi, Marcia Baker, Eduardo Mujica, John George, Brian Paul, Robert Poitier, Tim O'Connell, Phyllis Castro, Eloise Cummings, Chairman Bob Burdge

Passed

7. **NEW BUSINESS**

Due to Veteran's Day, the next Planning Board meeting is on Wednesday, November 12, 2014.

a. To review and recommend approval of a Amendment to Section 22-40, Planned Unit Development (PUD), of the Fort Pierce City Code

Ms. Ramseth gave an overview of the proposed changes to the PUD Zoning District. Harold Smith, Fort Pierce resident, commented. Board discussion ensued. Ms. Grohall answered questions.

Motion was made by Marcia Baker, seconded by Robert Poitier to lift the item from the table.

AYE: Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, John George, Eduardo Mujica, Marcia Baker, Erica Ganzi, Eloise Cummings, Chairman Bob Burdge

Passed

Motion was made by Marcia Baker, seconded by John George to review and recommend approval of an Amendment to Section 22-40, Planned Unit Development (PUD), of the Fort Pierce City Code.

AYE: Eloise Cummings, Phyllis Castro, Tim O'Connell, Robert Poitier, Brian Paul, John George, Eduardo Mujica, Marcia Baker, Erica Ganzi, Chairman Bob Burdge

Passed

8. **BOARD COMMENTS**

Ms. Baker commented on phased developments.

9. **ADJOURNMENT**

Planning Board **7. a.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Annexation - Twenty-two (22) Parcels

LOCATION

5747 Briargate Lane; 5704 Briargate Lane; 5705 Briargate Lane; 5712 Briargate Lane; 5713 Briargate Lane; 5720 Briargate Lane; 5721 Briargate Lane; 5727 Briargate Lane; 5730 Briargate Lane; 5735 Briargate Lane; 5741 Briargate Lane; 5742 Briargate Lane; 5745 Briargate Lane; 5746 Briargate Lane; 5747 Briargate Lane; 3006 Lost Tree Blvd.; 4306 S US Hwy 1; 530 S Market Avenue; 811 Edwards Road; 903 S Market Avenue; 995 Edwards Road; 901 Edwards Road; 3794 Oleander Avenue;

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends the Planning Board forward a recommendation of approval to the City Commission

Attachments

Staff Report
Property Record Cards & Annexation Agreements
Property Spreadsheet
530 & 903 S Market Avenue/ 3794 Oleander Avenue Location Map
811, 901 & 995 Edwards Road Location Map
3006 Lost Tree Blvd. Location Map
4306 S US Hwy 1 Location Map
Briargate Sub Division Location Map
County Notification Letter

Form Review

Form Started By: Clarissa Davis Started On: 10/29/2014 09:29 AM

Final Approval Date: 10/30/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planning Specialist

RE: **Annexation**

DATE: October 3, 2014

STAFF REPORT

Staff is requesting approval for the annexation of several parcels throughout the City of Fort Pierce. The numerous locations are attached to this staff report. Staff has taken an initiative to make Fort Pierce City limits cohesive where feasible. Numerous parcels with existing FPUA annexation agreements have been selected to begin this initiative, with more to come. In accordance with the Joint Planning Agreement that was established on June 6, 2005, the County has been notified and is aware of the selected parcels being proposed for annexation.

It has been confirmed that the signed annexation agreements for FPUA services are on file, that the properties are located within an unincorporated part of St. Lucie County (SLC) and that the parcels are contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning

classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. The level of service will be affected minimally. The estimated taxable amount for the commercial properties is $2,133,000 and the estimated taxable amount for the residential properties is $1,136,598. With the current millage rate at 6.5786%, the total fiscal impact of these parcels is estimated to be $21,511 payable to the City.

Staff Recommendation

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to annex these parcels into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

PROPERTY RECORD CARD

Property Identification

Site Address:	5747 Briargate Ln	ParcelID:	2325-501-0008-000-8
Sec/Town/Range:	25 :35S :39E	Account #:	14323
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Alyssa J Maloy
Address: 5747 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 8 (0.79 AC) (OR 524-1599: 753-637)

Sales Information

Date	Price	Code	Deed	Book/Page
8/27/1991	0	01	FJ	0753 / 0637
12/1/1986	73800	00	CV	0524 / 1599
5/1/1982	62500	00	CV	0376 / 1805

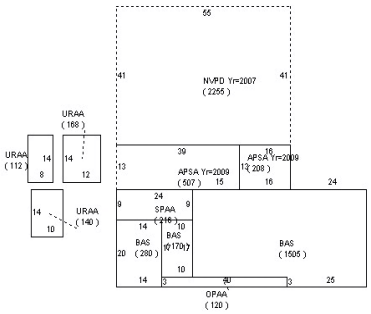
Assessment 2014

2014 TRIM:	121600
Assessed:	94603
Ag.Credit:	0
Exempt:	50000
Taxable:	44603
Taxes:	1056.44

Total Land and Building

Land Value:	28000 Acres: 0.79
Building Value:	93600
Finished Area:	1955 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1967	Frame:	-
Grade:	C- - C-	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
FNW6 - WOOD FEN 6'	Y	1	280	AV	AV	2007
FEN6 - CHAINLINK 6'	Y	1	310	AV	AV	2007
DWC - Driv-Concret	Y	1	900	AV	AV	1967
PA01 - POOL DK-AVG	Y	1	2246	AV	AV	2007
SWAV - RES POOL AVG	Y	1	532	AV	AV	2007
FNV6 - VINYLFENCE6'	Y	1	55	AV	AV	2007

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	152	170

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2325·501·0008·0008

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5747 BRIARGATE LN
Location Address

SAME
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 8, BRIARGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS (IS) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set MY hand(s) and seal this 22 day of SEPTEMBER, 2003.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

Julie Sizemore
Printed Witness Signature

Mary Thomas
Witness Signature

Mary Thomas
Printed Witness Signature

Alyssa J. Maloy
Signature

Alyssa J. Maloy
Printed Signature

5747 Briargate Ln.
Address

Fort Pierce, FL 34982
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alyssa J. Maloy, a ~~single~~ divorced woman known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above named person(s): ~~(Personally Known to me)~~ driver's license and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Mary E. Thomas
Commission # DD128527
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last aforesaid this 22 day of September A.D. 2003.

Mary Thomas
Notary Signature

Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2319587 OR BOOK 1860 PAGE 2368
Recorded:12/10/03 15:26

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5704 Briargate Ln	ParcelID:	2325-501-0015-000-0
Sec/Town/Range:	25 :35S :39E	Account #:	14330
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Emile W Thomas

Address: 5704 Briargate Ln
Fort Pierce FL 34981-4435

Legal Description

BRIARGATE S/D LOT 15 (0.90 AC) (OR 1126-2511)

Sales Information

Date	Price	Code	Deed	Book/Page
2/13/1998	150000	00	WD	1126 / 2511
1/10/1994	135000	01	WD	0879 / 2440
4/23/1993	64500	00	WD	0839 / 1657
10/27/1992	100	01	CT	0813 / 0719
8/17/1992	100	01	CT	0803 / 2720

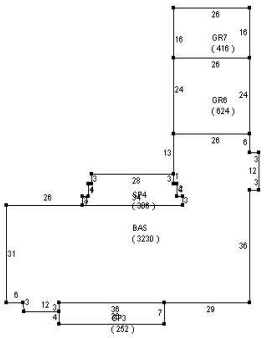
Assessment 2014

2014 TRIM:	171100
Assessed:	169505
Ag.Credit:	0
Exempt:	50500
Taxable:	119005
Taxes:	2540.81

Total Land and Building

Land Value:	39300 Acres: 0.9
Building Value:	131800
Finished Area:	3230 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	GA - Gable
ExtType:	HC - HC	YearBlt:	1968	Frame:	-
Grade:	C - C	EffYrBlt:	1979	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	648	AV	AV	1979
PA01 - POOL DK-AVG	Y	1	836	AV	AV	1979
ENC2 - POOL ENC-AVG	Y	1	1484	AV	AV	1979
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	197.35001	197.89999

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823947 OR BOOK 1314 PAGE 314
Recorded:07/14/00 15:41

Record 60

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2325-501-0015-000/0

ANNEXATION AGREEMENT
INDIVIDUAL

Lois J. Thomas and Emile W. Thomas, her Husband

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

Location Address
5704 Briargate Lane
Ft. Pierce, FL 34981

Mailing Address (if different from location address)
Same

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 15, Briargate, according to the plat thereof, Recorded in Plat Book 14, Page 19 of the Public Records of St. Lucie County, Florida.
Parcel Identification Number: 2325-501-0015-000/0

THE ABOVE-DESCRIBED PROPERTY (IS) ~~(IS NOT)~~ THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand(s) and seal this 22nd day of December, 1999.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
KYLE D. KELLY
Printed Witness Signature

Witness Signature
MARVIN Kelly
Printed Witness Signature

Lois J. Thomas
Signature
Lois J. Thomas
Printed Signature
5704 Briargate Lane
Address
Ft. Pierce, FL 34981
City, State, Zip

Emile W. Thomas
Signature
Emile W. Thomas
Printed Signature
5704 Briargate Lane
Address
Ft. Pierce, FL 34981
City, State, Zip

STATE OF FLORIDA

COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LOIS J. THOMAS AND EMILE W THOMAS known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

PHYLLIS J. HODGES
My Comm Exp. 9/27/2002
No. CC 778394
Personally Known [ ] Other I.D.

Witness my hand and official Seal in the County and State last aforesaid this 22ND day of DECEMBER A.D. 1999

Phyllis J Hodges
Notary Signature
PHYLLIS J. HODGES
Notary Printed Signature

AGREEMENT/ANXIND2

REVISED 11/95

PROPERTY RECORD CARD

Property Identification

Site Address:	5705 Briargate Ln	ParcelID:	2325-501-0001-000-9
Sec/Town/Range:	25 :35S :39E	Account #:	14316
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Daniel F Ochse Natalie M Ochse

Address: 5705 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 1 (0.92 AC) (OR 1244-2031)

Sales Information

Date	Price	Code	Deed	Book/Page
8/4/1999	90000	00	WD	1244 / 2031
1/1/1900	0			/

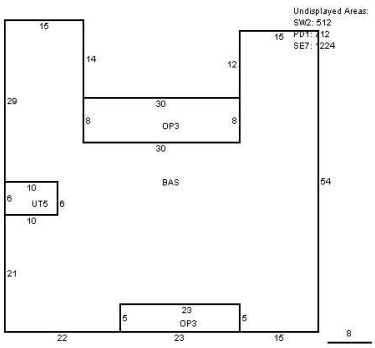
Assessment 2014

2014 TRIM:	125700
Assessed:	125700
Ag.Credit:	0
Exempt:	50000
Taxable:	75700
Taxes:	1698.33

Total Land and Building

Land Value:	40200 Acres: 0.92
Building Value:	85500
Finished Area:	2495 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1967	Frame:	-
Grade:	C- - C-	EffYrBlt:	1977	PrimeWall:	BM - Brk/Masonary
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	BP - Conc Block

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	512	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	712	AV	AV	1977
ENC2 - POOL ENC-AVG	Y	1	1224	AV	AV	1977
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	202.42999	197.34

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2325-501-0001-0009

ANNEXATION AGREEMENT
INDIVIDUAL

Daniel & Natalie Ochse
5705 Briargate Lane
Location Address Ft. Pierce, FL 34981
see above.
Mailing Address (if different from location address)

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

: 5705 Briargate Lane
Fort Pierce, FL 34981
Lot 7, Briargate, according to the plat thereof recorded in the plat Book 14, page 19, Public Records of St. Lucie County, Florida.

THE ABOVE-DESCRIBED PROPERTY (IS) (~~IS NOT~~) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT ~~5705 Briargate Lane, Ft. Pierce, FL~~ 34981

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand(s) and seal this 3rd day of December, 1999.

Signed, sealed and delivered in our presence as witnesses:

Tina Bennett
Witness Signature
Tina Bennett
Printed Witness Signature

Terri Schmid
Witness Signature
Terri Schmid
Printed Witness Signature

DANIEL FRANCISKUS OCHSE
Signature
DANIEL FRANCISKUS OCHSE
Printed Signature
5705 Briargate Lane
Address
Fort Pierce, FL 34981
City, State, Zip

Natalie Marie Ochse
Signature
Natalie Marie Ochse
Printed Signature
5705 Briargate Lane
Address
Fort Pierce, FL 34981
City, State, Zip

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Daniel Franciskus Ochse and Natalie Marie Ochse known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) Personally known to me and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

BEVERLY BUSTIN
MY COMMISSION # CC 666325
EXPIRES: November 20, 2001
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 3rd day of Dec. A.D. 19 99

Beverly Bustin
Notary Signature

Beverly Bustin
Notary Printed Signature

AGREEMENT/ANXIND2

REVISED 11/95

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823959 OR BOOK 1314 PAGE 326
Recorded 12/14/00 15:41

PROPERTY RECORD CARD

Property Identification

Site Address:	5712 Briargate Ln	ParcelID:	2325-501-0014-000-3
Sec/Town/Range:	25 :35S :39E	Account #:	14329
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: David McIntire

Address: 398 Shaker Blvd
Enfield NH 03748

Legal Description

BRIARGATE S/D LOT 14 (0.84 AC) (OR 3379-922)

Sales Information

Date	Price	Code	Deed	Book/Page
4/7/2012	94500	0001	WD	3379 / 0922
7/1/2011	0	0111	PB	3306 / 0608
1/1/1900	0			/

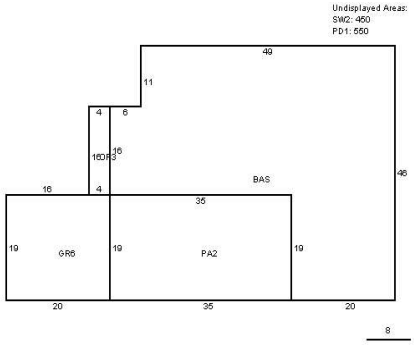
Assessment 2014

2014 TRIM:	91500
Assessed:	91500
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1842.97

Total Land and Building

Land Value:	36800 Acres: 0.84
Building Value:	54700
Finished Area:	1799 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1967	Frame:	-
Grade:	C- - C-	EffYrBlt:	1967	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	450	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	550	AV	AV	1977
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	198

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOANNE PRIMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 182396 OR BOOK 1314 PAGE 335
Recorded:07/14/00 10 15:41

Award 6"

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2325501001400 03

ANNEXATION AGREEMENT
INDIVIDUAL

Mildred S. Harward
5712 Briargate Lane
Fort Pierce FL 34981

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5712 Briargate Lane
Location Address

Same as above
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 14 of Briargate Subdivision as per plat thereof recorded in Plat Book 14, page 19 of the Public Records of St. Lucie County, FL

THE ABOVE-DESCRIBED PROPERTY (IS) ~~(IS NOT)~~ THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand(s) and seal this 22 day of December, 1999.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
Kyle D. Kelly
Printed Witness Signature
Witness Signature
Marion Kelly
Printed Witness Signature

Mildred S Harward
Signature
MILDRED S. HARWARD
Printed Signature
5712 BRIARGATE LANE
Address
FT. PIERCE, FL 34981
City, State, Zip

Signature
Printed Signature
Address
City, State, Zip

STATE OF Florida
COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mildred S. Howard, an unmarried widow known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

PHYLLIS J. HODGES
NOTARY PUBLIC
My Comm Exp. 9/27/2002
No. CC 778384
Personally Known ( ) Other I.D.

Witness my hand and official Seal in the County and State last aforesaid this 22nd day of December A.D. 1999

Phyllis J. Hodges
Notary Signature
PHYLLIS J. HODGES
Notary Printed Signature

AGREEMENT/ANXIND2

REVISED 11/95

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5713 Briargate Ln	ParcelID:	2325-501-0002-000-6
Sec/Town/Range:	25 :35S :39E	Account #:	14317
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Damodar Bodhoo Ramdei Bodhoo

Address: 5713 Briargate LN
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 2 (0.84 AC) (OR 3593-154)

Sales Information

Date	Price	Code	Deed	Book/Page
1/6/2014	205000	0001	WD	3593 / 0154
11/25/2013	100	0111	QC	3585 / 1582
7/18/2006	360000	00	WD	2615 / 0869
12/27/1993	70000	01	WD	0876 / 2720
11/19/1992	105000	00	WD	0817 / 0283
2/28/1992	115000	00	WD	0778 / 0359

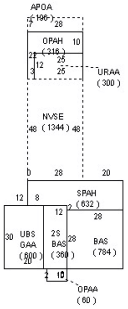
Assessment 2014

2014 TRIM:	184900
Assessed:	149141
Ag.Credit:	0
Exempt:	50000
Taxable:	99141
Taxes:	2144.62

Total Land and Building

Land Value:	36800 Acres: 0.84
Building Value:	148100
Finished Area:	2104 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1969	Frame:	-
Grade:	C - C	EffYrBlt:	1990	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	VS - Vinyl Siding

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	HW - Hardwood
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	450	AV	AV	1978
PA02 - POOL DK-GOOD	Y	1	894	AV	AV	1978
ENC2 - POOL ENC-AVG	Y	1	1344	AV	AV	1978
DWC - Driv-Concret	Y	1	2300	AV	AV	1969
FEN5 - CHAINLINK 5'	Y	1	500	AV	AV	1978

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	197.3

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: Box 25
This instrument prepared by:

Cindy M. Southard
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2325-501-0002-00016

ANNEXATION AGREEMENT
INDIVIDUAL

KYLE D. KELLY
5713 BRIARGATE LANE
FORT PIERCE, FL 34981

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5713 BRIARGATE LANE
Location Address

P.O. BOX 3093 FORT PIERCE FL
Mailing Address (if different from location address) 34948-3093

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 2, OF BRIARGATE SUBDIVISION ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

THE ABOVE-DESCRIBED PROPERTY (IS) ~~(IS NOT)~~ THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set MY hand(s) and seal this 22 day of DECEMBER, 1999.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature
MARVIN KELLY
Printed Witness Signature

Witness Signature
William A. Bryant
Printed Witness Signature

Signature
KYLE D. KELLY
Printed Signature
5713 BRIARGATE LANE
Address
FORT PIERCE FL 34981
City, State, Zip

Signature
Kolynn R Kelly
Printed Signature
5713 Briargate Lane
Address
Ft Pierce, FL 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST LUCIE

PHYLLIS J. HODGES
My Comm Exp. 9/27/2002
No. CC 778394
Personally Known ( ) Other I.D.

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared KYLE D. KELLY and Kolynn Kelly his wife known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

PHYLLIS J. HODGES
My Comm Exp. 9/27/2002
No. CC 778394
Personally Known ( ) Other I.D.

Witness my hand and official Seal in the County and State last aforesaid this 22ND day of DECEMBER A.D. 1999

Phyllis J Hodges
Notary Signature
PHYLLIS J. HODGES
Notary Printed Signature

AGREEMENT/ANXIND2

REVISED 11/95

Record 6

JOHNNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1823946 OR BOOK 1314 PAGE 313
Recorded:07/14/00 15:41

PROPERTY RECORD CARD

Property Identification

Site Address:	5720 Briargate Ln	ParcelID:	2325-501-0013-000-6
Sec/Town/Range:	25 :35S :39E	Account #:	14328
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Jack L Bridges Jean L Bridges

Address: 5720 Briargate Ln
Fort Pierce FL 34981-4435

Legal Description

BRIARGATE S/D LOT 13 (0.85 AC) (OR 541-1233)

Sales Information

Date	Price	Code	Deed	Book/Page
5/1/1987	92000	00	CV	0541 / 1233

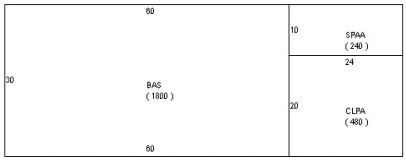
Assessment 2014

2014 TRIM:	99200
Assessed:	97846
Ag.Credit:	0
Exempt:	50000
Taxable:	47846
Taxes:	1121.13

Total Land and Building

Land Value:	36900 Acres: 0.85
Building Value:	62300
Finished Area:	1800 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	HP - Hip
ExtType:	HD+ - HD+	YearBlt:	1969	Frame:	-
Grade:	D+ - D+	EffYrBlt:	1970	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
PA01 - POOL DK-AVG	Y	1	1087	AV	AV	1977
SWAV - RES POOL AVG	Y	1	661	AV	AV	1977

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	199

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: BOX 25
This instrument prepared by:
Ft. Pierce Utilities Authority
P. O. Box 3191
Ft. Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
14328
2325-501-0013-000-6

ANNEXATION AGREEMENT
INDIVIDUAL

Recorded 6.00

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5720 BRIARGATE LANE, FORT PIERCE FL 33450
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 13, BRIARGATE SUBDIVISON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT 5720 Briargate Ln

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set our hand(s) and seal this 28 day of March February, 2001.

Signed, sealed and delivered in our presence as witnesses:

x _____
Witness Signature
PAMELA CONRAD
Printed Witness Signature

x _____
Witness Signature
LaTravia Jones
Printed Witness Signature

x Jack L Bridges
Signature
JACK L. BRIDGES
Printed Signature
5720 BRIARGATE LN.
Address
FORT PIERCE FL 34981
City, State, Zip

Jean L Bridges
Signature
JEAN L. BRIDGES
Printed Signature
5720 BRIARGATE LN
Address
FT PIERCE, FL 34981
City, State, Zip

STATE OF Florida

COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JACK L. BRIDGES AND JEAN L. BRIDGES, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) Drivers license and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Nicki D Lewis
My Commission CC855333
Expires July 15, 2003

Witness my hand and official Seal in the County and State last Aforesaid this 28 day of March A.D. 2001.

Nicki D Lewis
Notary Signature

Nicki D. Lewis
Notary Printed Signature

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2066124 OR BOOK 1553 PAGE 341
Recorded:07/16/02 08:22

PROPERTY RECORD CARD

Property Identification

Site Address:	5721 Briargate Ln	ParcelID:	2325-501-0003-000-3
Sec/Town/Range:	25 :35S :39E	Account #:	14318
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Scott J O`Keefe Michelle A O`Keefe

Address: 2903 Serenity Cir South
Fort Pierce FL 34981

Legal Description

BRIARGATE S/D LOT 3 (0.84 AC) (OR 3428-2609)

Sales Information

Date	Price	Code	Deed	Book/Page
8/29/2012	80000	0112	SP	3428 / 2609
6/6/2012	100	0112	DE	3428 / 2608
6/4/2012	100	0112	CT	3396 / 2799
6/7/2010	100	0116	QC	3202 / 1800
4/11/2003	135000	00	WD	1699 / 0820
12/20/1993	86500	00	WD	0875 / 2735

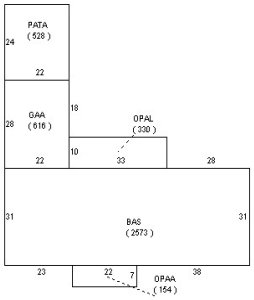
Assessment 2014

2014 TRIM:	148600
Assessed:	148600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	2956.85

Total Land and Building

Land Value:	36800 Acres: 0.84
Building Value:	111800
Finished Area:	2573 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1968	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	4	Electric:	MX - MAXIMUM	PrmIntWall:	PF - PF
FullBath:	3	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	800	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	1015	AV	AV	1977
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001
FEN4 - CHAINLINK 4'	Y	1	310	AV	AV	2003

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	197.3

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2634668 OR BOOK 2256 PAGE 722, Recorded 05/27/2005 at 01:47 PM

RETURN TO: BOX 25

This instrument prepared by

Julie Sizemore
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

232550100030003

ANNEXATION AGREEMENT
INDIVIDUAL

Rural 15

To: Customer Service
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

5721 BRIARGATE LN
Location Address

5721 BRIARGATE LN-FORT PIERCE, FL 34981
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 3, BRIARGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 19, OF THE PUBLICE RECORDS OF ST LUCIE COUNTY, FLORIDA

The above-described property is the homestead of the Grantor(s). If not the homestead, the

Grantor(s) Reside(s) at SAME.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set Our hand(s) and seal this 11th day of April, 2005.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

JULIE SIZEMORE
Printed Witness Signature

Nicki Lewis
Witness Signature

NICKI LEWIS
Printed Witness Signature

STATE OF Florida

COUNTY OF St Lucie

Darrin Johnson
Signature

DARRIN JOHNSON
Printed Signature

5721 BRIARGATE LN
Address

FORT PIERCE, FL 34981
City, State, Zip

Marydonna McGee
Signature

MARY DONNA MCGEE
Printed Signature

5721 BRIARGATE LN
Address

FORT PIERCE, FL 34981
City, State, Zip

I hereby certify that ~~on this day before me, an officer duly authorized to administer oaths and take acknowledgments,~~ personally appeared DARRIN JOHNSON, A SINGLE MALE & MARY DONNA MCGEE, A single female known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that They executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally known to me) Fl. Dr. Lic. and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

NICKI D LEWIS
Notary Public - State of Florida
My Commission Expires Jul 18, 2007
Commission # DD194096
Bonded By National Notary Assn.

Witness my hand and official Seal in the County and State last

Aforesaid this 11 day of April A.D. 2005

Nicki Lewis
Notary Signature

Nicki Lewis
Notary Printed Signature

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5727 Briargate Ln	ParcelID:	2325-501-0004-000-0
Sec/Town/Range:	25 :35S :39E	Account #:	14319
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Mark A Wade

Address: 5727 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 4 (0.94 AC) (OR 1255-994: 3570-1120)

Sales Information

Date	Price	Code	Deed	Book/Page
10/1/2013	100	0111	QC	3570 / 1120
10/8/1999	107000	00	WD	1255 / 0994
1/1/1900	0			/

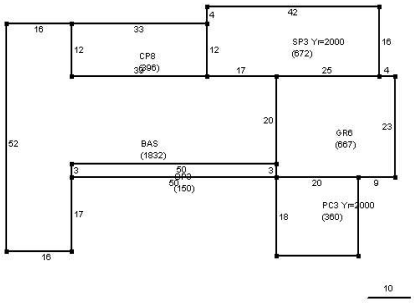
Assessment 2014

2014 TRIM:	136100
Assessed:	136100
Ag.Credit:	0
Exempt:	50000
Taxable:	86100
Taxes:	1892.76

Total Land and Building

Land Value:	38500 Acres: 0.94
Building Value:	97600
Finished Area:	1832 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1967	Frame:	-
Grade:	C- - C-	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
FEN5 - CHAINLINK 5'	Y	1	168	AV	AV	2000
SWAV - RES POOL AVG	Y	1	416	AV	AV	2000
ENC2 - POOL ENC-AVG	Y	1	897	AV	AV	2000
PA01 - POOL DK-AVG	Y	1	481	AV	AV	2000
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	220

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2875351 OR BOOK 2583 PAGE 708, Recorded 06/07/2006 at 11:19 AM

RETURN TO: BOX 145

This instrument prepared by:

Julie Sizemore
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

232550100040000

ANNEXATION AGREEMENT
INDIVIDUAL

Clerk 10.00

To: Customer Service
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

5727 BRIARGATE LN
Location Address

5727 BRIARGATE LN-FORT PIERCE, FL 34981
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 4 BRIARGATE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 19, PUBLIC RECORDS OF ST LUCIE COUNTY FLORIDA

The above-described property is the homestead of the Grantor(s). If not the homestead, the Grantor(s) Reside(s) at SAME.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set Our hand(s) and seal this 3rd day of March, 2006.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

JULIE SIZEMORE
Printed Witness Signature

George A Connor
Witness Signature

GEORGE H CONNOR
Printed Witness Signature

Mark A. Wade
Signature

MARK A WADE
Printed Signature

5727 BRIARGATE LN
Address

FORT PIERCE, FL 34981
City, State, Zip

Karen Wade
Signature

KAREN E WADE
Printed Signature

5727 BRIARGATE LN
Address

FORT PIERCE, FL 34981
City, State, Zip

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARK A WADE & KAREN E WADE, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that They executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally known to me) Fl. Dr. Lic. and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Notary Public State of Florida
Julie Sizemore
My Commission DD514535
Expires 02/05/2010

Witness my hand and official Seal in the County and State last Aforesaid this 3 day of March A.D. 2006

Julie Sizemore
Notary Signature

Julie Sizemore
Notary Printed Signature

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5730 Briargate Ln	ParcelID:	2325-501-0011-000-2
Sec/Town/Range:	25 :35S :39E	Account #:	14326
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Michael L Landon

Address: 5730 Briargate Ln
Fort Pierce FL 34981-4435

Legal Description

BRIARGATE S/D LOT 11 (1.39 AC) (OR 3437-2672)

Sales Information

Date	Price	Code	Deed	Book/Page
8/31/2012	225000	0001	WD	3437 / 2672
12/1/1979	90500	00	CV	0322 / 0705
4/1/1977	69500	01	CV	0266 / 2890

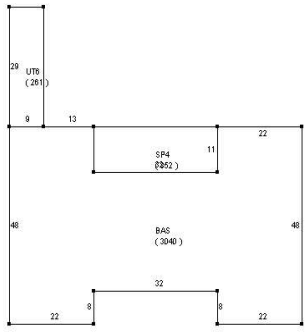
Assessment 2014

2014 TRIM:	174800
Assessed:	174800
Ag.Credit:	0
Exempt:	50000
Taxable:	124800
Taxes:	2662.35

Total Land and Building

Land Value:	43400 Acres: 1.39
Building Value:	131400
Finished Area:	3040 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1973	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	4	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	3	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	7200	AV	AV	1977
FEN1 - CHAINLINK 10	Y	1	320	AV	AV	1977
FEN4 - CHAINLINK 4'	Y	1	40	AV	AV	1977
SWAV - RES POOL AVG	Y	1	512	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	1000	AV	AV	1977
ENC2 - POOL ENC-AVG	Y	1	1512	AV	AV	1977
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	326

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: BOX 25
This instrument prepared by:
Julie Sizemore
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 34948

Property Appraisers Parcel Identification (Folio) Number(s):
2325-501-0011-000-2

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5730 Briargate La., Ft. Pierce, FL 34981
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Briargate Subdivision, Lot 11, St. Lucie County, FL

THE ABOVE-DESCRIBED PROPERTY IS (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT —

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, WE hereunto set OUR hand(s) and seal this 9th day of MARCH, 2001.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Vivica Parker
Printed Witness Signature

Witness Signature

Sandra Mecius
Printed Witness Signature

Signature

Sherrard L. Hayes
Printed Signature

5730 Briargate Lane
Address

Ft. Pierce, FL 34981
City, State, Zip

Signature

Pamela B. Hayes
Printed Signature

5730 Briargate Lane
Address

Ft. Pierce, FL 34981
City, State, Zip

STATE OF FLA

COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sherrard L. Hayes and Pamela B Hayes, his wife known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last Aforesaid this 9th day of March A.D. 2001.

Notary Signature

Merry Jensen
My Commission CC867838
Expires October 12, 2001

MERRY JENSEN
Notary Printed Signature

JOANNE HULMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1927368 OR BOOK 1406 PAGE 1253
Recorded:06/25/01 15:51

PROPERTY RECORD CARD

Property Identification

Site Address:	5735 Briargate Ln	ParcelID:	2325-501-0005-000-7
Sec/Town/Range:	25 :35S :39E	Account #:	14320
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Hector Luna Angelica Luna

Address: 5735 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 5 (1.16 AC) (OR 2313-2011)

Sales Information

Date	Price	Code	Deed	Book/Page
7/22/2005	285000	00	WD	2313 / 2011
8/22/2002	100	01	QC	1572 / 1166
2/22/2002	105000	00	WD	1499 / 1716
4/1/1978	56000	00	CV	0286 / 0097

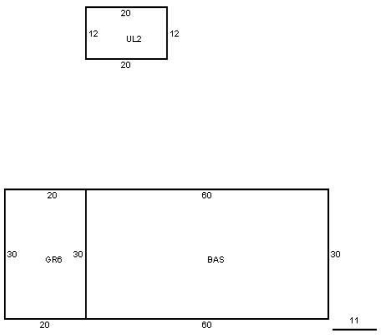
Assessment 2014

2014 TRIM:	96400
Assessed:	96400
Ag.Credit:	0
Exempt:	50000
Taxable:	46400
Taxes:	1113.05

Total Land and Building

Land Value:	41500 Acres: 1.16
Building Value:	54900
Finished Area:	1800 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	HP - Hip
ExtType:	HD+ - HD+	YearBlt:	1969	Frame:	-
Grade:	D+ - D+	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	185	273

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3971227 OR BOOK 3648 PAGE 1177, Recorded 07/01/2014 at 09:55 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2325-501-0005-000-7

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5735 BRIARGATE LANE, FORT PIERCE, FLORIDA 34981
Location Address

5735 Briargate Lane, Fort Pierce, Florida 34981
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 5 of BRIARGATE, according to the Plat thereof as recorded in Plat Book 14, Page(s) 19, of the Public Records of St. Lucie County, Florida.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS .

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 24TH day of JUNE, 2014.
Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Witness Signature

AMY SHEVLIN
Printed Witness Signature

Signature

Hector Luna
Printed Signature
5735 Briargate Lane
Address
Fort Pierce, Florida 34981
City, State, Zip

Angelica Macias-Luna
Signature
Angelica Macias Luna, his wife
Printed Signature
5735 Briargate Lane
Address
Fort Pierce, Florida 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and taken acknowledgments, personally appeared **Hector Luna and Angelica Macias Luna, his wife,** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 24TH day of JUNE, A.D. 2014.

Notary Signature

Rosalie Lavertu
Notary Printed Signature

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5741 Briargate Ln	ParcelID:	2325-501-0006-000-4
Sec/Town/Range:	25 :35S :39E	Account #:	14321
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Augustine M Gonzales Carolina T Gonzales

Address: 5741 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 6 (0.94 AC) (OR 401-252)

Sales Information

Date	Price	Code	Deed	Book/Page
5/1/1983	75000	00	CV	0401 / 0252
8/1/1977	0	01	CV	0272 / 2652
12/1/1976	44000	00	CV	0261 / 0403

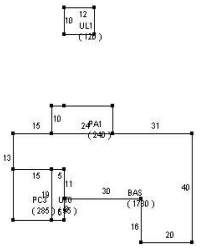
Assessment 2014

2014 TRIM:	76800
Assessed:	76800
Ag.Credit:	0
Exempt:	50000
Taxable:	26800
Taxes:	718.11

Total Land and Building

Land Value:	28400 Acres: 0.94
Building Value:	48400
Finished Area:	1780 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	HP - Hip
ExtType:	HD+ - HD+	YearBlt:	1967	Frame:	-
Grade:	D+ - D+	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	124	295

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Record 6.00

RETURN TO: BOX 25
This Instrument prepared by:
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 34948-3191

ANNEXATION AGREEMENT
INDIVIDUAL

Property Appraisers Parcel Identification (Folio) Number(s):
2325-501-0006-000/4

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5741 Briargate Lane, Ft. Pierce, FL
Location Address

Same
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Lot 6, Briargate Subdivision, according to the Plat Book thereof, as recorded in Plat Book 14, Page 9, of the Public Records of St. Lucie County, Florida

THE ABOVE-DESCRIBED PROPERTY IS (IS NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT n/a

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand(s) and seal this 4th day of April, 2001.

Signed, sealed and delivered in our presence as witnesses:

Jean C Powell
Witness Signature
Jean C. Powell
Printed Witness Signature

Shirley M. Burk
Witness Signature
Shirley M. Burk
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

Augustine M. Gonzales
Signature
Augustine M. Gonzales
Printed Signature
5741 Briargate Lane
Address
Ft. Pierce, FL 34981
City, State, Zip

Carolina T. Gonzales
Signature
Carolina T. Gonzales
Printed Signature
5741 Briargate Lane
Address
Ft. Pierce, FL 34981
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Augustine M. Gonzales and Carolina T. Gonzales, his wife known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Witness my hand and official Seal in the County and State last Aforesaid this 4th day of April A.D. 2001.

Jean C Powell
Notary Signature

Notary Printed Signature

OFFICIAL NOTARY SEAL
JEAN C POWELL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC680030
MY COMMISSION EXP. OCT. 22, 2001

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2066123 OR BOOK 1553 PAGE 340
Recorded:07/16/02 08:22

PROPERTY RECORD CARD

Property Identification

Site Address:	5742 Briargate Ln	ParcelID:	2325-501-0010-000-5
Sec/Town/Range:	25 :35S :39E	Account #:	14325
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: William Marinko Margaret Marinko

Address: 5742 Briargate Ln
Fort Pierce FL 34981-4435

Legal Description

BRIARGATE S/D LOT 10 (0.97 AC) (OR 280-24)

Sales Information

Date	Price	Code	Deed	Book/Page
1/1/1978	60000	00	CV	0280 / 0024
11/1/1977	0	01	CV	0278 / 1661

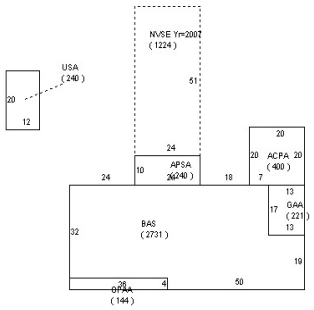
Assessment 2014

2014 TRIM:	124600
Assessed:	124600
Ag.Credit:	0
Exempt:	50000
Taxable:	74600
Taxes:	1690.22

Total Land and Building

Land Value:	28400 Acres: 0.97
Building Value:	96200
Finished Area:	2731 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HC- - HC-	YearBlt:	1973	Frame:	-
Grade:	C- - C-	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	512	AV	AV	1978
ENC2 - POOL ENC-AVG	Y	1	1224	AV	AV	2007
PA01 - POOL DK-AVG	Y	1	712	AV	AV	1978
DWC - Driv-Concret	Y	1	1900	AV	AV	1973

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	124	295

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3493133 OR BOOK 3212 PAGE 1404, Recorded 07/14/2010 at 09:04 AM

Rec. # 10.50

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145
This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):

2325-501-0010-000-5

ANNEXATION AGREEMENT
INDIVIDUAL

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5742 BRIARGATE LANE, FORT PIERCE, FL 34981
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 10, BRIARGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hands and seals this 28th day of June, 2010.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
Witness Signature

Susan M. Burban
Printed Witness Signature

Diane B. Sikkema
Witness Signature

Diane B. Sikkema
Printed Witness Signature

William Marinko
Signature
William Marinko
Printed Signature
5742 Briargate Lane
Address
Fort Pierce, FL 34981
City, State, Zip

Margaret Marinko
Signature
Margaret Marinko
Printed Signature
5742 Briargate Lane
Address
Fort Pierce, FL 34981
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared WILLIAM MARINKO and MARGARET MARINKO, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

DIANE B. SIKKEMA
Commission DD 761938
Expires March 21, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 28th day of June, A.D. 2010.

Diane B. Sikkema
Notary Signature

Diane B. Sikkema
Notary Printed Signature

PROPERTY RECORD CARD

Property Identification

Site Address:	5745 Briargate Ln	ParcelID:	2325-501-0007-000-1
Sec/Town/Range:	25 :35S :39E	Account #:	14322
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Eva I Garcia Joel A Garcia

Address: 5745 Briargate Ln
Fort Pierce FL 34981

Legal Description

BRIARGATE S/D LOT 7 (0.98 AC) (OR 1432-163)

Sales Information

Date	Price	Code	Deed	Book/Page
9/5/2001	100000	00	WD	1432 / 0163
8/22/1997	73000	00	WD	1095 / 0021
2/1/1984	0	01	CV	0426 / 0421
11/1/1978	27350	01	CV	0300 / 1584

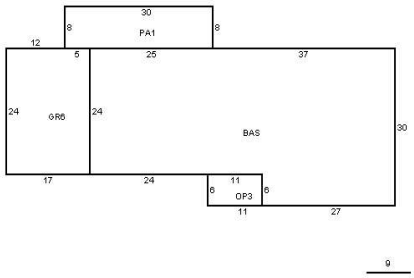
Assessment 2014

2014 TRIM:	74400
Assessed:	74400
Ag.Credit:	0
Exempt:	49400
Taxable:	25000
Taxes:	680.47

Total Land and Building

Land Value:	24400 Acres: 0.98
Building Value:	50000
Finished Area:	1650 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	HP - Hip
ExtType:	HD+ - HD+	YearBlt:	1967	Frame:	-
Grade:	D+ - D+	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	105	310

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2719650 OR BOOK 2378 PAGE 1994, Recorded 09/30/2005 at 03:54 PM

Record $10.00

RETURN TO: BOX 28 ~~X~~ 145

This instrument prepared by

Julie Sizemore
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

232550100070001

ANNEXATION AGREEMENT
INDIVIDUAL

To: Customer Service
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

5745 BRIARGATE LN
Location Address

5745 BRIARGATE LN
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 7, BRIARGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 14, PAGE 19, PUBLIC RECORDS OF ST LUCIE CO, FLORIDA

The above-described property is the homestead of the Grantor(s). If not the homestead, the

Grantor(s) Reside(s) at SAME.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set Our hand(s) and seal this 2nd day of July, 2004.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

JULIE SIZEMORE
Printed Witness Signature

Thelma Tipton
Witness Signature

THELMA TIPTON
Printed Witness Signature

Alfonso Garcia
Signature

ALFONSO GARCIA
Printed Signature

5745 BRIARGATE LN
Address

FORT PIERCE, FL 34951
City, State, Zip

Eva I. Garcia
Signature

EVA I GARCIA
Printed Signature

5745 BRIARGATE LN
Address

FORT PIERCE, FL 34951
City, State, Zip

Joel A Garcia
Joel A Garcia
5745 Briargate Ln
Fort Pierce, FL

STATE OF FL

COUNTY OF St Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALFONSO GARCIA, EVA I GARCIA & JOEL A GARCIA, AS JOINT TENANTS W/FULL RIGHTS OF SURVIVOR SHIP & NOT AS TENANTS known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally known to me) FL Dr. Lic. and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Thelma Green Tipton
My Commission DD217956
Expires August 12, 2007

Witness my hand and official Seal in the County and State last

Aforesaid this 2 day of July A.D. 2004

Thelma Green Tipton
Notary Signature

Thelma Green Tipton
Notary Printed Signature

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	5746 Briargate Ln	ParcelID:	2325-501-0009-000-5
Sec/Town/Range:	25 :35S :39E	Account #:	14324
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Robert B Ogle (LF EST) Mary H Ogle (LF EST)

Address: 5746 Briargate Ln
Fort Pierce FL 34981-4435

Legal Description

BRIARGATE S/D LOT 9 (1.05 AC) (OR 3558-1955)

Sales Information

Date	Price		Code	Deed	Book/Page
9/12/2013		100	0114	WD	3558 / 1955
1/1/1900		0			/

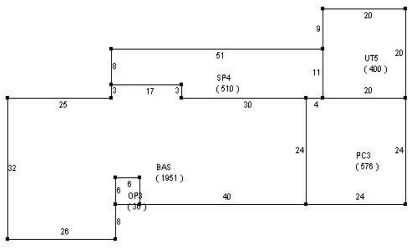
Assessment 2014

2014 TRIM:	102600
Assessed:	102600
Ag.Credit:	0
Exempt:	50000
Taxable:	52600
Taxes:	1238.57

Total Land and Building

Land Value:	24400 Acres: 1.05
Building Value:	78200
Finished Area:	1951 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	HP - Hip
ExtType:	HD+ - HD+	YearBlt:	1969	Frame:	-
Grade:	D+ - D+	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
SWAV - RES POOL AVG	Y	1	576	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	480	AV	AV	1977
ENC2 - POOL ENC-AVG	Y	1	1056	AV	AV	1977
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	105	310

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Rural 6.03

RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2325610009000005

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5746 Briargate Ln.
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to wit:

Lot 9, of Briargate Subdivision as per plat thereof recorded in Plat Book 14, page 19, of the public records of St. Lucie County, Florida

THE ABOVE-DESCRIBED PROPERTY IS (NOT) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT 5746 Briargate Ln

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set our hand(s) and seal this 28 day of March, 2001.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature
Julie Sizemore
Printed Witness Signature

LaTravia Jones
Witness Signature
LaTravia Jones
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

Robert B. Ogle
Signature
Robert B. Ogle
Printed Signature
5746 Briargate Ln.
Address
Ft. Pierce, FL 34981
City, State, Zip

Mary H. Ogle
Signature
Mary H. Ogle
Printed Signature
5746 Briargate Ln
Address
Ft. Pierce, FL 34981
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert B Ogle and Mary H. Ogle known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above-named person(s): ~~(Personally Known to me)~~ Drivers License and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Nicki D Lewis
My Commission CC8[illegible]
Expires July 15 200[illegible]

Witness my hand and official Seal in the County and State last Aforesaid this 28 day of March A.D. 2001

Nicki D Lewis
Notary Signature
Nicki D. Lewis
Notary Printed Signature

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2066122 OR BOOK 1553 PAGE 339
Recorded:07/16/02 08:22

PROPERTY RECORD CARD

Property Identification

Site Address:	5747 Briargate Ln	ParcelID:	2325-501-0008-000-8
Sec/Town/Range:	25 :35S :39E	Account #:	14323
Map ID:	23/25N	Use Type:	SF Res
Zoning:	RS-2	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Alyssa J Maloy
Address: 5747 Briargate Ln
Fort Pierce FL 34981-4436

Legal Description

BRIARGATE S/D LOT 8 (0.79 AC) (OR 524-1599: 753-637)

Sales Information

Date	Price	Code	Deed	Book/Page
8/27/1991	0	01	FJ	0753 / 0637
12/1/1986	73800	00	CV	0524 / 1599
5/1/1982	62500	00	CV	0376 / 1805

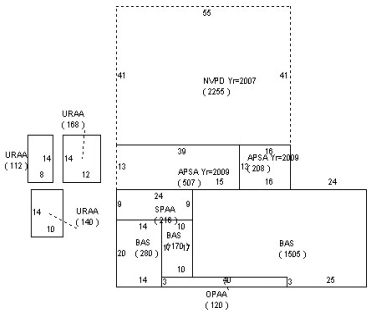
Assessment 2014

2014 TRIM:	121600
Assessed:	94603
Ag.Credit:	0
Exempt:	50000
Taxable:	44603
Taxes:	1056.44

Total Land and Building

Land Value:	28000 Acres: 0.79
Building Value:	93600
Finished Area:	1955 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1967	Frame:	-
Grade:	C- - C-	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
FNW6 - WOOD FEN 6'	Y	1	280	AV	AV	2007
FEN6 - CHAINLINK 6'	Y	1	310	AV	AV	2007
DWC - Driv-Concret	Y	1	900	AV	AV	1967
PA01 - POOL DK-AVG	Y	1	2246	AV	AV	2007
SWAV - RES POOL AVG	Y	1	532	AV	AV	2007
FNV6 - VINYLFENCE6'	Y	1	55	AV	AV	2007

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	210 -Front Ft	152	170

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2325·501·0008·0008

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

5747 BRIARGATE LN
Location Address

SAME
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 8, BRIARGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS (IS) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set MY hand(s) and seal this 22 day of SEPTEMBER, 2003.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

Julie Sizemore
Printed Witness Signature

Mary Thomas
Witness Signature

Mary Thomas
Printed Witness Signature

Alyssa J. Maloy
Signature

Alyssa J. Maloy
Printed Signature

5747 Briargate Ln.
Address

Fort Pierce, FL 34982
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

STATE OF Florida

COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alyssa J. Maloy, a ~~single~~ divorced woman known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that executed the same, that I relied upon the following form(s) identification of the above named person(s): ~~(Personally Known to me)~~ driver's license and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Mary E. Thomas
Commission # DD128527
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last aforesaid this 22 day of September A.D. 2003.

Mary Thomas
Notary Signature

Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2319587 OR BOOK 1860 PAGE 2368
Recorded:12/10/03 15:26

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	3006 LOST TREE BV	ParcelID:	2429-602-0026-000-9
Sec/Town/Range:	29 :35S :40E	Account #:	32725
Map ID:	24/29N	Use Type:	Vac Res
Zoning:	RS-3	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Sterling F Olsen Annmarie Olsen

Address: 5864 NW Hann Dr
Port St Lucie FL 34986-3844

Legal Description

LOST TREE ESTATES BLK 2 LOT 8 (0.50 AC) (OR 3496-1057)

Sales Information

Date	Price	Code	Deed	Book/Page
3/13/2013	35000	0001	WD	3496 / 1057
10/26/2001	25000	00	WD	1449 / 1119
5/16/1991	24000	00	WD	0739 / 1009
10/21/1988	19000	00	WD	0608 / 1301
8/1/1987	13000	00	CV	0555 / 1645
2/1/1983	70000	02	CV	0394 / 1018

Assessment 2014

2014 TRIM:	29300
Assessed:	29300
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	593.4

Total Land and Building

Land Value:	29300 Acres: 0.5
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0000-Vac Res	225 -Front Ft	121	180

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3891599 OR BOOK 3573 PAGE 874, Recorded 10/25/2013 at 08:37 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2429-602-0026-000-9

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3006 LOST TREE BOULEVARD. FORT PIERCE. FLORIDA 34981
Location Address

5864 NW HANN DRIVE, PORT ST. LUCIE, FLORIDA 34986
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT 8, BLOCK 2, LOST TREE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 7 AND 7A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS. THE GRANTORS RESIDE AT 5864 NW HANN DRIVE, PORT ST. LUCIE, FLORIDA 34986

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, we hereunto set our hand and seal this 15TH day of OCT., 2013.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

Rosalie Lavertu
Printed Witness Signature

Witness Signature

AMY SHEVLIN
Printed Witness Signature

Signature

Sterling F. Olsen
Printed Signature
5864 NW Hann Drive
Address
Port St. Lucie, Florida 34986
City, State, Zip

Signature

Annmarie Olsen. his wife
Printed Signature
5864 NW Hann Drive
Address
Fort Pierce, Florida 34986
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Sterlling F. Olsen** and **Annmarie Olsen,** his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: Driver's Licenses; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 15TH day of OCT., A.D. 2013.

Notary Signature

Rosalie Lavertu
Notary Printed Signature

ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

PROPERTY RECORD CARD

Cartom Inc Record: 1 of 2 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	4306 S US HWY 1	ParcelID:	2434-801-0028-000-0
Sec/Town/Range:	34 :35S :40E	Account #:	33558
Map ID:	24/34S	Use Type:	OFCE BLDG
Zoning:	CG	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Cartom Inc

Address: 4306 S US Highway 1
Fort Pierce FL 34982-6906

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D N 185 FT OF S 285 FT OFLOT 12 (OR 526-1683)

Sales Information

Date	Price	Code	Deed	Book/Page
7/1/1986	270000	00	CV	0526 / 1683
1/1/1985	400000	01	CV	0454 / 0133
2/1/1984	0	01	CV	0424 / 2151
4/1/1976	80000	01	CV	0250 / 2455

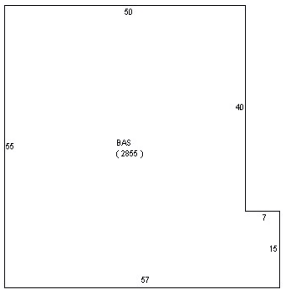
Assessment 2013

2013 Final:	550600
Assessed:	550600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	11150.92

Total Land and Building

Land Value:	256100 Acres: 1.68
Building Value:	294500
Finished Area:	14255 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	LROF - OFFICE	YearBlt:	1958	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1976	PrimeWall:	VS - Vinyl Siding
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	PB - PANEL BOARD
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	VT - Vinyl Tiles
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	494	AV	AV	1970
ASP1 - ASP1 HIGH	Y	1	9000	AV	AV	1976
SWAV - RES POOL AVG	Y	1	392	AV	AV	1976
ENC2 - POOL ENC-AVG	Y	1	1484	AV	AV	1992
CURB - CEMENT CURB	Y	1	80	AV	AV	1970
FNW6 - WOOD FEN 6'	Y	1	1532	AV	AV	1970

Land Information

No.	Use Type	Type	Measure	Depth
1	1700-OFCE BLDG	XI -Sq Feet	73180.79688	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

6-

Director of Utilities
Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, Florida 33450

852307

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City Limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

FLA COAST LINE CANAL AND TRANS CO'S S/D N 185 FT
OF S 285 FT OF LOT 12 (17) (OR 454-133)
Plat Book 1, Page 43 of the Records of St. Lucie County

The mailing address of the above described property is:

4306 S. US #1
Ft. Pierce, Fl. 34982

I understand that the provision of said water service and/or sewer service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water service and/or sewer service now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for water service and/or sewer service to my property under the conditions above mentioned, that if my property becomes contiguous to the City Limits of the City of Fort Pierce, Florida, as such term is defined in the laws of Florida, then this application shall be considered as application for the annexation of my property (above described) to the City of Fort Pierce, Florida. Further, this application shall be considered approval for annexation of my property in the event that an area, including my property, is proposed for annexation.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice of the terms of this agreement upon my heirs, successors or assigns.

IN WITNESS WHEREOF we hereunto set our hands and seal this 28th day of September, 19 87.

WITNESSES:

Harry E. Wise

Tonya M. Lembo

Thomas H. Bruhn, Pres. (SEAL)

Carol D. Bruhn, Sec. Treas. (SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA)
)
COUNTY OF ST.LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Thomas H. Bruhn, President, and Carol D. Bruhn, Secretary/Treasurer, Cartom, Inc. to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and seal in the County and State last aforesaid, this 28th day of September, 19 87.

852307

'87 OCT -8 P2:54

FILED AND RECORDED
DOUGLAS DARGAN CLERK
ST. LUCIE COUNTY, FL.

Notary Public, State of
at Large.

MY COMMISSION EXPIRES:
Notary Public, State of Florida
My Commission Expires July 12, 1991
Bonded Thru Troy Fain - Insurance Inc.

This instrument prepared by
Joe VanDaggift
Ft. Pierce Utilities Authority
P.O. Box 3191
Ft. Pierce, FL 33448

O R
BOOK 560 PAGE 1284

PROPERTY RECORD CARD

Property Identification

Site Address:	530 S MARKET AV	ParcelID:	2434-601-0031-000-0
Sec/Town/Range:	34 :35S :40E	Account #:	33441
Map ID:	24/34N	Use Type:	MX-STR OFCE
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Lantis Mfg Co

Address: 3015 Oleander Av
Fort Pierce FL 34982-6245

Legal Description

KELLEM`S S/D BEG ON S LI OF LOT 8 823.5 FT W OF C/L OF US 1, TH RUN W 200 FT, TH N 330 FT, TH E 200

More...

Sales Information

Date	Price	Code	Deed	Book/Page
1/10/2003	365000	00	WD	1643 / 1091
8/1/1983	125000	01	CV	0407 / 2089
10/1/1981	50000	00	CV	0366 / 1513

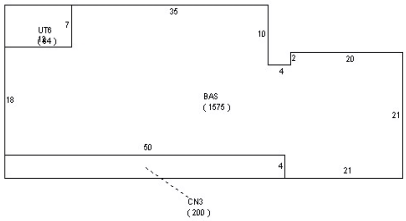
Assessment 2014

2014 TRIM:	329000
Assessed:	329000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	6669.09

Total Land and Building

Land Value:	159000 Acres: 1.46
Building Value:	170000
Finished Area:	9075 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	HD - HD	YearBlt:	1948	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1975	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	1	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
FNW6 - WOOD FEN 6'	Y	1	148	AV	AV	1980

Land Information

No.	Use Type	Type	Measure	Depth
1	1200-MX-STR OFCE	325 -Sq Feet	63600	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3761659 OR BOOK 3446 PAGE 522, Recorded 10/24/2012 at 04:35 PM

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2434-601-0031-000-0

ANNEXATION AGREEMENT
CORPORATION

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

530 S. MARKET AVENUE, FORT PIERCE, FLORIDA 34982
Location Address

524 S. MARKET AVENUE, FORT PIERCE, FLORIDA 34982
~~Mailing Address~~ (if ~~different from location address~~)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

That part of Lot 8 of J. I, KELLEM'S SUBDIVISION, in the NW ¼ of Section 34, Township 35 South, Range 40 East, as Plat thereof, on file in Plat Book 3, Page(s) 85, of the Public Records of St. Lucie County, Florida, described as follows:

Beginning on the South line of said Lot 8, of J. I. KELLEM'S SUBDIVISION, 823.5 feet West of the SE corner of said Lot 8, (said SE corner being on the center line of the present 66 foot right of way of Dixie Highway, U.S. No. 1); thence West on South line of said Lot 8, 200 feet; thence North 330 feet to North line of said Lot 8; thence East on North line of said Lot 8, 200 feet; thence South 330 feet to the Point of Beginning.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized this

5TH day of OCTOBER, 2012.

Lantis Manufacturing Co., Inc., a Florida corporation

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Rosalie Lavertu
Printed Witness Signature

Witness Signature
Amy Shevlin
Printed Witness Signature

PRESIDENT (Signature)

Kendall M. Conklin, Its President
Printed Signature
524 S. Market Avenue
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Kendall M. Conklin,** known to me to be the President **of Lantis Manufacturing Co., Inc.**, a Florida corporation, the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 5TH day of OCTOBER A.D. 2012.

Notary Signature

Rosalie Lavertu
Notary Printed Signature

PROPERTY RECORD CARD

Property Identification

Site Address:	811 Edwards Rd	ParcelID:	2427-606-0001-000-4
Sec/Town/Range:	27:35S:40E	Account #:	175194
Map ID:	24/27N	Use Type:	INDUS CONDO
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: McGee Professional Properties

Address: 2675 S Brocksmith Rd
Fort Pierce FL 34945-4410

Legal Description

EDWARDS ROAD COMMERCIAL CONDOMINIUM (3144-99) - UNIT 1 (OR 3217-2443)

Sales Information

Date	Price	Code	Deed	Book/Page
7/23/2010	600000	0001	WD	3217 / 2443
11/20/2007	100	01	WD	2909 / 2571

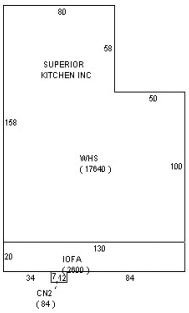
Assessment 2014

2014 TRIM:	467000
Assessed:	467000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	9465.94

Total Land and Building

Land Value:	26900 Acres: 0.25
Building Value:	440100
Finished Area:	20240 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	TR - Steel Rigid
ExtType:	INDF - INDUS-FLEX	YearBlt:	1990	Frame:	-
Grade:	Y_A+ - Commer A+	EffYrBlt:	1990	PrimeWall:	CM - Corr Metal
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	UN - UNFINISHED
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CG - CONC GRD
%A/C:	15	%Heated:	15	%Sprinkled:	100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP1 - ASP1 HIGH	S	1	32680	AV	AV	1990

Land Information

No.	Use Type	Type	Measure	Depth
1	4804-INDUS CONDO	305 -Sq Feet	10754.51	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3404443 OR BOOK 3139 PAGE 1056, Recorded 10/26/2009 at 03:52 PM

Record $ 10.00

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145 This instrument prepared by: **R. N. Koblegard, III, Esquire** **200 S. Indian River Drive, Suite 201** **Fort Pierce, FL 34950** Property Appraisers Parcel Identification (Folio) Number(s): 2427-601-0001-000-8	**ANNEXATION AGREEMENT** **INDIVIDUAL**

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

811A EDWARDS ROAD, FORT PIERCE, FL 34982-6286
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOTS 150, 151 AND 152, LYING NORTH OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, LESS THE WEST 487.53 FEET THEREOF AND LESS THE EAST 650.01 FEET IN MARAVILLA GARDENS, UNIT 3, ST. LUCIE COUNTY, , AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 65, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORID.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. THE GRANTOR RESIDES AT

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 19 day of October, 2009.

Signed, sealed and delivered in our presence as witnesses:

Barbara Johnston
Witness Signature
Barbara Johnston
Printed Witness Signature
Margaret A. Hull
Witness Signature
MARGARET A. HULL
Printed Witness Signature

STATE OF FLORIDA
COUNTY OF MARTIN

Signature
Marcel Rappold, as Trustee of The Marcel Rappold Revocable Living Trust
Printed Signature
234 SW Cassine Court
Address
Palm City, FL 34990
City, State, Zip

Signature
Printed Signature
Address
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARCEL RAPPOLD, as Trustee of The Marcel Rappold Revocable Living Trust, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL NOTARY PUBLIC-STATE OF FLORIDA Margaret A. Hull Commission # DD821055 Expires: NOV. 18, 2012 BONDED THRU ATLANTIC BONDING CO., INC.	Witness my hand and official Seal in the County and State last aforesaid this 19 day of OCTOBER, A.D. 2009. Margaret A. Hull Notary Signature MARGARET A. HULL Notary Printed Signature

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	903 S MARKET AV	ParcelID:	2434-601-0063-000-3
Sec/Town/Range:	34 :35S :40E	Account #:	33467
Map ID:	24/34N	Use Type:	WRHSNG DIST
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: William L Sax

Address: PO Box 3080
Boone NC 28607-3080

Legal Description

KELLEM`S S/D FROM NW COR OF LOT 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LOT 16 311.8

More...

Sales Information

Date	Price	Code	Deed	Book/Page
12/17/1997	5000	04	QC	1116 / 1018
10/4/1994	150000	02	WD	0924 / 0141
7/15/1993	100	01	QC	0850 / 2085
6/15/1993	100	01	CT	0847 / 1805
10/1/1987	400000	00	CV	0560 / 0895

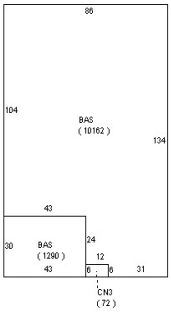
Assessment 2014

2014 TRIM:	591300
Assessed:	591300
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	12692.13

Total Land and Building

Land Value:	285600 Acres: 4.37
Building Value:	305700
Finished Area:	11452 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	PC - Precast Conc
ExtType:	INDD - IND-DISTRIB	YearBlt:	1996	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1996	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	1	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CA - A TL/CON
%A/C:	50	%Heated:	50	%Sprinkled:	100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP1 - ASP1 HIGH	Y	1	22440	AV	AV	1996
FEN6 - CHAINLINK 6'	Y	1	351	AV	AV	1996
BARB - BARB WIRE	Y	1	351	AV	AV	1996
MEZZ - MEZZANINE	Y	1	3139	AV	AV	1996
CURB - CEMENT CURB	Y	1	494	AV	AV	1996

Land Information

No.	Use Type	Type	Measure	Depth
1	4800-WRHSNG DIST	325 -Sq Feet	190432	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3742964 OR BOOK 3427 PAGE 2598, Recorded 09/04/2012 at 12:02 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2434-601-0063-000-3

ANNEXATION AGREEMENT
INDIVIDUAL

To: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE Box 3191
FORT PIERCE, FLORIDA 34948-3191

903 SOUTH MARKET AVENUE, FORT PIERCE, FLORIDA 34982
Location Address

P. O. BOX 3080, BOONE, NORTH CAROLINA 28607
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

For Legal Description, See Exhibit A, appended hereto and by this reference incorporated herein.

THE ABOVE-DESCRIBED PROPERTY IS COMMERCIAL PROPERTY AND IS NOT THE HOMESTEAD OF ANYONE.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 22ND day of AUGUST, 2012.

Signed, sealed and delivered in our presence as witnesses:

Chasity Davis
Witness Signature

Chasity Davis
Printed Witness Signature

Brenda S. Hodges
Witness Signature

BRENDA S. HODGES
Printed Witness Signature

William L. Sax Individually and as Trustee
Signature
William L. Sax, Individually, and as Trustee of a Trust dated November 30, 1993, pursuant to and with all the powers and authority under and by virtue of Section 689.071 of the Florida Statutes

Printed Signature
P. O. Box 3080
Address
Boone, North Carolina 28607
City, State, Zip

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **William L. Sax, Individually, and as Trustee of a Trust dated November 30, 1993,** pursuant to and with all the powers and authority under and by virtue of Section 689.071 of the Florida Statutes, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

TANYA R NICHOLLS NOTARY PUBLIC WATAUGA COUNTY, N.C.

Witness my hand and official Seal in the County and State last aforesaid this 22ND day of AUGUST, A.D. 2012.

Tanya R. Nicholls
Notary Signature

Tanya R. Nicholls
Notary Printed Signature

EXP 1-5-16

EXHIBIT A – LEGAL DESCRIPTION

The West 300 feet of the East 1020 feet of the North ½ of Lots 13, 14, 15 and 16 of J. I. KELLEMS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at page 85, of the Public Records of St. Lucie County, Florida

And

Commence at the Northwest corner of Lot 16 of J. I. KELLEMS SUBDIVISION, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida; thence run South along the West line of Lot 16 (the same also being the West line of Section 34, Township 35 South, Range 40 East), 12.00 feet; thence run East parallel with the North line of said Lot 16, 311.80 feet to the POINT OF BEGINNING of the parcel to be described; thence continue East parallel with the North lot line 22.20 feet, to a point that is 30.00 feet West of the East line of Lot 16; thence run South on a line that is 30.00 feet West of, and parallel with, the East line of Lot 16 (also parallel with the West line of Lot 16), 201.00 feet; thence run West parallel with the North lot line 24.18 feet; thence Run North 201.01 feet, more or less, to the POINT OF BEGINNING.

COPY

COPY

PROPERTY RECORD CARD

Property Identification

Site Address:	995 Edwards Rd	ParcelID:	2427-601-0003-030-2
Sec/Town/Range:	27 :35S :40E	Account #:	31563
Map ID:	24/27N	Use Type:	RPR SRVC SHO
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Alexander L Johnson Jr

Address: PO Box 881328
Port St Lucie FL 34988-1328

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE-FROM NW COR OF LOT 150 RUNE ALG N LI 160 FT TO POB, TH CONTE 100 FT

More...

Sales Information

Date	Price	Code	Deed	Book/Page
2/2/1998	67800	04	WD	1123 / 2982
3/14/1991	100	01	WD	0730 / 1007
4/30/1990	165000	00	WD	0688 / 2989
6/1/1973	10000	01	CV	0215 / 2426

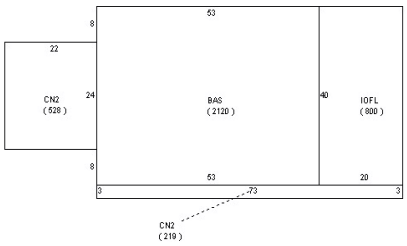
Assessment 2014

2014 TRIM:	195100
Assessed:	195100
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	3953.25

Total Land and Building

Land Value:	75000 Acres: 0.69
Building Value:	120100
Finished Area:	5960 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	BR - BarJst/Rigid
ExtType:	IDL - INDUS-LOW	YearBlt:	1985	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1985	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	PT - PT
FullBath:	0	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	CG - CONC GRD
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	2500-RPR SRVC SHO	305 -Sq Feet	30000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	901 Edwards Rd	ParcelID:	2427-601-0003-030-2
Sec/Town/Range:	27 :35S :40E	Account #:	31563
Map ID:	24/27N	Use Type:	RPR SRVC SHO
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Alexander L Johnson Jr

Address: PO Box 881328
Port St Lucie FL 34988-1328

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE-FROM NW COR OF LOT 150 RUNE ALG N LI 160 FT TO POB, TH CONTE 100 FT

More...

Sales Information

Date	Price	Code	Deed	Book/Page
2/2/1998	67800	04	WD	1123 / 2982
3/14/1991	100	01	WD	0730 / 1007
4/30/1990	165000	00	WD	0688 / 2989
6/1/1973	10000	01	CV	0215 / 2426

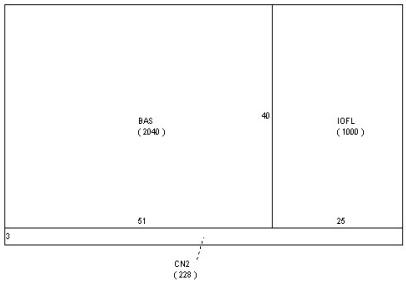
Assessment 2014

2014 TRIM:	195100
Assessed:	195100
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	3953.25

Total Land and Building

Land Value:	75000 Acres: 0.69
Building Value:	120100
Finished Area:	5960 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	BR - BarJst/Rigid
ExtType:	IDL - INDUS-LOW	YearBlt:	1975	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1975	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	PT - PT
FullBath:	0	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	CG - CONC GRD
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	7100	AV	AV	1977
FEN6 - CHAINLINK 6'	Y	1	3766	AV	AV	2010
BARB - BARB WIRE	Y	1	376	AV	AV	2010

Land Information

No.	Use Type	Type	Measure	Depth
1	2500-RPR SRVC SHO	305 -Sq Feet	30000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3706480 OR BOOK 3392 PAGE 47, Recorded 05/23/2012 at 07:43 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., CH BOX 145
This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):

2427-601-0003-030-2

ANNEXATION AGREEMENT
INDIVIDUAL

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

991 & 995 EDWARDS ROAD, FORT PIERCE, FL
Location Address

P.O. BOX 881328, FORT PIERCE, FL 34988-1328
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

FROM THE NW CORNER OF LOT 150 OF MARAVILLA GARDENS, UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 62, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN EAST ALONG THE NORTH LINE OF LOT 150, 160 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO A POINT; THENCE RUN SOUTH PARALLEL WITH THE WEST LINE OF LOTS 150, 151 AND 152, A DISTANCE OF 100 FEET TO A POINT, THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF LOTS 150, 151 AND 152, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set my hand and seal this 19th day of April, 2012.

Signed, sealed and delivered in our presence as witnesses:

Witness Signature

ROSALIE LAVERTU
Printed Witness Signature

Witness Signature

Juanita F. Dunn
Printed Witness Signature

Alexander R. Johnson
Signature
Alexander L. Johnson, Jr.
Printed Signature
P.O. BOX 881328
Address
FORT PIERCE, FL 34988-1328
City, State, Zip

Signature

Printed Signature

Address

City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ALEXANDER L. JOHNSON, JR., known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Driver's License; and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

JUANITA F. DUNN
MY COMMISSION # DD 951259
EXPIRES: January 16, 2014
Bonded Thru Notary Public Underwriters

Witness my hand and official Seal in the County and State last aforesaid this 19th day of April, A.D. 2012.

Juanita F. Dunn
Notary Signature

Juanita F. Dunn
Notary Printed Signature

PROPERTY RECORD CARD

Property Identification

Site Address:	3794 OLEANDER AV	ParcelID:	2434-601-0064-000-0
Sec/Town/Range:	34 :35S :40E	Account #:	33468
Map ID:	24/34N	Use Type:	WRHSNG DIST
Zoning:	IL	City/Cnty:	Saint Lucie County

Ownership and Mailing

Owner: Faith Baptist Church Of FP

Address: 3607 Oleander Ave
Fort Pierce FL 34982-6593

Legal Description

KELLEM`S S/D FROM NW COR OF LOT 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LOT 16 40 FT

More...

Sales Information

Date	Price	Code	Deed	Book/Page
1/24/2007	690000	01	SP	2750 / 1491
6/5/2003	630000	03	WD	1733 / 2362
12/3/1993	270000	01	WD	0872 / 2667
2/14/1989	125000	00	WD	0623 / 2719
2/1/1988	0	01	CV	0578 / 0954

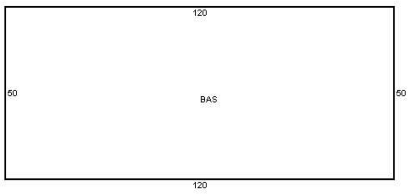
Assessment 2014

2014 TRIM:	317100
Assessed:	317100
Ag.Credit:	0
Exempt:	317100
Taxable:	0
Taxes:	0

Total Land and Building

Land Value:	163400 Acres: 1.25
Building Value:	153700
Finished Area:	6000 SqFt

BUILDING INFORMATION



13



Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	TR - Steel Rigid
ExtType:	INDF - INDUS-FLEX	YearBlt:	1989	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1989	PrimeWall:	CM - Corr Metal
StoryHght:	0010 - 1 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	-	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	VT - Vinyl Tiles
%A/C:	100	%Heated:	100	%Sprinkled:	100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC1 - CONCRET HIGH	Y	1	9800	AV	AV	1989
CURB - CEMENT CURB	Y	1	65	AV	AV	1989

Land Information

No.	Use Type	Type	Measure	Depth
1	4800-WRHSNG DIST	335 -Sq Feet	54450	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3812140 OR BOOK 3496 PAGE 104, Recorded 03/18/2013 at 03:28 PM

RETURN TO: R.N. KOBLEGARD, III COURTHOUSE BOX
This instrument prepared by:
R. N. Koblegard, III, Esq.
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2434-601-0064-000-0

ANNEXATION AGREEMENT
CORPORATION

TO: WATER/WASTEWATER ENGINEERING
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

3794 OLEANDER AVENUE, FORT PIERCE, FLORIDA 34982
Location Address

3607 OLEANDER AVENUE, FORT PIERCE, FLORIDA 34982
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

Being the North 213.00 feet of Lot 16, LESS the East 30.00 feet and LESS Oleander Avenue right-of-way, of J.I. KELLEMS SUBDIVISION, according to the Plat thereof, recorded in Plat Book 3, Page 85, Public Records of St. Lucie County, Florida, LESS right-of-way for South Market Avenue.

LESS and except the following described parcel:

Commence at the Northwest corner of Lot 16, of J. I. KELLEMS SUBDIVISION, as recorded in Plat Book 3, Page 85, of the Public Records of St. Lucie County, Florida; thence run South along the West line of Lot 16 (the same also being the West line of Section 34, Township 35 South, Range 40 East),12.90 feet; thence run East parallel with the North line of said Lot 16, 311.870 feet to the POINT OF BEGINNING of the parcel to be described; thence continue East parallel with the North lot line 22.20 feet to a point that is 30.00 feet West of the East line of Lot 16; thence run South on a line that is 30.00 feet West of, and parallel with, the East line of Lot 16 (also parallel with the West line of Lot 16), 201.00 feet; thence run West parallel with the North lot line 24.18 feet; thence run North 201.01 feet, more or Less, to the POINT OF BEGINNING.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this

14TH day of MARCH, 2013.

Attest:

Secretary – Jeremy Tudino

THE FAITH BAPTIST CHURCH OF FORT PIERCE, FLORIDA, INC., A Florida corporation
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
AMY SHEVLIN
Printed Witness Signature

Witness Signature
ROSALIE LAVERTU
Printed Witness Signature

PRESIDENT (Signature)
Ron Hodge
Printed Signature
3607 Oleander Avenue
Address
Fort Pierce, Florida 34982
City, State, Zip

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Ron Hodge and Jeremy Tudino**, known to me to be the President and Secretary, respectively of The Faith Baptist Church of Fort Pierce, Florida, a Florida corporation, the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

RUBBER STAMP NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA
ROSALIE LAVERTU
Commission # EE 218440
Expires July 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official Seal in the County and State last aforesaid this 14TH day of MARCH A.D. 2013.

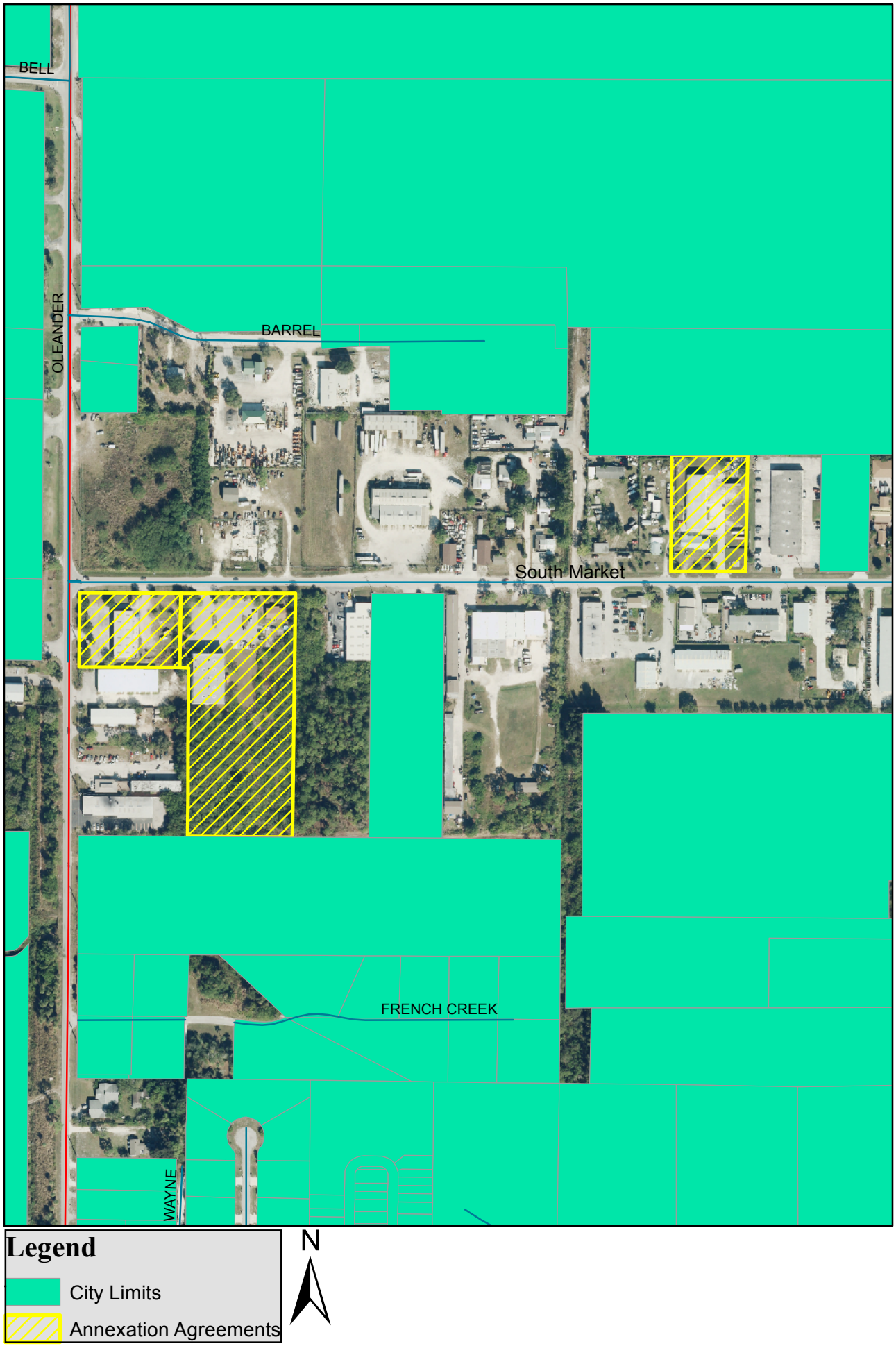
Notary Signature
ROSALIE LAVERTU

COPY

October 2014 Annexation List

ID	PARCEL ID	Acreage	Assessed Value	Taxable Value	Estimated Tax Revenue	Property Owner		Street Address	AGREE_NUM	Current Zoning Designation	Proposed Zoning Designation	Current Future Land Use	Proposed Future Land Use
1	2325-501-0008-000-8	0.79	$94,603	$44,603	$295	Alyssa J Maloy		5747 Briargate Ln	2319587	RS-2	R-2	RU	RL
2	2325-501-0015-000-0	0.90	$169,505	$119,005	$783	Emile W Thomas		5704 Briargate Ln	1823947	RS-2	R-2	RU	RL
3	2325-501-0001-000-9	0.92	$125,700	$75,700	$498	Daniel F Ochse	Natalie M Ochse	5705 Briargate Ln	1823959	RS-2	R-2	RU	RL
4	2325-501-0014-000-3	0.84	$91,500	$91,500	$602	David McIntire		5712 Briargate Ln	1823968	RS-2	R-2	RU	RL
5	2325-501-0002-000-6	0.84	$149,141	$99,141	$652	Damodar Bodhoo	Ramdei Bodhoo	5713 Briargate Ln	1823946	RS-2	R-2	RU	RL
6	2325-501-0013-000-6	0.85	$97,846	$47,846	$315	Jack L Bridges	Jean L Bridges	5720 Briargate Ln	2066124	RS-2	R-2	RU	RL
7	2325-501-0003-000-3	0.84	$148,600	$148,600	$978	Scott J O`Keefe	Michelle A O`Keefe	5721 Briargate Ln	2634668	RS-2	R-2	RU	RL
8	2325-501-0004-000-0	0.94	$136,100	$86,100	$566	Mark A Wade		5727 Briargate Ln	2875351	RS-2	R-2	RU	RL
9	2325-501-0011-000-2	1.39	$174,800	$124,800	$821	Michael L Landon		5730 Briargate Ln	1927368	RS-2	R-2	RU	RL
10	2325-501-0005-000-7	1.16	$96,400	$46,400	$305	Hector Luna	Angelica Luna	5735 Briargate Ln	3971227	RS-2	R-2	RU	RL
11	2325-501-0006-000-4	0.94	$76,800	$26,800	$176	Augustine M Gonzales	Carolina T Gonzales	5741 Briargate Ln	2066123	RS-2	R-2	RU	RL
12	2325-501-0010-000-5	0.97	$124,600	$74,600	$491	William Marinko	Margaret Marinko	5742 Briargate Ln	3493133	RS-2	R-2	RU	RL
13	2325-501-0007-000-1	0.98	$74,400	$25,000	$164	Eva I Garcia	Joel A Garcia	5745 Briargate Ln	2719650	RS-2	R-2	RU	RL
14	2325-501-0009-000-5	1.05	$102,600	$52,600	$346	Robert B Ogle	Mary H Ogle	5746 Briargate Ln	2066122	RS-2	R-2	RU	RL
15	2325-501-0008-000-8	0.79	$94,603	$44,603	$293	Alyssa J Maloy		5747 Briargate Ln	2319587	RS-2	R-2	RU	RL
16	2429-602-0026-000-9	0.50	$29,300	$29,300	$193	Sterling F Olsen	Annmarie Olsen	3006 Lost Tree Blvd	3891599	RS-3	R-1	RU	RL
17	2434-801-0028-000-0	1.68	$550,600	$550,600	$3,622	Cartom Inc		4306 S US HWY 1	852307	CG	C-3	COM	GC
18	2434-601-0031-000-0	1.46	$329,000	$329,000	$2,164	Lantis Mfg Co		530 S Market Ave	3761659	IL	IL	IND	I
19	2427-606-0001-000-4	0.25	$467,000	$467,000	$3,072	McGee Professional Properties		811 Edwards Rd	3404443	IL	IL	IND	I
20	2434-601-0063-000-3	4.37	$591,300	$591,300	$3,890	William L Sax		930 S Market Ave	3742964	IL	IL	IND	I
21	2434-601-0064-000-0	1.25	$317,100	$0	$0	Faith Baptist Church Of FP		3794 Oleander Ave	3812140	IL	IL	IND	I
22	2427-601-0003-030-2	0.69	$195,100	$195,100	$1,283	Alexander L Johnson Jr		991 & 995 Edwards Rd	3706480	IL	IL	IND	I
	Total Area (acres)	**24.40**	**$4,236,598**	**$3,269,598**	**$21,511**	**Estimated Tax Revenue to City**							

530 & 903 S Market Road; 3794 Oleander Location Map



811, 901 and 995 Edwards Road Location Map



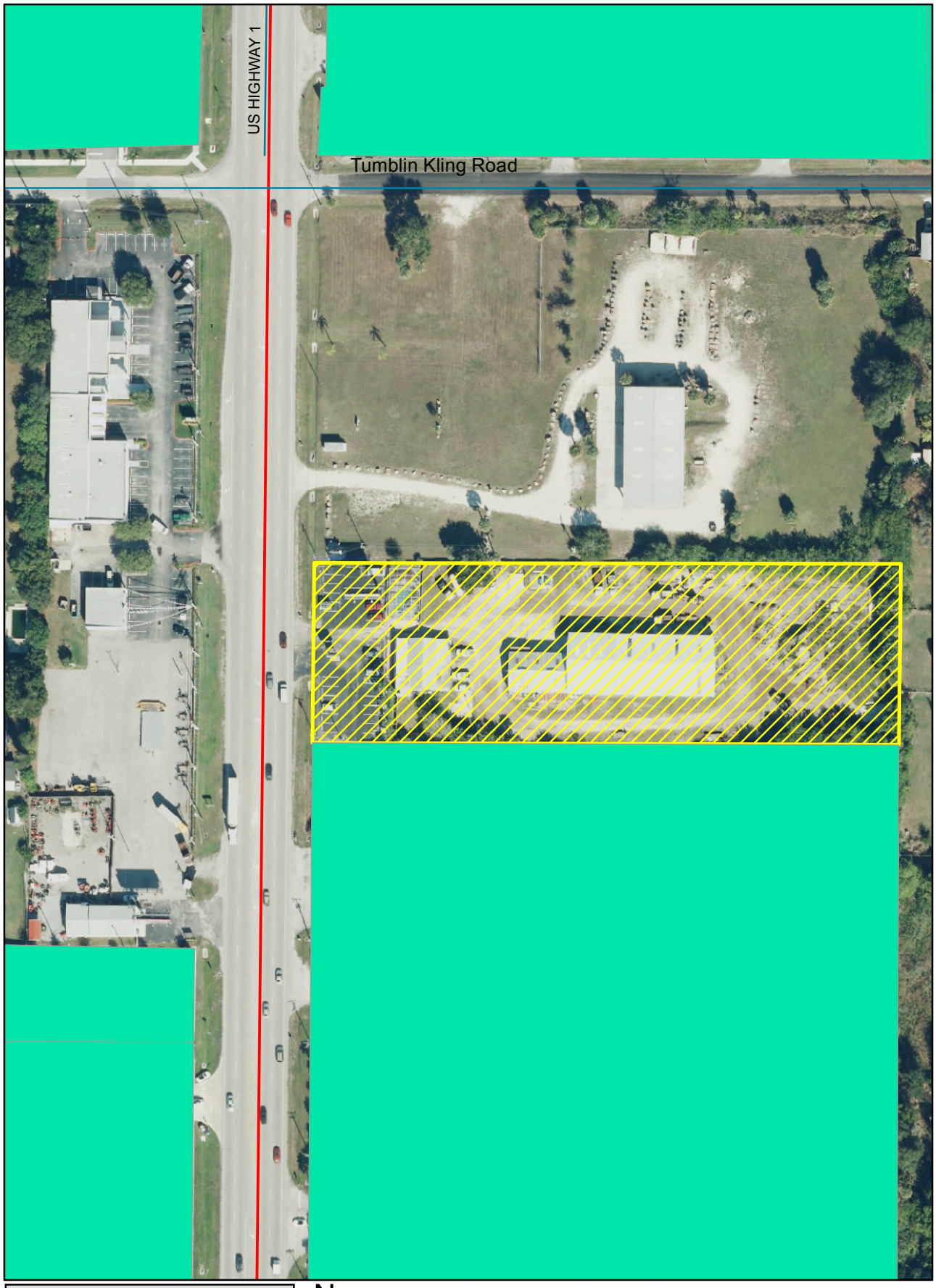
Location Map



Legend

- City Limits
- Annexation Agreements

4306 S US Hwy 1 Location Map



Location Map



Legend

City Limits

Annexation Agreements

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

SEPTEMBER 22ND, 2014

Mr. Daniel S. McIntyre
County Attorney; County Administrator
St. Lucie County
2300 Virginia Avenue
Fort Pierce, Florida 34982

RE: Pending Annexation

Dear Mr. McIntyre,

Please allow this correspondence to serve as a formal notification that the City of Fort Pierce intends to hold its first reading of the Annexation Ordinance(s) on December 1st, 2014, for the parcels outlined in the attachment. The annexation materials were distributed to the Technical Review Committee on September 24, 2014 and are attached for your convenience.

This notification is being provided in accordance with the Joint Planning Agreement between the City and the County dated June 6, 2005.

Sincerely,

Clarissa Davis
Planner

Attachment

cc: Robert J. Bradshaw, City Manager
Nicholas Mimms, P.E., Deputy City Manager
Robert V. Schwerer, Esq., City Attorney

Planning Board **7. b.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Proposed Zoning Regulations for Medical Marijuana Facilities

LOCATION

Citywide

RESPONSIBLE STAFF

Rebecca Grohall, AICP

RECOMMENDATION

Recommend Approval

Attachments

Staff Report

Map of C3 and I1 Districts

Engineering Comments

Ordinance

Form Review

Form Started By: Rebecca Grohall Started On: 11/03/2014 04:21 PM

Final Approval Date: 11/03/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

FROM: Rebecca Grohall, Planning Manager

RE: Medical Marijuana Proposed/Draft Ordinance

DATE: November 3, 2014

Overview

At the direction of the City Commission, the Planning and Development Department in coordination with the City Attorney's office has prepared the attached draft ordinance to the City's Land Development Regulations to regulate medical marijuana dispensaries and cannabis farms. The proposed regulations address the location, development standards and operations of facilities for dispensing of medical marijuana, as well as cannabis growing operations. Staff has coordinated also with St. Lucie County.

The draft ordinance is in response to the possibility that medical marijuana use may become legal in the State of Florida with the passage of Amendment 2 creating Article X, Section 29 of the Florida Constitution. (The vote has not occurred at the time of this memo). If the voters approve the Amendment, the effective date would be January 2015, so it is incumbent if the City wishes to regulate that the ordinance by adopted by the end of the calendar year. To achieve that goal, the draft has been presented to the Conference Agenda in October, to the Technical Review Committee and will be placed on the November 12th meeting of the Planning Board, followed by City Commission in December.

Constitutional Ballot Amendment Summary

If approved by the voters, the medical marijuana constitutional amendment would legalize the production, processing, dispensing, possession and use of medical marijuana in the State of Florida. A copy of the full text of the proposed amendment is attached.

If passed, the amendment would not legalize any non-medical/recreational use, possession, or production of marijuana. It would only apply to Florida law and would not authorize violations of federal law. [Note: The Federal Controlled Substances Act prohibits the production, distribution and use of marijuana for medical and recreational purposes; however, a 2009 Deputy U.S. Attorney's General's memorandum providing policy guidance to selected U.S. Attorneys, provides that individuals who use, acquire, and supply medical marijuana in accordance with state law will not be prosecuted by the federal government.]

The amendment would allow the use of marijuana for individuals with a debilitating medical condition as defined in the amendment and as determined by a licensed Florida physician. Personal caregivers would be allowed to assist patients in the medical use of marijuana. The Florida Department of Health would have six months from the date of passage of the amendment to issue implementing regulations as detailed

in the amendment, including the registration and regulation of centers that produce and distribute marijuana for medical purposes and the issuance of identification cards to patients and caregivers.

The term "Debilitating Medical Condition" is defined in the proposed amendment as: "...cancer, glaucoma, positive status for human immunodeficiency virus (HIV), acquired immune deficiency syndrome (AIDS), hepatitis C, amyotrophic lateral sclerosis (ALS), Crohn's disease, Parkinson's disease, multiple sclerosis or other conditions for which a physician believes that the medical use of marijuana would likely outweigh the potential health risks for a patient."

Concerns and Potential Impacts of the Proposed Amendment. Some of the concerns raised regarding potential secondary impacts on local communities should the amendment pass include:

- No limits are established for the number of Medical Marijuana Treatment Centers ("Centers"), which, as defined in the text of the amendment, include entities given the power to acquire, cultivate, possess, process, transfer, transport, sell, distribute, dispense, or administer marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.
- No location requirements are identified that would prohibit the Centers from being located next to schools, public parks, residential neighborhoods, or other sensitive uses.
- Nothing restricts or prevents children or the general public from frequenting the Centers to obtain and use marijuana.
- The definition of a "debilitating medical condition" is so broad that with a physician's certification anyone could legally obtain medical marijuana for even minor ailments if the physician believes that the medical use of marijuana would likely outweigh the potential health risks for a patient."

In addition to the above concerns, other potential local impacts include:

- The Centers may be targets for increased criminal activity because of valuable inventory and large amounts of cash.
- Marijuana may be diverted for unintended purposes creating further drug related problems for a community including marijuana-impaired driving fatalities.
- The Centers have the potential to create a blighting influence on neighboring properties if not properly regulated.
- The Centers may increase traffic and noise and loitering in the immediate vicinity.

Staff Approach

In response to the above concerns and uncertainty regarding future state regulations and enforcement should the amendment be approved, the City Commission gave direction to prepare land use regulations that would govern the location, site development standards, and the operations of medical marijuana facilities.

In response to the above mentioned concerns, Planning staff has prepared a draft ordinance that, among other listed requirements, strictly limits medical marijuana uses in the City of For Pierce:

- Allowing only the dispensing of medical marijuana at "medical marijuana dispensaries," excluding the cultivation and processing of medical marijuana within the city limits. This

ordinance still prohibits the use or cultivation of "non medical" marijuana (aka recreational use).

- Allowing "medical marijuana dispensaries" only within the C3 (Commercial Genera)l District, and only as a conditional use. Medical Marijuana cultivation would be allowed in C3 as well as I1(Light Industrial) and also require a conditional use application. [See attached map roughly depicting the area of the City eligible for locations of the two zoning districts.)

- Requiring physical separation of medical marijuana dispensaries from schools, child day care centers, public parks, residential zoning districts, and other medical marijuana dispensaries.

- Establishing site design standards to address security and other concerns, through CPTED principles.

- Placing limits on the size of the medical marijuana dispensaries, the business hours to primarily day-time hours, and the sale of products to only medical marijuana, related supplies, or educational materials.

- Prohibiting the on-site consumption of both alcoholic beverages and marijuana at the medical marijuana dispensaries.

One possible addition (not currently included): Limiting access to the medical marijuana dispensaries to qualifying patients over the age of 18, personal caregivers, employees of the business, or other qualified individuals including authorized city and state officials.

The draft ordinance would also apply to low-THC medical marijuana that is currently allowed (aka "Charlotte's Web). The State is now in rulemaking to enact regulations to govern this type of medical marijuana, which is authorized pursuant to Section 381.986, Florida Statutes. The staff believes the conservative and prudent approach is to include municipal regulation of low-THC medical marijuana in the draft ordinance before you. Note that the ordinance can be amended in the future, if necessary, when the regulations for the low-THC medical marijuana and the regulations pursuant to the amendment, if passed, are enacted by the State.

Staff Review and Analysis

The staff reviewed the proposed text amendment to the Land Development Regulations based on the standards outlined for modifications to the Land Development Code. The staffs analysis and findings are as follows:

Justification for the Amendment. As noted above, the real concerns regarding legalizing medical marijuana use and its potential impacts on the public health, safety, and welfare clearly justify the need for the proposed ordinance. This need is further warranted by the many unknowns of how the constitution amendment, if it passes, will be implemented and how the medical use of marijuana will be regulated by the State. Therefore, the staff finds the proposed text amendment to be justified and warranted pursuant to Article IX of Section 22.

Consistency with Land Development Regulations. The staff finds that the proposed ordinance is consistent with the Land Development Regulations. A medical marijuana dispensary is a use that has the potential for significant external impacts on the community and neighboring uses.

Limiting the use to the zoning district C3 General Commercial and I1 Light Industrial is appropriate and internally consistent with the City's Land Development Regulations. The separation requirements from non-compatible land uses and other medical marijuana dispensaries and the requirement that the use is to be treated as a conditional use further protects other uses. It ensures that an "enclave" of medical marijuana dispensaries is not created which may have a deleterious impact on nearby uses and property values.

Consistency with the Comprehensive Plan. The staff finds the text amendment to be consistent with Land Use element of the Comprehensive Plan that states: "The City shall establish and maintain land use/development regulations that will reduce and prevent land uses that are inconsistent with community character and incompatible with adjacent development. " The proposed ordinance for regulating medical marijuana dispensaries is clearly consistent with this objective. The specific location, site development, and operational standards for these medical marijuana dispensaries and medical cannabis farms are intended to protect nearby properties in proximity and sensitive land uses from the potential adverse impacts of this type of use.

TRC

This item was presented at the October 16, 2014, Technical Review Committee meeting. All agencies had "no comments" except for FP Engineering that suggested adding fencing to the requirements for farms, this was incorporated into the draft.

Recommendation

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

City of Fort Pierce

Fort Pierce Zoning Map

City of Ft. Pierce

Zoning Use Districts

C3- General Commercial

I1-Light Industrial

Major Roads

County Streets

1 Miles

City of Fort Pierce Planning Department
Created: 10/2/14
Contact: arutkowski@city.ftpierce.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Rebecca Grohall, AICP, Planning Manager

FROM: John R. Andrews, P.E., City Engineer

DATE: October 15, 2014

PROJECT: **Medical Marijuana Draft Ordinance**

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Medical Marijuana Draft Ordinance
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our review, we offer the following comments:

1. Recommend the addition of security features, such as fencing, be added to the Ordinance as requirement for any proposed marijuana farms.

JRA/tst

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ORDINANCE NO. 14-032

AN ORDINANCE OF THE CITY OF FORT PIERCE FLORIDA RELATING TO MEDICAL MARIJUANA; AMENDING THE CODE OF ORDINANCES, CHAPTER 22, "ZONING", ARTICLE IV, "SUPPLEMENTARY"; PROVIDING DEFINITIONS; PROVIDING THAT NON-MEDICAL MARIJUANA SALES AND NON-MEDICAL MARIJUANA CANNABIS FARMS ARE PROHIBITTED USES IN ALL ZONING DISTRICTS; PROVIDING THAT MEDICAL MARIJUANA DISPENSARIES AND MEDICAL MARIJUANA CANNABIS FARMS ARE CONDITIONAL USES IN CERTAIN ZONING DISTRICTS; PROVIDING ADDITIONAL STANDARDS AND CONSIDERATIONS FOR APPROVAL OF A CONDITIONAL USE APPLICATION FOR A MEDICAL MARIJUANA DISPENSARY OR MEDICAL MARIJUANA CANNABIS FARM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida is considering legalizing the dispensing of marijuana for medical purposes through constitutional amendment; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that it is in the best interests of the citizenry and general public to regulate the location of medical marijuana dispensaries and related activities in the event the State of Florida legalizes said dispensaries; and

WHEREAS, the City Commission has the responsibility and authority to determine what uses are best suited to particular zoning categories as well as land use categories within the City; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that given the potential impact on the surrounding area, that medical marijuana dispensaries should only be allowed within the C-3, General Commercial zoning district and I-1, Light Industrial as a conditional use; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that it is advisable and in the public interest to consider certain distance and other siting standards in regard to the location of operation of medical marijuana dispensaries and farms as a conditional use; and

WHEREAS, the City Commission of the City of Fort Pierce has determined that non-medical marijuana and non-medical cannabis farms sales would not be suited to any zoning district within the City of Fort Pierce; and

WHEREAS, the City Commission of the City of Fort Pierce finds that this ordinance promotes the public health, safety and welfare.

DRAFT

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

SECTION 1. Chapter 22, "Zoning", Article IV, "Supplementary Regulations," of the City of Fort Pierce Code of Ordinances is hereby amended as follows (note: strikethrough text indicates deletions, underline text indicates additions):

Sec. 22-73 Medical Marijuana Regulations

(a) Definitions.

Cannabis. Any plant or part of a plant of the genus *Cannabis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin.

Cannabis Farm. Any property used in whole or in part for the growing or cultivation of Cannabis plants, whether or not such growing or cultivation is lawful under federal or state law.

Medical Marijuana Dispensary. A facility that is operated by an organization or business holding all necessary licenses and permits from which marijuana, cannabis, cannabis-based products, or cannabis plants are delivered, purchased, possessed, or dispensed for medical purposes and operated in accordance with all local, federal and state laws.

Medical Use. The prescriptive use of any form of cannabis to treat a qualifying medical condition and the symptoms associated with that condition or to alleviate the side effects of a qualifying medical treatment as authorized by State law.

Non-Medical Marijuana Sales. The purchase, sale, transfer or delivery of marijuana, cannabis, cannabis-based products or cannabis plants when such sale, transfer or delivery is not associated with any medical purpose or use, whether or not such purchase, sale, transfer or delivery is lawful under federal or state law.

(b) Medical Marijuana and Cannabis Sales and Farms

Non-medical Marijuana Sales and non-medical Cannabis Farms shall be prohibited uses in all zoning districts of the City. Medical Marijuana Dispensaries and Medical Marijuana Cannabis Farms shall be a prohibited use in all zoning districts of the City except C-3, General Commercial and I-1, Light Industrial as a conditional use, hearing and approval as provided in this Code of Ordinances. An application for conditional use for a Medical Marijuana Dispensary and Medical Marijuana Cannabis Farms may be denied, approved or approved with conditions. In addition to all other

DRAFT

requirements and conditions, the applicant shall comply with all the following conditions contained herein and no conditional use for a Medical Marijuana Dispensary or Medical Marijuana Cannabis Farm shall be approved unless the applicant has shown by competent substantial evidence its ability to comply with each of the conditions contained herein.

(1) *Loitering*. A Medical Marijuana Dispensary shall provide adequate seating for its patients and business invitees and shall not allow patients or business invitee to stand, sit (including in a parked car), or gather or loiter outside of the building where the dispensary operates, including in any parking areas, sidewalks, right-of-way, or neighboring properties for any period of time longer than that reasonably required to arrive and depart. The Medical Marijuana Dispensary shall post conspicuous signs on at least three sides of the building that no loitering is allowed on the property.

(2) *No drive through service.* No Medical Marijuana Dispensary shall have a drive through or drive in service aisle. All dispensing, payment for and receipt of products shall occur from inside the Medical Marijuana Dispensary.

(3) *No Vending Machine Service.* No stand-alone, independently operated vending machine producing marijuana, cannabis, cannabis-based products, or cannabis plants shall be permitted. No Medical Marijuana Dispensary shall incorporate a stand-alone vending machine within its establishment producing marijuana, cannabis, cannabis-based products, or cannabis plants.

(4) *Alcoholic Beverages*. No consumption of alcoholic beverages shall be allowed on the premises on which a Medical Marijuana Dispensary is located, including the parking areas and sidewalks.

(5) *Separation Distances.* No Medical Marijuana Dispensary shall operate within one thousand (1,000) feet of any pre-existing school, church, day care facility, or public park. No Medical Marijuana Dispensary shall operate within one thousand five hundred (1,500) feet of another Medical Marijuana Dispensary or like establishment. No Medical Marijuana Cannabis Farm shall operate within one thousand (1,000) feet of any pre-existing school, church, day care facility, public park. No Medical Marijuana Cannabis Farm shall operate within one thousand five hundred (1,500) feet of another Medical Marijuana Cannabis Farm or like establishment. No waiver of distance shall be granted for these uses. Distance will be measured by drawing a straight line between the closest point of the marijuana dispensary or structure on the medical marijuana cannabis farm (be it building or leased space in a building) to the closest property line or edge of leased space (whichever is closer).

Pre-existing pharmacies who participate in the sale of medical marijuana are exempt from the distance requirement.

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(6) *Compliance with Other Laws*. All Medical Marijuana Dispensaries shall at all times be in compliance with all federal, state and local laws and regulations.

(7) *Hours of Operation.* Medical Marijuana dispensaries shall only be allowed to operate between the hours of 7:00 A.M. and 7 P.M., Monday through Sunday.

(8) *Additional Buffering*. If adjacent to residential uses, medical marijuana dispensaries or medical marijuana cannabis farms may require additional buffering to protect adjacent properties from the impacts. This may include additional landscaping, masonry walls and/or opaque fences.

(9) *Cultivation*. If engaged in the planting, growing, harvesting, drying or processing of marijuana plants or any part thereof the following shall also apply:

(i) If cultivation occurs in conjunction with a dispensary of medical marijuana, the indoor cultivation is limited to 500 square feet. Outside cultivation of medical marijuana is prohibited. Cultivation may not occur in a structure which is not attached to the building upon which the medial marijuana facility is located.

(ii) The use of indoor grow lights in any structure shall comply with all applicable building code regulations. Gas products (including, without limitation, CO2, butane, propane, and natural gas), or generators shall not be used within any detached structure used for the cultivation of medical marijuana.

(iii) Cultivation shall not take place in any area of the medial marijuana facility which is accessible by the general public. Such areas of cultivation must be restricted to authorized personnel, eighteen years of age or older, of the medical marijuana facility. Such area of cultivation shall be fenced, adequately secured and locked at all times when not occupied by authorized personnel of the medical marijuana facility.

(iv) Such area of cultivation must have a ventilation system installed that shall prevent marijuana plant odors from exiting the interior of the structure and that shall comply with all applicable building code regulations, including obtaining all required permits and approvals. The ventilation system must be approved by a Florida Licensed Engineer and a Florida Licensed Heating and Ventilation Contractor at the applicant's expense, and installed prior to commencing cultivation within the fully-enclosed and secure structure.

Each application for conditional use shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways.

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SECTION 2. SEVERABILITY. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 3. CONFLICTS. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be and become effective immediately upon final passage.

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. 14-032 was duly advertised in accordance with Section 171.044(2) of the Florida Statues in the St. Lucie News Tribune on _____date , and on _____; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida on December 1st, 2014; and was duly introduced, read by title only and passed on second and final reading on December 15th, 2014, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 15th day of December 2014.

CITY OF FORT PIERCE, FLORIDA
CITY COMMISSION

_____
Linda Hudson, Mayor

ATTEST:

_____

Linda W. Cox, City Clerk

DRAFT

Planning Board **7. c.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Zoning Atlas Amendment - Seaway Drive (Eight Parcels)

LOCATION

Seaway Drive (Vacant); 2401-501-0279-010-4
1502 Seaway Drive (Vacant); 2401-501-0279-000-1
1508 Seaway Drive; 2401-501-0277-000-7
Seaway Drive (Vacant); 2401-501-0278-000-4
1600 Seaway Drive; 2401-501-0276-000-0
1604 Seaway Drive; 2401-501-0275-000-3
1608 Seaway Drive; 2401-501-0274-000-6
1610 Seaway Drive; 2401-501-0273-010-2

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Recommendation of Approval.

Attachments

Staff Report
Zoning & Location Map
Application
Property Record Cards
Warranty Deeds
Survey
Environmental Statement
Traffic Report

Form Review

Form Started By: Clarissa Davis Started On: 10/22/2014 12:46 PM
Final Approval Date: 10/27/2014

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Seaway Drive (Eight Parcels): Zoning Atlas Amendment

DATE: October 21, 2014

STAFF REPORT

Owner:	Belmont Avenue Property, LLC 2277 N Circle Drive, Palatine. IL 60067 Privateer Property 2126 Cavalla Rd, Vero Beach FL 32963 Leon Pults; Gale Pults 252 Orange Tree Dr., Atlantis FL 33462 Joseph Godfrey; Linda M Godfrey 1604 Seaway Drive, Fort Pierce FL 34949 Craig Francisco; Melanie M Francisco PO Box 3715, Fort Pierce FL 34948 Terry L Wolters; Pamela R Wolters 1610 Seaway Dr., Fort Pierce FL 34949
Applicant/Representative:	William P. Stoddard, Ph. D., P.E. Schulke, Bittle & Stoddard, LLC 1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960
Requested Action:	Approval of a Zoning Atlas Amendment (Rezoning) from C-5, Tourist Commercial, to R-4A, Hutchinson Island Medium Residential
Location:	Seaway Drive (Vacant); Seaway Drive (Vacant); 1502 Seaway Drive (Vacant); 1508 Seaway Drive; 1600 Seaway Drive; 1604 Seaway Drive;

	1608 Seaway Drive; 1610 Seaway Drive
Parcel IDs:	2401-501-0279-010-4; 2401-501-0279-000-1; 2401-501-0277-000-7; 2401-501-0276-000-0; 2401-501-0275-000-3; 2401-501-0274-000-6; 2401-501-0273-010-2; 2401-501-0278-000-4
Current Zoning:	C-5, Tourist Commercial
Proposed Zoning:	R-4A, Hutchinson Island Medium Density
Current Future Land Use:	CG, General Commercial

Surrounding Zoning:

North	East	South	West
n/a	C-5	R-3	C-5

Parcel(s) Size: 2.59 acres

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from C-5, Tourist Commercial to R-4A, Hutchinson Island Medium Density Residential.

The location of the previously listed properties is along a corridor made up of diverse uses under a common zoning district. Seaway Drive incorporates many commercial businesses, restaurants and retail stores, as well as condominiums and single-family homes. The aforementioned properties are looking to amend the current zoning to accommodate for the existing uses. Five of these parcels contain single-family homes that were built between the years of 1945- 1955, while three are vacant. Immediately abutting these parcels are other single-family homes that were established in the 1950's and 1980's, a condominium complex developed in the year 1982 and the Indian River State College Marine Science Center.

Under the current zoning, the properties that have existing single-family homes are considered non-conforming uses, as they are not allowed within the C-5, Tourist Commercial District. Because of this, the property owner could be subject to hardship in certain circumstances. Code Section 22-101(1)a-b Non-Conforming Uses states the following: *"No structure devoted to a nonconforming use which is damaged may be reconstructed unless the damage to the structure does not exceed fifty (50) per cent of the replacement value at the time of damage or the use of the structure is changed to a use permitted in the district in which it is located."* The C-5, Tourist Commercial zone will not allow the reconstruction of a single-family home on the property if the single-family home is damaged more than 50 percent of its replacement value at the time of damage. Furthermore, per

Code Section 22-101(2)b, the existing single-family homes would not be able to be enlarged or moved unless conditional use approval is obtained. The zoning change to R-4A, Hutchinson Island Medium Density Residential will protect the existing structures and future investments that could be made by the property owners.

The current Future Land Use for these properties is GC, General Commercial. This designation does not deem single-family homes permissible. A separate application has been submitted to change the Future Land Use to an appropriate designation for these properties as well.

There will be no additional impact on facilities such as water, solid waste, transportation, etc. Future single-family homes are being proposed for two vacant properties at an undetermined date. A review of the impacts on level of service will be required once official building permits have been submitted.

TRC Comments:

This Zoning Atlas Amendment was distributed to the respective entities of the Technical Review Committee. All affected departments have reviewed the application and had no comment.

Staff Comments:

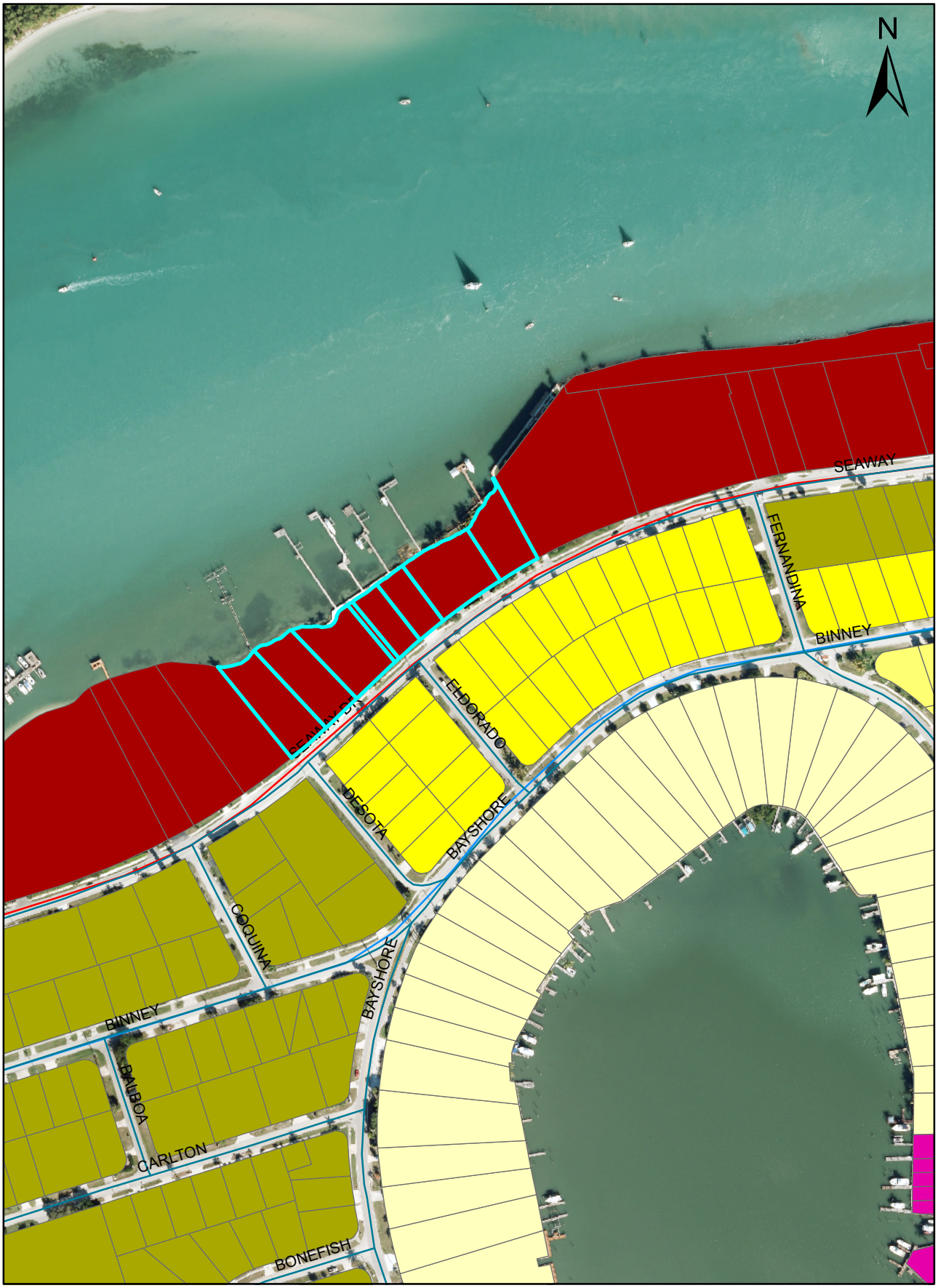
Before an amendment may be approved, the following standards must be satisfied per Section 22-131 of the City Code:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse affect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The Zoning Atlas Amendment is to give the correct zoning classification to the existing uses. The change in its zoning classification does not, at this time, create any additional impact on water, wastewater, solid waste, etc.

As the proposed amendments meet the above standards, Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

Zoning & Location Map



Legend

- AG1
- AG2.5
- AR-1
- C1
- C2
- C3
- C4
- C5
- C6
- CP1
- E1
- E2
- E3
- I1
- I2
- I3
- OS1
- OS2
- PUD
- PUR
- R1
- R2
- R3
- R4
- R4A
- R5

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Groholl, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location ____ and 1502 Seaway Drive

Parcel ID #(s) 2401-501-0279-010-4 and 2401-501-0279-000-1

Project description Re-zone property from C-5 to R-4A District

Belmont Ave Property, LLC	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
2277 N Circle Drive	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
847-337-1756	772-770-9622
Phone Number	Phone Number
mabinanti@comcast.net	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

~~STATE OF FLORIDA~~ State of Illinois

COUNTY Cook

The foregoing instrument was acknowledged before me this 12 day of September, 2014, by Thomas Abinanti who is personally known to me or has produced IL DL as identification.

Signature of Notary

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public - State of Illinois
My Commission Expires June 24, 2018
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ As-built Survey
- ☑ Warranty Deed
- ☐ Concurrency submittals FLU App
- ☑ SLC Property Record Card
- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

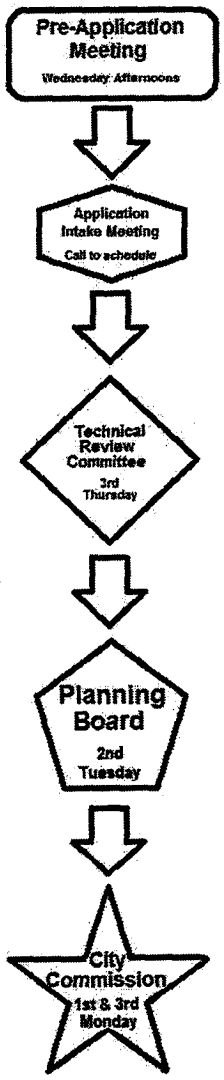
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: N/A

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Single Family	College

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1508 and ___ Seaway Drive

Parcel ID #(s) 2401-501-0277-000-7 and 2401-501-0278-000-4

Project description Re-zone property from C-5 to R-4A District

Privateer Property, LLC	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
P.O. Box 1616	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Vero Beach, FL 32961	Vero Beach, FL 32960
City State Zip	City State Zip
772-473-5919	772-770-9622
Phone Number	Phone Number
bladesrobinson@gmail.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

[signature] - Manager
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Indian River

The foregoing instrument was acknowledged before me this 27 day of October, 2014, by William Robinson who is personally known to me or has produced FL Driver's License as identification.

[signature]
Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA (Seal)

LAUREN F. HAMILTON
MY COMMISSION # EE 053495
EXPIRES: February 7, 2015
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

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- ☑ As-built Survey
- ☑ Warranty Deed
- ☐ Concurrency submittalsFLU App
- ☑ SLC Property Record Card
- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

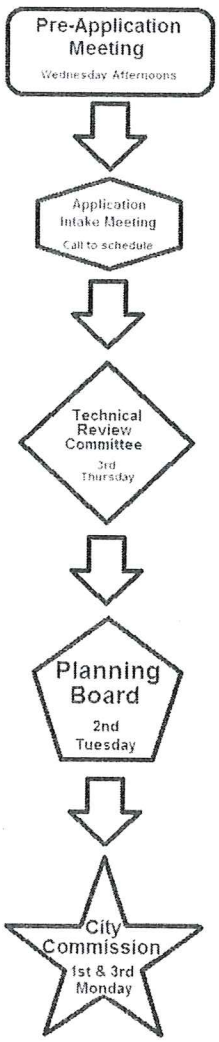
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: Existing

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Single Family	Vacant

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1600 Seaway Drive

Parcel ID #(s) 2401-501-0276-000-0

Project description Re-zone property from C-5 to R-4A District

Leon and Gale Pults	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	Applicant/Representative, Title, Company
252 ORANGE TREE DR	1717 Indian River Blvd, Suite 201
Street Address	Street Address
ATLANTIS, FL 33462	Vero Beach, FL 32960
City State Zip	City State Zip
561-329-5219	772-770-9622
Phone Number	Phone Number
lcpults@aol.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- PB COUNTY

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER 2014, by LEON & GALE PULTS who is personally known to me or has produced FL DR lic as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
KANDACE WHITE
MY COMMISSION # FF 061024
EXPIRES: January 6, 2018
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☑ MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ As-built Survey
- ☑ Warranty Deed
- ☐ Concurrency submittals FLU App
- ☑ SLC Property Record Card
- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

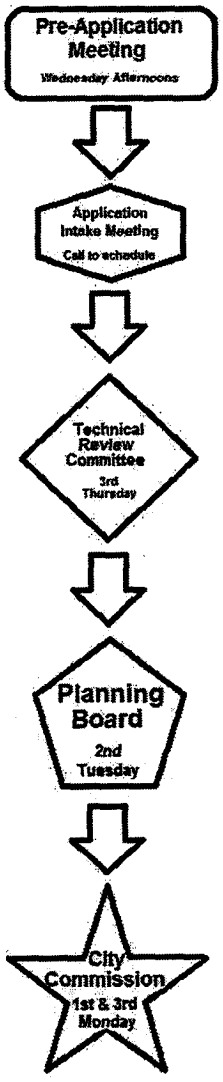
Site Information:

Non-Residential: Proposed Sq. Ft.: N.A Residential: Proposed Units: Existing

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Single Family	Single Family

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1604 Seaway Drive

Parcel ID #(s) 2401-501-0275-000-3

Project description Re-zone property from C-5 to R-4A District

Joseph and Linda Godfrey	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
1604 Seaway Dr	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Fort Pierce, FL 34949	Vero Beach, FL 32960
City State Zip	City State Zip
772-201-7045	772-770-9622
Phone Number	Phone Number
pathfinder2222@aol.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Joseph E Godfrey Linda M. Godfrey

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 15 day of Sept, 20 14, by Joseph + Linda Godfrey who is personally known to me or has produced _____ as identification.

CLAUDIA MARCHESE RICCIOTTI
Notary Public, State of Florida
My comm. expires Oct. 24, 2015
No. EE 120397
Bonded thru Ashton Agency, Inc. (800)451-4854

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

☑ MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ As-built Survey
- ☑ Warranty Deed
- ☐ Concurrency submittals FLU App
- ☑ SLC Property Record Card
- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

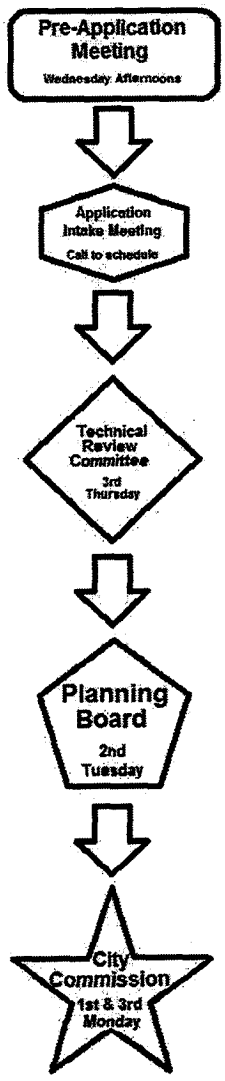
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: Existing

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Single Family	Single Family

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1608 Seaway Drive

Parcel ID #(s) 2401-501-0274-000-6

Project description Re-zone property from C-5 to R-4A District

Craig and Melanie Francisco	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
P.O. Box 3715	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Fort Pierce, FL 34948-3715	Vero Beach, FL 32960
City State Zip	City State Zip
772-466-0245	772-770-9622
Phone Number	Phone Number
~~pathfinder2222@aol.com~~	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Melani Francisco 9/15/14

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 15th day of September, 2014, by Craig and Melanie Francisco who ~~is~~ are personally known to me or has produced _____ as identification.

Hope R. Potter

Signature of Notary (seal)

HOPE R. POTTER
Commission # EE 207136
Expires July 8, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

☑ MAP AMENDMENT

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- ☐ Concurrency submittals FLU App
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- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

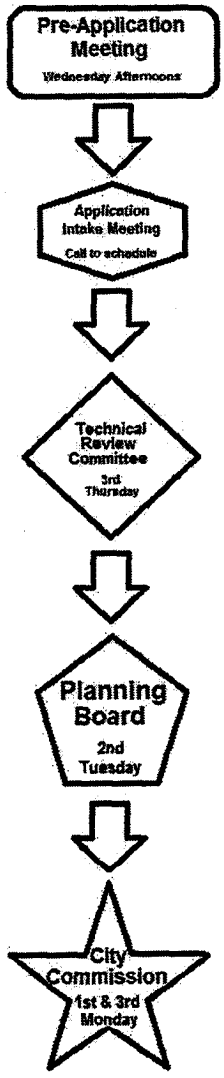
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: Existing

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Single Family	Single Family

Application Outlook



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location 1610 Seaway Drive

Parcel ID #(s) 2401-501-0273-010-2

Project description Re-zone property from C-5 to R-4A District

Terry and Pamela Wolters	William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
1610 Seaway Dr	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Fort Pierce, FL 34949	Vero Beach, FL 32960
City State Zip	City State Zip
Phone Number	772-770-9622
Email Address	wstoddard@sbsengineers.com
	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 22 day of September, 2014, by Terry Wolters who is personally known to me or has produced _____ as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
WILLIAM P STODDARD
MY COMMISSION # EE 869358
EXPIRES: April 12, 2017
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

☑ MAP AMENDMENT

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- ☑ As-built Survey
- ☑ Warranty Deed
- ☐ Concurrency submittals FLU App
- ☑ SLC Property Record Card
- ☑ Environmental Impact Report
- ☑ Traffic Impact Report
- ☐ Support Documentation

Application Type:

☑ Amending the Zoning Atlas Map

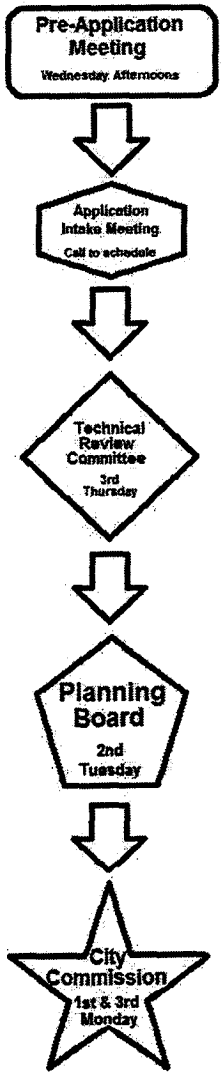
Site Information:

Non-Residential: Proposed Sq. Ft.: N/A Residential: Proposed Units: Existing

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
	Single Family	Condo	Single Family

Application Outlook



PROPERTY RECORD CARD

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0279-010-4
Sec/Town/Range:	01:35S:40E	Account #:	176878
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Belmont Ave Property LLC

Address: 2277 N Circle Drive
Palatine IL 60067

Legal Description

FT PIERCE BEACH S/D BLK 16 W 1/2 OF LOT 17 AND LOT 18 (0.47 AC - 20,412 SF) (OR 1528-1900)

Sales Information

Date	Price	Code	Deed	Book/Page
5/14/2002	875000	00	WD	1528 / 1900

Assessment 2014

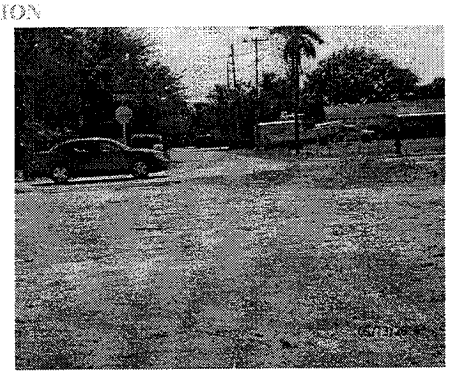
2014 TRIM:	525600
Assessed:	525600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	13433.97

Total Land and Building

Land Value:	525600 Acres: 0.47
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -SqFeetRate 2	20412	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1502 Seaway Dr	ParcelID:	2401-501-0279-000-1
Sec/Town/Range:	01 :35S :40E	Account #:	14814
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Belmont Ave Property LLC

Address: 2277 N Circle Drive
Palatine IL 60067

Legal Description

FT PIERCE BEACH S/D BLK 16 LOTS 16 AND E 1/2 OF 17 (0.47 AC - 20,412 SF) (OR 1528-1900)

Sales Information

Date	Price	Code	Deed	Book/Page
5/14/2002	875000	00	WD	1528 / 1900
7/13/1999	560000	00	WD	1236 / 2507

Assessment 2014

2014 TRIM:	525600
Assessed:	525600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	13433.97

Total Land and Building

Land Value:	525600 Acres: 0.47
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -SqFeetRate 2	20412	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1508 Seaway Dr	ParcelID:	2401-501-0277-000-7
Sec/Town/Range:	01 :35S :40E	Account #:	14812
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Privateer Property

Address: 2126 Cavalla Rd
Vero Beach FL 32963

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 14-LESS ELY 10 FT- AND ALL LOT 15 (OR 3501-848)

Sales Information

Date	Price	Code	Deed	Book/Page
3/22/2013	740000	0205	WD	3501 / 0848
1/7/2000	375000	00	WD	1273 / 0801
2/12/1999	100	01	DE	1203 / 1747
2/5/1992	100	01	WD	0774 / 1996

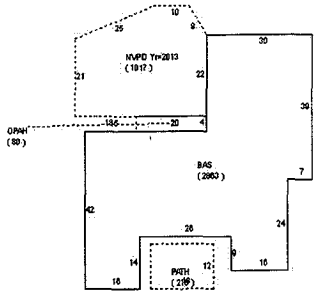
Assessment 2014

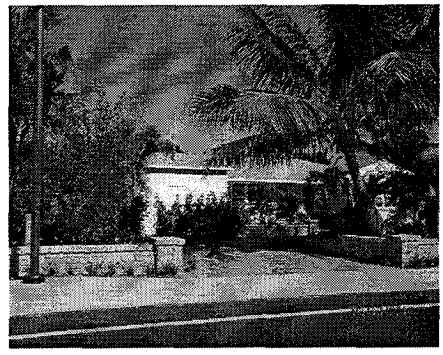
2014 TRIM:	602600
Assessed:	602600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	14883.18

Total Land and Building

Land Value:	464000 Acres: 0.41
Building Value:	138600
Finished Area:	2863 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1980	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	826	AV	AV	2006
FNW6 - WOOD FEN 6'	Y	1	208	AV	AV	2002
DWC - Driv-Concret	Y	1	720	AV	AV	1952
DWBP - Drive-BrkPav	Y	1	1210	AV	AV	2013
PA02 - POOL DK-GOOD	Y	1	797	AV	AV	2013
SWAV - RES POOL AVG	Y	1	220	AV	AV	2013
SRIP - SEAWALL RIPR	Y	1	140	AV	AV	2013

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	18020	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1600 Seaway Dr	ParcelID:	2401-501-0276-000-0
Sec/Town/Range:	01 :35S :40E	Account #:	14811
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Leon Pults Gale Pults

Address: 252 Orange Tree Dr
Atlantis FL 33462-1130

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 13 (OR 1265-279)

Sales Information

Date	Price	Code	Deed	Book/Page
11/22/1999	250000	00	WD	1265 / 0279
2/1/1983	89000	00	CV	0395 / 2699
8/1/1979	59800	00	CV	0316 / 0885

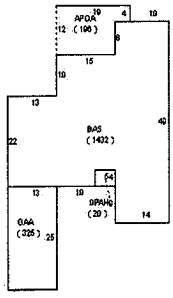
Assessment 2014

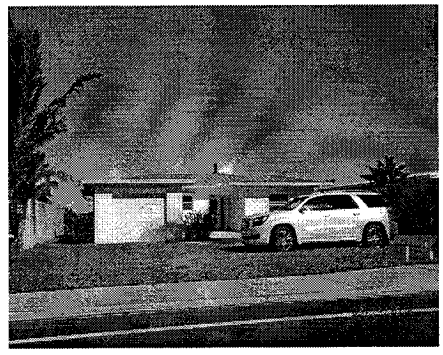
2014 TRIM:	301400
Assessed:	301400
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	7680.55

Total Land and Building

Land Value:	224100 Acres: 0.2
Building Value:	77300
Finished Area:	1432 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1955	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1990	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	TZ - Terrazo
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	1040	AV	AV	1960
SCON - SEAWALL CONC	S	1	60	AV	AV	1960
FNW6 - WOOD FEN 6'	Y	1	160	AV	AV	1999

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	8702	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Joseph Godfrey Record: 1 of 1 <<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1604 Seaway Dr	ParcelID:	2401-501-0275-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	14810
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Joseph Godfrey Linda M Godfrey

Address: 1604 Seaway Dr
Fort Pierce FL 34949

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 12 (OR 1180-733)

Sales Information

Date	Price	Code	Deed	Book/Page
10/20/1998	300000	00	WD	1180 / 0733
3/31/1997	175000	00	WD	1070 / 2989
1/1/1986	0	01	CV	0544 / 2932
7/1/1984	0	01	CV	0439 / 0759
8/1/1980	73000	00	CV	0336 / 2228

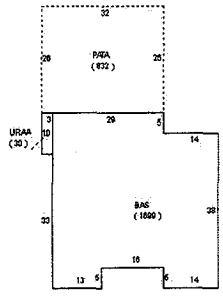
Assessment 2014

2014 TRIM:	305100
Assessed:	214857
Ag.Credit:	0
Exempt:	50000
Taxable:	164857
Taxes:	4313.91

Total Land and Building

Land Value:	228000 Acres: 0.2
Building Value:	77100
Finished Area:	1699 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1980	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	300	AV	AV	1960
DOK2 - WOOD DOCK	Y	1	600	AV	AV	1980
FNW6 - WOOD FEN 6'	Y	1	100	AV	AV	1999
SCON - SEAWALL CONC	Y	1	88	AV	AV	1952
UTL3 - UTILITY AVG	Y	1	80	AV	AV	1999

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	8856	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Craig Francisco (TR) Record: 1 of 1 <<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1608 Seaway Dr	ParcelID:	2401-501-0274-000-6
Sec/Town/Range:	01 :35S :40E	Account #:	14809
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Craig Francisco (TR) Melanie M Francisco (TR)

Address: PO Box 3715
Fort Pierce FL 34948-3715

Legal Description

FT PIERCE BEACH S/D BLK 16 W 1/2OF LOT 9 AND ALL LOTS 10 AND 11 (OR 3047-503)

Sales Information

Date	Price	Code	Deed	Book/Page
12/22/2008	100	01	SP	3047 / 0503
12/22/2008	0	01	PB	3047 / 0051
12/11/2001	100	01	QC	1470 / 0775
11/1/2000	100	04	PR	1343 / 1682
12/28/1999	100000	04	PR	1271 / 1401
12/28/1999	100000	01	WD	1271 / 1398
1/1/1979	0	01	CV	0301 / 0239

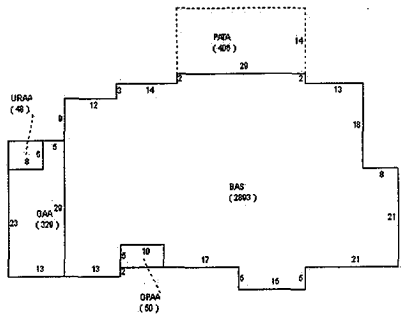
Assessment 2014

2014 TRIM:	577100
Assessed:	555053
Ag.Credit:	0
Exempt:	50000
Taxable:	505053
Taxes:	12880.57

Total Land and Building

Land Value:	527900 Acres: 0.47
Building Value:	49200
Finished Area:	2893 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1945	Frame:	-
Grade:	C- - C-	EffYrBlt:	1945	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	1000	AV	AV	2001
SPVC - SEAWALL PVC	Y	1	148	AV	AV	2002
DWBP - Drive-BrkPav	Y	1	1440	AV	AV	2006
WAL4 - CBSWall8"Blk	Y	1	100	AV	AV	2006

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	20502	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1610 Seaway Dr	ParcelID:	2401-501-0273-010-2
Sec/Town/Range:	01 :35S :40E	Account #:	14808
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Terry L Wolters Pamela R Wolters

Address: 1610 Seaway Dr
Fort Pierce FL 34949

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 8AND E 1/2 OF LOT 9 (OR 1233-2216)

Sales Information

Date	Price	Code	Deed	Book/Page
6/23/1999	250000	00	WD	1233 / 2216
1/1/1977	30000	01	CV	0275 / 2323
2/1/1976	70000	00	CV	0248 / 2403

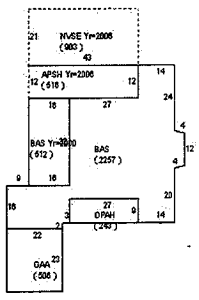
Assessment 2014

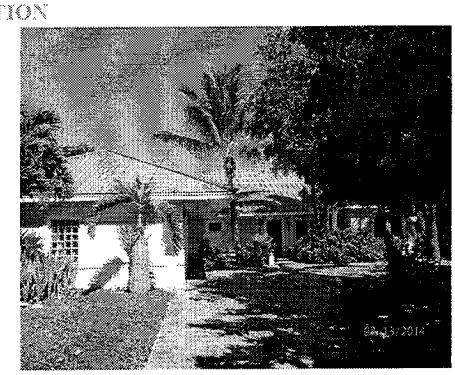
2014 TRIM:	492600
Assessed:	284010
Ag.Credit:	0
Exempt:	50000
Taxable:	234010
Taxes:	6055.28

Total Land and Building

Land Value:	383200 Acres: 0.34
Building Value:	109400
Finished Area:	2769 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1964	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	TZ - Terrazo
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	563	AV	AV	1979
DWBP - Drive-BrkPav	Y	1	1440	AV	AV	2006
ENC2 - POOL ENC-AVG	Y	1	903	AV	AV	2006
SWAV - RES POOL AVG	Y	1	360	AV	AV	2006
PA02 - POOL DK-GOOD	Y	1	543	AV	AV	2006
WAL4 - CBSWall8"Blk	Y	1	100	AV	AV	2005
SCON - SEAWALL CONC	Y	1	90	AV	AV	1979

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	14880	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0278-000-4
Sec/Town/Range:	01 :35S :40E	Account #:	14813
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Privateer Property

Address: 2126 Cavalla Rd
Vero Beach FL 32963

Legal Description

FT PIERCE BEACH S/D BLK 16 ELY 10 FT OF LOT 14 (OR 3501-848)

Sales Information

Date	Price	Code	Deed	Book/Page
3/22/2013	740000	0205	WD	3501 / 0848
1/1/1900	0			/

Assessment 2014

2014 TRIM:	18000
Assessed:	18000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	460.07

Total Land and Building

Land Value:	18000 Acres: 0.03
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -Sq Feet	1500	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2043318 OR BOOK 1528 PAGE 1900
Recorded:05/16/02 14:56

This instrument prepared by:

Eric Dorsky, Esq.
7320 Griffin Road, Suite 220
Davie, FL 33314

Return to:

Frank H. Fee, III, Esq.
CHB #25

* Doc Assump:	$	0.00
* Doc Tax :	$	6,125.00
* Int Tax :	$	0.00

Property Appraiser's Parcel Identification

2401-501-0279-000/1

COPY

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 14th day of May, 2002, **Between** S.T.O.F. Holdings, Ltd., a Florida limited partnership, 6300 Stirling Road, Hollywood FL 33024, Grantor; and Belmont Avenue Property, LLC, an Illinois Limited Liability Company, 1515 East Woodfield Road, Second Floor, Schaumburg, IL 60173, Grantee

Witnesseth, That said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

Lots 16, 17 and 18, Block 16, Revised Map of Fort Pierce Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida, subject to restrictions, reservations, conditions, limitations, easements and rights of way of record, if any, and taxes accruing subsequent to December 31, 2001.

COPY

And the 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.

COPY

Signed, sealed and delivered in the presence of:

S.T.O.F. Holdings, Ltd.,
a Florida limited partnership,
by and through Seminole Properties
I, Inc., a Florida corporation, its
general partner

Agnes Billie-Motlow
By: Agnes Billie-Motlow
As its: Vice-President/Secretary

Print Name: Eric Darby

Print Name: Tess Hultman

COPY

THE FOREGOING INSTRUMENT ~~was acknowledged before me on this~~ 4 day of May, 2002 by Agnes Billie-Motlow, as the Vice-President and Secretary of Seminole Properties I, Inc., the general partner of S.T.O.F. Holdings, Ltd., on behalf of the corporation and partnership, and who is personally known to me ~~or who has produced~~ _____ ~~as identification~~.

Carol Ann Collier
Notary Public

My commission expires: 3/15/05

Carol Ann Collier
MY COMMISSION EXPIRES
March 15, 2005
#DD0003112
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

COPY

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3294973 OR BOOK 3047 PAGE 503, Recorded 12/30/2008 at 04:01 PM
Doc Tax: $0.70

This Instrument Prepared by and Return to:
FRANK H. FEE, III, ESQUIRE
500 Virginia Ave., Suite 200
Fort Pierce, Florida 34982

Parcel ID No. 2401-501-0274-000/6

DOCUMENTARY STAMPS $.70

THIS DEED CONVEYS A LEGAL TITLE TO THE TRUSTEE OF AN EXPRESS TRUST WITH RETENTION OF EQUITABLE INTERESTS BY GRANTORS, AS BENEFICIARIES OF THE TRUST. THE CONVEYANCE IS MADE FOR A NOMINAL CONSIDERATION, AND DOES NOT CONSTITUTE A SALE. IT IS EXEMPT FROM DOCUMENTARY STAMPS TAX PURSUANT TO THE PROVISIONS OF 12B-4.013(29), F.A.C.

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of December, 2008, by

DANIEL THOMAS McCARTY, IV, a single adult, and MELANIE McCARTY FRANCISCO, joined by her husband, CRAIG FRANCISCO
1608 Seaway Drive, Fort Pierce, FL, 34949

hereinafter called the Grantor, to

CRAIG FRANCISCO and MELANIE McCARTY FRANCISCO, husband and wife by the entireties, as Trustee of the McCARTY FAMILY TRUST under Agreement dated December 22, 2008,
1608 Seaway Drive, Fort Pierce, FL, 34949

hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $I0.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

The West ½ of Lot 9 (being also described as all that part of Lot 9 lying and being within 29 feet of the line dividing Lots 9 and 10) and all of Lots 10 and 11, Block 16, FORT PIERCE BEACH SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 58; and the revised plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.
Parcel ID No. 2401-501-0274-000/6

GIVING AND GRANTING unto Grantee/Trustee, in addition to the above described real property, the power and authority to occupy, protect, conserve, sell, lease, encumber and otherwise to manage and dispose of such described real property all as provided pursuant to the Trust Agreement and as permitted by Florida Statutes §689.071.

COPY

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 the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

DANIEL THOMAS McCARTY, IV

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

MELANIE McCARTY FRANCISCO

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

CRAIG FRANCISCO

COPY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22 day of December, 2008, by **DANIEL THOMAS McCARTY, IV**, who is personally known to me and who did not take an oath.

COPY

JENNIFER K. FEE MY COMMISSION EXPIRES October 13, 2012 #DD 830804 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Jennifer K Fee
Notary Public, State of Florida at Large
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22 day of December, 2008, by **CRAIG FRANCISCO and MELANIE McCARTY FRANCISCO, husband and wife**, who are personally known to me and who did not take an oath.

COPY

JENNIFER K. FEE MY COMMISSION EXPIRES October 13, 2012 #DD 830804 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Jennifer K Fee
Notary Public, State of Florida at Large
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

COPY

This Warranty Deed

Made this 20th day of October A.D. 19 98
by

NICHOLAS V. IAROSSI, JR. JOINED BY HIS SPOUSE DIANE IAROSSI

hereinafter called the grantor, to

JOSEPH GODFREY AND LINDA M. GODFREY, HUSBAND AND WIFE

whose post office address is: 18505 TRANQUILITY BASE LANE PORT ST. LUCIE, FL 34988

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 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, Florida, viz:

LOT 12, BLOCK 16, REVISED MAP OF FORT PIERCE BEACH ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

* Doc Assump: $ 0.00
* Doc Tax : $ 2100.00
* Int Tax : $ 0.00

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1672347 OR BOOK 1180 PAGE 0733
Recorded: 10-26-98 03:09 P.M.

Parcel Identification Number: 2401-501-0275-000/3

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Eileen M. Legkowski
Name & Address: NICHOLAS V. IAROSSI, JR. LS

Name:
Name & Address: DIANE IAROSSI
248 INDIAN LEDGE RD.
VOORHEESVILLE, NY 12186 LS

Name: LS
Name & Address: LS

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 20th day of October, 19 98
by
NICHOLAS V. IAROSSI, JR. JOINED BY HIS SPOUSE DIANE IAROSSI

who is personally known to me or who has produced Driver's License as identification and who DID NOT take an oath.

Print Name:
Notary Public
My Commission Expires:

STEVEN D. FARER
NOTARY PUBLIC, State of New York
Reg. No. 4610208
Qualified in Albany County
Commission Expires 7/31/99

PREP. BY: VERONIKA SWORDS, C.L.C.
RECORD&RETURN TO COURT HOUSE BOX 28
FIRST AMERICAN TITLE COMPANY
118 NORTH 2ND STREET
FT. PIERCE, FLORIDA 34950
File No: FA 98-09-0079

WD-1
11/91

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3817529 OR BOOK 3501 PAGE 848, Recorded 04/03/2013 at 08:32
Doc Tax: $5180.00

Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2018-2900393

COPY

WARRANTY DEED

This indenture made on **March 22, 2013** A.D., by

Perry L. Dietrich and Glenda Dietrich, husband and wife

whose address is: **315 Knob Hill, Valdosta, GA 31602**
hereinafter called the "grantor", to

Privateer Property, a Florida limited liability company

whose address is: **2126 Cavalla Road, Vero Beach, FL 32963**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) 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, **Florida**, to-wit:

COPY

Lots 14 and 15, Block 16 of REVISED MAP OF FORT PIERCE BEACH, according to the Plat thereof as Recorded in Plat Book 8, Page(s) 29, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **24-01-501-0277-000/7 and 2401-501-0278-000/4**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

COPY

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 31st of 2012.

In Witness ~~Whereof~~, the grantor ~~has~~ hereunto set their hand(s) and seal(s) the day and year first above written.

COPY

Perry L. Dietrich
Perry L. Dietrich

Glenda Dietrich
Glenda Dietrich

~~Signed, sealed~~ and delivered in our presence:

Witness Signature

Print Name: Raili Oaks

Witness Signature

Print Name: Christopher Jester

State of ~~FL~~ Georgia

County of ~~Indian River~~ Lowndes

The Foregoing Instrument Was Acknowledged before me on **March 22, 2013**, by **Perry L. Dietrich and Glenda Dietrich, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Christopher Lee Jester
(Printed Name)

My Commission expires: 01-29-2015

CHRISTOPHER JESTER NOTARY PUBLIC GEORGIA EXPIRES JAN 29, 2015 LOWNDES COUNTY {Notorial Seal}

COPY

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1767459 OR BOOK 1265 PAGE 0279
Recorded: 11-30-99 02:56 P.M.

This Warranty Deed

Made this 22nd day of November A.D. 1999

by **Martha M. Miller, unremarried surviving spouse of George E. Miller, deceased**

hereinafter called the grantor, to

Leon Pults and Gale Pults, husband and wife

whose post office address is: 6604 EASTVIEW DR.
LANTANA, FL 33462

hereinafter called the grantee:

(Whenever used herein the term "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)

* Doc Assump:	$	0.00
* Doc Tax :	$	1750.00
* Int Tax :	$	0.00

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 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, Florida, viz:

Lot 13, Block 16, Fort Pierce Beach Subdivision, according to the Plat thereof, recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 2401-501-0276-000/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 99

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James D. Parker Jr.
Name
James D. Parker Jr.

Carrie E. Martin
Name
Carrie E. Martin

Martha M. Miller LS
Name & Address: Martha M. Miller
6839 Golf Course Rd.
Rome, NY 13440-7556

Name LS
Name & Address

Name LS
Name & Address

Name LS
Name & Address

State of NY.
County of Oneida

The foregoing instrument was acknowledged before me this 22 day of Nov, 19 99, by

Martha M. Miller, unremarried surviving spouse of George E. Miller, deceased

who is personally known to me or who has produced N.Y.S.D.L.I.C. # 616-195-361 as identification.

Shirley F. Trainor
Notary Public
Print Name: SHIRLEY F. TRAINOR
My Commission Expires:

SHIRLEY F. TRAINOR
Notary Public, State of New York
Residing in Lewis County
My Commission Expires 7/31/2001

PREPARED BY: Veronika Swords, C.L.C.
RECORD & RETURN TO:
First American Title Insurance Company
118 North 2nd Street
Ft. Pierce, Florida 34950
File No: FA 99-09-0020

WD-1
5/93

COPY

Return to: 99-6-33 (enclosed self addressed stamped envelope)

Attn: Stewart Title

Address: 2222 Colonial Road, Suite 101
Fort Pierce, FL 34950

This Instrument Prepared by: ANGELA C. COLLINS

Address: 2222 Colonial Road, Suite 101
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s): 2401-501-0273-0102

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

* Doc Assump:	$	0.00
* Doc Tax :	$	1750.00
Int Tax :	$	0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 23rd day of June A.D. 1999 by **RUE LANE BROWN JR. and LELA M MITCHELL F/K/A LELA M. CAPPIELLO** hereinafter called the grantor, to **TERRY L. WOLTERS and PAMELA R. WOLTERS**, his wife whose post office address is, 87 W. Michigan Street, Orlando, FL 32806, 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)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 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:

Lot 8 and the East 1/2 of Lot 9, Block 16, REVISED MAP OF FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page 29; Public records of St. Lucie County, Florida.

GRANTOR hereby certifies that subject property is not his/her homestead and that he/she resides at:

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together, with all the tenements, hereditament 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.

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:

Witness: Angela Collins

Printed Name: Angela Collins

RUE LANE BROWN JR.

Address: 1030 GRANDVIEW BLVD.
FT. PIERCE, FL 34982

Witness:

Printed Name:

Address:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 2nd day of July, 1999 by **RUE LANE BROWN JR.** who produced Drivers License as identification and who did not take an oath.

ANGELA C. COLLINS
MY COMMISSION # CC 784734
EXPIRES JULY 4, 2002

Notary Public, State and County Aforesaid

Notary Signature

Angela C Collins

Printed Notary Signature

My Commission Expires:

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1732414 OR BOOK 1233 PAGE 2216
Recorded: 07-06-99 10:10 A.M.

COPY

RE: Our file #99-6-33
MITCHELL F/K/A CAPPIELLO & BROWN JR/WOLTERS
This signature is an attachment of Warranty Deed for the above parties
for property at Lot 8 East 1/2 of Lot 9, Block 16, FORT PIERCE BEACH S/D

COPY

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witness

Witness

Lela M. Mitchell
LELA M. MITCHELL F/K/A LELA M. CAPPIELLO

address: P.O. Box 976
Thomasville Ga
31799

COPY

STATE OF Georgia
COUNTY OF Thomas

The foregoing instrument was acknowledged before me this 25 day of June, 1999 by LELA M. MITCHELL F/K/A LELA M. CAPPIELLO who produced Known personally as Identification and who did not take an oath.

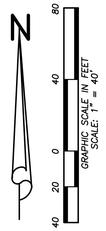
Notary Public, State and County aforesaid,

SEAL

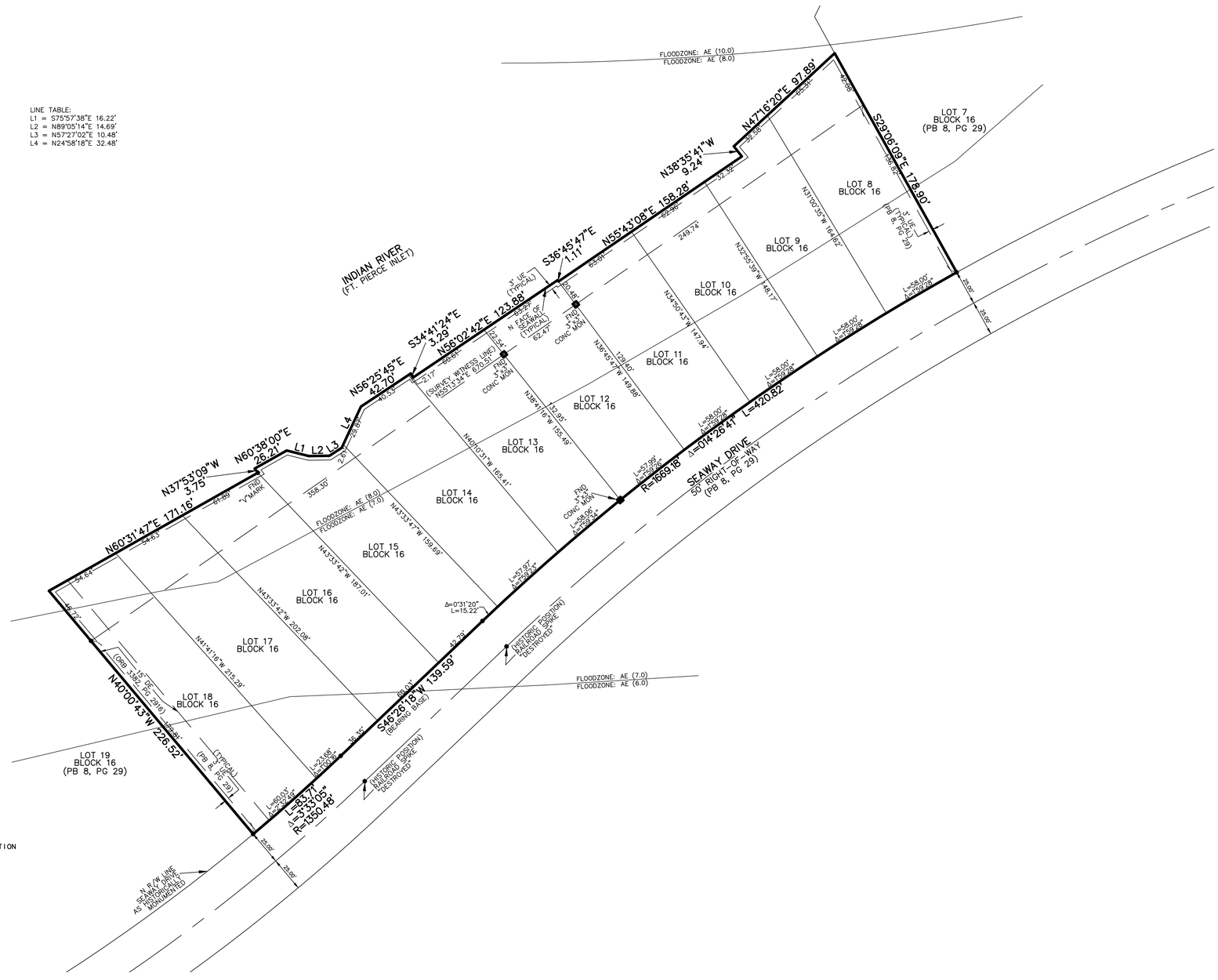
PATRICIA DURRANCE NOTARY PUBLIC THOMAS COUNTY, GA.

Patricia Durrance
Printed Name: Patricia Durrance
My Commission Expires: 01-30-02

COPY



LINE TABLE:
L1 = S75°57'38"E 16.22'
L2 = N89°05'14"E 14.69'
L3 = N57°27'02"E 10.48'
L4 = N24°58'18"E 32.48'


INDIAN RIVER
(FT. PIERCE INLET)
FLOODZONE: AE (10.0)
FLOODZONE: AE (8.0)
FLOODZONE: AE (7.0)
FLOODZONE: AE (6.0)
N60°31'47"E 171.16'
54.63
N37°53'09"W 3.75'
N60°38'00"E 26.21'
L1 L2 L3 L4
N56°25'45"E 42.70'
S34°41'24"E 3.29'
N56°02'42"E 123.88'
S36°45'47"E 1.11'
N55°43'08"E 158.28'
N38°35'41"W 9.24'
N47°16'20"E 97.89'
S29°06'09"E 178.90'
25.00'
25.00'
LOT 7
BLOCK 16
(PB 8, PG 29)
LOT 8
BLOCK 16
LOT 9
BLOCK 16
LOT 10
BLOCK 16
LOT 11
BLOCK 16
LOT 12
BLOCK 16
LOT 13
BLOCK 16
LOT 14
BLOCK 16
LOT 15
BLOCK 16
LOT 16
BLOCK 16
LOT 17
BLOCK 16
LOT 18
BLOCK 16
LOT 19
BLOCK 16
(PB 8, PG 29)
SEAWAY DRIVE
50' RIGHT-OF-WAY
(PB 8, PG 29)
R=1669.18'
Δ=014°26'41"
L=420.82'
N40°00'43"W 226.52'
S46°26'18"W 139.59'
R=1550.48'
Δ=5°33'05"
L=83.71'
Δ=0°31'20"
L=15.22'
(HISTORIC POSITION)
RAILROAD SPIKE
DESTROYED
N.R/W LINE
SEAWAY DRIVE
AS ESTABLISHED
MONUMENTED
FND 3" BRASS DISK
"V" MARK
FND 3" BRASS DISK
CONC MON
FND 4" BRASS DISK
CONC MON
FND 3" BRASS DISK
CONC MON
3" I.R. (TYPICAL)
N 62°58'08" E
62.47' (TYPICAL)
(SURVEY WITNESS LINE)
N55°13'34"E 570.51'
(CMB 3382, PG 2916)
(TYPICAL)
(PB 8, PG 29)
FLOODZONE: AE (8.0)
FLOODZONE: AE (7.0)
N43°33'42"W 159.69'
N43°33'42"W 197.01'
N43°33'42"W 202.08'
N41°41'16"W 215.29'
N38°41'16"W 155.49'
N40°10'31"W 165.41'
N37°10'35"W 164.82'
N32°55'39"W 148.17'
N34°50'43"W 147.94'
N38°45'47"W 149.88'
129.40'
132.85'
249.74'
358.30'
42.58'
32.32'
65.61'
62.39'
80.48'
123.54'
2.17'
40.53'
29.89'
2.51'
54.63'
45.72'
273.66'
(TYPICAL)
36.45'
60.01'
L=57.99'
R=1669.18'
L=58.06'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=57.97'
R=1669.18'
L=58.09'
R=1669.18'
L=58.09'
R=1669.18'
L=58.09

DLS Environmental Services, Inc.

October 26, 2014

William P. Stoddard, Ph.D., P.E., LEED AP
c/o Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Re: Environmental Statement/Assessment
Parcel Numbers 2401-501-0279-010-4, 2401-501-0279-000-1, 2401-501-0277-000-7, 2401-501-0278-000-4, 2401-501-0276-000-0, 2401-501-0275-000-3, 2401-501-0274-000-6, and 2401-501-0273-010-2, Seaway Drive, Fort Pierce

Dear Dr. Stoddard:

DLS Environmental Services has reviewed the above referenced parcels to determine the environmental impacts which may result from a change in the zoning from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*.

The Proposed Development:
The zoning change from C-5 to R-4A would allow the permitted uses for the parcels to be mainly residential use (detached home, townhome, duplex, and multi-dwelling). Some other uses for the parcels are permitted under this zoning such as neighborhood commercial sale, neighborhood commercial services, and retail sales & service (repair oriented). These uses are intended to provide some of the commercial needs of the residential neighborhood. Minimum lot sizes and setbacks are geared toward residential uses. Multifamily housing developments are limited to 8 units per acre and cannot have lot coverage of more than 45 percent. There is an option which allows for one additional unit per acre with enhanced landscaping. Detached homes and uses other than multifamily and townhomes are limited to 40 percent lot coverage.

The existing use of five (5) of the parcels identified are single family residences which is consistent with the proposed zoning change. Two (2) of the parcels are currently vacant property and one (1) parcel appears to be a vacant narrow strip of land between two single family residences.

The Existing Environment:
The existing zoning for these parcels is C-5 which focuses on tourist facilities and tourist related establishments. This zoning allows for the residential uses identified in the proposed zoning in addition to cafes, restaurants, bars, recreational uses, hotels, offices, and retail sales and service. Minimum lot sizes and setbacks are geared toward commercial uses and buildings cannot have lot coverage of more than 60 percent.

Impacts of the Proposed Development:
Since the existing use is more consistent with the proposed zoning change, there are no anticipated impacts from the proposed zoning change.

phone: 772-215-3997 • fax: 772-879-4520 • email: danna@dlsenvironmentalservices.com
address: 1901 SW Yellowtail Avenue, Port St. Lucie, FL 34953
web: *www.dlsenvironmentalservices.com*

DLS Environmental Services, Inc.

Five (5) of the parcels are currently single family residences and three (3) of the parcels are vacant. The type of activities allowed in the proposed zoning are not viewed as having any negative impact to the public health, safety, welfare, or the property of others. The current zoning would allow for future commercial development activities which generate more traffic and noise, both of which are considered as negative impacts to the safety, welfare, and property of others.

The parcels do not contain native habitat therefore no degradation of natural habitat and/or function is anticipated. The proposed zoning change does have a greater open space requirement than the requirement associated with the existing zoning. This current zoning therefore has the potential for future negative effects on open space.

Surface water management is not anticipated to be impacted by either the current zoning or the proposed zoning. Surface water management systems are required for all developments other than single family residences therefore the potential uses under either the current zoning of the proposed zoning would not be anticipated to have an adverse effect on surface water management.

The water environment (the Fort Pierce Inlet) is not anticipated to be impacted by either the current zoning or the proposed zoning. Under both the current zoning and the proposed zoning, docks associated with residential development would be allowed. The current zoning also allows for commercial marinas as a conditional use but any new commercial or residential marina (does not include docks for the use of single family residences) undergoes an extensive review by other state and federal agencies to ensure that the location and operation of the marina will not adversely impact the water environment.

Summary:
The existing use of the parcels in this request is consistent with the proposed zoning change from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*; therefore no adverse impacts are anticipated as a result of the zoning change. In addition, the existing zoning for these parcels allows for uses which are more intensive (offices, restaurants, bars, retail sales, hotels, etc.) than those allowed in the proposed zoning. As a result, it is anticipated that the existing zoning has the potential for more adverse impacts than what are currently present or proposed.

Very truly yours,
DLS Environmental Services, Inc.

Danna Small

Danna Small
President

phone: 772-215-3997 • fax: 772-879-4520 • email: danna@dlsenvironmentalservices.com
address: 1901 SW Yellowtail Avenue, Port St. Lucie, FL 34953
web: *www.dlsenvironmentalservices.com*

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Seaway Drive LUPA

Prepared for:

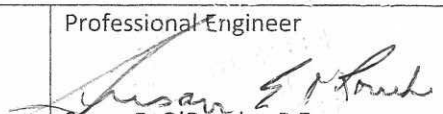
MMG Holdings LLC

C/O Dr. William P. Stoddard, Ph.D., P.E., LEED AP
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

MR14093.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 10/6/14 License #: 42684

428 SW Akron Avenue
Suite 1A
Stuart, Florida 34994

772.781.7918
772.781.9261 fax

SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

October 6, 2014

Dr. William P. Stoddard, Ph.D., P.E., LEED AP
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Re: Seaway Drive LUPA

Dear Dr. Stoddard:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from GC to HIR. The land use amendment affects 7 lots with a total of 2.56 acres north of Seaway Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E.

Susan E. O'Rourke

Registered Civil Engineer - Traffic

428 SW Akron Avenue
Suite 1A
Stuart, Florida 34994

772.781.7918
772.781.9261 fax

SEORourke@comcast.net

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APPENDIX

APPENDIX A: 2013 Traffic Counts and Level of Service Report, Fall 2013, 2007
APPENDIX B 2035 Traffic Volumes and Roadway Network Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 2.56 acres of land with a land use category of GC (general commercial with tourism on the island) allowing 111,513 square feet of non-residential development and 7 multi family dwelling units. The proposal is to change the land use to HIR which is Hutchinson Island residential allowing up to 8 units per acre plus for a total of 23 dwelling units and up to 9,000 square feet of office development. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use,
- summary of existing lane geometrics,
- assessment of the change in trip generation
- summary of 2019 traffic volumes
- summary of 2035 traffic volumes

A demonstration of De Minimis will be presented since the proposed action results in a significant decrease in traffic generation on the network.

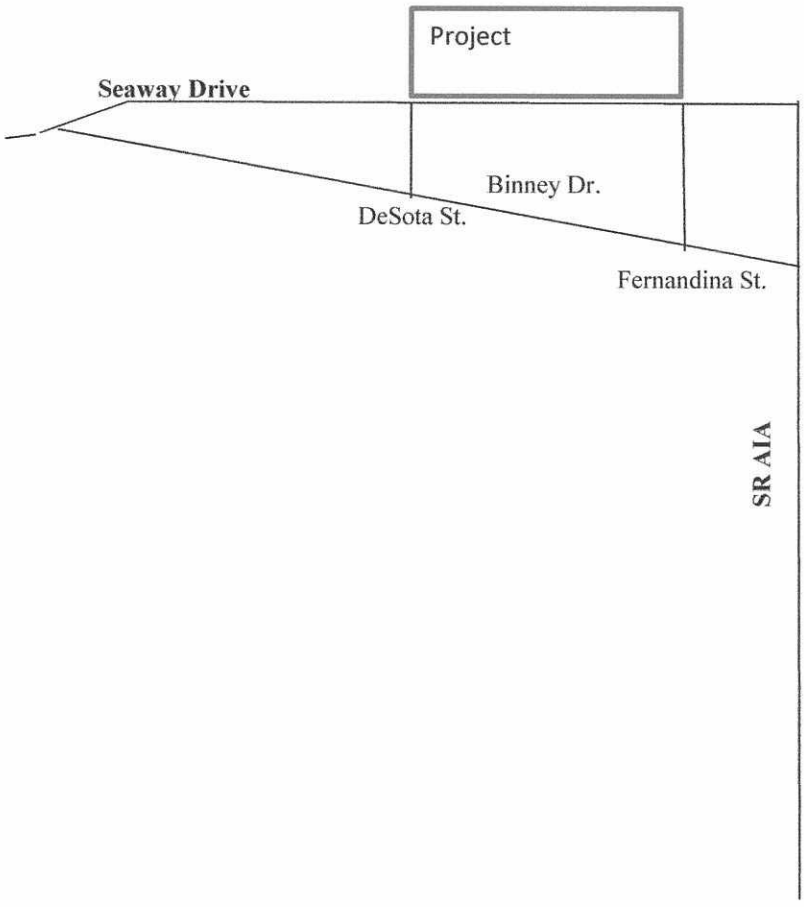
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves a parcel of land located north of Seaway Drive. **Figure 1** shows the project's location.

The existing land use designation for the site is GC allowing up to 111,513 square feet of non-residential development and 7 multi family dwelling units. The site has access off Seaway Drive. The proposal is to change the land use to HIR allowing up to 23 dwelling units and up to 9,000 square feet of office use.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



↑
North
Not to Scale

FIGURE 1
Project Location
Seaway Drive LUPA

TRIP GENERATION

To estimate the trips generated by the existing future land use the land use the existing zoning of Tourist Commercial was considered a well as the fact that the building would need to be multiple stories to accommodate the square footage. With those facts in mind, 27,878, square feet were assumed to be high turnover restaurant and 83,635 square feet were assumed to be office. In addition, 7 multifamily units could be allowed. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 23 multi- family units were assumed with 9,000 square feet of office also possible on the site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be a decrease of 4,315 daily trips, 300 AM peak hour trips and 245 PM peak hour trips. Therefore, there is no impact from the proposed land use plan amendment.

Since there is a decrease in trips in all scenarios, to demonstrate de minimis impact, the total traffic must be less than 110% and since Seaway Drive is a hurricane evacuation route, the level of service must remain LOS D or better.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Seaway Drive (SR AIA) is a two lane state arterial with an east/west alignment. It is a four lane roadway west of the project to US 1.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project percent assignment is shown in **Figure 2**.

Table 1: Trip Generation- Existing Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Pass-by %	Net Trips
Restaurant	932	27,878	T = 127.15 (x)	3545	43	2020
Office	710	83,635	T= 32.2 (x)	2701	0	2701
Condo Units	230	7	Ln(t)=0.87Ln(x)+2.46	64	0	64
Total		111513		6310		4785

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Pass-by %	Net Trips	Net in	Net out
Restaurant	932	27,878	T= 10.81 (x)	301	72	25	217	84	43	172	124	48
Office	710	83,635	Ln(t)=0.80+1.57	166	88	12	146	20	0	166	146	20
Condo Units	230	7	Ln(t)=0.80+0.26	6	17	83	1	5	0	6	1	5
Total		111513		**473**			**364**	**109**		**344**	**271**	**73**

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Pass-by %	Net Trips	Net in	Net out
Restaurant	932	27,878	T = 9.85	301	72	25	217	84	43	172	124	48
Office	710	83,635	T=1.12(x)+78.45	172	17	83	29	143	0	172	29	143
Condo Units	230	7	Ln(t)=0.82Ln(x)+0.32	7	67	33	5	2	0	7	5	2
Total		111513		**480**			**251**	**229**		**351**	**158**	**193**

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Pass-by %	Net Trips
Restaurant	932	0	T = 127.15 (x)	0	43	0
Office	710	9,000	T= 32.2 (x)	291	0	291
Condo Units	230	23	Ln(t)=0.87Ln(x)+2.46	179	0	179
Total		9000		470		470

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Pass-by %	Net Trips	Net in	Net out
Restaurant	932	0	T= 10.81 (x)	0	72	25	0	0	43	0	0	0
Office	710	9,000	Ln(t)=0.80+1.57	28	88	12	25	3	0	28	25	3
Condo Units	230	23	Ln(t)=0.80+0.26	16	17	83	3	13	0	16	3	13
Total		9000		**44**			**27**	**17**		**44**	**28**	**16**

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Pass-by %	Net Trips	Net in	Net out
Restaurant	932	0	T = 9.85	0	72	25	0	0	43	0	0	0
Office	710	9,000	T=1.12(x)+78.45	88	17	83	15	73	0	88	15	73
Condo Units	230	23	Ln(t)=0.82Ln(x)+0.32	18	67	33	12	6	0	18	12	6
Total		9000		**106**			**27**	**79**		**106**	**27**	**79**

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	4785	470	-4315
AM Peak Hour Trips	344	44	-300
PM Peak Hour Trips	351	106	-245

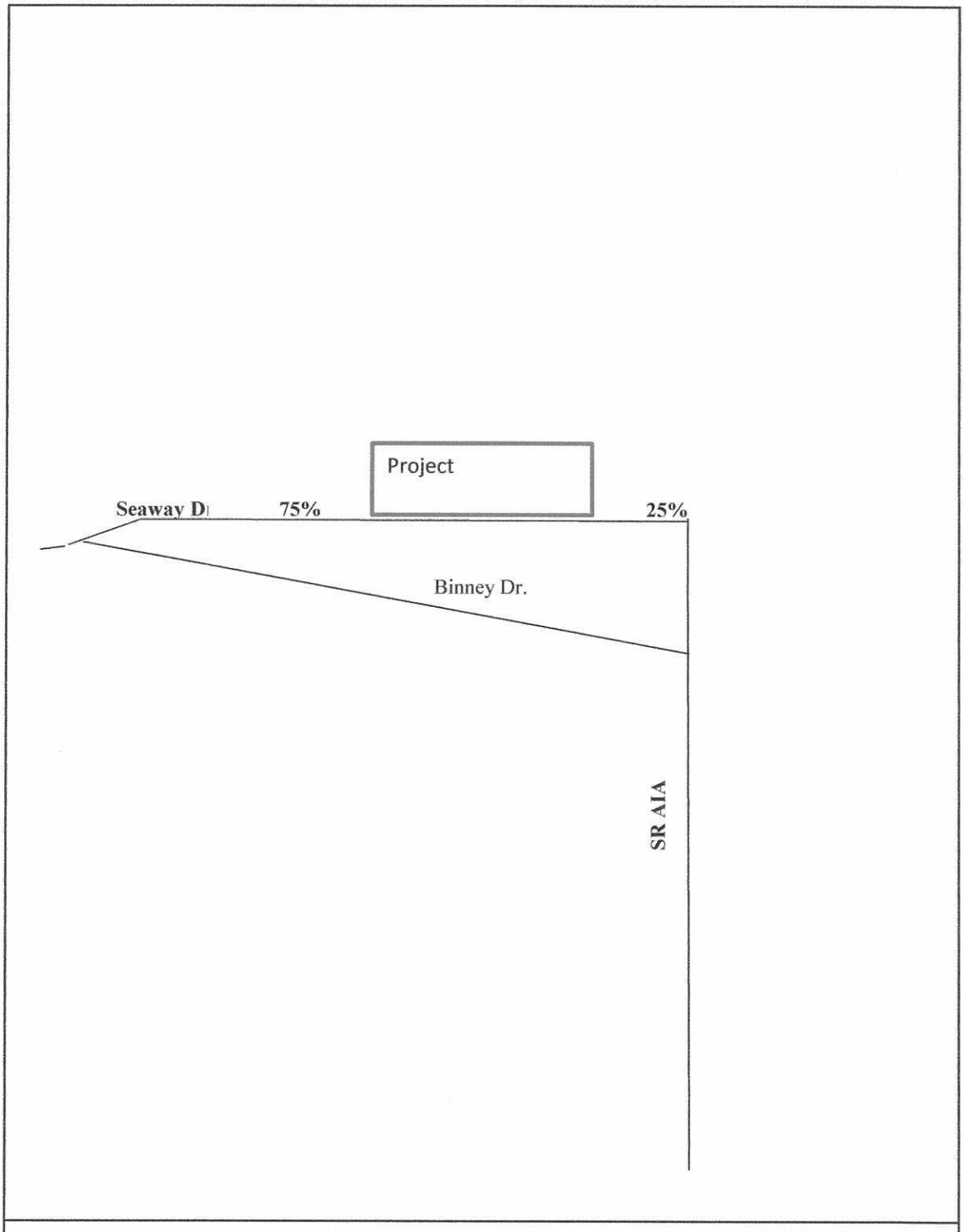


FIGURE 2
Project % Assignment
Seaway Drive LUPA

FUTURE TRAFFIC VOLUMES – 2019

Only the adjacent link needs to be addressed to demonstrate de minimis impacts. Future traffic estimates were developed for those links. The 2013 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and grown to reflect the 2019 volumes before the project traffic was added. The growth rate is negative with 14,687 daily trips on Seaway Drive in 2007 and 11,375 in 2013. However, a 1% per year rate was used to project to 2019. The project traffic was then added to that volume to create the 2019 total traffic volumes. **Table 4** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place. **Appendix A** provides the TPO Traffic Counts and Level of Service Report and the 2007 report.

As shown, Seaway Drive would operate at LOS C.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use.

To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used. **Table 5** summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions.

Seaway Drive will function at Level of Service C with the amendment in place. **Appendix B** contains the 2035 volumes and network data.

The links in the study area would show a decrease in traffic with the proposed land use amendment. The project traffic is de minimis and levels of service are maintained.

CONCLUSION

The proposed land use will result in a decrease in trips of 4, 315 daily trips, 300 AM peak hour trips and 245 PM peak hour trips.

On the links within the study area, there would be a significant decrease in traffic associated with the land use plan amendment. The project has demonstrated de minimis impacts with LOS D on Seaway Drive and additional analysis is not required.

Table 4 - PM LINK ANALYSIS-2019

Count Station	Segment	From	To	Lanes(both directions)	Type	Count Date	1% or Greater	2013	Years Grown	2019 PM Peak Hour + Growth	Existing FULA Trips	2019 PM Growth + Committed Peak Direction	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2019 Total Traffic	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment	LOS
0115	SR AIA (Seaway Drive)	Causeway Bridge	Binney Drive	2	A	Fall 2013	NO	11375	6	12075	3589	15664	17700	-3236	12427	-18.28%	YES	75%	C

St. Lucie County TPO 2013 ADT

	Net	Existing
two-way	-4315	4785
Growth Factor:	1.01	

A = State Two-Way Arterial Interrupted Flow Class I

Table 4 - PM LINK ANALYSIS-2019

Count Station	Segment	From	To	Lanes(both directions)	Type	Count Date	1% or Greater	2035	Years Grown	2035 AADT	Existing FULA Trips	2019 PM Growth + Committed Peak Direction	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment	LOS
0115	SR AIA (Seaway Drive)	Causeway Bridge	Binney Drive	2	A	Fall 2013	NO	5606	0	18605	3589	18605	17700	-3236	15369	-18.28%	YES	75%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

	Net	Existing
two-way	-4315	4785

A = State Signlized Arterial Flow Class I

APPENDIX A

2013 Traffic Counts and Level of Service Report Fall 2013, 2007

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
Fall 2013

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
Q AVENUE	17TH STREET to 13TH STREET	2,900	460	198	B	0.733	224	B	0.830
RANGE LINE RD	MARTIN COUNTY LINE to BECKER RD	1,446	740	118	B	0.492	121	B	0.504
RANGE LINE RD	BECKER RD to GATLIN BLVD	1,446	740	118	B	0.492	121	B	0.504
RANGE LINE RD	GATLIN BLVD to GLADES CUT-OFF RD	1,446	740	118	B	0.492	121	B	0.504
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,800	790	354	B	0.770	402	B	0.874
RIO MAR DR	BEACH AVE to US 1	5,800	600	354	D	0.590	402	D	0.670
SAVONA BLVD	BECKER RD to PAAR DR	5,583	830	562	C	0.730	489	C	0.635
SAVONA BLVD	PAAR DR to GATLIN BLVD	5,583	790	562	C	0.759	489	C	0.661
SAVONA BLVD	GATLIN BLVD to CALIFORNIA	11,500	830	602	C	0.782	622	C	0.808
SAVAGE BLVD	GATLIN BLVD to SW IMPORT DR	3,748	830	224	B	0.467	245	B	0.510
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,320	630	169	B	0.457	160	B	0.432
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	7,400	630	446	C	0.756	482	C	0.817
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	9,000	830	558	C	0.725	464	B	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	580	50	B	0.147	48	B	0.141
SHINN RD	OKEECHOBEE RD to ORANGE AVE	847	740	59	B	0.246	68	B	0.283
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,543	740	112	B	0.467	108	B	0.450
SR A1A NORTH	US 1 to OLD DIXIE HWY	4,532	660	306	D	0.464	306	D	0.464
SR A1A NORTH	OLD DIXIE HWY to SHOREWINDS DR	6,800	540	377	B	0.698	354	B	0.656
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER COUNTY LINE	6,531	920	351	B	0.650	385	B	0.713
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	6,212	920	380	B	0.704	341	B	0.631
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,540	700	423	C	0.641	339	B	0.827
SR A1A SOUTH	SEAWAY DR to BLUE HERON BLVD	7,356	700	397	B	0.968	475	C	0.720
SR A1A SOUTH	BINNEY DR to SEAWAY DR	11,375	700	566	C	0.858	592	C	0.897
SR A1A SOUTH	SOUTH CAUSEWAY PARK to BINNEY DR	11,375	920	566	C	0.658	592	C	0.688
SR A1A SOUTH	INDIAN RIVER DR to SOUTH CAUSEWAY PARK	11,964	1,860	658	B	0.445	595	B	0.402
SR A1A SOUTH	INDIAN RIVER DR to US 1	11,964	660	658	D	0.997	595	D	0.902
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	18,973	2,060	1,417	B	0.864	1,317	B	0.803
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	17,493	1,860	1,254	C	0.896	1,205	C	0.861
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	18,973	1,960	1,417	B	0.908	1,317	B	0.844

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie County

Fall 2007 Trafic Count Analysis

Sta#	Roadway Name	Location	Roadway Classification	No_ Ln	Count Date	2007 ADT	2007 ADT LOS[1]	AM Peak Time	2007 AM Pkhr LOS[2]	PM Peak Time	2007 PM Peak Vol	2007 PM Pkhr LOS[2]
0703	SR A1A North	S. of Regal Rd	State Two-Way Arterial - Uninterrupted Flow	2	7/9/2007	5,506	B	1130-1230	B	1200-1300	454	B
0705	SR A1A North	N. of Shorewinds Dr	State Two-Way Arterial - Uninterrupted Flow	2	8/7/2007	8,316	C	1115-1215	B	1545-1645	707	B
0114	SR A1A North	E. of North Bridge	State Two-Way Arterial - Uninterrupted Flow	2	8/7/2007	9,232	C	1115-1215	B	1545-1645	776	C
0709	SR A1A North	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	8/7/2007	7,708	C	1115-1215	C	1545-1645	667	C
0711	SR A1A South	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	4	8/7/2007	13,396	B	1145-1245	B	1515-1615	1,006	B
0115	SR A1A South	E. of South Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	8/7/2007	14,687	D	1145-1245	C	1515-1615	1,232	C
5016	SR A1A South	S. of Seaway Dr	State Two-Way Arterial - Interrupted Flow Class I	2	8/7/2007	7,516	C	1145-1245	C	1500-1600	701	C
0116	SR A1A South	N. of Blue Heron Blvd	State Two-Way Arterial - Uninterrupted Flow	2	8/7/2007	3,350	B	545-645	B	1500-1600	421	B
0719	SR A1A South	S. of FPL Plant	State Two-Way Arterial - Uninterrupted Flow	2	7/9/2007	4,306	B	600-700	B	1500-1600	504	B
168	Savage Blvd	N. of Gatlin Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	11/13/2007	3,295	B	700-800	B	1730-1830	299	B
514	Savannah Rd	E. of US 1 South	Major City/County Road	2	9/25/2007	2,633	C	730-830	C	1630-1730	272	C
512	Savannah Rd	W. of Indian River Dr	Major City/County Road	2	9/25/2007	1,886	C	730-830	C	1630-1730	205	C
149	Shinn Rd	S. of Orange Ave	Major City/County Road	2	9/24/2007	1,028	C	630-730	C	1645-1745	96	C
151	Sneed Rd	N. of Okeechobee Rd	Major City/County Road	2	9/24/2007	568	C	630-730	C	1630-1730	68	C
230	Southbend Blvd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	10/29/2007	5,603	C	730-830	C	1700-1800	582	C
337	Southbend Blvd	S. of Floresta Dr	Major City/County Road	2	10/29/2007	9,740	D	730-830	C	1700-1800	870	C
0270	St Lucie Blvd	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	7/31/2007	5,342	C	1145-1245	C	1200-1300	463	C
154	St Lucie Blvd	W. of 25th St North	State Two-Way Arterial - Interrupted Flow Class I	2	8/21/2007	4,892	C	630-730	B	1615-1715	484	C
156	St Lucie Blvd	E. of Keen Rd	State Two-Way Arterial - Interrupted Flow Class I	2	8/21/2007	5,538	C	730-830	C	1630-1730	582	C
5077	St Lucie West Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	8/27/2007	42,047	F	715-815	F	1630-1730	3,452	F
5078	St Lucie Blvd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	8/7/2007	9,189	C	815-915	C	1530-1630	715	C
509	Sunrise Blvd	N. of Virginia Ave	Major City/County Road	2	10/1/2007	4,637	C	730-830	C	1645-1745	493	C
511	Sunrise Blvd	S. of Virginia Ave	Major City/County Road	2	10/1/2007	6,450	C	730-830	C	1630-1730	673	C
153	Sunrise Blvd	S. of Edwards Rd	Major City/County Road	2	10/1/2007	5,078	C	715-815	C	1630-1730	478	C
513	Sunrise Blvd	N. of Edwards Rd	Major City/County Road	2	10/1/2007	5,522	C	730-830	C	1630-0730	576	C
155	Sunrise Blvd	S. of Bell Ave	Major City/County Road	2	10/1/2007	4,062	C	715-815	C	1645-1745	386	C
157	Sunrise Blvd	N. of Midway Rd West	Major City/County Road	2	10/1/2007	3,390	C	715-815	C	1645-1745	322	C
322	Tiffany Ave	E. of US 1 South	Major City/County Road	2	10/22/2007	9,472	D	745-845	C	1515-1615	761	C
320	Tiffany Ave	W. of Lennard Rd	Major City/County Road	2	10/22/2007	5,843	C	745-845	C	1515-1615	518	C
237	East Torino Pkwy	S of Midway Rd	Major City/County Road	2	11/13/2007	10,100	D	700-800	D	1700-1800	1,024	D
238	West Torino Pkwy	S of Midway Rd/Hann Dr	Major City/County Road	2	11/13/2007	2,359	C	715-815	C	1645-1745	216	C
0107	US 1 North	S. of Indian River County	State Two-Way Arterial - Interrupted Flow Class I	4	7/31/2007	25,462	B	730-830	B	1645-1745	2,016	B

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

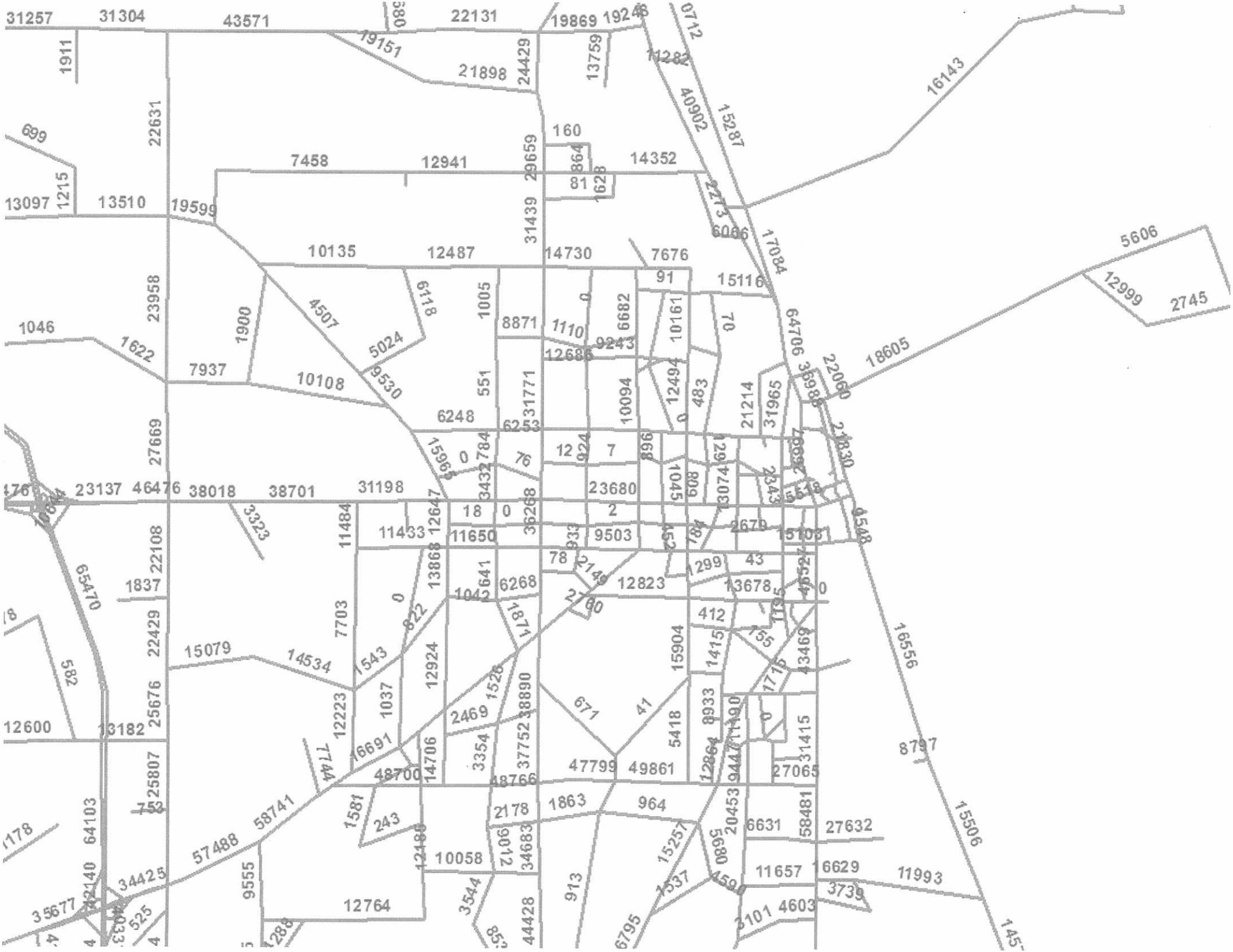

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4603

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Planning Board **7. d.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Comprehensive Plan Map Amendment (LPA Hearing) - Seaway Drive (Eight Parcels). The Planning Board, as the Local Planning Agency, is to review and provide a recommendation.

LOCATION

Seaway Drive (Vacant); 2401-501-0279-010-4
Seaway Drive (Vacant); 2401-501-0278-000-4
1502 Seaway Drive (Vacant);
1508 Seaway Drive;
1600 Seaway Drive;
1604 Seaway Drive;
1608 Seaway Drive;
1610 Seaway Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Recommendation Approval

Attachments

Staff Report
FLU & Location Map
Application
Property Record Cards
Warranty Deeds
Survey
Drainage Analysis
Historical Report
Environmental Statement
Statement of Need

Form Review

Form Started By: Clarissa Davis Started On: 10/23/2014 11:49 AM
Final Approval Date: 10/27/2014

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Seaway Drive (Eight Parcels): Comprehensive Plan Map Amendment

DATE: October 21, 2014

STAFF REPORT

Owner:	Belmont Avenue Property, LLC 2277 N Circle Drive, Palatine. IL 60067 Privateer Property 2126 Cavalla Rd, Vero Beach FL 32963 Leon Pults; Gale Pults 252 Orange Tree Dr., Atlantis FL 33462 Joseph Godfrey; Linda M Godfrey 1604 Seaway Drive, Fort Pierce FL 34949 Craig Francisco; Melanie M Francisco PO Box 3715, Fort Pierce FL 34948 Terry L Wolters; Pamela R Wolters 1610 Seaway Dr., Fort Pierce FL 34949
Applicant/Representative:	William P. Stoddard, Ph. D., P.E. Schulke, Bittle & Stoddard, LLC 1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960
Requested Action:	Approval of a Comprehensive Plan Map Amendment from GC, General Commercial, to HIR, Hutchinson Island Residential
Location:	Seaway Drive (Vacant); Seaway Drive (Vacant); 1502 Seaway Drive (Vacant); 1508 Seaway Drive; 1600 Seaway Drive; 1604 Seaway Drive;

	1608 Seaway Drive; 1610 Seaway Drive
Parcel IDs:	2401-501-0279-010-4; 2401-501-0279-000-1; 2401-501-0277-000-7; 2401-501-0276-000-0; 2401-501-0275-000-3; 2401-501-0274-000-6; 2401-501-0273-010-2; 2401-501-0278-000-4
Current Future Land Use:	CG, General Commercial
Proposed Future Land Use:	HIR, Hutchinson Island Residential
Current Zoning:	C-5, Tourist Commercial

Surrounding Future Land Use:

North	East	South	West
n/a	GC	RL	GC

Parcel(s) Size: 2.59 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Map Amendment from GC, General Commercial to HIR, Hutchinson Island Residential to compliment the proposal to amend the zoning from C-5, Tourist Commercial to R-4A, Hutchinson Island Medium Density Residential.

The aforementioned properties are located along Seaway Drive and contain five single-family homes that were built between the years of 1945- 1955. Three of these properties are vacant. The current Future Land Use designation does not support the use of detached single-family homes, and considers it a non-conforming use for the designation per the Comprehensive Plan definition which states the following: *"The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0."*

The Hutchinson Island Residential (HIR) designation supports the use of a detached single-family home as well as mulit-family developments per the its definition which states the following: "*The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre."*

There will be no additional impact on facilities such as water, solid waste, transportation, etc. Future single-family homes are being proposed for two vacant properties at an undetermined date. A review of the impacts on level of service will be required once official building permits have been submitted.

TRC Comments:

This Comprehensive Plan Map Amendment was distributed to the respective entities of the Technical Review Committee. All affected departments have reviewed the application and had no comment.

Staff Comments:

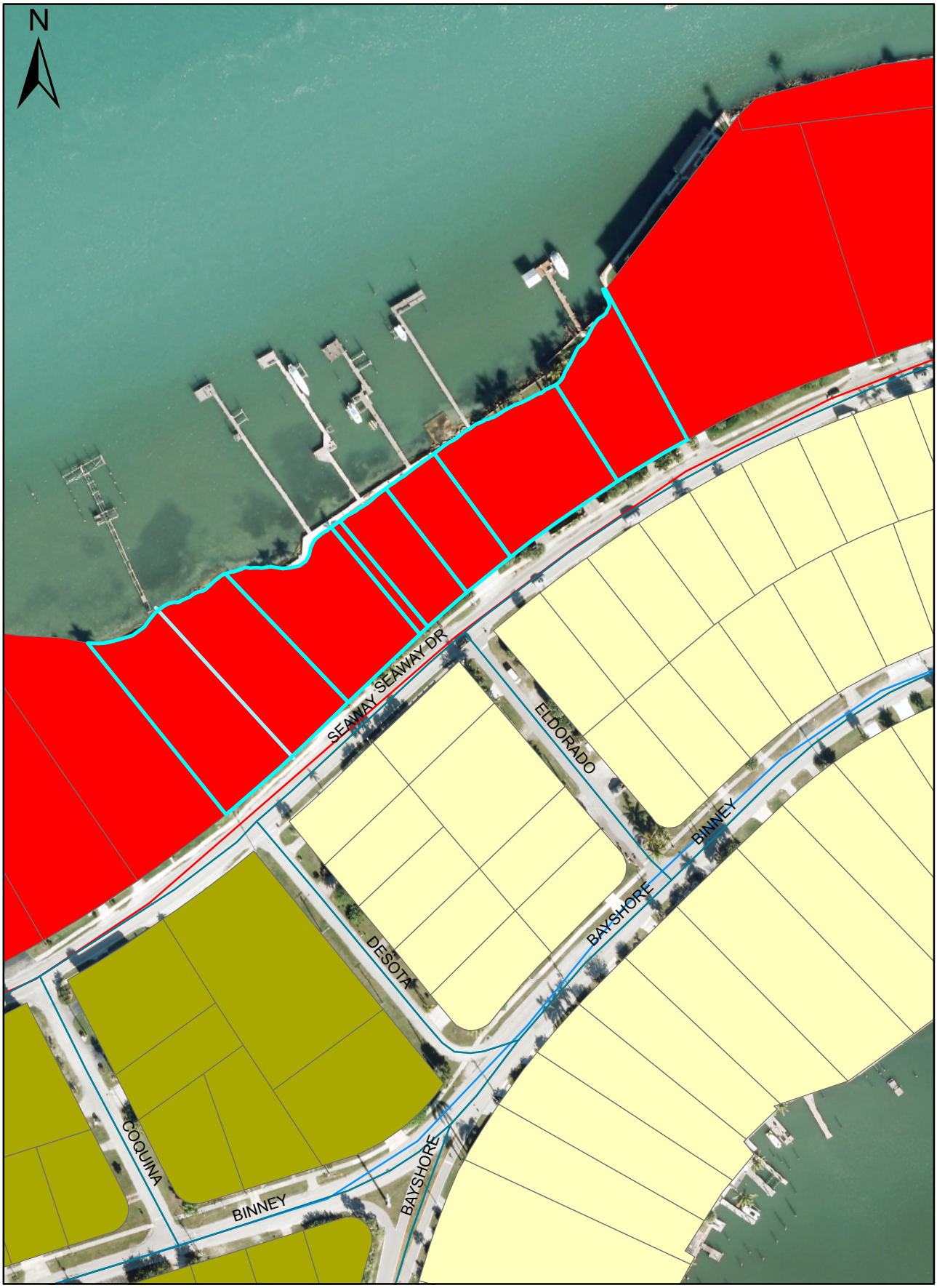
Before an amendment may be approved, the following standards must be satisfied per Section 22-131 of the City Code:

(1) The amendment is consistent with the comprehensive plan;
(2) The amendment will not have an adverse affect on the ability of the city to:
    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services; and
(3) The amendment will promote and protect the public health, safety and general welfare.

The Comprehensive Plan Map Amendment is to give the correct Future Land Use classification to the existing uses. The change in its Future Land Use classification does not, at this time, create any additional impact on water, wastewater, solid waste, etc.

As the proposed amendments meet the above standards, Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

FLU & Location Map



Legend

FLU

- RL
- RM
- RH
- HIR
- BC
- NC
- GC
- CBD
- MC
- HIMU
- MXD
- OP
- I
- BI
- HI
- INST
- COS

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: ____, 1502, 1508, ___, 1600, 1604, 1608, and 1610 Seaway Drive
2. Property Tax ID(s): 2401-501-0279-010-4; -0279-000-1; -0277-000-7; -0276-000-0; -0275-000-3; -0274-000-6; -0273-010-2; and -0278-000-4
3. Total Acreage: 2.59
4. Existing Future Land Use Designation: General Commercial (GC)
5. Existing Zoning Classification: Tourist Commercial (C-5)
6. Proposed Zoning Classification: Hutchinson Island Medium Density Residential (R-4A)
7. Other applications being submitted concurrent with this application, if any: Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? None
10. The reason for making this request: See attached Statement of Need
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South	Single Residential	RL	R-3
East	Multi-Family Residential	GC	C-5
West	Educational	GC	C-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-5	Non Residential 112,820 SF + Residential 22,564 SF (7 units)	2.59*	AE (6.0) AE (8.0) AE (7.0)
Proposed	HIR	R-4A	Non Residential 9,000 SF + Residential 8 +1 du/acre (23 units)	2.59*	N/A

*Area based on data from St. Lucie County Office of the Property Appraiser.

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	Total gallons per day 15,923
Proposed Zoning	Total gallons per day 7,105
Change in Demand	**Total gallons per day** -8,818

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	Total gallons per day 12,971
Proposed Zoning	Total gallons per day 6,880
Change in Demand	**Total gallons per day** -6,091

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	2.21	2.21	+ 0
Urban District	5 acres per 1,000 people	8.85	8.86	+ 0.01
Community	2.5 acres per 1,000 people	17.70	17.71	+ 0.01
Neighborhood	1.36 acres per 1,000 people	32.53	32.56	+ 0.03

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	Lawnwood Elem. / Dan McCarty Middle	Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance		
Current Zoning Enrollment Demand	1.01	0.43
Proposed Zoning Enrollment Demand	3.33	1.43
Change in Demand	+2.32	+0.99

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	2 yards
Proposed Zoning	4 yards
Change in Demand	+ 2 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	No potential increase in stormwater volume discharge. See attached drainage analysis.

G. Transportation Analysis: Land use codes, existing 932, 710 230 proposed 710/230 Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	4785	344/351
Proposed Zoning	470	44/106
Change in Demand	-4315 Trips	Trips -300/-245
Impact to Capacity	substantial decrease	

12. Name of Owner(s): See attached
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: See attached
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Blvd, Suite 201
City Vero Beach State FL Zip 32960
Phone # 772-770-9622 Fax # 772-770-9496
E-mail: wstoddard@sbsengineers.com

15. **Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

William Blades Robinson II - Manager — 27 October 2014

Applicant's Signature — Date

P.O. Box 1616, Vero Beach, FL 32961

Address — State — Zip

772-473-5919 — bladesrobinson@gmail.com

Phone — Fax — E-mail Address

16. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Privateer Property, LLC

Property Owner's Name (Please Print) — Phone

P.O. Box 1616 — Vero Beach, FL 32961

Address — State — Zip

William Blades Robinson II - manager — 27 October 2014

Property Owner's Signature — Date

STATE OF FLORIDA)
~~ST LUCIE~~ Indian River COUNTY)

The foregoing instrument was acknowledged before me this 27 day of October, 20 14, by William Robinson who is personally known to me or has produced FL Driver's License as identification.

Signature of Notary

(seal) NOTARY PUBLIC STATE OF FLORIDA

LAUREN F. HAMILTON
MY COMMISSION # EE 053495
EXPIRES: February 7, 2015
Bonded Thru Budget Notary Services

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Applicant's Signature Date

2277 N Circle Drive, Palatine, IL 60067

Address State Zip

847-337-1756 mabinanti@comcast.net

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Belmont Ave Property, LLC 847-337-1756

Property Owner's Name (Please Print) Phone

2277 N Circle Drive Palatine, IL 60067

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA) state of Illinois
ST LUCIE COUNTY) cook county

The foregoing instrument was acknowledged before me this 12 day of September, 2014, by Thomas Abinanti who is personally known to me or has produced IL DRL as identification.

Signature of Notary (seal)

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public - State of Illinois
My Commission Expires June 24, 2018

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Applicant's Signature Date

252 ORANGE TREE DR FL 33462
Address State Zip

561-329-5219 lcpults@aol.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Leon and Gale Pults
Property Owner's Name (Please Print) Phone

252 ORANGE TREE DR, ATLANTIS FL 33462
Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
~~ST LUCIE COUNTY~~) PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER 2014, by LEON + GALE PULTS who is personally known to me or has produced FL DRLIC as identification.

Signature of Notary (seal)

KANDACE WHITE
MY COMMISSION # FF 081024
EXPIRES: January 6, 2018
Bonded Thru Budget Notary Services

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

Applicant's Signature — Date: Linda M. Godfrey

1604 Seaway Dr, Fort Pierce, FL 34949

Address — State — Zip

772-201-7045 — pathfinder2222@aol.com

Phone — Fax — E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Joseph and Linda Godfrey — 772-201-7045

Property Owner's Name (Please Print) — Phone

1604 Seaway Dr — Fort Pierce, FL 34949

Address — State — Zip

Property Owner's Signature: Linda M. Godfrey — Date

STATE OF FLORIDA)
~~ST LUCIE~~ Palm Beach COUNTY)

The foregoing instrument was acknowledged before me this 15 day of Sept, 2014, by Joseph & Linda Godfrey who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

CLAUDIA MARCHESE RICCIOTTI
Notary Public, State of Florida
My comm. expires Oct. 24, 2015
No. EE 120397
Bonded thru Ashton Agency, Inc. (800)451-4894

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

C-F - Melani Francisco 9/15/14

Applicant's Signature Date

P.O. Box 3715, Fort Pierce, FL 34948-3715

Address State Zip

772-466-0245

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Craig and Melanie Francisco

Property Owner's Name (Please Print) Phone

P.O. Box 3715 Fort Pierce, FL 34948-3715

Address State Zip

C-F - Melani Francisco 9/15/14

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15th day of September, 20 14, by Craig and Melanie Francisco who ~~is~~ are personally known to me or has produced _____ as identification.

Hope R. Potter

Signature of Notary (seal)

HOPE R. POTTER
Commission # EE 207136
Expires July 8, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Applicant's Signature Date

1610 Seaway Drive, Fort Pierce, FL 34949
Address State Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Terry and Pamela Wolters
Property Owner's Name (Please Print) Phone

1610 Seaway Dr Fort Pierce, FL 34949
Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 22 day of September, 2014, by Terry Wolters who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

WILLIAM P STODDARD
MY COMMISSION # EE 869368
EXPIRES: April 12, 2017
Bonded Thru Budget Notary Services

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

PROPERTY RECORD CARD

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0279-010-4
Sec/Town/Range:	01:35S:40E	Account #:	176878
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Belmont Ave Property LLC

Address: 2277 N Circle Drive
Palatine IL 60067

Legal Description

FT PIERCE BEACH S/D BLK 16 W 1/2 OF LOT 17 AND LOT 18 (0.47 AC - 20,412 SF) (OR 1528-1900)

Sales Information

Date	Price	Code	Deed	Book/Page
5/14/2002	875000	00	WD	1528 / 1900

Assessment 2014

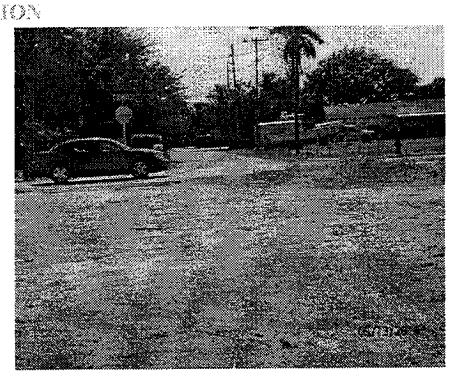
2014 TRIM:	525600
Assessed:	525600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	13433.97

Total Land and Building

Land Value:	525600 Acres: 0.47
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -SqFeetRate 2	20412	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1502 Seaway Dr	ParcelID:	2401-501-0279-000-1
Sec/Town/Range:	01 :35S :40E	Account #:	14814
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Belmont Ave Property LLC

Address: 2277 N Circle Drive
Palatine IL 60067

Legal Description

FT PIERCE BEACH S/D BLK 16 LOTS 16 AND E 1/2 OF 17 (0.47 AC - 20,412 SF) (OR 1528-1900)

Sales Information

Date	Price	Code	Deed	Book/Page
5/14/2002	875000	00	WD	1528 / 1900
7/13/1999	560000	00	WD	1236 / 2507

Assessment 2014

2014 TRIM:	525600
Assessed:	525600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	13433.97

Total Land and Building

Land Value:	525600 Acres: 0.47
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -SqFeetRate 2	20412	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1508 Seaway Dr	ParcelID:	2401-501-0277-000-7
Sec/Town/Range:	01 :35S :40E	Account #:	14812
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Privateer Property

Address: 2126 Cavalla Rd
Vero Beach FL 32963

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 14-LESS ELY 10 FT- AND ALL LOT 15 (OR 3501-848)

Sales Information

Date	Price	Code	Deed	Book/Page
3/22/2013	740000	0205	WD	3501 / 0848
1/7/2000	375000	00	WD	1273 / 0801
2/12/1999	100	01	DE	1203 / 1747
2/5/1992	100	01	WD	0774 / 1996

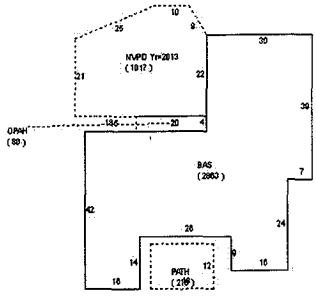
Assessment 2014

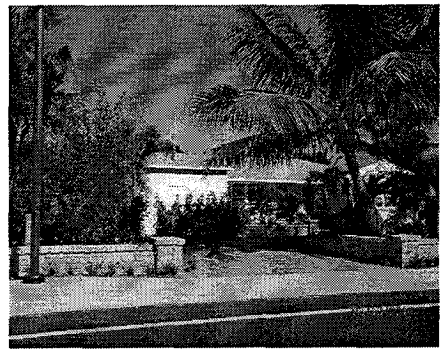
2014 TRIM:	602600
Assessed:	602600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	14883.18

Total Land and Building

Land Value:	464000 Acres: 0.41
Building Value:	138600
Finished Area:	2863 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1980	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	826	AV	AV	2006
FNW6 - WOOD FEN 6'	Y	1	208	AV	AV	2002
DWC - Driv-Concret	Y	1	720	AV	AV	1952
DWBP - Drive-BrkPav	Y	1	1210	AV	AV	2013
PA02 - POOL DK-GOOD	Y	1	797	AV	AV	2013
SWAV - RES POOL AVG	Y	1	220	AV	AV	2013
SRIP - SEAWALL RIPR	Y	1	140	AV	AV	2013

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	18020	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1600 Seaway Dr	ParcelID:	2401-501-0276-000-0
Sec/Town/Range:	01 :35S :40E	Account #:	14811
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Leon Pults Gale Pults

Address: 252 Orange Tree Dr
Atlantis FL 33462-1130

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 13 (OR 1265-279)

Sales Information

Date	Price	Code	Deed	Book/Page
11/22/1999	250000	00	WD	1265 / 0279
2/1/1983	89000	00	CV	0395 / 2699
8/1/1979	59800	00	CV	0316 / 0885

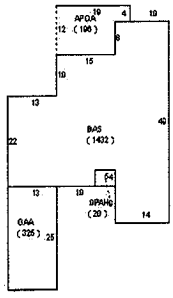
Assessment 2014

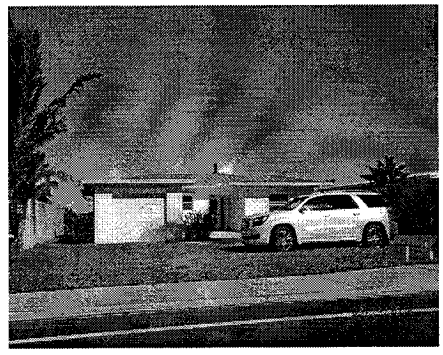
2014 TRIM:	301400
Assessed:	301400
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	7680.55

Total Land and Building

Land Value:	224100 Acres: 0.2
Building Value:	77300
Finished Area:	1432 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1955	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1990	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	TZ - Terrazo
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	1040	AV	AV	1960
SCON - SEAWALL CONC	S	1	60	AV	AV	1960
FNW6 - WOOD FEN 6'	Y	1	160	AV	AV	1999

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	8702	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Joseph Godfrey Record: 1 of 1 <<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1604 Seaway Dr	ParcelID:	2401-501-0275-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	14810
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Joseph Godfrey Linda M Godfrey

Address: 1604 Seaway Dr
Fort Pierce FL 34949

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 12 (OR 1180-733)

Sales Information

Date	Price	Code	Deed	Book/Page
10/20/1998	300000	00	WD	1180 / 0733
3/31/1997	175000	00	WD	1070 / 2989
1/1/1986	0	01	CV	0544 / 2932
7/1/1984	0	01	CV	0439 / 0759
8/1/1980	73000	00	CV	0336 / 2228

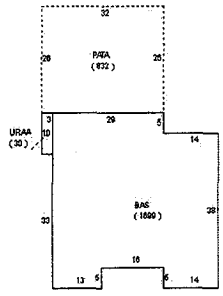
Assessment 2014

2014 TRIM:	305100
Assessed:	214857
Ag.Credit:	0
Exempt:	50000
Taxable:	164857
Taxes:	4313.91

Total Land and Building

Land Value:	228000 Acres: 0.2
Building Value:	77100
Finished Area:	1699 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1980	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	300	AV	AV	1960
DOK2 - WOOD DOCK	Y	1	600	AV	AV	1980
FNW6 - WOOD FEN 6'	Y	1	100	AV	AV	1999
SCON - SEAWALL CONC	Y	1	88	AV	AV	1952
UTL3 - UTILITY AVG	Y	1	80	AV	AV	1999

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	8856	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Craig Francisco (TR) Record: 1 of 1 <<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1608 Seaway Dr	ParcelID:	2401-501-0274-000-6
Sec/Town/Range:	01 :35S :40E	Account #:	14809
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Craig Francisco (TR) Melanie M Francisco (TR)

Address: PO Box 3715
Fort Pierce FL 34948-3715

Legal Description

FT PIERCE BEACH S/D BLK 16 W 1/2OF LOT 9 AND ALL LOTS 10 AND 11 (OR 3047-503)

Sales Information

Date	Price	Code	Deed	Book/Page
12/22/2008	100	01	SP	3047 / 0503
12/22/2008	0	01	PB	3047 / 0051
12/11/2001	100	01	QC	1470 / 0775
11/1/2000	100	04	PR	1343 / 1682
12/28/1999	100000	04	PR	1271 / 1401
12/28/1999	100000	01	WD	1271 / 1398
1/1/1979	0	01	CV	0301 / 0239

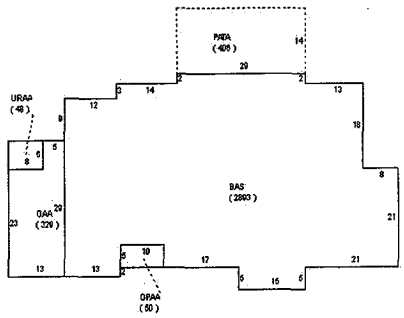
Assessment 2014

2014 TRIM:	577100
Assessed:	555053
Ag.Credit:	0
Exempt:	50000
Taxable:	505053
Taxes:	12880.57

Total Land and Building

Land Value:	527900 Acres: 0.47
Building Value:	49200
Finished Area:	2893 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	GA - Gable
ExtType:	HC- - HC-	YearBlt:	1945	Frame:	-
Grade:	C- - C-	EffYrBlt:	1945	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK2 - WOOD DOCK	Y	1	1000	AV	AV	2001
SPVC - SEAWALL PVC	Y	1	148	AV	AV	2002
DWBP - Drive-BrkPav	Y	1	1440	AV	AV	2006
WAL4 - CBSWall8"Blk	Y	1	100	AV	AV	2006

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	20502	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	1610 Seaway Dr	ParcelID:	2401-501-0273-010-2
Sec/Town/Range:	01 :35S :40E	Account #:	14808
Map ID:	24/01C	Use Type:	SF Res
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Terry L Wolters Pamela R Wolters

Address: 1610 Seaway Dr
Fort Pierce FL 34949

Legal Description

FT PIERCE BEACH S/D BLK 16 LOT 8AND E 1/2 OF LOT 9 (OR 1233-2216)

Sales Information

Date	Price	Code	Deed	Book/Page
6/23/1999	250000	00	WD	1233 / 2216
1/1/1977	30000	01	CV	0275 / 2323
2/1/1976	70000	00	CV	0248 / 2403

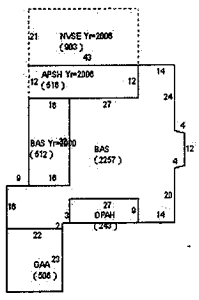
Assessment 2014

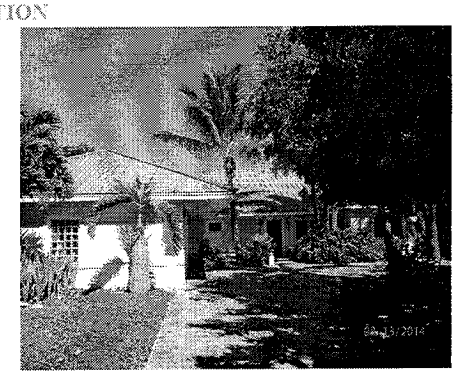
2014 TRIM:	492600
Assessed:	284010
Ag.Credit:	0
Exempt:	50000
Taxable:	234010
Taxes:	6055.28

Total Land and Building

Land Value:	383200 Acres: 0.34
Building Value:	109400
Finished Area:	2769 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	TN - Metal	RoofStruct:	HP - Hip
ExtType:	HC+ - HC+	YearBlt:	1952	Frame:	-
Grade:	C+ - C+	EffYrBlt:	1964	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	TZ - Terrazo
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	563	AV	AV	1979
DWBP - Drive-BrkPav	Y	1	1440	AV	AV	2006
ENC2 - POOL ENC-AVG	Y	1	903	AV	AV	2006
SWAV - RES POOL AVG	Y	1	360	AV	AV	2006
PA02 - POOL DK-GOOD	Y	1	543	AV	AV	2006
WAL4 - CBSWall8"Blk	Y	1	100	AV	AV	2005
SCON - SEAWALL CONC	Y	1	90	AV	AV	1979

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	345 -SqFeetRate 2	14880	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0278-000-4
Sec/Town/Range:	01 :35S :40E	Account #:	14813
Map ID:	24/01C	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Privateer Property

Address: 2126 Cavalla Rd
Vero Beach FL 32963

Legal Description

FT PIERCE BEACH S/D BLK 16 ELY 10 FT OF LOT 14 (OR 3501-848)

Sales Information

Date	Price	Code	Deed	Book/Page
3/22/2013	740000	0205	WD	3501 / 0848
1/1/1900	0			/

Assessment 2014

2014 TRIM:	18000
Assessed:	18000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	460.07

Total Land and Building

Land Value:	18000 Acres: 0.03
Building Value:	0
Finished Area:	0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -Sq Feet	1500	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2043318 OR BOOK 1528 PAGE 1900
Recorded:05/16/02 14:56

This instrument prepared by:

Eric Dorsky, Esq.
7320 Griffin Road, Suite 220
Davie, FL 33314

Return to:

Frank H. Fee, III, Esq.
CHB #25

* Doc Assump:	$	0.00
* Doc Tax :	$	6,125.00
* Int Tax :	$	0.00

Property Appraiser's Parcel Identification

2401-501-0279-000/1

COPY

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 14th day of May, 2002, **Between** S.T.O.F. Holdings, Ltd., a Florida limited partnership, 6300 Stirling Road, Hollywood FL 33024, Grantor; and Belmont Avenue Property, LLC, an Illinois Limited Liability Company, 1515 East Woodfield Road, Second Floor, Schaumburg, IL 60173, Grantee

Witnesseth, That said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

Lots 16, 17 and 18, Block 16, Revised Map of Fort Pierce Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida, subject to restrictions, reservations, conditions, limitations, easements and rights of way of record, if any, and taxes accruing subsequent to December 31, 2001.

COPY

And the 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.

COPY

Signed, sealed and delivered in the presence of:

S.T.O.F. Holdings, Ltd.,
a Florida limited partnership,
by and through Seminole Properties
I, Inc., a Florida corporation, its
general partner

Agnes Billie-Motlow
By: Agnes Billie-Motlow
As its: Vice-President/Secretary

Print Name: Eric Darby

Print Name: Tess Hultman

COPY

THE FOREGOING INSTRUMENT ~~was acknowledged before me on this~~ 4 day of May, 2002 by Agnes Billie-Motlow, as the Vice-President and Secretary of Seminole Properties I, Inc., the general partner of S.T.O.F. Holdings, Ltd., on behalf of the corporation and partnership, and who is personally known to me ~~or who has produced~~ _____ ~~as identification~~.

Carol Ann Collier
Notary Public

My commission expires: 3/15/05

Carol Ann Collier
MY COMMISSION EXPIRES
March 15, 2005
#DD0003112
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

COPY

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3294973 OR BOOK 3047 PAGE 503, Recorded 12/30/2008 at 04:01 PM
Doc Tax: $0.70

This Instrument Prepared by and Return to:
FRANK H. FEE, III, ESQUIRE
500 Virginia Ave., Suite 200
Fort Pierce, Florida 34982

Parcel ID No. 2401-501-0274-000/6

DOCUMENTARY STAMPS $.70

THIS DEED CONVEYS A LEGAL TITLE TO THE TRUSTEE OF AN EXPRESS TRUST WITH RETENTION OF EQUITABLE INTERESTS BY GRANTORS, AS BENEFICIARIES OF THE TRUST. THE CONVEYANCE IS MADE FOR A NOMINAL CONSIDERATION, AND DOES NOT CONSTITUTE A SALE. IT IS EXEMPT FROM DOCUMENTARY STAMPS TAX PURSUANT TO THE PROVISIONS OF 12B-4.013(29), F.A.C.

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 22 day of December, 2008, by

DANIEL THOMAS McCARTY, IV, a single adult, and MELANIE McCARTY FRANCISCO, joined by her husband, CRAIG FRANCISCO
1608 Seaway Drive, Fort Pierce, FL, 34949

hereinafter called the Grantor, to

CRAIG FRANCISCO and MELANIE McCARTY FRANCISCO, husband and wife by the entireties, as Trustee of the McCARTY FAMILY TRUST under Agreement dated December 22, 2008,
1608 Seaway Drive, Fort Pierce, FL, 34949

hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $I0.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

The West ½ of Lot 9 (being also described as all that part of Lot 9 lying and being within 29 feet of the line dividing Lots 9 and 10) and all of Lots 10 and 11, Block 16, FORT PIERCE BEACH SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 58; and the revised plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.
Parcel ID No. 2401-501-0274-000/6

GIVING AND GRANTING unto Grantee/Trustee, in addition to the above described real property, the power and authority to occupy, protect, conserve, sell, lease, encumber and otherwise to manage and dispose of such described real property all as provided pursuant to the Trust Agreement and as permitted by Florida Statutes §689.071.

COPY

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 the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

DANIEL THOMAS McCARTY, IV

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

MELANIE McCARTY FRANCISCO

Hope R. Potter
Hope R. Potter (Printed Name)
Witness

Frank Hifeep (Printed Name)
Witness

CRAIG FRANCISCO

COPY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22 day of December, 2008, by **DANIEL THOMAS McCARTY, IV**, who is personally known to me and who did not take an oath.

COPY

JENNIFER K. FEE MY COMMISSION EXPIRES October 13, 2012 #DD 830804 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Jennifer K Fee
Notary Public, State of Florida at Large
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22 day of December, 2008, by **CRAIG FRANCISCO and MELANIE McCARTY FRANCISCO, husband and wife**, who are personally known to me and who did not take an oath.

COPY

JENNIFER K. FEE MY COMMISSION EXPIRES October 13, 2012 #DD 830804 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Jennifer K Fee
Notary Public, State of Florida at Large
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

COPY

This Warranty Deed

Made this 20th day of October A.D. 19 98
by

NICHOLAS V. IAROSSI, JR. JOINED BY HIS SPOUSE DIANE IAROSSI

hereinafter called the grantor, to

JOSEPH GODFREY AND LINDA M. GODFREY, HUSBAND AND WIFE

whose post office address is: 18505 TRANQUILITY BASE LANE PORT ST. LUCIE, FL 34988

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 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, Florida, viz:

LOT 12, BLOCK 16, REVISED MAP OF FORT PIERCE BEACH ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

* Doc Assump: $ 0.00
* Doc Tax : $ 2100.00
* Int Tax : $ 0.00

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1672347 OR BOOK 1180 PAGE 0733
Recorded: 10-26-98 03:09 P.M.

Parcel Identification Number: 2401-501-0275-000/3

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Eileen M. Legkowski
Name & Address: NICHOLAS V. IAROSSI, JR. LS

Name:
Name & Address: DIANE IAROSSI
248 INDIAN LEDGE RD.
VOORHEESVILLE, NY 12186 LS

Name: LS
Name & Address: LS

State of NEW YORK
County of ALBANY

The foregoing instrument was acknowledged before me this 20th day of October, 19 98
by
NICHOLAS V. IAROSSI, JR. JOINED BY HIS SPOUSE DIANE IAROSSI

who is personally known to me or who has produced Driver's License as identification and who DID NOT take an oath.

Print Name:
Notary Public
My Commission Expires:

STEVEN D. FARER
NOTARY PUBLIC, State of New York
Reg. No. 4610208
Qualified in Albany County
Commission Expires 7/31/99

PREP. BY: VERONIKA SWORDS, C.L.C.
RECORD&RETURN TO COURT HOUSE BOX 28
FIRST AMERICAN TITLE COMPANY
118 NORTH 2ND STREET
FT. PIERCE, FLORIDA 34950
File No: FA 98-09-0079

WD-1
11/91

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3817529 OR BOOK 3501 PAGE 848, Recorded 04/03/2013 at 08:32
Doc Tax: $5180.00

Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(877)753-0344

Return to: Grantee

File No.: 2018-2900393

COPY

WARRANTY DEED

This indenture made on **March 22, 2013** A.D., by

Perry L. Dietrich and Glenda Dietrich, husband and wife

whose address is: **315 Knob Hill, Valdosta, GA 31602**
hereinafter called the "grantor", to

Privateer Property, a Florida limited liability company

whose address is: **2126 Cavalla Road, Vero Beach, FL 32963**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) 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, **Florida**, to-wit:

COPY

Lots 14 and 15, Block 16 of REVISED MAP OF FORT PIERCE BEACH, according to the Plat thereof as Recorded in Plat Book 8, Page(s) 29, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **24-01-501-0277-000/7 and 2401-501-0278-000/4**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

COPY

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 31st of 2012.

In Witness ~~Whereof~~, the grantor ~~has~~ hereunto set their hand(s) and seal(s) the day and year first above written.

COPY

Perry L. Dietrich
Perry L. Dietrich

Glenda Dietrich
Glenda Dietrich

~~Signed, sealed~~ and delivered in our presence:

Witness Signature

Print Name: Raili Oaks

Witness Signature

Print Name: Christopher Jester

State of ~~FL~~ Georgia

County of ~~Indian River~~ Lowndes

The Foregoing Instrument Was Acknowledged before me on **March 22, 2013**, by **Perry L. Dietrich and Glenda Dietrich, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Christopher Lee Jester
(Printed Name)

My Commission expires: 01-29-2015

CHRISTOPHER JESTER NOTARY PUBLIC GEORGIA EXPIRES JAN 29, 2015 LOWNDES COUNTY {Notorial Seal}

COPY

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1767459 OR BOOK 1265 PAGE 0279
Recorded: 11-30-99 02:56 P.M.

This Warranty Deed

Made this 22nd day of November A.D. 1999

by **Martha M. Miller, unremarried surviving spouse of George E. Miller, deceased**

hereinafter called the grantor, to

Leon Pults and Gale Pults, husband and wife

whose post office address is: 6604 EASTVIEW DR.
LANTANA, FL 33462

hereinafter called the grantee:

(Whenever used herein the term "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)

* Doc Assump:	$	0.00
* Doc Tax :	$	1750.00
* Int Tax :	$	0.00

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 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, Florida, viz:

Lot 13, Block 16, Fort Pierce Beach Subdivision, according to the Plat thereof, recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 2401-501-0276-000/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 99

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James D. Parker Jr.
Name
James D. Parker Jr.

Carrie E. Martin
Name
Carrie E. Martin

Martha M. Miller LS
Name & Address: Martha M. Miller
6839 Golf Course Rd.
Rome, NY 13440-7556

Name LS
Name & Address

Name LS
Name & Address

Name LS
Name & Address

State of NY.
County of Oneida

The foregoing instrument was acknowledged before me this 22 day of Nov, 19 99, by

Martha M. Miller, unremarried surviving spouse of George E. Miller, deceased

who is personally known to me or who has produced N.Y.S.D.L.I.C. # 616-195-361 as identification.

Shirley F. Trainor
Notary Public
Print Name: SHIRLEY F. TRAINOR
My Commission Expires:

SHIRLEY F. TRAINOR
Notary Public, State of New York
Residing in Lewis County
My Commission Expires 7/31/2001

PREPARED BY: Veronika Swords, C.L.C.
RECORD & RETURN TO:
First American Title Insurance Company
118 North 2nd Street
Ft. Pierce, Florida 34950
File No: FA 99-09-0020

WD-1
5/93

COPY

Return to: 99-6-33 (enclosed self addressed stamped envelope)

Attn: Stewart Title

Address: 2222 Colonial Road, Suite 101
Fort Pierce, FL 34950

This Instrument Prepared by: ANGELA C. COLLINS

Address: 2222 Colonial Road, Suite 101
Fort Pierce, FL 34950

Property Appraisers Parcel Identification (Folio) Number(s): 2401-501-0273-0102

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

* Doc Assump:	$	0.00
* Doc Tax :	$	1750.00
Int Tax :	$	0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 23rd day of June A.D. 1999 by **RUE LANE BROWN JR. and LELA M MITCHELL F/K/A LELA M. CAPPIELLO** hereinafter called the grantor, to **TERRY L. WOLTERS and PAMELA R. WOLTERS**, his wife whose post office address is, 87 W. Michigan Street, Orlando, FL 32806, 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)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 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:

Lot 8 and the East 1/2 of Lot 9, Block 16, REVISED MAP OF FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page 29; Public records of St. Lucie County, Florida.

GRANTOR hereby certifies that subject property is not his/her homestead and that he/she resides at:

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together, with all the tenements, hereditament 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.

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:

Witness: Angela Collins

Printed Name: Angela Collins

RUE LANE BROWN JR.

Address: 1030 GRANDVIEW BLVD.
FT. PIERCE, FL 34982

Witness:

Printed Name:

Address:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 2nd day of July, 1999 by **RUE LANE BROWN JR.** who produced Drivers License as identification and who did not take an oath.

ANGELA C. COLLINS
MY COMMISSION # CC 784734
EXPIRES JULY 4, 2002

Notary Public, State and County Aforesaid

Notary Signature

Angela C Collins

Printed Notary Signature

My Commission Expires:

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1732414 OR BOOK 1233 PAGE 2216
Recorded: 07-06-99 10:10 A.M.

COPY

RE: Our file #99-6-33
MITCHELL F/K/A CAPPIELLO & BROWN JR/WOLTERS
This signature is an attachment of Warranty Deed for the above parties
for property at Lot 8 East 1/2 of Lot 9, Block 16, FORT PIERCE BEACH S/D

COPY

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witness

Witness

Lela M. Mitchell
LELA M. MITCHELL F/K/A LELA M. CAPPIELLO

address: P.O. Box 976
Thomasville Ga
31799

COPY

STATE OF Georgia
COUNTY OF Thomas

The foregoing instrument was acknowledged before me this 25 day of June, 1999 by LELA M. MITCHELL F/K/A LELA M. CAPPIELLO who produced Known personally as Identification and who did not take an oath.

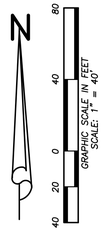
Notary Public, State and County aforesaid,

SEAL

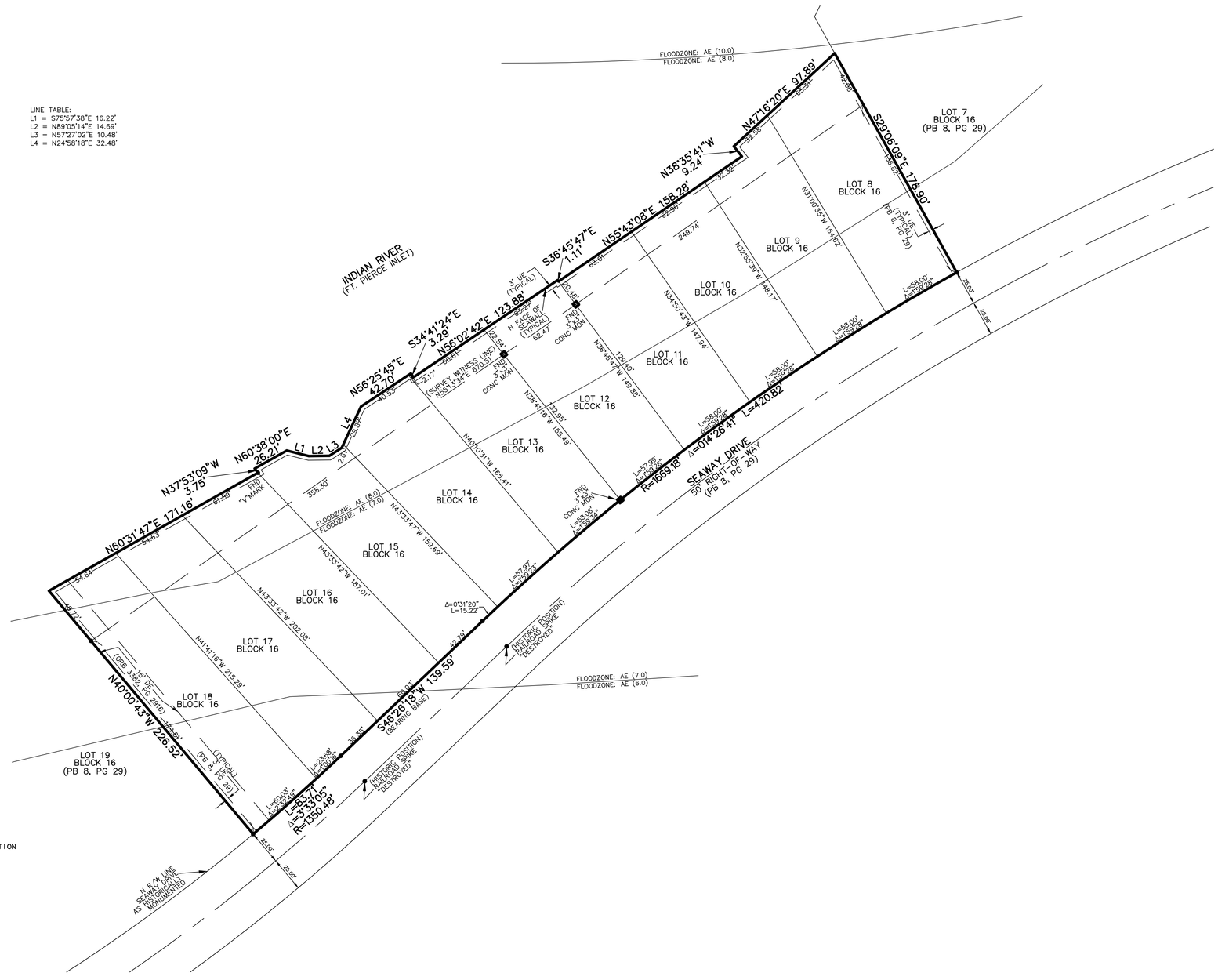
PATRICIA DURRANCE NOTARY PUBLIC THOMAS COUNTY, GA.

Patricia Durrance
Printed Name: Patricia Durrance
My Commission Expires: 01-30-02

COPY



LINE TABLE:
L1 = S75°57'38"E 16.22'
L2 = N89°05'14"E 14.69'
L3 = N57°27'02"E 10.48'
L4 = N24°58'18"E 32.48'


INDIAN RIVER
(FT. PIERCE INLET)
FLOODZONE: AE (10.0)
FLOODZONE: AE (8.0)
FLOODZONE: AE (7.0)
FLOODZONE: AE (6.0)
N60°31'47"E 171.16'
54.63
N37°53'09"W 3.75'
N60°38'00"E 26.21'
L1 L2 L3 L4
N56°25'45"E 42.70'
S34°41'24"E 3.29'
N56°02'42"E 123.88'
S36°45'47"E 1.11'
N55°43'08"E 158.28'
N38°35'41"W 9.24'
N47°16'20"E 97.89'
S29°06'09"E 178.90'
25.00'
25.00'
LOT 7
BLOCK 16
(PB 8, PG 29)
LOT 8
BLOCK 16
LOT 9
BLOCK 16
LOT 10
BLOCK 16
LOT 11
BLOCK 16
LOT 12
BLOCK 16
LOT 13
BLOCK 16
LOT 14
BLOCK 16
LOT 15
BLOCK 16
LOT 16
BLOCK 16
LOT 17
BLOCK 16
LOT 18
BLOCK 16
LOT 19
BLOCK 16
(PB 8, PG 29)
SEAWAY DRIVE
50' RIGHT-OF-WAY
(PB 8, PG 29)
R=1669.18'
Δ=014°26'41"
L=420.82'
N40°00'43"W 226.52'
S46°26'18"W 139.59'
R=1550.48'
Δ=5°33'05"
L=83.71'
Δ=0°31'20"
L=15.22'
(HISTORIC POSITION)
RAILROAD SPIKE
DESTROYED
N.R/W LINE
SEAWAY DRIVE
AS ESTABLISHED
MONUMENTED
FND 3" BRASS DISK
"V" MARK
FND 3" BRASS DISK
CONC MON
FND 4" BRASS DISK
CONC MON
FND 3" BRASS DISK
CONC MON
3" I.R. (TYPICAL)
N 62°58'08" E
62.47' (TYPICAL)
(SURVEY WITNESS LINE)
N55°13'34"E 570.51'
(CMB 3382, PG 2916)
(TYPICAL)
(PB 8, PG 29)
FLOODZONE: AE (8.0)
FLOODZONE: AE (7.0)
N43°33'42"W 159.69'
N43°33'42"W 197.01'
N43°33'42"W 202.08'
N41°41'16"W 215.29'
N38°41'16"W 155.49'
N40°10'31"W 165.41'
N37°10'35"W 164.82'
N32°55'39"W 148.17'
N34°50'43"W 147.94'
N38°45'47"W 149.88'
129.40'
132.85'
249.74'
358.30'
42.58'
32.32'
65.61'
62.39'
80.48'
123.54'
2.17'
40.53'
29.89'
2.51'
54.63'
45.72'
273.66'
(TYPICAL)
36.45'
60.01'
L=57.99'
R=1669.18'
L=58.06'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=58.00'
R=1669.18'
L=57.97'
R=1669.18'
L=58.09'
R=1669.18'
L=58.09'
R=1669.18'
L=58.09

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

October 24, 2014

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment
___, 1502, 1508, ____, 1600, 1604, 1608, and 1610 Seaway Drive, Ft. Pierce, FL
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels in preparation of this Drainage Analysis as part of the application for Future Land Use Map Amendment.

Table 1: Property Information

Address	Parcel ID	Current Use
Seaway Dr	2401-501-0279-010-4	Vacant
1502 Seaway Dr	2401-501-0279-000-1	Vacant
1508 Seaway Dr	2401-501-0277-000-7	Residential – Detached house
Seaway Dr	2401-501-0278-000-4	Residential – Detached house
1600 Seaway Dr	2401-501-0276-000-0	Residential – Detached house
1604 Seaway Dr	2401-501-0275-000-3	Residential – Detached house
1608 Seaway Dr	2401-501-0274-000-6	Residential – Detached house
1610 Seaway Dr	2401-501-0273-010-2	Residential – Detached house

The Future Land Use Map Amendment proposes changing the current designation from General Commercial (GC) to Hutchinson Island Residential (HIR). In addition, an application is simultaneously being submitted to change the current zoning designation from Tourist Commercial Zone (C-5) to Hutchinson Island Medium Density Residential Zone (R-4A).

Current Future Land Use: General Commercial (GC):

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Current Zoning District: Sec. 22-33. - Tourist Commercial Zone (C-5).

(a) Purpose. This direct is intended to serve as a primary center of commercial and institutional activity and as a readily identifiable focal point of the community and surrounding area. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses and other uses which would detract from the character of the area.

(b) (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

Proposed Future Land Use: Hutchinson Island Residential (HIR):

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (RMHI)" has been renamed.

Proposed Zoning District: Sec. 22-27.1. - Hutchinson Island Medium Density Residential Zone (R-4A).

(a) Purpose. It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

(b) (3) Lot coverage.

a. Buildings in multifamily housing developments shall not cover more than forty-five (45) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. The allowable building lot coverage under the proposed zoning district R-4A is less than the allowable lot building coverage under the current C-5 zoning district. Assuming the ratio of total impervious area to building lot coverage is the same between the current and proposed zoning, then it is reasonable to conclude that the proposed change will result in equal or less stormwater runoff. It is not anticipated that the proposed change in Future Land Use and Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system.

In addition, it should be considered that Belmont Avenue Property, LLC granted a 15' drainage easement to the City of Fort Pierce from Seaway Drive to the mean high water line in April 2012 with no financial compensation. This benefited the City in providing an easement for a drainage outfall pipe which did not previously exist.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Date: 10/27/14

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

October 24, 2014

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment
___, 1502, 1508, ___, 1600, 1604, 1608, and 1610 Seaway Drive, Ft. Pierce, FL
Historical Report

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels in preparation of this Historical Report as part of the application for Future Land Use Map Amendment.

Table 1: Property Information

Address	Parcel ID	Current Use	Year Constructed
Seaway Dr	2401-501-0279-010-4	Vacant	
1502 Seaway Dr	2401-501-0279-000-1	Vacant	
1508 Seaway Dr	2401-501-0277-000-7	Residential – Detached house	1952
Seaway Dr	2401-501-0278-000-4	Residential – Detached house	1952
1600 Seaway Dr	2401-501-0276-000-0	Residential – Detached house	1955
1604 Seaway Dr	2401-501-0275-000-3	Residential – Detached house	1952
1608 Seaway Dr	2401-501-0274-000-6	Residential – Detached house	1945
1610 Seaway Dr	2401-501-0273-010-2	Residential – Detached house	1952

The existing detached single family homes were constructed between 1945 and 1955. St. Lucie County Property Appraiser Records indicate permits had been issued by the City of Ft. Pierce Building Department for minor maintenance and repair items such as air conditioning, roofing, and seawall repair and also construction of accessory structures such as swimming pool, decking and fences. The two vacant parcels at 1502 Seaway Drive were previously developed for use as a motel (Caribbean Hotel). Hurricanes Frances (2004) and Jeanne (2004) severely damaged the building and the structure was demolished in 2005. None of the existing homes or land is historically significant to the City of Ft. Pierce.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Date: 10/27/14

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

DLS Environmental Services, Inc.

October 26, 2014

William P. Stoddard, Ph.D., P.E., LEED AP
c/o Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Re: Environmental Statement/Assessment
Parcel Numbers 2401-501-0279-010-4, 2401-501-0279-000-1, 2401-501-0277-000-7, 2401-501-0278-000-4, 2401-501-0276-000-0, 2401-501-0275-000-3, 2401-501-0274-000-6, and 2401-501-0273-010-2, Seaway Drive, Fort Pierce

Dear Dr. Stoddard:

DLS Environmental Services has reviewed the above referenced parcels to determine the environmental impacts which may result from a change in the zoning from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*.

The Proposed Development:
The zoning change from C-5 to R-4A would allow the permitted uses for the parcels to be mainly residential use (detached home, townhome, duplex, and multi-dwelling). Some other uses for the parcels are permitted under this zoning such as neighborhood commercial sale, neighborhood commercial services, and retail sales & service (repair oriented). These uses are intended to provide some of the commercial needs of the residential neighborhood. Minimum lot sizes and setbacks are geared toward residential uses. Multifamily housing developments are limited to 8 units per acre and cannot have lot coverage of more than 45 percent. There is an option which allows for one additional unit per acre with enhanced landscaping. Detached homes and uses other than multifamily and townhomes are limited to 40 percent lot coverage.

The existing use of five (5) of the parcels identified are single family residences which is consistent with the proposed zoning change. Two (2) of the parcels are currently vacant property and one (1) parcel appears to be a vacant narrow strip of land between two single family residences.

The Existing Environment:
The existing zoning for these parcels is C-5 which focuses on tourist facilities and tourist related establishments. This zoning allows for the residential uses identified in the proposed zoning in addition to cafes, restaurants, bars, recreational uses, hotels, offices, and retail sales and service. Minimum lot sizes and setbacks are geared toward commercial uses and buildings cannot have lot coverage of more than 60 percent.

Impacts of the Proposed Development:
Since the existing use is more consistent with the proposed zoning change, there are no anticipated impacts from the proposed zoning change.

phone: 772-215-3997 • fax: 772-879-4520 • email: danna@dlsenvironmentalservices.com
address: 1901 SW Yellowtail Avenue, Port St. Lucie, FL 34953
web: *www.dlsenvironmentalservices.com*

DLS Environmental Services, Inc.

Five (5) of the parcels are currently single family residences and three (3) of the parcels are vacant. The type of activities allowed in the proposed zoning are not viewed as having any negative impact to the public health, safety, welfare, or the property of others. The current zoning would allow for future commercial development activities which generate more traffic and noise, both of which are considered as negative impacts to the safety, welfare, and property of others.

The parcels do not contain native habitat therefore no degradation of natural habitat and/or function is anticipated. The proposed zoning change does have a greater open space requirement than the requirement associated with the existing zoning. This current zoning therefore has the potential for future negative effects on open space.

Surface water management is not anticipated to be impacted by either the current zoning or the proposed zoning. Surface water management systems are required for all developments other than single family residences therefore the potential uses under either the current zoning of the proposed zoning would not be anticipated to have an adverse effect on surface water management.

The water environment (the Fort Pierce Inlet) is not anticipated to be impacted by either the current zoning or the proposed zoning. Under both the current zoning and the proposed zoning, docks associated with residential development would be allowed. The current zoning also allows for commercial marinas as a conditional use but any new commercial or residential marina (does not include docks for the use of single family residences) undergoes an extensive review by other state and federal agencies to ensure that the location and operation of the marina will not adversely impact the water environment.

Summary:
The existing use of the parcels in this request is consistent with the proposed zoning change from C-5, *Tourist Commercial*, to R-4A, *Hutchinson Island Medium Density Residential*; therefore no adverse impacts are anticipated as a result of the zoning change. In addition, the existing zoning for these parcels allows for uses which are more intensive (offices, restaurants, bars, retail sales, hotels, etc.) than those allowed in the proposed zoning. As a result, it is anticipated that the existing zoning has the potential for more adverse impacts than what are currently present or proposed.

Very truly yours,
DLS Environmental Services, Inc.

Danna Small

Danna Small
President

phone: 772-215-3997 • fax: 772-879-4520 • email: danna@dlsenvironmentalservices.com
address: 1901 SW Yellowtail Avenue, Port St. Lucie, FL 34953
web: *www.dlsenvironmentalservices.com*

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

October 24, 2014

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map ___, 1502, 1508, ___, 1600, 1604, 1608, and 1610 Seaway Drive, Ft. Pierce, FL
Statement of Need

Dear Ms. Grohall:

Enclosed please find applications for Future Land Use Map Amendment and for Map Amendment to the zoning atlas map. There are eight (8) contiguous properties participating in these applications which include the following:

Table 1: Property Information

Address	Parcel ID	Current Use	Year Constructed	Lot Area* (sf)	Lot Width* (ft)	Lot Depth* (ft)
Seaway Dr	2401-501-0279-010-4	Vacant		20,473	90	265
1502 Seaway Dr	2401-501-0279-000-1	Vacant		20,473	90	195
1508 Seaway Dr	2401-501-0277-000-7	Residential – Detached house	1952	17,860	106	150
Seaway Dr	2401-501-0278-000-4	Residential – Detached house	1952	1,307	10	150
1600 Seaway Dr	2401-501-0276-000-0	Residential – Detached house	1955	8,712	58	145
1604 Seaway Dr	2401-501-0275-000-3	Residential – Detached house	1952	8,712	58	143
1608 Seaway Dr	2401-501-0274-000-6	Residential – Detached house	1945	20,473	145	135
1610 Seaway Dr	2401-501-0273-010-2	Residential – Detached house	1952	14,810	87	135

Total Lot Area: 112,820 sf (2.59 acres)

*Land information based upon data from St. Lucie County Office of the Property Appraiser.

The current future land use and current zoning district for these properties is General Commercial (GC) and Tourist Commercial Zone (C-5), respectively. Six (6) of the eight (8) properties are currently being utilized as residential detached homes. The existing homes are well maintained and none of the property owners have expressed any interest in redeveloping as a commercial use. The property owner of the two (2) vacant parcels would like to develop

the property to include two (2) detached single family homes. Section 22-22(e) of the Code of Ordinances requires a single family home within the C-5 Zoning District to be permitted as a conditional use. The existing single family homes were permitted and constructed prior to the existence of the current Future Land Use Map and Zoning Atlas Map.

According to Section 22-78 – Existing Conditional Uses, these homes would be considered a conforming use. However, Section 22-101(2)b, which was adopted in May 2012, was intended to address these existing single family homes within the C-5 zoning district. In this case, Section 22-101(2)b, considers the current use to be nonconforming. Regardless of whether the use is either conforming or nonconforming, the Code of Ordinances clearly states the City of Fort Pierce is not seeking to prohibit the current residential use of the property. However, both sections 22-78 and 22-101 would require a conditional use approval for any increase in building area, repairs if the damage exceeds 50% of the replacement value, or the existing single family home is demolished and reconstructed.

The potential risk all of these existing single family homeowners face is the Future Land Use objective for General Commercial (GC) which requires "residential uses may comprise up to 20% of the total floor area of the general commercial future land use designation." The Comprehensive Land Use Plan does not clearly define whether this policy applies to all GC land use property within the City, within a neighborhood, or on a site by site basis. Interpretation regarding how the residential component of the GC future land use should be implemented would be at the discretion of planning staff, Planning and Zoning Board, and the City Commissioners. Because of this current GC future land use requirement, the property owners face a significant risk that they could not repair or rebuild their home if they incurred storm damage greater than 50% of the current value of the home. In addition, there is a significant likelihood that any proposed enlargement or reconstruction of the property as a single family home would not be granted.

As a result of the issues the current GC future land use and conditional use approval required in the C-5 zoning district for single family homes, the property owners are requesting a future land use map amendment to change the designation to Hutchinson Island Residential (HIR). Simultaneously, an application is being submitted to amend the zoning designation to Hutchinson Island Medium Density Residential Zone (R-4A). This proposed future land use and zoning are compatible and would provide for transitional zoning between the C-5 zoning districts located east and west of the subject parcels and the R-3 zoning district located south. In addition, nearly all of the properties located immediately south of Seaway Drive are either R-4A or R-3 zoning district. Section 22-22(e) would still allow for possibility of limited neighborhood commercial sales and services within the R-4A zoning district.

Beyond the code related issues described above, some of the homeowners have experienced difficulty selling and acquiring loans on their property because the lending agencies view the existing non-conforming use as a risk. This has in turn depressed the property values and reduced property tax revenue to the City. In addition a number of vacant C-5 zoned properties with direct inlet frontage have been on the market for years with little or no interest for commercial type development. Five of the seven properties included in these applications have been used as detached single family homes for over 60 years and the prospect of these properties being redeveloped into a commercial type use is very remote. Amending the future land use designation and zoning atlas would eliminate the nonconformity and spur improvements and construction of high end single family homes.

As required in the applications for the Future Land Use Map Amendment and for Map Amendment to the zoning atlas map a comparison is required between the current and proposed future land use and zoning to determine the impacts to traffic, environmental, and drainage. In order to make this comparison the current and proposed future land use and zoning requirements were evaluated for each to determine conceptually the most intense development of the property.

Table 2: Current and Proposed Future land Use and Zoning Development Standards

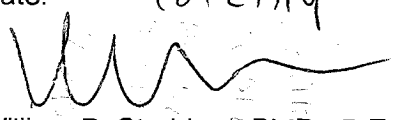
	CURRENT Future Land Use GC Zoning C-5	**PROPOSED** Future Land Use HIR Zoning R-4A
Non-Residential Floor Area Ratio (FAR)	1.0	-
Residential Density	15 du/acre	8 du/acre Sec 22.27.1(b)(5) +1 du/acre
Building Lot Coverage	60%	45% (Multifamily)
Building Height	45 ft	45 ft

CURRENT
Non-residential Floor Area = 112,820 sf x 1.0 = **112,820 sf**
Residential Maximum 20% = 20% x 112,820 sf = 22,564 sf
Assume 3,000 sf/units
Residential Units = 22,564 sf / 3,000 sf/du = **7 units**

PROPOSED
Non-residential Floor Area = Limited Neighborhood Commercial Sales and Services
Assume 3 offices x 3,000 sf/office = **9,000 sf**
Residential Maximum 8 du/acres + 1 additional du/acre x 2.59 acres = **23 units**

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Date: 10/27/14



William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

Planning Board **7. e.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Conditional Use Approval - 1913 Surfside Drive

LOCATION

1913 Surfside Dr. Fort Pierce 34949

RESPONSIBLE STAFF

Alison Rutkowski

RECOMMENDATION

Approval for Conditional Use.

Attachments

PB Staff Report

1913 Surfside Dr. Application

Property Appraiser Card

Form Review

Form Started By: Alison Rutkowski Started On: 11/03/2014 10:11 AM

Final Approval Date: 11/03/2014

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Alison Rutkowski, Planning Analyst

SUBJECT: 1913 Surfside Dr. – Conditional Use

DATE: November 3, 2014

STAFF REPORT

Owner/Applicant: Patricia Roth
4269 S, Alton St.
Fort Pierce, FL 34949

Representative: Jeff Mc Cauley
1599 N.E. Amy Ave.
Jensen Beach FL, 34957

Requested Action: Approval

Location: 1913 Surfside Dr.

Parcel Ids: 2412-503-0065-000-8

Current Future Land Use: RL, Low Density Residential

Current Zoning: R-2, Single Family Intermediate Density

Surrounding Zoning:

North	East	South	West
R-2	R-2/ R-1	R-2	R-2

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Parcel(s) Size: .27 total acres

Applicant Request:

The applicant is requesting approval for a Conditional Use for a portion of a new deck. The need for a Conditional Use review is due to the location of the deck which is partially situated seaward of the Costal Construction Control Line (CCCL).

The applicant would like to construct a 1,243 square foot wooden deck wrapping half way around the east side of the building (Figure 1).



Figure 1

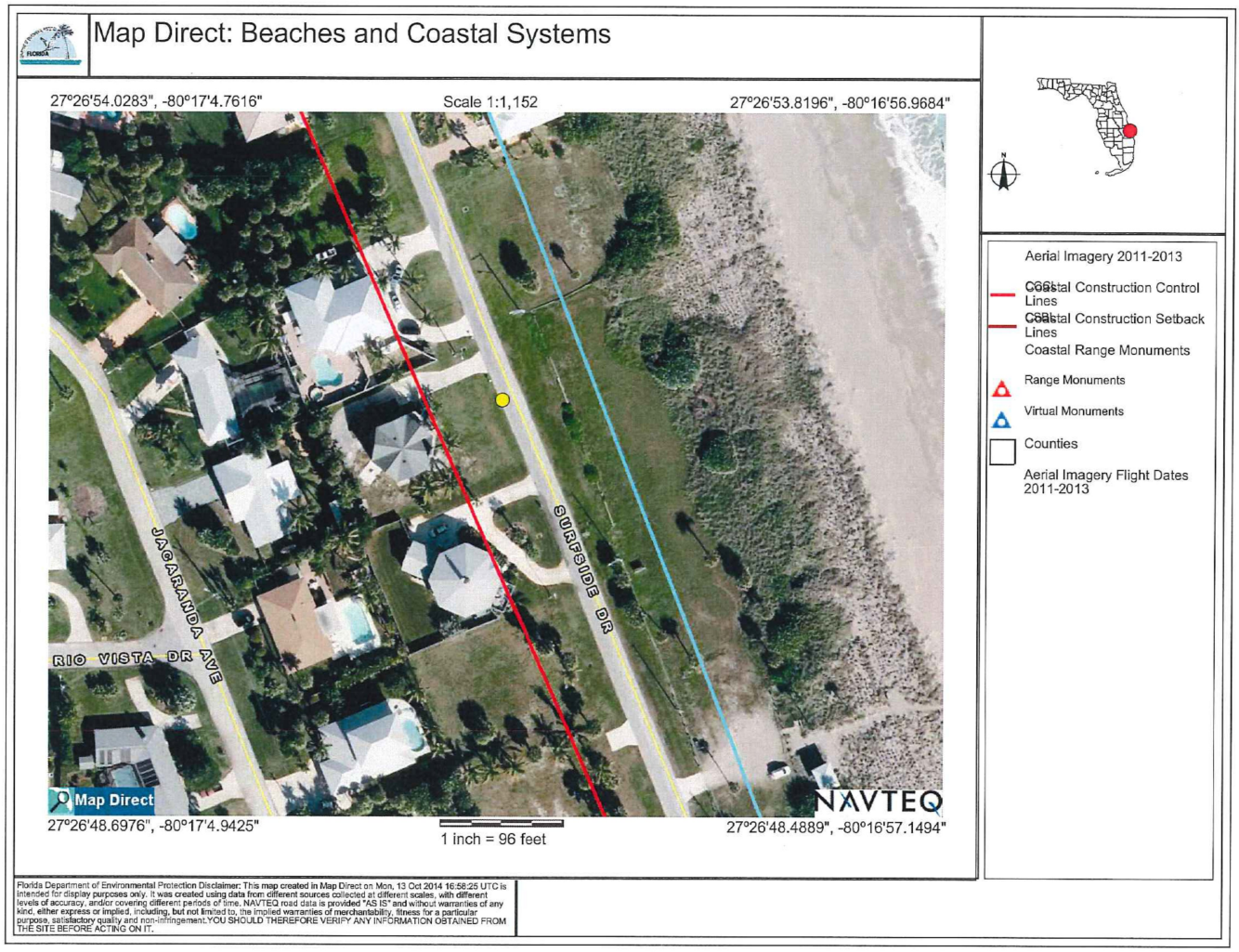


Figure 2

Staff Analysis:

This proposed project is submitted as a Conditional Use to meet the requirements per **Sec. 22-66. Coastal construction control line. "***No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by Chapter 22, Article V, Conditional Uses, of this Code of Ordinances and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of natural resources or its successor agency in accordance with section 161.053, Florida Statutes."*

In reviewing the overall plan of the subject property, it is apparent that the proposed deck improvement will only extend slightly over the Coastal Construction Line (Figure 2) and will not have any impact beyond that which has been previously permitted. Furthermore, the proposed improvements should have no impact on the existing dune system.

TRC Recommendations/Comments:

City Engineering: No Comment

Applicant Response: No Comment

City Code Compliance: No Comment

Applicant Response: No Comment

City Planning: No Comment

Applicant Response: No Comment

Staff Comments: No Comment

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 1913 SURFSIDE DRIVE FT. PIERCE FL.

Parcel ID #(s) 2412-503-0065-000-8

Project description CONSTRUCT DECK

PATRICIA ROTH
Property Owner(s)
4269 S. ALTON ST.
Street Address
ENGLEWOOD CO. 80111
City State Zip

Phone Number
ropatric@aol.com
Email Address

JEFF McCAULEY / FRANKLIN CONST.
Applicant/Representative, Title, Company
1599 N.E. ARMY AVE.
Street Address
JENSEN BCH FL 34957
City State Zip
772-486-6171
Phone Number
jeffmccauley39@gmail
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Patricia Roth
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ COLORADO -- COUNTY DENVER

The foregoing instrument was acknowledged before me this 16 day of OCTOBER, 2014, by PATRICIA ROTH who is personally known to me or has produced COLORADO DRIVER'S LICENSE as identification.

Signature of Notary (seal)

LYDIA K MARENIN
Notary Public
State of Colorado
Notary ID 19964010470
My Commission Expires Nov 2, 2016

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

- ☐ Incomplete application packets cannot be accepted.
- ☐ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
☐ Site Plan	☑ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

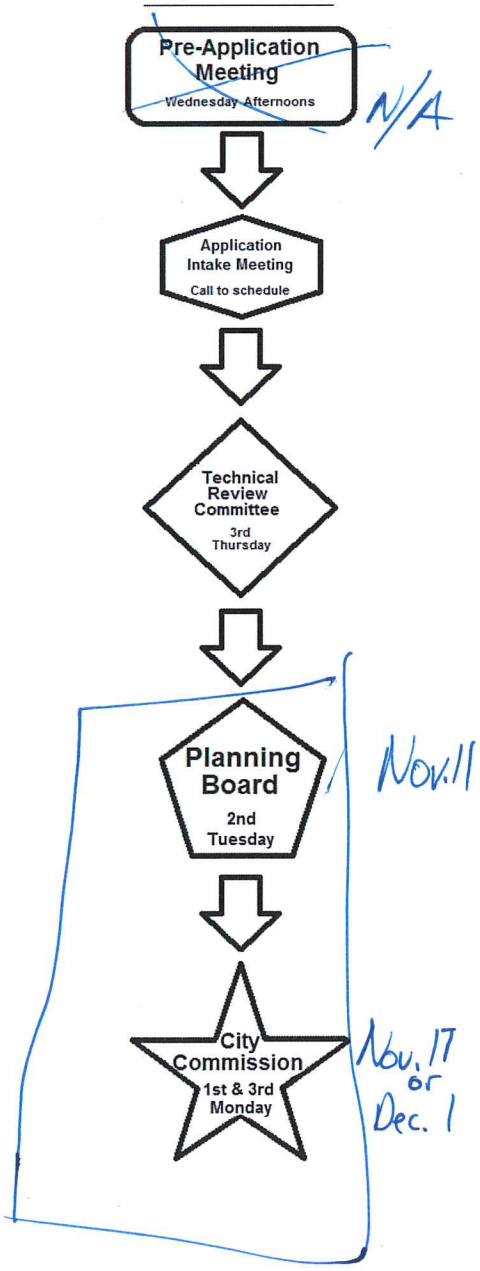
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: N/A

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Res.	Res.	Vacant	Res.

Application Outlook



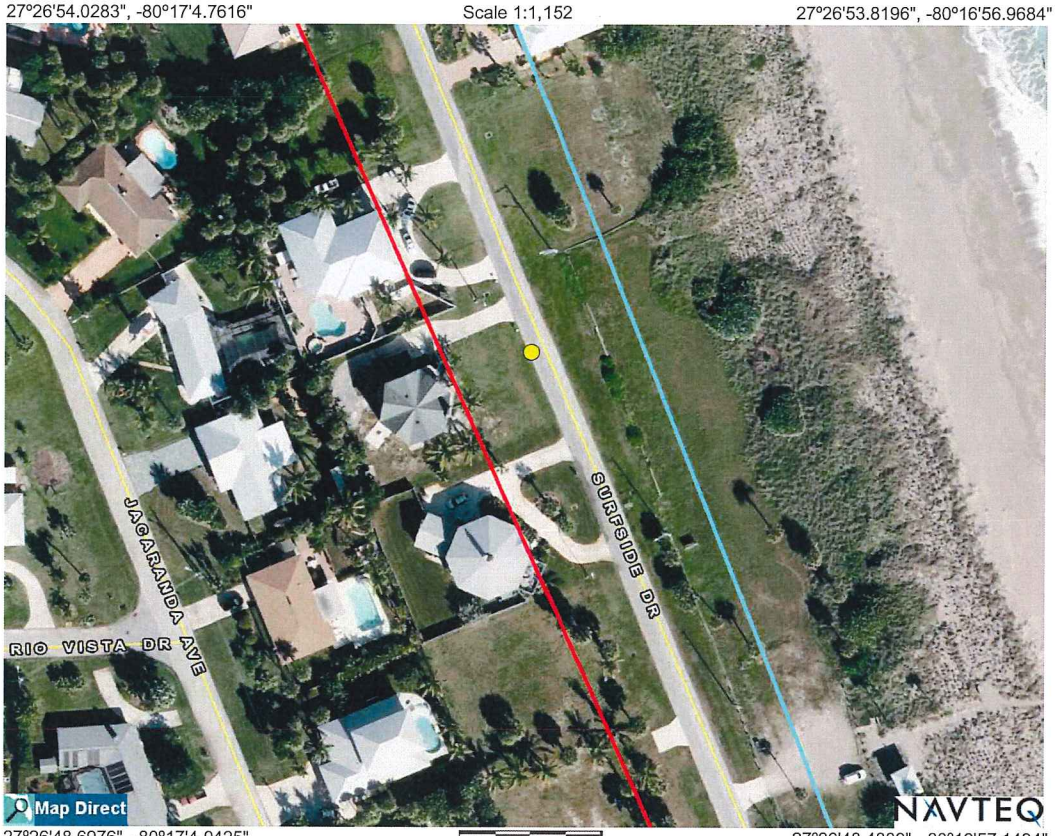
Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☐ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☐ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☐ Landscaping Plan (see Section 22-187)
- ☐ Storm Drainage Plan (see Section 22-58.d.6)
- ☐ Environmental Impact Report
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☐ Lighting Plan (see Section 22-58.d.8)
- ☐ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

Map Direct: Beaches and Coastal Systems

27°26'54.0283", -80°17'4.7616" Scale 1:1,152 27°26'53.8196", -80°16'56.9684"



27°26'48.6976", -80°17'4.9425" 1 inch = 96 feet 27°26'48.4889", -80°16'57.1494"



Aerial Imagery 2011-2013

Coastal Construction Control Lines

Coastal Construction Setback Lines

Coastal Range Monuments

Range Monuments

Virtual Monuments

Counties

Aerial Imagery Flight Dates 2011-2013

Florida Department of Environmental Protection Disclaimer: This map created in Map Direct on Mon, 13 Oct 2014 16:58:25 UTC is intended for display purposes only. It was created using data from different sources collected at different scales, with different levels of accuracy, and/or covering different periods of time. NAVTEQ road data is provided "AS IS" and without warranties of any kind, either express or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, satisfactory quality and non-infringement.YOU SHOULD THEREFORE VERIFY ANY INFORMATION OBTAINED FROM THE SITE BEFORE ACTING ON IT.

EXIST FIRE PLACE

EXIST FRAME WALL

8'-4 9/16"

8'-4 9/16"

8'-4 9/16"

8'-4 9/16"

8'-4 9/16"

8'-4 9/16"

7'-0 1/16"

5'-1 1/2"

4'-6 15/16"

3'-

8 5/16"

6x6 WOOD POST SECURE TO 4'X4' CONC FOOTING DETAIL

10'-2"

9'-7 9/16"

9'-2"

9'-7 9/16"

5 REBAR

CENTER LINE @ TIMBER POST

PALM TREE

A

B2

EXIST SLAB

SOIL

9'-6"

2'-6"

4'-0"

2'-6"

4'-6 3/8"

4'-3"

3'-0 15/16"

1'-3"

4'-1 3/4"

9'-2"

4'-1 3/4"

5'-11 11/16"

C

CONC FOOTINGS, B1,B2,C,D, 4 PLACES W/#5 AS SHOWN TOP & BOTTOM,@ 1'-6"DEPTH. TYP

5" MIN.

6X6 POST

ABU66 WITH ½" Dia. ALL THD EMBED IN EPOXY & (2) ½"dia. BOLTS, 3000 # UP.

WHERE NEW FTG

EXISTING SLAB

POST ANCHOR DETAIL TYP ALL LOCATION EXCEPT 4'X4' FTG'S AND STAIRS

NEW SLAB

2'-6"

4'-0"

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

LOT 6

LOT 14

LOT 7
BLOCK 14

LOT 8

S68°51'09"W 120.00'

N21°08'51"W 100.00'

N21°08'51"W 100.00'

S68°51'09"W 120.00'

N47°37'28"E 881.67'

N24°59'01"W 356.71'

S21°22'04"W 53.22'

N53°19'57"W 40.06'

2 STORY
SINGLE FAMILY
RESIDENCE
NO. 1913

CONCRETE DRIVEWAY

COASTAL CONSTUCTION LINE (PB 20, PG 26)

COASTAL CONSTRUCTION LINE
(PB 16, PG 32)

SURFSIDE DRIVE

CENTERLINE OF PLATTED 60 FOOT RIGHT OF WAY

ASPHALT PAVEMENT

R/W

O/E

6' PVC FENCE

33.47'

6' CBS WALL

WALL (0.6' NORTH)

WALL (0.8' NORTH)

6' WOOD FENCE (CLEAR EAST)

FENCE (1.0' NORTH)

6' WOOD FENCE

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

FOUND 1/2" IRON PIPE (NO ID)

FOUND 5/8" IRON ROD (NO ID)

FOUND 5/8" IRON ROD (NO ID)
FOUND 1" IRON PIPE (NO ID)
(0.33'E, 0.59'S)

TELEPHONE RISER

WPP WITH LIGHT

ELECTRIC PULLBOX

CATCH BASIN

WELL

A/C PADS

COVERED ENTRY

CHIMNEY

4" WATER METER

BENCHMARK
SET MAG NAIL &
DISC (LB 6016)
ELEVATION 3.17'
N 1132421.35
E 732301.02

R-43
(PB 16, PG 32)
N 1132098.0200

(2) ½dia. S/S
BOLTS STAGGER

2x12 BEAMS

6x6 POST NATCH
FOR 2X12 BMS

1'–3"

2'–6"
2x12 LAP

4x4 BLKG @
BUTT JOINT AND
@ 48" oc MAX

WALL BELOW

2X8 LEDGER ANCH TO
EXISTING CBS WALL.

EXIST FIRE
PLACE

1

(2) 2x12's BEAM

2

2"x8" JOIST @
16"oc TYP

3

DBL2x10 BEA

DECK FRAMING PLAN

DBL 2"x10"

2X8 LEDGER ANCH TO EXISTING FRAME.

6

SOLID BLKG

60°

3"

1½"

WALL BELOW

5'-6"

(4) ½dia. S/S BOLTS STAGGER

3 1/2"

6x6 POST NATCH FOR 2X12 BMS

1'-7"

1'-7"

EXIST FIRE PLACE

2X8 LEDGER ANCH TO EXISTING CBS WALL.

1

DBL 2X10 BEAM W/ SOLID MID-SECTION PER DET 4 3 PLACES

4

2

BEAM CONN DETAILS, SAME OPP

2"x8" JOIST @ 16"oc TYP

3

6x6 POST NOTCH FOR DBL2X10 BEAM

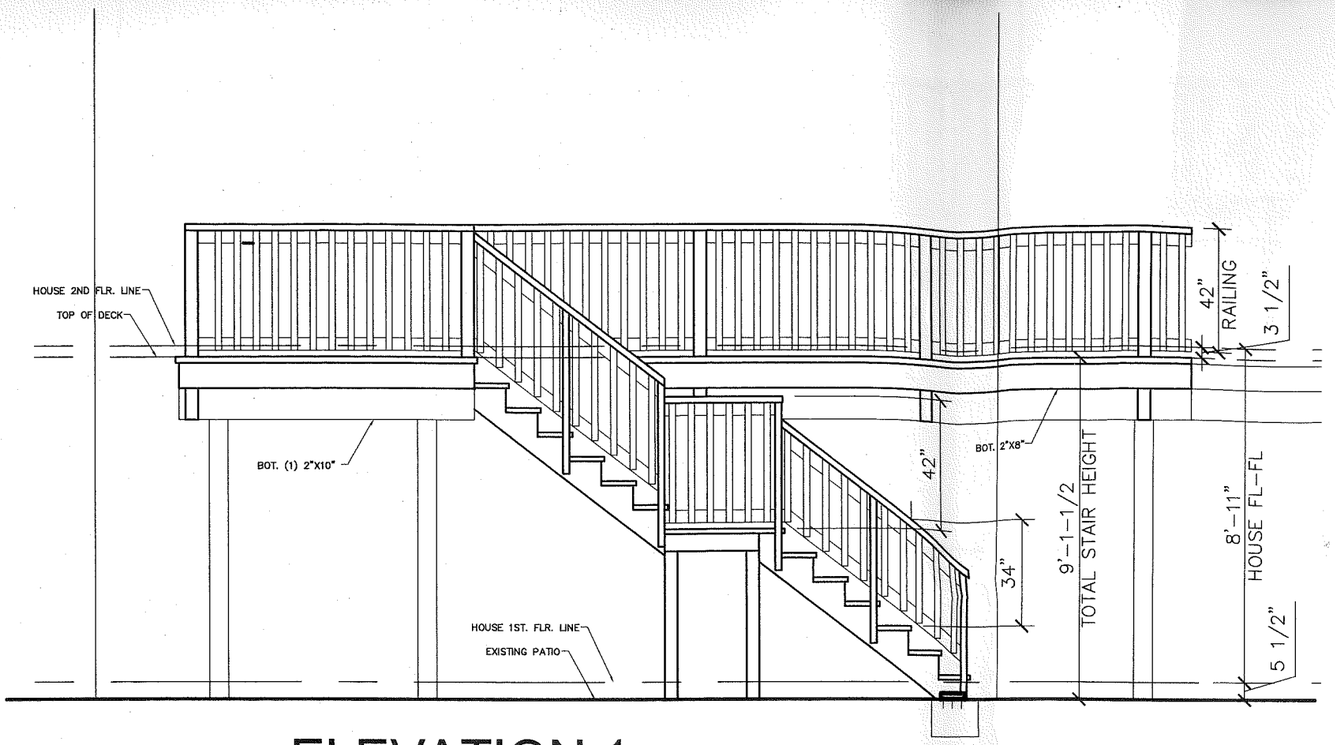
S/S. BENT PLATE 16GA 9"X9"X9"

DBL2x10 BEAMS

9"

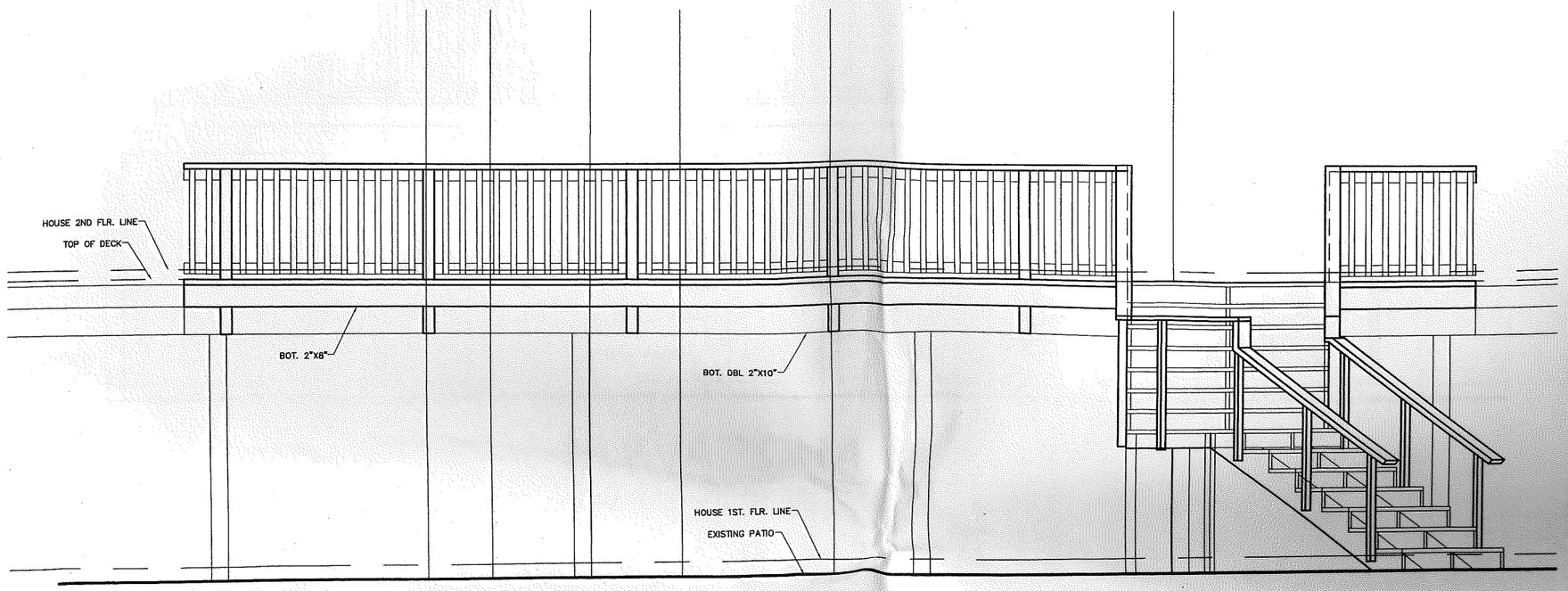
2X6 DECK

2x8's JOIST @ 16 oc.



ELEVATION 1

SCALE 1/4" = 1'-0"



ELEVATION 4

LOT 6

LOT 14

LOT 7
BLOCK 14

LOT 8

S68°51'09"W 120.00'

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FOUND 4"x4" CONCRETE MONUMENT (NO ID)

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DISC (LB 6016)
ELEVATION 3.17'
N 1132421.35
E 732301.02

R-43
(PB 16, PG 32)
N 1132098.0200

PROPERTY RECORD CARD

Property Identification

Site Address:	1913 Surfside Dr	ParcelID:	2412-503-0065-000-8
Sec/Town/Range:	07:35S :41E	Account #:	24125
Map ID:	25/07N	Use Type:	SF Res
Zoning:	R2	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Patricia Roth

Address: 4269 S Alton St
Englewood CO 80111

Legal Description

SURFSIDE-UNIT TWO- BLK 14 LOT 7 (OR 3658-185)

Sales Information

Date	Price	Code	Deed	Book/Page
7/15/2014	252900	0112	SP	3658 / 0185
7/2/2014	100	0112	QC	3658 / 0181
4/4/2014	100	0112	CT	3619 / 1674
1/25/2005	850000	00	WD	2147 / 1836
6/30/2000	100	01	QC	7777 / 7777
6/13/2000	14200	01	QC	1308 / 0832
6/10/2000	310000	00	WD	1311 / 2892
6/9/2000	14200	01	QC	1306 / 1327
7/29/1994	235000	01	WD	0916 / 2751
9/20/1988	175000	00	WD	0604 / 0190
8/1/1988	0	01	CV	0601 / 1569

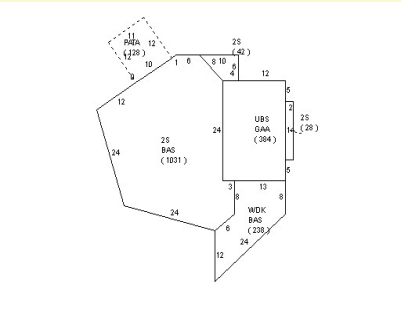
Assessment 2014

2014 TRIM:	262300
Assessed:	262300
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	6525.3

Total Land and Building

Land Value:	170000 Acres: 0.28
Building Value:	92300
Finished Area:	2754 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	HB- - HB-	YearBlt:	1979	Frame:	-
Grade:	B- - B-	EffYrBlt:	1986	PrimeWall:	WS - Wood/Sheath
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	3	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	CT - Tile-Ceramic
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DWC - Driv-Concret	Y	1	1240	AV	AV	1979

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	215 -Front Ft	100	120

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Planning Board **7. f.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Conditional Use Approval - 1905 Okeechobee Road

LOCATION

1905 Okeechobee Road

RESPONSIBLE STAFF

Sandy Ramseth, AICP

RECOMMENDATION

The Planning Board forward to the City Commission a recommendation of **APPROVAL with the following condition**: *That all landscaping be completed prior to final inspection and Certificate of Occupancy.*

Attachments

Staff Report
Application
Narrative
Site Plan
Floor Plan
Zoning/FLUM Map
PA Card

Form Review

Form Started By: Sandra Ramseth Started On: 10/28/2014 10:32 AM

Final Approval Date: 10/28/2014

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Sandy Ramseth, AICP, Senior Planner

SUBJECT: Dora's Learning Center – Conditional Use

DATE: October 27, 2014

STAFF REPORT

Applicant/Representative: Dora E. Duran
1905 Okeechobee Road
Fort Pierce, FL 34950

Property Owner: Herbert Rochester Holding LLC
5514 Palmetto Drive
Fort Pierce, FL 34982

Requested Action: Conditional Use approval for a Child Day Care in C-3 Zoning

Location: 1905 Okeechobee Road

Parcel ID: 2409-712-0065-000-0

Current Future Land Use: GC, General Commercial

Current Zoning: C-3, General Commercial

	North	East	South	West
Surrounding Zoning:	C-3	C-3	R-3	C-3
Surrounding FLU:	GC	GC	RL	GC

Parcel Size: .29 acres

Applicant Request:
The applicant is requesting Conditional Use approval for the Child Day Care. The proposal is to provide child day care services to approximately 25 children, ages 1 to 10 years old.

Per Section 22-22 “Allowed Uses”, Child Care Facility is designated a “Conditional Use” in the C-3 zoning district, which necessitates this application.

The applicant has provided its child day care services to the City of Fort Pierce since March 2005. They operate between the hours of 6:00 a.m. to 5:30 p.m. from Monday through Friday, caring for children between the ages of 1 to10 years old. They provide the children with a learning plan that is based on the "Creative Curriculum" which teaches the children while playing. In addition to education, they also provide a breakfast, lunch, and snack that has been approved the Florida State Health Department Food Program.

Staff Analysis:
The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Prior to Dora’s Learning Center proposing to locate to 1905 Okeechobee Road, the day care facility occupied the location immediately next door at 1907 Okeechobee Road since 2005. A sale of this property forced the Learning Center to vacate the premises and look for a new site. Fortunately, the building immediately to the east was available, and the Learning Center is looking to move into it. The property owner of the new location will make extensive repairs and upgrades, including handicap accommodations, to provide for the child care facility.

The subject property is surrounded by mostly commercial uses, with Dora’s Learning Center’s previous location to the west, Tri-County Animal Hospital to the east, a single family residence to the south, and commercial uses across Okeechobee Road to the north. The Future Land Use of all surrounding properties is consistent with their Zoning.



Dora’s Learning Center was previously located just to the west of its currently proposed location for the past nine years without complaints from the surrounding property owners. A child day care facility is on the low end of the spectrum in terms of intensity of use in the C-3 zoning district. The proximity to its former location will be equally

convenient for the parents who are used to dropping off their children. It is therefore, staff's recommendation to approve Dora's Learning Center as a Conditional Use.

A recent site visit indicates that more landscaping is needed to be installed; and what landscaping there is, needs to be cleaned-up, trimmed and weeded.

TRC Recommendations/Comments:

City Engineering:
The Engineering Department recommends approval with the following comment:

> Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

City Planning:
The Planning Department recommends approval with the following comment:

> Per Section 22-59(g)(7) *Landscaping*, of the City Code; the property owner shall provide landscaping of the parking areas as required in Section 22-187, in particular items (4) and (6). In other words, those areas on the property currently available for planting/landscaping shall be landscaped accordingly, prior to final inspection and Certificate of Occupancy.

Applicant Response:
Applicant or representative was not present. TRC comments were emailed to them.

Other TRC Departments:
All other TRC reviewing Departments either had no comment, or expressed approval without conditions.

Staff Recommendation:
That the Planning Board forward to the City Commission a recommendation of **APPROVAL with the following condition**: *That all landscaping be completed prior to final inspection and Certificate of Occupancy.*

14 - 04000008

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location 1905 Okeechobee Rd.

Parcel ID #(s)

Project description

Property Owner(s) Hebert Rochester Holding LLC.	**Applicant/Representative, Title, Company** Dora E Duran. Dor
Street Address 5514 Palmetto Dr.	Street Address 1905 Okeechobee Rd.
City Fort Pierce State Fla. Zip 34982	City Fort Pierce State FL Zip 34950
Phone Number (772) 577-1234	Phone Number (772) 818-5756
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Samuel D. Wolkowsky

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 10 day of SEPTEMBER 20 14, by SAMUEL WOLKOWSKY who is personally known to me or has produced FLDL W422784540250 as identification.

Signature of Notary

Seal

SCOTT ANDERSON
Notary Public - State of Florida
My Comm. Expires May 20, 2015
Commission # EE 89126
Bonded Through National Notary Assn.

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date

Intake Planner

Planner Assigned

Approved By Date

Comments

Fees Control # B. Permit #

Intake Date Stamp

Dora's Learning Center
1907 Okeechobee Rd.
Fort Pierce Fla. 34950

To whom it may concern,

Through this letter I would like to inform you that this daycare has provided its services to the city of Fort Pierce since March 21st, 2005. Our opening hours is from 6:00 a.m. to 5:30 p.m. from Monday to Friday. Throughout these 9 years we have taken care of kids between the ages of 1 to 10 years old. Not only have we educated them but also provided special care that has earned us the trust of their parents of bringing their kids here. We have provided them with a learning plan that is based on the "Creative Curriculum" which teaches the children while playing. We also provide all of our kids with breakfast, lunch, and snack that has been approved by the Heath Department of Food Program of the state of Florida. If you have any questions, please feel free to call us at (772)462-0353.

Thank You,
Dora Duran

PROPERTY RECORD CARD

Property Identification

Site Address:	1905 OKEECHOBEE RD	ParcelID:	2409-712-0065-000-0
Sec/Town/Range:	09 :35S :40E	Account #:	22531
Map ID:	24/09S	Use Type:	OFCE BLDG
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Herbert Rochester Holdings LLC

Address: 5514 Palmetto Dr
Fort Pierce FL 34982-7465

Legal Description

TUCKER TERRACE BLK 5 LOTS 8 AND 9 (OR 3040-2380; 3238-2174: 3269-2514)

Sales Information

Date	Price	Code	Deed	Book/Page
2/8/2011	100	0311	TR	3269 / 2514
10/8/2010	100	0330	SP	3238 / 2174
12/3/2008	100000	00	WD	3040 / 2380
11/21/2003	98300	00	WD	1850 / 1537
9/2/2000	100	04	QC	1327 / 0801
6/23/1995	75000	00	WD	0963 / 0223
4/20/1993	75000	01	WD	0837 / 0757
10/20/1992	60000	01	AA	0812 / 0672
4/1/1983	75000	00	CV	0398 / 2617
3/1/1982	85000	00	CV	0373 / 1351

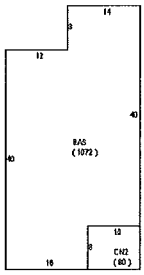
Assessment 2014

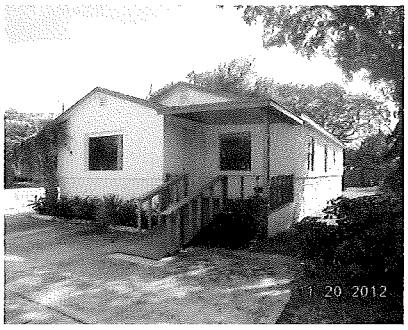
2014 TRIM:	64600
Assessed:	64600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1651.13

Total Land and Building

Land Value:	43800 Acres: 0.29
Building Value:	20800
Finished Area:	1528 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	LROF - OFFICE	YearBlt:	1948	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1948	PrimeWall:	FS - Frm Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	VT - Vinyl Tiles
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	5000	AV	AV	1950

Land Information

No.	Use Type	Type	Measure	Depth
1	1700-OFCE BLDG	325 -Sq Feet	12500	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

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Thank You,
Dora Duran

AREA TABULATION:

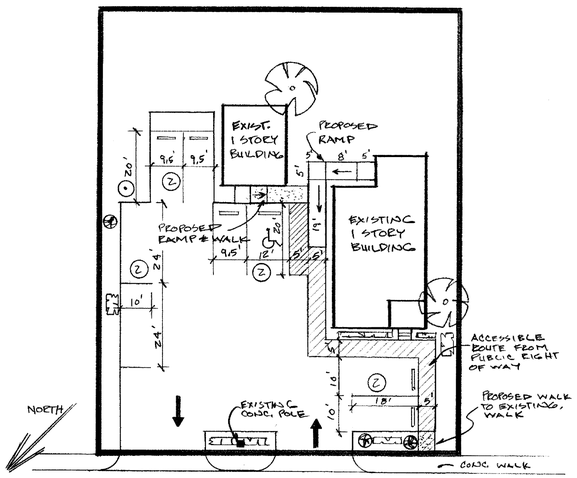
PARCEL SIZE	12,500 S.F.
PERVIOUS AREA	5,786 S.F.
IMPERVIOUS AREA	6,714 S.F.
BUILDINGS	1,591 S.F.
PARKING AND WALKS	5,123 S.F.

PARKING CALCULATIONS:
2 SPACES REQUIRED FOR EACH CLASSROOM
3 CLASSROOMS TIMES 2 EQUALS 6 SPACES REQUIRED

PARKING SPACES PROVIDED:
1 ADA SPACE
5 REGULAR SPACES
2 PARALLEL SPACE
TOTAL NUMBER OF SPACES PROVIDED 8

SITE SCOPE OF WORK :

REMOVE EXISTING WOOD RAMP AS REQUIRED TO EXPOSE EXISTING STAIRS, ADD CONCRETE WALKS, ADA RAMPS, AND RE-STRIPE PARKING LOT PER PLANS AND DETAILS. NO CHANGES TO EXISTING LANDSCAPING, SITE LIGHTING, AND DRAINAGE ARE PROPOSED.

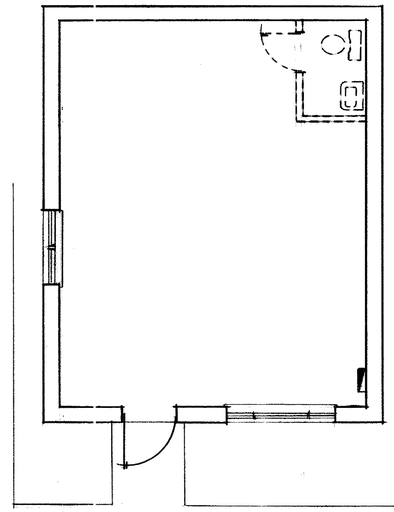


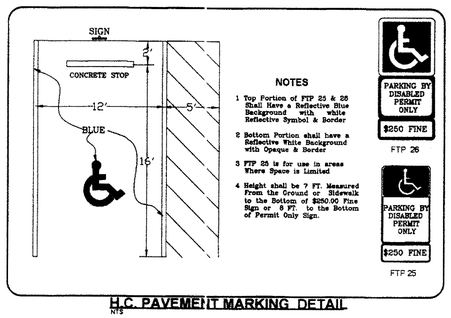
PLOT PLAN
1"=20'

NOTE:
INFORMATION TAKEN FROM SURVEY PREPARED BY JAMES A KIRBY III JOB # 83-132 DATED 3/29/83

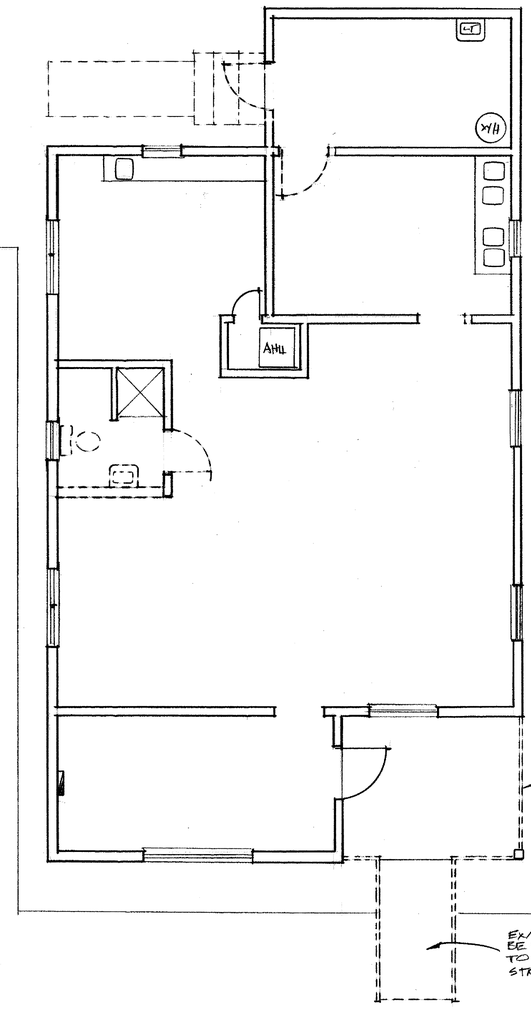
TREE LEGEND

- EXISTING OAK TREE
- EXISTING PALM TREE
- EXISTING CABBAGE PALM
- EXISTING BOUGAINVILLA
- EXISTING HEDGE





H.C. PAVEMENT MARKING DETAIL
NTS



WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

AS-BUILT / DEMOLITION FLOOR PLAN
1/4"

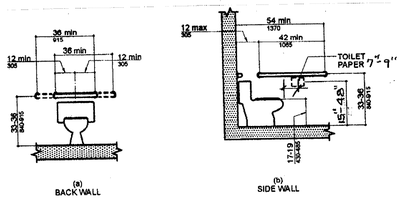
9/23/14
CONDITIONAL USE

DORA'S DAYCARE
FT. PIERCE, FLORIDA

PETER B. COOK

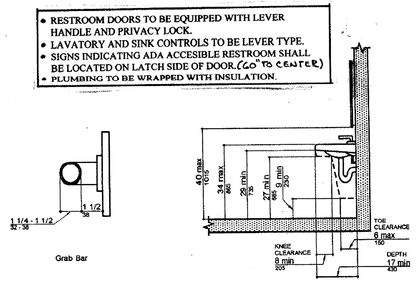
COOK & MENARD ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
FT. PIERCE, FLORIDA 34950
806 DELAWARE AVE.
PHONE: (772) 460-7751
FAX: (772) 460-4244

SHEET
1
OF TWO
DORA'S DAYCARE



GRAB BARS AT WATER CLOSETS

- RESTROOM DOORS TO BE EQUIPPED WITH LEVER HANDLE AND PRIVACY LOCK.
- LAVATORY AND SINK CONTROLS TO BE LEVER TYPE.
- SIGNS INDICATING ADA ACCESIBLE RESTROOM SHALL BE LOCATED ON LATCH SIDE OF DOOR.(60" TO CENTER)
- PLUMBING TO BE WRAPPED WITH INSULATION.



ACCESSIBLE RESTROOM DETAILS

NTS



FIGURE 703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

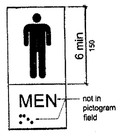


FIGURE 703.6.1
PICTOGRAM FIELD

TABLE 703.5.5
VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8 inch (16 mm)
	72 inches (1830 mm) and greater	5/8 inch (16 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050 mm)	less than 180 inches (4570 mm)	2 inches (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
Greater than 120 inches (3050 mm)	less than 21 feet (6400 mm)	3 inches (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

BUILDING INFORMATION:

2010 FLORIDA BUILDING CODE
LEVEL II ALTERATIONS

BUILDING AREA:

MAIN STRUCTURE	1168 S.F.
DETACHED STRUCTURE	475 S.F.
TOTAL BUILDING AREA	**1643 S.F.**

GROUP: E EDUCATIONAL

OCCUPANT LOAD PER TABLE 1004.1.2
1643 / 20 = 82.15
TOTAL OCCUPANT LOAD FOR AREA OF IMPROVEMENT 83

CONSTRUCTION TYPE: TYPE V B

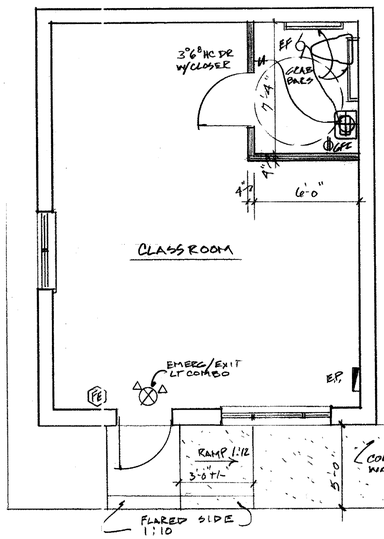
ALLOWABLE AREA PER TABLE 503:
GROUP E 9,500 S.F.

BUILDING IS NON-SPRINKLERED

REQUIREMENTS FOR AREA OF IMPROVEMENTS

REQUIRED NUMBER OF FIXTURES	PROVIDED NUMBER OF FIXTURES
2 WATER CLOSET	2 WATER CLOSET
2 LAVATORY	2 LAVATORY
1 DRINKING FOUNTAIN	1 DRINKING FOUNTAIN
1 SERVICE SINK	1 SERVICE SINK

REQUIRED EXIT WIDTH	36"
PROVIDED EXIT WIDTH PROVIDED	72"
REQUIRED NUMBER OF EXITS	1
PROVIDED NUMBER OF EXITS	2
REQUIRED ADA CORRIDOR WIDTH	42"
PROVIDED ADA CORRIDOR WIDTH	60"
TRAVEL DISTANCE ALLOWED	200'
TRAVEL DISTANCE PROVIDED	56'

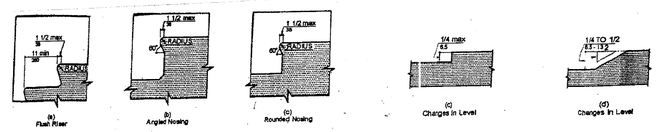


Certification for Design Load Compliance

1. DESIGN CODE: Florida Building code 2010 Edition w/20___ supplements using ASCE 7-10
2. Structure Design is: ___ Enclosed ____ Partially Enclosed X Open Building
3. Risk Category: __I X II ___III ___IV Exposure Category: X B _C ___ D
4. Design Wind Velocity 160 mph ____ ASD ____ LRFD End Zone Width 4' ft.
5. Mean Roof Height: 16 ft. Roof Pitch: 1 :12 Parapet ____ ft.
6. Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ __30' MRH(worst case)
   Zone 1: N/A Zone 2: N/A Zone 3: N/A Zone 4' -47.9 Zone 5: 57.5 Garage door: N/A
7. Design Loads: Floor: N/A PSF Roof/Dead: N/A PSF Roof /Live N/A PSF Balcony: ____PSF
   Dock: ____PSF Deck: 80 PSF Stairs: ____PSF Fence: ____PSF Railing: 50 lb/F
8. Were Shear Walls Considered for Structure? X Yes ___Not applicable Explain Why Not:
9. Is A Continuous Load Path provided? X Yes ___Not applicable Explain Why Not:
10. Design Soil Bearing Pressure: 2000 PSF
    Soil boring Test required ___Yes X No (based upon section 1803.2 exception)

SCOPE OF WORK:

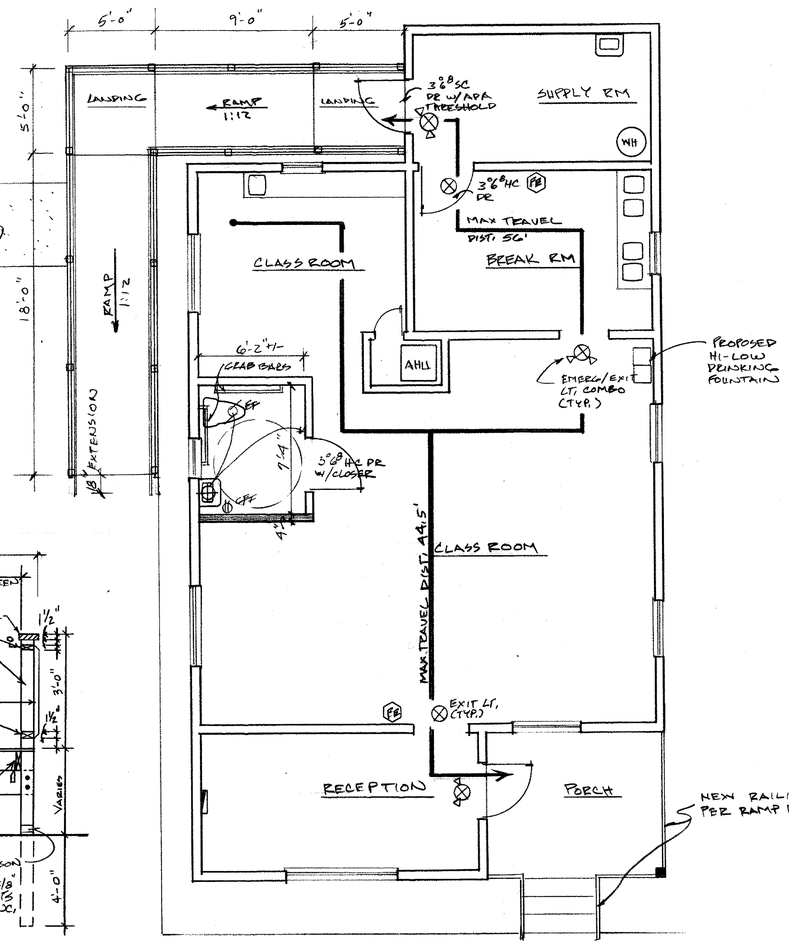
1. REMOVE EXISTING WOOD RAMP AS REQUIRED TO EXPOSE EXISTING CONCRETE STAIRS.
2. REMOVE AND REPLACE DOORS AS REQUIRED PER PLANS AND DETAILS.
3. REMOVE AND RECONSTRUCT RESTROOMS PER PLAN AND DETAILS TO BE ADA COMPLAINT.
4. ADD EMERGENCY AND EXIT LIGHTING PER PLANS.
5. CONSTRUCT ADA COMPLAINT RAMP PER PLANS AND DETAILS.

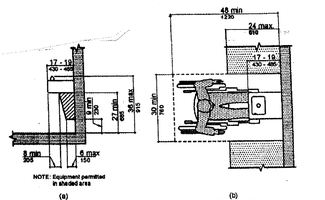


STAIR NOSING

THRESHOLD ON ACCESSIBLE ROUTE

FLORIDA ACCESSIBILITY CODE REQUIREMENTS (NO SCALE)



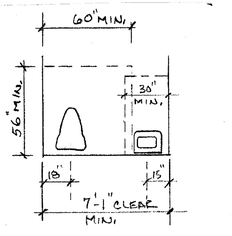


DRINKING FOUNTAINS SHALL BE HI-LOW WITH SPOUT OUTLET @ 36" MAX. AND 38"-43" MAX. FOR PERSON STANDING.

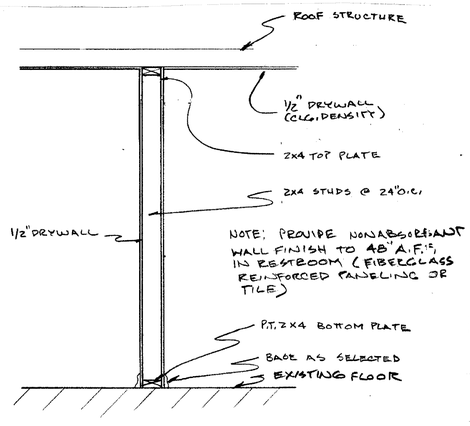
SPOUT SHALL BE LOCATED 15" MIN. FROM SUPPORT WALL & 5" FROM FRONT EDGE OF UNIT.

SPOUT SHALL PROVIDE A WATER FLOW OF 4" HIGH MIN.

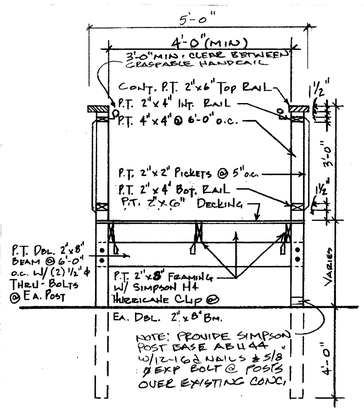
ACCESSIBLE DRINKING FOUNTAIN
NTS



RESTROOM FIXTURE CLEARANCE DETAIL
1/4"



TYPICAL INTERIOR WALL SECTION
N.T.S.



RAMP SECTION
N.T.S.

RENOVATION FLOOR PLAN
1/4"

WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED 2X4 FRAME WALLS

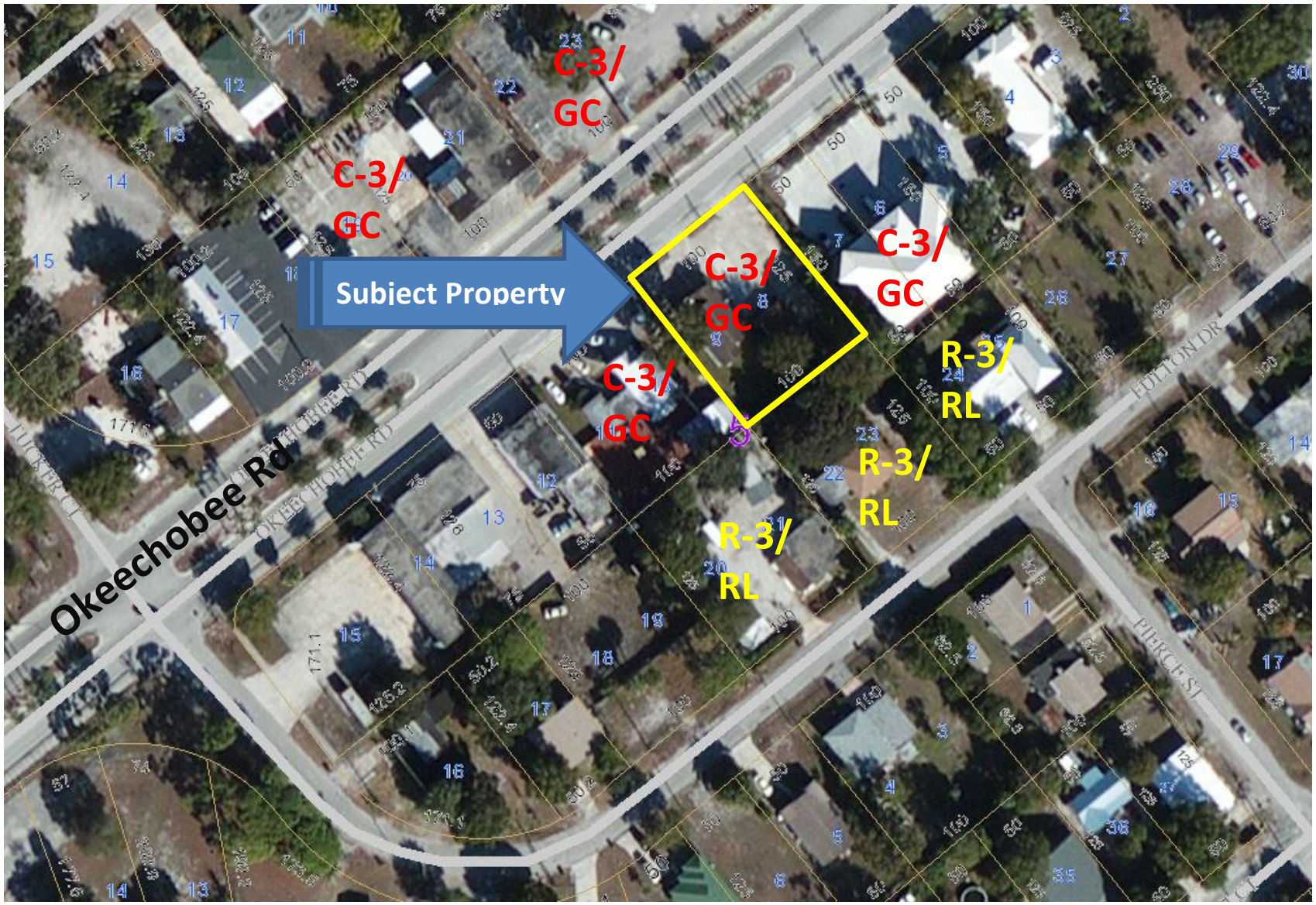
9/23/14
CONDITIONAL USE

DORA'S DAYCARE
FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD
ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
806 DELAWARE AVE. FT. PIERCE, FLORIDA 34950
PHONE: (772) 460-7751 FAX: (772) 468-4244

SHEET
2
OF TWO
DORA'S DAYCARE



Zoning/Future Land Use

PROPERTY RECORD CARD

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10/8/2010	100	0330	SP	3238 / 2174
12/3/2008	100000	00	WD	3040 / 2380
11/21/2003	98300	00	WD	1850 / 1537
9/2/2000	100	04	QC	1327 / 0801
6/23/1995	75000	00	WD	0963 / 0223
4/20/1993	75000	01	WD	0837 / 0757
10/20/1992	60000	01	AA	0812 / 0672
4/1/1983	75000	00	CV	0398 / 2617
3/1/1982	85000	00	CV	0373 / 1351

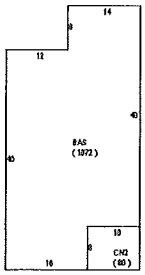
Assessment 2014

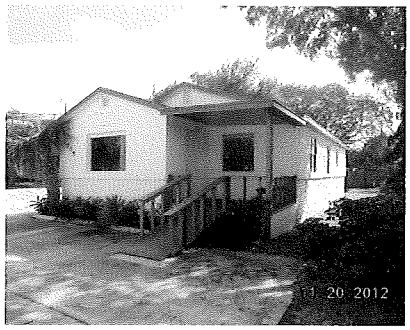
2014 TRIM:	64600
Assessed:	64600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1651.13

Total Land and Building

Land Value:	43800 Acres: 0.29
Building Value:	20800
Finished Area:	1528 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	LROF - OFFICE	YearBlt:	1948	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1948	PrimeWall:	FS - Frm Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	VT - Vinyl Tiles
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	5000	AV	AV	1950

Land Information

No.	Use Type	Type	Measure	Depth
1	1700-OFCE BLDG	325 -Sq Feet	12500	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Planning Board **7. g.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Conditional Use Approval (with no new construction) - 3204 Ohio Avenue

LOCATION

3204 Ohio Ave. Fort Pierce, FL

RESPONSIBLE STAFF

Sandy Ramseth, AICP

RECOMMENDATION

That the Planning Board forward to the City Commission a recommendation of APPROVAL with the following conditions to be completed following and within 7 days of City Commission approval:

1) That all Code Compliance issues be resolved including:

- Operating a business without a business license
- Fence Maintenance
- Lot Clearing – Landscape Maintenance
- Outside Storage

2) That landscaping per Section 22-67(e)(5) shall be provided along the fence on Nebraska Ave.

Attachments

Staff Report
Application
Site Plan
Zoning & Future Land Use Map
PA Card
Enivronmental Study -2003

Form Review

Form Started By: Sandra Ramseth Started On: 10/28/2014 04:27 PM

Final Approval Date: 10/30/2014

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Sandy Ramseth, AICP, Senior Planner

SUBJECT: Americast – Conditional Use without New Construction

DATE: October 28, 2014

STAFF REPORT

Applicant/Representative: Charles Pitt
5303 Palmetto Ave
Fort Pierce, FL 34982

Property Owner: Systec LLC
1175 NW 17th Ave.
Delray Beach, FL 33445

Requested Action: Conditional Use (with no new construction) approval for Light Industrial use in C-3 Zoning

Location: 3204 Ohio Ave. Fort Pierce, FL

Parcel ID: 2417-505-0021-000-9

Current Future Land Use: GC, General Commercial

Current Zoning: C-3, General Commercial

	North	East	South	West
Surrounding Zoning:	C-3	C-3	C-3	C-3
Surrounding FLU:	GC	GC	GC	GC

Parcel Size: .34 acres

Applicant Request:
The applicant is requesting Conditional Use approval (with no new construction) for a Light Industrial Use. The proposal is to continue light industrial, concrete casting services as has been done since 1999 originally under the name D.R. Stoneworks.

This application is before you due to a lapse in maintaining a Business Tax License for the business. Recent application for a new Business Tax License brought attention to the fact that the subject property needs a Conditional Use approval in order to have a light industrial use in a C-3 Zoning District, a change that took place in 2008.

Staff Analysis:
The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The proposal is to continue light industrial, concrete casting services as has been done on site since 1999 originally under the name D.R. Stoneworks, and later in 2003 to 2010 as Mizner StoneWorks. The applicant wishes to continue production of pre-cast concrete products; fabricating items such as garden statuary, balustrades, fountains, pool coping, stepping stones, pier caps, wall caps, pavers, etc., to high-end concrete pads for generators, A/C units, etc. for the end user. This fabrication consists of pouring a slurry of concrete into molds for casting. They do not process or manufacture cement or concrete, which is a heavy industrial use, they only manufacture with it.



The subject property is surrounded by all commercially (C-3) zoned properties. The Future Land Use of all surrounding properties is also commercial (GC), and is consistent with the zoning. The existing use to the north is a Church and vacant church property. To the east a commercial property which appears to be a warehouse type of use, to the immediate west a single family home, and further west vacant commercial property. To the south, a drainage ditch, and further south is a church and carwash. The subject property fronts Ohio Ave., an unpaved road that can only be accessed from 33rd Street Nebraska Avenue to the north, is paved but does not provide primary access to the property. A wooden six-foot tall privacy fence completely surrounds the property.

Because this property has had a history of this type of use dating back to 1999, it would seem reasonable, even prudent, to continue this type of use at the subject property rather than start anew at another location. Although industrial uses, even light ones, often have perceived or real environmental issues associated with them, it appears that this one may be void of that. In 2003, a Phase I Environmental Site Assessment was conducted on the property and based on the information gathered during the site assessment, "there were no environmental conditions identified in connection with the property", was the conclusion of the report.

It is therefore, staff's recommendation to approve Americast as a Conditional Use, with the following condition per Section 22-67(e)(5): [Note: the bolded section]

(e) *Required fences, walls, or hedges.*

(5) *Commercial and industrial buffers.* Outside storage of materials for commercial and industrial uses shall be screened with a sight-obscuring fence or wall which is not less than six (6) feet to a height equal to the height of the material being stored… For all fences and walls constructed generally parallel to the public right-of-way or parallel to a lot that is not zoned I-1 or I-2, **there shall be a hedge planted along the outside of such barrier to form a thirty-six-inch or higher continuous, unbroken solid screen and one tree planted for an average of every twenty (20) feet along the outside of such barrier**.

This would apply to the existing fences that parallels Nebraska Ave.

TRC Recommendations/Comments:

City Engineering:
The Engineering Department recommends approval with the following comment:

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

The applicant should be made aware that based on the information submitted that parking may be required along with driveway improvements and related drainage treatment facilities.

Applicant Response:
So noted.

City Code Compliance:
The Code Compliance Department provided the following comments:

There is an active violation at this location for the following issues:

- Operating a business without a business license
- Fence Maintenance
- Lot Clearing – Landscape Maintenance
- Outside Storage

The matter has been heard by the Special Magistrate on October 1, 2014 and the owner was given 30 days to comply or be fined $250 per day.

Update: An extension has been given to complete the work

Applicant Response:
Applicant came in late and indicated he is working on resolving all issues.

City Planning:
The Planning Department recommends approval of Americast as a Conditional Use, with the following condition per Section 22-67(e)(5):

(e) *Required fences, walls, or hedges.*

(5) *Commercial and industrial buffers.* Outside storage of materials for commercial and industrial uses shall be screened with a sight-obscuring fence or wall which is not less than six (6) feet to a height equal to the height of the material being stored… For all fences and walls constructed generally parallel to the public right-of-way or parallel to a lot that is not zoned I-1 or I-2, there shall be a hedge planted along the outside of such barrier to form a thirty-six-inch or higher continuous, unbroken solid screen and one tree planted for an average of every twenty (20) feet along the outside of such barrier.

This would apply to the existing fence that parallels Nebraska Ave.

Applicant Response:
Applicant came in late and indicated he will comply.

Other TRC Departments:
All other TRC reviewing Departments had "no comments".

Staff Recommendation:
That the Planning Board forward to the City Commission a recommendation of APPROVAL with the following conditions to be completed following and within 7 days of City Commission approval:

1) That all Code Compliance issues be resolved including:

- Operating a business without a business license
- Fence Maintenance
- Lot Clearing – Landscape Maintenance
- Outside Storage

2) That landscaping per Section 22-67(e)(5) shall be provided along the fence on Nebraska Ave.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Urban Forestry ◊ Zoning

Conditional Use – No New Construction

Property address or Location: 3204 OHIO AVE
Parcel ID #(s): 24-17-505-0021-0009
Project description: CAST STONE IE - Ft. Pierce BENCHES

Shane Peachey	Charles Pitt
Property Owner(s)	Applicant/Representative, Title, Company
175 NW 17th Ave	
Street Address	Street Address 5303 Palmetto Ave.
Delray Beach	City Ft. Pierce State FL Zip 34982
City State FL Zip 33445	
Phone Number 561-860-0282	Phone Number CharlesPitt2001@yahoo.com
Email Address Shane_peachey@hotmail.com	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY
The foregoing instrument was acknowledged before me this 2nd day of October, 2014, by Shane Peachey who is personally known to me or has produced _____ as identification.

Signature of Notary

JAMES CLARK
MY COMMISSION # EE 218668
EXPIRES: October 26, 2016
Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

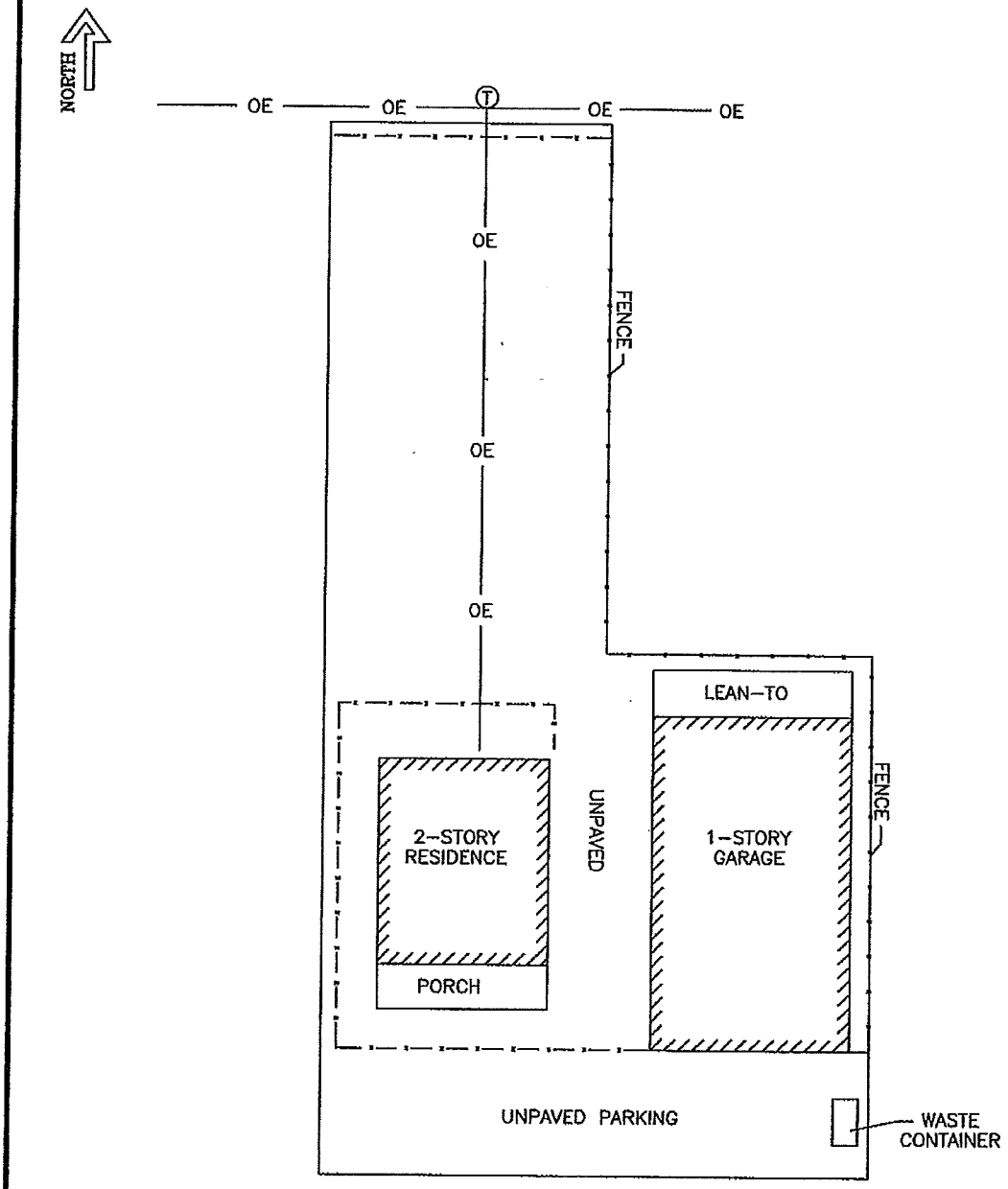
TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp



LEGEND: —OE— OVERHEAD ELECTRIC Ⓣ ELECTRIC TRANSFORMERS		0 15 30 SCALE: 1 IN = 30 FT PROJECT #:
PREPARED FOR:	D.R. STONEWORKS 3204 OHIO AVE., FORT PIERCE, FLORIDA	DATE DRAWN: 01/21/03 DWG #: 030103F2
FIGURE TITLE:	SITE PLAN	FIGURE NO.: 2



Zoning & Future Land Use

PROPERTY RECORD CARD

Systec LLC Record: 1 of 2 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	3204 Ohio Av	ParcelID:	2417-505-0021-000-9
Sec/Town/Range:	17 :35S :40E	Account #:	26681
Map ID:	24/17N	Use Type:	MX-STR OFCE
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Systec LLC
Address: 1175 NW 17th Ave
Delray Beach FL 33445

Legal Description

PALMETTO PK LOT 20 AND S 1/2 OF LOT 21 (OR 3536-359)

Sales Information

Date	Price	Code	Deed	Book/Page
7/8/2013	40000	0111	TD	3536 / 0359
7/12/2007	175000	01	SP	2855 / 2211
2/20/2003	15000	00	WD	1663 / 2870
3/22/2000	80000	00	WD	1288 / 0689
6/21/1995	100	01	QC	0962 / 2319
11/16/1993	11500	01	WD	0869 / 2317
5/5/1993	100	01	CT	0839 / 2365
4/23/1993	0	01	CT	0841 / 2846
3/1/1981	0	01	CV	0359 / 0200

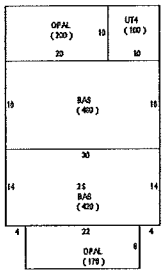
Assessment 2014

2014 TRIM:	75300
Assessed:	75300
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1957.85

Total Land and Building

Land Value:	15000 Acres: 0.34
Building Value:	60300
Finished Area:	3280 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	GA - Gable
ExtType:	LROF - OFFICE	YearBlt:	1924	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1980	PrimeWall:	WS - Wood/Sheath
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	4	Electric:	MX - MAXIMUM	PrmIntWall:	CB - CB
FullBath:	1	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Prm.Flors:	DP - Double Pine
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1200-MX-STR OFCE	305 -Sq Feet	15000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

[lap]E:\D.R.Stoneworks.cover.wpd

D. R. Stoneworks Property Due Diligence

Phase I Environmental Site Assessment Report

January 2003

Prepared For:

Mr. Robert McIntyre, Jr.

c/o

Mr. Drennen L. Whitmire, Jr., Esq.

Fleming, Haile & Shaw, P.A.
450 Royal Palm Way Sixth Floor
Palm Beach, Florida 33480
(561) 833-5600

Prepared By:

ACCESS ENGINEERING
A DIVISION OF ACCESS GROUP, INC.
P. O. Box 810729
Boca Raton, Florida 33481-0729
(561) 368-4855

Access Engineering
A DIVISION OF ACCESS GROUP, INC.

GEOTECHNICAL · ENVIRONMENTAL
ENGINEERING · TESTING · INSPECTIONS
CONTRACT DRILLING · DEVELOPMENT-CONSTRUCTION REVIEW

January 29, 2003

Drennen L. Whitmire, Jr., Esq.
Fleming, Haile & Shaw, P.A.
450 Royal Palm Way Sixth Floor
Palm Beach, Florida 33480

Re: Environmental Site Assessment
D. R. Stoneworks Property
3204 Ohio Avenue, Fort Pierce, Florida

Dear Sirs:

Access Engineering has performed an Environmental Site Assessment (ESA) of the referenced property. We performed this ESA in accordance with the appropriate standard of care and with the practices and service scope recommended by ASTM, except as otherwise noted. Enclosed is the report of the ESA conducted at the referenced property.

Our findings are summarized in the Executive Summary section of the report. As noted, we did not identify any recognized environmental conditions that indicate the likely presence or threat of a release of hazardous substances or petroleum products on the property.

Drennen L. Whitmire, Jr., Esq. / Fleming, Haile & Shaw, P.A. and Robert McIntyre, Jr. are authorized to rely upon the findings and conclusions of this ESA Report.

Please do not hesitate to call this office with any questions or comments regarding the information contained in this report.

Sincerely,

Thomas Cozzie, Senior Scientist
Senior Project Manager

L. A. Nelson, President
Access Engineering

BOCA RATON · JUPITER · PALM CITY · ORLANDO · GAINESVILLE
P.O. Box 810729 Boca Raton, FL 33481-0729
Office (561) 368-4855 · Fax (561) 368-5733 · E-mail: accessengr@msn.com · www.accessgroup-florida.com

EXECUTIVE SUMMARY

Access Engineering performed an Environmental Site Assessment of the property located at 3204 Ohio Avenue, Fort Pierce, Florida. The scope of work of this site assessment was intended to identify *recognized environmental conditions* (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property.

An initial site visit was conducted on January 15, 2003. The site contains two structures – one residence and one warehouse/garage – as well as a number of small shelters and ancillary structures. The site is occupied by D. R. Stoneworks, a fabricator of architectural cast stone products. Adjacent properties consist of mixed residential, commercial, and vacant lots.

The manufacturing process used by D. R. Stoneworks on the site generally consists of pouring a slurry such as Portland cement into a mold for casting. The principal chemical used in this process is a biodegradable, non-hazardous form release agent. Several 55-gallon drums of the form release agent were present on the site at the time of the site visit. Other chemicals or petroleum products observed on the site included gasoline, hydraulic oil, paints and polishes. These materials were stored on the site in 5-gallon or smaller containers. No evidence of a spill or release of any hazardous chemicals or petroleum products was observed on the site.

No records that indicated past violations of environmental regulations or releases of hazardous substances or petroleum products on the site were found in federal and state regulatory agency files. No evidence of off-site releases of hazardous substances or petroleum products that were likely to impact the site was discovered.

Based on the information developed during this site assessment, we did not identify any current, recognized environmental conditions in connection with the property.

1. INTRODUCTION

1.1 Purpose

This report presents the results of an Environmental Site Assessment (ESA) of the site, performed for Drennen L. Whitmire, Jr., Esq. / Fleming, Haile & Shaw, P.A. and Robert McIntyre, Jr. (the "User") and current as of January 15, 2003. The scope of services for the ESA is intended to comply with the ASTM designation E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to this Standard Practice are noted in the report.

The purpose of this environmental site assessment is to identify, to the extent feasible given the scope of the process, recognized environmental conditions (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property.

1.2 Scope of Services

A specific, detailed scope of services was provided to the User prior to initiation of the ESA. The scope of services is intended to follow the ASTM Standard Practice E 1527-00.

1.3 Limitations and Exceptions

The findings and opinions conveyed in this report are based upon information obtained on a particular date from a variety of sources enumerated herein, which are believed to be reliable. Access Engineering does not warrant the authenticity or reliability of these information sources. Opinions relative to environmental conditions given in this report are based upon information derived from the most recent site reconnaissance date and from other activities described herein. The User is advised that the conditions are subject to change. Certain indicators of the presence of hazardous materials may have been latent or not present at the time of the most recent site reconnaissance and may subsequently become observable. The research effort conducted for an environmental site assessment, while fully appropriate and in compliance with the scope of service, is limited and may not include all important information sources.

This environmental site assessment did not include a survey for asbestos-containing building materials, radon testing, wetlands delineation, or a lead paint survey. This environmental site assessment report does not include an evaluation of compliance by the owners or occupants of the property with applicable environmental rules and regulations, although such information may be a factor in identifying recognized environmental conditions in connection with the property.

This report is not a comprehensive site characterization or regulatory compliance audit and should not be construed as such. The opinions presented in this report are based upon findings derived from a site reconnaissance, a review of specified records and sources, and comments made by persons interviewed in the course of this site assessment. Specifically, Access Engineering does not represent that the site contains no hazardous or toxic materials, products or other latent conditions beyond those observed during the site assessment. Further, the services herein shall in no way be construed, designed or intended to be relied upon as legal interpretation or advice. The findings of this environmental site assessment are based on reasonable judgments made at a specified time under specific circumstances. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The level of inquiry provided is not meant to represent an exhaustive assessment of the property. Invasive soil and groundwater testing, which could provide a greater level of certainty concerning the likely presence of recognized environmental conditions in connection with the property, was not included within the scope of this environmental site assessment except as described in this report.

1.4 Reliance

This study and report has been prepared on behalf of and for the exclusive use of the User, identified above. The User is authorized to rely upon the findings and conclusions of this Environmental Site Assessment. No warranties, duties or obligations extend to any other party unless specifically stated herein or in the transmittal letter attached to this report.

2. SITE DESCRIPTION

2.1 Site Location and Legal Description

The site is located at 3204 Ohio Avenue in Fort Pierce, St. Lucie County, Florida. The site is represented on the U.S. Geological Survey (USGS) 7.5 minute topographic map, Fort Pierce, Fla., quadrangle. The approximate location of the property is depicted on the location map presented as Figure 1.

The legal descriptions of the subject site is provided in Appendix A.

2.2 Site and Vicinity Characteristics

The site is an irregularly-shaped lot, comprising approximately 0.34 acres, situated on relatively level terrain in the northeastern portion of St. Lucie County. Land use in the vicinity of the site is generally characterized by mixed commercial and residential uses. The site has been developed for residential and industrial use.

2.3 Structures, Roads and Other Improvements

The site faces Ohio Avenue on its south side and adjoins Nebraska Avenue on the north. The site contains a two-story, wood-frame residence and a single-story, concrete-block garage with poured concrete floor and asphalt shingle hip roof.

2.4 Utilities

The electric utility supplying the site and vicinity is Florida Power & Light Company (FPL). Overhead electric enters the site from the north. The site is connected to municipal water and sewer supplied by the Fort Pierce Utility Authority.

2.5 Current Uses of the Property

The site is occupied by D. R. Stoneworks, a manufacturer of architectural and ornamental cast stone products. The two-story structure serves as a residence for the owner and the garage is used as a fabrication shop.

3. INFORMATION PROVIDED BY USER

3.1 Title Records, Environmental Liens and Valuation Reduction

A Chain of Title or other records of prior ownership and lien holders were not reviewed for this investigation. The User did not report knowledge of any liens on the property or reductions in valuation associated with environmental liabilities.

3.2 Information Provided by Owner and Occupant

The occupant of the property, Mr. R. P. Smith of D. R. Stoneworks, was interviewed for this site assessment. Mr. Smith provided information on the history of the property and on-site activities. Mr. Smith stated that D. R. Stoneworks began operating on this site approximately four (4) years prior to the site inspection. According to Mr. Smith, the property was formerly used as a residence, only. Mr. Smith described current site activities in detail.

3.3 Additional Information

The User indicated that the purpose of this ESA was to satisfy environmental due diligence requirements associated with an intended purchase of the property.

4. HISTORICAL USE INFORMATION

4.1 Current and Prior Ownership

According to St. Lucie County Tax Records, the current owner of the site property is Barbara Jupiter, 112 Sweet Bay Circle, Jupiter, Florida. Sales of the property were recorded in March 2000 and November 1993. Further sales history was not available. A Chain of Title or other records of prior ownership were not reviewed for this investigation.

4.2 Review of Aerial Photographs

Aerial photographs of the site and vicinity were reviewed in 10-year or shorter increments, as available. The aerial photographs were obtained from the offices of the St. Lucie County Property Appraiser and Engineering Division. The date of each photograph and the observations noted during the review are summarized below:

February 1968

The site was occupied by a single, residential structure, which fronted an unpaved roadway that provided access from 33rd Street to the west and Okeechobee Road to the east. Nebraska Avenue abutted the north boundary of the site. Small structures, most likely residences, were present on the adjoining properties east and west of the site. North of the site was vacant pastureland. South, across a drainage canal, was a cluster of buildings that appeared to be a church and school or related facilities.

1975 (Month of flight not available)

The site and adjacent properties appeared similar to their 1968 condition. To the southeast of the site and east of the church facility was a commercial structure that had not been visible in the 1968 photograph.

March 1983

The site and adjacent properties appeared similar to their 1975 condition. Approximately 150 feet west of the site, a commercial garage was now present, fronting on Nebraska Avenue.

January 1992

A rectangular commercial structure occupied the adjoining property east of the site. The site and other adjacent properties appeared similar to their 1983 condition.

April 1997

A rectangular structure has been built on the site, immediately east of the existing residence. Adjoining properties appeared similar to their 1992 condition.

February 2000

A third, smaller structure appeared to be present on the northeast part of the site. In addition, the balance of the site was cleared of vegetation. Adjoining properties appeared similar to their 1997 condition.

4.3 Historical City Directories

Historical directories providing coverage for the vicinity of the subject site were used to identify former occupants of the site and adjoining properties. Directories were reviewed in approximately 5-year increments, as available. Reported occupants of adjoining properties are discussed in Section 8.1 of this report. Following is a summary of directory listings for the subject site.

Table 4-1. Historical Occupants of Subject Property

Year of Listing	Address	Occupant
1956	3204 Ohio Avenue	No listing for address
1960	3204 Ohio Avenue	No listing for address
1964	3204 Ohio Avenue	No listing for address
1969	3204 Ohio Avenue	No listing for address
1982	3204 Ohio Avenue	No listing for address
1994	3204 Ohio Avenue	No listing for address
1998	3204 Ohio Avenue	No listing for address
Sources:	R.L. Polk & Company	

4.4 Sanborn Fire Insurance Maps

A search for Sanborn fire insurance maps found no coverage for the site.

4.5 Other Historical Use Records

St. Lucie County Property Appraiser's Office records indicated that the residence on the site was constructed in 1924. Mr. Smith, the occupant, confirmed that this was the approximate age of the residence. Mr. Smith indicated that the site was formerly used as a residence, only, and that the previous owner had constructed the garage for non-commercial purposes (i.e., as a "hobby shop"). The garage was built in 1996, according to St. Lucie County records.

4.6 Previous Investigations

No information concerning previous environmental investigations on the site was encountered in the course of this assessment.

5. ENVIRONMENTAL RECORDS REVIEW

5.1 Standard Environmental Record Sources

File lists of facilities regulated by State and Federal agencies, including the Florida Department of Environmental Protection (FDEP) and the U. S. Environmental Protection Agency (USEPA), were consulted to identify regulated facilities located within ASTM standard search distances from the site. In addition, applicable files maintained by the St. Lucie County Health Department were reviewed if appropriate. For the purpose of this report, regulated facilities include:

- National Priorities List (NPL) sites and delisted NPL sites
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites
- State Hazardous Waste Sites
- RCRA Hazardous Waste Treatment, Storage and Disposal (TSD) facilities
- Solid Waste Facilities and Landfills
- Leaking Underground Storage Tank (LUST) facilities, or petroleum cleanup sites
- Underground Storage Tank (UST) and Above-ground Storage Tank (AST) facilities

A summary of the regulatory database search findings, compiled by Environmental Data Resources, Inc., is attached as Appendix C.

5.2 Environmental Records Pertaining to the Site

None of the referenced agencies were reported to have an active enforcement case involving hazardous substance violations on the site. No liens recorded against the property for environmental cleanup costs imposed by a regulatory agency were reported by the User. The site address did not appear in the search results for the environmental record databases consulted for this investigation.

5.3 Environmental Records Pertaining to Off-Site Sources

The regulatory database search identified regulated facilities located within the search distance from the subject site. No adjoining properties were listed in the searched environmental records databases. However, the database search reported two petroleum cleanup sites located within the site vicinity, the former Fina service station at 3101 Okeechobee Road and the Bellsouth facility at 3300 Okeechobee Road.

The former Kickliter Fina station (FDEP Facility ID # 568518575) is located 200 feet southeast of the site, on the south side of Okeechobee Road. A discharge of gasoline was reported at this facility in 1987. Subsequently, site assessment and remedial activities were initiated under a State-sponsored cleanup costs reimbursement program. The site cleanup is reportedly continuing.

The Bellsouth operations facility (FDEP ID # 568734405) reported a release of diesel fuel in November 1996. The release apparently did not contaminate groundwater. As of April 1998, FDEP issued a No Further Action order affirming that all necessary cleanup activities relating to the fuel discharge had been completed.

Other regulated facilities located within the search distances from the subject site are identified in the report attached as Appendix C.

6. PHYSICAL SETTING SOURCES

6.1 Topography and Surface Water Characteristics

The site is situated on relatively level terrain at an approximate elevation of 19 feet above NGVD (National Geodetic Vertical Datum). The site adjoins a drainage canal to its south, across the Ohio Avenue right-of-way. The site does not contain any significant surface water features.

6.2 Geological and Soil Characteristics

The shallow geology underlying St. Lucie County has been described in South Florida Water Management District and U. S. Geological Survey publications. Shallow soils in the vicinity of the site generally consist of surficial fine sands of varying thickness, underlain by Pleistocene aged sediments that consist of sands interbedded with thin beds or lenses of clayey sand, limestone, sandstone or shell.

6.3 Groundwater Characteristics

Groundwater is reportedly encountered within several feet below land surface near the site. The water-table aquifer occurs in Pleistocene and Pliocene aged sediments consisting primarily of sand, limestone and shell. The aquifer is generally unconfined, occurring from the water table near land surface to depths of 180 to 200 feet in the vicinity of the site (South Florida Water Management District, 1994).

Direct infiltration of precipitation and seepage from canals are the major sources of freshwater recharge to the aquifer. Discharge from the aquifer occurs as a result of withdrawals for water supply, evaporation, transpiration and lateral discharge into canals.

Regional groundwater flow is likely to be toward the east, but the local groundwater flow direction may be influenced by the presence of drainage features.

7. SITE RECONNAISSANCE AND INTERVIEWS

7.1 Methodology and Limiting Conditions

A qualified environmental professional performed a visual reconnaissance of the site on January 15, 2003. Photographs of the site are provided in Appendix D. The environmental professional visually inspected the property and the exterior and accessible interior areas of the on-site structures.

7.2 General Site Observations

The site was bounded on the south by the Ohio Avenue right-of-way and on the north by Nebraska Avenue. The site contained two structures. A two-story, wood-frame house was used as a residence and office by the site occupant. A single-story, detached, concrete block garage was used as a workshop for the principal site activity, D. R. Stoneworks.

D. R. Stoneworks was a manufacturer of architectural and ornamental cast stone products. Slurry made from concrete or other material (e.g., plaster, gypsum, etc.) was poured into molds for cold casting. A biodegradable, non-hazardous form release agent was used to facilitate removal of the hardened casting from the mold.

A few 55-gallon barrels of the form release agent were stored in a lean-to behind the garage, adjacent to an air compressor. Inside the garage were stored containers of various other chemicals, oils and products used on the site. The garage had a poured concrete floor. No floor drains were present. Completed castings, seconds and dry materials used in the slurry were stored in the yard area. Several pole tents in the yard area sheltered work areas. Sawing of wood frames for the molds was conducted in one of these work areas.

A vertical, capped length of PVC pipe was observed in the yard area. According to Mr. R. Smith, the occupant, the pipe was a cleanout for the connection to the municipal sewer line.

7.3 Hazardous Substance Use, Storage and Disposal

As noted, the form release agent used in the fabricating process was a biodegradable, non-hazardous solvent. Potentially hazardous substances, such as gasoline, other petroleum products, paints and polishes, were present in small quantities in the on-site garage. The capacities of the largest containers of these materials did not exceed 5 gallons.

No evidence of on-site disposal, release or spills of hazardous substances or petroleum products was observed in the course of the site inspection.

7.4 Storage Tanks

No evidence of the presence or former presence of storage tanks was observed on the site.

7.5 Wastewater and Industrial Wastes

Except for domestic wastewater disposal via the Fort Pierce Utility Authority municipal sewer, no discharges of wastewater or industrial wastes were observed on the site.

7.6 Solid Waste Management and Disposal

A waste container serviced by the City of Fort Pierce was present at the southeast corner of the site.

7.7 Indications of Polychlorinated Biphenyls (PCBs)

A pole-mounted electrical transformer was observed in the right-of-way along the north property boundary of the site. A label attesting to the absence of PCBs was affixed to the transformer. No other potential PCB equipment was observed on the site.

7.8 Monitor Wells and Remediation Activities

No monitor wells or evidence of remedial action associated with hazardous substances was observed on the site.

7.9 Pits, Ponds or Lagoons

No pits, ponds or lagoons were observed on the site.

7.10 Stained Soils, Stressed Vegetation and Other Indicators

No evidence that exposed soil or vegetation had been impacted by releases of hazardous substances was observed.

7.11 Other Potential Concerns

A number of environmental issues or conditions are outside the scope of the Phase I environmental site assessment practice. These non-scope considerations, including asbestos; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historical resources; industrial hygiene; health and safety; indoor air quality; ecological resources; endangered species; and high voltage power lines were not addressed in this investigation.

8. NEIGHBORING PROPERTIES ASSESSMENT

8.1 Current and Past Uses of Adjoining Properties

Adjoining and neighboring land uses included vacant land and mixed residential and commercial activities. To the north, across Nebraska Avenue, was a vacant lot. East of the site was an empty commercial building. This building formerly contained the Merita Bakery and Thrift Shop. According to Mr. R. Smith, occupant of the subject site, an automotive testing facility briefly occupied the building after the Merita Bakery. Further information on this tenant was not available. A drainage canal lies south of the site. South of the canal and to the southwest were the Community United Methodist Church and related facilities. To the southeast was a car wash. The adjoining property west of the site, 3207 Nebraska Avenue, was being used as a storage yard by D. R. Stoneworks. This property was formerly a residence. Farther west was a former automotive repair facility that fronted on Nebraska Avenue. The address listed on the front of the garage was 1502 33rd Street.

Available Polk's City Directories for the years 1956, 1960, 1964, 1969, 1982, 1994 and 1998 did not contain listings for the addresses of the subject site and adjoining properties.

8.2 Sensitive Receptors

No public water supply wells were reported in the vicinity of the site. No private water supply wells were present on the site. A survey of neighboring properties for the presence of private water supply wells was not performed.

The nearest identified sensitive use was the Community United Methodist Pre-school, which was located immediately southeast of the site.

9. CONCLUSIONS

Based on the information developed during this site assessment, no recognized environmental conditions (defined as evidence of the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release or material threat of a release) in connection with the property were identified.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a property located at 3204 Ohio Avenue, Fort Pierce, in St.Lucie County, Florida. Any exceptions to or deletions from this practice are described in Section 1.3 of this report. The signatories to this ESA report attest to the findings, conclusions and opinion expressed herein. The qualifications of the environmental professional(s) responsible for conducting this ESA are provided as Appendix E.

Signed:

Thomas Cozzie, Senior Scientist
Senior Project Manager

Date: 01/29/03

L. A. Nelson, President
Access Engineering

Date: 1/29/03

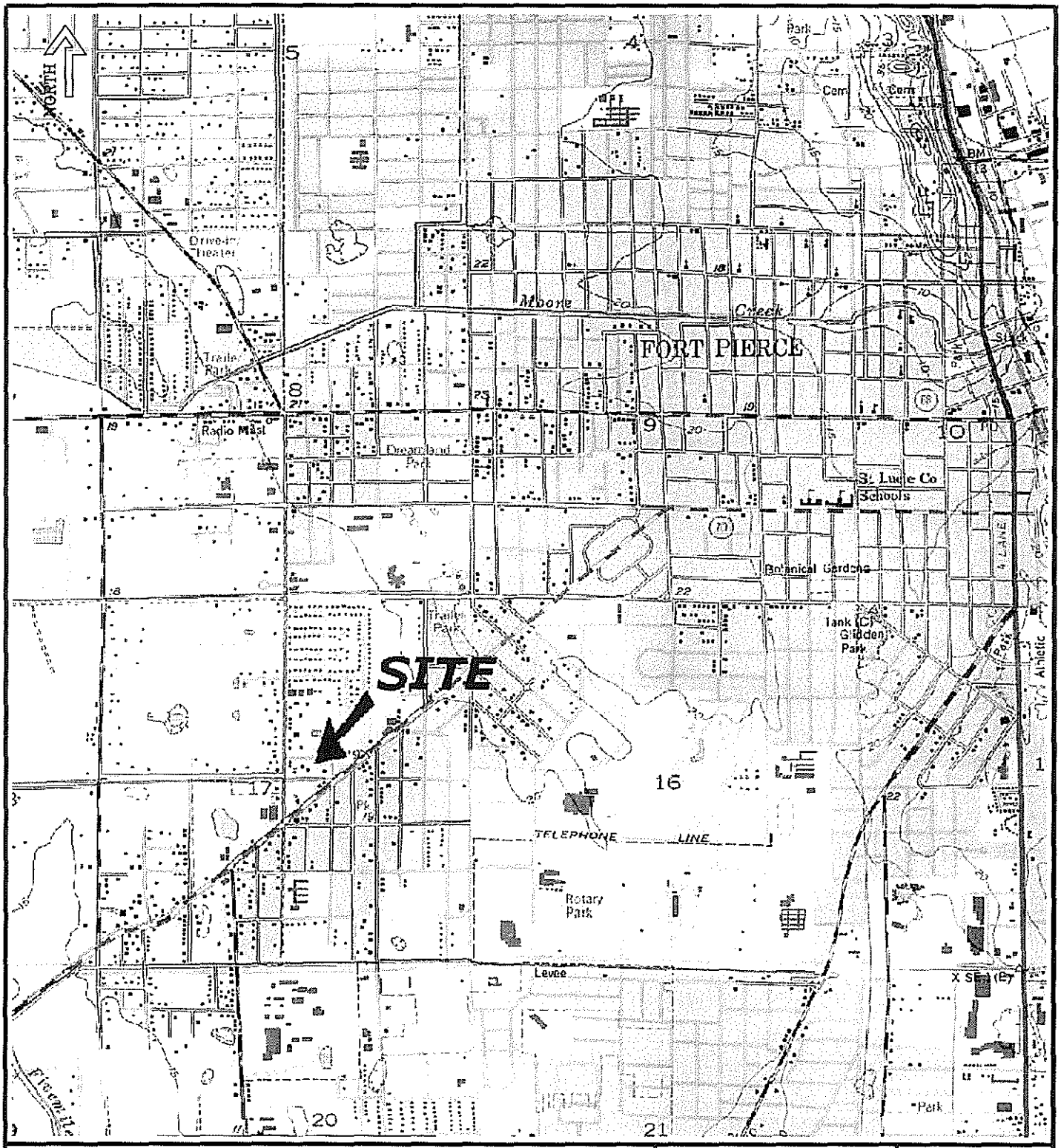
11. REFERENCES

ASTM. 2000. *Standard practice for environmental site assessments: phase I environmental site assessment process.* ASTM (American Society for Testing and Materials) Designation E 1527-00.

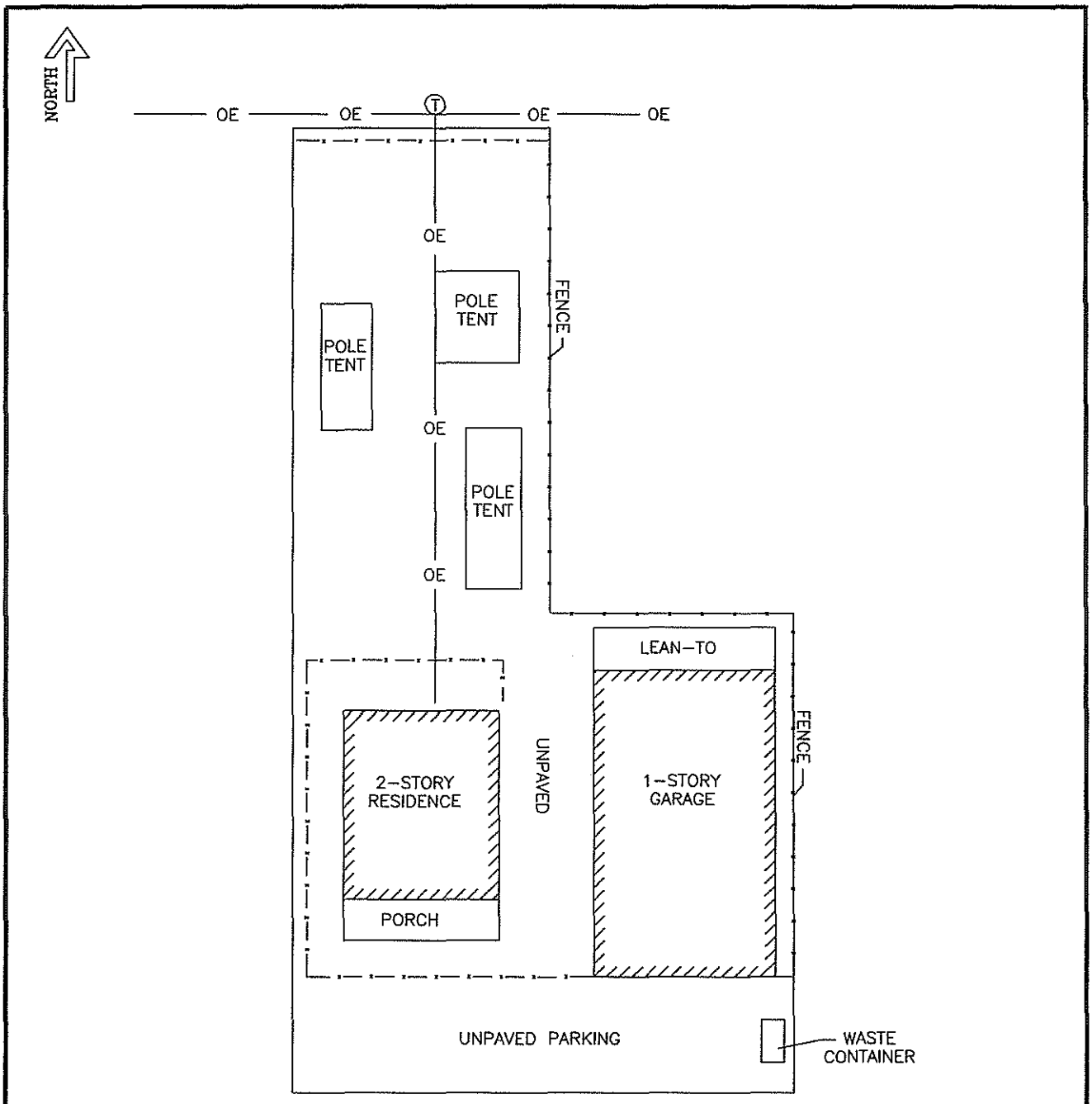
South Florida Water Management District. 1994. *Upper East Coast water supply plan background document.* Upper District Planning Division, South Florida Water Management District. Draft.

The Sanborn Library, LLC. Sanborn Fire Insurance Maps.

USGS. 1983. 7.5 Minute Series Topographic Map, Fort Pierce, Fla., Quadrangle. U. S. Department of the Interior, Geological Survey.



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAP FT. PIERCE, FLORIDA QUADRANGLE	SCALE: 1 IN = 2000 FT (0, 1000, 2000)	
	PROJECT #: AEI-0012	
PREPARED FOR: D.R. STONEWORKS 3204 OHIO AVENUE, FORT PIERCE, FLORIDA	DATE DRAWN: 06/14/02 DWG #: 020602F1	
FIGURE TITLE: SITE LOCATION MAP	FIGURE NO.: 1	



LEGEND: —OE— OVERHEAD ELECTRIC Ⓣ ELECTRIC TRANSFORMERS	SCALE: 1 IN = 30 FT (0, 15, 30)	
	PROJECT #:	
PREPARED FOR: D.R. STONEWORKS 3204 OHIO AVE., FORT PIERCE, FLORIDA	DATE DRAWN: 01/21/03 DWG #: 030103F2	
FIGURE TITLE: SITE PLAN	FIGURE NO.: 2	

Appendix A
Legal Description from Tax Records

PROPERTY RECORD CARD

Barbara Jupiter Record of ? <Prev Next> Spec.Assmnt Taxes

Property Identification

Site Address:	3204 OHIO AV	ParcelID:	2417-505-0021-000-9
Sec/Town/Range	17 :35S :40E	Account #	26681
Map ID:	24/17N	Land Use:	MX-STR OFCE
Zoning:	C-3 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: Barbara Jupiter
Address: 112 Sweet Bay Cir
Jupiter FL 33458

Legal Description
PALMETTO PK LOT 20 AND S 1/2 OF LOT 21 (OR 1288-689)

Sales Information

Date	Price	Code	Deed	Book/Page
3/22/2000	80000	00	WD	1288 / 0689
6/21/1995	100	01	QC	0962 / 2319
11/16/1993	11500	01	WD	0869 / 2317
5/5/1993	100	01	CT	0839 / 2365
4/23/1993	0	01	CT	0841 / 2846
3/1/1981	0	01	CV	0359 / 0200

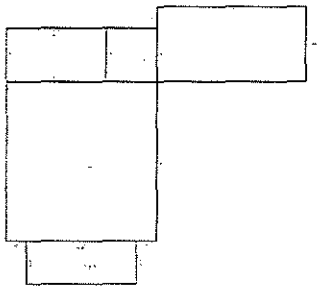
Assessment

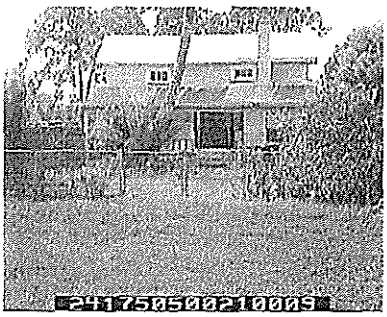
2002 Val:	56800
Assessed:	56800
Ag.Credit:	0
Exempt.	0
Taxable:	56800

Total Land and Building

Total Land:	0.34 Acres
Buildings:	2
Finished Area:	3280 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	GA - Gable
ExtType	HD - HD	YearBlt:	1924	Frame:	-
Grade:	D - D	EffYrBlt:	1980	PrimeWall	WS - Wood/Sheath
StoryHght.	0020 - 2 Story	No.Units	1	SecWall	-

Interior Features

BedRooms:	4	Electric	MX - MAXIMUM	PrmIntWall	CB - CB
FullBath:		HeatType	-	AvgHt/Fl:	STD
1/2Bath:		HeatFuel:	-	Prm Flors:	DP - Double Pine
%A/C.	100	%Heated:	100	%Sprinkled.	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual	Cond.	YrBlt

Land Information

No.	Land Use	Type	Measure	Depth
1	1200-MX-STR OFCE	305 -Sq Feet	15000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

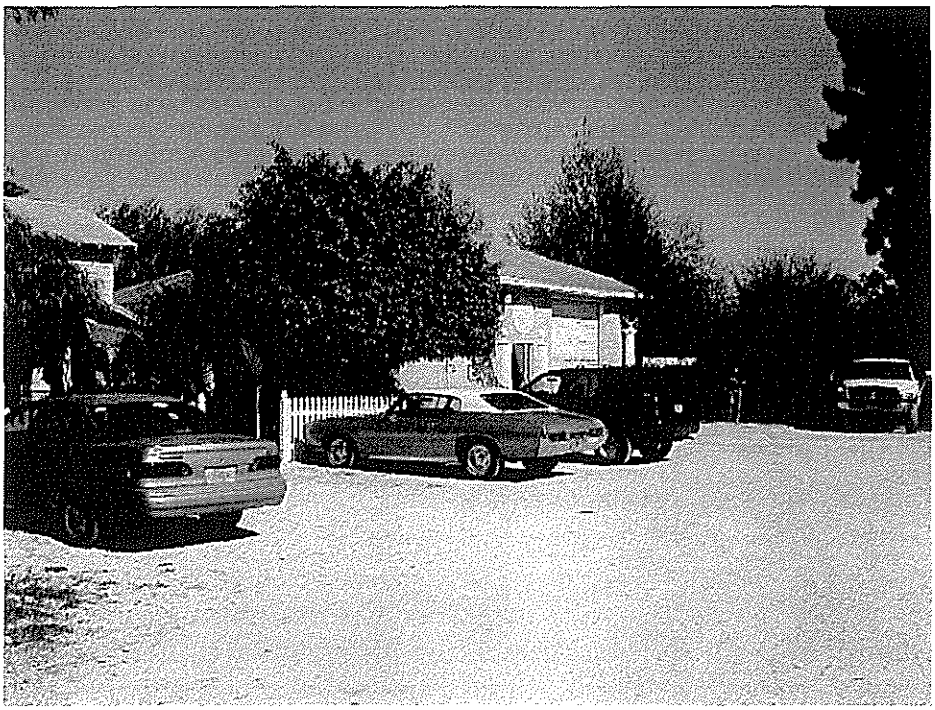


Photo 1. View of site from southwest, showing part of house and garage.

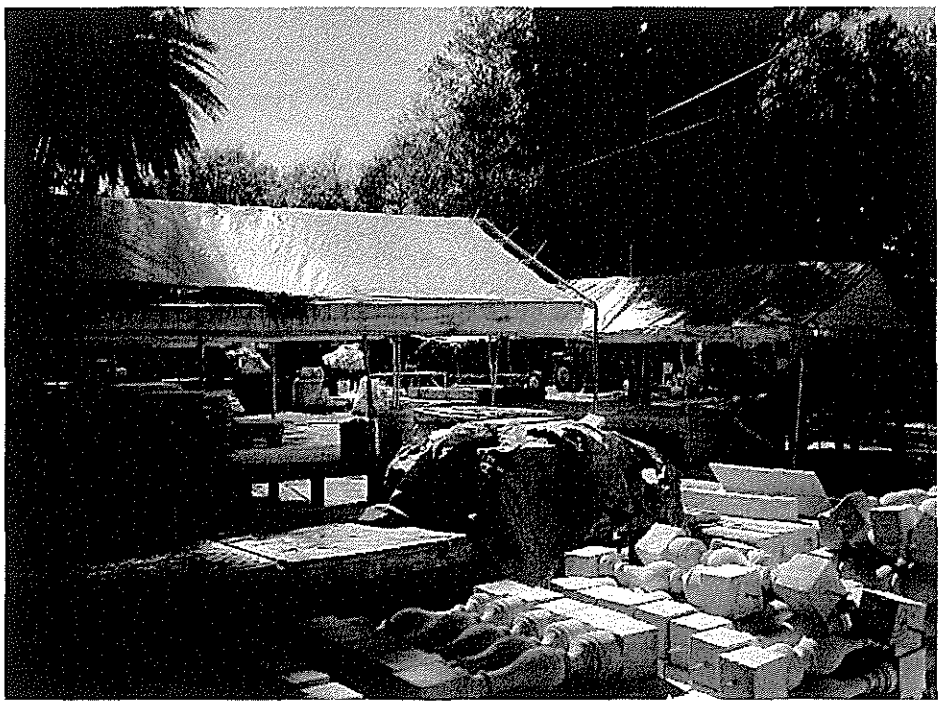


Photo 2. View of site from northeast, showing storage areas in yard.

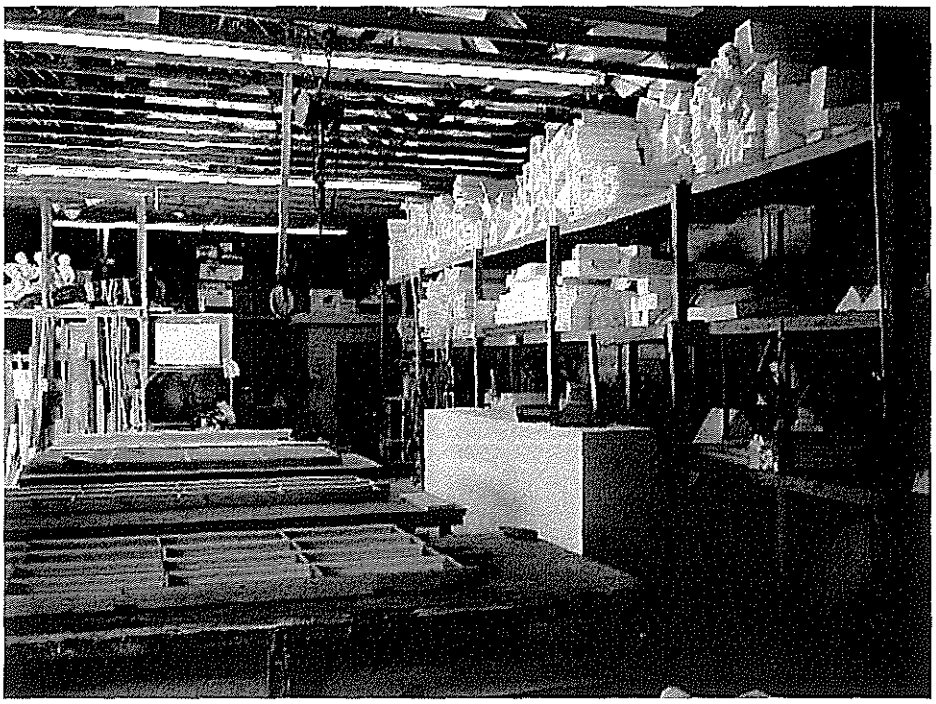


Photo 5. General view of interior of garage, looking from south to north.

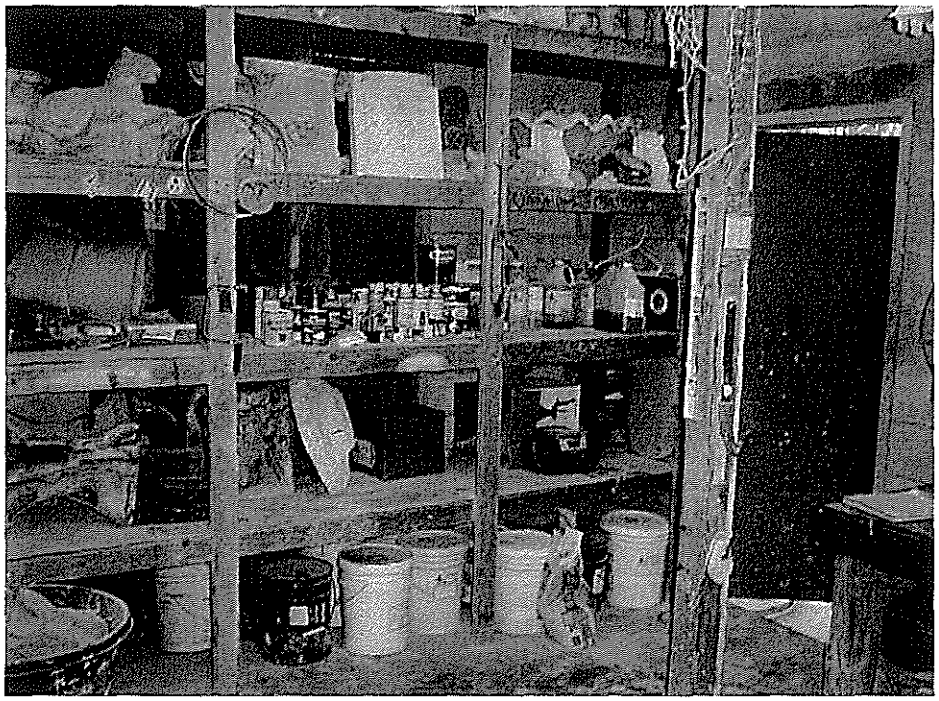


Photo 6. Detail of interior of garage, showing storage of paints, oils and other products.

Planning Board **7. h.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Site Plan Approval - Orange Avenue & N. 17th Street

LOCATION

Orange Avenue & N 17th Street

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

Attachments

Staff Report
Location Map
Project Statement
Site Plan, Landscape Plan, etc.
Building Elevations
Concurrency Review
Stormwater Report
Environmental Report
Geotechnical Report
Traffic Impact Report

Form Review

Form Started By: Clarissa Davis Started On: 11/03/2014 10:06 AM

Final Approval Date: 11/03/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

RYAN SWEENEY, MSP, INTERIM PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: Site Plan Approval
Family Dollar
Orange Avenue & 17th Street

DATE: October 27, 2014

STAFF REPORT

Owner: Jose Luna Jr.
PO Box 1764
Fort Pierce FL 34954

Richard E. McGlenn
5803 Palmetto Drive
Fort Pierce, FL 34982

Applicant: La Cabana, LLC
222 West Coleman Blvd.
Mt. Pleasant, SC, 29464

Requested Action: Approval of a Site Plan to construct a 10,000 square-foot Family Dollar retail facility

Location: Orange Avenue & 17th Street

Parcel ID: 2409-606-0032-000-4; 2409-606-0031-000-7;
2409-606-0034-000-8; 2409-606-0035-000-5;
2409-606-0001-000-8; 2409-606-0030-000-0

Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Future Land Use: GC, General Commercial

Parcel Size:	1.53 acres
Utilities:	Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting Site Plan approval to construct a 10,000 sq. ft. Family Dollar retail facility located at Orange Avenue and 17th Street. The intended location is made up of six parcels totaling 1.53 acres. Currently, three structures exist on-site and are to be demolished. The properties are currently zoned C-3, General Commercial with a GC, General Commercial Future Land Use.

The Site Plan proposal consists of a structure that is 24'-6" in height from bottom to top of arc. The façade is made up of a faux brick fiber cement panel material that is "Tuscan Red" colored, as well as Cinderstone tan fiber cement panels. Awnings are red fabric on aluminum frames, appearing on both the right elevation (Orange Avenue) and front elevation (North 18th Street). The front entrance for the structure is along the N. 18th Street elevation; however, a faux entrance is presented along the Orange Avenue right-of-way to adhere to the Design Review guideline expressing the need for entrances along main public right-of-ways.

The parking provided on site is thirty-four (34) parking spaces with two (2) handi-capped spaces. While forty-four (44) parking spaces are required, the applicant has chosen to take advantage of the payment-in-lieu of option which equates to two-thousand dollars ($2,000) per space to the City's parking fund. Five (5) short term bicycle spaces are also proposed on site. Access points are two-way entrances from N. 18th Street and N. 17th Street. A division median is provided for the access point along Orange Avenue.

Landscaping provided on site consist of Crape Myrtles, Cabbage Palmettos, Dahoon Holly and Slash Pines. The applicant is saving a 60" Oak tree at the center of the site, as well as a 20", 46" and a 40" Oak tree at the northwest corner of the site. The shrubs planted will consist of Red Tip Cocoplums, Twinberry, Shrubby Yew and Walter's Viburnum.

TRC Comments:

Planning Department: A Unity of Title is required prior to issuance of Certificate of Occupancy.

Building Department: Screening provided for the HVAC Duct must meet the Florida Building Code wind load requirements.

FPUA W/WW: The force main record drawings will be in conflict with both on-site storm drain crossings. You will need to call out two force main deflections and provide FPUA standard details and add note for contractor to coordinate work with FPUA Engineering. The callout for 1" PVC C-900 C900 pipe does not come in 1" size. Use 2" HDPE for water service lateral branching into 1" HDPE for separate meters.

FP Engineering: Provide a sketch and description along with a recent owners and encumbrances search for the proposed easement dedication prior to issuance of a building permit.

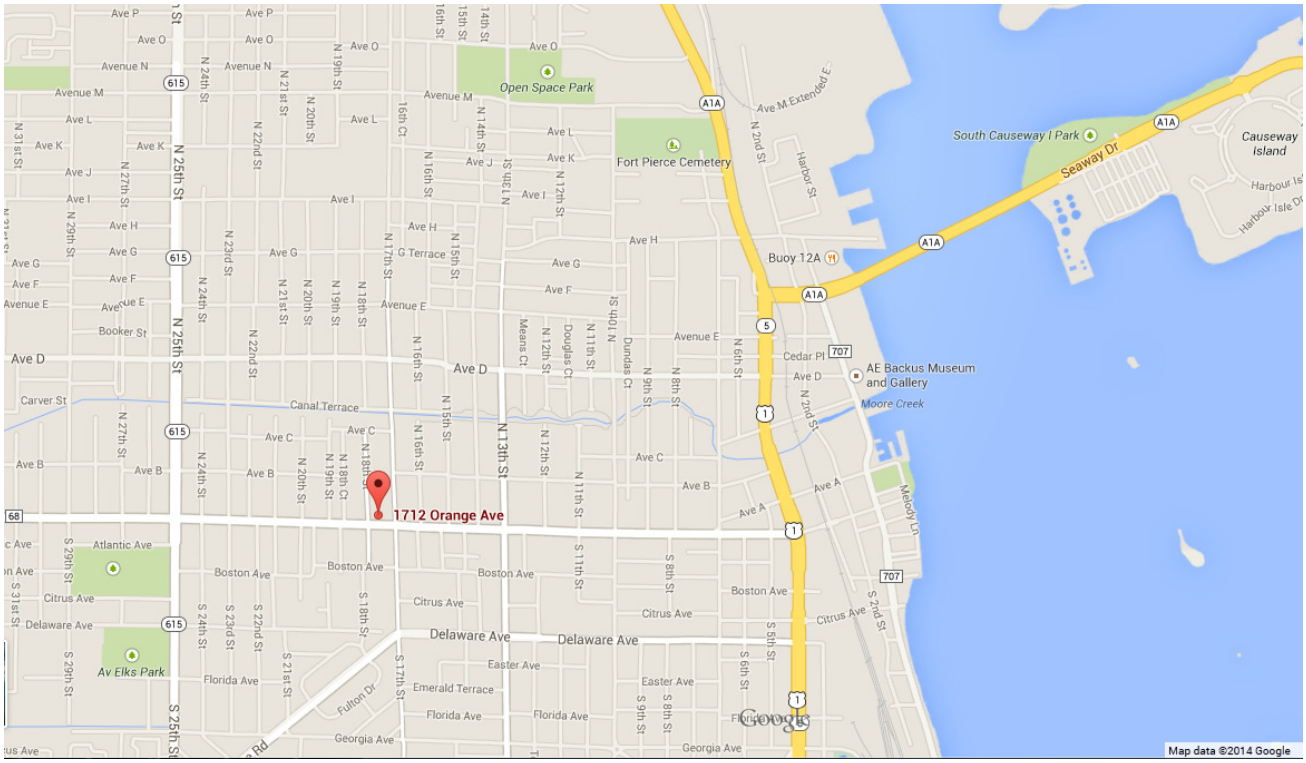
Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

LOCATION MAP - FAMILY DOLLAR

1712 ORANGE AVENUE, FORT PIERCE, FL 34950

PARCEL I.D. 240960600320004; 240960600310007; 240960600340008; 240960600350005; 240960600010008; 240960600300000



September 12, 2014

City of Fort Pierce Planning Department
100 N. U.S. 1
Fort Pierce, FL 34954

Attention: Clarissa Davis

Reference: **Family Dollar**
Development Review Project Statement
LBYD # 402-14-016

Dear Ms. Davis:

Please accept this project statement in support of our application for Development Review for the proposed Family Dollar located at approximately 1712 Orange Avenue (NEC of Orange Avenue and N. 18th Street).

Statement of Ownership:
The project site consists of six (6) existing contiguous tax parcels with two separate owners. The following table summarizes the current ownership of each tax parcel. Prior to development of the site, La Cabana, LLC shall purchase all six (6) parcels, and the proposed development will be owned and controlled by a single owner, La Cabana, LLC.

Tax Parcel ID	Owner Name	Legal Description
2409-606-0032-000-4	Jose Luna Jr.	AMY ANNA PARK BLK 1 LOTS 42 AND 43-LESS S 15 FT FOR ST-(MAP 24/09D) (OR 1477-111)
2409-606-0001-000-8	Jose Luna Jr.	AMY ANNA PARK BLK 1 LOTS 1, 2, 3 AND47-LESS S 15 FT FOR R/W- (OR 1477-111)
2409-606-0030-000-0	Richard E McGlenn	AMY ANNA PARK BLK 1 S 1/2 OF LOT40 AND W 75.70 FT OF LOT 41 (OR 3438-764)
2409-606-0031-000-7	Richard E McGlenn	AMY ANNA PARK BLK 1 E 70 FT OF LOT 41 AND ALL LOT 44 (OR 3438-764)
2409-606-0034-000-8	Richard E McGlenn	AMY ANNA PARK BLK 1 LOT 45-LESS S 15 FT FOR ST- (OR 1644-2932: 1727-759)
2409-606-0035-000-5	Richard E McGlenn	AMY ANNA PARK BLK 1 LOT 46-LESS S 15 FT FOR ST- (OR 1644-2932: 1727-759)

Statement of Intended Use and Character:
The proposed Family Dollar is a retail store intended to sell general merchandise and household goods. The project architect has worked diligently to design a building façade which meets the design and character intent of the City of Fort Pierce, including articulations in the façade and variation of finishing materials to provide visual relief. Please refer to the building elevations which are provided as a part of the Design Review submittal.

Sincerely,

Matt Walker, P.E.
Project Manager / Branch Manager

SITE DEVELOPMENT PLANS

FOR

FAMILY DOLLAR

my family my family dollar

1712 ORANGE AVENUE, FORT PIERCE, FL 34950

PARCEL I.D. 240960600320004; 240960600310007; 240960600340008; 240960600350005; 240960600010008; 240960600300000



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

DESCRIPTION (OFFICIAL RECORD BOOK 1477, PAGE 111):
LOTS 1, 2, 3, 42, 43 AND 47, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION (OFFICIAL RECORD BOOK 1727, PAGE 759):
LOTS 45 AND 46, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION (OFFICIAL RECORD BOOK 3438, PAGE 764):
PARCEL 1:
THE SOUTH HALF OF LOT 40 AND THE WEST 75.7 FEET OF LOT 41, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 70 FEET OF LOT 41 AND ALL OF LOT 44, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPER

LA CABANA, LLC
222 WEST COLEMAN BLVD
MOUNT PLEASANT, SC 29464
TEL: (843) 906-5917
CONTACT: ERIC LEINEWEBER
EMAIL: ERIC@BLUECURRENTDEV.COM

ARCHITECT

C.L. HELT ARCHITECT, INC.
1136 GREENWOOD CLIFF
CHARLOTTE, NC 28204
TEL: (704) 342-1686
FAX: (704) 343-0054
CONTACT: DIANA MYERS
EMAIL: DIANAM@CLHELT.COM

ENGINEER

LBYD, INC
5405 CYPRESS CENTER DRIVE, SUITE 310
TAMPA, FL 33609
TEL: (813) 362-8585
FAX: (205) 488-0226
CONTACT: MATT WALKER, PE
EMAIL: MWALKER@LBYD.COM

SURVEYOR

SOUTHEASTERN SURVEYING AND MAPPING
6500 ALL AMERICAN BLVD.
ORLANDO, FL 32810
TEL: (407) 292-8580
FAX: (407) 292-0141
CONTACT: TONY SYFRETT

LANDSCAPE ARCHITECT

PLACEMAKER DESIGN STUDIO, LLC
3000 GULF TO BAY BLVD, SUITE 301
CLEARWATER, FL 33759
TEL: (727) 726-6124
CONTACT: CHRIS ANUSZKIEWICZ, RLA
EMAIL: CHRIS@PLACEMAKERDESIGNSTUDIO.COM

UTILITY PROVIDERS

WATER / SEWER / ELECTRIC:
FORT PIERCE UTILITY AUTHORITY
206 S 6TH ST,
FORT PIERCE, FL 34950
TEL: (722) 466-1600
WATER / SEWER CONTACT: JOYCE KEENE (TEL. EXT. 3473)
ELECTRIC CONTACT: SAL SCINECA (TEL. EXT. 6957)

CABLE:
COMCAST CABLE
10435 IRONWOOD ROAD
PALM BEACH GARDENS, FL 33410
TEL: (722) 692-9010
CONTACT: TONY SPRINGSTEEL

TELEPHONE:
AT&T DISTRIBUTION
2021 N MILITARY TRAIL, RM 107
WEST PALM BEACH, FL 33415
TEL: (561) 357-6615
FAX: (561) 964-3499
CONTACT: ROBERT LOWEN

STORMWATER:
FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33309
TEL: (954) 777-4090
FAX: (954)-4223
CONTACT: BARBARA L. KELLEHER

APPROVAL AGENCIES

CITY OF FORT PIERCE
CITY HALL 100 N. US 1
P.O. BOS 1480 FORT PIERCE, FL 34954
TEL: (772) 460-2200
CONTACT: TRACY TELLE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
MARTIN / ST. LUCIE REGULATORY OFFICE
337 NORTH 4TH STREET
SUITES 307 AND 316
FORT PIERCE, FLORIDA 34950
TEL: (863) 462-5260 / (800) 250-4200
FAX: (863) 462-5269

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
TREASURE COAST OPERATIONS CENTER
3601 OLEANDER AVENUE
FT. PIERCE, FL 34982
TEL: (772) 465-7396

FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION (CONSTRUCTION GENERIC PERMIT)
2600 BLAIR STONE ROAD M.S. 3500
TALLAHASSEE, FL 32399
TEL: (850) 245-8336
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PREPARED FOR

LA CABANA, LLC

SEPTEMBER 2014

REVISED OCTOBER, 2014

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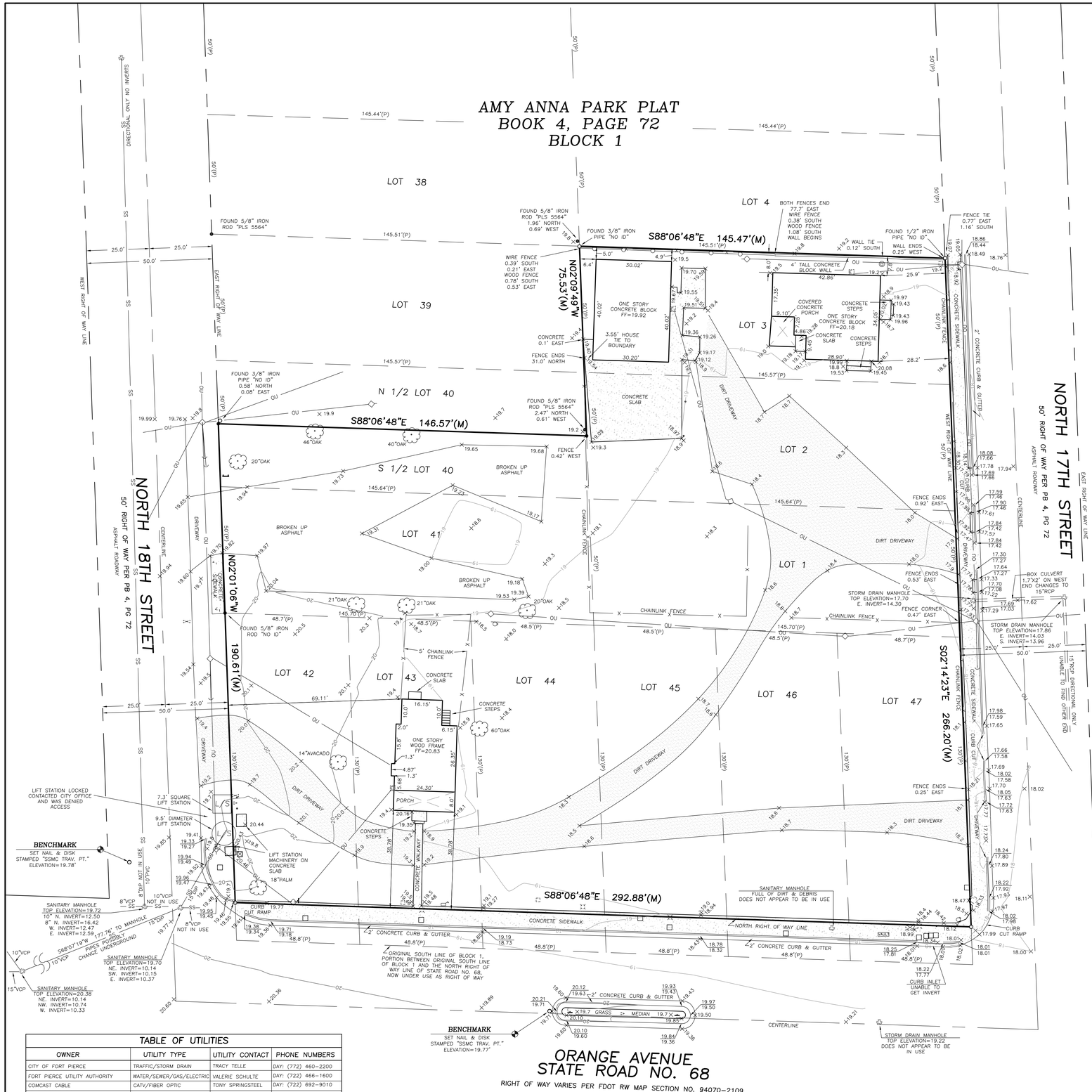
LBYD

402-14-016

C-1

BOUNDARY & TOPOGRAPHIC SURVEY

SITE-PROJECT NUMBER: 402-14-016
1706 ORANGE AVENUE
FORT PIERCE, FLORIDA



1" = 20'
GRAPHIC SCALE
0 10 20 40

LEGEND & ABBREVIATION

- ■ = CONCRETE MONUMENT
- ⓒ = CLEAN OUT
- = DRAINAGE MANHOLE
- = FIRE HYDRANT
- = GUY WIRE
- ○ = FOUND IRON PIPE
- ● = SET IRON ROD "LB 2108" UNLESS NOTED OTHERWISE
- = LIGHT POLE
- = MAILBOX
- ○ = SET NAIL & DISC "LB 2108" UNLESS NOTED OTHERWISE
- = POWER POLE
- = SANITARY MANHOLE
- = NON-TRAFFIC SIGN
- = TRAFFIC SIGN
- = ELECTRIC SERVICE METER
- = WATER METER
- = VALVE
- = BACKFLOW PREVENTER
- = POST/BOLLARD
- = TRAFFIC CONTROLLER CABINET
- = TRAFFIC SIGNAL SPAN POLE
- = WIRE PULL-BOX
- = WATER SPIGOT
- = PINE TREE
- UVAULT = UNDERGROUND VAULT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- RW = RIGHT OF WAY
- PB = PLAT BOOK
- PG = PAGE
- FF = FINISHED FLOOR ELEVATION
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- NO. = NUMBER
- ID = IDENTIFICATION
- —OU— = OVERHEAD UTILITY LINE

TABLE OF UTILITIES

OWNER	UTILITY TYPE	UTILITY CONTACT	PHONE NUMBERS
CITY OF FORT PIERCE	TRAFFIC/STORM DRAIN	TRACY TELLE	DAY: (772) 460-2200
FORT PIERCE UTILITY AUTHORITY	WATER/SEWER/GAS/ELECTRIC	VALERIE SCHULTE	DAY: (722) 466-1600
COMCAST CABLE	CATV/FIBER OPTIC	TONY SPRINGSTEEL	DAY: (722) 692-9010
AT&T DISTRIBUTION	PHONE	ROBERT LOWEN	DAY: (561) 357-6615
FLORIDA DEPARTMENT OF TRANS.	ROADWAY	DISTRICT OFFICE	DAY: (954) 777-4090

DESCRIPTION (OFFICIAL RECORD BOOK 1477, PAGE 111):

LOTS 1, 2, 3, 42, 43 AND 47, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION (OFFICIAL RECORD BOOK 1727, PAGE 759):

LOTS 45 AND 46, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION (OFFICIAL RECORD BOOK 3438, PAGE 764):

PARCEL 1:
THE SOUTH HALF OF LOT 40 AND THE WEST 75.7 FEET OF LOT 41, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 70 FEET OF LOT 41 AND ALL OF LOT 44, BLOCK 1, AMY ANNA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH THE LOCATION OF ABOVE GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY ONLY. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF THEY EXIST.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "AF6647", BEING A STEEL ROD WITH BRASS DISK STAMPED "A 356 1979" HAVING PUBLISHED FLORIDA STATE PLANE COORDINATES EAST ZONE AND THE RELATIVE BEARING FOR THIS DRAWING IS S02°14'23"E ALONG THE MONUMENTED WEST RIGHT OF WAY LINE OF NORTH 17TH STREET.
3. THE VERTICAL INFORMATION SHOWN HEREON IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "AF6647", BEING A STEEL ROD WITH BRASS DISK STAMPED "A 356 1979", HAVING AN ELEVATION OF 20.43 FEET, VERTICAL DATUM (NAVD 88). THE CONTOUR INTERVAL IS ONE FOOT.
4. THE MINIMUM HORIZONTAL ACCURACY FOR THIS URBAN SURVEY IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-.052 OF FLORIDA ADMINISTRATION CODE IS ONE PART IN 7,500. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
6. THERE MAY BE OTHER RESTRICTIONS NOT SHOWN ON THIS MAP THAT MAY BE RECORDED IN THE PUBLIC RECORDS FOR ST. LUCIE COUNTY, FLORIDA.
7. INFORMATION SHOWN ON ADJACENT PROPERTIES WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS FIRM TO VERIFY ITS ACCURACY.
8. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS, THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS OR THAT WERE VISIBLY OBSERVED DURING THE FIELD PORTION OF THIS SURVEY HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
9. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
12. THE ABOVE DESCRIBED LANDS CONTAINS 1.53 ACRE, MORE OR LESS.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

THOMAS K. MEAD
FLORIDA REGISTERED SURVEYOR AND MAPPER
NUMBER 5624

Southeastern Surveying

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
CHIPLEY, FLORIDA 32428
1130 HIGHWAY 90
(850)638-0790 FAX(850)638-8069
E-MAIL: INFO@SOUTHEASTERNSURVEYING.COM
CERT. NO. LB-2108

REVISION	BY	REVISION DATE

BOUNDARY & TOPOGRAPHIC SURVEY
PROJECT: FAMILY DOLLAR SITE 402-14-016
FORT PIERCE FLORIDA

SCALE: 1"=20'
DRAWN BY: TBF
SURVEY DATE: 07/03/14

CERTIFIED TO: LBYD, INC.

DRAWING NUMBER
58554001
SHEET NUMBER
1 OF 1

GENERAL NOTES:

1. ALL ELEVATIONS IN THESE PLANS REFERENCE NAVD 1988 VERTICAL DATUM.
2. LBYD, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTORS' WORK OR RESPONSIBILITIES. LBYD, INC. IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION OR SITE SAFETY PROCEDURES.
3. THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY BEAR A STAMP FROM THE CITY OF FORT PIERCE STATING THAT THEY HAVE BEEN APPROVED FOR CONSTRUCTION. PLANS WHICH ARE NOT STAMPED APPROVED SHALL BE CONSIDERED INTERIM AND SHALL NOT BE USED FOR CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND PAYING ALL PERMIT FEES REQUIRED TO CONSTRUCT THIS PROJECT. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE OWNER COPIES OF ALL NECESSARY REGULATORY PERMITS AND LOCAL AGENCY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION AND MUST BE KEPT ON SITE.
5. PRIOR TO COMMENCEMENT OF ANY SITE WORK, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BY FORT PIERCE SITE DEVELOPMENT AND REVIEW DIVISION. AT A MINIMUM, THE CONTRACTOR, ENGINEER (OR ENGINEER'S REPRESENTATIVE), AND MEMBERS OF FORT PIERCE SITE DEVELOPMENT AND REVIEW SHALL BE PRESENT TO ADDRESS CONSTRUCTION REQUIREMENTS AND CONCERNS.
6. THIS SET OF PLANS MAY CONTAIN SHEETS PREPARED BY OTHER PROFESSIONALS. LBYD, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
7. SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO EXISTING SITE GRADES AND ELEVATIONS, LOCATION OF EXISTING IMPROVEMENTS, EXISTING PIPE INVERTS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC OR SURVEY INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. LBYD, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. FOR SPECIFIC INFORMATION REFER TO PROVIDED COPY OF SITE SURVEY AS PREPARED BY AND SIGNED/SEALED BY PROFESSIONAL SURVEYOR AND MAPPER.
8. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND TOPOGRAPHIC/SURVEY INFORMATION AND NOTIFY LBYD, INC. OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
9. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LBYD, INC.
10. PRIOR TO ORDERING ANY MATERIALS THE CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER'S APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY CONCERNING ERRORS AND OMISSIONS. WHEN FIELD CONDITIONS MERIT DEVIATIONS FROM THE REQUIREMENTS OF THESE PLANS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AT THE TIME OF SUBMISSION OF SHOP DRAWINGS. PRIOR TO SUBMISSION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW SHOP DRAWINGS AND MATERIALS OR PRODUCT DATA FOR COMPLETENESS AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND TO COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED DURING CONSTRUCTION.
12. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THE CONTROL OF EROSION AND SEDIMENT, OFF-SITE TRACKING, SPILLS, SANITARY WASTE, FERTILIZERS & PESTICIDES, FUEL STORAGE, SOLID WASTE DISPOSAL, STORMWATER DISCHARGES, NON-STORMWATER DISCHARGES, AND HAZARDOUS WASTE. WHEN A SPILL IS ENCOUNTERED, CONSTRUCTION SHALL STOP AND WORK SHALL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTE, SOLID WASTE, OR SANITARY WASTE SHALL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION.
14. ALL WORK OR MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS OF THE CITY OF FORT PIERCE ENGINEERING DESIGN STANDARDS OR APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS OR ANY WORK PERFORMED WITHOUT AN INSPECTION BY A REPRESENTATIVE OF THE CITY OF FORT PIERCE SITE DEVELOPMENT & REVIEW DIVISION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
15. AT THE COMPLETION OF WORK, THE ENTIRE PROJECT SITE AND ANY ADJACENT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY CLEANED AND DISTURBED AREAS SHALL BE RESTORED. THE CONTRACTOR SHALL AT A MINIMUM CLEAN ALL INSTALLED AND PRE-EXISTING STRUCTURES AND PIPELINES AFFECTED BY CONSTRUCTION; CLEAR ACCUMULATED SILTS FROM PONDS, SWALES, AND OTHER DRAINAGE FACILITIES; AND CLEAN ALL SIDEWALKS, GUTTERS, AND PAVED AREAS.

GRADING NOTES:

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ARENHA ENGINEERING, INC. (PROJECT NUMBER B-14-079 , JULY 2014) AND IS AVAILABLE FOR INFORMATION PURPOSES. THE CONTRACTOR SHOULD REVIEW THIS REPORT, VISIT THE SITE AND COMPLETE ANY ADDITIONAL EXPLORATIONS NECESSARY IN ORDER TO PROVIDE A SATISFACTORY BID FOR THE WORK REQUIRED.
2. ALL TOPSOIL WITHIN THE PROPOSED LIMITS OF GRADING SHALL BE STRIPPED AND SHALL BE STOCKPILED ON-SITE IN AN APPROVED LOCATION FOR LATER USE DURING FINISHED GRADING AND LANDSCAPING ACTIVITIES. AFTER ALL LANDSCAPED AREAS HAVE BEEN BROUGHT TO FINISHED GRADE, ANY EXCESS SOILS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION.
4. COORDINATE THE SEQUENCING OF ALL CLEARING AND GRUBBING AND GRADING ACTIVITIES WITH THE EROSION CONTROL PLAN.
5. ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS, FOR VEGETATED AREAS, PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
6. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS. NO GRADING SHALL OCCUR OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PRIOR APPROVALS.
7. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZED SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS IN ORDER TO MINIMIZE OFFSITE RUNOFF.
8. PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISHED GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL STORMWATER PONDS AND SWALES ARE CONSTRUCTION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. THE POND VOLUME SHALL BE WITHIN THREE PERCENT OF THE DESIGN VOLUME AND POND SIDE SLOPES SHALL NOT BE STEEPER THAN THAT SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO MAKE ANY NECESSARY ADJUSTMENTS IF THE STORMWATER PONDS OR SWALES ARE NOT CONSTRUCTED ACCURATELY.
10. ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 1.0% GRADE. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
11. THE MAXIMUM SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2.0% GRADE IN ANY DIRECTION. THE MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IN ALL HANDICAP ACCESS ROUTES SHALL NOT EXCEED 5.0% GRADE AND 2.0% CROSS SLOPE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TESTING. SEE SHEET C-3 FOR ADDITIONAL NOTES REGARDING TESTING, INSPECTION, AND APPROVALS.
13. COMPACTION TESTS SHALL BE TAKEN AT THE RECOMMENDATION OF THE ON-SITE GEOTECHNICAL ENGINEER, BUT AT A MINIMUM EVERY 500 SF OF BUILDING AREA OR 2,500 SQUARE FEET OF NON-BUILDING AREA PER 10"-12" LIFT (8" IN TRENCHES).
14. AREAS WITH LIMITED SPACES SUCH AS FOR INSTALLATION OF MANHOLES, INLETS, OR UTILITY TRENCHES SHOULD BE BACKFILLED AND COMPACTED METHODICALLY, AT THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER. STONE BACKFILL SHALL BE INSTALLED IN 12" LOOSE LIFTS AND COMPACTED WITH 6-8 PASSES OF A VIBRATORY COMPACTOR
15. SUBGRADE SHALL BE PROOF ROLLED WITH A HEAVILY LOADED DUMP TRUCK AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL. ANY AREAS SHOWING SIGNS OF PUMPING, RUTTING, OR ANY UNSUITABLE (ORGANIC, SOFT, WET, LOOSE) MATERIAL FOUND IN PLACE SHALL BE UNDERCUT AND REPLACED, OR MOISTURE CONDITIONED AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT LISTED BELOW.
   a. ALL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 24" AND RECOMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY AND WITHIN ±2.0% OF OPTIMUM MOISTURE CONTENT.
16. IN THE EVENT THAT THE SUBGRADE IS AFFECTED BY INCLEMENT WEATHER OR CONSTRUCTION TRAFFIC AFTER IT HAS BEEN INITIALLY PREPARED THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING IT TO THE PROPER CONDITION PRIOR TO PLACING FILL.
17. FILL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES: VIRTUALLY FREE OF ORGANICS, NO ROCK FRAGMENTS GREATER THAN 4" WITHIN 4' OF FINISH GRADE, THE FILL SHALL CONSIST OF FINE TO MEDIUM SAND WITH LESS THAN 5% SOIL FINES. FILL MATERIAL WITH SOIL FINES BETWEEN 5 AND 12 PERCENT MAY BE USED BUT STRICT MOISTURE CONTROL MAY BE REQUIRED. COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER FOR MOISTURE CONTROL.
18. FILL MATERIAL SHALL BE COMPACTED TO 98% MODIFIED DRY DENSITY IN PAVED AND STRUCTURAL AREAS AND TO 95% MODIFIED DRY DENSITY IN NON-STRUCTURAL AND LANDSCAPED AREAS, AND SHALL BE PLACED IN 10"-12" LOOSE LIFTS (8" IN TRENCHES), AND WITHIN ±2.0% OF OPTIMUM MOISTURE CONTENT. STRUCTURAL AREAS INCLUDE ZONES OF INFLUENCE AROUND THE BUILDING, PAVEMENT AREAS, FILL SLOPES, ETC.
19. FILL SLOPES SHOULD BE BENCHED INTO THE EXISTING SLOPES AND SHOULD BE COORDINATED WITH THE ONSITE GEOTECHNICAL ENGINEERING FOR DEPTH OF BENCH INTO THE SLOPE.
20. EXCAVATIONS OR STOCKPILED EXCAVATION MATERIALS SHALL NOT BLOCK ACCESS TO OFF-SITE SIDEWALKS, ROADS, OR DRIVEWAYS UNLESS AN ADEQUATE BYPASS ROUTE IS PROVIDED. CONTRACTOR SHALL MINIMIZE INCONVENIENCE TO ADJACENT PROPERTIES.
21. THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY AND PROTECTIVE DEVICES AT ALL EXCAVATIONS AREAS.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AT NO ADDITIONAL COST TO THE OWNER, TO PROVIDE AND MAINTAIN ANY SHEETING, BRACING, SHORING, ETC. REQUIRED TO CONTAIN EXCAVATIONS AND STOCKPILES WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO STABILIZE THE SIDES OF THE EXCAVATION, TO BE IN ACCORDANCE WITH OSHA REQUIREMENTS, AND TO PREVENT ANY MOVEMENT WHICH MAY CAUSE DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.

STORM DRAINAGE NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE MATERIALS AND STRUCTURES TO LBYD, INC. PRIOR TO INSTALLATION AND/OR FABRICATION.
2. ALL PROPOSED STORM INLETS (GRATES, CURB, YARD, AREA DRAINS) ARE TO BE LOCATED AT LOWPOINTS, AND SITE GRADING SHALL BE SUCH THAT RUNOFF IS DIRECTED TO THESE INLETS. NOTIFY LBYD, INC. OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED STORM INLET GRADES, PIPE SLOPES, PIPE INVERTS, POTENTIAL CONFLICTS AND POINTS OF CONNECTION PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. CONFLICT MANHOLES SHALL NOT BE ALLOWED UNLESS APPROVED IN WRITING BY THE ENGINEER. NOTIFY LBYD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
4. STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM TO ALLOW DRAINAGE DURING CONSTRUCTION.
5. PRIOR TO POURING FOOTINGS, CONTRACTOR SHALL COORDINATE ROOF DRAIN COLLECTOR LINES, DOWNSPOUTS AND BOOTS WITH FOOTING ELEVATIONS ON THE STRUCTURAL PLANS. TOP OF FOOTINGS SHALL BE A MINIMUM OF 3' BELOW GRADE AT ALL ROOF DRAIN DOWNSPOUT LOCATIONS TO ENSURE ADEQUATE COVER TO TRANSITION TO BELOW GRADE PIPING.
6. ALL STORM PIPES 12" AND LESS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE (HDPE) OR SCHEDULE 40 POLYVINYL CHLORIDE (PVC) WITH WATER-TIGHT JOINTS UNLESS OTHERWISE NOTED, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
7. ALL STORM PIPES 15" AND GREATER SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) BELL AND SPIGOT INSTALLED WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED. ROUND RCP SHALL COMPLY WITH ASTM C76. ELLIPTICAL RCP SHALL COMPLY WITH ASTM C507.
8. ALL STORM PIPE JOINTS SHALL COMPLY WITH ASTM C443 AND FDOT SPECIFICATION SECTION 430. RUBBER GASKETS SHALL COMPLY WITH FDOT SPECIFICATION SECTION 942. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT INDEX NO. 280. FILTER FABRIC SHALL BE PER FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. A MINIMUM OVERLAP OF 12" IS REQUIRED.
9. ALL DRAINAGE STRUCTURES, INCLUDING CLEANOUTS, SHALL HAVE HS20 TRAFFIC RATED GRATES, TOPS, RING AND COVERS, ETC. UNLESS OTHERWISE NOTED.
10. LEAKAGE TESTING SHALL BE PERFORMED ON ALL STORM PIPING. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
10.1. WHEN GROUNDWATER IS PRESENT ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TEST DURATION SHALL BE A MINIMUM OF 4 HOURS.
10.1.1. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS PER INCH DIAMETER PER MILE OF PIPE.
10.2. WHEN GROUNDWATER IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER STRUCTURE, AND ALLOWING IT TO STAND AT LEAST 4 HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND THE WATER SURFACE CHANGE MEASURED AFTER TWO HOURS.
10.2.1. EXFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER 24 HOURS PER MILE OF PIPE.
11. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE INSTALLED PER ASTM D2321. CONTRACTOR SHALL BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER PE PIPE SHALL BE AS FOLLOWS
11.1. WHERE BEDDING IS SUITABLE SOILS - 36" OR ONE PIPE DIAMETER
11.2. WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321 - 30" OR ONE PIPE DIAMETER
12. ALL DRAINAGE STRUCTURE BOTTOMS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 200, LATEST EDITION. GRATE INLETS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 232, LATEST EDITION.
13. ALL STORM MANHOLES AND PRECAST CONE, RISER, AND BASE SECTIONS SHALL MEET FDOT STANDARDS.
14. UNDERDRAIN PIPE SHALL BE PVC IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 PER FDOT INDEX NO. 199.

DEWATERING NOTES:

1. ALL DEWATERING ACTIVITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL DESIGN AND IMPLEMENT A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR SLOUGHING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES.
3. WHERE NECESSARY, THE CONTRACTOR SHALL LOWER THE WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS.
4. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. PROVIDE PIEZOMETERS IF DIRECTED BY THE GEOTECHNICAL ENGINEER TO DOCUMENT THAT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
5. DISCHARGE FROM DEWATERING ACTIVITIES SHALL NOT CAUSE ADVERSE IMPACTS TO OFF-SITE WATERBODIES OR STORMWATER SYSTEMS OR TO WATER QUALITY. THE CONTRACTOR SHALL CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER.
6. NON-STORMWATER DEWATERING DISCHARGES CANNOT BE DISCHARGED WITHOUT PRIOR NOTICE TO AND APPROVAL FROM FDEP AND THE LOCAL WATER MANAGEMENT DISTRICT.
7. FDEP MAY REQUIRE A SEPARATE NPDES PERMIT FOR DEWATERING ACTIVITES.
8. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING:
   a. 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING;
   b. 1,000,000 GPD PUMP CAPACITY;
   c. GROUNDWATER WELL SIZE IS 8" DIAMETER OR GREATER;
   d. CUMULATIVE OUTSIDE DIAMETER OF SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
10. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
11. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL EROSION CONTROL REGULATIONS AND SHALL ENSURE THAT ANY STORMWATER AND NON-STORMWATER DISCHARGES FROM THE SITE DO NOT EXCEED THE TOLERANCES SET FORTH IN THOSE REGULATIONS.
2. EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION.
3. THE EROSION AND SEDIMENT CONTROL MEASURES OUTLINED IN THESE PLANS ARE REPRESENTATIVE OF BEST MANAGEMENT PRACTICES, AND ARE INTENDED TO MEET THE MINIMUM ACCEPTABLE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE LOCAL WATER MANAGEMENT DISTRICT. ADDITIONAL CONTROLS MAY BE NECESSARY DEPENDING ON SITE CONDITIONS, CONSTRUCTION PHASING, RAINFALL SEVERITY, AND ACTUAL EFFECTIVENESS OF CONTROLS, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION), THE FORMS SHALL BE FILED TO THE APPROPRIATE AGENCY AS INDICATED ON THE FORMS.
5. IN ADDITION TO THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FDEP REGULATIONS. THE SWPPP SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE NOTICE OF INTENT (NOI) TO BE COVERED UNDER THE DEPARTMENT'S GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES.
6. THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WETLANDS, SURFACE WATERS OF THE STATE, OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE AND/OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP.

PROJECT DESCRIPTION:

A. SITE LOCATION
THE SITE IS LOCATED AT THE NE CORNER OF N. 18TH ST AND ORANGE AVENUE (SR 68), IN FORT PIERCE, FL.

B. PROJECT AREA
THE TOTAL PROJECT AREA IS 1.53 +/- ACRES.
THE AREA TO BE DISTURBED IS 1.53 +/- ACRES.

C. EXISTING SITE CONDITIONS
THE EXISTING CONDITION OF THE SITE IS DEVELOPED WITH RESIDENTIAL STRUCTURES, DIRT DRIVES, AND PAVED AREAS.

D. DESCRIPTIONS OF PROPOSED STORM WATER MANAGEMENT SYSTEM

STORMWATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS AND PIPE ROUTED TO A SINGLE DRY DETENTION POND AT THE NORTHEAST CORNER OF THE SITE WHERE IT WILL DISCHARGE THROUGH A CONTROL STRUCTURE TO AN EXISTING FDOT STORMWATER STRUCTURE ALONG THE WESTERN RIGHT-OF-WAY OF N. 17TH STREET (EASTERN EDGE OF SITE) .

E. RECEIVING WATERS/WETLAND AREAS:
THE STORMWATER MANAGEMENT SYSTEM WILL DISCHARGE INTO AN EXISTING FDOT STORMWATER STRUCTURE ALONG THE WESTERN RIGHT-OF-WAY OF N. 17TH STREET (EASTERN EDGE OF SITE) .
THERE ARE NO WETLANDS OR OTHER SURFACE WATERS ON OR ADJACENT TO THE PROJECT SITE.

F. STATE AND LOCAL PERMITS AND APPROVALS:

THE FOLLOWING PERMITS OR APPROVALS HAVE BEEN ISSUED FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES FOR THIS PROJECT:

- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) - ERP SELF-CERTIFICATION THROUGH FDEP
- CITY OF FORT PIERCE SITE WORK PERMIT - APPLIED FOR
- FDOT DRAINAGE PERMIT - APPLIED FOR

THE FOLLOWING MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THIS PROJECT:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP.

G. GENERAL SEQUENCING FOR EROSION CONTROL
1. INSTALLATION OF PERIMETER CONTROLS AND INLET PROTECTION
2. CONSTRUCTION OF SEDIMENT BASIN
3. CLEARING AND GRUBBING
4. SITE GRADING (ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH OR OTHER ACCEPTABLE MEANS)
5. SITE DEVELOPMENT AND BUILDING CONSTRUCTION
6. FINAL STABILIZATION.

SEE EROSION CONTROL PLAN FOR ADDITIONAL CONSTRUCTION SEQUENCING NOTES.

AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE SITE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES. IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.

EROSION CONTROL BEST PRACTICES:

A. CONSTRUCTION ACTIVITIES SHOULD BE PLANNED IN PHASES WITH THE MINIMUM AMOUNT OF LAND DISTURBANCE NECESSARY TO DEVELOP OCCURRING IN EACH PHASE IN ORDER TO REDUCE THE EROSION POTENTIAL OF THE SITE.
B. PERIMETER CONTROLS, SEDIMENT TRAPS, BASINS, DIVERSIONS, AND OTHER EROSION CONTROLS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE, FINAL STABILIZATION IS ESTABLISHED AND THE SITE INSPECTOR HAS APPROVED THEIR REMOVAL.
C. CONSTRUCTION ENTRANCE/EXIT PADS SHOULD BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND SHOULD BE MONITORED REGULARLY FOR EFFECTIVENESS IN MINIMIZING OFFSITE SEDIMENT TRACKING.
D. THE CONTRACTOR SHALL EXCAVATE THE PROPOSED STORMWATER POND(S) OR AN APPROPRIATELY SIZE SEDIMENTATION BASIN AT THE COMMENCEMENT OF GRADING ACTIVITIES, AND SHALL DIRECT SITE RUNOFF TO THESE LOCATIONS TO MINIMIZE OFFSITE RUNOFF.
E. STORAGE AREAS, VEHICLE WASH DOWN AREAS, CONCRETE WASHOUT AREAS, WASTE COLLECTION AND DISPOSAL AREAS,

QUALITY CONTROL TESTING, INSPECTIONS AND APPROVALS

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND AND COMPLY WITH THE TESTING REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AS WELL AS ANY AND ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO PERFORM ALL NECESSARY QUALITY CONTROL TESTING, AND TO OBTAIN ANY NECESSARY INSPECTIONS AND APPROVALS OF WORK PERFORMED OR MATERIALS UTILIZED.
2. THE CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH TESTING, INSPECTION, AND APPROVAL OF WORK AND SHALL PROVIDE TO THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES FOR TESTING, INSPECTIONS, OR APPROVALS. ALL TEST RESULTS (PASSING AND FAILING) SHALL BE PROVIDED TO THE OWNER AND ENGINEER IMMEDIATELY UPON RECEIPT.
3. TESTING SHALL INCLUDE AT A MINIMUM:

a. CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING;
b. PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS;
c. DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS;
d. PRESSURE AND LEAKAGE TESTING AS REQUIRED FOR WATER DISTRIBUTION, SANITARY SEWER, AND STORM SEWER LINES.
e. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR.

4. THE CONTRACTOR SHALL CLEAN ALL INSTALLED LINES AND STRUCTURES PRIOR TO ANY TESTING PROCEDURES.
5. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, AND SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEGINNING WORK. THE LAB SHALL COMPLY WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

AS-BUILT DRAWING REQUIREMENTS:

1. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AN AS-BUILT SURVEY DOCUMENTING AS-BUILT CONDITIONS. ALL AS-BUILT DATA SHALL BE PREPARED BY AND SIGNED, SEALED AND DATED BY A LICENSED SURVEYOR REGISTERED IN THE APPLICABLE STATE OF WORK.
2. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

a. SPECIFY THE HORIZONTAL AND VERTICAL DATUM REFERENCED. DATUM SHALL BE THE SAME AS THAT UTILIZED IN THESE CONSTRUCTION PLANS;
b. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS SHALL SHOW THE CORRESPONDING HORIZONTAL LOCATION AND/OR VERTICAL ELEVATION AS MEASURED IN THE FIELD;
c. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES;
d. FOR ROADWAY AND DRIVE AISLES, PROVIDE PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 100 FEET PLUS ALL CHANGES IN LONGITUDINAL SLOPE OR CROSS SLOPE, AT INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS;
e. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS AND SHOW THE DEPTH AND WIDTH OF PARKING STALLS;
f. PROVIDE HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED AS HANDICAP ACCESSIBLE ROUTES IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET;
g. STORMWATER DRAINAGE SYSTEMS (BOTH OPEN CONVEYANCE AND PIPED SYSTEMS) INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS AT ONE FOOT INTERVALS, AND CROSS SECTIONS OF OUTFALL CONTROL STRUCTURE (S);
h. STORMWATER CONTROL STRUCTURE INFORMATION (INCLUDING BOX STRUCTURES, FLUMES, AND SPILLWAYS) SHALL INCLUDE DIMENSIONS AND ELEVATIONS OF ALL PIPES, WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS, AS SHOWN ON CONSTRUCTION DETAILS AS A MINIMUM;
i. FOR ALL STORMWATER PONDS AND OPEN CONVEYANCE SYSTEMS, PROVIDE TOP OF BANK ELEVATIONS, BOTTOM ELEVATIONS, AND HORIZONTAL DIMENSIONS MEASURED AT LOCATIONS AS SHOWN ON THE CONSTRUCTION PLANS. A MINIMUM OF 10 LOCATIONS PER POND WILL BE REQUIRED AND MORE MAY BE NECESSARY TO ACCURATELY SHOW THE FOOTPRINT AND VOLUME OF THE POND. HORIZONTAL POND DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER POINTS ON THE PROPERTY;
j. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS INCLUDING STRUCTURE TOPS, INVERT ELEVATIONS, AND PIPE SIZES FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS, CLEANOUTS, VALVES, FITTINGS, AND CONNECTION POINTS;
k. LENGTHS OF PIPELINES BETWEEN STRUCTURES;
l. UTILITY LOCATIONS TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 100-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET;
m. VERTICAL ELEVATIONS OF ALL PIPELINES WHERE THERE IS A CROSSING OF NEW AND EXISTING DOMESTIC AND FIRE WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER LINES IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATIONS HAVE BEEN MET;
n. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

3. FOR ALL INSTALLED GRAVITY SANITARY SEWERS AND GRAVITY STORM SEWERS, THE CONTRACTOR SHALL HAVE INTERNAL TELEVISION INSPECTION PERFORMED BY A QUALIFIED SUBCONTRACTOR. THE INSPECTION SHALL BE RECORDED AND ALL FEATURES SHALL BE MEASURED AND LOGGED AS THE CAMERA PROGRESSES THROUGH THE PIPE. INSPECTION REPORTS SHALL INCLUDE PIPE SIZE, PIPE MATERIAL, LOCATION OF CHANGES IN MATERIAL, BRANCH OR CONNECTION LOCATIONS AND LOCATIONS OF DEFECTS.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION. TRAFFIC CONTROL PLAN SHALL INCLUDE DETAILED CONSTRUCTION SEQUENCING AND SHALL OUTLINE THE USE OF BARRICADES, TEMPORARY AND PERMANENT PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNAGE, FLAGMEN AND ANY OTHER TRAFFIC CONTROL MEASURES AS NEEDED TO MAINTAIN SAFE AND CONSISTENT TRAFFIC FLOW AND SAFETY FOR WORKERS AND PEDESTRIANS DURING ALL CONSTRUCTION ACTIVITIES.
2. TRAFFIC CONTROL PLAN AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT INDEX NO. 600 LATEST EDITIONS.
3. TRAFFIC CONTROL DEVICES SHALL BE INSPECTED DAILY TO ENSURE PROPER PLACEMENT AND FUNCTIONALITY IS MAINTAINED THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
4. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED TRAFFIC CONTROL PLAN, ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE LIMITED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M.
5. THE CONTRACTOR SHALL CONTACT ANY PROPERTY OWNERS AFFECTED BY CONSTRUCTION ACTIVITIES, AND SHALL COORDINATE THE SEQUENCING OF TEMPORARY DRIVEWAY CLOSURES IN ORDER TO MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL UTILITY SERVICE SYSTEMS (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE TV) BETWEEN THE POINT THE RESPECTIVE UTILITY COMPANY COMPLETES THEIR WORK TO THE POINT OF CONNECTION AT THE BUILDING.
2. ALL UNDERGROUND ELECTRICAL, TELEPHONE, AND CABLE TV SHALL BE INSTALLED IN PVC CONDUIT OR CONCRETE ENCASED DUCT BANK WITH PULL WIRE MEETING THE LOCAL UTILITY COMPANY'S REQUIREMENTS. INFORMATION SHOWN ON CIVIL DRAWINGS IS FOR REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.
3. WHERE UTILITIES ARE TO BE INSTALLED IN AREAS OF EXISTING PAVING, HARDSCAPE, SIDEWALKS, ETC. THE CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING PAVING, HARDSCAPE, SIDEWALK ETC. AND REPLACE IN LIKE KIND AND RESTRIPE AS NECESSARY. BACKFILL TRENCH FULL DEPTH WITH STONE.
4. UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED FILL PLACED IN 6 INCH LOOSE LIFTS. FILL SHALL BE COMPACTED TO 98% STANDARD PROCTOR AND OPTIMUM MOISTURE CONTENT WITHIN ±2.0%.
5. ANY EXISTING UTILITY LIDS/MANHOLE TOPS WHICH ARE TO REMAIN SHALL BE FIELD ADJUSTED TO MATCH PROPOSED FINISHED GRADE.
6. ALL EXISTING UTILITY SERVICES WHICH ARE TO REMAIN SHALL BE MAINTAINED UNINTERRUPTED UNLESS SPECIFICALLY COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER AND ANY AFFECTED PROPERTY OWNERS.

ELECTRICAL, TELEPHONE, AND CABLE TV UTILITIES:

LBYD, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF ELECTRIC, TELEPHONE, OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

UTILITY SEPARATION REQUIREMENTS:

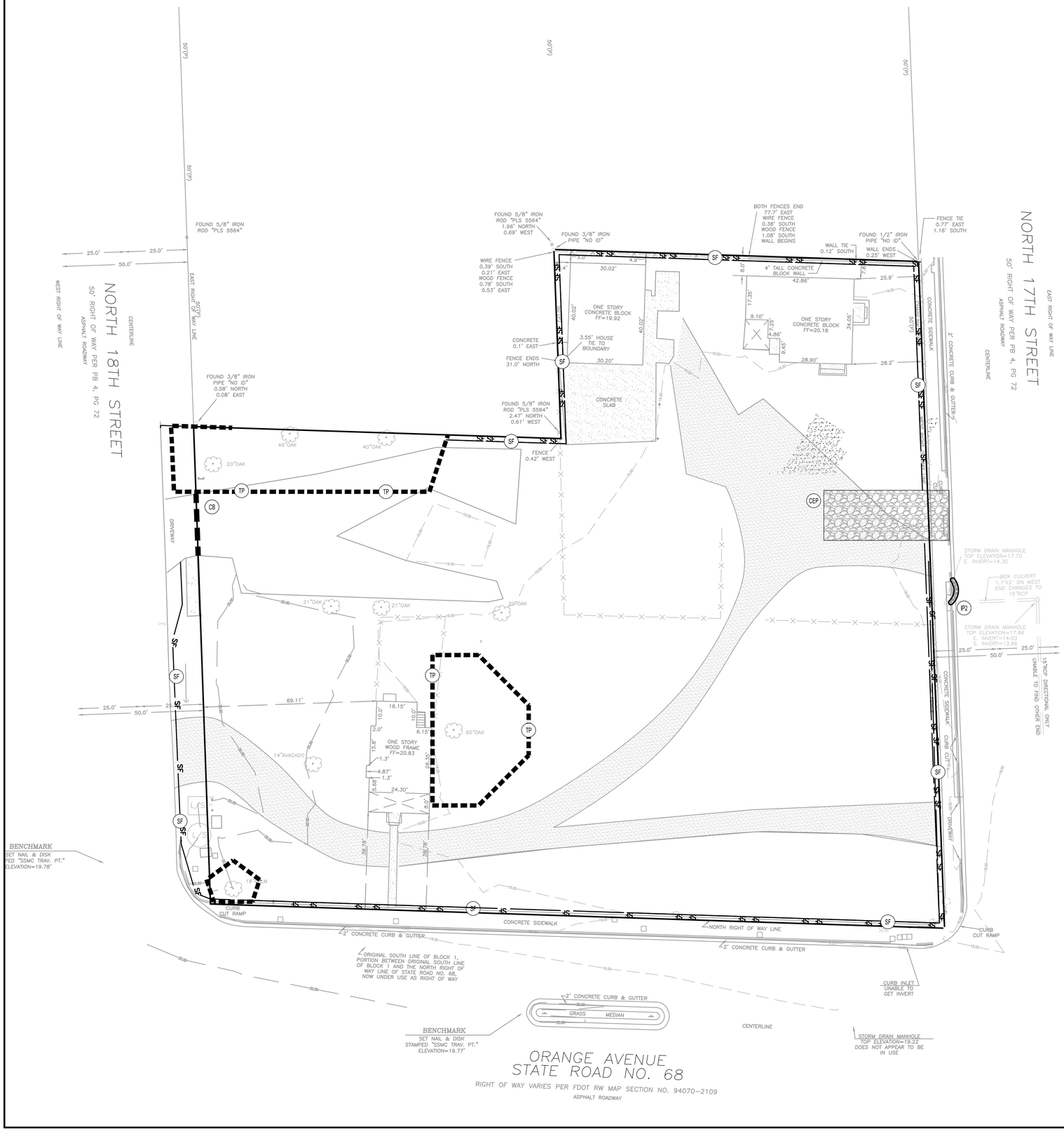
1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   1.1. NEW OR RELOCATED, UNDERGROUND 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, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   1.2. 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.
   1.3. 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.
   1.4. 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 STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   2.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   2.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER 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.
   2.3. 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 WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER 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 SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THE FOLLOWING:
   3.1. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
   3.2. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.
4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST:
   4.1. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   4.2. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER
   4.3. 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.
   4.4. AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.
5. EXCEPTIONS. WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THE REQUIREMENTS ABOVE, FDEP MAY ALLOW EXCEPTIONS TO THESE REQUIREMENTS IF APPLICANTS FOR FDEP OR CONSTRUCTION PERMIT APPLICANTS PROVIDE TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH EXCEPTION AND PROVIDE ALTERNATIVE CONSTRUCTION FEATURES THAT AFFORD A SIMILAR LEVEL OF RELIABILITY AND PUBLIC HEALTH PROTECTION, IN ACCORDANCE WITH F.A.C. RULE 62-555.314. ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES SHALL BE APPROVED IN WRITING BY LBYD, INC. AND FDEP AND MAY INCLUDE THE FOLLOWING:

5.1 WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE, JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE:
   5.1.1. USE OF PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., FOR THE OTHER PIPELINE IF IT IS A GRAVITY- OR VACUUM-TYPE PIPELINE;

5.1.2 USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE;
   5.1.3. USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER THE WATER MAIN OR THE OTHER PIPELINE.
   5.2. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND IS BEING LAID LESS THAN THE REQUIRED MINIMUM VERTICAL DISTANCE FROM THE OTHER PIPELINE:
      5.2.1. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN; AND
      5.2.2. USE OF PIPE, OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE) OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE OTHER PIPELINE IF IT IS NEW AND IS CONVEYING WASTEWATER OR RECLAIMED WATER.

WATER DISTRIBUTION NOTES:

1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER AND RECLAIMED WATER SYSTEMS SHOWN ON THESE PLANS IS FAMILY DOLLAR. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE OPERATING ENTITY AND THE WATER UTILITY PROVIDER.
2. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE GATE VALVES OR CORPORATION STOPS.
3. MINIMUM 36 INCHES OF COVER SHALL BE PROVIDED OVER ALL WATER AND RECLAIMED MAINS IN PAVED AREAS, MINIMUM 30 INCHES OF COVER SHALL BE PROVIDED OVER ALL WATER AND RECLAIMED MAINS IN GRASSED AREAS.
4. HORIZONTAL AND VERTICAL SEPARATION DISTANCES BETWEEN WATER MAINS AND OTHER UTILITY LINES SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555.314 AND THESE PLANS.
5. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
6. ALL SERVICE PIPING (1/2"- 3") SHALL BE POLYETHYLENE (PE). SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FOR FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
7. ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS. STAINLESS STEEL TO BE TYPE 304. NUTS TO BE TEFLON COATED. DUCTILE IRON BODY TO BE FUSION BONDED NYLON COATING, MINIMUM THICKNESS 12 MILS. OUTLET OF SADDLE TO HAVE NPT THREADS.
8. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED IN BLUE PAINT.
9. PVC PIPE SHALL BE BLUE IN COLOR (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE. LETTERING SHALL BE 2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
10. PVC PIPE SPECIFICATIONS SHALL BE AS FOLLOWS:
    10.1. PIPE 4" - 12" SHALL CONFORM TO AWWA C900;
    10.2. PIPE 14" - 36" SHALL CONFORM TO AWWA C905;
    10.3. PIPE SHALL CONFORM TO ASTM D1784-11, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED;
    10.4. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS;
    10.5. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905;
    10.6. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
11. BURIED DUCTILE IRON PIPE SPECIFICATIONS SHALL BE AS FOLLOWS:
    11.1. PIPE SHALL CONFORM WITH ANSI/AWWA C150/ A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
    11.2. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS:
       11.2.1. 12" DIAMETER AND SMALLER = PC 350;
       11.2.2. 14" THROUGH 24" DIAMETER = PC 250;
       11.2.3. 30" THROUGH 64" DIAMETER = PC 200.
12. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL MEET THE FOLLOWING SPECIFICATIONS:
    12.1. SHALL CONFORM WITH AWWA/ ANSI C115/ A21.15;
    12.2. SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
    12.3. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS
       12.3.1. 4" DIAMETER = TC 54;
       12.3.2. 6" THROUGH 24" DIAMETER = TC 53.
13. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
14. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
15. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIRPA. "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING, FIELD FLEX RING, LOK-FING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICE, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.
16. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI.
17. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDING THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C105/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
18. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
19. VALVE SPECIFICATIONS
    19.1. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.
    19.2. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED.
       19.2.1. BURIED AND EXPOSED VALVES SHALL BE COATED INSIDE AND OUT WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY AN EPOXY COATING MEETING THE REQUIREMENTS OF AWWA C550, APPLIED AT THE FACTORY. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
    19.3. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
       19.3.1. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509 OR AWWA C515.
       19.3.2. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS.
       19.3.3. VALVES SHALL OPEN COUNTERCLOCKWISE.
    19.4. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CASE RION OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
    19.5. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
    19.6. VALVE SEATS SHALL BE MECHANICALLY RESTRAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.
    19.7. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CH



SEQUENCE OF CONSTRUCTION:
AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED AND MAINTAINED BY THE CONTRACTOR, THE SITE CONTRACTOR SHALL PREPARE A DETAILED CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE THE DATE GRADING WILL BEGIN, THE EXPECTED DATE OF FINAL STABILIZATION, AND THE SCHEDULE FOR INSTALLATION AND MAINTENANCE OF SPECIFIC CONTROL MEASURES AS RELATED TO THE SCHEDULE OF CONSTRUCTION ACTIVITIES.

THE SWPPP SHALL BE AMENDED WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WETLANDS, SURFACE WATERS OF THE STATE, OR A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4). THE SWPPP ALSO SHALL BE AMENDED IF IT PROVES TO BE INEFFECTIVE AND/OR TO INDICATE ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT ANY MEASURE OF THE SWPPP.

IN CASE OF DISCREPANCIES, SEQUENCING OUTLINED IN THE SWPPP SHALL PREVAIL.

1. INSTALL INLET EROSION PROTECTION ON INLETS TO REMAIN, AS SHOWN ON THIS PLAN.
2. INSTALL SILT FENCE, TURBIDITY BARRIERS, AND OTHER PERIMETER CONTROLS.
3. INSTALL STABILIZED CONSTRUCTION EXIT/ENTRANCES.
4. CONSTRUCT TEMPORARY SEDIMENT BASIN.
5. PREPARE AND CLEARLY DELINEATE POLLUTION SOURCE CONTROL AREA SUCH AS MATERIALS AND EQUIPMENT STORAGE, STOCKPILES, TEMPORARY PARKING, VEHICLE WASH DOWN, CONCRETE WASHOUT, EQUIPMENT MAINTENANCE/REPAIR, WASTE COLLECTION AND DISPOSAL, FUEL STORAGE. THE LOCATIONS OF THESE AREAS SHOULD BE DENOTED ON THE SITE MAP AND UPDATED THROUGHOUT THE PROJECT CONSTRUCTION.
6. CLEAR AND GRUB THE SITE. WHEN APPROPRIATE, CLEARING AND GRUBBING SHOULD OCCUR IN STAGES IN ORDER TO MAINTAIN NATIVE VEGETATION AND REDUCE EROSION.
7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
8. BEGIN SITE GRADING. AS CLEARING AND GRADING PROGRESS, TEMPORARY SEEDING AND MULCHING SHOULD FOLLOW IMMEDIATELY FOR ALL AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF 7 DAYS OR MORE.
9. INSTALL UNDERGROUND UTILITIES SUCH AS WATER LINES, WASTEWATER LINES, POWER UTILITIES, STORM SEWERS, AND UNDERDRAINS. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. INSTALL CURB AND GUTTER.
10. AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZE AS THEY ARE BROUGHT TO FINAL GRADE.
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12. PAVE SITE. INSTALL INLET EROSION PROTECTION ON INLETS AS THEY ARE CONSTRUCTED.
13. FINALIZE GRADING AND PERMANENTLY STABILIZE ALL AREAS. COORDINATE SODDING, AND PERMANENT VEGETATION WITH LANDSCAPE PLAN.
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY WHEN CONSTRUCTION IS COMPLETED AND SITE IS COMPLETELY STABILIZED.

SPECIAL NOTES:
1. SEE SHEET C-4 FOR APPLICABLE EROSION CONTROL GENERAL NOTES.
2. SEE LANDSCAPE PLANS FOR PERMANENT PLANTING INFORMATION.
3. SEE LANDSCAPE PLANS FOR IRRIGATION INFORMATION.
4. SEE SHEET C-6 FOR APPLICABLE EROSION CONTROL DETAILS.

EROSION CONTROL LEGEND

- SF — SILT FENCING
- IP2 — CURB INLET PROTECTION
- CEP — CONSTRUCTION EXIT PAD
- TP — TREE PROTECTION
- CB — CONSTRUCTION BARRICADE

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NORTH
0 10 20 40
SCALE 1" = 20'

NOTE: ELEVATIONS ON THESE PLANS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
EROSION CONTROL PLAN PHASE 1

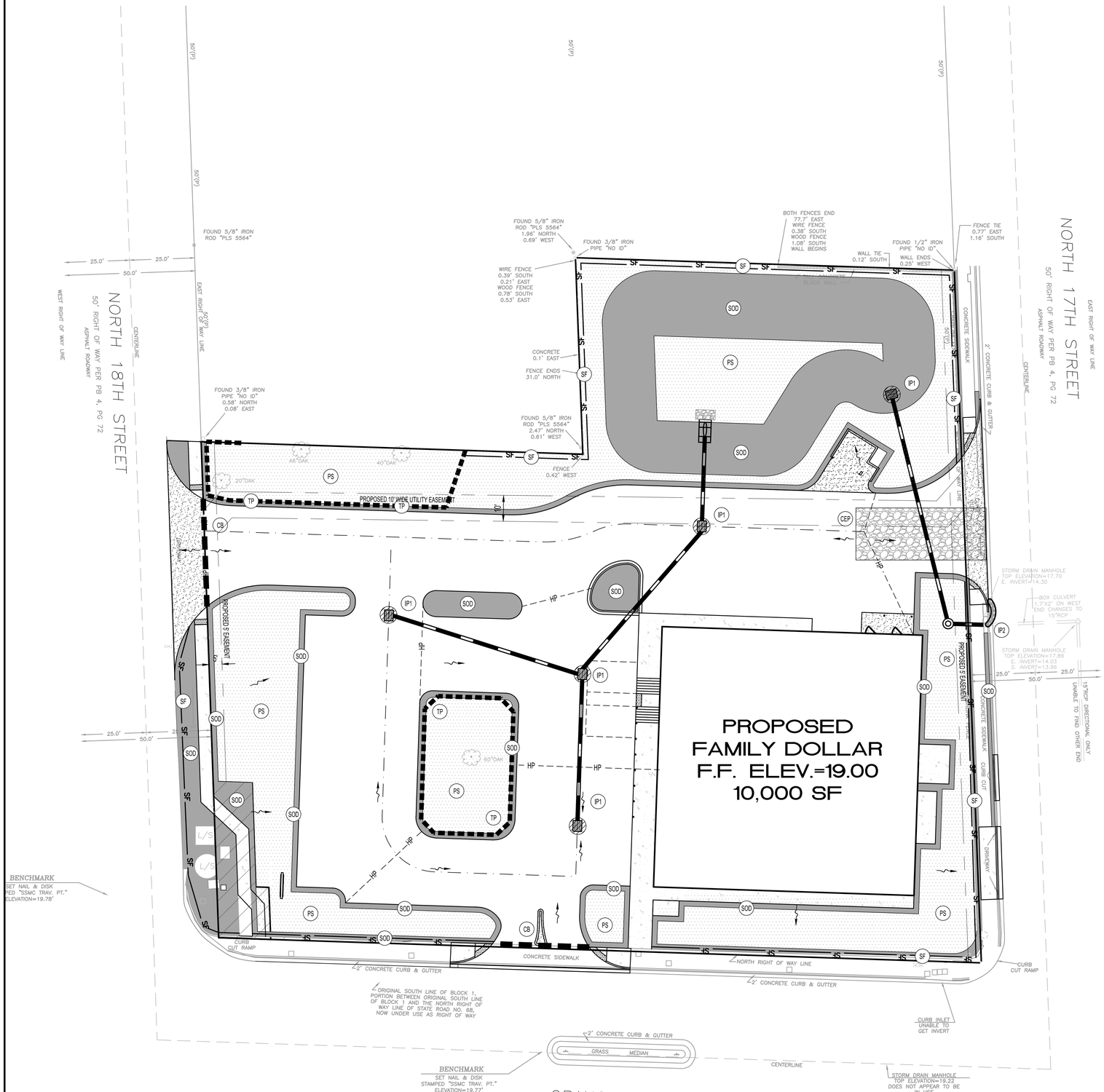
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SEPTEMBER 2014

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Sequence: 5
Total: 22

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ROBERT M. WALKER
PE #70246



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4. CONSTRUCT TEMPORARY SEDIMENT BASIN.
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SPECIAL NOTES:
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EROSION CONTROL LEGEND

- SF — SILT FENCING
- IP1 — FILTER SACK INLET PROTECTION
- CEP — CONSTRUCTION EXIT PAD
- TP — TREE PROTECTION
- SOD — SODDING
- PS — PERMANENT SEED
- CB — CONSTRUCTION BARRICADE
- IP2 — CURB INLET PROTECTION

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1.	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
EROSION CONTROL PLAN PHASE 2

Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

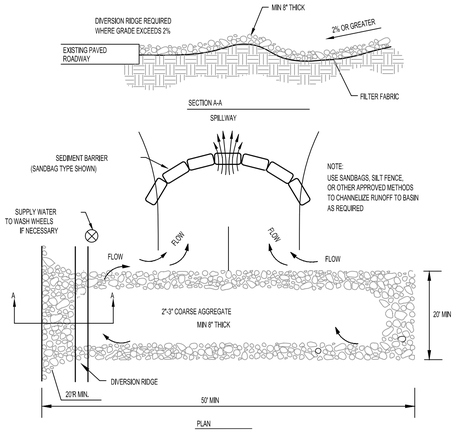
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Total: 22

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ROBERT M. WALKER
PE #70246

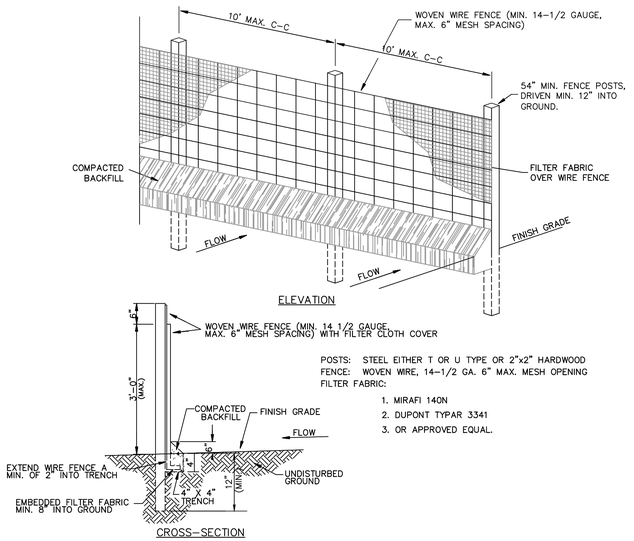
NOTE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT

1. TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO
2. PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED
3. WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



CEP **Construction Exit Pad**

N.T.S.



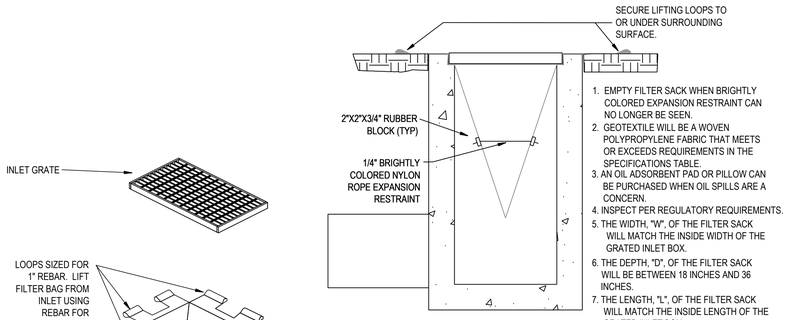
POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:

1. MIRAFI 140N
2. DUPONT TYPAR 3341
3. OR APPROVED EQUAL.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF THE SILT FENCE.
5. THE SILT FENCE WILL NOT BE TRENCHED/DUG IN WITHIN THE DRIPLINES OF THE PRESERVED TREES.

SF **Sedimentation/Silt Fence With With Wire Support**

N.T.S.



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

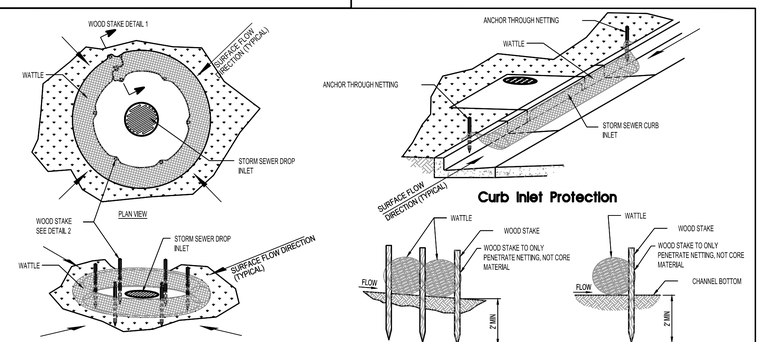
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IP1 **Filter Sack Inlet Protection**

N.T.S.

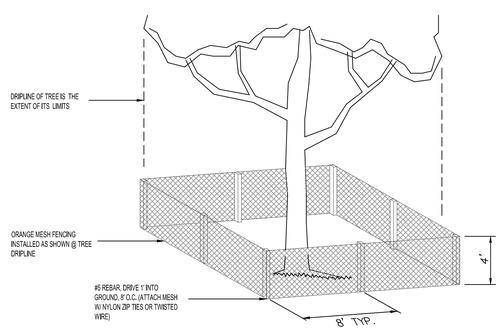
DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



IP2 **Curb Inlet Protection**

N.T.S.

NOTE:
WATTLES MAY BE A STRAW WATTLE, A 57 STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.



TP **Tree Protection Detail**

N.T.S.

TREE PROTECTION NOTES

1. PROTECTIVE BARRIER SHALL BE ERECTED AROUND ALL TREES AND NATIVE VEGETATION THAT ARE TO REMAIN PERMANENTLY ON-SITE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. PROTECTIVE BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE ENGINEER. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER.
3. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE MINIMUM SETBACK OF A TREE TO REMAIN ON SITE UNLESS OTHERWISE APPROVED BY THE CITY.
4. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE NATIONAL ARBORIST ASSOCIATION (NAA) PRUNING STANDARDS.
5. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA INDICATED ON THE PLAN.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE ROOT DISTURBANCE TO EXISTING TREES AND OTHER VEGETATION TO BE RETAINED.
7. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOTS SYSTEM.

LBYD
Civil and Structural Engineers
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Atlanta, Georgia
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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
EROSION CONTROL DETAILS

Date
SEPTEMBER 2014

Checked By
RMW

Drawn By
MKA

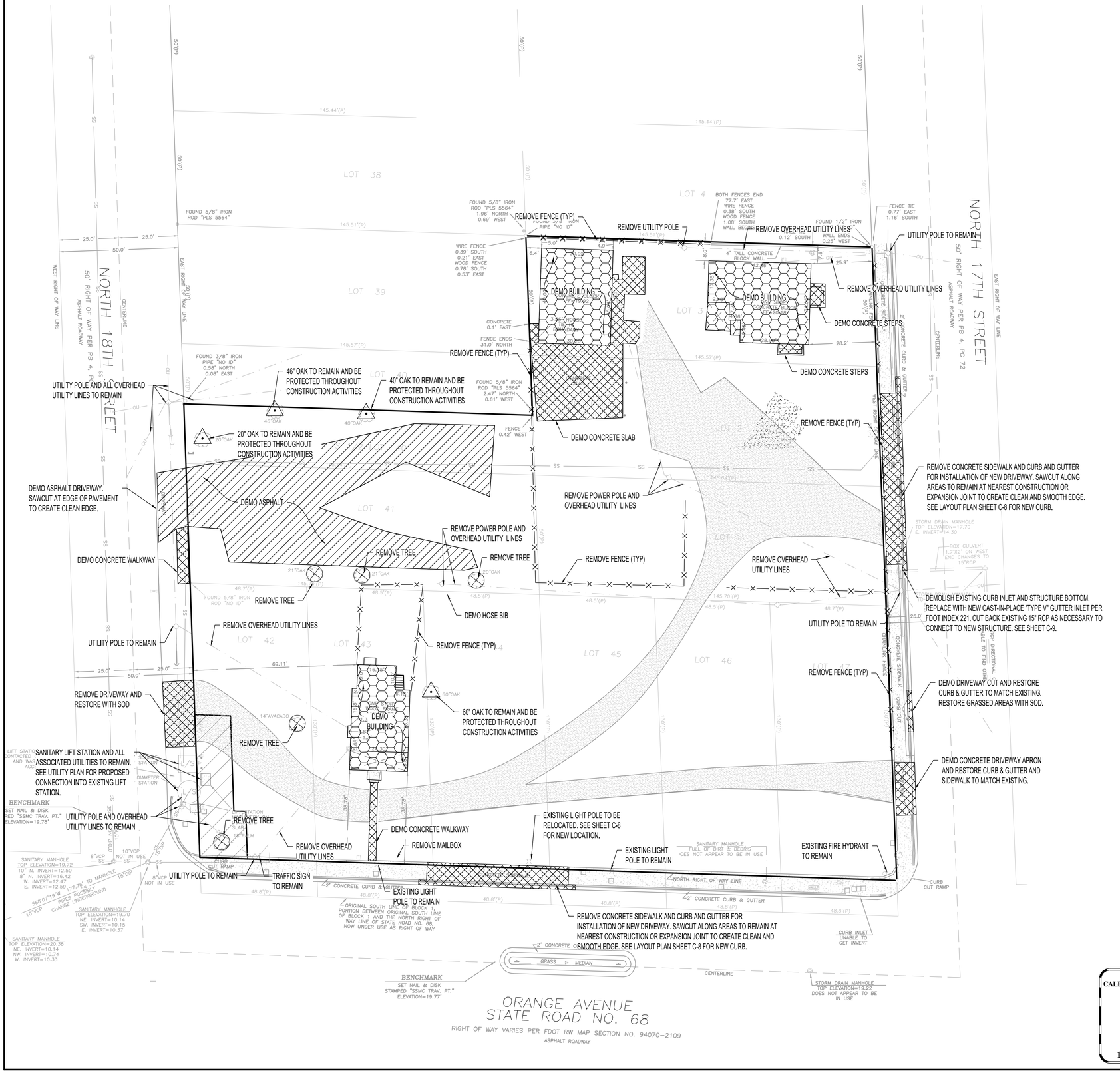
Sheet Number
C-6

Sequence
7

Total
22

Seal

ROBERT M. WALKER
PE #70246



SITE DEMOLITION NOTES:

1. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE#811 PRIOR TO ANY DEMOLITION, DIGGING, OR CONSTRUCTION ACTIVITIES. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AND FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LBYD, INC.
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND THE UTILITY PROVIDER PRIOR TO THE DISCONNECTING OR REMOVAL OF ANY UTILITY SERVICE. ALL UTILITIES TO BE REMOVED ARE TO BE CAPPED OR PLUGGED OR TERMINATED ACCORDING TO THE UTILITY OWNERS' REQUIREMENTS.
3. EXISTING UTILITIES TO REMAIN MAY BE LOCATED WITHIN PROPOSED DEMOLITION AREAS. CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING IN THESE AREAS TO ENSURE NO UTILITY SERVICE INTERRUPTIONS TO FACILITIES THAT REMAIN OR TO ADJACENT PROPERTIES.
4. REFER TO SITE GRADING AND UTILITY PLANS FOR ADDITIONAL NOTES REGARDING PROPOSED UTILITY AND DRAINAGE INSTALLATION AND REMOVAL.
5. UNLESS SPECIFICALLY NOTED "TO REMAIN," ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED OR RELOCATED. NOTIFY LBYD INC. OF ANY DISCREPANCIES PRIOR TO DEMOLITION ACTIVITIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PROPERTY CORNERS AND SURVEY BENCHMARKS AND TO ACCURATELY REPLACE OR RESTORE THEM IF DAMAGED OR DISTURBED.
7. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING ON OR OFF SITE STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN; AND IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
8. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO ANY DEMOLITION OF ITEMS TO BE SALVAGED, RECYCLED, AND REUSED. ITEMS TO BE RELOCATED, SALVAGED, OR REUSED SHALL BE REMOVED WITH EXTREME CARE AND CAUTION TO PREVENT DAMAGE. ALL SALVAGED ITEMS AND MATERIALS SHALL BE THE PROPERTY OF THE OWNER.
9. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE TRANSPORTED OFF SITE AND DISPOSED OF AT LEAST WEEKLY IN A LEGAL AND APPROVED MANNER.
10. SCHEDULING OF DEMOLITION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. LIMITS OF LAND CLEARING SHALL BE 5' OUTSIDE OF ALL AREAS TO BE GRADED OR NOT BEYOND THE PROPERTY LINES, WHICHEVER IS LESS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST, WATER, DEBRIS OR OTHER POSSIBLE POLLUTANTS CAUSED BY DEMOLITION AND CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING ANY HAZARDOUS MATERIALS SUCH AS LEAD OR ASBESTOS WHICH ARE ENCOUNTERED DURING DEMOLITIONS OR CONSTRUCTION.
14. ALL EXISTING PAVING, SIDEWALKS, CURBS, HARDSCAPES, ETC., SHALL BE SAW CUT AT THE LIMITS OF REMOVAL IN ORDER TO PROVIDE A CLEAN EDGE. EXISTING PAVING SHALL BE MILLED BACK AT A EDGE A MINIMUM OF 8" TO ENSURE SMOOTH TRANSITION.
15. REFER TO LAYOUT AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION RELATING TO PAVING, SIDEWALKS, CURBS, HARDSCAPES, ETC.
16. EXISTING DRAINAGE PATTERNS FROM OFF-SITE SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.

DEMOLITION LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- BUILDING TO BE REMOVED
- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- FENCE TO BE REMOVED

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NOTE: ELEVATIONS ON THESE PLANS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.

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1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
DEMOLITION PLAN

Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

Sheet Number: C-7
Sequence: 8
Total: 22

Seal

ROBERT M. WALKER
PE #70246

PARKING INFORMATION

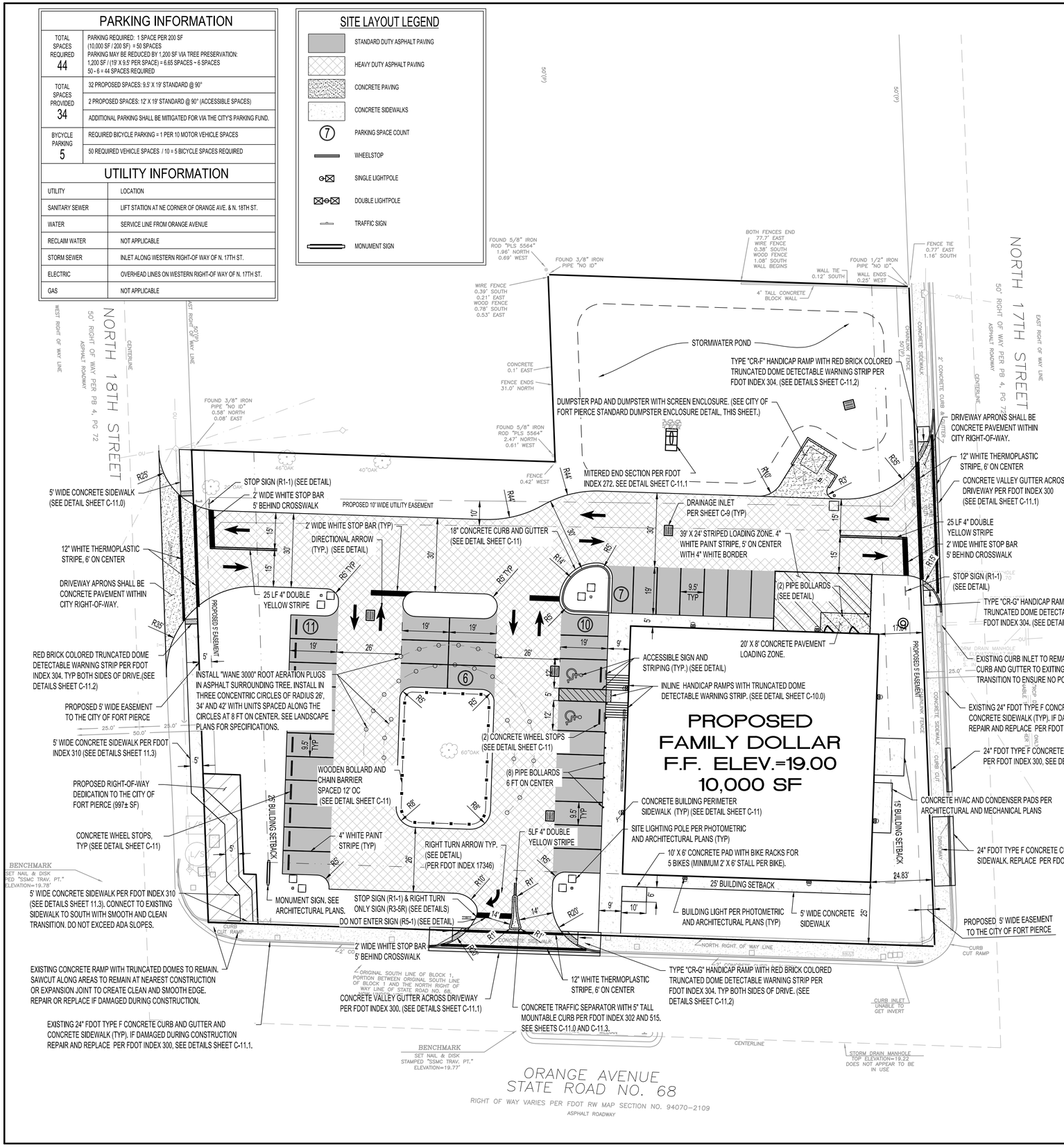
TOTAL SPACES REQUIRED 44	PARKING REQUIRED: 1 SPACE PER 200 SF (10,000 SF / 200 SF) = 50 SPACES PARKING MAY BE REDUCED BY 1,200 SF VIA TREE PRESERVATION: 1,200 SF / (19' X 9.5' PER SPACE) = 6.65 SPACES ~ 6 SPACES 50 - 6 = 44 SPACES REQUIRED
TOTAL SPACES PROVIDED 34	32 PROPOSED SPACES: 9.5' X 19' STANDARD @ 90°
	2 PROPOSED SPACES: 12' X 19' STANDARD @ 90° (ACCESSIBLE SPACES)
	ADDITIONAL PARKING SHALL BE MITIGATED FOR VIA THE CITY'S PARKING FUND.
BYCYCLE PARKING 5	REQUIRED BICYCLE PARKING = 1 PER 10 MOTOR VEHICLE SPACES
	50 REQUIRED VEHICLE SPACES / 10 = 5 BICYCLE SPACES REQUIRED

UTILITY INFORMATION

UTILITY	LOCATION
SANITARY SEWER	LIFT STATION AT NE CORNER OF ORANGE AVE. & N. 18TH ST.
WATER	SERVICE LINE FROM ORANGE AVENUE
RECLAIM WATER	NOT APPLICABLE
STORM SEWER	INLET ALONG WESTERN RIGHT-OF WAY OF N. 17TH ST.
ELECTRIC	OVERHEAD LINES ON WESTERN RIGHT-OF WAY OF N. 17TH ST.
GAS	NOT APPLICABLE

SITE LAYOUT LEGEND

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALKS
- (7) PARKING SPACE COUNT
- WHEELSTOP
- SINGLE LIGHTPOLE
- DOUBLE LIGHTPOLE
- TRAFFIC SIGN
- MONUMENT SIGN



SITE DATA:

STATEMENT OF INTENT:
THE OWNER PROPOSES TO DEMOLISH EXISTING ON-SITE IMPROVEMENTS AND TO CONSTRUCT A NEW 10,000 S.F. FAMILY DOLLAR RETAIL STORE AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

SITE ADDRESS: 1712 ORANGE AVENUE, FORT PIERCE, FL 34950

PARCEL I.D. NUMBER:S 2409606003200004; 2409606003100007; 2409606003400008; 2409606003500005; 2409606000100008; 2409606000300000

SITE TOTAL AREA: 1.53 ACRES ±

EXISTING LAND USE: RESIDENTIAL

PROPOSED LAND USE: COMMERCIAL RETAIL

MAX. ALLOWED BUILDING HEIGHT: 65'

EXISTING AREA CALCULATIONS:

BUILDING AREA:	3,469 S.F.	(5%)
PAVED AREA:	17,582 S.F.	(27%)
TOTAL IMPERVIOUS AREA:	21,051 S.F.	(32%)
PERVIOUS AREA:	45,540 S.F.	(68%)
TOTAL PERVIOUS AREA:	45,540 S.F.	(68%)
TOTAL:	66,591 S.F.	(100%)

PROPOSED AREA CALCULATIONS:

BUILDING AREA:	10,000 S.F.	(15%)
PAVED AREA:	26,791 S.F.	(40%)
TOTAL IMPERVIOUS AREA:	36,791 S.F.	(55%)
PERVIOUS AREA:	29,800 S.F.	(45%)
TOTAL PERVIOUS AREA:	29,800 S.F.	(45%)
TOTAL:	66,591 S.F.	(100%)

BUILDING SETBACKS:

	REQUIRED	MINIMUM PROVIDED
NORTH:	NONE	145' ±
WEST:	25'	167' ±
EAST:	15'	18' ±
SOUTH:	15'	20'

LANDSCAPE SETBACKS:

	REQUIRED	MINIMUM PROVIDED
NORTH:	NONE	24'
WEST:	10'	30' ±
EAST:	10'	18' ±
SOUTH:	10'	15'

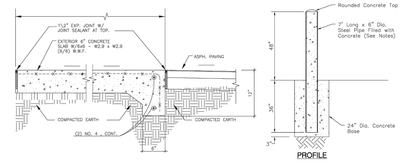
ZONING:

SITE:	C-3 (GENERAL COMMERCIAL)
NORTH:	RESIDENTIAL
EAST:	RIGHT-OF-WAY THEN C-3 (GENERAL COMMERCIAL)
SOUTH:	RIGHT-OF-WAY THEN C-3 (GENERAL COMMERCIAL)
WEST:	RIGHT-OF-WAY THEN C-3 (GENERAL COMMERCIAL)

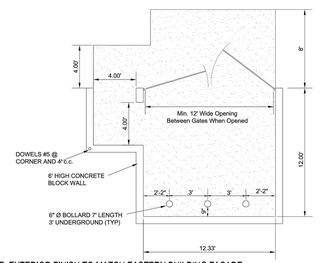
FLOOD ZONE:
THE ABOVE DESCRIBED PROPERTY IS IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF ST. LUCIE COUNTY, COMMUNITY PANEL NUMBER 12111C0179J. MAP REVISED FEBRUARY 16, 2012

LAYOUT NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. SEE SHEETS C-3 AND C-4 FOR APPLICABLE NOTES.
3. ALL ELEVATIONS ON THIS PLAN REFERENCE NAVD 1988 DATUM.
4. LBYD, INC. SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTOR'S WORK OR RESPONSIBILITIES. LBYD IS NOT RESPONSIBLE FOR SITE SAFETY PROCEDURES OR METHODS OF CONSTRUCTION.
5. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST. CONTRACTOR MUST HAVE EXISTING UTILITIES LOCATED BY UNDERGROUND LINE LOCATORS AS WELL AS FIELD VERIFIED BY ONSITE PERSONNEL PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LBYD.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND EXISTING TOPOGRAPHY. NOTIFY LBYD OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
10. ALL HANDICAP RAMPS, SIGNS, SYMBOLS, AND PAINTED ISLANDS AND ACCESS ROUTES MUST CONFORM TO THE LATEST ADA REQUIREMENTS.
11. ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE BACK OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.
12. ALL STRIPING TO BE PER THE LATEST EDITION OF THE MUTCD UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SITE CONSTRUCTION TRAFFIC CONTROL PLAN AND OBTAINING ANY REQUIRED APPROVALS FROM THE LOCAL JURISDICTIONAL AUTHORITY. THE SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL TAKE INTO ACCOUNT THE ENTERING AND EXITING OF CONSTRUCTION TRAFFIC ONTO THE ROADWAY AND THE IMPACT TO THE FLOW OF TRAFFIC. THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD. THIS SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE IN ADDITION TO ANY TRAFFIC CONTROL PLAN PROVIDED IN THE PLAN SET FOR ROADWAY IMPROVEMENTS.
14. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY AND PERFORMED BY SOUTHEASTERN SURVEYING AND MAPPING AND DATED 07/03/2014.



NOTES
1. The minimum wall thickness of the pipe shall be 0.188".
2. All posts shall have 2 coats of primer and 2 coats of Yellow Top coat, unless otherwise noted.
3. The primer coat shall meet the requirements of FDOT 971-5.
4. All concrete shall be FDOT class 1.



NOTE: EXTERIOR FINISH TO MATCH EASTERN BUILDING FACADE PER ARCHITECTURAL PLANS ('NICHIHA' FIBER CEMENT WALL PANEL - ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN- SEE DETAILS ON SHEET A-4).

City of Fort Pierce Dumpster Detail

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NORTH
0 10 20 40
SCALE 1" = 20'

NOTE: ELEVATIONS ON THESE PLANS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.

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LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
SITE LAYOUT PLAN

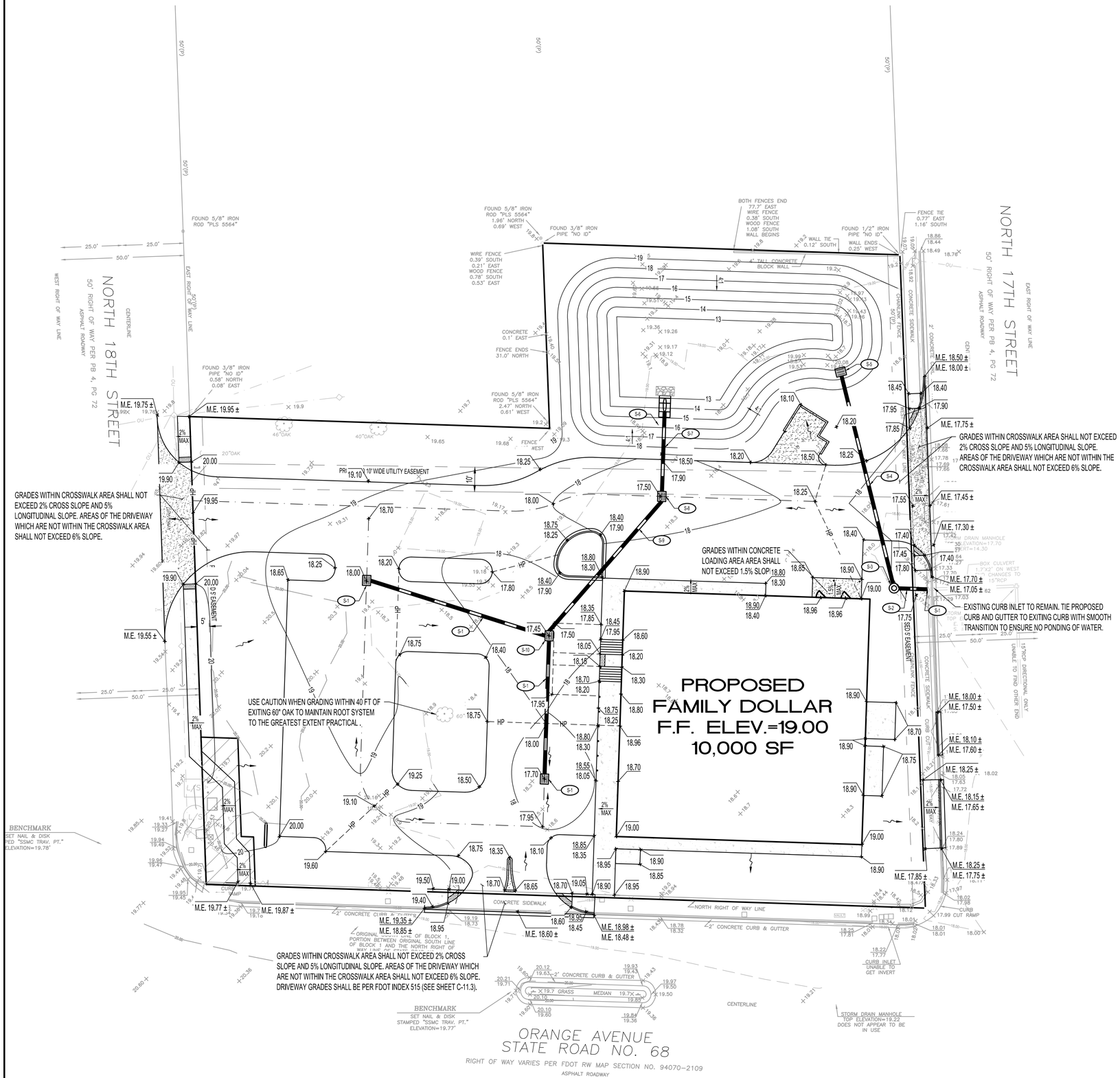
Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

Sheet Number: C-8
Sequence: 9
Total: 22

Seal

ROBERT M. WALKER
PE #70246



STORM SCHEDULE

- S-1 EXISTING CURB INLET
  TOP ELEVATION=17.70
  EAST INV. = 14.30 (EXISTING)
  WEST INV. = 14.40 (PROPOSED)
- S-2 13 L.F. ~ 15" RCP @ 1.23 %
- S-3 4' DIA STORM MANHOLE
  PER FDOT INDEX 201
  TOP ELE. = 18.00
  EAST INV. ELE. = 14.56
  WEST INV. ELE. = 14.56
- S-4 88 L.F. ~ 15" RCP @ 0.44 %
- S-5 TYPE "C" GRATE INLET
  PER FDOT INDEX 232
  TOP ELE. = 16.80
  SOUTH INV. ELE. = 15.00
- S-6 MITERED END SECTION
  PER FDOT INDEX 232
  SOUTH INV. = 14.00
- S-7 40 L.F. ~ 15" RCP @ 0.45%
- S-8 TYPE "C" GRATE INLET
  TOP ELEV. = 17.50
  NORTH INV. = 14.18
  SOUTH INV. ELE. =14.18
- S-9 68 LF ~ 15" RCP @ 0.50%
- S-10 TYPE "C" GRATE INLET
  TOP ELEV. = 17.45
  NORTH INV. = 14.52
  SOUTH INV. ELE. = 14.52
- S-11 57 L.F. ~ 15" RCP @ 0.50%
- S-12 TYPE "C" GRATE INLET
  TOP ELEV. = 17.70
  NORTH INV. = 14.80
  SOUTH INV. ELE. =14.80
- S-13 77 L.F. ~ 15" RCP @ 0.50%
- S-14 TYPE "C" GRATE INLET
  TOP ELEV. = 18.00
  NORTH INV. = 14.91
  SOUTH INV. ELE. =14.91

NOTE:
ALL SIDEWALKS, CROSSWALKS, AND RAMPS MUST MEET ADA STANDARDS. DO NOT EXCEED MAXIMUM ALLOWABLE ADA SLOPES ALONG ANY OF THESE AREAS. REFER TO SHEET C-11.2 FOR ADDITIONAL INFORMATION REGARDING SLOPES ALONG RAMPS.

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LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
GRADING AND DRAINAGE PLAN

Date
SEPTEMBER 2014

Checked By
RMW

Drawn By
MKA

Sheet Number
C-9

Sequence
10

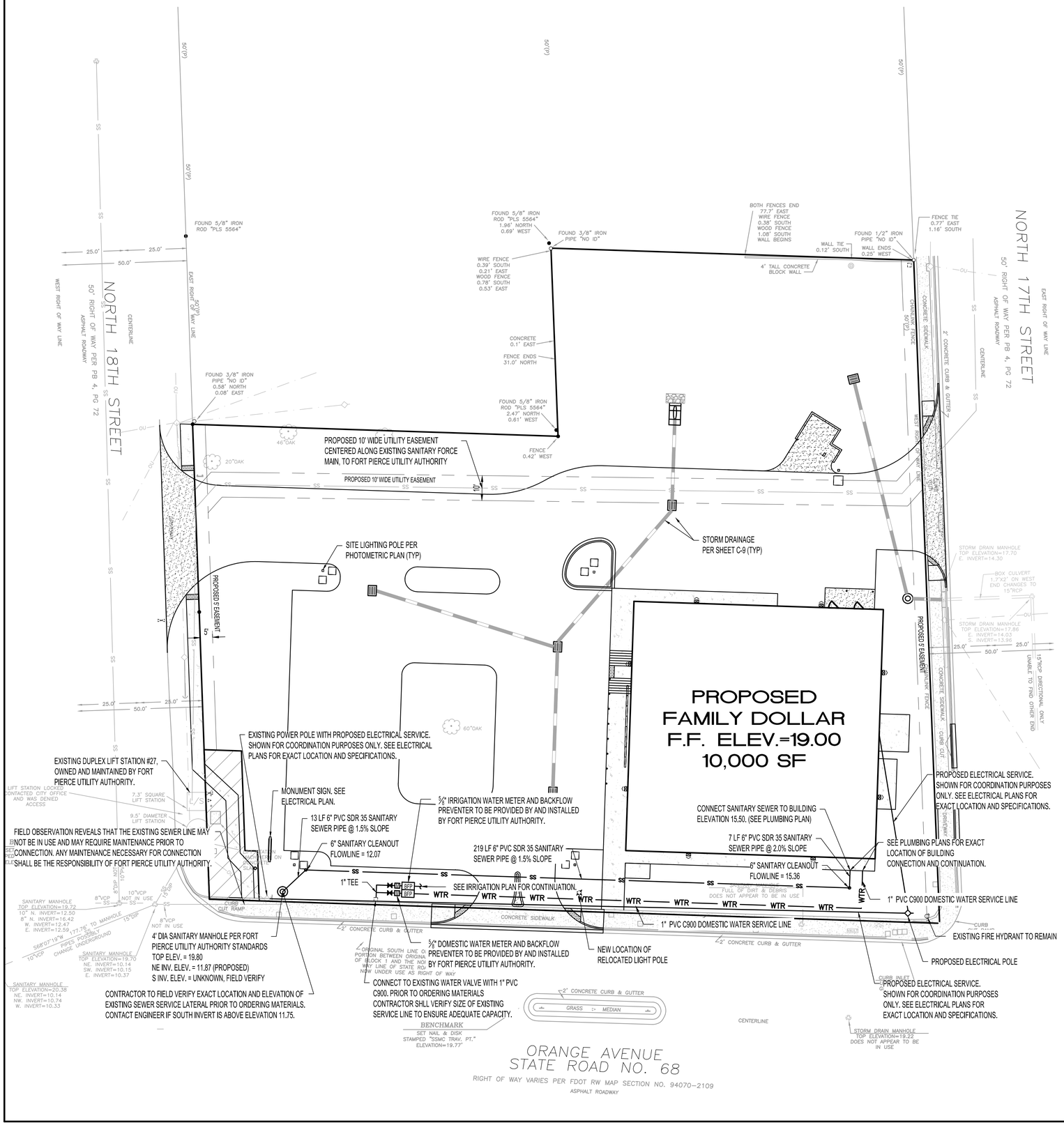
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ROBERT M. WALKER
PE #70246

UTILITY NOTES:

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Civil and Structural Engineers
Birmingham, Alabama
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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1.	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
UTILITY PLAN

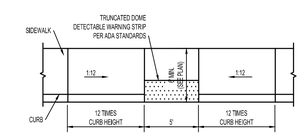
Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

Sheet Number: C-10
Sequence: 11
Total: 22

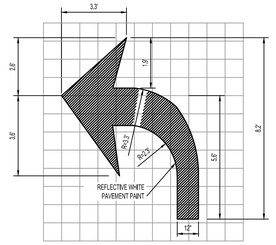
Seal

ROBERT M. WALKER
PE #70246

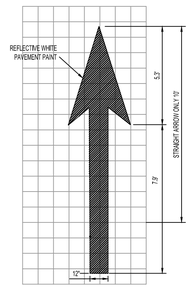


NOTES:
1. THE FULL WIDTH, DEPTH, AND FLARES SHALL BE PAINTED THE HANDICAP COLOR.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT OF 1990 (INCLUDING CONTRASTING TEXTURES, AS REQUIRED).

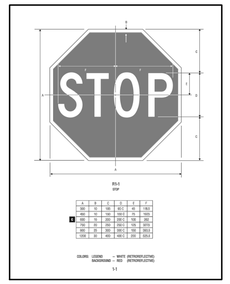
Inline Handicap Ramp
N.T.S.



Painted Turn Arrow
N.T.S.

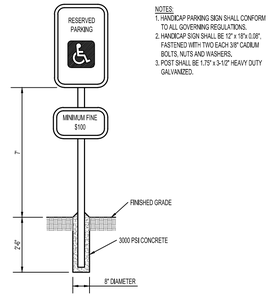


Painted Straight Arrow
N.T.S.



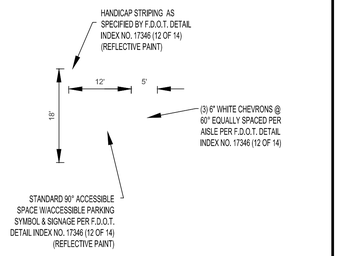
NOTE:
1. SIGN AND INSTALLATION PER MUTCD.

Stop Sign R1-1
N.T.S.

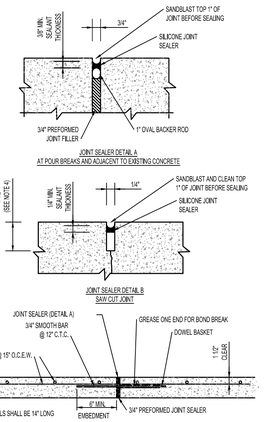


NOTES:
1. HANDICAP PARKING SIGN SHALL CONFORM TO ALL GOVERNING REGULATIONS.
2. HANDICAP SIGN SHALL BE 12" x 18" x 0.08", FASTENED WITH TWO EACH 3/8" CADMIUM BOLTS, NUTS AND WASHERS.
3. POST SHALL BE 1.75" x 1.75" x 12 GAUGE HEAVY DUTY GALVANIZED.

Handicap Sign
N.T.S.

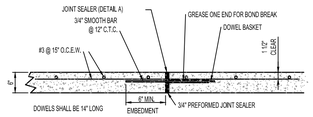


Handicap Symbol and Striping
N.T.S.

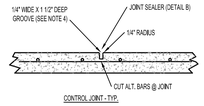


JOINT SEALER DETAIL A
AT POUR BREAKS AND ADJACENT TO EXISTING CONCRETE

JOINT SEALER DETAIL B
SAW CUT JOINT



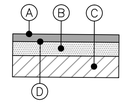
EXPANSION JOINT - DOWELED AT POUR BREAKS



CONTROL JOINT - TYP.

NOTES:
1. SUBGRADE SOILS MUST BE "FREE-DRAINING" (K >= 5 FT/DAY) AND AT LEAST 98% MPMDD TO A DEPTH OF 12" BELOW THE BOTTOM OF THE SLAB.
2. CONCRETE SHALL HAVE 4000 PSI AT 28 DAYS.
3. CONTRACTOR SHALL INSTALL CONTROL JOINTS IN CONCRETE PAVING AT 15' MAX. SPACING BOTH WAYS, COORDINATE WITH ARCHITECTURAL PLANS FOR SCORING PATTERN.
4. CONTROL JOINT TO BE 1/4 OF THE SLAB THICKNESS TYPICALLY.
5. EXPANSION JOINTS AT POUR BREAKS AND 100' MAX SPACING. COORDINATE WITH CONTROL JOINTS. CONTROL JOINT MAX SPACING IS 14'X14'.
6. IN LIEU OF REINFORCEMENT SHOWN, CONTRACTOR MAY USE 6x6 W6.5/W6.5 WELDED WIRE FABRIC.

Concrete Paving Detail
N.T.S.



(A) 3" FDOT TYPE S-4 ASPHALT CONCRETE WITH 95 PERCENT MARSHALL DESIGN DENSITY.

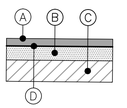
(B) 8" LIMEROCK OR CRUSHED CONCRETE BASE WITH 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, ASTM D-558) TO YIELD MINIMUM LBR = 100.

(C) 12" SUBGRADE STABILIZED TO MINIMUM 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) TO YIELD A MINIMUM LBR = 40.

(D) PRIME OR TACK COAT. (PER F.D.O.T., SECTION 300)

* ASPHALTIC CONCRETE MIXES SHOULD BE BASED ON FORMER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2000 EDITION.

HEAVY DUTY ASPHALT
N.T.S.



(A) 1.5" FDOT TYPE S-4 ASPHALT CONCRETE WITH 95 PERCENT MARSHALL DESIGN DENSITY.

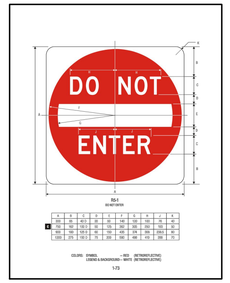
(B) 6" LIMEROCK OR CRUSHED CONCRETE BASE WITH 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, ASTM D-558) TO YIELD MINIMUM LBR = 100. (PER FDOT REQUIREMENTS)

(C) 12" SUBGRADE STABILIZED TO MINIMUM 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) TO YIELD A MINIMUM LBR = 40.

(D) PRIME OR TACK COAT. (PER F.D.O.T. SECTION 300)

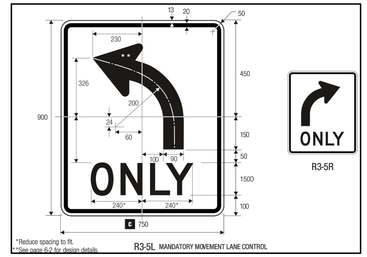
* ASPHALTIC CONCRETE MIXES SHOULD BE BASED ON FORMER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2000 EDITION.

STANDARD DUTY ASPHALT
N.T.S.



NOTE:
1. SIGN AND INSTALLATION PER MUTCD.

Do Not Enter R5-1
N.T.S.

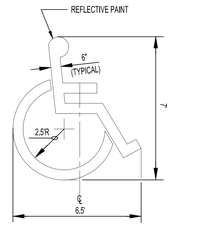


*Reduce spacing to fit.
**See note #2 for design details.

R3-5L MANDATORY MOVEMENT LANE CONTROL

NOTE:
1. SIGN AND INSTALLATION PER MUTCD.

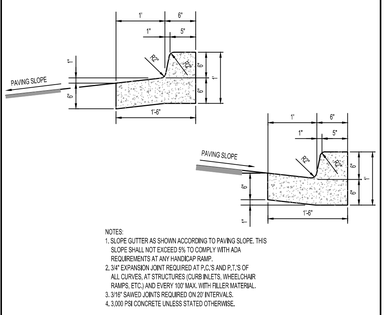
Right Turn Only R3-5R
N.T.S.



ACCESSIBLE PARKING SYMBOL
PER FDOT INDEX NO. 17346 (12 of 14)

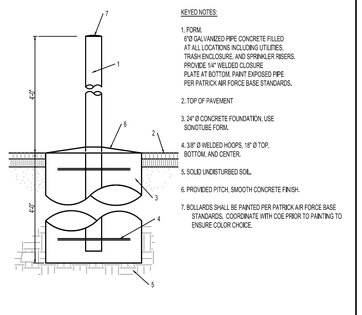
Handicap Symbol
N.T.S.

NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT.
1. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
2. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

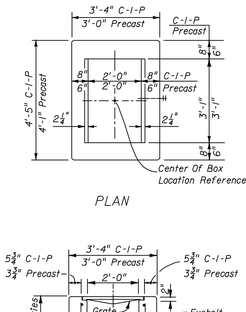


NOTES:
1. SLOPE GUTTER AS SHOWN ACCORDING TO PAVING SLOPE. THIS SLOPE SHALL NOT EXCEED 5% TO COMPLY WITH ADA REQUIREMENTS AT ANY HANDICAP RAMP.
2. 3/4" EXPANSION JOINT REQUIRED AT P.C.'S AND P.T.'S OF ALL CURVES, AT STRUCTURES (CURB INLETS, WHEELCHAIR RAMPS, ETC.) AND EVERY 100' MAX. WITH FILLER MATERIAL.
3. 3/16" SAWED JOINTS REQUIRED ON 20' INTERVALS.
4. 3,000 PSI CONCRETE UNLESS STATED OTHERWISE.

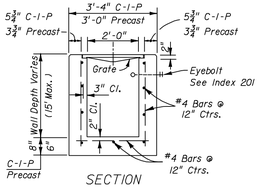
18" Curb & Gutter
N.T.S.



Typical Pipe Bollard Detail
N.T.S.



PLAN



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

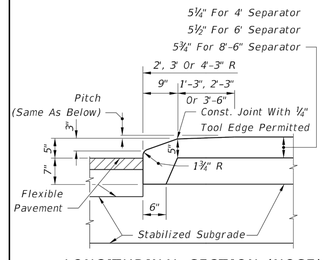
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-15'	A12	0.20	12"	8"

TYPE C

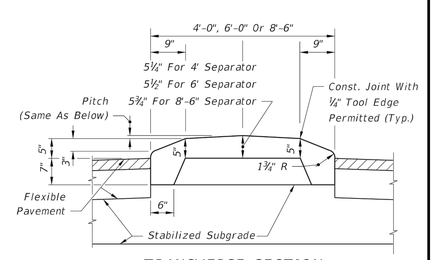
Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

NOTE:
INLET TO BE PER FDOT INDEX #232

FDOT Type "C" Inlet
N.T.S.



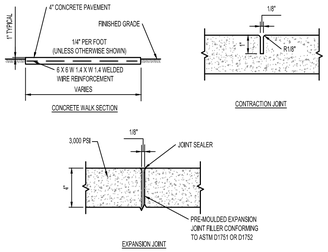
LONGITUDINAL SECTION (NOSE)



TRANSVERSE SECTION

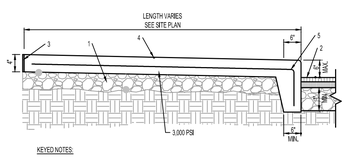
OPTION I

FDOT CONCRETE TRAFFIC SEPARATOR
N.T.S.



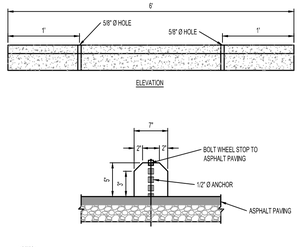
NOTE:
1. CONTRACTION JOINT EVERY 5 TO 10 FEET.
2. EXPANSION JOINT EVERY 15 FEET.

Typical Sidewalk Detail
N.T.S.



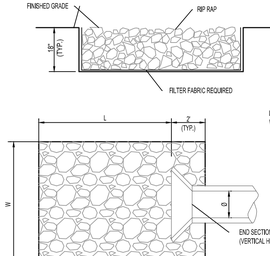
KEYED NOTES:
1. 4" COMPACTED AGGREGATE BASE
2. PAVEMENT
3. COMPRESSIBLE FILLER, CUT BACK AND PROVIDE SEALANT. TYPICAL AT ALL JOINTS WITH FILLER.
4. 18" CONTRACTION JOINT EVERY 5' TO 10'; EXPANSION JOINT EVERY 15 FEET.
5. 6" X 6" W1.4 X W1.4 W.W.R.

Building Perimeter Sidewalk Detail
N.T.S.



NOTES:
1. CENTER WHEEL STOP IN PARKING SPACE.
2. WHEEL STOP SHALL BE PLACED 36" FROM SIDEWALK (MEASURED TO TIRE SIDE OF WHEEL STOP.

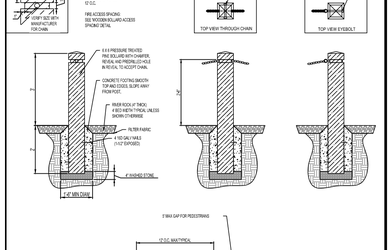
Concrete Wheel Stop
N.T.S.



L=6 X PIPE Ø
W=3 X PIPE Ø

NOTE:
1. CONSTRUCTION AND MATERIALS PER FDOT INDEX 302

Rip Rap Placement
N.T.S.



WOOD BOLLARD AND CHAIN BARRIER DETAIL
N.T.S.

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402-14-016

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1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
CIVIL DETAILS

Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

Sheet Number: C-11.0
Sequence: 12
Total: 22

Seal

ROBERT M. WALKER
PE #70246

DIMENSIONS AND QUANTITIES

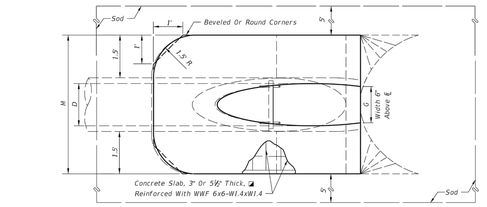
	D	X	A	B	C	E	F	G	H ■	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONCRETE SLAB (CY) ◪ Single Pipe	5½" CONCRETE SLAB (CY) ◪ Double Pipe	5½" CONCRETE SLAB (CY) ◪ Triple Pipe	5½" CONCRETE SLAB (CY) ◪ Quad. Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad. Pipe
1:2 Slope	15"	2'-7"	1'-92	2'-18	4'-10'	2'-06'	5'	1'-22'	2'-9	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	21	24	27	30
	18"	2'-10'	1'-97	2'-74	4'-71'	2'-56'	6'	1'-41'	3'-4	4.92'	7.75'	10.58'	13.42'	1.21'	0.44	0.65	0.87	1.09	22	25	28	31
	24"	3'-5"	2'-06'	3'-85'	5'-91'	3'-56'	7'	1'-73'	3'-4	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83'	1.12	1.42	24	28	32	35
	30"	4'-3"	2'-15'	4'-95'	7'-10'	4'-56'	8'	2'-00'	3'-4	6.08'	10.33'	14.58'	18.83'	1.29'	0.66	1.09	1.50	1.91	26	31	35	40
	36"	5'-1"	2'-25'	6'-08'	8'-33'	5'-56'	9'	2'-24'	3'-4	6.67'	11.75'	16.83'	21.92'	1.33'	0.81'	1.38'	1.95'	2.51'	28	34	39	45
	42"	6'-0"	2'-34'	7'-21'	9'-55'	6'-56'	10'	2'-45'	3'-4	7.25'	13.25'	19.25'	25.25'	1.38'	0.97'	1.70'	2.45'	3.19'	30	37	43	50
	48"	6'-9"	2'-43'	8'-33'	10'-76'	7'-56'	11'	2'-65'	3'-4	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	32	39	47	54
	54"	7'-8"	2'-52'	9'-44'	11'-98'	8'-56'	12'	2'-82'	3'-4	8.42'	16.08'	23.75'	31.42'	1.46'	1.31'	2.44'	3.58'	4.72'	34	42	51	59
	60"	8'-6"	2'-62'	10'-56'	13'-18'	9'-56'	14'	3'-00'	4'-4	9.00'	17.50'	26.00'	34.50'	1.50'	1.51'	2.89'	4.28'	5.68'	36	45	55	64
	66"	9'-2"	2'-71'	11'-68'	14'-39'	10'-56'	15'	3'-18'	4'-4	9.58'	18.75'	27.92'	37.08'	1.54'	1.68'	3.25'	4.84'	6.43'	38	48	58	68
	72"	10'-0"	2'-80'	12'-80'	15'-60'	11'-56'	16'	3'-30'	4'-4	10.16'	20.16'	30.16'	40.16'	1.58'	1.89'	3.74'	5.59'	7.45'	40	51	62	73
1:4 Slope	15"	2'-7"	2'-27'	4'-09'	6'-36'	4'-03'	8'	1'-22'	4'-0	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32
	18"	2'-10'	2'-36'	5'-12'	7'-48'	5'-03'	9'	1'-41'	4'-0	4.92'	7.75'	10.58'	13.42'	1.21'	0'-66	0.99	1.31	1.65	25	28	31	35
	24"	3'-5"	2'-53'	7'-18' △	9'-71'	7'-03' △	11'	1'-73'	4'-0	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	28	32	36	40
	30"	4'-3"	2'-70'	9'-25'	11'-95'	9'-03'	13'	2'-00'	4'-0	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	31	36	41	46
	36"	5'-1"	2'-87'	11'-31' ◇	14'-18'	11'-03' ◇	15'	2'-24'	4'-0	6.67'	11.75'	16.83'	21.92'	1.33'	1.32'	2.21'	3.08'	3.96'	34	40	46	52
	42"	6'-0"	3'-05'	13.37'	16.42'	13'-03'	17'	2'-45'	4'-0	7.25'	13.25'	19.25'	25.25'	1.38'	1.58'	2.76'	3.91'	5.09'	38	44	51	58
	48"	6'-9"	3'-22'	15.43'	18.65'	15'-03'	19'	2'-65'	4'-0	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	41	48	56	63
	54"	7'-8"	3'-39'	17.49'	20.88'	17'-03'	21'	2'-82'	4'-0	8.42'	16.08'	23.75'	31.42'	1.46'	2.14'	3.95'	5.77'	7.58'	44	52	61	69
	60"	8'-6"	3'-56'	19.55'	23.11'	19'-03'	23'	3'-00'	4'-0	9.00'	17.50'	26.00'	34.50'	1.50'	2.45'	4.66'	6.87'	9.07'	47	56	66	75
	66"	9'-2"	3'-73'	21.62'	25.35'	21'-03'	25'	3'-18'	4'-0	9.58'	18.75'	27.92'	37.08'	1.54'	2.88'	5.54'	8.18'	10.84'	49	59	69	80
	72"	10'-0"	3'-91'	23.68'	27.59'	23'-03'	27'	3'-30'	4'-0	10.16'	20.16'	30.16'	40.16'	1.58'	3.54'	6.61'	9.87'	13.13'	52	63	74	85

◪ See General Note No. 5. See Sheet 5 For 3" Slab Quantities

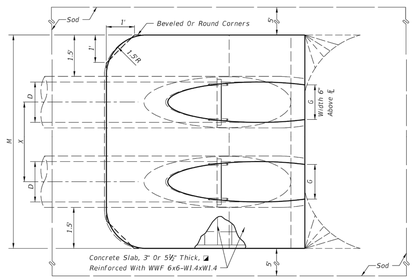
■ Values shown for estimating pipe quantities and are for information only.

B E
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.

△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



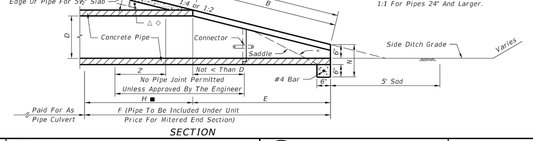
TOP-VIEW SINGLE PIPE



TOP-VIEW MULTIPLE PIPE

NOTE: See sheet 6 for details and notes.

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

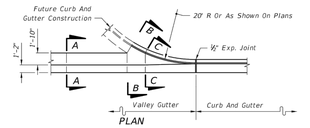


SECTION

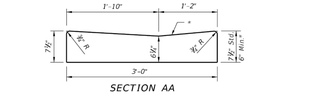
*Slope: 1:4 Miter: To ℄ Pipe For Pipes 18" And Smaller. 1:2 For Pipes 24" And Larger.

1:2 Miter: To ℄ Pipe For Pipes 18" And Smaller. 1:1 For Pipes 24" And Larger.

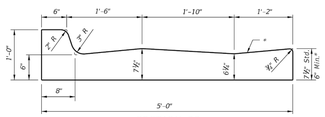
LAST REVISION 07/01/02	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CROSS DRAIN MITERED END SECTION	INDEX NO. 272	SHEET NO. 1 of 6



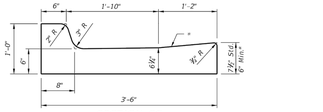
PLAN



SECTION AA



SECTION BB



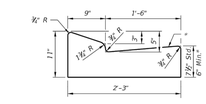
SECTION CC

VALLEY GUTTER

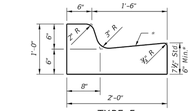
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

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

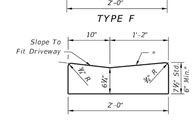
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

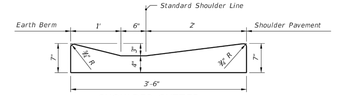


TYPE F

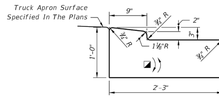


Note: To be paid for as parent curb.

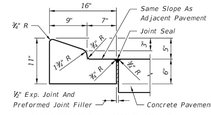
DROP CURB



SHOULDER GUTTER

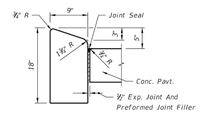


TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

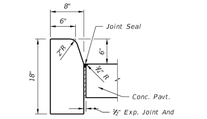


For details depicting usage adjacent to flexible pavement, see diagram right.

TYPE A



TYPE B



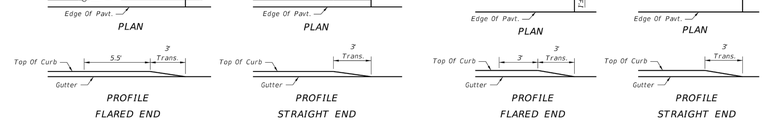
TYPE D

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, see Sheet 2.

CONCRETE CURB

CONCRETE CURB AND GUTTER

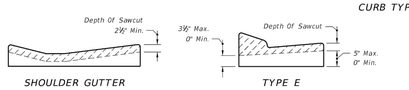
LAST REVISION 07/01/00	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CURB & CURB AND GUTTER	INDEX NO. 300	SHEET NO. 1 of 2



CURB TYPE A

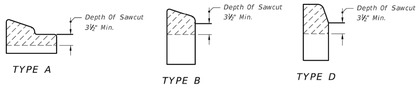
CURB AND GUTTER TYPES E & F

CURB AND GUTTER ENDINGS

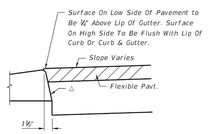


Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINT IN CURB AND GUTTER

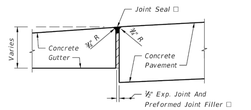


CONTRACTION JOINT IN CURB



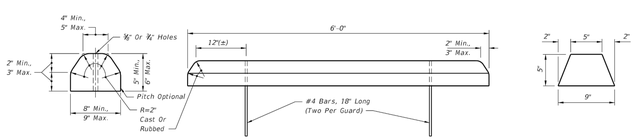
△ Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



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

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CONCRETE BUMPER GUARD

ASPHALTIC CONCRETE CURB

GENERAL NOTES

1. For curb, gutter and curb & gutter provide ¼" – ½" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the Standard Specifications.

2. Ends of Curbs Types B and D shall transition from full to zero heights in 3'.

LAST REVISION 07/01/00	REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CURB & CURB AND GUTTER	INDEX NO. 300	SHEET NO. 2 of 2

LBYD
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LBYD Project Number
402-14-016

Revision No.	Date	REVISION
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
FDOT DETAILS

Seal

ROBERT M. WALKER
P.E. #70246

Date
SEPTEMBER 2014

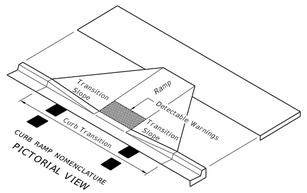
Checked By
RMW

Drawn By
MKA

Sheet Number
C-11.1

Sequence
13

Total
22



CURB RAMP NOMENCLATURE
PICTORIAL VIEW

GENERAL NOTES

1. Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.

2. When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.

3. If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.

4. All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.

5. Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.

6. Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.

7. Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.

8. Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.

9. When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.

10. Detectable warnings shall be required on sidewalks at:
    a. Intersecting roads,
    b. Median Crossings greater than or equal to 6' in width,
    c. Railroad Crossings,
    d. Signalized driveways.

11. Detectable Warnings - Acceptance Criteria:
    a. Color and texture shall be complete and uniform.
    b. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
    c. There shall be no more than 4 non-compliant domes in any one square foot.
    d. Non-compliant domes shall not be adjacent to other non-compliant domes.
    e. Surfaces shall not deviate more than 0.10" from a true plane.

12. Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.

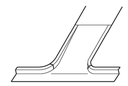
13. Detectable warnings shall not be installed over grade breaks.

LEGEND

Detectable Warnings

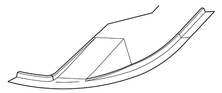
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07/01/13				304	1 of 7

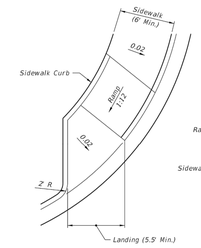

PICTORIAL VIEW
CR-D


PICTORIAL VIEW
CR-E

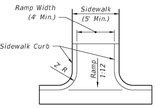

PICTORIAL VIEW
CR-F


PICTORIAL VIEW
CR-G

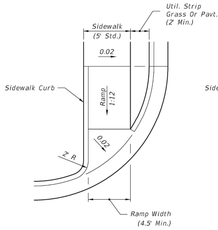

PICTORIAL VIEW
CR-H



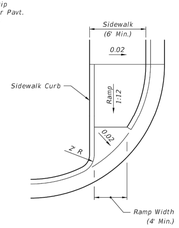
PLAN VIEW
CR-D



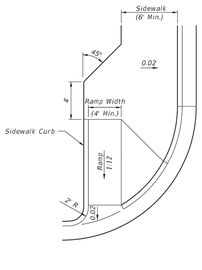
PLAN VIEW
CR-E



PLAN VIEW
CR-F



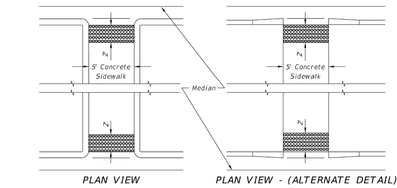
PLAN VIEW
CR-G



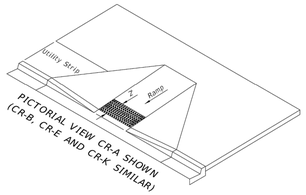
PLAN VIEW
CR-H

DIMENSIONAL FEATURES OF SIDEWALK CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC

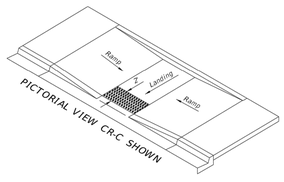
LAST REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
07/01/13				304	3 of 7



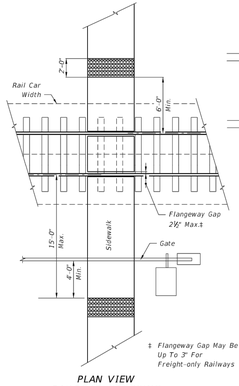
PLAN VIEW
PLAN VIEW - (ALTERNATE DETAIL)
MEDIAN CROSSING



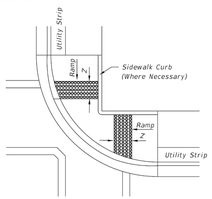
PICTORIAL VIEW CR-A SHOWN
(CR-B, CR-E AND CR-K SIMILAR)



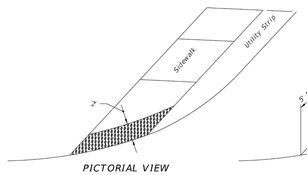
PICTORIAL VIEW CR-C SHOWN



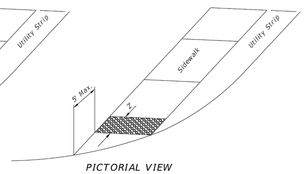
‡ Flangeway Gap May Be Up To 3" For Freight-only Railways
PLAN VIEW
RAILROAD CROSSING



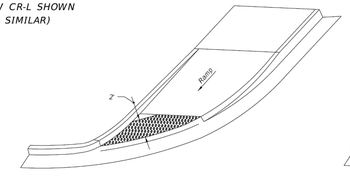
PLAN VIEW CR-L SHOWN
(CR-D SIMILAR)



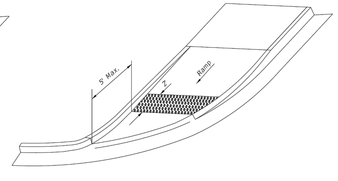
PICTORIAL VIEW
FLUSH SHOULDER
(OPTION A)



PICTORIAL VIEW
FLUSH SHOULDER
(OPTION B)



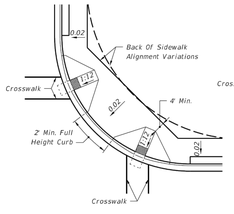
PICTORIAL VIEW CR-G SHOWN
(OPTION A) (CR-F AND CR-H SIMILAR)



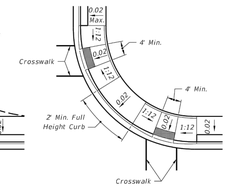
PICTORIAL VIEW CR-G SHOWN
(OPTION B) (CR-F AND CR-H SIMILAR)

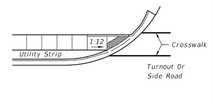
TYPICAL PLACEMENT OF DETECTABLE WARNINGS

LAST REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
07/01/13				304	6 of 7



RADIAL SIDEWALK RAMPS





LINEAR SIDEWALK RAMPS

NOTES:

1. Where crosswalk markings are used, ramps shall fall within the crosswalk limits. A clear space of 48" minimum is required at the bottom of the ramp within a marked crosswalk. If crosswalk markings are not present, a clear space of 48" minimum is required at the bottom of the ramp outside of active travel lanes.
2. Crosswalk widths and configurations vary; must conform to Index No. 17344 and 17346.

TYPICAL PLACEMENT OF SIDEWALK CURB RAMPS AT CURBED RETURNS

TABLE OF DETECTABLE WARNINGS

CURB RAMP TYPE	CURB RADIUS (FT)	TOTAL AREA (SF)
CR-A	N/A	8
CR-B	N/A	8
CR-C	N/A	8
CR-D	25	11
CR-E	N/A	8
CR-F	10	9
	20	11
	25	13
	30	14
CR-G	10	10
	20	11
	25	12
	30	14
CR-H	20	8
	25	8
	30	8
CR-K	N/A	8
CR-L	10	18
	15	13
FLUSH SHOULDER		
OPTION A	10	11
	20	14
	25	15
	30	17
	40	19
	50	21
OPTION B	10	10
	20	10
	25	10

Note:
Due to construction applications, CR-L is the only curb ramp for which a detectable warning quantity was calculated using a curb radius of 15'.

For flush shoulder options with 5' sidewalks, the back of sidewalk is measured at 10' from the edge of traveled way.

AREAS OF DETECTABLE WARNINGS FOR SIDEWALK CURB RAMP AND FLUSH SHOULDER APPLICATIONS

LAST REVISION	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO.	SHEET NO.
07/01/13				304	7 of 7

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
FDOT DETAILS

Date
SEPTEMBER 2014

Checked By
RMW

Drawn By
MKA

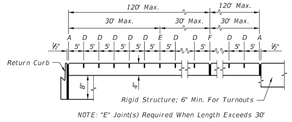
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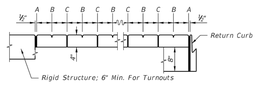
Seal

ROBERT M. WALKER
PE #70246



NOTE: "E" Joint(s) Required When Length Exceeds 30'

SAWED JOINTS



OPEN JOINTS

LONGITUDINAL SECTION
(NOT TO SCALE)

JOINT LEGEND

A- ½" Expansion Joints (Preformed Joint Filler)

B- ½" Dummy Joints, Tooled

C- ½" Formed Open Joints

D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers

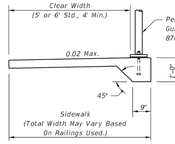
F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

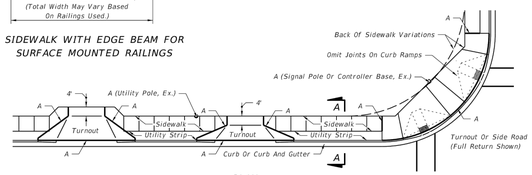
SIDEWALK JOINTS

NOTES FOR CONCRETE SIDEWALK ON CURBED ROADWAYS

1. Sidewalks shall be constructed in accordance with Specification Section 522. Sidewalk curb ramps shall include detectable warnings and be constructed in accordance with Index No. 304. Detectable warnings are not required where sidewalks intersect urban flared turnouts.
2. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils nor more than ½".
3. For turnouts see Index No. 515.
4. Construct sidewalks with 1' thick Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Picket Railing or Pipe Guiderail shown in the plans.



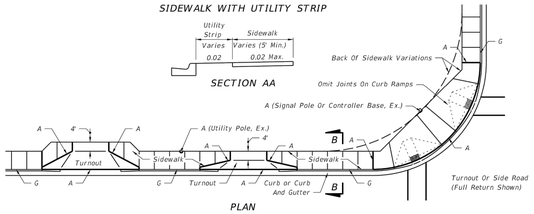
SIDEWALK WITH EDGE BEAM FOR SURFACE MOUNTED RAILINGS



PLAN

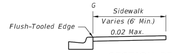
SIDEWALK WITH UTILITY STRIP

SECTION AA



PLAN

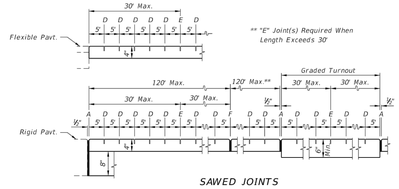
SIDEWALK WITHOUT UTILITY STRIP



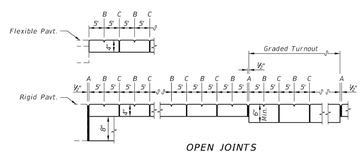
SECTION BB

CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 07/01/13	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CONCRETE SIDEWALK	INDEX NO. 310	SHEET NO. 1 of 2



SAWED JOINTS



OPEN JOINTS

LONGITUDINAL SECTIONS
(NOT TO SCALE)

JOINT LEGEND

A- ½" Expansion Joints (Preformed Joint Filler)

B- ½" Dummy Joints, Tooled

C- 3/16" Formed Open Joints

D- 3/16" Saw Cut Joints, 1½" Deep (96 Hour) Max. 5' Centers

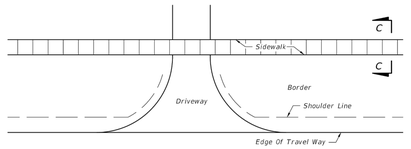
E- ½" Saw Cut Joints, 1½" Deep (12 Hour) Max. 30' Centers

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

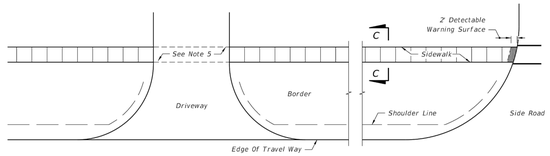
NOTES FOR CONCRETE SIDEWALKS ON UNCURBED ROADWAYS

1. Sidewalks shall be constructed in accordance with Specification Section 522.
2. Detectable Warnings shall conform to the requirements described in Index No. 304. Detectable Warnings are not required for sidewalks that run continuous through driveways.
3. For TURNOUTS see Index No. 515.
4. Construct sidewalks with a 1'-0" thick Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Picket Railing or Pipe Guiderail shown in the plans (see SIDEWALK WITH EDGEBEAM FOR SURFACE MOUNTED RAILINGS detail).
5. When driveways are newly constructed, reconstructed, or altered, cross slopes for discontinuous sidewalks shall not exceed 0.02.



PLAN

CONTINUOUS SIDEWALK



PLAN

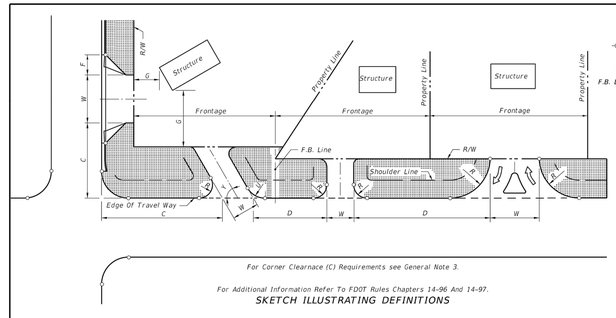
DISCONTINUOUS SIDEWALK



SECTION CC

CONCRETE SIDEWALK ON UNCURBED ROADWAYS

LAST REVISION 07/01/13	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	CONCRETE SIDEWALK	INDEX NO. 310	SHEET NO. 2 of 2



For Corner Clearnace (C) Requirements see General Note 3.

For Additional Information Refer To FDOT Rules Chapters 14-96 And 14-97.

SKETCH ILLUSTRATING DEFINITIONS

LEGEND

- Return Radius Point Or Flare Point
- Buffer Areas
- F.B. Line — Frontage Boundary Line
- W — Driveway Width
- Y — Driveway Angle
- C — Corner Clearance
- G — Setback
- R — Outside Radius
- U — Inside Radius
- D — Distance Between Connections
- F — Flare

GENERAL NOTES

1. For definitions and descriptions of access connection "Categories" and access "Classifications" of highway segments, and for other detailed information on access to the State Highway System, refer to FDOT Rule Chapter 14-96, "State Highway Connection Permits Administrative Process" and Rule Chapter 14-97, "State Highway System Access Management Classification System And Standards."
2. For this index the term 'turnout' applies to that portion of driveways or side roads adjoining the outer roadway. For this index the term 'connection' encompasses a driveway or side road and their appurtenant islands, separators, transition tapers, auxiliary lanes, travelway flares, drainage pipes and structures, crossovers, sidewalks, curb cut ramps, signing, pavement marking, required signalization, maintenance of traffic or other means of access to or from controlled access facilities. The turnout requirements set forth in this index do not provide complete intersection design, construction or maintenance requirements.
3. The location, positioning, orientation, spacing and number of connections and median openings shall be in conformance with FDOT Rule Chapter 14-97.
4. On Department construction projects all driveways not shown on the plans shall be reconstructed at their existing location in conformance to these standards, or, in conformance to permits issued during the construction project.
5. Driveways shall have sufficient length and size for all vehicular queueing, stacking, maneuvering, standing and parking to be carried out completely beyond the right of way line. Except for vehicles stopping to enter the highway, the turnout areas and drives within the right of way shall be used only for moving vehicles entering or leaving the highway.
6. Connections with expected daily traffic over 4000 vpd shall be constructed as intersecting side roads. The design requirement of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department. For connections with expected daily traffic less than 4000 vpd, the Department will determine if drop curbs or radius returns are required in accordance with existing or planned connections. Where radius returns apply, the design requirements of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department.

   For connections that are intended to daily accommodate either multi-unit vehicles or single unit vehicles exceeding 30' in length, returns with 50' radii shall be used, unless otherwise called for in the plans or otherwise stipulated by permit. Where large numbers of multi-unit vehicles will use the connection, the connection width and radii shall be increased and auxiliary lanes, tapers, lane flares, separators and/or islands constructed, as determined by the Department to be necessary for safe turning movements.
7. Any connection requiring or having a specified median opening with left turn storage and served directly by that opening shall have radial returns.
8. Where a connection is intended to align with a connection across the highway, the through lanes shall align directly with the corresponding through lanes.
9. For new connections and for connections on all new construction and reconstruction projects, pavement materials and thicknesses shall meet the requirements applicable to either that detailed for "Urban Flared Turnouts", or, that described in "Table 515-1" for connections with radial returns and/or auxiliary lanes.
10. The responsibility for the cost of construction or alteration to an access connection shall be in accordance with FDOT Rule Chapter 14-96.

DESIGN NOTES

1. Prior to the adoption of FDOT Rules Chapters 14-96 and 14-97, connections to the State Highway System were defined and permitted by Classes. Connections have been redfined by Categories under Rule 14-96; and, the term "Class" has been applied to highway segments of the State Highway System as defined under Rule 14-97.

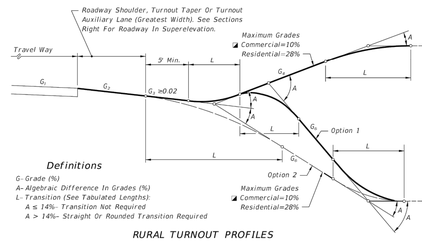
ELEMENT DESCRIPTION	URBAN (CURB & GUTTER)			RURAL		
	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day ◪ or 61-400 Trips/Hour	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day ◪ or 61-400 Trips/Hour
		2-Way □	2-Way □		2-Way □	2-Way □
CONNECTION WIDTH W	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆
FLARE (Drop Curb) F	10' Min.	10' Min.	N/A	N/A	N/A	N/A
RETURNS (Radius) R & U	N/A	△	25' Min. 50' Std. 75' Max.	15' Min. 25' Std. 50' Max.	25' Min. 50' Std. 75' Max.	25' Min. 50' Std. (Or 3-Centered Curves)
ANGLE OF DRIVE Y		60°-90°	60°-90°		60°-90°	60°-90°
DIVISIONAL ISLAND (Throat Median)		4'-22' Wide	4'-22' Wide		4'-22' Wide	4'-22' Wide
SETBACK G	12' Min., All categories. See General Note No. 5.					

◪ Side road intersection design, with possible auxiliary lanes and channelization, may be necessary. Intersection design, with possible auxiliary lanes and channelization, should be considered for connections with more than 4000 trips/days.
□ "2-Way" refers to one "in" movement and one "out" movement i.e., not exclusive left or right turn lanes on the connection.
☆ When more than 2 lanes in the turnout connection are required, the 36' max. width may be increased to relieve interference between entering and exiting traffic which adversely affects traffic flow. These cases require documented site specific study and design.
△ Small radii may be used in lieu of flares as approved by the Department.
DESIGN NOTE: 1-Way connections will be designed to effectively eliminate unpermitted movements.

NOT INTENDED FOR FULL INTERSECTION DESIGN

SUMMARY OF GEOMETRIC REQUIREMENTS FOR TURNOUTS

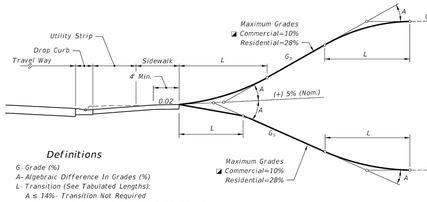
LAST REVISION 07/01/13	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	TURNOUTS	INDEX NO. 515	SHEET NO. 1 of 7



Definitions

G- Grade (%)
A- Algebraic Difference In Grades (%)
L- Transition (See Tabulated Lengths):
A ≤ 14%- Transition Not Required
A > 14%- Straight Or Rounded Transition Required

RURAL TURNOUT PROFILES



Definitions

G- Grade (%)
A- Algebraic Difference In Grades (%)
L- Transition (See Tabulated Lengths):
A ≤ 14%- Transition Not Required
A > 14%- Straight Or Rounded Transition Required

URBAN TURNOUT PROFILES

◪ When restoring or reconstructing existing commercial turnout connections on new construction and reconstruction projects, the maximum 10% commercial grade may be exceeded provided this does not create adverse roadway operational or safety impacts. This shall be approved by the District Design Engineer and supported by documented site specific findings.

A	LENGTHS (L) (FT.) CRESTS STRAIGHT Desirable	CRESTS STRAIGHT Minimum	CRESTS ROUNDED Desirable	CRESTS ROUNDED Minimum	SAGS STRAIGHT Desirable	SAGS STRAIGHT Minimum	SAGS ROUNDED Desirable	SAGS ROUNDED Minimum
6-13%	3	0	5	0	3	0	5	0
14%	3	0	10	0	3	0	10	0
15%	3	2.5	10	3	5	3	10	5
16%	5	3	10	4	6	4	10	6
17%	6	3.5	10	5	8	5	10	7
18%	6	4	10	6	9	6	10	8
19%	7	4.5	10	7	11	7	12	9
20%	8	5	11	8	12	8	13	10
21%	9	5.5	12	9	13	8.5	14	11
22%	10	6	13	10	14	9	16	12
23%	10	6.5	14	10.5	14	9.5	16	12.5
24%	11	7	15	11	15	10	17	13
25%	12	7.5	15	11.5	16	10.5	18	13.5
26%	12	8	16	12	17	11	18	14
27%	13	8.5	17	12.5	17	11.5	19	14.5
28%	14	9	17	13	18	12	20	15
29%	NA	NA	22	14	NA	NA	21	17
30-31%	NA	NA	23	15	NA	NA	22	18
32-33%	NA	NA	24	16	NA	NA	23	20
34-36%	NA	NA	26	17	NA	NA	25	21
37-38%	NA	NA	27	18	NA	NA	26	22
39-41%	NA	NA	29	19	NA	NA	28	24
42-43%	NA	NA	30	20	NA	NA	29	25
44-46%	NA	NA	32	21	NA	NA	31	26
47-48%	NA	NA	33	22	NA	NA	32	27
49-51%	NA	NA	34	23	NA	NA	34	28
52-54%	NA	NA	36	24	NA	NA	35	30
55-56%	NA	NA	37	25	NA	NA	36	31

Rounded: Either circular, parabolic, or spline curvature. The plans or the Engineer may specify a particular type of curvature.

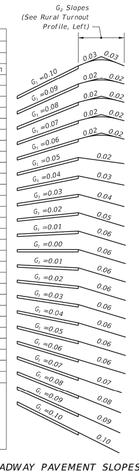
Desirable: Desirable minimum lengths (Greater lengths than minimum and desirable are recommended where practical for flatter and smoother profile.)
Minimum: Absolute minimum lengths

RECOMMENDED TURNOUT PROFILE TRANSITION LENGTHS (L) (FT.)

STORMWATER RUNOFF AND PROFILE OPTION NOTES

1. Turnouts shall neither cause water to flow on or across the roadway pavement, nor cause water ponding or erosion within the State right of way. On all rural turnouts the transition (L) nearest the roadway shall be sloped or crowned to direct stormwater runoff to the roadside ditch. Inlets, flumes or other appropriate runoff control devices shall be constructed when runoff volumes are sufficient to cause erosion of the shoulder. Similar runoff control devices shall be constructed as necessary to properly direct and control the stormwater runoff on urban turnouts.
2. The Option 1 profile is intended for locations where roadway, turnout taper and auxiliary lane stormwater runoff volumes are relatively large. The Option 2 profile is intended for locations where runoff volumes are relatively small and/or where there is no roadside ditch.

TURNOUT PROFILES



ROADWAY PAVEMENT SLOPES AND SLOPES OF ABUTTING RURAL TURNOUT SURFACES (G_2)

SUPERELEVATION SECTIONS

LAST REVISION 07/01/12	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	TURNOUTS	INDEX NO. 515	SHEET NO. 7 of 7

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
FDOT DETAILS

Date
SEPTEMBER 2014

Checked By
RMW

Drawn By
MKA

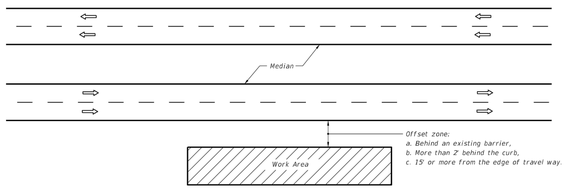
Sheet Number
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Sequence
15

Total
22

Seal

ROBERT M. WALKER
PE #70246



GENERAL NOTES

1. If the work operation (excluding establishing and terminating the work area), requires that two or more work vehicles cross the offset zone in any one hour, traffic control will be in accordance with Index No. 612.
2. No special signing is required.
3. This index also applies when work is being performed on a multilane undivided highway.
4. This index also applies to work performed in the median behind an existing barrier or more than 15' from the edge of travel way, both roadways. Work performed in the median behind curb and gutter shall be in accordance with Index No. 612.
5. When a side road intersects the highway within the work area, additional traffic control devices shall be placed in accordance with other applicable TCZ Indexes.
6. When construction activities encroach on a sidewalk, refer to Index No. 660.
7. For general TCZ requirements and additional information, refer to Index No. 600.

SYMBOLS

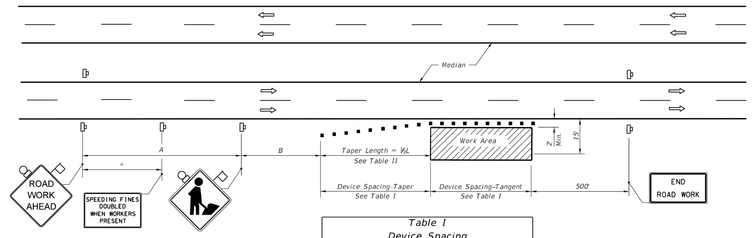
Work Area

Lane Identification + Direction of Traffic

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE BEHIND AN EXISTING BARRIER, MORE THAN 2' BEHIND THE CURB, OR 15' OR MORE FROM THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/05	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	MULTILANE WORK OUTSIDE SHOULDER	INDEX NO. 611	SHEET NO. 1 of 1



DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

* 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers Taper	Tangent	Type I or Type II Barricades or Vertical Panels or Drums Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Table II
Taper Length - Shoulder

Speed (mph)	WL (ft.) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	
30	40	50	60	L= WS²/60
35	55	68	82	
40	72	90	107	
45	120	150	180	
50	133	167	200	
55	147	183	220	L=WS
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width.

WL = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

Work Area

Sign With 18" X 18" (Min.) Orange Flag And Type B Light

Channelizing Device (See Index No. 600)

Work Zone Sign

Lane Identification + Direction of Traffic

GENERAL NOTES

1. If the work operation encroaches on the through traffic lanes or when four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), a flagger shall be provided and a FLAGGER sign shall be substituted for the WORKERS sign. The flagger shall be positioned at the point of vehicle entry or departure from the work area.
2. This TCZ plan also applies to work performed in the median more than 2' but less than 15' from the edge of travelway.
3. When work is being performed on a multilane undivided roadway the signs normally mounted in the median (as shown) shall be omitted.
4. WORKERS signs to be removed or fully covered when no work is being performed.
5. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign.
6. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
7. For general TCZ requirements and additional information, refer to Index No. 600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/07	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	MULTILANE, WORK ON SHOULDER	INDEX NO. 612	SHEET NO. 1 of 1

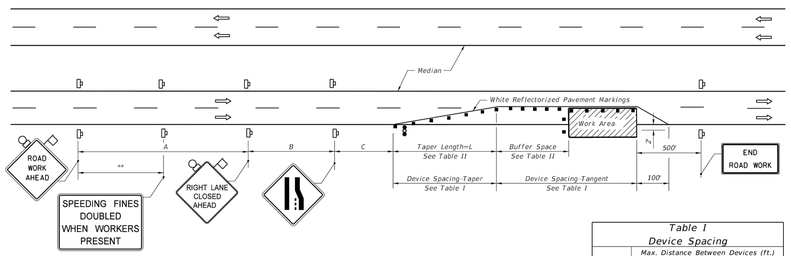


Table II
Buffer Space and Taper Length

Speed (mph)	Buffer Space Dist. (ft.)	Taper Length (12' Lateral Transition) L (ft.)	Notes (Merge)
25	155	125	
30	200	180	L = WS²/60
35	250	245	
40	305	320	
45	360	540	
50	425	600	
55	495	660	L = WS
60	570	720	
65	645	780	
70	730	840	

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

For lateral transitions other than 12', use

Where:

L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B	C
40 mph or less	200	200	200
45 mph	350	350	350
50 mph	500	500	500
*55 mph or greater	2640	1640	1000

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign and the RIGHT LANE CLOSED ½ MILE sign may be used as an alternate to the RIGHT LANE CLOSED AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers Taper	Tangent	Type I or Type II Barricades or Vertical Panels or Drums Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

GENERAL NOTES

1. Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.
2. On undivided highways the median signs as shown are to be omitted.
3. When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.

   The same applies to undivided highways with the following exceptions:
   a. Work shall be confined within one median lane.
   b. Additional barricades, cones, or drums shall be placed along the centerline abutting the work area and across the trailing end of the work area.

   When work on undivided highways occurs across the centerline so as to encroach on both median lanes, the inverted plan is applied to the approach of both roadways.
4. Signs and traffic control devices are to be modified in accordance with INTERMITTENT WORK STOPPAGE details (sheet 2 of 2) when no work is being performed and the highway is open to traffic.
5. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. When paved shoulders having a width of 8 ft. or more are closed, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the travel way. See Index No. 612 for shoulder taper formulas.
7. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
8. This TCZ plan does not apply when work is being performed in the middle lane(s) of a six or more lane highway. See Index No. 614.
9. For general TCZ requirements and additional information, refer to Index No. 600.

SYMBOLS

Work Area

Sign With 18"x 18" (Min.) Orange Flag And Type B Light

Channelizing Device (See Index No. 600)

Work Zone Sign

Advance Warning Arrow Board

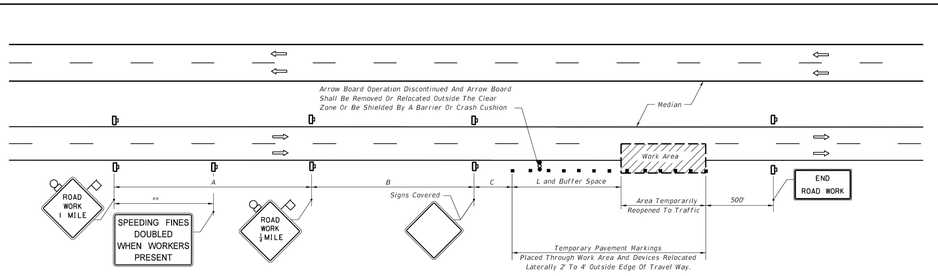
DURATION NOTES

1. Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.
2. For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:
   a. Speed limit is 45 mph or less.
   b. No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.
   c. Volume and complexity of the roadway has been considered.
   d. The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
3. For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

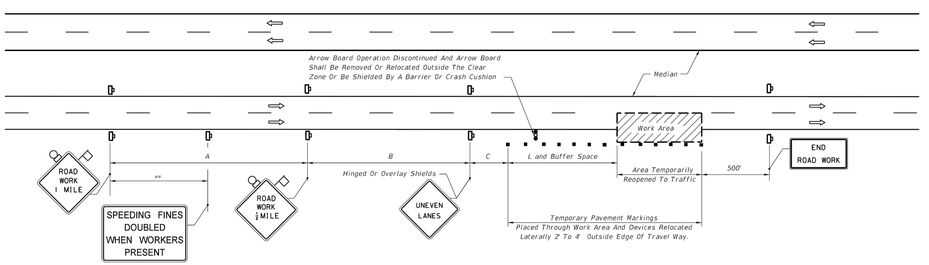
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/09	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX NO. 613	SHEET NO. 1 of 2



EVEN PAVEMENT



UNEVEN PAVEMENT

INTERMITTENT WORK STOPPAGE - LANE REOPENED TO TRAFFIC

LAST REVISION 07/01/05	DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX NO. 613	SHEET NO. 2 of 2

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
FDOT DETAILS

Seal

ROBERT M. WALKER
PE #70246

Date
SEPTEMBER 2014

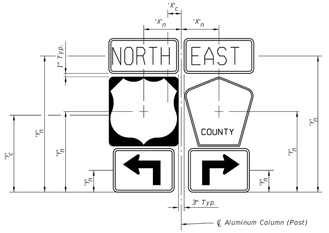
Checked By
RMW

Drawn By
MKA

Sheet Number
C-11.4

Sequence
16

Total
22



SIGN CLUSTER

CALCULATION OF SIGN CLUSTER CENTROID:

$$'X'_c = \frac{\Sigma\,('X_n \times 'A_n)}{\Sigma\,'A_n}$$

$$'C' = 'Y'_c = \frac{\Sigma\,('Y_n \times 'A_n)}{\Sigma\,'A_n}$$

'Xc = Centroid horizontal location of sign or cluster from ℄ Column (post)

'Yc = Centroid height of sign or cluster from bottommost edge

'H' = Height of sign or cluster centroid from groundline

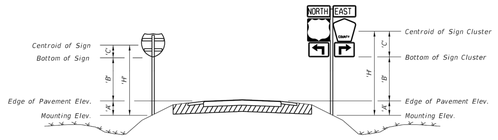
'Xn = Individual sign centroid horizontal location from ℄ Column (post)

'Yn = Individual sign centroid height from bottommost edge

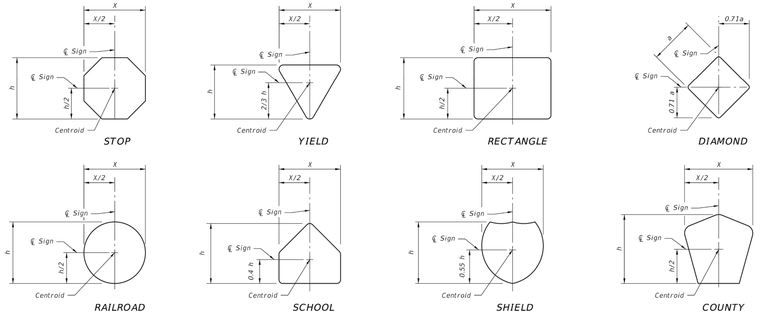
'An = Area of individual sign

For 'A' & 'B' see Index No. 17302 and Roadway Plans.

NOTE:
No sign or sign cluster area shall exceed 30 SF nor shall any sign or sign cluster have a total width exceeding 60 inches.



TYPICAL SECTION



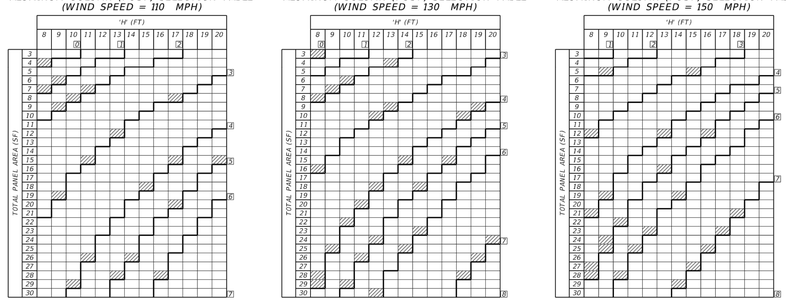
CENTROID AND HEIGHT

LAST REVISION 07/01/09	REVISION DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	SINGLE COLUMN GROUND SIGNS	INDEX NO. 11860	SHEET NO. 2 of 8

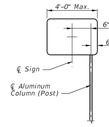
ALUMINUM COLUMN (POST) SELECTION TABLE (WIND SPEED = 110 MPH)

ALUMINUM COLUMN (POST) SELECTION TABLE (WIND SPEED = 130 MPH)

ALUMINUM COLUMN (POST) SELECTION TABLE (WIND SPEED = 150 MPH)



▨ = If CANTILEVER SIGN configuration (see Cantilever Sign Details) falls in this region, use next larger post size than that indicated.



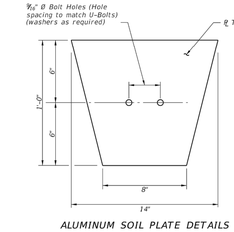
CANTILEVER SIGN

NOTE:
All cantilever sign installations shall comply with Standard Index 17302.

POST AND FOUNDATION TABLE

	Foundation Alternatives						
	Post Size		Driven Post *		Concrete (Class I)		
			Depth (FT)				
	Diameter (IN)	Wall (IN)	without Soil Plate	with Soil Plate	Diameter (FT)	Depth (FT)	Stub Length (FT)
[0]	2.0	½	4.5	2.5	2.0	2.0	2.0
[1]	2.5	½	5.0	3.0	2.0	2.0	2.0
[2]	3.0	½	5.0	3.5	2.0	2.5	2.5
[3]	3.5	5/16	6.0	4.5	2.0	3.0	3.0
[4]	4.0	¼	---	---	2.0	4.0	3.0
[5]	4.5	½	---	---	2.0	4.0	3.0
[6]	5.0	¼	---	---	2.0	4.5	3.0
[7]	6.0	¼	---	---	2.0	5.0	3.0
[8]	8.0	5/16	---	---	2.0	5.5	3.0

* INSTALLING FRANGIBLE COLUMN SUPPORTS:
Columns (posts) may be installed by driving the columns in accordance with this Index, or as an alternate method, the columns (posts) may be set to the depth indicated in preformed holes backfilled with suitable material tamped in layers not thicker than 6" to provide adequate compaction or filled with flowable fill or bagged concrete.

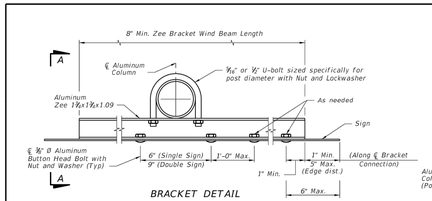


ALUMINUM SOIL PLATE DETAILS

NOTES:
1. Align Soil Plate bottom at 2/3 of foundation depth.
2. Slot up to 1" long is allowed to accommodate various post sizes.
3. Rectangular soil plate of size 1'-2" x 1'-0" may be used as an alternative.

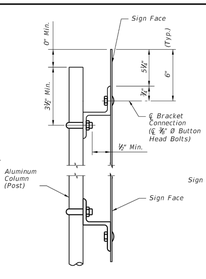
POST AND FOUNDATION TABLES

LAST REVISION 01/01/11	REVISION DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	SINGLE COLUMN GROUND SIGNS	INDEX NO. 11860	SHEET NO. 3 of 8

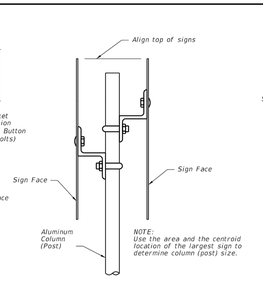


BRACKET DETAIL

NOTES:
1. ⅜" Ø Stainless Steel Hex Head Bolts with Flat Washer under Head and Lockwasher under Nut may be used in lieu of ⅜" Ø Aluminum Button Head Bolts.
2. Nylon washers provided by the sheeting supplier shall be used on all ground mounted signs. The washers shall be installed under the sign bolt head to protect the sheeting.
3. Vertical spacing of brackets shall not exceed 2'-6". Use additional brackets, spaced evenly, to maintain maximum spacing.



VIEW A-A

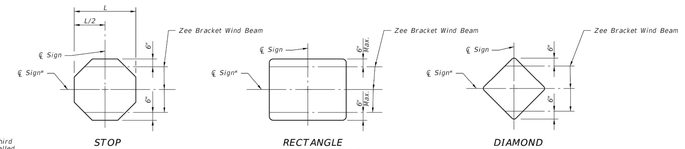


SIGNS BACK-TO-BACK

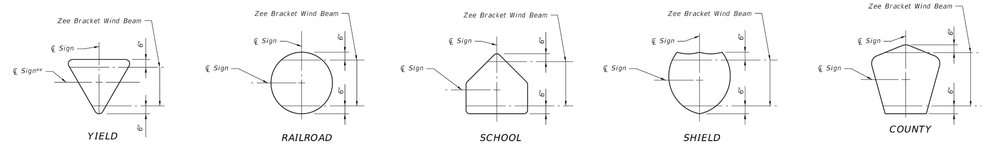
NOTE:
Use the area and the centroid location of the largest sign to determine column (post) size.

SIGNS AT 90°

* For signs with either dimension of sign size greater than 30" a third zee bracket wind beam shall be installed along the ℄.



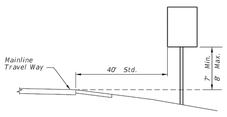
** For Yield signs greater than 36" a third zee bracket wind beam shall be installed along the ℄.



CONNECTION AND WIND BEAM

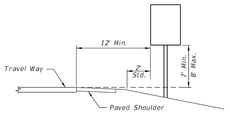
LAST REVISION 07/01/13	REVISION DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	SINGLE COLUMN GROUND SIGNS	INDEX NO. 11860	SHEET NO. 4 of 8

CASE I
For Use On Freeway And Expressway Systems For Signs On Mainline.



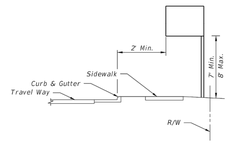
For Median Installation:
If Median Width Does Not Allow Std. Offset From Both Roadways, Center Sign In Median.

CASE II
For Use In All Rural Roads And On Freeway And Expressway Ramps.



14' Horizontal Clearance Standard On All Freeway And Expressway Ramps.

CASE III
For Use On All Roads With Signs Mounted Behind Sidewalk.



GENERAL NOTES:

1. The typical sections shown hereon serve as a guide for locating the traffic signs required under various roadside conditions. For size and details of sign construction and footing, refer to the appropriate standard index drawing for roadside sign.
2. It shall be the CONTRACTORS responsibility to verify the length of sign supports in the field prior to fabrication.
3. Ground signs shall be installed at an angle of 1 to 4 degrees away from the traffic flow (see illustration). Shoulder mounted signs shall be rotated counterclockwise and median mounted signs rotated clockwise. Signs on curves shall be mounted as noted above from the perpendicular to the motorist line of sight.



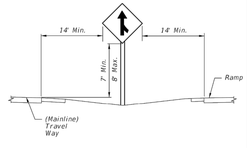
4. The setback for stop and yield signs may be reduced to 3' minimum from the driving lane if required for visibility in business or residential sections with no curb and speeds of 30 MPH or less.
5. The mounting heights are measured from the bottom of the sign panel to a horizontal line extended from the edge of the driving lane. If the standard heights cannot be met, the minimum heights are as follows:

Expressway & Freeway Systems	7'
Other Roadway Systems Rural	5'
Urban (including residential with parking and /or pedestrian activity)	7'

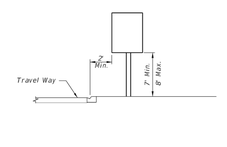
If a secondary sign is mounted below the major sign, the major sign shall be at least 8' and the secondary sign at least 5' for expressway & freeway systems and for other systems the height to the secondary sign shall be at least 5' for rural and 7' for urban sections.

6. Sign supports should never be placed in the bottom of ditches where erosion might affect the proper operation of the breakaway feature.
7. Sign supports shall not reduce the accessible route /continuous passage to less than 4' min. clear width as required by the Americans with Disabilities Act (ADA) Accessibility Guidelines.

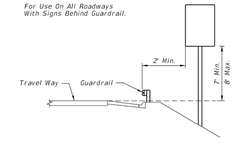
CASE IV (MERGE SIGN)
For Use On All Rural, Freeway And Expressway Systems.



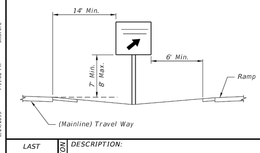
CASE V
For Use In Business Or Residential Areas Only.



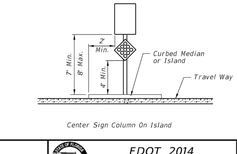
CASE VI
For Use On All Roadways With Signs Behind Guardrail.



CASE VII (REST AREA & EXIT GORE SIGNS)
For Use On All Freeway And Expressway Systems

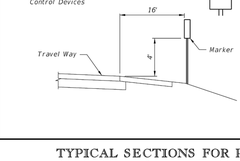


CASE VIII
Sign On Island or Curbed Median



Center Sign Column On Island

CASE IX (MILE POST MARKER)
For More Information Refer To Section 2H Of The Manual On Uniform Traffic Control Devices



TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTI-COLUMN SIGNS

LAST REVISION 01/01/12	REVISION DESCRIPTION:	FDOT 2014 DESIGN STANDARDS	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTI-COLUMN SIGNS	INDEX NO. 17302	SHEET NO. 1 of 1

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LBYD Project Number
402-14-016

Revision No.	Date	Revision
1	10/2/2014	PER CITY OF FORT PIERCE COMMENT

Project Name
FAMILY DOLLAR
LA CABANA, LLC
1712 ORANGE AVENUE, FORT PIERCE , FL 34950

Sheet Title
FDOT DETAILS

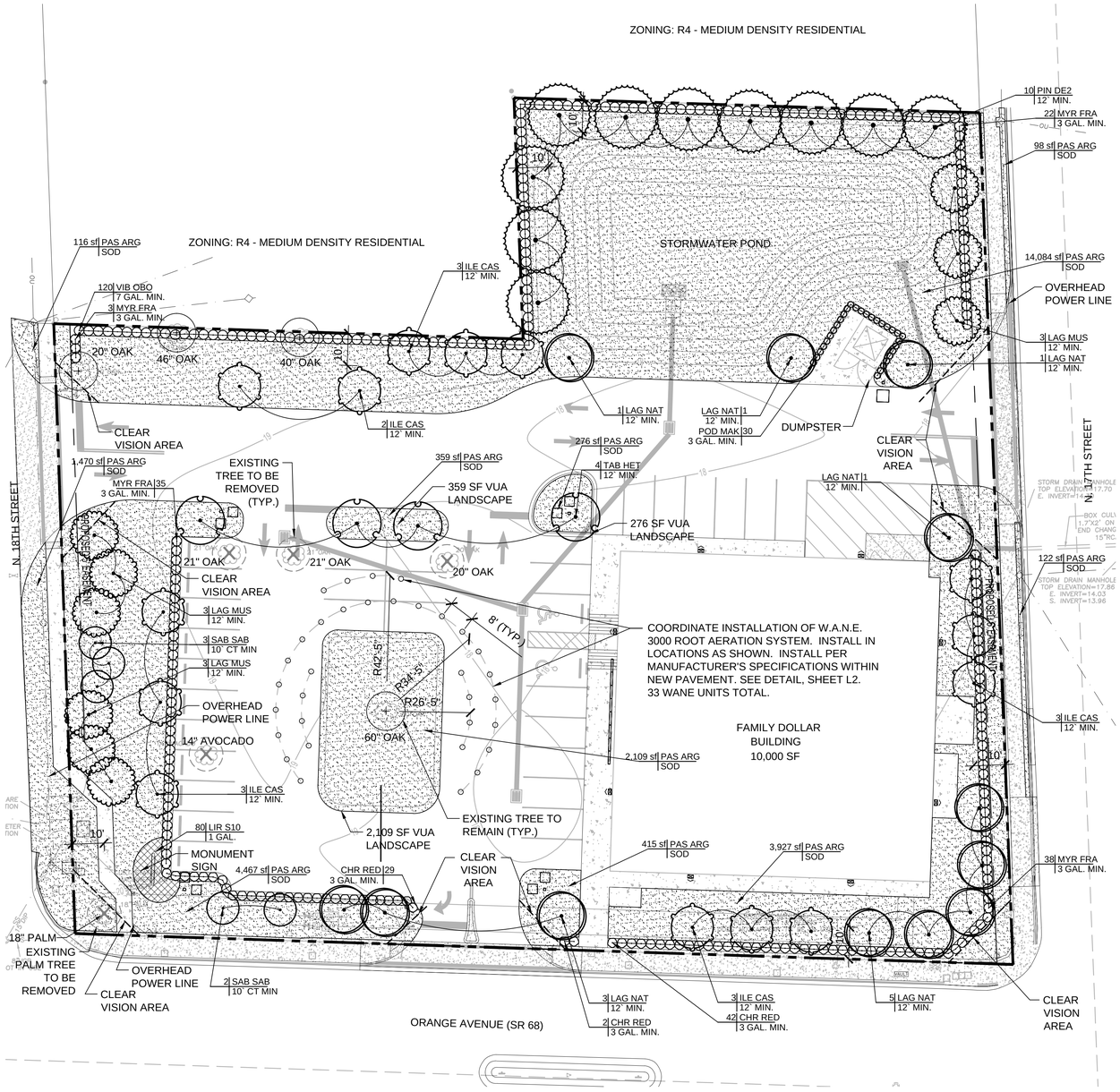
Date
SEPTEMBER 2014

Checked By: RMW
Drawn By: MKA

Sheet Number: C-11.5
Sequence: 17
Total: 22

Seal

ROBERT M. WALKER
PE #70246



NORTH

GRAPHIC SCALE 0' 10' 20' 40'

NOTES:
1) SEE SHEETS L2 AND L3 FOR LANDSCAPE NOTES AND DETAILS.
2) SEE SHEET IR1 FOR IRRIGATION PLAN.
3) SOD ALL DISTURBED AREAS.
4) SEE CIVIL SHEETS FOR TREE PROTECTION.
5) TEMPORARY IRRIGATION FOR PLANTING MATERIAL WITHOUT PERMANENT IRRIGATION: CONTRACTOR SHALL COORDINATE AND PROVIDE PROVISIONS FOR TEMPORARY IRRIGATION FOR ALL TURF AREAS THAT DO NOT HAVE PERMANENT IRRIGATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL EXISTING AND PROPOSED PLANT MATERIAL TO SUPPLEMENT RAINFALL AS REQUIRED DURING CONSTRUCTION AND 90 DAY PLANT ESTABLISHMENT PERIOD (90 DAYS AFTER FINAL ACCEPTANCE). CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL LOST FROM INADEQUATE WATERING DURING 90 DAY ESTABLISHMENT PERIOD.
6) TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12' TO SUCH PUBLIC WORKS UNLESS THE ROOT SYSTEM IS CONTAINED BY ROOT BARRIER PRODUCT APPROVED BY CITY ENGINEER.

EXISTING TREES

- EXISTING TREE TO BE REMOVED (REPLACEMENT TREES PROVIDED)
- EXISTING PALM TREE TO REMAIN
- EXISTING TREE TO REMAIN

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	HT.	CAL.	NATIVE
ILE CAS	14	Ilex cassine	Dahoon Holly	12` MIN.	2.5" CAL. MIN.	YES
LAG MUS	9	Lagerstroemia x `Muskogee`	Crape Myrtle light lavender	12` MIN.	2.5" CAL. MIN.	NO
LAG NAT	12	Lagerstroemia x `Natchez`	Crape Myrtle	12` MIN.	2.5" CAL. MIN.	NO
PIN DE2	10	Pinus elliotti `Densa`	Slash Pine	12` MIN.	2.5" CAL. MIN.	YES
SAB SAB	5	Sabal palmetto SKINNED	Cabbage Palmetto	10` CT MIN	N.A.	YES
TAB HET	4	Tabebuia heterophylla	Pink Tabebuia	12` MIN.	2.5" CAL. MIN.	NO

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	NATIVE	SPACING
CHR RED	73	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3 GAL. MIN.	24" MIN.	24" MIN.	YES	36" o.c.
MYR FRA	98	Myrcianthes fragrans	Twinberry	3 GAL. MIN.	24" MIN.	24" MIN.	YES	36" o.c.
POD MAK	30	Podocarpus macrophyllus maki	Shrubby Yew	3 GAL. MIN.	24" MIN.	24" MIN.	NO	24" o.c.
VIB OBO	120	Viburnum obovatum	Walter`s Viburnum	7 GAL. MIN.	36" MIN.	24" MIN.	YES	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	NATIVE	SPACING
LIR S10	80	Liriope muscari `Super Blue`	Super Blue Lily Turf	1 GAL.	12"		NO	18" o.c.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	NATIVE	SPACING
PAS ARG	27,611 sf	Paspalum notatum `Argentine`	Bahia Grass	SOD			NO	

MULCH
ORGANIC MULCH - SHREDDED MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3 INCH THICK DEPTH.

PLANT SCHEDULE NOTES:
1. SOD QUANTITIES ARE SQUARE FOOT ESTIMATE: ANY DISTURBED AREAS ON SITE OR WITHIN THE R.O.W. THAT ARE NOT COVERED WITH LANDSCAPE MATERIAL OR SOD SHALL BE SODDED. SOD QUANTITIES SHOWN IN SCHEDULE ARE ESTIMATES AND FOR REFERENCE ONLY - ADDITIONAL SOD WILL BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND VERIFYING REQUIRED SOD QUANTITIES PRIOR TO BID.
2. CONTRACTOR SHALL UP SIZE CONTAINER SIZE AS REQUIRED TO MEET PLANT MATERIAL HEIGHT AND SPREAD SPECIFICATIONS AT NO ADDITIONAL COST.
3. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.

CITY OF FORT PIERCE CODE REQUIREMENTS - GENERAL LANDSCAPING REQUIREMENTS, SEC 22-187
ZONING: C-3 (GENERAL COMMERCIAL)
PROJECT AREA: 1.53 AC+-

LANDSCAPE STRIPS, SEC 22-187 (4)(A) & (B); SEC 22-187 (6)(A) & (B)

LANDSCAPE	WEST	EAST	NORTH	SOUTH
LENGTH* *EXCLUDES INGRESS/ EGRESS	221'	265'	291'	264'
LANDSCAPE STRIP WIDTH REQUIRED	10' WIDTH (SEC 22-187 (4)(A)	10' WIDTH (SEC 22-187 (4)(A)	10' WIDTH (SEC 22-187 (6)(A)	10' WIDTH (SEC 22-187 (4)(A)
LANDSCAPE STRIP WIDTH PROVIDED	10' MIN WIDTH PROVIDED	10' MIN WIDTH PROVIDED	10' MIN WIDTH PROVIDED	10' MIN WIDTH PROVIDED
REQUIRED TREES	1 TREE PER 300 SF OF REQ. LANDSCAPED AREA 8 TREES REQUIRED	1 TREE PER 300 SF OF REQ. LANDSCAPED AREA 9 TREES REQUIRED	1 TREE PER 200 SF OF REQ. LANDSCAPED AREA 15 TREES REQUIRED	1 TREE PER 300 SF OF REQ. LANDSCAPED AREA 9 TREES REQUIRED
PROVIDED TREES	8 TREES (3 PALMS PROV. FOR 1 TREE)	9 TREES	15 TREES	9 TREES (3 PALMS PROV. FOR 1 TREE)
REQUIRED SHRUBS / GROUNDCOVER / GRASS	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 6' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER
PROVIDED SHRUBS / GROUNDCOVER / GRASS	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 6' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER	CONTINUOUS 3' HT SCREEN WITH REMAINDER COVERED WITH GRASS / GCOVER

INTERIOR VEHICULAR USE AREAS, SEC 22-187 (7)(A)&(B)

TOTAL INTERIOR VEHICULAR USE AREA (VUA): 28,407 SF
REQUIRED LANDSCAPED AREA: 1,894 SF (1 SF LANDSCAPED AREA PER EACH 15 SF OF VUA) - 500 SF (REDUCTION FOR TREE PRESERVATION) =1,394 SF
PROVIDED LANDSCAPED AREA: EXCEEDS REQUIREMENT
REQUIRED TREES: 14 TREES (1 PER 100 SF OF REQ. LANDSCAPED AREA)
PROVIDED TREES: 14 TREES
REQUIRED: LANDSCAPED WITH GRASS, GROUNDCOVER, OR OTHER LANDSCAPE TREATMENT FOR REMAINDER OF REQUIRED LANDSCAPE AREA
PROVIDED: LANDSCAPED WITH GRASS, GROUNDCOVER, OR OTHER LANDSCAPE TREATMENT FOR REMAINDER OF REQUIRED LANDSCAPE AREA

SCREENING OF REFUSE COLLECTION AREAS, SEC 22-187 (11)

REQUIRED SHRUBS: 1 SHRUB PER 2' O.C. PLANTED AROUND PERIMETER OF ENCLOSURE
PROVIDED SHRUBS: 1 SHRUB PER 2' O.C. PLANTED AROUND PERIMETER OF ENCLOSURE

TREE MITIGATION REQUIREMENTS, SEC 22-194 (D)

REMOVED PROTECTED TREES
(EXCLUDES AUSTRALIAN PINE, MELALEUCA, BRAZILIAN PEPPER AND OTHER NON-NATIVE TREES)
21" OAK TREE
21" OAK TREE
20" OAK TREE
18" PALM TREE
80" TOTAL DBH

TREE REPLACEMENT DBH PROVIDED:
60" OAK TREE (PRESERVED)
46" OAK TREE (PRESERVED)
40" OAK TREE (PRESERVED)
20" OAK TREE (PRESERVED)
166" TOTAL DBH

Prepared By:

PlaceMaker Design Studio, LLC
Urban Design • Landscape Architecture • Land Planning

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Project Engineer: Matt Walker, P.E.
Phone: 813-362-8585

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FAMILY DOLLAR
1706 ORANGE AVE.
FORT PIERCE , FL 34950

Ginevra L. Anuszkiewicz
Registered Landscape Architect
LA6667068

PERMIT SUBMITTAL

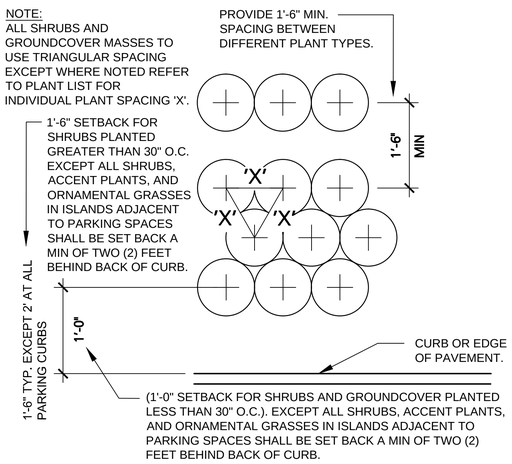
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5	10/03/2014	CITY COMMENTS / CIVIL BASE UPDATE

Date:	**OCTOBER 3, 2014**
Job No.:	**0210**
Drawn By:	**GLA**
Checked By:	**CJA**

Sheet Title
LANDSCAPE PLAN

Sheet No.
L1

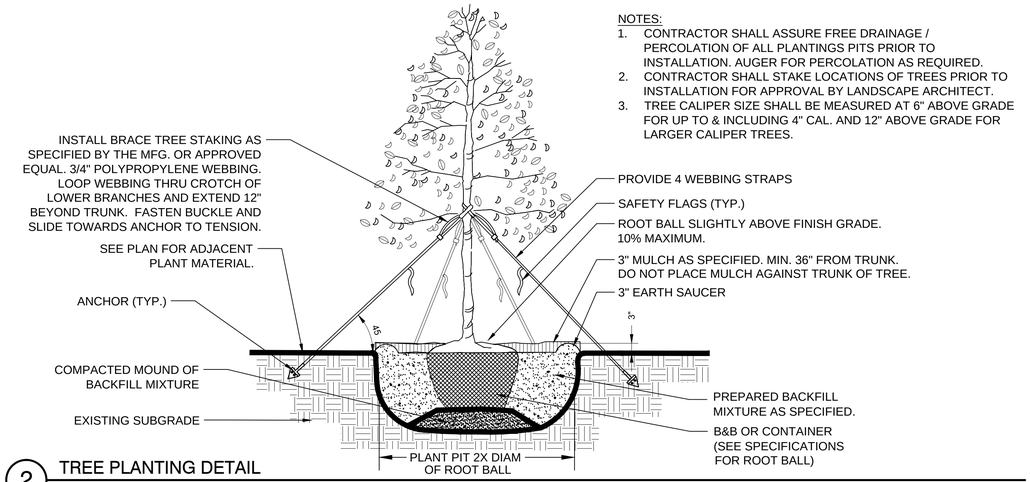
NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.



1 TYPICAL PLANT SPACING

1" = 1'-0" 329333-03

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE / PERCOLATION OF ALL PLANTINGS PITS PRIOR TO INSTALLATION. AUGER FOR PERCOLATION AS REQUIRED.
2. CONTRACTOR SHALL STAKE LOCATIONS OF TREES PRIOR TO INSTALLATION FOR APPROVAL BY LANDSCAPE ARCHITECT.
3. TREE CALIPER SIZE SHALL BE MEASURED AT 6" ABOVE GRADE FOR UP TO & INCLUDING 4" CAL. AND 12" ABOVE GRADE FOR LARGER CALIPER TREES.



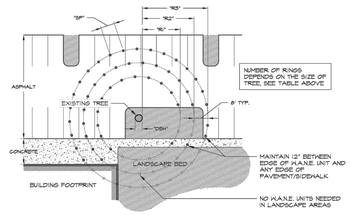
2 TREE PLANTING DETAIL

1" = 1'-0" 329343-07

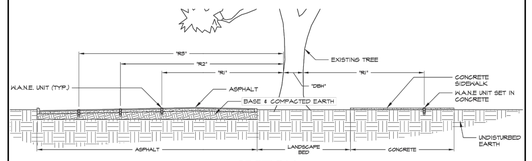
QUANTITY AND PLACEMENT FORMULA TABLE

Tree Diameter at Breast Height "DBH"	First Ring Offset "R1" from Trunk (in FEET)	Second Ring Offset "R2" from Trunk (in FEET)	Third Ring Offset "R3" from Trunk (in FEET)	Unit Spacing "SP" (in FEET)	Total Units Needed "TU" **
5" to 8"	R1 = 0.7X x DBH	not applicable		SP = 8'	TU = X
4" to 20"	R1 = 0.7X x DBH	not applicable		SP = 8'	TU = 0.65 x DBH
21" to 49"	R1 = 0.5X x DBH	R2 = R1 + 8'	not applicable	SP = 8'	TU = 1.7I x DBH
50" and greater	R1 = 0.4X x DBH	R2 = R1 + 8'	R3 = R2 + 8'	SP = 8'	TU = 1.4B x DBH

** NO W.A.N.E. UNITS ARE REQUIRED IN LANDSCAPE AREAS

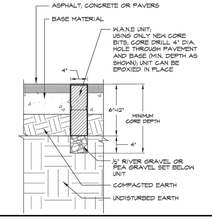


PLAN VIEW



SECTION

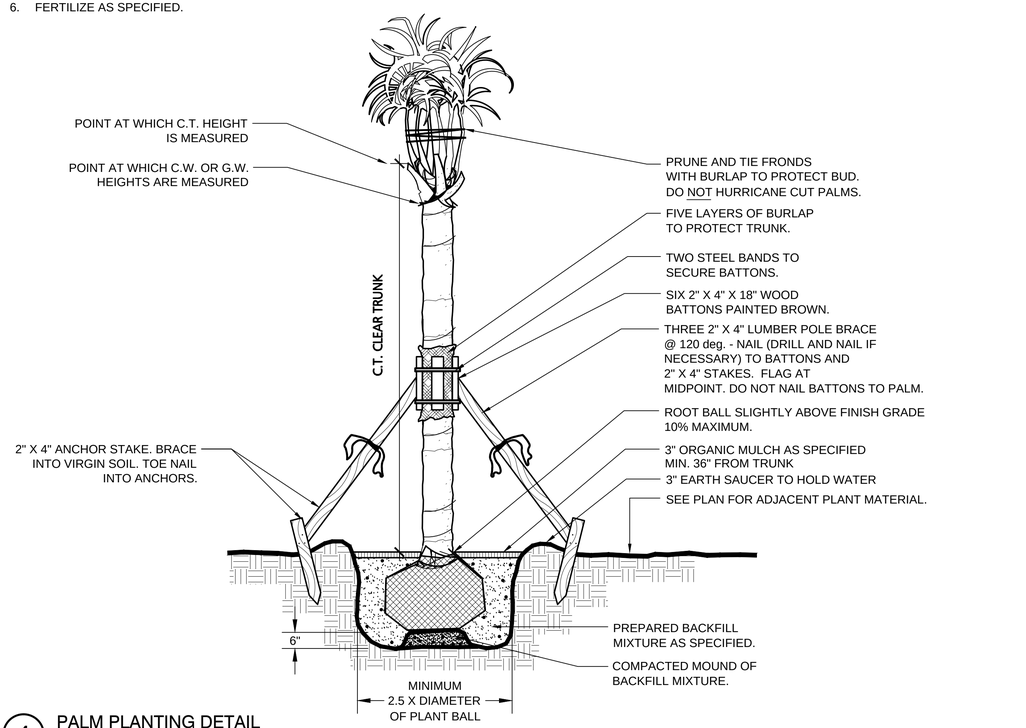
NOTE: PLAN AND SECTION FOR REFERENCE ONLY AND DO NOT REFLECT PROJECT DESIGN.



3 W.A.N.E. 3000 ROOT AERATION SYSTEM

N.T.S. DETAIL-FILE

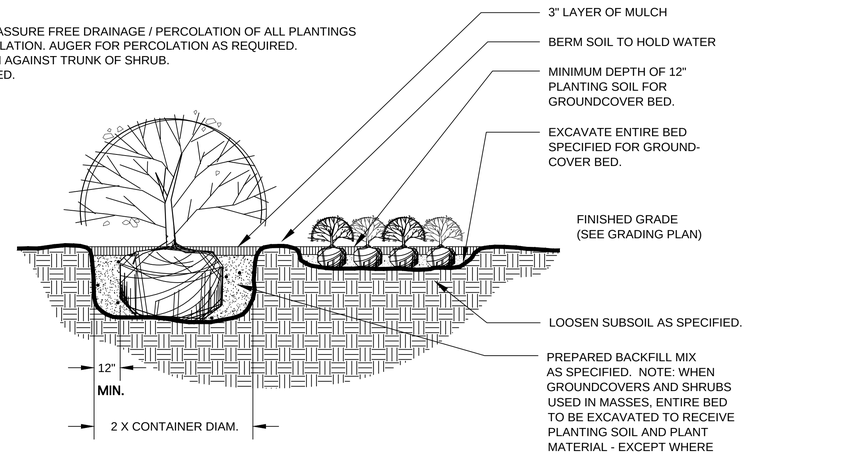
NOTES:
1. FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. SABAL PALMS SHALL HAVE BOOTS REMOVED.
3. CONTRACTOR SHALL ASSURE FREE DRAINAGE / PERCOLATION OF ALL PLANTINGS PITS PRIOR TO INSTALLATION. AUGER FOR PERCOLATION AS REQUIRED.
4. NO SCRAPED OR SCARRED TRUNKS ARE PERMITTED.
5. BRACING MAY BE MODIFIED FOR URBAN CONDITIONS. TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. FERTILIZE AS SPECIFIED.



4 PALM PLANTING DETAIL

N.T.S. 329343-09

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE / PERCOLATION OF ALL PLANTINGS PITS PRIOR TO INSTALLATION. AUGER FOR PERCOLATION AS REQUIRED.
2. DO NOT PLACE MULCH AGAINST TRUNK OF SHRUB.
3. FERTILIZE AS SPECIFIED.



5 SHRUB AND GROUNDCOVER PLANTING

1" = 1'-0" DETAIL-FILE

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Project Engineer: Matt Walker, P.E.
Phone: 813-362-8585

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FAMILY DOLLAR

1706 ORANGE AVE.
FORT PIERCE , FL 34950

Ginevra L. Anuszkiewicz
Registered Landscape Architect
LA6667068

PERMIT SUBMITTAL

REV	DATE	DESCRIPTION
5		
4		
3		
2		
1	10/03/2014	CITY COMMENTS / CIVIL BASE UPDATE

Date:	OCTOBER 3, 2014
Job No.:	0210
Drawn By:	GLA
Checked By:	CJA

Sheet Title
PLANTING DETAILS

Sheet No.
L2

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION, INCLUDING UNDERGROUND UTILITIES, PRIOR TO INITIATING PLANTING INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY. FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
2. ALL CONSTRUCTION SHALL CONFORM TO MEET FEDERAL, STATE, AND LOCAL CODES, REGULATIONS AND ORDINANCES.
3. IT SHALL BE THE LANDSCAPE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY "SUNSHINE" AND ANY OTHER INTERESTED AGENCIES OR PARTIES OF HIS INTENT TO EXCAVATE AND TO OBTAIN FROM ALL AGENCIES OR OTHER INTERESTED PARTIES LOCATIONS OF ALL EXISTING UTILITIES OF EVERY KIND IN THE AREAS WHERE HE INTENDS OR PLANS TO EXCAVATE. SUCH LOCATIONS SHALL BE OBTAINED PRIOR TO STARTING CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND THE COST FOR SUCH ARE TO BE INCLUDED AS PART OF THE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GRASSES, GROUNDCOVERS, AND SHRUBS WHERE NEW PLANTINGS ARE PROPOSED. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL TO BE REMOVED AND/OR PROTECTED ITEMS WITH OWNER'S REPRESENTATIVE PRIOR TO BID. THIS MAY INCLUDED BUT NOT BE LIMITED TO: SOD, SOIL. PLANT MATERIAL, STUMPS, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED WITH SAME SPECIES AND SIZE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. THE OWNER OR LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT ANY AND ALL WORK AND MATERIALS WHICH, IN HIS OPINION, DO NOT MEET THE REQUIREMENTS OF THE PLANTING PLAN, DETAILS, AND THESE SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL WORK AS SHOWN ON THE PLAN AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONFLICTS AND ADJUST AS PER THE LANDSCAPE ARCHITECT'S OR OWNER'S DIRECTION.
9. THE LANDSCAPE CONTRACTOR SHALL CONTROL RUNOFF AND EROSION DURING CONSTRUCTION THROUGH THE USE OF SEDIMENT BASINS, STRAW OR HAY BALES AS APPROPRIATE. THE LANDSCAPE CONTRACTOR SHALL SPRINKLE OR OTHERWISE MANUALLY APPLY WATER TO AFFECTED CONSTRUCTION AREA TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
10. THE LANDSCAPE CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS DUE TO INADEQUATE DRAINAGE CONDITIONS.
11. EXCEPT FOR PLANTINGS IN SURFACE WATER MANAGEMENT AREAS, THE SPECIFIED DEPTH OF ORGANIC MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED CANOPY TREES, ACCENT TREES, PALM TREES, AND SHRUBS. EACH TREE SHALL HAVE ORGANIC MULCH NO LESS THAN 36 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS; HOWEVER, THE MULCH SHALL BE KEPT AWAY FROM THE TRUNKS AND STEMS OF PLANTS SO AS TO AVOID CONDITIONS THAT MAY BE CONDUCIVE TO COLLAR ROT, BASAL CANKER OR OTHER FUNGI.
12. THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SOILS OF ALL PLANTING AREAS PRIOR TO SUBMITTING BIDS FOR THE SUITABILITY TO SUSTAIN HEALTHY PLANT GROWTH AS CALLED FOR ON THE PLANTING PLAN, DETAILS, AND THESE SPECIFICATIONS. ANY REQUIRED AMENDMENTS AND ADDITIVES SHALL BE INCLUDED AS PART OF THE BID.
13. NO SUBSTITUTIONS SHALL BE MADE TO THE PLANTING PLAN, DETAILS OR THESE SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
14. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH INSPECTOR ON SITE.
15. TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1"-2" ABOVE FINISHED GRADE. TREES INSTALLED OR BURIED TOO DEEPLY SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKET ON ALL B&B TREE STOCK.
16. PLANT MATERIAL
    - 16.1. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
    - 16.2. ALL CONTAINER AND CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. CONTRACTOR SHALL PROVIDE LARGER CONTAINER MATERIAL IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. BOTH MINIMUM DIMENSIONAL SPECIFICATION AND MINIMUM CONTAINER SPECIFICATION SHALL BE MET.
    - 16.3. ALL PLANTS SHALL BE CONTAINER GROWN EXCEPT AS NOTED ON PLAN. BARE ROOT TREES ARE NOT ACCEPTABLE. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE BURLAP REMOVED. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.
    - 16.4. SOD SHALL MEET AMERICAN SOD PRODUCERS ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.
    - 16.5. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING).
17. QUANTITIES, LOCATION AND SUBSTITUTIONS: THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN THE QUANTITIES LISTED ON THE PLANT SCHEDULE. IN THE EVENT OF A VARIATION BETWEEN THE PLANT SCHEDULE AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANTING PLAN, THE HIGHER QUANTITY SHALL PREVAIL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVED A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL, TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.
18. IRRIGATION: UNLESS SPECIFICALLY NOTED OTHERWISE ON SHEET IR1, ALL PROPOSED PLANT BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE CONNECTED TO AN IRRIGATION CONTROLLER(S), AS PER STATE OF FLORIDA REGULATIONS. AFTER PLANT ESTABLISHMENT, THE CONTROLLER SHALL BE PROGRAMMED TO OPERATE IN COMPLIANCE WITH APPLICABLE WATERING RESTRICTIONS. IRRIGATION SHALL PROVIDE 100% COVERAGE TO PROPOSED PLANT BEDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, AND PERMITTING THE IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE BUILDING CODES. THE COST OF INSTALLATION, PERMITTING, AND CREATING AS-BUILT DRAWINGS SHALL BE INCLUDED IN THE BID PRICE FOR IRRIGATION.
    - 18.5. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING ALL EXISTING AND PROPOSED PLANT MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
    - 18.6. IRRIGATION LINES SHALL BE TUNNELED BENEATH TREE ROOTS OF EXISTING TREES, RATHER THAN TRENCHED.
    - 18.7. SEE IRRIGATION SHEETS IR 1 FOR IRRIGATION REQUIREMENTS.
19. FERTILIZATION: PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.
    - 19.1. FERTILIZE TREES, SHRUBS, AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
        - 19.1.1. 5.00 LBS. OR 14.50 CUPS / PALM
        - 19.1.2. 3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
        - 19.1.3. 2.00 LBS. OR 5.80 CUPS / 8-12' MATERIAL
        - 19.1.4. 0.69 LBS. OR 2.00 CUPS / 6-8' MATERIAL
        - 19.1.5. 0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
        - 19.1.6. 0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
        - 19.1.7. FERTILIZE TURF COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.
20. **SOIL PREPARATION AND SOIL MIX**
    - 20.1. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. ANY HERBICIDE APPLIED SHALL BE BY A LICENSED PEST AND CONTROL OPERATOR OF LAWN AND ORNAMENTAL. APPROVED HERBICIDE SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE.
    - 20.2. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, REMAINS OF REMOVED PLANT MATERIAL, AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS.
    - 20.3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
    - 20.4. A LICENSED PEST AND CONTROL OPERATOR OF LAWN AND ORNAMENTAL SHALL APPLY APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S RATE AND SPECIFICATIONS.
    - 20.5. PLANTING LANDSCAPE BEDS (SHRUBS AND GROUNDCOVERS): ALL LANDSCAPE BEDS TO BE MULCHED SHALL BE ROUGH GRADED TO AN ELEVATION OF 16 TO 17 INCHES BELOW THE TOP OF ADJACENT HARDSCAPE OR FINAL FINISHED GRADE TO PROVIDE ROUGH 12 INCHES OF BACKFILL MIXTURE, 3 INCHES OF MULCH WITH A 2 INCH REVEAL ON THE CURB, ADJOINING SIDEWALK, OR OTHER HARDSCAPE FEATURE. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS AND SOD AREAS. IF NECESSARY, THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.
    - 20.6. PLANTING LAWNS: SODDED AREAS SHALL BE ROUGH GRADED TO AN ELEVATION 5 TO 6 INCHES BELOW THE TOP OF THE ADJACENT HARDSCAPE OR FINAL FINISHED GRADE TO ALLOW FOR 4 INCHES OF COMPACTED BACKFILL MIXTURE AND 1 INCH TO 1.5 INCHES OF SOD. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS AND SOD AREAS. IF NECESSARY, THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.
    - 20.7. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. SEE CIVIL GRADING PLANS.
    - 20.8. BACKFILL MIXTURE:
        - 20.8.1. TREES, ROYAL PALMS, SHRUBS, AND GROUNDCOVERS: 1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS.
        - 20.8.2. ALL OTHER PALMS: 3/4 SAND, 1/4 TOPSOIL
        - 20.8.3. SAND SHALL BE CLEAN, SILICA, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.
        - 20.8.4. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY, AND SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LINE, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 6.5 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".
        - 20.8.5. PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCH MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER. HUMUS SHALL BE OF GOOD QUALITY, MATURE, DARK COLOR, OF HUMUS-LIKE QUALITY, AND HAVE PLEASANT SOIL SMELL.
        - 20.8.6. BACKFILL MIX SAMPLES AND LABORATORY SOIL TESTS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR PERFORMING PERCOLATION TESTS PRIOR TO BACKFILLING WITH APPROVED PLANTING SOIL.
21. MULCH: ALL MULCH BED QUANTITIES TO BE DETERMINED BY CONTRACTOR. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE (3) INCH DEPTH WITH CLEAN, WEED FREE MELALEUCA WOOD CHIPS. PLANT BEDS WITHIN STORMWATER BASINS SHALL BE MULCHED WITH PINE STRAW MULCH.
22. TREE PROTECTION: PROTECT ALL TREES AND PALMS TO REMAIN WITH TREE BARRICADES. IMMEDIATELY FOLLOWING VEGETATION REMOVAL, EXISTING SLOPES GREATER THAN 3 TO 1 SHALL BE PROTECTED FROM EROSION AS REQUIRED BY LOCAL CODE. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE BARRICADED AREA: VEHICULAR AND PEDESTRIAN TRAFFIC; STORAGE OF CONSTRUCTION MATERIALS; PLACEMENT OF EXCAVATED MATERIALS OR TRASH; AND ANY ACTIVITIES THAT MAY DISTURB THE ROOT SYSTEM WITHIN THE BARRICADED AREA.
    - 22.1. ALL REQUIRED TREE REMOVAL OR RELOCATION PERMITS SHALL BE PROCURED BY CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
    - 22.2. ALL PROTECTED TREES SHALL BE TRIMMED IN A MANNER CONSISTENT WITH THE "AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS, ANSI, A300, CURRENT EDITION."
23. MAINTENANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PROPOSED PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGHOUT THE ENTIRE COURSE OF THE PROJECT .LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
24. FINAL ACCEPTANCE: CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.
25. WARRANTY / GUARANTEE PERIOD: CONTRACTOR TO WARRANT AND GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER COPIES OF AS BUILT PLANS / DOCUMENTS AND COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC. FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKES AND GUY WIRES FROM TREES WHICH ARE ESTABLISHED AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. TREES WHICH HAVE BEEN REPLACED SHALL REMAIN STAKED FOR ONE (1) FULL GROWING SEASON, AND THE OWNER SHALL BE RESPONSIBLE FOR REMOVING TREE STAKES AND GUY WIRES.

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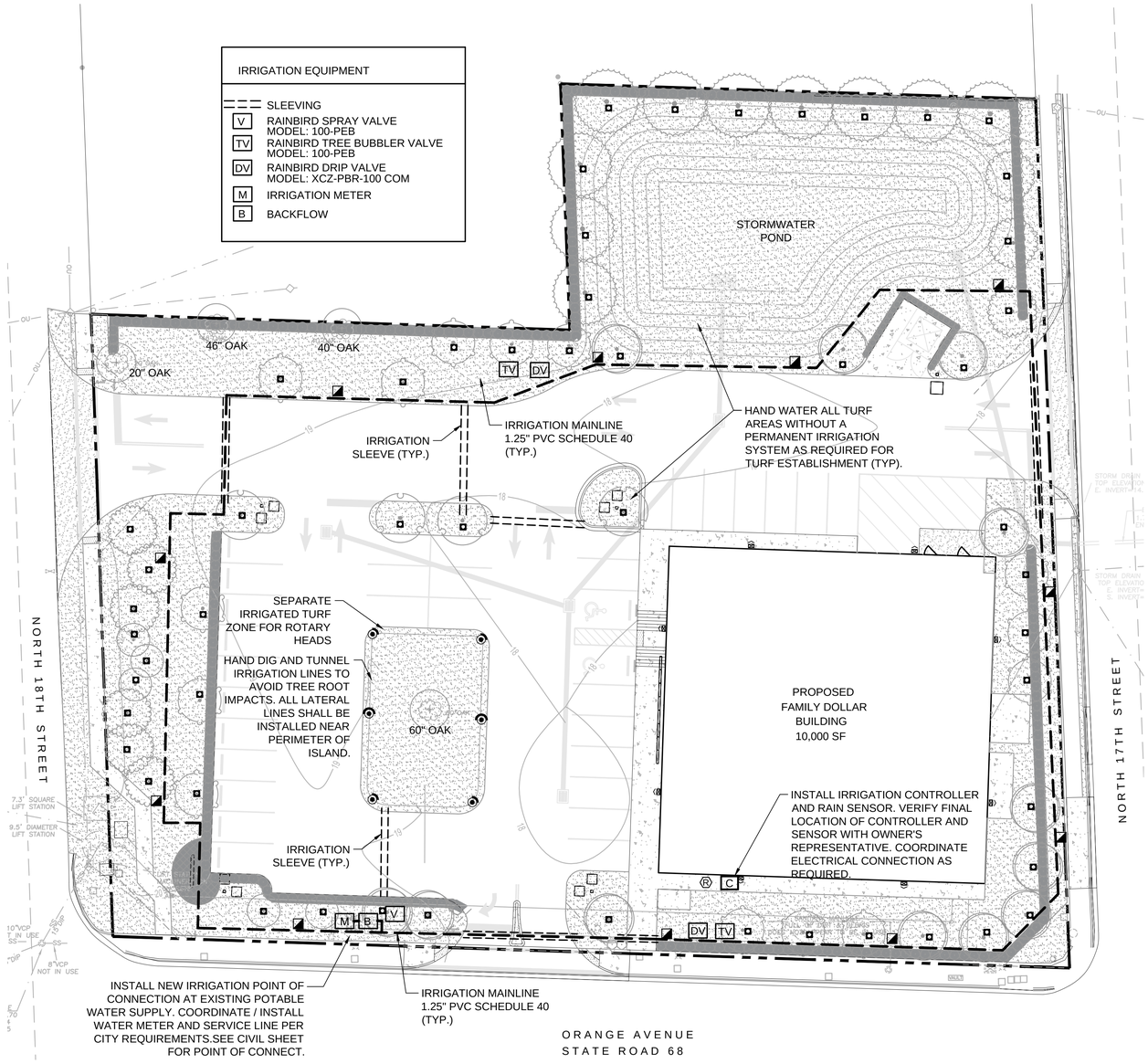
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REV	DATE	DESCRIPTION
5		
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1	10/03/2014	CITY COMMENTS / CIVIL BASE UPDATE

Date:	**OCTOBER 3, 2014**
Job No.:	**0210**
Drawn By:	**GLA**
Checked By:	**CJA**

Sheet Title
LANDSCAPE NOTES

Sheet No.
L3



NOTES:
1) SEE SHEETS L1, L2, AND L3 FOR LANDSCAPE PLAN, NOTES, AND DETAILS.
2) IRRIGATION LINES SHALL BE TUNNELED BENEATH TREE ROOTS OF EXISTING TREES, RATHER THAN TRENCHED.
3) CONTRACTOR SHALL TEMPORARILY IRRIGATE NON-IRRIGATED LAWN AREAS AND OTHER NON-IRRIGATED PLANT MATERIAL AS REQUIRED FOR ESTABLISHMENT.
4) IRRIGATION SCHEDULE: WATER PLANT MATERIAL PER THE FOLLOWING SCHEDULE:
- 1-30 DAYS - WATER EVERY OTHER DAY, SATURATING THE SOIL TO A DEPTH OF 3 FEET.
- 30-90 DAYS - WATER TWICE A WEEK, SATURATING THE SOIL TO A DEPTH OF THREE (3) FEET.
- AFTER ESTABLISHMENT: CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER TO ALLOW FOR THE EQUIVALENT OF 1" OF WATER PER WEEK, OR PER SITE AND PLANTINGS NEEDS FOR BEST PLANT HEALTH.

ESTIMATED IRRIGATION DEMAND / USAGE : 15 GALLONS PER MINUTE
QUANTITY OF WATER APPLIED SHOULD BE ADJUSTED IN ACCORDANCE TO RAINFALL. QUANTITY OF WATER SHALL BE ADJUSTED IN ACCORDANCE WITH ANY RESTRICTIONS BY THE PREVAILING WATER MANAGEMENT DISTRICT.
ESTIMATED IRRIGATION ZONES (5 TOTAL):
TREE BUBBLER ZONES: 2 ZONES @ 14 GPM +/-
SHRUB / GROUNDCOVER DRIP ZONES: 2 ZONES @ 12 GPM +/-
TURF ROTARY ZONE: 1 ZONE @ 7 GPM +/-
5) ALL BUBBLERS, SHRUB AREAS, AND TURF AREAS SHALL BE ON SEPARATE ZONES.
6) IRRIGATION HEADS, CONTROLLERS, AND ACCESSORIES SHALL BE HUNTER, RAIN BIRD, OR TORO COMMERCIAL GRADE PRODUCTS.
7) IRRIGATION DESIGN SHALL MEET OR EXCEED THE MINIMUM COMPLIANCE SET FORTH WITHIN THE STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS PUBLISHED BY THE FLORIDA IRRIGATION SOCIETY AS AMENDED.

NORTH 0' 10' 20' 40' GRAPHIC SCALE

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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB DRIPLINE 0.6 GPH @ 18" O.C. (2.3 L/H @ 0,46M) Dripline with 0.60 gph emitters at 18" O.C., row spacing at 18" O.C.	2,850 s.f.	0.69 in/h	25	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird R-1724 RD-1806-SAM-P45 Turf Rotator, 17`-24` Rotary Stream, w/RD-1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	2	180	40	1.73	23'
	Rain Bird R-1724 RD-1806-SAM-P45 Turf Rotator, 17`-24` Rotary Stream, w/RD-1800 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	4	90	40	0.87	23'
	Rain Bird 1804-PRS-1400 Flood Flood Bubbler 4.0" popup with pressure regulating device.	54	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	11
C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
R	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1

IRRIGATION NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL REGULATIONS AND CODES FOR THE LOCATION OF WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED TO COMPLETE WORK. THE COST FOR SUCH ARE TO BE INCLUDED AS PART OF THE BID.
2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE CONTRACTOR DESIGNED AND INSTALLED. FINAL CONSTRUCTION PLANS SHALL MEET APPROVED PERMIT REQUIREMENTS AND BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL INSPECT THE SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO DESIGN AND CONSTRUCTION. THE IRRIGATION CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS AND MATERIAL CUT SHEET UPON INSTALLATION COMPLETION AS AS A TERM OF FINAL ACCEPTANCE. THIS COST SHALL BE ACCOMMODATED IN THE BID.
3. IRRIGATION PLANS ARE SCHEMATIC REPRESENTATIONS ONLY. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
4. IRRIGATION SHALL BE COORDINATED WITH THE PLANTING PLAN AND SITE IMPROVEMENTS AND SHALL BE DESIGNED WITH TRIANGULAR SPACING GIVING HEAD TO HEAD COVERAGE. COORDINATE IRRIGATION HEAD LAYOUT WITH NEW PLANT MATERIALS, LOCATE SPRAY HEADS 30" FROM BASE OF TREE. DO NOT ALTER HEAD LOCATION, PIPE LAYOUT, OR VALVE LOCATION WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN THE PLANS AND FIELD CONDITIONS.
5. COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROL VALVES WITH PROJECT MANAGER. COORDINATE ALL WORK WITH OTHER TRADES, I.E. ELECTRICAL, MASONRY, ETC.
6. USE 45 ELLS INSTEAD OF 90 ELLS ON ALL MAINLINES 2-1/2" AND LARGER. INSTALL CONCRETE THRUST BLOCKS AT ALL MAINLINE CHANGES IN DIRECTION. POUR MINIMUM OF 1 CUBIC FOOT OF CONCRETE ON UNDISTURBED SOIL. WRAP PIPE IN PLASTIC WRAP PRIOR TO COVERING WITH CONCRETE.
7. ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND PROPERLY ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND MINIMIZATION OF OVER SPRAY ONTO WALKS, BUILDINGS, PARKING AREAS, ETC.
8. INSTALL ALL IRRIGATION PIPE AND CONTROL WIRES IN MINIMUM 4" PVC SLEEVE BELOW ALL PAVED SURFACES UNLESS OTHERWISE INDICATED ON THE PLANS. INSTALL SLEEVES PRIOR TO PLACEMENT OF PAVEMENTS AND PAVEMENT SUB-BASE. IRRIGATION SLEEVING TO BE A MINIMUM OF SCHEDULE 40 PVC AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVING INSTALLATION UNLESS THIS WORK IS IN THE IRRIGATION SCOPE OF WORK. SLEEVING SHALL BE CLEARLY MARKED, FLAGGED, OR OTHERWISE DELINEATED ABOVE GRADE GRADE TO AVOID DAMAGE AND PROVIDE EAST OF LOCATION FOR FUTURE WORK.
9. ALL VALVE BOXES AND COVERS SHALL HAVE LOCKING LIDS AND A WATERPROOF, FADE-RESISTANT TAG. ALL QUICK COUPLERS SHALL BE INSTALLED IN UNDERGROUND LOCKING VALVE BOXES.
10. CONTRACTOR TO INSTALL CONTROLLER, PUMP EQUIPMENT, AND ALL IRRIGATION ACCESSORIES AS REQUIRED. CONTRACTOR TO FURNISH CONTROL WIRES FROM VALVES TO CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING 110 VOLT SERVICE FROM BUILDING AND CONNECTION TO CONTROLLER SERVICE.
11. THE RAIN SHUTOFF DEVICE SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM MANUFACTURER'S RECOMMENDATIONS. OBSTRUCTIONS, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE. ALL WIRING BETWEEN THE RAIN SWITCH AND THE IRRIGATION CONTROLLER SHALL BE ENCLOSED IN 1/2" PVC ELECTRICAL CONDUIT. VERIFY FINAL LOCATION WITH OWNER'S REPRESENTATIVE.
12. IRRIGATION HEADS IN PLANTING BEDS SHALL BE 12" POP-UP MINIMUM AND 6" POP-UP MINIMUM IN SOD AREAS. SUBSTITUTIONS(S) SHALL BE ISSUED TO THE CLIENT FOR COMPARABLE POP-UP SPRAYS. VERIFY REMAINING TYPE(S), IF NECESSARY. INSTALL QUICK COUPLERS AS REQUIRED OR AS NOTED. IRRIGATION SHALL PROVIDE 100% HEAD TO HEAD COVERAGE WITH POP UP HEADS.
13. PIPE SIZING SHALL BE DETERMINED BY THE FRICTION LOSS METHOD AND WATER VELOCITY SHALL NOT EXCEED 5 CUBIC FEET PER SECOND. CONSTANT PRESSURE PIPING SHALL BE SCH 40 PVC.
14. VERIFY ACTUAL PRESSURE PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF DIFFERENCES ARISE BETWEEN ACTUAL PRESSURE AND DESIGN PRESSURE.
15. BACKFLOW PREVENTOR SHALL BE REQUIRED PER INDUSTRY STANDARDS AND APPLICABLE CODES.
16. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED AND CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER CONSISTENT WITH WATER SCHEDULES ESTABLISHED BY THE PREVAILING WATER MANAGEMENT DISTRICT, OR THE CITY, WHICHEVER IS MORE RESTRICTIVE.
17. THESE PLANS DO NOT EXPRESS OR IMPLY IN ANY WAY ANY TYPE OF TRADE WARRANTY OR MATERIAL GUARANTEE FROM THE MANUFACTURER AND NEITHER OFFERS ANY TYPE OF INSTALLATION WARRANTY NOR GUARANTEE OF ANY TYPE FOR THE FINISHED WORK. STARTING FROM THE DAY THE CONTRACTOR SIGNS CONTRACT CONTINUING IN PERPETUITY THE LANDSCAPE ARCHITECT HAVING NEITHER AFFILIATION WITH NOR CONTROL OVER EITHER THE CONTRACTOR OR HIS STAFF WILL BE HELD HARMLESS FOR ACTIONS OF THE CONTRACTOR AND HIS STAFF THAT MAY DAMAGE PROPERTY OR CAUSE PERSONAL BODILY INJURY. BY ACCEPTING THIS CONTRACT THE CONTRACTOR ACKNOWLEDGES HIS LIABILITY TO PAY THE FULL AMOUNT OF ANY AND ALL DAMAGE CLAIMS FILED AGAINST THE OWNERS PROPERTY, PROPERTY ADJACENT TO THE OWNER'S PROPERTY OR FOR ANY AND ALL PERSONAL INJURIES THAT RESULT DURING OR FROM THE INSTALLATION OF OR SUBSEQUENT OPERATION OF THIS SPRINKLER SYSTEM. CONTRACTOR SHALL INDEMNIFY THE LANDSCAPE ARCHITECT AND PAY ALL LEGAL FEES, FINES, COURT SETTLEMENTS, ANY AND ALL OTHER COSTS MENTIONED OR NOT MENTIONED HEREIN THAT MAY HAVE RESULTED FROM PROPERTY DAMAGE, PERSONAL BODILY INJURY OR ANY OTHER DAMAGE OR INJURY CAUSED DURING THE INSTALLATION OR OPERATION OF THIS SPRINKLER SYSTEM.
18. THE PURPOSE OF THIS IRRIGATION PLAN IS TO PROVIDE A PHYSICAL LAYOUT OF IRRIGATION EQUIPMENT TO ASSIST THE CONTRACTOR IN ACCURATELY ESTIMATING THE MATERIAL COST TO BID THE SPRINKLER SYSTEM. THE DESIGN INTENT IS TO PROVIDE THE CONTRACTOR WITH A DIAGRAMMATIC LAYOUT OF SPRINKLER EQUIPMENT, WHICH WILL PROVIDE ADEQUATE WATER COVERAGE FOR THE LANDSCAPE MATERIALS WITHIN THE SCOPE OF WORK UNDER THIS CONTRACT. THESE PLANS AND THE MATERIALS SPECIFIED ARE SUBJECT TO CHANGE WITHOUT NOTICE. PRIOR TO BIDDING THIS CONTRACT THE CONTRACTOR WILL VERIFY ALL IRRIGATION MATERIAL MODEL NUMBERS, DIMENSIONS, COMPATIBILITY OF COMPONENT ASSEMBLIES, MAINLINE AND ZONE HYDRAULICS, ELECTRICAL COMPONENTS, WIRING, ALL SLEEVES, WATER AND ELECTRICAL SOURCES, WATER PRESSURE AND G.P.M. AVAILABLE AND APPLICABLE SITE CONDITIONS, WHICH MAY ADVERSELY AFFECT EITHER THE COST OR PERFORMANCE OF THIS SPRINKLER SYSTEM. IF A CONFLICT IS FOUND THE CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING AND WILL NOT START THE WORK UNTIL THE OWNER HAS RESOLVED THE CONFLICT AND ISSUED IN WRITING A "NOTICE TO PROCEED". IF A CONFLICT IS FOUND AFTER THE CONTRACT HAS BEEN SIGNED THE CONTRACTOR WILL RESOLVE THE CONFLICT AT HIS OWN EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER. SLEEVING UNDER SIDEWALKS MAY NOT BE SHOWN OR CALLED OUT DUE TO LACK OF SPACE ON PLANS. ONCE A BID HAS BEEN GIVEN TO THE OWNER FROM THE CONTRACTOR CHANGE ORDERS FOR EITHER ADDITIONAL MATERIALS OR TO CHANGE TO MATERIALS THAT ARE NOT FOUND ON THIS PLAN IS NOT ACCEPTABLE AND WILL NOT BE ALLOWED.
19. GUARANTEE: LANDSCAPE CONTRACTOR SHALL WARRANTY LAWNS AFTER INSTALLATION FOR 45 DAYS FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. WARRANTY TREES AND SHRUBS FOR ONE YEAR FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. MAINTAIN MATERIALS AFTER INSTALLATION FOR 45 DAYS FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE. REPLACE ALL UNHEALTHY OR DEAD PLANT MATERIAL FOUND DURING WARRANTY PERIOD. WARRANTY IRRIGATION SYSTEM MATERIALS AND LABOR FOR ONE YEAR FOLLOWING ACCEPTANCE OF SITE BY OWNER'S REPRESENTATIVE.
20. TEMPORARY IRRIGATION FOR LANDSCAPE MATERIAL WITHOUT IRRIGATION: CONTRACTOR SHALL COORDINATE AND PROVIDE PROVISIONS FOR TEMPORARY IRRIGATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL EXISTING AND PROPOSED PLANT MATERIAL TO SUPPLEMENT RAINFALL AS REQUIRED DURING CONSTRUCTION AND 90 DAY PLANT ESTABLISHMENT PERIOD (90 DAYS AFTER FINAL ACCEPTANCE). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS UNTIL PLANT MATERIAL IS FULLY ESTABLISHED. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL LOST FROM INADEQUATE WATERING DURING 90 DAY ESTABLISHMENT PERIOD.

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Urban Design • Landscape Architecture • Land Planning

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Tampa, Florida 33606
Project Engineer: Matt Walker, P.E.
Phone: 813-362-8585

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FAMILY DOLLAR

1706 ORANGE AVE.
FORT PIERCE , FL 34950

Ginevra L. Anuszkiewicz
Registered Landscape Architect
LA6667068

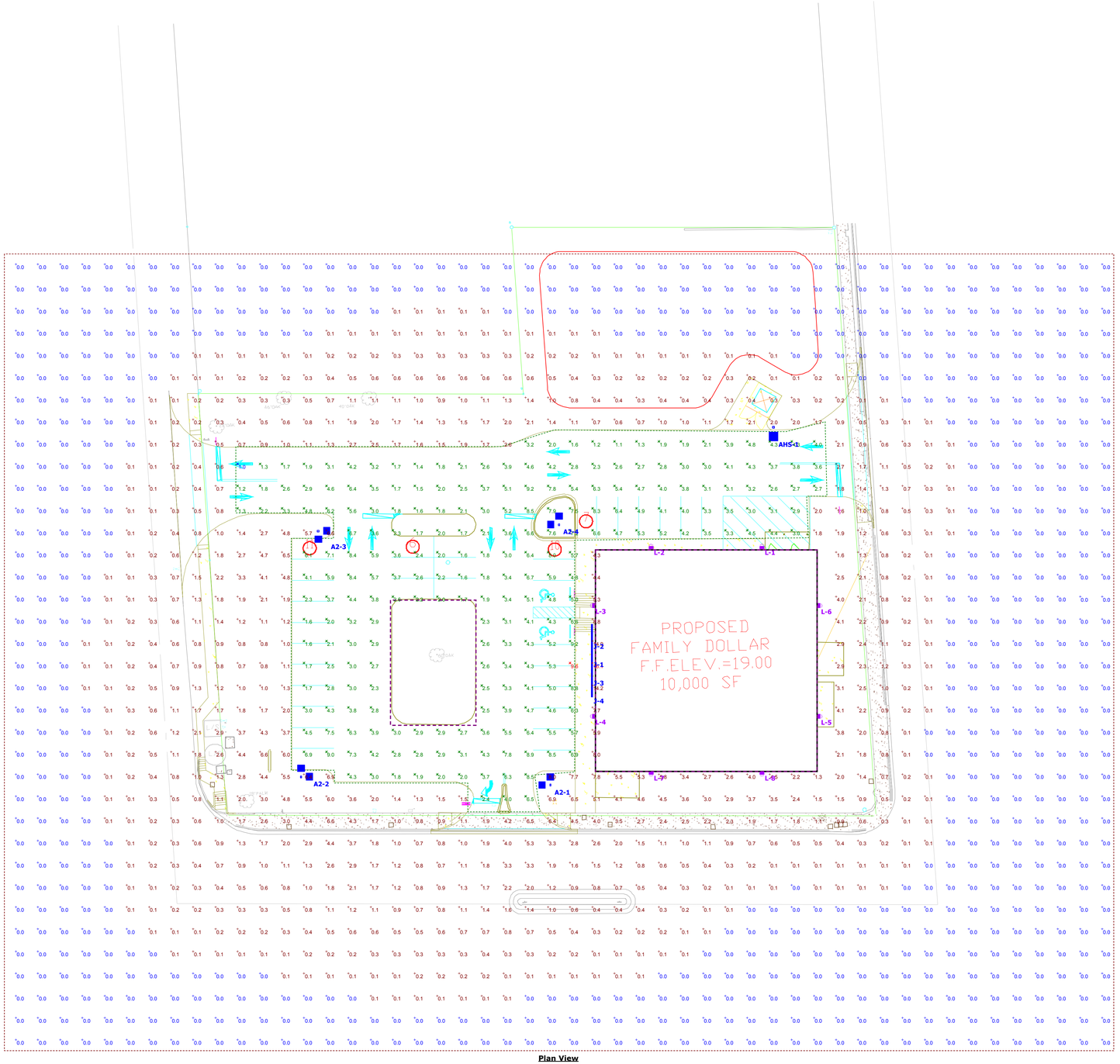
PERMIT SUBMITTAL

REV	DATE	DESCRIPTION
1	10/03/2014	CITY COMMENTS / CIVIL BASE UPDATE

Date: OCTOBER 3, 2014
Job No.: 0210
Drawn By: GLA
Checked By: CJA

Sheet Title
IRRIGATION PLAN

Sheet No.
IR1



Plan View
Scale - 1" = 25'

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	L	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	5843.019	0.95	75
	A2	4		KAD 320M SR3 (PULSE START)	Area Luminaire, 320W MH, High Performance SR3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 320-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	1	KAD_320M_SR3_(PULSE_START).ies	29700	0.72	736
	AHS	1		KAD 320M R3 HS (PULSE START)	Area Luminaire, 400W MH, R3 Reflector, Full Cutoff, Houseside Shield MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	KAD_400M_R3_HS_(PULSE_START).ies	29700	0.72	456
	J	4	Lithonia Lighting	TDMW 1 32	8FT WET LOCATION ENCLOSURE WITH (1) T8 LAMP, 50% DR HIGH IMPACT ACRYLIC LENS	ONE 32-WATT T8 LINEAR FLUORESCENT	1	DMW_1_32.ies	2900	0.75	72

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #2	+	1.1 fc	16.1 fc	0.0 fc	N/A	N/A	0.1:1
Parking	✳	3.9 fc	9.6 fc	1.0 fc	9.6:1	3.9:1	0.4:1

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A2	122.50	6.75	25.00	25.00	180.00	0.00			
2	A2	10.00	10.55	25.00	25.00	270.00	0.00			
3	A2	17.80	121.45	25.00	25.00	0.00	0.00			
4	A2	126.40	124.35	25.00	25.00	180.00	0.00			
1	AHS	223.10	168.25	25.00	25.00	180.00	0.00	223.10	166.88	0.00
1	J	141.31	66.97	10.50	10.50	180.00	0.00			
2	J	141.31	75.22	10.50	10.50	180.00	0.00			
3	J	141.31	58.72	10.50	10.50	180.00	0.00			
4	J	141.31	50.60	10.50	10.50	180.00	0.00			
1	L	217.88	113.98	11.50	11.50	0.00	0.00	217.88	113.98	0.00
2	L	167.88	113.98	11.50	11.50	0.00	0.00	167.88	113.98	0.00
3	L	141.88	87.85	14.50	14.50	270.00	0.00	141.88	87.85	0.00
4	L	141.88	37.85	14.50	14.50	270.00	0.00	141.88	37.85	0.00
5	L	243.69	37.73	11.50	11.50	90.00	0.00	243.69	37.73	0.00
6	L	243.69	87.73	11.50	11.50	90.00	0.00	243.69	87.73	0.00
7	L	167.88	12.23	11.50	11.50	180.00	0.00	167.88	12.23	0.00
8	L	217.88	12.23	11.50	11.50	180.00	0.00	217.88	12.23	0.00

LIGHTING DESIGN SERVICES
LightingDesignServices@acuitybrands.com
ONE LITHONIA WAY
CONYERS, GA 30012
1-800-279-8243
AcuityBrands. Lighting

Family Dollar - Ft Pierce

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Acuity Brands Lighting is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this lighting design.

Note
1. Readings shown are based on a total LLF as shown at grade.
2. Please refer to the "luminaire locations" table for mounting heights.
3- Product information can be obtained at www.Lithonia.com or through SL Bagby.
4- Product must be Acuity Brands/Lithonia Lighting and all pricing must originate from National accounts program at SL Bagby in Charlotte, NC Phone 704 334 2821.

Designer
Kirk Frazier
Date
9/11/2014
Scale
Not to Scale
Drawing No.
80049014A1
Summary

GENERAL EXTERIOR NOTE:

PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION MATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE ETC. OWNER MUST APPROVE METHOD AND FINISH BEFORE BUILDING COMPLETION.

STOREFRONT FRAMING & GLAZING NOTE

-GENERAL CONTRACTOR SHALL VERIFY AND COMPLY WITH ANY GOVERNING REQUIREMENTS FOR IMPACTED RATED STOREFRONT SYSTEMS.
-THERMALLY BROKEN SYSTEM AS REQD. PER IECC
-PROVIDE GRAY TINTED GLASS FOR SOUTH AND WEST FACING STOREFRONTS.
-G.C. SHALL VERIFY AND COMPLY WITH ANY GOVERNING REQUIREMENTS FOR IMPACTED RATED GLAZING AND/OR STOREFRONT FRAMING. ALL EXTERIOR GLASS TO BE TEMPERED.
-GLAZING UNITS SHALL HAVE A MINIMUM 1" OVERALL THICKNESS
-GLAZING INTERSPACE CONTENT SHALL BE AIR
-PROVIDE PYROLYTIC LOW-E COATING ON SURFACE NUMBER 2 (ES w/ GRAY TINTED GLAZING)
-MINIMUM GLAZING VALUES ARE:
TRANSMITTANCE - 66% FOR CLEAR (16% FOR GRAY TINTED)
U-VALUE - 0.29 FOR CLEAR (.47 FOR GRAY TINTED)
SHADING COEFFICIENT - 0.43 FOR CLEAR (.35 FOR GRAY TINTED)
LIGHT TO SOLAR GAIN - 1.8 FOR CLEAR (.53 FOR GRAY TINTED)

FRONT ENTRANCE BOLLARD NOTE

-PROVIDE BOLLARDS AT THE FRONT ENTRANCE ON ALL RISK CLASS 4 STORES. PROVIDE BOLLARDS FOR RISK CLASS 3 STORES IN 10 METRO MARKETS AS DIRECTED BY FAMILY DOLLAR. CONFIRM WHICH METRO AREAS WITH YOUR FDS PROJECT MANAGER. REFER TO SHEETS A-1 & A-2 FOR BOLLARD LOCATIONS AND ADDITIONAL NOTES.

METAL TRIM NOTES:

ALL METAL TRIM TO BE FURNISHED BY METAL BUILDING VENDOR.

ELEVATION DESIGN NOTE:

NON-STANDARD ELEVATIONS OR OTHER DEVIATIONS FROM THE PROTOTYPE DESIGN SHALL BE SUBMITTED TO AND APPROVED BY FDS PRIOR TO SUBMITTING FOR LOCAL JURISDICTION APPROVAL.

SIGNAGE NOTE:

-GENERAL CONTRACTOR SHALL INSTALL SIGNAGE.
-FAMILY DOLLAR STORE SIGNAGE VENDOR SHALL FURNISH SIGNAGE AND METAL SUPPORTS AS REQUIRED FOR SIGNAGE INSTALLATION. GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION AND BACKING FOR METAL SUPPORTS.
-GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE AND CONNECTIONS FOR SIGNAGE. VERIFY ELECTRICAL DEMAND OF SIGNAGE WITH FAMILY DOLLAR SIGNAGE PROVIDER & ELECTRICAL DRAWINGS.
-COORDINATE ACCESS PANEL LOCATION FOR SIGNAGE MOUNTED ON SIDES OR REAR OF BUILDING FAMILY DOLLAR STORE.

SECONDARY SIGNAGE NOTE

-SEE ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES IF SECONDARY SIGNAGE IS PROVIDED.
-CONFIRM MOUNTING LOCATIONS OF SECONDARY SIGNAGE WITH FAMILY DOLLAR PROJECT MANAGER & SIGNAGE PROVIDER

METAL PANEL NOTES:

1. THIS SYSTEM USES A "STANDING SEAM" ROOF SYSTEM W/ CLIPS FOR THERMAL BLOCKS. G.C. TO PROVIDE ROOF WITH A 10 YEAR WEATHER TIGHTNESS WARRANTY FOR ALL PROJECTS.
2. ALL WALL PANELS ARE ATTACHED W/ TAMPER RESISTANT SCREWS. SCREW MUST BE FULL HEIGHT PAN HEAD SELF-DRILLING STAINLESS STEEL SCREWS W/ SELF SEAL WASHERS OR EQUAL.
3. METAL BUILDING EAVE HEIGHT TO BE ADJUSTED AS REQUIRED TO MAINTAIN FAMILY DOLLAR STANDARD CLEARANCE HEIGHTS, SEE BUILDING SECTIONS.

VERIFY W/ SPECIFIC METAL BLDG. CO.

DOWNSPOUT NOTE:

-DOWNSPOUTS SPACING TO BE DETERMINED BY CIVIL ENGINEER BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS WITH DOWNSPOUTS PLACED EQUALLY APART TYP. NO DOWNSPOUT MAY BE PLACED WITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT, TYPICAL.
-IF SPLASH BLOCKS ARE USED, G.C. SHALL ENSURE THAT NO SAFETY HAZARDS ARE CREATED BY THE DISCHARGE OF WATER FROM THE DOWNSPOUTS OR BY ICE WHICH MAY FORM AS A RESULT OF THE WATER DISCHARGE FROM THE DOWNSPOUTS. COORDINATE ROOF STORM WATER DRAINAGE WITH PROJECT CIVIL ENGINEER.
NOTE *PROVIDE FLUSH TRENCH DRAINS ACROSS SIDEWALKS TO PARKING AREAS IF DOWNSPOUTS DO NOT TIE TO UNDERGROUND STORM SYSTEM.

EXTERIOR FINISH SCHEDULE

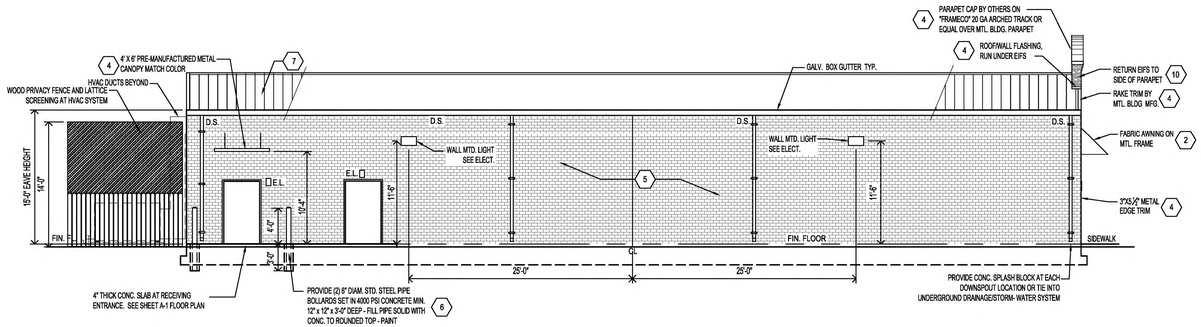
MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

NO.	AREA	TYPE	COATS	COLOR / REMARKS
1	METAL WALL PANELS (SEE DETAILS ON SHEET A-4)	MID-WEST - PBA PANEL NUCOR - ACCENT PANEL VP - VEE RIB PANEL	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
2	AWNING	FABRIC ON ALUMINUM FRAME - FABRIC ON TOP & SIDES ONLY	PRE-FINISHED	-FABRIC BY TRIVANTAGE - PRODUCT: NITE-LITE #2603 - COLOR RED -METAL FRAME BY OTHERS
3	'NICHIHA' FIBER CEMENT WALL PANEL	EF623 CINDERSTONE 11-TAN PANELS - SEE DETAILS ON SHEET A-4	PRE-FINISHED	MANUFACTURER'S STANDARD MOUNTED TO 24 GA. REVERSE 'PBR' METAL WALL PANELS, FURNISHED BY METAL BUILDING MANUFACTURER
4	DOORS, GUTTERS, DOWNSPOUTS, MTL. TRIM & PARAPET COPING	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
5	'NICHIHA' FIBER CEMENT WALL PANEL	ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN - SEE DETAILS ON SHEET A-4	PRE-FINISHED	MOUNTED TO 24 GA. REVERSE 'PBR' METAL WALL PANELS, FURNISHED BY METAL BUILDING MANUFACTURER
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
7	METAL ROOF	STANDING SEAM - BY METAL BUILDING MANUFACTURER, SEE DETAILS ON A-4	PRE-FINISHED	COOL ARCTIC WHITE (PRE-FINISHED) (PROVIDE 10 YEAR WEATHER TIGHTNESS WARRANTY FOR ALL PROJECTS)
8	METAL TRIM	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	TAN (PRE-FINISHED) MATCH SW 6122 'CAMELBACK'
9	METAL ACCENT TRIM	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED" - SINGLE BEAD, EMBOSSED
10	1½" EPS W/ EIFS FINISH	SEE DETAILS ON A-4 & A-4b	2	- COLOR TO MATCH SW 6148 "WOOL SKEIN" -INSTALL EPS ON REVERSE "PBR" METAL PANELS. REFER TO DETAILS ON SHEET A-4b. -INSTALL PER MANUFACTURER'S RECOMMENDED INSTALLATION METHODS

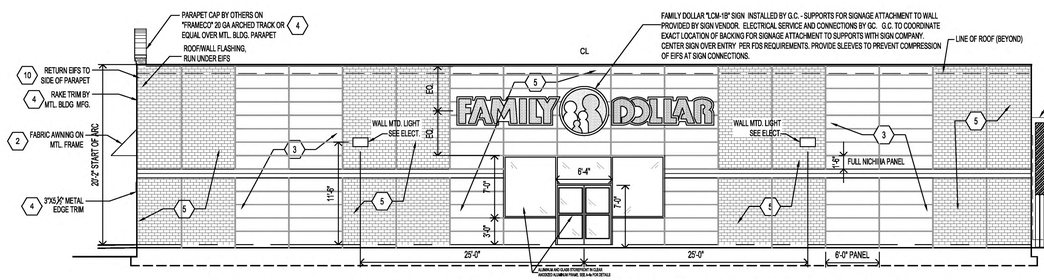
EXTERIOR FINISH NOTES:
1- IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.
2- G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE SHERWIN WILLIAMS DEALER WITH STORE LOCATION.

GC TO PROVIDE KEY BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER. COMBINATION TO MATCH LAST FOUR DIGITS OF STORE NUMBER.

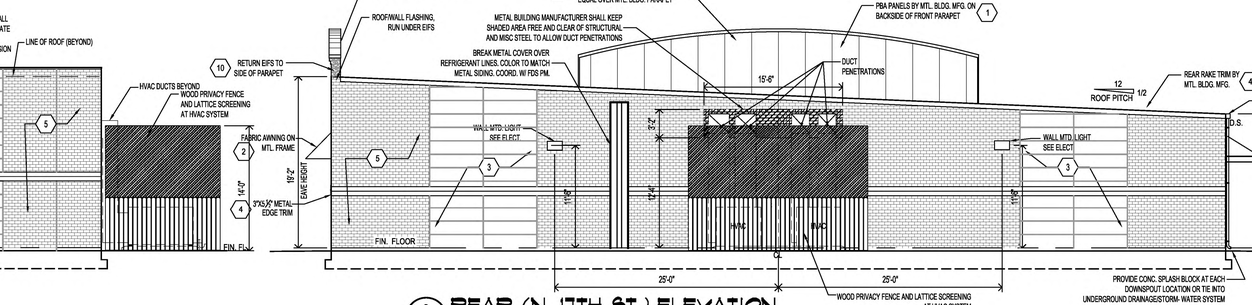
FEE DEVELOPMENT PROJECTS:
INSTALLATION OF ROAD AND BUILDING SIGN MUST BE INCLUDED IN GENERAL CONTRACTORS BID AND SCOPE OF WORK.



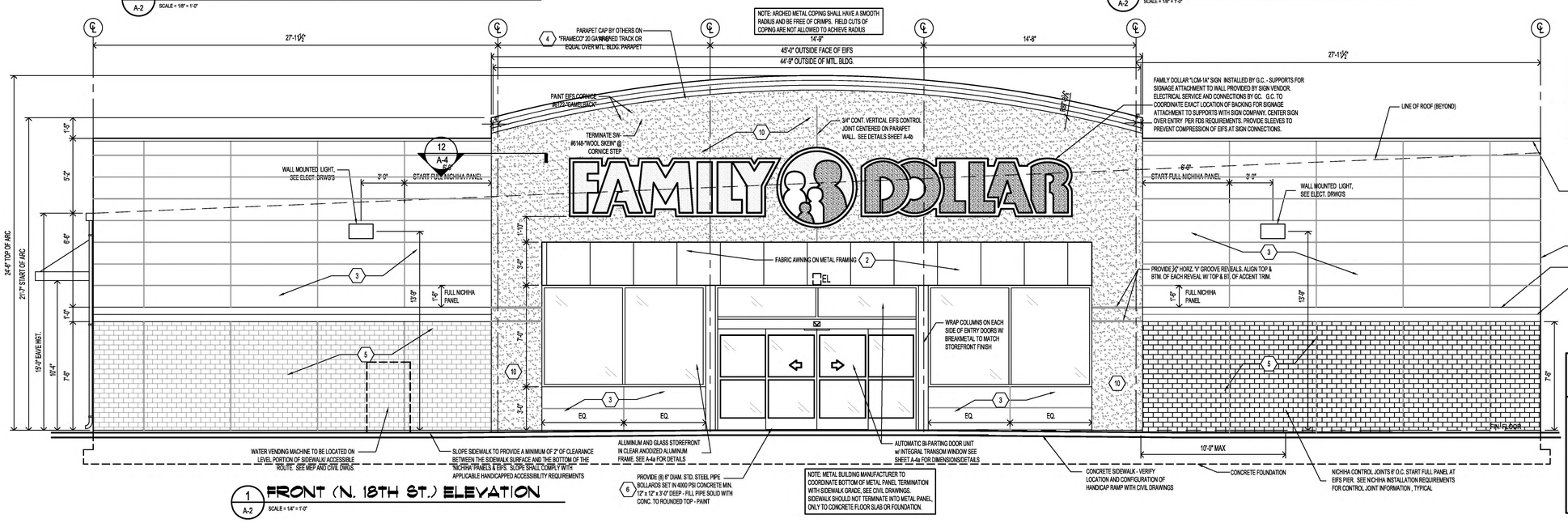
4 LEFT SIDE (NORTH) ELEVATION
A-2 SCALE = 1/8" = 1'-0"



2 RIGHT SIDE (ORANGE AVE.) ELEVATION
A-2 SCALE = 1/8" = 1'-0"



3 REAR (N. 17TH ST.) ELEVATION
A-2 SCALE = 1/8" = 1'-0"



1 FRONT (N. 18TH ST.) ELEVATION
A-2 SCALE = 1/4" = 1'-0"

MINIMUM STRUCTURAL HEIGHT NOTE:

THE MINIMUM CLEAR HEIGHT OF THE STRUCTURE OR OTHER OBSTRUCTION IS 13'-3" AT EXTERIOR WALL AND EAVE LOCATIONS.

A MAINFRAME BEAM, BAR JOIST OR WOOD TRUSS VERTICAL THICKNESS IS TO BE CALCULATED BY A LICENSED STRUCTURAL ENGINEER. AT THE ENTRY WALL THE BOTTOM OF ROOF STRUCTURE SHALL CLEAR THE TOP OF STOREFRONT SYSTEM BY MIN. 4". PROVIDE 15'-0" MIN CLEAR AT CENTER AS SHOWN ON BUILDING SECTIONS.

DUCTWORK CLEARANCES SHOWN ON BUILDING SECTIONS IN SALES AREA ARE MIN. 12'-0" TO BOTTOM OF DUCTS. ALL STRUCTURAL ELEMENTS REQUIRING DEPTH THAT MAY INTERFERE WITH LIGHT AND DUCT PLACEMENT ARE TO GROW UP RATHER THEN DOWN INTO SPACE.

☐ "REVIEWED" _____ _____
☐ "DISAPPROVED - RESUBMIT" _____ _____

All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications, are to be designed and built per the Family Dollar Prototype Plan #:_____ as indicated in the lease, unless a deviation is approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initialed. Any deviation from designated Prototype Plan that is not initialed by Family Dollar is disapproved and void.
(Approval to plan deviation will be indicated with the following circled initials :_____)

C.L. Helt, Architect Inc.
1136 Greenwood Cliff
Charlotte, NC 28204
Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL INFO • CLHELT.COM

ARCHITECT'S PROJECT # 14163

Project :
FAMILY DOLLAR
FOR
BLUE CURRENT DEVELOPMENT
ORANGE AVENUE & N. 17TH STREET
FT. PIERCE, FLORIDA
DESIGN BASED ON 2014-01 FD PROTOTYPE

Sheet Description :
ELEVATIONS/
EXTERIOR FINISH
SCHEDULE

Seal

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Drawn By :
K. FITZGERALD

Checked By :
S. MILLER
D. MYERS

Revisions :
1
2
3
4

Date :
8/22/14

Sheet No.
A-2

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family Residental	Commercial	C-3
South	United States Postal Service (Post Office)	Post Office	C-3
East	Restaurant	Restaurant	C-3
West	La Cabana Mexican Groceries	Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	1 Dwelling Unit	1.53	X
**Proposed	GC	C-3	10,000 S.F.	1.53	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	200 Total gallons per day (assuming 2 persons at household)
**Proposed Zoning/FLU	1,250 Total gallons per day
**Change in Demand	1,050 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	200 Total gallons per day
**Proposed Zoning/FLU	1000 Total gallons per day
**Change in Demand	800 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): Not Applicable. Commercial Project
(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): Not Applicable Commercial Project
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	Meet pre-post runoff and all City | DOT requirements

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	12	1
****Proposed Zoning/FLU**	572*	50*
***Change in Demand**	560 Trips	49 Trips
Impact to Capacity	*this for new store only. This project removes the existing family dollar store 4 blocks west of this location. The net increase in trips with the existing FAMILY DOLLAR REMOVED is 178 AADT & 15 PM Peak Hr TRIPS.	

IV. **Project Description**

PHASING			
Is this project (phase) part of a larger project? [ ] Yes [X] 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 Not Applicable - Commercial Project					
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 [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [X] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? 714 s.f.

2. What is the current use of the structure to be demolished or re-used? Single Family Residential

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [X] 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

September 12, 2014

Reference: **Family Dollar**
Concurrency Review / Capacity Analysis
Estimation of Trip Credits
LBYD # 402-14-016

Trip Credit Calculations and Estimations of Credit

In support of our application for Concurrency Review for the proposed Family Dollar located at approximately 1712 Orange Avenue (NEC of Orange Avenue and N. 18th Street), below is discussion of the estimation of trip credits as referenced in Part IV. B. 3 of the Capacity Analysis form.

The proposed Family Dollar Store between 17th and 18th Streets along Orange Avenue is for the relocation of the existing Family Dollar Store located at 2210 Orange Avenue. Once the new facility is constructed, Family Dollar will vacate the existing store. The proposed store is 10,000 s.f. and according to the St. Lucie County Property Appraiser the existing Family Dollar Store is 6,700 s.f. resulting in a net increase of 3,300 s.f. in new store size.

Using Trip Generation Rates from the ITE Trip Generation Report allows us to show the net increase in trips due to the increased square footage of the new store. Since both uses are the same (Free Standing Discount Store, ITE Land Use Code 815) comparisons of the facilities are fairly straight forward.

Existing Trips:

Single Family Residential onsite:	12 AADT	1 PM Peak Hour
Existing Family Dollar Store (6,700 s.f.):	384 AADT	34 PM Peak Hour
Totals:	396 AADT	35 PM Peak Hour

Proposed Trips:

Proposed Family Dollar Store (10,000 s.f.)	572 AADT	50 PM Peak Hour

Net Increase: 176 AADT 15 PM Peak Hour Trips

Stormwater Design Calculations

For

The City of Fort Pierce
and
Florida Department of Transportation

Family Dollar Store
1712 Orange Avenue, Fort Pierce, FL 34650

September 2014

Project Number: 402-12-031
C.O.A. # 5125

Robert M. Walker, P.E.
PE # 70246

1.0 Project Introduction

This project consists of an approximately 1.53 acre Family Dollar store development located at the northeast corner of Orange Avenue (SR 68) and N. 18th Street in the City of Fort Pierce, FL. The proposed project is on a commercial parcel with existing single family residential structures and associated paved areas which will be demolished for construction of a new 10,000 SF retail building and supporting infrastructure.

Elevations in this report reference NAVD 1988 Datum.

2.0 Project Description

This project consists of constructing an 10,000 s.f. commercial retail Family Dollar building as well as all supporting infrastructure, parking, and pond.

This site is located within FEMA Flood Zone X, or areas outside the 100 year flood zone per FEMA Map Panel 12111C 0179J, revised February 16, 2012. A copy of the FEMA FIRM Map is included in Appendix A.

This proposed project site consists of approximately 1.53 acres, of which:

- 0.85 acres is proposed impervious areas such as the building, parking, etc.
- 0.68 acres is pervious open green space and dry stormwater area.

3.0 Pre Development Basin Calculations

The existing site conditions have been modeled as a single drainage basin draining generally east via sheet flow towards the N. 17th Street right-of-way where it then enters to an existing FDOT stormwater curb inlet.

The site consists of Type B/D hydrologic soils group (Lawnwood-Urban land complex & Waveland-Urban land complex soils) according to the SCS Soils Survey. Groundcover is fair, therefore an open space curve number (CN) of 84 has been assigned for open space areas and a CN of 98 for impervious areas. See appendix for existing conditions CN calculations.

4.0 Post Development Basin Calculations

The proposed site conditions have been modeled as a single drainage basin draining to a proposed dry stormwater pond located along the northeastern corner of the development with piped discharge to the same existing FDOT stormwater curb within the N. 17th Street right-of-way as in the existing site conditions.

The site consists of Type B/D hydrologic soils group (Lawnwood-Urban land complex & Waveland-Urban land complex soils) according to the SCS Soils Survey. Groundcover is good, therefore an open space curve number (CN) of 80 has been assigned for open space areas and a CN of 98 for impervious areas. See appendix for proposed conditions CN calculations.

5.0 Water Quantity Attenuation

Since the proposed stormwater system is designed to enter an existing FDOT storm system via closed pipe flow, the stormwater system has been design to reduce the post development peak discharge rates down to the pre-development peak discharge rate for the 3-year critical duration storm event. The critical duration storm event for this development is the 1-hour, 3-year design storm which produces 2.30 cfs of peak discharge. The maximum proposed discharge rate for this project occurs during the 8-hour, 100-year design storm and has been reduced to 2.25 cfs, which is less than the critical storm discharge of 2.30 cfs. The existing and proposed

discharge rates for the FDOT 3-year and 100-year return period design storms are summarized in the tables below. Also summarized is the reduction of proposed discharge from the 3-year critical storm discharge, which is consistent with the Peak Discharge Approach outlined in section 5.1.2.1 of the FDOT Drainage Handbook.

Reduction of Discharge Rates to the FDOT ROW in CFS vs. 3 yr Critical Storm

	Existing 3-Year	Proposed 100-Year	Proposed Reduction vs. 3-year critical of 2.30 cfs
1-Hour	2.30	0.84	-1.46
2-Hour	2.14	0.15	-2.15
4-Hour	1.81	1.70	-0.60
8-Hour	1.71	2.25	-0.05
1-Day	0.64	0.79	-1.51
3-Day	0.49	0.83	-1.47
7-Day	0.48	0.48	-1.82
10-Day	0.36	0.63	-1.67

Proposed Peak Pond Stages:

	100-Year Stage (ft)
1-Hour	16.90
2-Hour	16.83
4-Hour	16.95
8-Hour	16.98
1-Day	16.89
3-Day	16.89
7-Day	16.87
10-Day	16.88

6.0 Water Quality Treatment

Based on the SFWMD Basis of Review and the City of Fort Pierce requirements, the total treatment volume required was checked based on one inch of treatment volume across the site or 2.5 inches times the percent impervious:

6.1 Total Treatment Volume Required

Total Site Area = 1.53 acres

Treatment Volume Required:

As 1" across the site:

V = 1 in * 1 ft / 12 in * 1.53 ac. = 0.13 ac-ft or 5,584 cu. ft.

As 2.5" times the percent impervious:

a. Site Area = Total Area – Roof Area – Ponds Area = 1.53 ac. – 0.23 ac. – 0.16 ac. = 1.14 ac.

b. Impervious Area = 0.93 ac.

c. Percent Impervious

% Imp = 0.93 ac. / 1.14 ac. = 0.82

d. 2.5 IN times the percent impervious

2.5" * (0.82) = 2.05"

e. Treatment volume required

V = 2.05 in. * 1 ft. / 12 in. * 1.14 ac. = 0.195 ac-ft or 8,483 cu. ft.

Since the volume generated by 2.5" times the percent impervious is greater, that governs, and the total treatment volume becomes 8,483 cu. ft. or 0.195 ac-ft.

Section 5.2.1 of the SFWMD Basis of Review allows for the total treatment volume for dry detention to be 75% of the above calculated amounts. Therefore the total treatment volume becomes **6,363 cu. ft. or 0.146 ac-ft.**

6.2 Total Treatment Volume Provided:

Dry Detention Volumes:

POND STAGE	DETENTION AREA (AC)	CUM. DETENTION VOLUME (AC-Ft)	CUM. DETENTION VOLUME (CF)
13.50	0.052	0.00	0
14	0.064	0.03	1,260
15	0.088	0.10	4,565
16	0.115	0.21	8,994
16.80	0.138	0.31	13,413
17	0.144	0.34	14,649
18	0.176	0.50	21,629

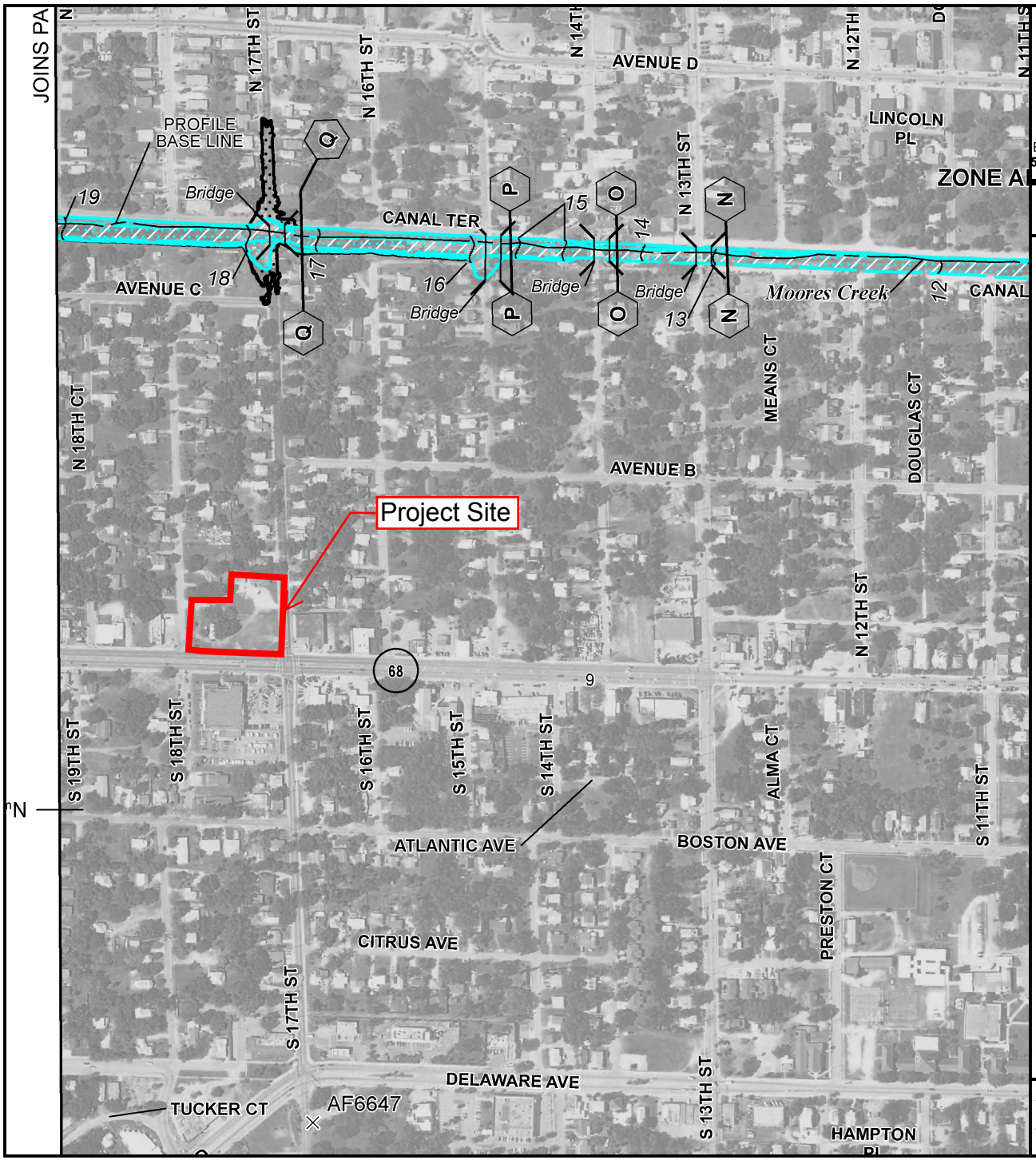
An outlet control structure composed of an FDOT type "C" grate inlet has been placed with a top elevation of 16.80' which provides **13,413 cu ft** of treatment volume. This treatment volume provided is greater than the **6,363 cu ft** of treatment volume required as calculated above. Recovery of the treatment volume is accomplished via infiltration within the dry retention pond bottom. Recovery of the required treatment volume occurs within less than 3 hours.

Appendices

Appendix A

Project Aerial
&
FEMA FIRM Map


PROJECT SITE
N 21st St
N 18th St
N 16th St
Orange Ave
68
S 21st St
S 20th St
S 19th Ct
S 19th St
S 18th St
S 16th St
S 15th St
S 14th St
Boston Ave
S 20th St
S 21st St
Decordre Ct
S 17th St
S 18th St
Citrus Ave
S 15th St
Google



MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET

50 0 150 300 METE

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0179J

FIRM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 179 OF 420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120286	0179	J
ST. LUCIE COUNTY	120285	0179	J

THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12111C0179J

MAP REVISED
FEBRUARY 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix B

Existing Conditions PONDS Runoff Model

Project Name:	Fort Pierce, FL Family Dollar	BY:	MKA
Project Number:	402-14-016	Date:	9/10/2014
Subject:	Existing Conditions	Sheet:	1 of 1

Total Drainage Area: **1.53** Acres

Weighted SCS Curve Number

Land Use Description	Soil Type	CN	Area (ft^2)	Area (acres)	Percentage (%)	Weighted CN
Open Space (Fair)	B/D	84	45540	1.05	68.39%	57
Pond		99	0	0.00	0.00%	0
Impervious		98	21051	0.48	31.61%	31
			66591	1.53	100.00%	88
					Weighted CN:	**88**

PONDS Version 3.3.0265
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Fort Pierce Family Dollar
Simulation Description:	Existing Conditions Runoff Model
Project Number:	402-14-016
Engineer :	MKA
Supervising Engineer:	RMW
Date:	09-12-2014

Scenario Input Data

Scenario 1 :: FDOT 1 Hour - 1 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	2.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 2 :: FDOT 2 Hour - 2 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	2.9
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 3 :: FDOT 4 Hour - 4 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	3.4
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: FDOT 8 Hour - 8 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	4.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 5 :: FDOT 24 Hour - 24 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	5.1
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 6 :: FDOT 72 Hour - 72 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	6.6
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 7 :: FDOT 168 Hour - 168 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	8.3
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 8 :: FDOT 240 Hour - 240 hr - 2 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	30.0
DCIA (%)	0.0
Curve Number	88
Design Rainfall Depth (inches)	9.5
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 323
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Sort-By-Category Report

Scenarios Considered: 1 to 8

Inflow - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Inflow Rate (ft^3/s)	Time (hours)	Description
1	1	2.3040	0.867	FDOT 1 Hour - 1 hr - 2 yr
2	2	2.1454	1.067	FDOT 2 Hour - 2 hr - 2 yr
3	4	1.8155	4.133	FDOT 8 Hour - 8 hr - 2 yr
4	3	1.7149	2.600	FDOT 4 Hour - 4 hr - 2 yr
5	5	0.6452	12.067	FDOT 24 Hour - 24 hr - 2 yr
6	8	0.4906	184.000	FDOT 240 Hour - 240 hr - 2 yr
7	6	0.4834	60.000	FDOT 72 Hour - 72 hr - 2 yr
8	7	0.3694	160.000	FDOT 168 Hour - 168 hr - 2 yr

Appendix C

Proposed Conditions PONDS Modeling

Project Name:	Fort Pierce, FL Family Dollar	BY:	MKA
Project Number:	402-14-016	Date:	9/10/2014
Subject:	Proposed Conditions	Sheet:	1 of 1

Total Drainage Area **1.53** Acres

Weighted SCS Curve Number - To Pond

Land Use Description	Soil Type	CN	Area (ft^2)	Area (Acres)	Percentage (%)	Weighted CN
Open Space (Good)	B/D	80	27574	0.63	41.41%	33
Pond		99	2226	0.05	3.34%	3
Impervious		98	36791	0.84	55.25%	54
			66591	1.53	100.00%	91
					Weighted CN:	**91**

PONDS Version 3.3.0265
Retention Pond Recovery - Refined Method
Copyright 2012
Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Fort Pierce Family Dollar
Simulation Description:	Proposed Conditions Pond Routing Model
Project Number:	402-14-016
Engineer :	MKA
Supervising Engineer:	RMW
Date:	09-12-2014

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	0.00
Water Table Elevation, [WT] (ft datum):	11.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	35.00
Fillable Porosity, [n] (%):	30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	30.0
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	4328.0

Geometry Data

Equivalent Pond Length, [L] (ft):	110.0
Equivalent Pond Width, [W] (ft):	60.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)
13.00	1801.0
14.00	2768.0
15.00	3842.0
16.00	5017.0
17.00	6292.0
18.00	7668.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: Type C Inlet - Outlet CS

Weir elevation, (ft datum):	16.80
Weir coefficient:	2.861
Weir length, (ft):	10
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: FDOT 1 Hour - 1 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 2 :: FDOT 2 Hour - 2 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 3 :: FDOT 4 Hour - 4 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	6.5
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: FDOT 8 Hour - 8 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	8.2
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 5 :: FDOT 24 Hour - 24 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	12.1
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 6 :: FDOT 72 Hour - 72 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	14.8
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 7 :: FDOT 168 Hour - 168 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	16.4
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 8 :: FDOT 240 Hour - 240 hr - 100 yr

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	1.530
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	91
Design Rainfall Depth (inches)	17.8
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 11.00 (default)

No times after storm specified.

Scenario 9 :: Treatment Volume

Hydrograph Type:	Slug Load
Modflow Routing:	Routed with infiltration

Treatment Volume (ft^3) 6363

Initial ground water level (ft datum) 11.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

Sort-By-Category Report

Scenarios Considered: 1 to 9

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	4	16.98	4.133	FDOT 8 Hour - 8 hr - 100 yr
2	3	16.95	3.044	FDOT 4 Hour - 4 hr - 100 yr
3	1	16.90	0.933	FDOT 1 Hour - 1 hr - 100 yr
4	6	16.89	60.000	FDOT 72 Hour - 72 hr - 100 yr
5	5	16.89	13.044	FDOT 24 Hour - 24 hr - 100 yr
6	8	16.88	184.000	FDOT 240 Hour - 240 hr - 100 yr
7	7	16.87	160.000	FDOT 168 Hour - 168 hr - 100 yr
8	2	16.83	1.889	FDOT 2 Hour - 2 hr - 100 yr
9	9	15.19	0.002	Treatment Volume

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft^3/s)	Time (hours)	Description
1	4	2.25	4.133	FDOT 8 Hour - 8 hr - 100 yr
2	3	1.70	3.044	FDOT 4 Hour - 4 hr - 100 yr
3	1	0.84	0.933	FDOT 1 Hour - 1 hr - 100 yr
4	6	0.83	60.000	FDOT 72 Hour - 72 hr - 100 yr
5	5	0.79	13.044	FDOT 24 Hour - 24 hr - 100 yr
6	8	0.63	184.000	FDOT 240 Hour - 240 hr - 100 yr
7	7	0.48	160.000	FDOT 168 Hour - 168 hr - 100 yr
8	2	0.15	1.889	FDOT 2 Hour - 2 hr - 100 yr
9	9	None	N.A.	Treatment Volume

Appendix D

PONDS Recovery Analysis

Scenario Input Data

Scenario 9 :: Treatment Volume

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 6363

Initial ground water level (ft datum) 11.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

Detailed Results *:: Scenario 9 :: Treatment Volume*

Elapsed Time	Instantaneous Inflow Rate	Outside Recharge	Stage Elevation	Infiltration Rate	Combined Instantaneous Discharge	Cumulative Inflow	Cumulative Infiltration	Combined Cumulative	
0.000	1060.5000	0.00000	11.00000	0.00000	0	0.000	0.00000	0	N.A.
0.002	1060.5000	0.00000	15.19340	1.41330	0	6363.000	8.48270	0	U/P
2.400	0.0000	0.00000	13.05880	0.43756	0	6363.000	6255.42100	0	U/S
6.000	0.0000	0.00000	12.51068	0.00519	0	6363.000	6363.00000	0	S
12.000	0.0000	0.00000	12.12788	0.00000	0	6363.000	6363.00000	0	S
24.000	0.0000	0.00000	11.79895	0.00000	0	6363.000	6363.00000	0	S
36.000	0.0000	0.00000	11.61880	0.00000	0	6363.000	6363.00000	0	S
48.000	0.0000	0.00000	11.50522	0.00000	0	6363.000	6363.00000	0	S
60.000	0.0000	0.00000	11.42723	0.00000	0	6363.000	6363.00000	0	S
72.000	0.0000	0.00000	11.37029	0.00000	0	6363.000	6363.00000	0	S
84.000	0.0000	0.00000	11.32686	0.00000	0	6363.000	6363.00000	0	S
96.000	0.0000	0.00000	11.29265	----	----	6363.000	6363.00000	0	N.A.

Sweetgum Environmental

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED FAMILY DOLLAR STORE
107 N 17TH STREET, 1706 ORANGE AVENUE,
1712 ORANGE AVENUE, 1716 ORANGE AVENUE
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



Prepared by:
Sweetgum Environmental, LLC
Plant City, Florida 33563

Prepared for:

La Cabana, LLC
222 West Coleman Boulevard
Mount Pleasant, South Carolina 29464

July 2, 2014

Sweetgum Environmental

July 2, 2014

La Cabana, LLC
Attn: Mr. Eric Leineweber
222 W. Coleman Boulevard
Mount Pleasant, South Carolina 29464

Phone: (843) 906-5917
Email: eric@bcdre.com

RE: Phase I Environmental Site Assessment
Proposed Family Dollar Store
107 N 17th Street, 1706 Orange Avenue
1712 Orange Avenue, and 1716 Orange Avenue
Fort Pierce, St. Lucie County, Florida 34950
Sweetgum Project No: 14-157

Dear Mr. Leineweber:

Sweetgum Environmental, LLC (Sweetgum) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Proposal and Consulting Contract dated June 18, 2014.

We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,
Sweetgum Environmental, LLC

Katherine Anamisis, GISP
Environmental Scientist

Reviewed by:

Robert L. DeGraaf, LEP
President | Senior Environmental Scientist

Attachments

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EXECUTIVE SUMMARY

Sweetgum Environmental, LLC (Sweetgum) conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Family Dollar Store (the site) located at 107 N 17th Street, 1706 Orange Avenue, 1712 Orange Avenue, and 1716 Orange Avenue, in Ft. Pierce, St. Lucie County, Florida (Figure 1). The Phase I ESA was conducted in accordance with the American Society of Testing and Materials (ASTM) Designation E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site consists of approximately 1.53 acres of land identified by the St. Lucie County Property Appraiser as Parcel IDs: 240960600320004 (1716 Orange Ave. – 0.26 acre); 240960600010008 (107 N. 17th Street – 0.63 acre); 240960600310007 (1712 Orange Ave. – 0.21 acre); 240960600340008 (0.129 acre – no address); 240960600350005 (1706 Orange Ave, - 0.129 acre); and 240960600300000 (N. 18th Street – 0.17 acre). The site has been improved with a 714 square feet single-story residence and a 1,110 square feet single-story residence with a detached adjacent garage. The site elevation is approximately 20 feet above mean sea level NGVD. The general topographic gradient in the site vicinity is to the east. The closest surface water body is Moore Creek located 1,100 feet north of the site. The site is located within a highly developed area and immediately adjoining Orange Avenue located south of the site. Vicinity land use consists of mixed commercial and residential. The site is bordered to the north by residential, west and east by commercial, and south by Orange Avenue and the U. S. Postal Service.

- Based on review of the historical resources, the site was developed with a store (unknown business) and five dwellings in 1929. Church's Filling Station and grocery store, and five dwelling units existed at the site from previous to 1940 to at least the 1950s. Additional onsite businesses included the Sample Dress Shop (mid-1950s), Sherman Cigar Company Wholesale Distributer (1960s), and Chris' Trading Mart (1960s to early 1970s). Additionally, from the late 1950s to the present, the site has existed as residential and vacant lots, with the exception of used car lots at the southern part of the site, Wood Auto Sales and Jerry's Curb City, which operated from the late 1970s to around 2001. Original homes (from 1920s or previous) appear to have been demolished and redeveloped with the current two residences in 1936. A portion of the site has been in the McGlenn family since the 1920s and was used by the U.S. Postal Service for their mail truck parking for an unspecified period of time based on historical interviews.

The site vicinity properties existed as residential and commercial properties developed from at least the 1920s including gasoline stations (BP-Roses – former southeast adjoining) and Wilson & Toomer Fertilizer Company Sales Office/ Florida Agricultural Supply Company Insecticide Manufacturers/ Kerr Mc Gee Chemical Corp Insecticide Manufacturers/ in the 1960s and 1970s and east adjoining. Based on a lack of previous assessment, the former on-site filling station and gasoline tanks represent a REC to the site. In addition, based on proximity to the site, longevity of operation, and lack of previous assessment, the former east adjoining insecticide and fertilizer businesses represent a REC to the site.

- During the site reconnaissance, the following features were observed: a sewage lift station located slightly off-site near the southwest corner of the site, four pole-mounted transformers located in the southwest corner and northeast corner of the site (slightly off-site), *de minimis* household related trash and debris throughout the site, two stormwater drains located slightly off-site along the east and southeast corner of the site, a sanitary sewer manhole located slightly off-site in the southeast corner of the site, a water main located slightly off-site in the southeast corner of the site, a fire hydrant located in the southeast corner of the site, and a chain link fence located in the eastern portion of the site and behind the house in the southwest corner of the site. RECs were not identified during the site reconnaissance.

- RECs to the site were not identified during the adjoining property reconnaissance.

- Based on information gathered from local, state, and federal agencies during the regulatory review, three Florida Department of Environmental Protection (FDEP) Solid Waste Landfill (SWL) facilities, one FDEP Brownfield facility, one FDEP Underground Storage Tank (UST) facility, 14 FDEP Leaking Underground Storage Tanks (LUST) facilities, one Drycleaner facility, and one FDEP State Hazardous Waste Site (SHWS) facility, were identified within the specified search radii. However, based on regulatory status, distance from the site, and/or relative gradient, the identified facilities do not represent RECs to the site.

As summarized in Section 1.4, this ESA was limited by the following:

- Historic aerials were not available prior to 1958, representing a data gap to this ESA, and the 1958 and 1970 historic aerials were of low image quality representing a limitation.
- Historic city directories were not available for the site and site vicinity previous to 1940 representing a data gap to this ESA. The site and site vicinity was developed previous to 1940 based on review of the historic Sanborn maps.
- It is unknown whether the former on-site used automobile businesses (Wood Auto Sales and Jerry's Curb City), which operated from the late 1970s to around 2001, conducted auto repair/ service on-site, representing a data gap to this ESA.

- During the site reconnaissance, access was not provided inside the two on-site residences (occupied) or the detached garage, representing a limitation to this ESA.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Sweetgum identified RECs, which, in our opinion, warrant additional investigation at this time.

- Based on a lack of previous assessment, the former on-site Church's Filling Station and gasoline tanks existing at the site from previous to 1940 to the 1950s represents a REC to the site.
- Based on proximity to the site, longevity of operation, and lack of previous assessment, the former east adjoining businesses -- Wilson & Toomer Fertilizer Company/ Florida Agricultural Supply Company Insecticide Manufacturers/ Kerr McGee Chemical Corp Insecticide Manufacturers represent a REC to the site.

Based on the existence of the on-site residences from at least the 1920s, and the former gasoline station at the southeast part of the site, there is potential that underground petroleum storage tanks (USTs) including heating oil/ kerosene, and/or additional subsurface features related to the former gasoline station such as product lines, may exist at the site.

Based on the presence of the former on-site gasoline station, Sweetgum provided information to the client under separate cover regarding potential vapor encroachment concerns at the site.

1.0 INTRODUCTION

Sweetgum Environmental, LLC (Sweetgum) conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Family Dollar Store (the site) located at 1706 Orange Avenue, in Ft. Pierce, St. Lucie County, Florida (Figure 1). The site consists of approximately 1.53 acres of land identified by the St. Lucie County Property Appraiser as Parcel IDs: 240960600320004 (1716 Orange Ave. – 0.26 acre); 240960600010008 (107 N. 17th Street – 0.63 acre); 240960600310007 (1712 Orange Ave. – 0.21 acre); 240960600340008 (0.129 acre – no address); 240960600350005 (1706 Orange Ave, - 0.129 acre); and 240960600300000 (N. 18th Street – 0.17 acre).

1.1 Purpose

This Phase I ESA was conducted in accordance with the American Society of Testing and Materials (ASTM) standard E1527-13. The purpose of a Phase I ESA is to determine the presence of Recognized Environmental Conditions (RECs), as described below:

> *"The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs."*

1.2 Detailed Scope of Services

The scope of services for this assessment included:

- Research historical land use activities on and near the site through a review of readily ascertainable historical resources including: Sanborn fire insurance maps, aerial photographs, USGS topographic maps, city directories and an appraisal report (if provided by the client);
- Review of geologic publications to describe the physical setting of the property;
- Review of Standard Environmental Records Sources/environmental database report (EDR report);
- Performance of an on-site reconnaissance of the site;
- Interviews with the owner or owner representative(s), key site manager(s), occupants and local government agencies (if applicable).

The environmental database report was obtained from Environmental Data Resources, Inc. (EDR), a commercial services company.

Documentation regarding the findings and opinions provided in this report are included in the Appendix section.

1.3 Significant Assumptions

No significant assumptions beyond those allowed by ASTM E 1527-13 were made in the performance of this assessment.

1.4 Limitations and Exceptions of Assessment

The Phase I ESA is intended to identify RECs through a field reconnaissance, regulatory records search, and review of historic resources. La Cabana, LLC, as the contracting client, must approve use of this report by a third party. Information in this report is based on the field reconnaissance of the described property, information obtained from the records search and/or interviews of persons knowledgeable of the property, and a review of historic resources. Sweetgum did not independently verify information provided by other sources, (e.g., the agency records search conducted by Environmental Data Resources, Inc.).

This ESA was conducted in accordance with commonly accepted practices of this profession, carried out in similar studies in the same geographical area at the same time. We have strived to meet this standard of care, but may have been limited by conditions encountered during completion, a client-based work scope, and/or the inability to review data not received by the report issuance date. When applicable, the aforementioned limitations are discussed within the report, and an evaluation of their importance with respect to the findings has been performed.

Phase I ESAs are limited in scope, are noninvasive and cannot eliminate the potential that toxic, hazardous, and/or petroleum substances may be present or may have been discharged at the site outside that which is identified by the limited scope of this report. In the preparation of this ESA, certain sources of data and public records may not have been reviewed. Additionally, it is noted that environmental concerns may be included in public records which were not researched. No ESA can totally remove uncertainty regarding the potential for RECs in relation to a site. Completion of an ESA is intended to reduce, but not wholly eliminate potential uncertainty which may be material to RECs. No warranties, inferred or expressed, are made or intended. The limitations presented in this ESA should be weighed when the user formulates opinions related to risks associated with the site. These risks, where applicable, may be further assessed but not eliminated by additional research or evaluation. Upon request, Sweetgum will advise the client of additional evaluation options which may be available and their associated costs if any.

Subsurface testing of soils or groundwater is not included in this assessment. The potential for asbestos, lead based paint, or mold was not included in this assessment.

This ESA was further limited by the following:

- Historic aerials were not available prior to 1958, representing a data gap to this ESA, and the 1958 and 1970 historic aerials were of low image quality representing a limitation.
- Historic city directories were not available for the site and site vicinity previous to 1940 representing a data gap to this ESA. The site and site vicinity was developed previous to 1940 based on review of the historic Sanborn maps.
- It is unknown whether the former on-site used automobile businesses (Wood Auto Sales and Jerry's Curb City), which operated from the late 1970s to around 2001, conducted auto repair/ service on-site, representing a data gap to this ESA.
- During the site reconnaissance, access was not provided inside the two on-site residences (occupied) or the detached garage, representing a limitation to this ESA.

Sweetgum has conducted an assessment of the significance of these limitations, data gaps, and/or additional missing information related to the findings of this ESA, and where appropriate, significant data gaps have been identified and outlined within the report. Sweetgum notes that an assessment of significant data gaps is based on information available at the time this ESA was issued, and an evaluation of data received after the ESA issuance date may result in an alteration of our conclusions, recommendations, and/or opinions.

The completion of this ESA constitutes our service to the client as of the issuance date of this report and represents our final document; the text of this ESA may not be changed after final issuance. The findings and conclusions in this ESA are based on the site's present utilization and occupancy and based on data obtained during the site reconnaissance and/or from other additional activities described herein; this information is subject to change. Sweetgum notes that certain indications of the potential presence of petroleum products or hazardous substances may have been inaccessible, unobservable, latent, or not present during the site reconnaissance and may become observable (e.g. after site development or renovation). Moreover, the findings and conclusions presented in this ESA are not to be considered as legal advice or interpretation.

1.5 Special Terms and Conditions

Sweetgum was authorized to proceed with this assessment via Sweetgum's Proposal and Consulting Contract signed by the Client on June 18, 2014. The Proposal and Consulting Contract included confidential terms and conditions for the delivery of services and work products including payment for services.

1.6 User Reliance

This Phase I ESA report is for the exclusive use of La Cabana, LLC, Family Dollar Stores of Florida, Inc., and Arehna Engineering, Inc. No other party may rely on this report without the written consent of Sweetgum and the client.

2.0 SITE DESCRIPTION

The site consists of approximately 1.53 acres of land identified by the St. Lucie County Property Appraiser as Parcel IDs: 240960600320004 (1716 Orange Ave. – 0.26 acre); 240960600010008 (107 N. 17th Street – 0.63 acre); 240960600310007 (1712 Orange Ave. – 0.21 acre); 240960600340008 (0.129 acre – no address); 240960600350005 (1706 Orange Ave, - 0.129 acre); and 240960600300000 (N. 18th Street – 0.17 acre). The site has been improved with a 714 square feet single-story residence (constructed in 1936) and a 1,110 square feet single-story residence with a detached adjacent garage (constructed in 1970).

2.1 Location

The site is located at 107 N 17th Street, 1706 Orange Avenue, 1712 Orange Avenue, and 1716 Orange Avenue, in Ft. Pierce, St. Lucie County, Florida (Appendix A, Figure 2), and is depicted on the U.S. Geological Survey (USGS) Quadrangle "Fort Pierce, FLA" topographic map (Appendix A, Figure 1).

2.2 Physical Setting

Based on the USGS 7.5 minute Quadrangle map the site elevation is approximately 20 feet above mean sea level NGVD. The general topographic gradient in the site vicinity is to the east. The closest surface water body is Moore Creek located 1,100 feet north of the site.

Soil information was obtained from the NRCS Web Soil Survey (WSS) - *Soil Survey of St. Lucie County, North Carolina.* The site contains the following soil types:

- *22 - Lawnwood-Urban Land Complex (most of site):* This poorly drained, flat to gently sloping soil unit is found on marine terraces on flats and is comprised of talf and/or sandy marine deposits. The depth to the water table during most years is between 6 – 18 inches below ground surface (bgs). The frequency of flooding is none and the frequency of ponding is none. The available water capacity is very low.

- *52 - Waveland-Urban Land Complex (northeast corner of site):* This poorly drained, flat to gently sloping soil unit is found on flats on marine terraces and is comprised of talf and/or sandy marine deposits. The depth to the water table during most years is between 6 – 18 inches bgs. The frequency of flooding is none and the frequency of ponding is none. The available water capacity is very low.

2.3 Site and Vicinity General Characteristics

The site is located within a highly developed area and immediately adjoining Orange Avenue located south of the site. Vicinity land use consists of mixed commercial and residential. The site is bordered to the north by residential, west and east by commercial, and south by Orange Avenue and the U. S. Postal Service. Adjoining properties are discussed in Section 6.4 and depicted in Appendix A, Figure 2.

2.4 Current Use of the Site

The site presently exists as residential and vacant land. Previous uses of the site are summarized in Section 5.

2.5 Descriptions of Structures, Roads, Other Improvements on the Site

The site has been improved with a 714 square feet single-story residence (constructed in 1936) and a 1,110 square feet single-story residence with a detached adjacent garage (constructed in 1970). Additional improvements include potable water, sanitary sewer, natural gas, and electricity. Site characteristics are outlined in Section 6.2.

3.0 USER PROVIDED INFORMATION

Mr. William F. Leineweber IV, Manager, TCB Management, LLC and representative of La Cabana, LLC, was provided a User Questionnaire pertaining to the following information.

3.1 Environmental Liens or Activity and Use Limitations

Mr. Leineweber did not have actual knowledge of environmental liens or AULs encumbering the site.

3.2 Specialized Knowledge

Mr. Leineweber was not aware of specialized knowledge or experience that is material to RECs in connection with the site.

3.3 Commonly Known or Reasonably Ascertainable Information

Mr. Leineweber was not aware of commonly known or reasonably ascertainable information within the local community about the site that is material to RECs in connection with the site.

3.4 Valuation Reduction for Environmental Issues

Mr. Leineweber stated the purchase price for the site reasonably reflected the fair market value of the site.

3.5 Obvious Indicators of Contamination at the Site

Mr. Leineweber was not aware of any information about obvious indicators that point to the presence or likely presence of contamination at the site.

3.6 Owner, Property Manager and Occupant Information

According to information provided by the St. Lucie County Clerk of Court, the current owners of the site are Jose Luna, Jr., who acquired the site from Jerry's Curb City, Inc. through a Warranty Deed dated December 20, 2001, Richard McGlenn, who acquired the site from Rosemary Sowinski through a Warranty Deed dated September 26, 2014, and Richard McGlenn, Mary Ellen McGlenn, Michael McGlenn, and John McGlenn who acquired the site from Peter McGlenn through a Quit Claim Deed dated February 2, 2003.

3.7 Reason for Performing Phase I ESA

Mr. Leineweber indicated that the Phase I ESA was being conducted for purposes of a redevelopment.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "non-geocoded" by regulatory databases.

In some of the following subsections, the terms up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater flow direction and depth beneath the site cannot be directly ascertained.

4.1 Federal and State Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the site. Database definition, descriptions, and the EDR database search report are included in Appendix C.

Federal and State Databases

Database	Description	Radius (Miles)	Listings
Federal			
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Delisted)	The NPL (Delisted) refers to facilities that have been removed from the NPL.	0.5	0
CERCLIS	The CERCLIS database is a compilation of facilities which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the CERCLA of 1980.	0.5	0
CERCLIS/ NFRAP	CERCLIS/NFRAP refers to facilities that have been removed and archived from EPA's inventory of CERCLA sites.	0.5	0
RCRA CORRACTS/ TSD	The EPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non-CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
Brownfields - Federal	The EPA maintains a database of Brownfield facilities in the U.S. The EPA Brownfield Management System (BMS) database has been designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.	Site and Adjoining	0

Database	Description	Radius (Miles)	Listings
IC /EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.	Site	0
ERNS	The Emergency Response Notification System (ERNS) is a listing compiled by the EPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Site	0
State/Tribal			
State Site/ SHWS	State-equivalent and/or Tribal-equivalent database of NPL sites	1.0	1
CERCLIS	State-equivalent and/or Tribal-equivalent database of CERCLIS sites. These facilities may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with facilities where cleanup will be paid for by potentially responsible parties.	0.5	0
SWL	The FDEP maintains a database of Solid Waste Landfills located within the State. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.	0.5	3
LUST	The FDEP maintains a database of the Leaking Underground Storage Tanks in the State.	0.5	14
UST/AST	The FDEP has compiled a database of registered Underground Storage Tanks and Aboveground Storage Tanks in the State which may include the owner and location of the USTs.	Site and Adjoining	1
IC/EC	A listing of properties with engineering and/or institutional controls in place. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.	Site	0
Brownfields	The FDEP maintains a list of brownfields, areas and properties with signed rehabilitation agreements.	0.50	1
Other/VCP	The FDEP has compiled a database of Voluntary Cleanup Program facilities and dry cleaner facilities which may include information such as owner and location.	0.25	1

The following table summarizes the site-specific information provided by the database for identified facilities within 1,000 feet of the site. Facilities are listed in order of proximity to the site. Additional facilities are listed in the EDR report in Appendix C. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings
BP-Roses 1611 Orange Avenue	Adjoining / Southeast / Up-gradient	UST/ LUST
AT & M Firestone 1605 Orange Avenue	Approximately 400 feet / Southeast / Down-gradient	LUST
A1 Willies Car Care 1826 Orange Avenue	Approximately 450 feet / West / Up-gradient	LUST
60 Minute Dry Cleaners (2 FAC ID's) 1401 Orange Avenue	Approximately 450 feet / East Southeast / Down-gradient	DRYCLEANERS
Hans Tire Service 1415 Orange Avenue	Approximately 850 feet / Southeast / Down-gradient	SWL/ UST

BP-Roses

This closed UST/ LUST facility is southeast adjoining to the site and is slightly up-gradient relative to the site. Three USTs were installed at the facility on July 1, 1968 including one 3,000-gal. leaded gasoline tank, and two 6,000-gal. leaded gasoline tanks. A petroleum discharge was reported at the facility on February 18, 1991, and eligibility for funding under the Petroleum Cleanup Participation Program began in 1992. Based on a Contamination Assessment Report (CAR) completed by All American Environmental Funding Corporation dated April 10, 1995, the direction of groundwater flow was toward the northwest; however, more recent Site Assessment Reports (SARs), including those completed in 2000 and 2002 by Custom Solutions International, Inc. (CSI) have shown groundwater flow to the west and southwest. Additionally, the 2012 Quarterly Remedial Action Operations and Maintenance Report completed by Environmental Compliance Services, Inc. (ECS), depicted groundwater flow at the facility to the west and east (at eastern side of facility). A review of the previous CAR and SARs indicated that none of the petroleum Contaminant of Concern (COC) plumes had migrated north of Orange Avenue. The 2012 Quarterly Remedial Action Operations and Maintenance Report indicated that the target compounds in wells closest to our site (MW-21 and MW-24) have not exceeded the Ch. 62-777, Florida Administrative Code (FAC) Groundwater Cleanup Target Levels (GCTLs) and were below detection levels (BDL) in the most recent sample events. Based on the aforementioned information and data, this facility does not represent a REC to the site.

AT & M Firestone

This LUST facility is located approximately 400 feet southeast of the site and slightly down-gradient. The facility included two 2,000-gallon gasoline USTs and one 888-gal. UST with unknown contents and unspecified installation dates. A petroleum discharge was reported at the facility in August 2000. A Limited Tank Closure Assessment completed by Jones-Ayres Joint Venture on February 27, 2002 for the two 2,000-gal. USTs indicated that both tanks were found intact and in good condition. The report also indicated that removing the USTs would have compromised the structural integrity of the building so the tanks were closed in-place. Six soil confirmation samples and two groundwater samples were taken from various locations and depths throughout the tank pit during closure activities. No petroleum contaminants were detected in the soil or the

groundwater samples. There are no USTs currently located at the facility. Based on relative distance, down-gradient position, and soil and groundwater sampling analytical data, this facility does not represent a REC to the site.

A1 Willies Car Care

This closed LUST facility is located approximately 450 feet west of the site (distance to USTs) and is up-gradient relative to the site. Six USTs existed at the facility based on a tank inventory conducted in December 1992. The former tanks included one 4,000-gal. diesel fuel tank, one 4,000-gal. unleaded gasoline tank, one 2,000-gal. leaded gasoline tank, two 1,000-gal. unleaded gasoline tanks and one 550-gal. waste oil tank. The diesel fuel tank was removed in August 1988. On April 15, 1996, Atlantic Petroleum Sales and Service, Inc. (APSS) removed the other five USTs from the property. During the removal activities, APSS collected soil and groundwater samples. During the UST closure activities, petroleum vapor in soil was detected by Organic Vapor Analyzer (OVA) screening in the area surrounding the fill pipe of the USTs. The data indicated that soil contamination was not identified inside the tank pit excavation. However, petroleum hydrocarbon constituents were identified in the groundwater samples from five monitoring wells around the former UST basin. On September 18, 2006, DES-Ayres performed a soil site assessment advancing 25 soil borings to a depth of 12 feet bgs, which was approximately two feet into the groundwater table. Petroleum contaminants were not identified during the soil assessment. Based on an evaluation of the groundwater results, DES-Ayres indicated that the groundwater contamination plume was isolated to the facility. Groundwater samples collected on March 10, 2009 indicated no groundwater contamination at MW-7, the monitor well closest to the site. On January 25, 2010, Shaw Environmental, Inc. (Shaw) confirmed that soil contamination existed within the smear zone. Quarterly groundwater monitoring occurred from December 2010 to February 2012 at which point biannual groundwater monitoring began. Results from the latest report dated March 14, 2013 sampling indicated that the benzene groundwater concentration at the facility exceeded the GCTLs but remains below Natural Attenuation Default Concentrations (NADCs). Based on the relative distance from the site, contaminant plume isolated to the facility, and groundwater quality results from monitor well(s) closest to the site, this facility does not represent a REC to the site.

60 Minute Dry Cleaners

This UST facility is located approximately 450 feet east-southeast of the site and is down-gradient from the site. For reference, the 2012 groundwater flow data from the southeast adjoining BP Roses LUST facility showed groundwater flow at the eastern side of the LUST facility to be toward the east (away from the site).

One 2,000-gal. fuel heating oil tank UST was removed from the facility on February 1, 1994. The tank was steel with steel or galvanized metal piping and an unknown leak detection methods. Sweetgum contacted Ms. Sharonda Perkins-Davis, Environmental Specialist III, FDEP Waste Cleanup Program, and Drycleaning and State Lead Site Cleanup, FDEP, on July 1, 2014, regarding the 60 Minute facility. Ms. Perkins-Davis indicated that there was a Site Screening Report (SSR) dated March 11, 1996. She also stated that there had not been any discharges on the property and the secondary

containment was in place. However, based on the SSR one soil sample was collected and showed tetrachloroethene (PCE) at 5.6mg/Kg. The Ch. 62-777, FAC, SCTL for PCE is 8.8 mg/kg (Residential Direct Exposure) and 18 mg/kg (Commercial/Industrial Direct Exposure). The reported concentration of 5.6 mg/kg does not exceed either standard; however, it does exceed the Groundwater Leachability Criteria (0.03 mg/kg). As a result, the property was determined to be eligible for participation in the Drycleaning Solvent Cleanup Program (DCSP) on December 27, 1996. The 60 Minute facility is ranked 437 out of 1059 dry cleaners and scored 50 out of 150 on the April 2014 DSCP Priority Ranking List. Ms. Perkins-Davis stated that based on the SSR and other available data, she "did not see evidence of a discharge" at this facility. She defined a "discharge" as a release of greater than or equal to 1-quart of drycleaning solvents. Additionally, Sweetgum notes that this property is cross-listed with an additional facility ID (9400344) which the EDR shows as also assigned to 60 Minute Cleaners but FDEP lists under the "Priority Cleaners" name. Ms. Perkins-Davis stated that the Priority Cleaners facility was not listed on the DSCP Priority Ranking List and the FDEP had not received an application from the facility for participation in the DSCP. She noted that the only reference to the facility relates to Storage Tanks. Based on the aforementioned data and down-gradient position, neither drycleaning facility represents a REC to the site.

Hans Tire Service

This Solid Waste Landfill (SWL) and UST facility is located approximately 850 feet southeast and down-gradient relative to the site. The facility was registered on January 21, 2008 for disposal of tires. The most recent inspection conducted by FDEP on October 28, 2010 indicated that tires were removed twice per week and hauled to Liberty Tires. No violations were noted in the inspection. In June 1993 three 1,000-gal. unleaded gasoline tanks and two 550-gal. waste oil tanks were removed from the facility. Based on relative distance and down-gradient position, this facility does not represent a REC to the site.

In addition to the above ASTM-required listings, Sweetgum reviewed other federal, state, local and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix C.

Non-geocoded facilities are those that do not contain sufficient location information to evaluate the facility listing locations relative to the site. The report listed 17 facilities in the non-geocoded section. Determining the location of non-geocoded facilities is beyond the scope of this ESA; however, none of these facilities were identified as the site. These facilities are listed in the database report in Appendix C.

Additionally, Sweetgum utilized a Geographical Information System (GIS) to cross-reference the potential occurrence of the following federal and state environmental databases: Brownfields, EPA National Priority List (NPL) facilities, RCRA generators, Dry Cleaning facilities, UST and LUST facilities, Solid Waste facilities (SWL), and FDEP State facilities. The GIS assessment did not identify facilities which were not previously included in the EDR report.

5.0 HISTORICAL USE

5.1 Historical Topographic Maps

Readily available historical USGS topographic maps were reviewed to identify land development in connection with the site. Reviewed historical topographic maps are summarized below.

- Fort Pierce, FL – USGS Topographic Quadrangle published 1949; photorevised 1983. Scale: 1: 24000.

Historical Topographic Maps

Direction	Description
Site	Depicted as urban/ built-up land (1949, 1983).
North	Depicted as urban/ built-up land (1949, 1983).
East	Depicted as urban/ built-up land (1949, 1983).
South	Depicted as urban/ built-up land (1949, 1983).
West	Developed with several residences (1949); developed with residences and addition of a road beyond (1983).

5.2 Historical Aerial Photographs

Selected historical aerial photographs obtained from University of Florida Publication of Archival Library and Museum Materials (PALMM) (1958 – 1970), the Florida Department of Transportation (FDOT) Aerial Photography Archive Collection (APAC) (1980 – 2012), and Bing maps (2014) were reviewed at approximately 10 to 15 year intervals, if readily available, to obtain information concerning the history of development on and near the site. Evaluation of these aerials may be limited by a photo's quality and scale. Historic aerials were not available prior to 1958, representing a data gap to this ESA, and the 1958 and 1970 historic aerials were of low image quality representing a limitation. Selected photographs are summarized below.

Historical Aerial Photographs

Direction	Description
Site	107 N 17th Street: Residential (1958 – 2014). 1706 Orange Avenue: Vacant land (1958 – 1980); Numerous vehicles shown (1992); Vacant land (2005 – 2014). 1712 Orange Avenue: Residential (1958 – 1992); Vacant land (2005 – 2014). 1716 Orange Avenue: Residential (1958 – 2014).
North	Numerous residences shown (1958 – 2014).
East	Vacant land (1958); Developed with one building (1970 – 2014).
South	Vacant land (1958); Developed with one building (1970 – 2014).
West	Developed with one building and 2-2 residences (1958 – 2014).

5.3 Sanborn Maps

In the late nineteenth century, the Sanborn Company began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically through the twentieth century. The Sanborn maps often indicate construction materials of specific building structures and the location of petroleum storage tanks. According to the Learning Center Hillsborough County Public Library Cooperative (maintains Sanborns for the state of Florida), and the UF PALMM database, Sanborn maps were available for the site and vicinity.

Historical Fire Insurance Maps

Direction	Description
Site	Northern part of site shown as vacant. 5 dwellings shown on southern and central portions of site and 2 small automobile storage garages/ carports shown. "Store" shown at SEC of site (1929); "Filling station", 2 gas tanks, and "store" shown at SEC of site; 3 dwellings shown on southern and central portions of site and 3 small automobile storage garages/ carports shown. 1 dwelling shown on east central portion of site as well as in NEC of site (1948).
North	Developed with 2 dwellings and 2 small auto storage garages/ carports (1929); Developed with 2 dwellings and 1 small auto storage garage/ carport (1948).
East	Developed with 3 dwellings and 2 small auto storage garages/ carports (1929); Developed with 2 dwellings and 1 small auto storage garage/ carport (1948).
South	Undeveloped vacant land (1929); Undeveloped vacant land (1948).
West	Developed with two dwellings and potential storage shed (1929); developed with two dwellings and one auto storage garage/ carport (1948).

Filling Station and gas tanks

A "filling station" and two "GT's" (gasoline tanks) were depicted on the 1948 Sanborn map at the southeast corner of the site. A "store" was also shown in this area of the site; the historic city directories listed the business as a grocery store as outlined in Section 5.4. Based on the city directories as presented in Section 5.4, the former filling station (Church's Filling Station in the 1950s) existed at the site from previous to 1940 to at least the early 1950s. The former filling station and gas tanks on the site represent a REC to the site based on lack of previous assessment.

5.4 City Directories

The Polk's and Hill Donnelly city directories used in this study were made available through the St. Lucie Public Library, located in Ft. Pierce, Florida (selected years reviewed: 1940 – 2013. Historic city directories were not available for the site and site vicinity previous to 1940 representing a data gap to this ESA (since the site was developed at least since the 1920s based on Sanborn map data). The site was listed in the city directories under 107 N 17th Street, 1706 Orange Avenue, 1712 Orange Avenue, and 1716 Orange Avenue. Since these references are copyright protected, reproductions are not provided in this report. The following table includes listings for the site and adjoining properties.

Historical City Directories

Direction	Description
Site	**107 N 17th Street**: No listing (1940, 1948); Residential (1953); Vacant (1958); No listing (1963); Transient (1973); Residential (1978 – 1988); No listing (1993); Jerry's Curb City, Residential (1998); No listing (2003 – 2013). **1700 Orange Avenue:** Filling station and grocer, Residential (1940); Vacant (1945); Herbert Church, Church's Grocer and Church's Filling Station (1950); Sample Dress Shop (1955); Sherman Cigar Company Wholesale Cigar Distributor (1960); Chris' Trading Mart (1965 - 1970); no listing (1975 – 2013). **1706 Orange Avenue:** No listing (1940 – 2013). **1712 Orange Avenue:** Residential (1940 – 1968); No Return (1973); Wood Auto Sales (1978), Jerry's Curb City (1983 – 1993); No listing (1998 – 2013). **1716 Orange Avenue:** Residential (1940 – 1983); No listing (1988 – 1998); Residential (2003); No listing (2009 – 2013).
North	**201 N 17th Street:** Residential (1940 – 1958); No listing (1963); Vacant (1968 – 1978); Residential (1983 – 1988); No listing (1993); Residential (1998); No listing (2003 – 2013). **118 N 18th Street:** No listing (1940); Ft. Pierce Tile and Construction Company (1948 – 1953); Residential (1958 – 1963); No listing (1968 – 2013).
Northwest	**114 N 18th Street:** No listing (1940 – 2013).
East	**204 N 17th Street:** No listing (1940); Residential (1948 – 1958); No listing (1963); Residential (1968 – 1983); No listing (1988); Residential (1993 – 1998); No listing (2003 – 2009); Residential (2013). **110 N 17th Street:** Residential (1940 – 1958); No listing (1963); Residential (1968 – 2003); No listing (2009); Residential (2013). **1620 Orange Avenue:** No listing (1940 – 1958); Wilson & Toomer Fertilizer Company Sls Office and Florida Agricultural Supply Company Insecticide Mfrs (1963); Florida Agricultural Supply Company Insecticide Mfrs (1968); Kerr Mc Gee Chemical Corp Insecticide Mfrs (1973, 1978); Carpets Five Four (1983 – 1988); Carpet Corner (1993); Carpets by Five Four (1998 – 2013).
Southeast	**1611 Orange Avenue:** No listing (1940 – 1953); Osbornes Gulf Service (1958); Roses Gulf Service Gas Station (1963 – 1988); Roses Auto Service (1993); Greenline Motors (1998); Greenline Motors and Sonotec Imaging (2003); Greenline Motors (2009); Greenline Motors and ECS Inc. (2013).
Southwest	**1805 Orange Avenue:** Residential (1940); No listing (1948); Residential (1953 – 1958); Allen Wayne E. Realtor and Residential (1963 – 1968); No listing (1973); Residential (1978 – 1993); No listing (1998 – 2013).

Direction	Description
West	**1802 Orange Avenue:** Residential (1940 – 1953); No listing (1958 – 1968); Woodall's Shopperette Grocery (1973); Wheeler Electric and Supply Inc. (1978); R-Kay Shopperette Grocery (1983 – 1993); No listing (1998); La Cabana (2003 – 2009); No listing (2013). **111 N. 18th Avenue:** No listing (1940 – 2013). **113 N. 18th Street (Non-adjoining):** No listing (1940 – 1948); Residential (1953); No listing (1968 – 1963); Residential (1968 – 2013).

Filling station/ Church's Filling Station
This former onsite filling station is summarized in Section 5.3.

Jerry's Curb City
The current owner, Mr. Jose Luna, Jr., stated that this former business was a used car lot, owned by Mr. Gerald Gerhard. Sweetgum attempted to find contact information for Mr. Gerhard but was unable to locate contact information by the issuance of this report. Based on the Florida Department of State Division of Corporations database (Sunbiz), Jerry's Curb City went out of business in 2002. It is unknown whether the former on-site used automobile business, which operated from the early 1980s to around 2001, conducted auto repair/ service on-site, representing a data gap to this ESA.

Wood Auto Sales
The current owner, Mr. Jose Luna, Jr., stated that this former business was a used car lot. It is unknown whether the former on-site used automobile business, which operated in the 1970s, conducted auto repair/ service on-site, representing a data gap to this ESA. Based on the Florida Department of State Division of Corporations database (Sunbiz), Wood Auto Sales went out of business in 1973.

Wilson & Toomer Fertilizer Company Sales Office/ Florida Agricultural Supply Company Insecticide Manufacturers/ Kerr McGee Chemical Corporation Insecticide Manufacturers
These former east adjoining businesses were listed in the 1963 - 1978 city directories. The precise activities/ operations of these businesses are unknown; however, the city directories listed Florida Agricultural Supply Company and Kerr McGee Chemical Corporation as insecticide manufacturers. Sweetgum contacted Ms. Hafeeza Khan, FDEP, to inquire about potential records/files for the facility. Ms. Khan reported that the FDEP did not have any files for any of the historic businesses. Sweegum also looked the businesses up in Oculus but no records were found. Based on the proximity to the site, longevity of operation, and lack of previous assessment, this former business represents a REC to the site.

Osbornes Gulf Service/ Rose's Gulf Service Gas Station/ Rose's Auto Service
These former businesses were listed in the 1958 - 1993 city directories as gasoline stations/ automotive repair facilities. The present business is a used car lot (Greenline Motors) and automotive repair facility (Tony's Tires/ Muffler Shop). The business is a southeast adjoining property and is located across Orange Avenue. This property is summarized in Section 4.1 under the BP Rose's LUST.

5.5 Title Records

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

Environmental lien records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

5.6 Prior Report Review

Previous environmental reports, permits and registrations, or geotechnical reports for the site were not provided to Sweetgum for review.

6.0 SITE AND ADJOINING PROPERTY RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Ms. Katherine Anamisis, Environmental Specialist, conducted the site reconnaissance on June 24, 2014. Weather conditions at the time of the site reconnaissance were clear and warm with temperatures around 85° F. Mr. Jose Luna, Jr. accompanied Ms. Anamisis for part of the site visit. Photographs of the site are provided in Appendix D.

Limiting conditions included lack of access into the homes and garage located on the site.

6.2 Site Observations

The following table summarizes site observations. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics		
Category	**Item or Feature**	
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Parts washer(s)	

Site Characteristics		
Category	**Item or Feature**	
	Photo processing	
	Laboratory hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	Cleaning and/or similar supplies	
	MSDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Other	X

Site Operations, Processes, and Equipment

Heating and/or cooling systems
The residence located at 107 N 17th Street has central heat and air and the detached adjacent garage and residence located at 1716 Orange Avenue have window box units. Heating oil tanks or fill ports were not observed or reported by the site owner(s); however, based on the age of the structures, limited potential exists that undocumented heating oil UST(s) may exist at the site.

Electrical Transformers/PCBs

Pad or pole mounted transformers and/or capacitors
During Sweetgum's site visit, four pole-mounted electrical transformers, owned and serviced by Ft. Pierce Utilities Authority were observed slightly off-site at the northeast and southwest corners of the site. However, no information with regard to PCB content of the transformer fluids was observed. Transformers contain mineral oil which may contain minor amounts of PCB and could be considered "PCB contaminated" (PCB content of 50-499 ppm).

Ft. Pierce Utilities Authority maintains responsibility for the transformers, and if the transformers were "PCB contaminated," the utility company is not required to replace the transformer fluids until a release is identified. Ft. Pierce Utilities Authority maintains responsibility for the transformers, and if the transformers were "PCB contaminated," the utility company is not required to replace the transformer fluids until a release is identified. However, no evidence of current or prior release was observed in the vicinity of the electrical equipment during the site reconnaissance.

Releases or Potential Releases

Trash, debris and/or other waste materials
Miscellaneous household related trash and debris was observed throughout the site during the site reconnaissance. Based on visual observation (only of surface materials), bottles, cans, buckets, and paper were observed. The debris materials did not appear to be hazardous in nature.

Other Notable Site Features

Other
A sewage lift station maintained by the local municipality was observed near the southwest corner of the site (slightly off-site to the south). Two stormwater drains were observed slightly off-site along the east and southeast corner of the site. A fire hydrant was observed in the southeast corner of the site and a sanitary sewer manhole and water main were observed in the slightly off-site of the southeast corner of the site. A chain link fence was observed in the eastern portion of the site as well as behind the house in the southwest corner of the site.

6.3 Site Reconnaissance Summary

During the site reconnaissance, the following features were observed: a sewage lift station located slightly off-site in the southwest corner of the site, four pole-mounted transformers located in the southwest corner and northeast corner of the site (slightly off-site), de minimis household related trash and debris throughout the site, two stormwater drains located slightly off-site along the east and southeast corner of the site, a sanitary sewer manhole located slightly off-site in the southeast corner of the site, a water main located slightly off-site in the southeast corner of the site, a fire hydrant located in the southeast corner of the site, and a chain link fence located in the eastern portion of the site and behind the house in the southwest corner of the site. RECs were not identified during the site reconnaissance.

6.4 Adjoining Property Reconnaissance

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Residential
East	Jeffery's Carpets by Five Four, Residential
West	R & S Food Mart, Residential
South	U.S. Postal Service
Southeast	Greenline Motors, Tony's Tires/ Muffler Shop beyond
Southwest	Vacant

Tony's Tires/ Muffler Shop
This UST facility (ASTM non-adjoining) is located approximately 250 feet southeast of the site and is summarized in Section 4.1 under the BP Rose's LUST.

RECs to the site were not identified during the adjoining property reconnaissance.

7.0 INTERVIEWS

7.1 Interview with Site Owners

The site owners, Mr. Richard McGlenn and Mr. Jose Luna, Jr. were interviewed on June 23, 2014, regarding historical and environmental information relevant to the site and adjoining properties. Mr. McGlenn indicated that he has been associated with the site since 2003. He acquired a third lot in 2012 from his cousins. His maternal grandmother owned the site since 1927. He indicated that his grandparents had a residence on 18th Street that was demolished in the 1990s. He indicated that they rented the site as a used car lot as well as to the U.S. Postal Service for their mail truck parking. Mr. McGlenn was not aware of environmental concerns on the site or the adjoining properties. He indicated that sanitary sewer and potable water was provided to the site via the City of Ft. Pierce and that Ft. Pierce Utilities Authority provided electricity to the site. He did not know if natural gas was provided to the site. He was not aware of any present or historic underground or aboveground petroleum or chemical storage tanks at the site. He was not aware of any spills or releases of petroleum products or hazardous materials at the site. He was not aware of any illegal dumping or unpermitted landfilling at the site. He was not aware of any gasoline stations, printing shops, dry cleaners, farms, or other handlers or generators of hazardous waste or petroleum products to currently or historically exist at the site or the properties adjoining the site. He was aware of an automobile mechanic shop on the southeast adjoining property. He was not aware of any pending, threatened, or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability in connection with the site.

Mr. Luna indicated that he has been associated with the site since 2001. He acquired it from his parents who owned it since the mid-1980s. He currently rents the residences. He indicated they acquired it from Mr. Gerald Gerhard (associated with Jerry's Curb City). Mr. Luna was not aware of environmental concerns on the site or the adjoining properties. He indicated that sanitary sewer and potable water was provided to the site via the City of Ft. Pierce and that Ft. Pierce Utilities Authority provided electricity to the site. He did not know if natural gas was provided to the site. He was not aware of any present or historic underground or aboveground petroleum or chemical storage tanks at the site. He was not aware of any spills or releases of petroleum products or hazardous materials at the site. He was not aware of any illegal dumping or unpermitted landfilling at the site. He was not aware of any gasoline stations, printing shops, dry cleaners, farms, or other handlers or generators of hazardous waste or petroleum products to currently or historically exist at the site or the properties adjoining the site. He was aware of an automobile mechanic shop on the southeast adjoining property. He was not aware of any pending, threatened, or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability in connection with the site.

7.2 Interview with Previous Owner of Site

Sweetgum spoke with a representative of the previous owner of the site, Mr. Jose Luna, Jr. on June 30, 2014. Mr. Luna indicated that his parents owned the property from the mid-1980s and sold it to him in 2001. He indicated they acquired it from Mr. Gerald Gerhard (associated with Jerry's Curb City). Sweetgum researched local telephone directories and the whitepages.com website as well but was unable to find contact information for Mr. Gerhard. Mr. Luna was not aware of any environmental concerns with the site or adjoining properties. Additionally, part of the site has been in the McGlenn Family since the 1920s as outlined in Section 7.1.

7.3 Interview with Adjoining Property Owner

Sweetgum interviewed the adjoining property owner of R & S Food Mart, Mr. Ramesh Kundu, on June 30, 2014, regarding historical and environmental information relevant to the site and adjoining properties. He indicated that Ft. Pierce Utilities Authority provides electrical service to the property and that the City of Ft. Pierce provides natural gas to the property. Mr Kundu was not aware of environmental concerns on the site or the adjoining properties. He was not aware of any present or historic underground petroleum or chemical storage tanks at the site. He was not aware of any spills or releases of petroleum products or hazardous materials at the site. He was not aware of any illegal dumping or unpermitted landfilling at the site. He was not aware of any gasoline stations, printing shops, dry cleaners, farms, automobile mechanic or machine shops, or other handlers or generators of hazardous waste or petroleum products to currently or historically exist at the site or the properties adjoining the site.

7.4 Interviews with Regulatory Agency Personnel

Sweetgum contacted the following agencies and municipalities to acquire environmentally relevant information pertaining to the site:

Florida Department of Environmental Protection (FDEP): Sweetgum contacted Ms. Christine Daniel on June 23, 2014, regarding environmentally relevant information pertaining to the site. Ms. Daniel disseminated the public records request to FDEP's Southeast District. Ms. Hafeeza Khan, indicated that her office did not have any records on the site.

St. Lucie County Department of Health (DOH): Sweetgum contacted the St. Lucie County DOH on June 23, 2014, regarding environmentally relevant information pertaining to the site and was told that Palm Beach County DOH covers St. Lucie County now. Sweetgum contacted Mr. Robert Robins on June 23, 2014. A response has not been received from the Palm Beach County DOH by the issuance of this report.

8.0 DEVIATIONS

No deviations from the ASTM Standard E 1527-13 occurred in the preparation of this Phase I ESA.

9.0 FINDINGS AND CONCLUSIONS

Sweetgum Environmental, LLC (Sweetgum) conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Family Dollar Store (the site) located at 107 N 17th Street, 1706 Orange Avenue, 1712 Orange Avenue, and 1716 Orange Avenue, in Ft. Pierce, St. Lucie County, Florida (Figure 1). The Phase I ESA was conducted in accordance with the American Society of Testing and Materials (ASTM) Designation E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site consists of approximately 1.53 acres of land identified by the St. Lucie County Property Appraiser as Parcel IDs: 240960600320004 (1716 Orange Ave. – 0.26 acre); 240960600010008 (107 N. 17th Street – 0.63 acre); 240960600310007 (1712 Orange Ave. – 0.21 acre); 240960600340008 (0.129 acre – no address); 240960600350005 (1706 Orange Ave, - 0.129 acre); and 240960600300000 (N. 18th Street – 0.17 acre). The site has been improved with a 714 square feet single-story residence and a 1,110 square feet single-story residence with a detached adjacent garage. The site elevation is approximately 20 feet above mean sea level NGVD. The general topographic gradient in the site vicinity is to the east. The closest surface water body is Moore Creek located 1,100 feet north of the site. The site is located within a highly developed area and immediately adjoining Orange Avenue located south of the site. Vicinity land use consists of mixed commercial and residential. The site is bordered to the north by residential, west and east by commercial, and south by Orange Avenue and the U. S. Postal Service.

- Based on review of the historical resources, the site was developed with a store (unknown business) and five dwellings in 1929. Church's Filling Station and grocery store, and five dwelling units existed at the site from previous to 1940 to at least the 1950s. Additional onsite businesses included the Sample Dress Shop (mid-1950s), Sherman Cigar Company Wholesale Distributer (1960s), and Chris' Trading Mart (1960s to early 1970s). Additionally, from the late 1950s to the present, the site has existed as residential and vacant lots, with the exception of used car lots at the southern part of the site, Wood Auto Sales and Jerry's Curb City, which operated from the late 1970s to around 2001. Original homes (from

1920s or previous) appear to have been demolished and redeveloped with the current two residences in 1936. A portion of the site has been in the McGlenn family since the 1920s and was used by the U.S. Postal Service for their mail truck parking for an unspecified period of time based on historical interviews. The site vicinity properties existed as residential and commercial properties developed from at least the 1920s including gasoline stations (BP-Roses – former southeast adjoining) and Wilson & Toomer Fertilizer Company Sales Office/ Florida Agricultural Supply Company Insecticide Manufacturers/ Kerr Mc Gee Chemical Corp Insecticide Manufacturers/ in the 1960s and 1970s and east adjoining. Based on a lack of previous assessment, the former on-site filling station and gasoline tanks represent a REC to the site. In addition, based on proximity to the site, longevity of operation, and lack of previous assessment, the former east adjoining insecticide and fertilizer businesses represent a REC to the site.

- During the site reconnaissance, the following features were observed: a sewage lift station located slightly off-site near the southwest corner of the site, four pole-mounted transformers located in the southwest corner and northeast corner of the site (slightly off-site), *de minimis* household related trash and debris throughout the site, two stormwater drains located slightly off-site along the east and southeast corner of the site, a sanitary sewer manhole located slightly off-site in the southeast corner of the site, a water main located slightly off-site in the southeast corner of the site, a fire hydrant located in the southeast corner of the site, and a chain link fence located in the eastern portion of the site and behind the house in the southwest corner of the site. RECs were not identified during the site reconnaissance.

- RECs to the site were not identified during the adjoining property reconnaissance.

- Based on information gathered from local, state, and federal agencies during the regulatory review, three Florida Department of Environmental Protection (FDEP) Solid Waste Landfill (SWL) facilities, one FDEP Brownfield facility, one FDEP Underground Storage Tank (UST) facility, 14 FDEP Leaking Underground Storage Tanks (LUST) facilities, one Drycleaner facility, and one FDEP State Hazardous Waste Site (SHWS) facility, were identified within the specified search radii. However, based on regulatory status, distance from the site, and/or relative gradient, the identified facilities do not represent RECs to the site.

As summarized in Section 1.4, this ESA was limited by the following:

- Historic aerials were not available prior to 1958, representing a data gap to this ESA, and the 1958 and 1970 historic aerials were of low image quality representing a limitation.
- Historic city directories were not available for the site and site vicinity previous to 1940 representing a data gap to this ESA. The site and site vicinity was developed previous to 1940 based on review of the historic Sanborn maps.

- It is unknown whether the former on-site used automobile businesses (Wood Auto Sales and Jerry's Curb City), which operated from the late 1970s to around 2001, conducted auto repair/ service on-site, representing a data gap to this ESA.
- During the site reconnaissance, access was not provided inside the two on-site residences (occupied) or the detached garage, representing a limitation to this ESA.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Sweetgum identified RECs, which, in our opinion, warrant additional investigation at this time.

- Based on a lack of previous assessment, the former on-site Church's Filling Station and gasoline tanks existing at the site from previous to 1940 to the 1950s represents a REC to the site.
- Based on proximity to the site, longevity of operation, and lack of previous assessment, the former east adjoining businesses -- Wilson & Toomer Fertilizer Company/ Florida Agricultural Supply Company Insecticide Manufacturers/ Kerr McGee Chemical Corp Insecticide Manufacturers represent a REC to the site.

Based on the existence of the on-site residences from at least the 1920s, and the former gasoline station at the southeast part of the site, there is potential that underground petroleum storage tanks (USTs) including heating oil/ kerosene, and/or additional subsurface features related to the former gasoline station such as product lines, may exist at the site.

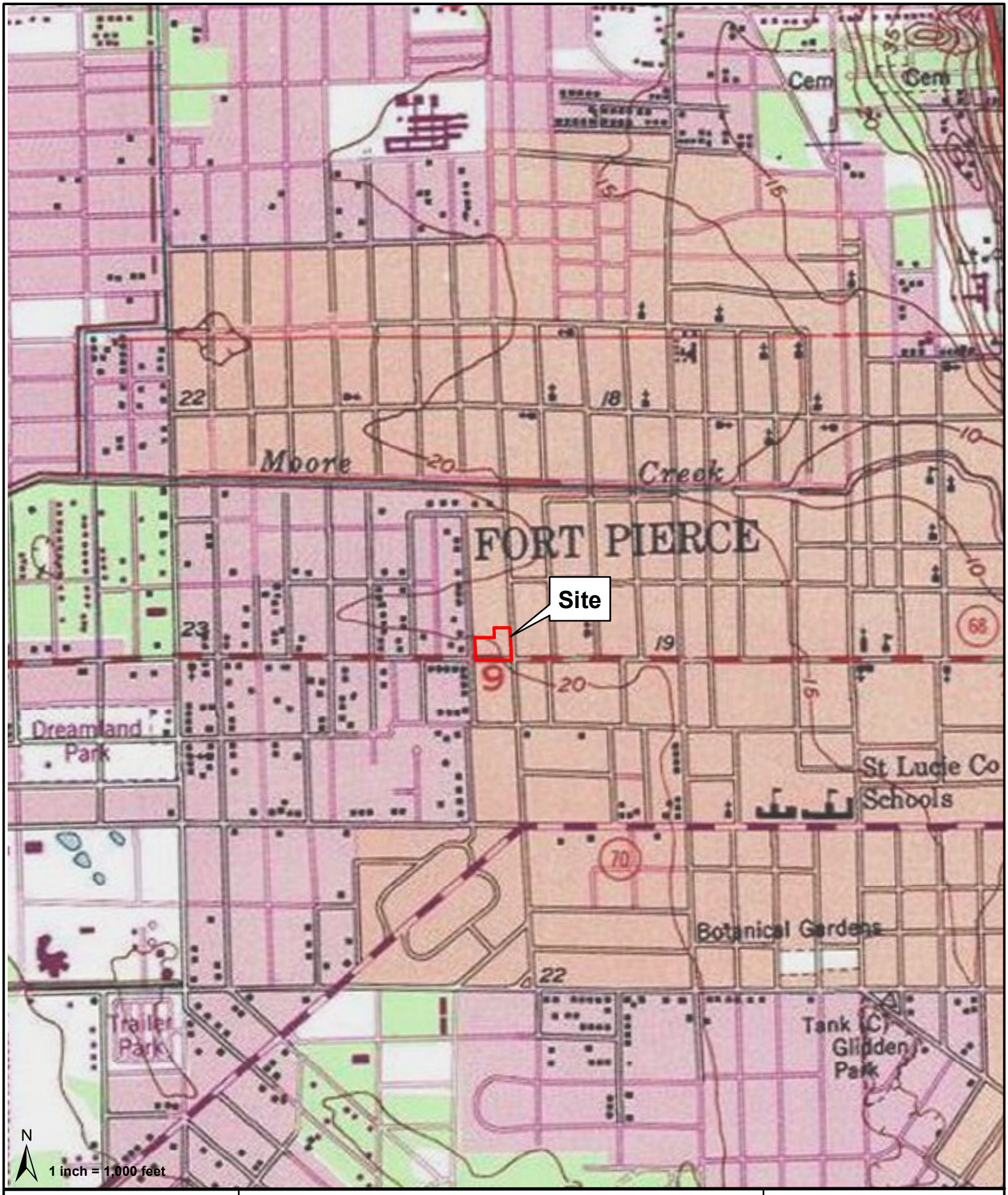
Based on the presence of the former on-site gasoline station, Sweetgum provided information to the client under separate cover regarding potential vapor encroachment concerns at the site.

10.0 SIGNATURE AND QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL

I, Robert L. DeGraaf, LEP, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the subject site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practice set forth in 40 CFR Part 312.

APPENDIX A

FIGURES

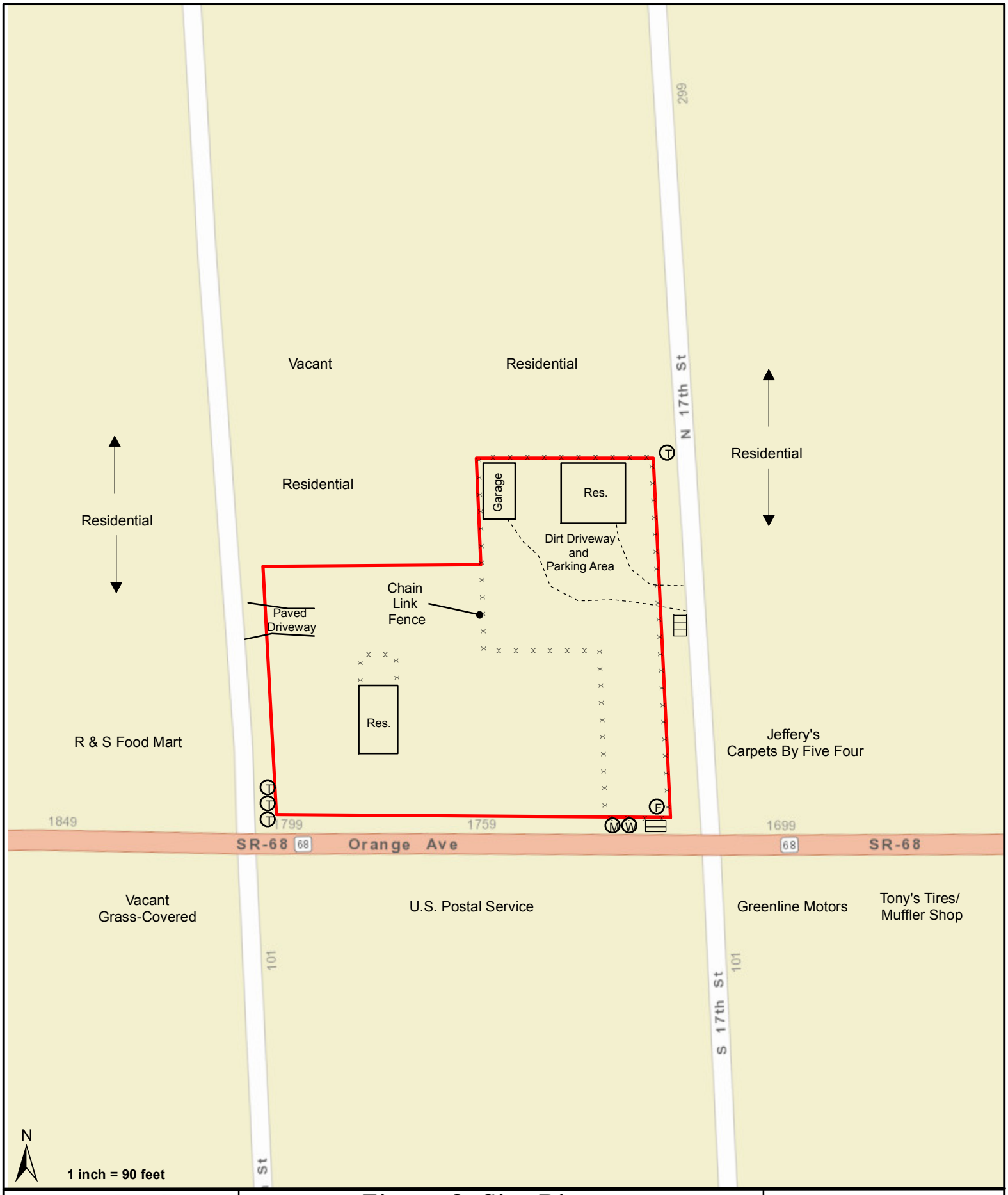


Sweetgum Environmental

Figure1: Topographic Map

USGS 7.5 Minute Quadrangle
Ft. Pierce, FLA.
Published Date 1949, Photorevised 1983
Contour Interval 5 feet

Phase I Environmental Site Assessment
Sweetgum Project No. 14-157
Proposed Family Dollar Store
107 N 17th St., 1706 Orange Ave.,
1712 Orange Ave., 1716 Orange Ave.
Ft. Pierce, Florida 34950



Sweetgum Environmental

Figure 2: Site Diagram

- Site Boundary
- Pole-Mounted Electrical Transformer
- Water Main
- Fire Hydrant
- Sanitary Sewer Manhole
- Stormwater Drain

Phase I Environmental Site Assessment
Sweetgum Project No. 14-157
Proposed Family Dollar Store
107 N 17th St., 1706 Orange Ave.,
1712 Orange Ave., 1716 Orange Ave.
Ft. Pierce, Florida 34950

APPENDIX B

HISTORICAL DOCUMENTATION


bing
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PROPERTY RECORD CARD

Richard E McGlenn Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	N 18th St	ParcelID:	2409-606-0030-000-0
Sec/Town/Range:	09 :35S :40E	Account #:	22127
Map ID:	24/09N	Use Type:	Vac Comm
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Richard E McGlenn

Address: 5803 Palmetto Dr
Fort Pierce FL 34982

Legal Description

AMY ANNA PARK BLK 1 S 1/2 OF LOT40 AND W 75.70 FT OF LOT 41 (OR 3438-764)

Sales Information

Date	Price	Code	Deed	Book/Page
9/24/2012	10000	0205	WD	3438 / 0764
6/14/2004	100	02	QC	2000 / 0842
12/28/2000	100	02	QC	1353 / 1784
2/17/2000	100	01	PR	1285 / 0569
1/1/1900	0			/

Assessment 2013

2013 Final:	11600
Assessed:	11600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	296.48

Total Land and Building

Land Value: 11600 Acres: 0.17
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	210 -Front Ft	25	146
2	2800-PRKG/MOBILE	210 -Front Ft	50	76

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Jose Luna Jr Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	1716 Orange Av	ParcelID:	2409-606-0032-000-4
Sec/Town/Range:	09 :35S :40E	Account #:	22129
Map ID:	24/09N	Use Type:	SF Res
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Jose Luna Jr

Address: PO Box 1764
Fort Pierce FL 34954-1764

Legal Description

AMY ANNA PARK BLK 1 LOTS 42 AND 43-LESS S 15 FT FOR ST-(MAP 24/09D) (OR 1477-111)

Sales Information

Date	Price	Code	Deed	Book/Page
12/20/2001	75000	02	WD	1477 / 0111
3/1/1988	47500	00	CV	0577 / 0352

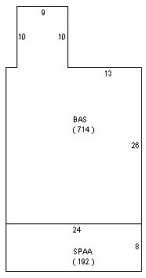
Assessment 2013

2013 Final:	9500
Assessed:	9500
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	242.84

Total Land and Building

Land Value: 7000 Acres: 0.26
Building Value: 2500
Finished Area: 714 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	GA - Gable
ExtType:	HD- - HD-	YearBlt:	1936	Frame:	-
Grade:	D- - D-	EffYrBlt:	1936	PrimeWall:	WN - Wood no Sh
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	3	Electric:	AV - AVERAGE	PrmIntWall:	WB - WB
FullBath:	1	HeatType:	-	AvgHt/Fl:	STD
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	SP - Sing Pine
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	225 -Front Ft	97.6	115

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Richard E McGlenn Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	1712 Orange Av	ParcelID:	2409-606-0031-000-7
Sec/Town/Range:	09 :35S :40E	Account #:	22128
Map ID:	24/09N	Use Type:	Vac Comm
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Richard E McGlenn

Address: 5803 Palmetto Dr
Fort Pierce FL 34982

Legal Description

AMY ANNA PARK BLK 1 E 70 FT OF LOT 41 AND ALL LOT 44 (OR 3438-764)

Sales Information

Date	Price	Code	Deed	Book/Page
9/24/2012	10000	0205	WD	3438 / 0764
6/14/2004	100	02	QC	2000 / 0842
12/28/2000	100	02	QC	1353 / 1784
2/17/2000	100	01	PR	1285 / 0569
1/1/1900	0			/

Assessment 2013

2013 Final:	20500
Assessed:	20500
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	523.95

Total Land and Building

Land Value: 20500 Acres: 0.21
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	225 -Sq Feet	9127	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Richard E McGlenn Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	Orange Av	ParcelID:	2409-606-0034-000-8
Sec/Town/Range:	09 :35S :40E	Account #:	22130
Map ID:	24/09N	Use Type:	Vac Comm
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Richard E McGlenn Mary Ellen McGlenn

Address: 5803 Palmetto Dr
Fort Pierce FL 34982-3220

Legal Description

AMY ANNA PARK BLK 1 LOT 45-LESS S 15 FT FOR ST- (OR 1644-2932: 1727-759)

Sales Information

Date	Price	Code	Deed	Book/Page
2/20/2003	100	02	QC	1727 / 0759
8/30/2002	0	02	PR	1644 / 2932
1/1/1900	0			/

Assessment 2013

2013 Final:	12600
Assessed:	12600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	322.03

Total Land and Building

Land Value: 12600 Acres: 0.13
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	225 -Sq Feet	5612	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Richard E McGlenn Record: 1 of 1 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	1706 Orange Av	ParcelID:	2409-606-0035-000-5
Sec/Town/Range:	09 :35S :40E	Account #:	22131
Map ID:	24/09N	Use Type:	Vac Comm
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Richard E McGlenn Mary Ellen McGlenn

Address: 5803 Palmetto Dr
Fort Pierce FL 34982-3220

Legal Description

AMY ANNA PARK BLK 1 LOT 46-LESS S 15 FT FOR ST- (OR 1644-2932: 1727-759)

Sales Information

Date	Price	Code	Deed	Book/Page
2/20/2003	100	02	QC	1727 / 0759
8/30/2002	0	02	PR	1644 / 2932
12/28/2000	100	01	QC	1353 / 1785
1/1/1900	0			/

Assessment 2013

2013 Final:	12600
Assessed:	12600
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	322.03

Total Land and Building

Land Value: 12600 Acres: 0.13
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:		Electric:	-	PrmIntWall:	-
FullBath:		HeatType:	-	AvgHt/Fl:	
1/2Bath:		HeatFuel:	-	Prm.Flors:	-
%A/C:		%Heated:		%Sprinkled:	

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	225 -Sq Feet	5612	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Jose Luna Jr Record: 1 of 2 | <<Prev | Next >> | Spec.Assmnt | Taxes | Exemptions | Permits | Home | Print

Property Identification

Site Address:	107 N 17th St	ParcelID:	2409-606-0001-000-8
Sec/Town/Range:	09 :35S :40E	Account #:	22100
Map ID:	24/09N	Use Type:	SF Res
Zoning:	C3	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Jose Luna Jr

Address: PO Box 1764
Fort Pierce FL 34954-1764

Legal Description

AMY ANNA PARK BLK 1 LOTS 1, 2, 3 AND47-LESS S 15 FT FOR R/W- (OR 1477-111)

Sales Information

Date	Price	Code	Deed	Book/Page
12/20/2001	75000	02	WD	1477 / 0111
8/12/1987	67500	01	WD	1477 / 0110
10/1/1986	18240	01	CV	0522 / 2695
7/1/1981	0	01	CV	0371 / 0187
7/1/1981	40000	00	CV	0359 / 0814
9/1/1979	2500	01	CV	0317 / 0234
10/1/1977	40000	00	CV	0276 / 0450

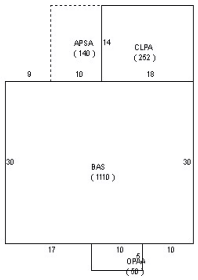
Assessment 2013

2013 Final:	88900
Assessed:	85835
Ag.Credit:	0
Exempt:	50000
Taxable:	35835
Taxes:	1097.34

Total Land and Building

Land Value: 61900 Acres: 0.63
Building Value: 27000
Finished Area: 1110 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	SD - Dim Shingle	RoofStruct:	HP - Hip
ExtType:	HD - HD	YearBlt:	1970	Frame:	-
Grade:	D - D	EffYrBlt:	1970	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	2	Electric:	MX - MAXIMUM	PrmIntWall:	PB - PANEL BOARD
FullBath:	1	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	CG - CONC GRD
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
FEN6 - CHAINLINK 6'	Y	1	360	AV	AV	1992

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	225 -Sq Feet	27500	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3753655 OR BOOK 3438 PAGE 764, Recorded 10/03/2012 at 10:42 AM
Doc Tax: $70.00

Prepared by and return to:
Sue Meitner
First International Title - Port St. Lucie Branch
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File Number: **20952-40**

COPY

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **26th day of September, 2012**, between **Rosemary N. Sowinski, a single woman, as Trustee of the Rosemary N. Sowinski Revocable Trust Agreement dated February 28, 2002, and Rosemary N. Sowinski, a single woman, Individually** whose post office address is **2046 Treasure Coast Plaza #362, Vero Beach, FL 32960**, grantor, and **Richard E. McGlenn** whose post office address is **5803 Palmetto Drive, Fort Pierce, FL 34982**, 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 the **St Lucie County, Florida**, to-wit:

COPY

Pracel 1:

The South Half of Lot 40 and the West 75.7 feet of Lot 41, Block 1, AMY ANNA PARK, according to the Plat thereof, recorded in Plat Book 4, Page 72 of the Public Records of St Lucie County, Florida.

Parcel 2:

The East 70 feet of Lot 41 and all of Lot 44, Block 1, AMY ANNA PARK, according to the Plat thereof, recorded in Plat Book 4, Page 72 of the Public Records of St Lucie County, Florida.

Parcel Identification Number: 2409-606-0030-000/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

COPY

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

2 sets initials.

Signed, sealed and delivered in our presence:

Witness Name: KARA E. ECHLE

Witness Name: Kewina Walker

The Rosemary N. Sowinski Revocable Trust Agreement, dated February 28, 2002

By: Rosemary N. Sowinski
Rosemary N. Sowinski, as Trustee

Rosemary N. Sowinski
Rosemary N. Sowinski, individually

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of September, 2012 by , **ROSEMARY N. SOWINSKI, TRUSTEE OF THE ROSEMARY N. SOWINSKI REVOCABLE TRUST AGREEMENT DATED FEBRUARY 28, 2002, AND ROSEMARY N. SOWINSKI, INDIVIDUALLY,** she (__) is personally known to me or (X) has produced 592-734-22-793-0 as identification.

Notary Public

KEWINA E. WALKER
MY COMMISSION # EE 119436
EXPIRES: July 25, 2015
Bonded Thru Budget Notary Services

Printed Name: Kewina E. Walker

My Commission Expires: 7/25/15

(seal)

COPY

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2214834 OR BOOK 1727 PAGE 759
Recorded:06/05/03 15:49

This instrument prepared by
and return to:
Edward W. Becht, Esq.
Post Office Box 2746
Fort Pierce, FL 34954

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

Property Tax I.D. No: **2409-606-0035-0005 and 2409-606-0034-0008**

COPY

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 20 day of February, 2003, by PETER W. McGLENN, whose post office address is 5803 Palmetto Drive, Fort Pierce, Florida 34982, first party, to RICHARD E. McGLENN, MARY ELLEN McGLENN, MICHAEL W. McGLENN, JOHN P. McGLENN, whose post office address is 5803 Palmetto Drive, Fort Pierce, Florida 34982, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of **$10.00,** in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie,** State of **Florida,** to-wit:

Lots 45 and 46, Block 1, AMY ANNA PARK, according to the Plat thereof recorded in Plat Book 4, Page 72, of the public records of St. Lucie County, Florida.

GRANTOR covenants, represents and affirms that the above-described property is not now nor has it ever been his residence or homestead. and is not contiguous to his residence or homestead and that the above-referenced property is commercial property.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print: Jennie Maretti

Print: Linda Robinson

PETER W. McGLENN

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20 day of February, 2003, by PETER W. McGLENN, who is personally known to me ____, or who has produced Fla Drivers License as identification and who did X /did not ____ take an oath.

Print: Jennifer L. Maretti
Title: Notary Public
My Commission expires:

JENNIFER L. MARETTI
MY COMMISSION # DD 067810
EXPIRES: October 24, 2005
Bonded Thru Notary Public Underwriters

COPY

Prepared By and Return To: Box 12-1
Angela Collins-Bragg
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 01-020-700590

Property Appraiser's Parcel I.D. (folio) Number (s)
2409-606-0032-000/4

SS#: _____

COPY

WARRANTY DEED

THIS WARRANTY DEED made and executed December 20,2001, by Jerry's Curb City, Inc, a Florida Corporation existing under the laws of Florida, and having its principal place of business at 4235 Gatortrace Ave #D., Fort Pierce, Fl 34982 hereinafter called the grantor, to Jose Luna, Jr. whose post office address is 303 S. 29th Street., Fort Pierce, Florida 34950, hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in St. Lucie County, Florida viz:

Lots 1, 2, 3, 42, 43 and 47, Block 1, Amy Anna Park, according to the plat thereof, as recorded in Plat Book 4, Page 72 of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

COPY

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 date: December 31, 2000.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1994756 OR BOOK 1477 PAGE 111
Recorded:01/08/02 08:57

* Doc Assump: $ 0.00
* Doc Tax : $ 525.00
* Int Tax : $ 0.00

COPY

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

_____
Witness Signature

Angela Bragg
Witness Printed Name

_____
Witness Signature

DELLA GERDIL
Witness Printed Name

_____
Jerry Gerhard, as President

STATE OF Florida

COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Jerry Gerhard

to me known to be the XX President and _____ respectively of the corporation named as the grantor in the foregoing deed, or who have produced Personally Known as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of December 2001

_____
Notary Public Angela Bragg

ANGELA BRAGG
MY COMMISSION # DD 033209
EXPIRES: August 4, 2002
Bonded Thru Notary Public Underwriters

Angela Bragg
Printed Name of Notary
My Commission Expires:

COPY

ASTM E 1527-13 USER QUESTIONNAIRE
Page 1 of 3

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the *user* must respond to the following questions required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The user should provide the following information to the *environmental professional*. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the *user* has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

Site Name: Fort Pierce Site Address: Multiple - Block Between 17th St 18th St ODAnge Ave

1) **Environmental liens that are filed or recorded against the site (40 CFR 312.25)**
Are you aware of any environmental cleanup liens against the site that are filed or recorded under federal, tribal, state, or local law? X No ___Yes If yes, please explain.

2) **Activity and use limitations that are in place on the site or that have been filed or recorded against the site (40 CFR 312.26(a)(1)(v) and (vi))**
Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded against the site under federal, tribal, state, or local law? X No ___Yes If yes, please explain.

3) **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)**
As the user of this ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? X No ___Yes If yes, please explain.

4) **Relationship of the purchase price to the fair market value of the site if it were contaminated (40 CFR 312.29)**
Does the purchase price being paid for this site reasonably reflect the fair market value of the site (40 CFR 312.29)? ___No X Yes

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site? X No ___Yes If yes, please explain.

5) **Commonly known or reasonable ascertainable information about the site (40 CFR 312.30)**
Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? V No ___Yes
If yes, please explain. For example:

(a) Do you know the past uses of the site? No

(b) Do you know of specific chemicals that are present or once were present at the site? No

(c) Do you know of spills or other chemical releases that have taken place at the site? No

(d) Do you know of any environmental cleanups that have taken place at the site? NO

Please return this form with the signed Proposal.

6) **The degree of obviousness of the presence or likely presence of contamination at the site, and the ability to detect the contamination by appropriate investigation (40CFR 312.31)**
As the user of this ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of releases at the site? X No ___Yes If yes, please explain.

Request for Information and Documentation
In addition to the specific questions outlined above, the user is requested to provide the following information and documentation, as available. ASTM requires that this information, if available, be provided to the environmental professional *prior to the site visit*.

Item Supplied "X"	Not Applicable, Not Available or Not Known "X"	Item Requested (See Proposal)	Contacts/Comments or Indicate Attachment
X		Point of Contact for Access	Name/Phone:
X		Current Site Owner	Name/Phone:
	NA	Current Facility Operator	Name/Phone:
	NA	Contacts for Prior Owners	Name/Phone:
	NA	Contacts for Prior Occupants	Name/Phone:
		Access Restrictions	No
		Notification of Special Requirements Regarding Confidentiality	Yes - [illegible]
	NA	Legal Description and Diagram / Survey of Site	
	NA	Chain of Title with Grantor/Grantee Summary (back to 1940 or first developed use)	
		Reasons for Conducting ESA	Redevelop

Richard McGlash: 772-464-2349

Jose Luna: 772-519-4393

Please return this form with the signed Proposal.

ASTM E 1527-13 USER QUESTIONNAIRE

Helpful Documents Checklist
Pursuant to ASTM E 1527-13 § 10.8, do you know whether any of the following documents exist related to the site and, if so, whether copies will be provided to the environmental professional? Check all that apply.

- ☐ Environmental site assessment reports
- ☐ Environmental compliance audit reports
- ☐ Geotechnical studies
- ☐ Reports regarding hydrogeologic conditions on the property or surrounding area
- ☐ Registrations for above or underground storage tanks
- ☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- ☐ Registrations for underground injection systems
- ☐ Environmental permits/plans, solid waste permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, SPCC plans

Name (Authorized Client Representative)

LA CADENZA, LLC

Title

By: TCB Management, LLC, a South Carolina LLC, its Manager
By: William F. Leinweber IV, its Manager

Signature

Date

Please return this form with the signed Proposal.

APPENDIX C

ENVIRONMENTAL DATABASE INFORMATION

Proposed Family Dollar
1706 Orange Avenue
Fort Pierce, FL 34950

Inquiry Number: 3977375.2s
June 19, 2014

FirstSearch Report

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE **1706 ORANGE AVENUE**
FORT PIERCE, FL 34950

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	0	0
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	0	1	-	-	1	2
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal CERCLIS	Y	0	0	0	0	1	0	1
State/Tribal SWL	Y	0	0	1	2	-	1	4
State/Tribal LTANKS	Y	0	3	0	14	-	3	20
State/Tribal Tanks	Y	0	3	2	-	-	7	12
State/Tribal IC / EC	Y	0	0	0	0	-	0	0
State/Tribal VCP	Y	0	0	0	0	-	0	0
ST/Tribal Brownfields	Y	0	0	0	0	-	2	2
US Brownfields	Y	0	0	0	1	-	1	2
Other Haz Sites	Y	0	-	1	-	-	0	1
Spills	Y	0	-	-	-	-	0	0
Other	Y	0	0	1	-	-	2	3
	- Totals --	0	6	6	17	1	17	47

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Search Summary Report

TARGET SITE: **1706 ORANGE AVENUE**
FORT PIERCE, FL 34950

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	10/25/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	10/25/2013	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	10/25/2013	1.000	0	0	0	0	0	0	0
CERCLIS	CERCLIS	10/25/2013	0.500	0	0	0	0	-	0	0
NFRAP	CERC-NFRAP	10/25/2013	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	03/11/2014	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	03/11/2014	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	03/11/2014	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/11/2014	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	03/11/2014	0.250	0	0	1	-	-	1	2
Federal IC / EC	US ENG CONTROLS	12/17/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	12/17/2013	0.500	0	0	0	0	-	0	0
ERNS	ERNS	09/30/2013	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	05/21/2014	1.000	0	0	0	0	1	0	1
State/Tribal SWL	SWF/LF	04/21/2014	0.500	0	0	1	2	-	1	4
State/Tribal LTANKS	LUST	01/13/2014	0.500	0	3	0	14	-	3	20
	LAST	05/28/2014	0.500	0	0	0	0	-	0	0
	INDIAN LUST	02/01/2013	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	01/16/2014	0.250	0	3	2	-	-	6	11
	AST	01/16/2014	0.250	0	0	0	-	-	1	1
	INDIAN UST	02/01/2013	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	ENG CONTROLS	04/01/2014	0.500	0	0	0	0	-	0	0
	INST CONTROL	04/01/2014	0.500	0	0	0	0	-	0	0
State/Tribal VCP	VCP	05/29/2014	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	04/07/2014	0.500	0	0	0	0	-	2	2

Search Summary Report

TARGET SITE: **1706 ORANGE AVENUE**
FORT PIERCE, FL 34950

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
US Brownfields	US BROWNFIELDS	03/20/2014	0.500	0	0	0	1	-	1	2
Other Haz Sites	US CDL	03/04/2014	TP	0	-	-	-	-	0	0
	Fl Sites	12/31/1989	1.000	0	0	0	0	0	0	0
	PRIORITYCLEANERS	05/07/2014	0.250	0	0	1	-	-	0	1
Spills	HMIRS	12/31/2013	TP	0	-	-	-	-	0	0
	SPILLS	04/16/2014	TP	0	-	-	-	-	0	0
	SPILLS 90	12/10/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	09/01/2001	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	03/11/2014	0.250	0	0	0	-	-	0	0
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	05/06/2014	TP	0	-	-	-	-	0	0
	PADS	06/01/2013	TP	0	-	-	-	-	0	0
	MLTS	07/22/2013	TP	0	-	-	-	-	0	0
	RADINFO	04/08/2014	TP	0	-	-	-	-	0	0
	FINDS	11/18/2013	TP	0	-	-	-	-	2	2
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	DRYCLEANERS	01/13/2014	0.250	0	0	1	-	-	0	1
	FL Cattle Dip. Vats	02/04/2005	0.250	0	0	0	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	PRP	04/15/2013	TP	0	-	-	-	-	0	0
	US AIRS	10/23/2013	TP	0	-	-	-	-	0	0
	- Totals --			0	6	6	17	1	17	47

Site Information Report

Request Date: JUNE 19, 2014
Request Name: ROB DEGRAAF
Search Type: COORD
Job Number: NA

Target Site: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs	
Longitude:	80.342000	80.3420000 - 80° 20' 31.20''	Easting:	565025.2
Latitude:	27.447600	27.4476000 - 27° 26' 51.36''	Northing:	3036015.5
Elevation:	18 ft. above sea level		Zone:	Zone 17

Demographics

Sites: 30 **Non-Geocoded:** 17 **Population:** N/A

RADON

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34950	4	0.0	Certified Residential Database
34950	131	1.5	Mandatory Non-Residential Database

Target Site Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	UST --CLOSED --8518590 --Removed	A1 WILLIES CAR CARE	1826 ORANGE AVE FORT PIERCE, FL 34950	0.07 WSW	+ 0	1
1	LUST --CLOSED --8518590 --RA - RA ONGOING	A1 WILLIES CAR CARE	1826 ORANGE AVE FORT PIERCE, FL 34950	0.07 WSW	+ 0	3
A2	UST --CLOSED --8516199 --Removed	BP-ROSES	1611 ORANGE AVE FORT PIERCE, FL 34950	0.08 ESE	+ 0	7
A2	LUST --CLOSED --8516199 --RA - RA ONGOING	BP-ROSES	1611 ORANGE AVE FORT PIERCE, FL 34950	0.08 ESE	+ 0	9
A3	UST --OPEN --9400519 --Deleted --Closed in place	AT & M FIRESTONE	1605 ORANGE AVE FORT PIERCE, FL 34950	0.09 ESE	+ 0	13
A3	LUST --OPEN --9400519 --SA - SA ONGOING	AT & M FIRESTONE	1605 ORANGE AVE FORT PIERCE, FL 34950	0.09 ESE	+ 0	15
B4	SWF/LF --95696 --99255	HANS TIRE SERVICE	1415 ORANGE AVE FORT PIERCE, FL 34950	0.20 East	+ 0	19
B5	UST --CLOSED --9400346 --Removed	HANS TIRE STORE	1415 ORANGE AVE FORT PIERCE, FL 34954	0.20 East	+ 0	21
B6	DRYCLEANERS --9500507 --OPEN	60 MINUTE CLEANERS	1401 ORANGE AVE FORT PIERCE, FL 34950	0.20 East	+ 0	23

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
B6	PRIORITYCLEANERS --9500507	60 MINUTE CLEANERS	1401 ORANGE AVE FORT PIERCE, FL 34950	0.20 East	+ 0	25
B6	UST --CLOSED --9400344 --Removed	60 MINUTE CLEANERS	1401 ORANGE AVE FORT PIERCE, FL 34950	0.20 East	+ 0	26
B6	RCRA-CESQG --FLD981019805	60 MINUTE CLEANERS	1401 ORANGE AVE FORT PIERCE, FL 34950	0.20 East	+ 0	27
7	LUST --CLOSED --9400161 --SRCR - SRCR COMPLETE	CHARLES AUTO SALES	2101 ORANGE AVE FORT PIERCE, FL 34950	0.25 West	- 1	30
8	LUST --CLOSED --8630990 --SRCR - SRCR COMPLETE	TENNECO #88	2108 ORANGE AVE FORT PIERCE, FL 34950	0.27 West	- 2	36
9	LUST --OPEN --8518623 --SRCR - SRCR COMPLETE	CIRCLE K #4386	1624 DELAWARE AVE FORT PIERCE, FL 34950	0.29 SSE	+ 0	40
10	LUST --CLOSED --8631090 --NFA - NFA COMPLETE	R & J SERVICE CENTER INC.	2203 ORANGE AVE FORT PIERCE, FL	0.31 West	- 3	48
C11	SWF/LF --98597	PORTER & SON TRUCKING/G & J CA	3214 / 3220 AVENUE D FORT PIERCE, FL 34950	0.32 East	- 1	51
C12	LUST --OPEN --8516044 --RAP - RAP ONGOING	ORANGE INVESTMENTS & PROPERTIE	1228 ORANGE AVE FORT PIERCE, FL 34950	0.33 East	- 1	52
13	LUST --CLOSED --8518550 --SRCR - SRCR COMPLETE	FT PIERCE CITY UTILITIES AUTHO	FLORIDA AVE & S 27TH ST FORT PIERCE, FL 34952	0.34 SW	- 1	56

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
D14	LUST --CLOSED --9101463 --SRCR - SRCR COMPLETE	ROBINSON PROPERTY	1710 AVE D FORT PIERCE, FL 34950	0.37 North	+ 0	60
D15	LUST --CLOSED --8518584 --RA - RA ONGOING	FINA-KWAKS	1702 AVENUE D FORT PIERCE, FL 34950	0.37 North	+ 0	64
E16	LUST --CLOSED --8516220 --SA - SA ONGOING	SHELL NW COMMUNITY	1501 AVE D FORT PIERCE, FL 34990	0.38 NNE	- 1	72
E17	US BROWNFIELDS	1501 AVENUE D SITE	1501 AVENUE D FORT PIERCE, FL 34950	0.38 NNE	- 1	76
18	LUST --CLOSED --8516045 --RA - RA ONGOING	AMOCO #60305	1920 AVE D FORT PIERCE, FL 33450	0.39 NNW	+ 0	81
19	SWF/LF --99305	TANGO TRUCKING INC	1910 OKEECHOBEE RD FT PIERCE, FL 34950	0.40 SSW	- 1	85
20	LUST --CLOSED --8736550 --RAP - RAP ONGOING	TEXACO-F&D BROTHERS	1414 AVENUE D FORT PIERCE, FL 34950	0.41 NNE	- 2	86
21	LUST --CLOSED --8518578 --RAP - RAP ONGOING	KILLERS KORNER-FORMER	1302 DELAWARE AVE FORT PIERCE, FL 34950	0.42 SE	+ 0	90
F22	LUST --OPEN --8841304 --SRCR - SRCR COMPLETE --NFA - NFA COMPLETE	SUNOCO	2501 ORANGE AVE FORT PIERCE, FL 34947	0.49 West	- 3	93
F23	LUST --CLOSED --9101707 --NREQ - CLEANUP NOT REQUIRED	BEAMER MOTORS	2504 ORANGE AVE FORT PIERCE, FL 34947	0.49 West	- 3	101

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
24	SHWS --FLR000066605 --Active	JIMMYS DISCOUNT CLEANERS	601 N 25TH ST FT PIERCE, FL	0.71 NW	- 3	104

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	UST --CLOSED --9810587 --Removed	PATTYS CAR CARE	1412 HWY 1 FORT PIERCE, FL 34950	NON GC	N/A	N/A
	UST --CLOSED --9102818	FL DEP OF TRANSPORTATION ROE2	SR 68 FORT PIERCE, FL	NON GC	N/A	N/A
	LUST --CLOSED --9102818 --NREQ - CLEANUP NOT REQUIRED	FL DEP OF TRANSPORTATION ROE2	SR 68 FORT PIERCE, FL	NON GC	N/A	N/A
	UST --CLOSED --9102672	FL DEPT OF TRANSPORTATION	HWY 70 FORT PIERCE, FL	NON GC	N/A	N/A
	UST --CLOSED --9805726	R & S EXPRESS INC 03-2I-0081	HWY 70 FORT PIERCE, FL	NON GC	N/A	N/A
	LUST --CLOSED --9805726 --SRCR - SRCR COMPLETE	R & S EXPRESS INC 03-2I-0081	HWY 70 FORT PIERCE, FL	NON GC	N/A	N/A
	BROWNFIELDS --BF560702000	1150 S. FEDERAL HIGHWAY	1412 AND 1150 S US HWY 1 FORT PIERCE, FL 34950	NON GC	N/A	N/A
	AST --9811801 --OPEN	N3C GENERATOR LOCATION 5	I-95 AT SR 710/OKEECHOBEE FORT PIERCE, FL 34947	NON GC	N/A	N/A
	UST --CLOSED --9801834	FORT PIERCE CITY	AVE "D" & 18TH ST FORT PIERCE, FL	NON GC	N/A	N/A
	BROWNFIELDS --BF561101000	PARCEL 2	125 A.E. BACKUS AVENUE FORT PIERCE, FL 34950	NON GC	N/A	N/A

Sites Summary Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

TOTAL: 47 GEOCODED: 30 NON GEOCODED: 17

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	US BROWNFIELDS	H D KING - PARCEL 2	A E BACKUS AVENUE / 101 A FORT PIERCE, FL 34950	NON GC	N/A	N/A
	UST --CLOSED --9800596	SKAGGS PROPERTY	S FEDERAL HWY FORT PIERCE, FL	NON GC	N/A	N/A
	LUST --CLOSED --9800596 --NFA - NFA COMPLETE	SKAGGS PROPERTY	S FEDERAL HWY FORT PIERCE, FL	NON GC	N/A	N/A
	FINDS	DOLLAR GENERAL MARKET AT PARKW	UNKNOWN FORT PIERCE, FL	NON GC	N/A	N/A
	FINDS	DOLLAR GENERAL - ORANGE AVE	UNKNOWN FORT PIERCE, FL	NON GC	N/A	N/A
	SWF/LF --95967	DATA TIRES, INC.	1011 S. US FEDERAL HIGHWA FORT PIERCE, FL 34950	NON GC	N/A	N/A
	RCRA-CESQG --FLTMP9203687	AMOCO STATION	US 1 AND AVENUE D FT. PIERCE, FL 34947	NON GC	N/A	N/A

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

UST:
Facility Id: 8518590
Facility Status: CLOSED
Type Description: Retail Station
Facility Phone: Not reported
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 27 31 / 80 20 53

Owner:
Owner Id: 52376
Owner Name: SMITH, WILLIE
Owner Address: 1826 ORANGE AVE
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34950
Owner Contact: SMITH, WILLIE
Owner Phone: Not reported

Tank Info:
Tank Id: 1
Status: Removed
Status Date: 01-APR-1996
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 4000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 2
Status: Removed
Status Date: 01-APR-1996
Install Date: Not reported
Substance: Leaded gas
Content Description: Leaded Gas
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 3
Status: Removed
Status Date: 01-APR-1996

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 4
Status: Removed
Status Date: 01-APR-1996
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 5
Status: Removed
Status Date: 31-AUG-1988
Install Date: Not reported
Substance: Vehicular diesel
Content Description: Vehicular Diesel
Gallons: 4000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 6
Status: Removed
Status Date: 01-APR-1996
Install Date: Not reported
Substance: Waste oil
Content Description: Waste Oil
Gallons: 550
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8518590
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: Not reported
Facility Cleanup Rank: 2322
District: Southeast District
Lat/Long (dms): 27 26 51.0713999 / 80 20 37.5270999
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 56
Score Effective Date: 03/21/2005
Score When Ranked: 56
Operator: WILLIE SMITH
Name Update: 10/31/2001
Address Update: 10/05/2001

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: SMITH, WILLIE
Contact Company: SMITH, WILLIE
Contact Address: 1826 ORANGE AVE
Contact City/State/Zip: FORT PIERCE, FL 34950
Phone: Not reported
Bad Address Ind: Not reported
State: FL
Zip: 34950, 3871
Score: 56
Score Effective Date: 2005-03-21 00:00:00
Related Party ID: 52376
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 10/31/2001
RP Zip: 3871
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 04/15/1996
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/12/2013
Cleanup Work Status: ACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: RHODES_R
Site Mgr End Date: Not reported
Tank Office: PCTM2 - PETROLEUM CLEANUP TEAM 2

Petroleum Cleanup Program Eligibility:
Facility ID: 8518590
Discharge Date: 15-Apr-1996
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/12/2013
Cleanup Work Status: ACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: 4/23/1997
Elig Status Date: 4/23/1997
Letter Of Intent Date: 04/11/1997
Redetermined: No
Inspection Date: 04/15/1996
Site Manager: RHODES_R
Site Mgr End Date: Not reported
Tank Office: PCTM2 - PETROLEUM CLEANUP TEAM 2
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: 25
Co-Pay Paid To Date: 0
Cap Amount: 400000

Contaminated Media:
Discharge Date: 04/15/1996
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/12/2013
Cleanup Work Status: ACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Site Manager: RHODES_R
Site Mgr End Date: Not reported
Tank Office: PCTM2 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: No
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8518590
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 04-15-1996
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04-12-2013
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: ACTIVE
Site Mgr: RHODES_R
Site Mgr End Date: Not reported
Tank Office: PCTM2 - Team 2
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003804315 **DIST/DIR:** 0.066 WSW **ELEVATION:** 18 **MAP ID:** 1

NAME: A1 WILLIES CAR CARE

ADDRESS: 1826 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518590
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 79508
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 81702
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

UST:
Facility Id: 8516199
Facility Status: CLOSED
Type Description: Retail Station
Facility Phone: (305) 464-1239
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 26 50 / 80 20 29

Owner Records Not Found for this facility id:

Tank Info:
Tank Id: 1
Status: Removed
Status Date: 01-JUN-1994
Install Date: 01-JUL-1968
Substance: Leaded gas
Content Description: Leaded Gas
Gallons: 3000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 2
Status: Removed
Status Date: 01-JUN-1994
Install Date: 01-JUL-1968
Substance: Leaded gas
Content Description: Leaded Gas
Gallons: 6000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 3
Status: Removed
Status Date: 01-JUN-1994
Install Date: 01-JUL-1968
Substance: Leaded gas
Content Description: Leaded Gas
Gallons: 6000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8516199
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (305)464-1239
Facility Cleanup Rank: 2322
District: Southeast District
Lat/Long (dms): 27 26 49.3917 / 80 20 27.9449000
Section: 009
Township: 035
Range: 040
Feature: Not reported
Method: UNVR
Datum: 0
Score: 30
Score Effective Date: 03/15/2011
Score When Ranked: 56
Operator: JAMES E ROSE
Name Update: Not reported
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 02/18/1991
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 09/03/2012
Cleanup Work Status: INACTIVE
Information Source: I - PLIRP (INSURANCE)
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: RAY_JA
Site Mgr End Date: 08/13/2012
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM 4

Petroleum Cleanup Program Eligibility:
Facility ID: 8516199
Discharge Date: 18-Feb-1991
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 09/03/2012
Cleanup Work Status: INACTIVE
Information Source: I - PLIRP (INSURANCE)

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: 2/18/1991
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status: 9/1/1992
Elig Status Date: 9/1/1992
Letter Of Intent Date: 06/22/1992
Redetermined: No
Inspection Date: 02/18/1991
Site Manager: RAY_JA
Site Mgr End Date: 08/13/2012
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM 4
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: 1200000

Contaminated Media:
Discharge Date: 02/18/1991
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 09/03/2012
Cleanup Work Status: INACTIVE
Information Source: I - PLIRP (INSURANCE)
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: RAY_JA
Site Mgr End Date: 08/13/2012
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: K - KEROSENE
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8516199
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 02-18-1991
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 09-03-2012
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: RAY_JA
Site Mgr End Date: 08-13-2012
Tank Office: PCTM4 - Team 4
SR Task ID: 40479
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40480
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40481
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372848 **DIST/DIR:** 0.085 ESE **ELEVATION:** 18 **MAP ID:** A2

NAME: BP-ROSES

ADDRESS: 1611 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516199
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

RAP Last Order Approved: Not reported
RA Task ID: 40482
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/16/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: Deleted
ID/Status: Closed in place

SOURCE: FL Department of Environmental Protection

UST:
Facility Id: 9400519
Facility Status: OPEN
Type Description: Fuel user/Non-retail
Facility Phone: (772) 466-8880
Region: STATE
Positioning Method: AGPS
Lat/Long (dms): 27 29 12 / 80 21 55

Owner:
Owner Id: 11515
Owner Name: JONES, JAMES K
Owner Address: 1611 ORANGE AVE
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 33450
Owner Contact: JAMES K JONES
Owner Phone: (561) 466-8880

Tank Info:
Tank Id: 1
Status: Deleted
Status Date: 05-JUL-2002
Install Date: Not reported
Substance: Unknown/Not reported
Content Description: Unknown/Not Reported
Gallons: 888
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 2
Status: Closed in place
Status Date: 20-MAY-2002
Install Date: Not reported
Substance: Generic gasoline
Content Description: Generic Gasoline
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 3
Status: Closed in place
Status Date: 20-MAY-2002

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

SOURCE: FL Department of Environmental Protection

Rev: 01/16/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: Deleted
ID/Status: Closed in place

Install Date: Not reported
Substance: Generic gasoline
Content Description: Generic Gasoline
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 9400519
Facility Status: OPEN
Facility Type: C - Fuel user/Non-retail
Facility Phone: (772)466-8880
Facility Cleanup Rank: 7166
District: Southeast District
Lat/Long (dms): 27 26 49.4630000 / 80 20 26.9569000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: AGPS
Datum: 0
Score: 25
Score Effective Date: 03/10/2005
Score When Ranked: 25
Operator: JAMES JONES
Name Update: Not reported
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: JAMES K JONES
Contact Company: JONES, JAMES K
Contact Address: 1611 ORANGE AVE
Contact City/State/Zip: FORT PIERCE, FL 33450
Phone: (561)466-8880
Bad Address Ind: N
State: FL
Zip: 34950
Score: 25
Score Effective Date: 2005-03-10 00:00:00
Related Party ID: 11515
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 04/05/1994
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 08/30/2000
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 03/26/2007
Cleanup Work Status: INACTIVE
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: USE E ORDER DATE - DSUC
Eligibility Indicator: E - ELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 9400519
Discharge Date: 30-Aug-2000
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 03/26/2007
Cleanup Work Status: INACTIVE
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: USE E ORDER DATE - DSUC
Application Received Date: 4/19/1999
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 8/30/2000
Elig Status Date: 8/30/2000
Letter Of Intent Date: Not reported
Redetermined: No
Inspection Date: 08/30/2000
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: 0
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Task Information:
District: SED
Facility ID: 9400519
Facility Status: OPEN
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 08-30-2000

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 03-26-2007
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: Not reported
Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 80729
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: Not reported
RA Cleanup Responsible: -

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001823794 **DIST/DIR:** 0.088 ESE **ELEVATION:** 18 **MAP ID:** A3

NAME: AT & M FIRESTONE

ADDRESS: 1605 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 9400519
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

SWF/LF

EDR ID: S110535822 **DIST/DIR:** 0.197 East **ELEVATION:** 18 **MAP ID:** B4

NAME: HANS TIRE SERVICE
ADDRESS: 1415 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 04/21/2014
ID/Status: 95696
ID/Status: 99255

SWF/LF:
Facility ID: 95696
District: SED
Lat/Long: Not reported
Class Type: 754
Classification: WASTE TIRE COLLECTOR
Class Status: REGISTERED (R)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

Facility ID: 99255
District: SED
Lat/Long: 27:26:48.9494 / 80:20:22.0068
Class Type: 595
Classification: UNAUTHORIZED DISPOSAL/PROCESSING-COMPLAINT
Class Status: COMPLAINT UNDER INVESTIGATION (L)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

SWF/LF

EDR ID: S110535822 **DIST/DIR:** 0.197 East **ELEVATION:** 18 **MAP ID:** B4

NAME: HANS TIRE SERVICE

ADDRESS: 1415 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE

SOURCE: FL Department of Environmental Protection

Rev: 04/21/2014
ID/Status: 95696
ID/Status: 99255

Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001823780 **DIST/DIR:** 0.197 East **ELEVATION:** 18 **MAP ID:** B5

NAME: HANS TIRE STORE

ADDRESS: 1415 ORANGE AVE
FORT PIERCE, FL 34954

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 9400346
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

UST:
Facility Id: 9400346
Facility Status: CLOSED
Type Description: Retail Station
Facility Phone: (407) 466-8522
Region: STATE
Positioning Method: UNVR
Lat/Long (dms): 27 26 14 / 80 20 18

Owner:
Owner Id: 25251
Owner Name: KI HAN
Owner Address: 1415 ORANGE AVE
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34954
Owner Contact: KI HAN
Owner Phone: (407) 466-8522

Tank Info:
Tank Id: 1
Status: Removed
Status Date: 30-JUN-1993
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 2
Status: Removed
Status Date: 30-JUN-1993
Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 3
Status: Removed
Status Date: 30-JUN-1993

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: U001823780 **DIST/DIR:** 0.197 East **ELEVATION:** 18 **MAP ID:** B5

NAME: HANS TIRE STORE

ADDRESS: 1415 ORANGE AVE
FORT PIERCE, FL 34954

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 9400346
ID/Status: Removed

SOURCE: FL Department of Environmental Protection

Install Date: Not reported
Substance: Unleaded gas
Content Description: Unleaded Gas
Gallons: 1000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 4
Status: Removed
Status Date: 30-JUN-1993
Install Date: Not reported
Substance: Waste oil
Content Description: Waste Oil
Gallons: 550
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Tank Id: 5
Status: Removed
Status Date: 30-JUN-1939
Install Date: Not reported
Substance: Waste oil
Content Description: Waste Oil
Gallons: 550
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

DRYCLEANERS

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: 9500507
ID/Status: OPEN

DRYCLEANERS:
Facility ID: 9500507
Facility Type: Drycleaner
Facility Status: OPEN
Facility Phone: (772)461-3875
Owner ID: 38719
Owner Role: TANK OPERATOR
Owner Name: 60 MINUTE CLEANERS
Owner Contact: JOE & DEBORAH IMPERATORE
Owner Address: 1401 ORANGE AVE
Owner Addr2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34950
RP Phone: (772)461-3875
Start Date: 12/12/2006

Facility ID: 9500507
Facility Type: Drycleaner
Facility Status: OPEN
Facility Phone: (772)461-3875
Owner ID: 38719
Owner Role: FACILITY OWNER
Owner Name: 60 MINUTE CLEANERS
Owner Contact: JOE & DEBORAH IMPERATORE
Owner Address: 1401 ORANGE AVE
Owner Addr2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34950
RP Phone: (772)461-3875
Start Date: 12/12/2006

Facility ID: 9500507
Facility Type: Drycleaner
Facility Status: OPEN
Facility Phone: (772)461-3875
Owner ID: 38719
Owner Role: ACCOUNT OWNER
Owner Name: 60 MINUTE CLEANERS
Owner Contact: JOE & DEBORAH IMPERATORE
Owner Address: 1401 ORANGE AVE
Owner Addr2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34950
RP Phone: (772)461-3875
Start Date: 12/12/2006

Facility ID: 9500507

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

DRYCLEANERS

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: 9500507
ID/Status: OPEN

Facility Type: Drycleaner
Facility Status: OPEN
Facility Phone: (772)461-3875
Owner ID: 57224
Owner Role: PROPERTY OWNER
Owner Name: MR & NM INC
Owner Contact: MIKE
Owner Address: PO BOX 703
Owner Addr2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34954
RP Phone: (772)873-3947
Start Date: 12/12/2005

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

PRIORITYCLEANERS

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 05/07/2014
ID/Status: 9500507

PRIORITYCLEANERS:
Rank: 437
Facility ID: 9500507
Score: 50
Voluntary Cleanup: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

UST

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 01/16/2014
ID/Status: CLOSED
ID/Status: 9400344
ID/Status: Removed

UST:
Facility Id: 9400344
Facility Status: CLOSED
Type Description: Fuel user/Non-retail
Facility Phone: (407) 461-7990
Region: STATE
Positioning Method: Not reported
Lat/Long (dms): Not reported

Owner:
Owner Id: 14825
Owner Name: MARK MONTGOMERY
Owner Address: 145 N US 1
Owner Address 2: Not reported
Owner City,St,Zip: FORT PIERCE, FL 34950
Owner Contact: MARK MONTGOMERY
Owner Phone: (407) 461-7990

Tank Info:
Tank Id: 1
Status: Removed
Status Date: 28-FEB-1994
Install Date: Not reported
Substance: Fuel oil-on site heat
Content Description: Fuel Oil - Onsite Heat
Gallons: 2000
Vessel Indicator: TANK
Tank Location: UNDERGROUND
DEP Contractor: No

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

RCRA-CESQG

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: US Environmental Protection Agency

Rev: 03/11/2014
ID/Status: FLD981019805

RCRA-CESQG:
Date form received by agency: 10/04/2006
Facility name: 60 MINUTE CLEANERS
Facility address: 1401 ORANGE AVE
FORT PIERCE, FL 349506811
EPA ID: FLD981019805
Mailing address: ORANGE AVE
FORT PIERCE, FL 34950-6811
Contact: DEBORAH IMPERATORE
Contact address: ORANGE AVE
FORT PIERCE, FL 34950
Contact country: US
Contact telephone: 7724613875
Contact email: MRIMP25@MSN.COM
EPA Region: 04
Land type: Private
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: 60 MINUTE CLEANERS
Owner/operator address: 1401 ORANGE AVE
FORT PIERCE, FL 34950
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/15/1986
Owner/Op end date: Not reported

Owner/operator name: JOSEPH SMITH

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

RCRA-CESQG

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: US Environmental Protection Agency

Rev: 03/11/2014
ID/Status: FLD981019805

Owner/operator address: 1401 ORANGE AVE
FORT PIERCE, FL 34950
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/18/1996
Owner/Op end date: 09/14/2006

Owner/operator name: MR AND NM INC
Owner/operator address: PO BOX 703
FORT PIERCE, FL 34954
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 09/14/2006
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 09/14/2006
Facility name: 60 MINUTE CLEANERS
Classification: Not a generator, verified

Hazardous Waste Summary:
Waste code: D001

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

RCRA-CESQG

EDR ID: 1000699482 **DIST/DIR:** 0.202 East **ELEVATION:** 18 **MAP ID:** B6

NAME: 60 MINUTE CLEANERS
ADDRESS: 1401 ORANGE AVE
FORT PIERCE, FL 34950
ST. LUCIE
SOURCE: US Environmental Protection Agency

Rev: 03/11/2014
ID/Status: FLD981019805

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 09/14/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES

ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 9400161
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (407)466-8695
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 26 49.5780000 / 80 20 47.3247
Section: 09
Township: 35S
Range: 40E
Feature: Not reported
Method: UNVR
Datum: 0
Score: 72
Score Effective Date: 10/28/1998
Score When Ranked: Not reported
Operator: DENNIS JOHNSON
Name Update: Not reported
Address Update: 07/27/2011

Discharge Cleanup Summary:
Discharge Date: 05/19/1994
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: ALLEN_T
Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6
Discharge Date: 10/07/1993
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: ALLEN_T

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES
ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6

Petroleum Cleanup Program Eligibility:
Facility ID: 9400161
Discharge Date: 19-May-1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Application Received Date: 8/15/1994
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 9/27/1994
Elig Status Date: 9/27/1994
Letter Of Intent Date: 10/05/1994
Redetermined: No
Inspection Date: 08/22/1994
Site Manager: ALLEN_T
Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Contaminated Media:
Discharge Date: 05/19/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: ALLEN_T
Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Not reported
Contaminated Surface Water: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES

ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Contaminated Ground Water: Not reported
Pollutant: A - LEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 05/19/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: ALLEN_T
Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Not reported
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: K - KEROSENE
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 10/07/1993
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09/24/2002
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: ALLEN_T
Site Mgr End Date: 03/22/2002
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: Y - UNKNOWN/NOT REPORTED
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES
ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Task Information:
District: SED
Facility ID: 9400161
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: 09-24-2002
Discharge Date: 05-19-1994
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09-24-2002
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 07-30-2002
SRC Review Date: 09-24-2002
SRC Completion Status: A - APPROVED
SRC Issue Date: 09-26-2002
SRC Comment: MW ABANDONMENT
Cleanup Work Status: COMPLETED
Site Mgr: ALLEN_T
Site Mgr End Date: 03-22-2002
Tank Office: PCTM6 - Team 6
SR Task ID: 78555
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: 10-14-1994
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: 1613
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 78557
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES
ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 70535
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported
District: SED
Facility ID: 9400161
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: 09-24-2002
Discharge Date: 10-07-1993
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 09-24-2002
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 07-30-2002
SRC Review Date: 09-24-2002
SRC Completion Status: A - APPROVED
SRC Issue Date: 09-26-2002
SRC Comment: MW ABANDONMENT
Cleanup Work Status: COMPLETED
Site Mgr: ALLEN_T
Site Mgr End Date: 03-22-2002
Tank Office: PCTM6 - Team 6
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001713497 **DIST/DIR:** 0.250 West **ELEVATION:** 17 **MAP ID:** 7

NAME: CHARLES AUTO SALES

ADDRESS: 2101 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9400161
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40307
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 70534
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372867 **DIST/DIR:** 0.270 West **ELEVATION:** 16 **MAP ID:** 8

NAME: TENNECO #88

ADDRESS: 2108 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8630990
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8630990
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (772)464-0781
Facility Cleanup Rank: 1275
District: Southeast District
Lat/Long (dms): 27 26 51.4774000 / 80 20 46.7867000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: AGPS
Datum: 0
Score: 56
Score Effective Date: 01/30/2009
Score When Ranked: 70
Operator: SADOK BEN
Name Update: 04/04/1996
Address Update: 05/09/1996

Discharge Cleanup Summary:
Discharge Date: 10/17/1988
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 05/06/2010
Cleanup Work Status: COMPLETED
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: MILLER_BR
Site Mgr End Date: 06/21/2010
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6

Petroleum Cleanup Program Eligibility:
Facility ID: 8630990
Discharge Date: 17-Oct-1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 05/06/2010
Cleanup Work Status: COMPLETED
Information Source: E - EDI

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372867 **DIST/DIR:** 0.270 West **ELEVATION:** 16 **MAP ID:** 8

NAME: TENNECO #88

ADDRESS: 2108 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8630990
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: 12/27/1988
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: 1/31/1989
Elig Status Date: 1/31/1989
Letter Of Intent Date: Not reported
Redetermined: No
Inspection Date: 01/19/1989
Site Manager: MILLER_BR
Site Mgr End Date: 06/21/2010
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Contaminated Media:
Discharge Date: 10/17/1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 05/06/2010
Cleanup Work Status: COMPLETED
Information Source: E - EDI
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: MILLER_BR
Site Mgr End Date: 06/21/2010
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: Z - OTHER NON REGULATED
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8630990
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372867 **DIST/DIR:** 0.270 West **ELEVATION:** 16 **MAP ID:** 8

NAME: TENNECO #88

ADDRESS: 2108 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8630990
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Cleanup Eligibility Status: E
Source Effective Date: 05-06-2010
Discharge Date: 10-17-1988
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 05-06-2010
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 04-23-2010
SRC Review Date: 05-06-2010
SRC Completion Status: A - APPROVED
SRC Issue Date: 05-06-2010
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: MILLER_BR
Site Mgr End Date: 06-21-2010
Tank Office: PCTM6 - Team 6
SR Task ID: 40637
SR Cleanup Responsible: ST - STATE
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40638
SA Cleanup Responsible: ST - STATE
SA Funding Eligibility Type: -
SA Actual Cost: $99,081.44
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40639
RAP Cleanup Responsible ID: ST - STATE
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: 11-28-2000
RAP Payment Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372867 **DIST/DIR:** 0.270 West **ELEVATION:** 16 **MAP ID:** 8

NAME: TENNECO #88

ADDRESS: 2108 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8630990
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

RAP Last Order Approved: Not reported
RA Task ID: 40640
RA Cleanup Responsible: ST - STATE
RA Funding Eligibility Type: -
RA Years to Complete: 1
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386
ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8518623
Facility Status: OPEN
Facility Type: A - Retail Station
Facility Phone: (813)744-5266
Facility Cleanup Rank: 1109
District: Southeast District
Lat/Long (dms): 27 26 38.1556 / 80 20 27.9738000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: AGPS
Datum: 0
Score: 41
Score Effective Date: 02/23/2007
Score When Ranked: 71
Operator: CIRCLE K GENERAL,INC
Name Update: Not reported
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 03/01/2004
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: DOLAN_J
Site Mgr End Date: 01/11/2007
Tank Office: PCSED - SED STORAGE TANK PROGRAM
Discharge Date: 04/04/1996
PCT Discharge Combined: 09/18/1995
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: C - CLOSURE REPORT
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: ALTUN_M

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Site Mgr End Date: 01/14/2010
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1
Discharge Date: 09/18/1995
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: ALTUN_M
Site Mgr End Date: 12/17/2001
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1

Petroleum Cleanup Program Eligibility:
Facility ID: 8518623
Discharge Date: 04-Apr-1996
Pct Discharge Combined With: 09/18/1995
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: C - CLOSURE REPORT
Other Source Description: Not reported
Application Received Date: 5/6/1996
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status: 5/10/1996
Elig Status Date: 5/10/1996
Letter Of Intent Date: 05/06/1996
Redetermined: No
Inspection Date: 04/01/1996
Site Manager: ALTUN_M
Site Mgr End Date: 01/14/2010
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1
Deductible Amount: 10000
Deductible Paid To Date: 10000
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: 400000

Contaminated Media:
Discharge Date: 03/01/2004
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: DOLAN_J
Site Mgr End Date: 01/11/2007
Tank Office: PCSED - SED STORAGE TANK PROGR
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: No
Contaminated Surface Water: Yes
Contaminated Ground Water: Yes
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 04/04/1996
Pct Discharge Combined With: 09/18/1995
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: C - CLOSURE REPORT
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: ALTUN_M
Site Mgr End Date: 01/14/2010
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Not reported
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 09/18/1995
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01/14/2010
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Site Manager: ALTUN_M
Site Mgr End Date: 12/17/2001
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8518623
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: 01-14-2010
Discharge Date: 03-01-2004
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01-14-2010
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 04-28-2009
SRC Review Date: 01-05-2010
SRC Completion Status: A - APPROVED
SRC Issue Date: 01-14-2010
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: DOLAN_J
Site Mgr End Date: 01-11-2007
Tank Office: PCSED - Southeast District
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: Not reported
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 75674
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: SCR - PRIORITY SCORE ORDER
RA Years to Complete: 0
RA Actual Cost: Not reported
District: SED
Facility ID: 8518623
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: 01-14-2010
Discharge Date: 04-04-1996
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01-14-2010
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 04-28-2009
SRC Review Date: 01-05-2010
SRC Completion Status: A - APPROVED
SRC Issue Date: 01-14-2010
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: ALTUN_M

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Site Mgr End Date: 01-14-2010
Tank Office: PCTM1 - Team 1
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 60458
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 63867
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 64683
RA Cleanup Responsible: ST - STATE
RA Funding Eligibility Type: SCR - PRIORITY SCORE ORDER
RA Years to Complete: 0
RA Actual Cost: Not reported
District: SED
Facility ID: 8518623
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: 01-14-2010

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Discharge Date: 09-18-1995
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 01-14-2010
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 04-28-2009
SRC Review Date: 01-05-2010
SRC Completion Status: A - APPROVED
SRC Issue Date: 01-14-2010
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: ALTUN_M
Site Mgr End Date: 12-17-2001
Tank Office: PCTM1 - Team 1
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 59940
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 64684

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000740138 **DIST/DIR:** 0.288 SSE **ELEVATION:** 18 **MAP ID:** 9

NAME: CIRCLE K #4386

ADDRESS: 1624 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8518623
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

RA Cleanup Responsible: ST - STATE
RA Funding Eligibility Type: SCR - PRIORITY SCORE ORDER
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000700033 **DIST/DIR:** 0.313 West **ELEVATION:** 15 **MAP ID:** 10

NAME: R & J SERVICE CENTER INC.

ADDRESS: 2203 ORANGE AVE
FORT PIERCE, FL
ST LUCIE

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8631090
ID/Status: NFA - NFA COMPLETE

LUST:
Region: STATE
Facility Id: 8631090
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (407)464-3351
Facility Cleanup Rank: 12937
District: Southeast District
Lat/Long (dms): 27 26 49.5630999 / 80 20 49.2235999
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 71
Score Effective Date: 04/04/2006
Score When Ranked: 6
Operator: HAWLEY,ROBERT
Name Update: Not reported
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 04/21/1994
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 03/17/2008
Cleanup Work Status: COMPLETED
Information Source: -
Other Source Description: D
Eligibility Indicator: E - ELIGIBLE
Site Manager: RHODES_R
Site Mgr End Date: 03/17/2008
Tank Office: PCTM2 - PETROLEUM CLEANUP TEAM 2

Petroleum Cleanup Program Eligibility:
Facility ID: 8631090
Discharge Date: 21-Apr-1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 03/17/2008
Cleanup Work Status: COMPLETED
Information Source: -

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000700033 **DIST/DIR:** 0.313 West **ELEVATION:** 15 **MAP ID:** 10

NAME: R & J SERVICE CENTER INC.

ADDRESS: 2203 ORANGE AVE
FORT PIERCE, FL
ST LUCIE

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8631090
ID/Status: NFA - NFA COMPLETE

Other Source Description: D
Application Received Date: 7/18/1994
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 8/24/1994
Elig Status Date: 8/24/1994
Letter Of Intent Date: 06/07/1994
Redetermined: No
Inspection Date: 04/21/1994
Site Manager: RHODES_R
Site Mgr End Date: 03/17/2008
Tank Office: PCTM2 - PETROLEUM CLEANUP TEAM 2
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Task Information:
District: SED
Facility ID: 8631090
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: 03-17-2008
Discharge Date: 04-21-1994
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 03-17-2008
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 07-27-2007
SRC Review Date: 03-17-2008
SRC Completion Status: A - APPROVED
SRC Issue Date: 03-27-2008
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: RHODES_R
Site Mgr End Date: 03-17-2008
Tank Office: PCTM2 - Team 2
SR Task ID: 40278
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: 04-26-1994

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: 1000700033 **DIST/DIR:** 0.313 West **ELEVATION:** 15 **MAP ID:** 10

NAME: R & J SERVICE CENTER INC.

ADDRESS: 2203 ORANGE AVE
FORT PIERCE, FL
ST LUCIE

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8631090
ID/Status: NFA - NFA COMPLETE

SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: 1959
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40279
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40280
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40281
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 2
RA Actual Cost: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

SWF/LF

EDR ID: S110120434 **DIST/DIR:** 0.317 East **ELEVATION:** 17 **MAP ID:** C11

NAME: PORTER & SON TRUCKING/G & J CAPITAL INVESTMENT, INC **Rev:** 04/21/2014
ID/Status: 98597

ADDRESS: 3214 / 3220 AVENUE D
FORT PIERCE, FL 34950
ST. LUCIE

SOURCE: FL Department of Environmental Protection

SWF/LF:
Facility ID: 98597
District: SED
Lat/Long: 27:26:49.2756 / 80:20:12.7392
Class Type: 595
Classification: UNAUTHORIZED DISPOSAL/PROCESSING-COMPLAINT
Class Status: ACTIVITY NOT PERMITTED/REGISTERED (N)
Section: 08
Township: 35S
Range: 40E
Responsible Authority Name: MANGO BAY MORTGAGE, LLC
Responsible Authority Address: 7999 N. FEDERALMHIGHWAY
Responsible Authority City,St,Zip: BOCA RATON, FL 33487
Responsible Authority Phone: 5613479811
EMail Address1: BTAYLOR@MANGOBAYINC.COM
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003167024 **DIST/DIR:** 0.335 East **ELEVATION:** 17 **MAP ID:** C12

NAME: ORANGE INVESTMENTS & PROPERTIES

ADDRESS: 1228 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8516044
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8516044
Facility Status: OPEN
Facility Type: A - Retail Station
Facility Phone: (305)934-6155
Facility Cleanup Rank: 6627
District: Southeast District
Lat/Long (dms): 27 26 50.6099999 / 80 20 12.4600000
Section: 009
Township: 035
Range: 040
Feature: Not reported
Method: DGPS
Datum: 0
Score: 26
Score Effective Date: 07/06/2004
Score When Ranked: 26
Operator: KHALID KHAN
Name Update: 11/12/2013
Address Update: 02/17/2005

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: KHALID KHAN
Contact Company: KHAN, KHALID
Contact Address: 20040 NW 64TH PL
Contact City/State/Zip: HIALEAH, FL 33015
Phone: (305)934-6155
Bad Address Ind: Not reported
State: FL
Zip: 34950, 8858
Score: 26
Score Effective Date: 2004-07-06 00:00:00
Related Party ID: 63417
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 11/06/2012
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 09/08/1988
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003167024 **DIST/DIR:** 0.335 East **ELEVATION:** 17 **MAP ID:** C12

NAME: ORANGE INVESTMENTS & PROPERTIES

ADDRESS: 1228 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8516044
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 09/20/1993
Cleanup Work Status: INACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 8516044
Discharge Date: 08-Sep-1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 09/20/1993
Cleanup Work Status: INACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Application Received Date: 10/24/1988
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: 1/29/1990
Elig Status Date: 1/29/1990
Letter Of Intent Date: 10/23/1988
Redetermined: No
Inspection Date: 12/20/1988
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Task Information:
District: SED
Facility ID: 8516044
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 09-08-1988

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003167024 **DIST/DIR:** 0.335 East **ELEVATION:** 17 **MAP ID:** C12

NAME: ORANGE INVESTMENTS & PROPERTIES

ADDRESS: 1228 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8516044
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 09-20-1993
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: Not reported
Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: 40941
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Y
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: GRAVITY SKIMMER SKID
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40942
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: $47,098.71
SA Completion Date: 08-23-1991
SA Payment Date: 10-26-1993
RAP Task ID: 40943
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: 01-12-1993
RAP Payment Date: Not reported
RAP Last Order Approved: 1993-01-12 00:00:00
RA Task ID: 40944
RA Cleanup Responsible: RP - RESPONSIBLE PARTY

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003167024 **DIST/DIR:** 0.335 East **ELEVATION:** 17 **MAP ID:** C12

NAME: ORANGE INVESTMENTS & PROPERTIES

ADDRESS: 1228 ORANGE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8516044
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372879 **DIST/DIR:** 0.342 SW **ELEVATION:** 17 **MAP ID:** 13

NAME: FT PIERCE CITY UTILITIES AUTHORITY

ADDRESS: FLORIDA AVE & S 27TH ST
FORT PIERCE, FL 34952

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518550
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8518550
Facility Status: CLOSED
Facility Type: H - Local Government
Facility Phone: (772)466-1100
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 26 29.5905999 / 80 21 6.79250000
Section: 085
Township: 35S
Range: 40E
Feature: Not reported
Method: AGPS
Datum: 0
Score: 72
Score Effective Date: 11/04/1997
Score When Ranked: Not reported
Operator: AL CAPRIO
Name Update: 01/19/1999
Address Update: 01/19/1999

Discharge Cleanup Summary:
Discharge Date: 04/12/1993
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/02/2001
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: STODD_T
Site Mgr End Date: 07/23/2001
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6

Petroleum Cleanup Program Eligibility:
Facility ID: 8518550
Discharge Date: 12-Apr-1993
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/02/2001
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372879 **DIST/DIR:** 0.342 SW **ELEVATION:** 17 **MAP ID:** 13

NAME: FT PIERCE CITY UTILITIES AUTHORITY

ADDRESS: FLORIDA AVE & S 27TH ST
FORT PIERCE, FL 34952

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518550
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: 5/10/1993
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status: 3/11/1994
Elig Status Date: 3/11/1994
Letter Of Intent Date: 03/03/1994
Redetermined: No
Inspection Date: 04/26/1993
Site Manager: STODD_T
Site Mgr End Date: 07/23/2001
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM 6
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: 1000000

Contaminated Media:
Discharge Date: 04/12/1993
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/02/2001
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: STODD_T
Site Mgr End Date: 07/23/2001
Tank Office: PCTM6 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: Yes
Pollutant: D - VEHICULAR DIESEL
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8518550
Facility Status: CLOSED
Facility Type: H - Local Government -
County: ST. LUCIE
County ID: 56

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372879 **DIST/DIR:** 0.342 SW **ELEVATION:** 17 **MAP ID:** 13

NAME: FT PIERCE CITY UTILITIES AUTHORITY

ADDRESS: FLORIDA AVE & S 27TH ST
FORT PIERCE, FL 34952

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518550
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Cleanup Eligibility Status: E
Source Effective Date: 07-02-2001
Discharge Date: 04-12-1993
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07-02-2001
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 01-05-2001
SRC Review Date: 02-23-2001
SRC Completion Status: A - APPROVED
SRC Issue Date: 07-02-2001
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: STODD_T
Site Mgr End Date: 07-23-2001
Tank Office: PCTM6 - Team 6
SR Task ID: 79026
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: 09-16-1993
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: 168
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40315
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: 10-10-1994
SA Payment Date: Not reported
RAP Task ID: 40316
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: 12-14-1995
RAP Payment Date: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372879 **DIST/DIR:** 0.342 SW **ELEVATION:** 17 **MAP ID:** 13

NAME: FT PIERCE CITY UTILITIES AUTHORITY

ADDRESS: FLORIDA AVE & S 27TH ST
FORT PIERCE, FL 34952

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518550
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

RAP Last Order Approved: 1995-12-14 00:00:00
RA Task ID: 62852
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003109893 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D14

NAME: ROBINSON PROPERTY

ADDRESS: 1710 AVE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101463
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 9101463
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: (407)461-0956
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 27 11.3797999 / 80 20 32.7963999
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 71
Score Effective Date: 10/04/1999
Score When Ranked: Not reported
Operator: BARBARA MULDRON
Name Update: Not reported
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 12/10/1991
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 10/13/2004
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: ALTUN_M
Site Mgr End Date: 10/14/2004
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1

Petroleum Cleanup Program Eligibility:
Facility ID: 9101463
Discharge Date: 10-Dec-1991
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 10/13/2004
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003109893 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D14

NAME: ROBINSON PROPERTY
ADDRESS: 1710 AVE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101463
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: 3/29/1991
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 3/13/1992
Elig Status Date: 3/13/1992
Letter Of Intent Date: 04/13/1995
Redetermined: No
Inspection Date: 12/10/1991
Site Manager: ALTUN_M
Site Mgr End Date: 10/14/2004
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Contaminated Media:
Discharge Date: 12/10/1991
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 10/13/2004
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: ALTUN_M
Site Mgr End Date: 10/14/2004
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: Yes
Pollutant: A - LEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 12/10/1991
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 10/13/2004
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003109893 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D14

NAME: ROBINSON PROPERTY

ADDRESS: 1710 AVE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101463
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: ALTUN_M
Site Mgr End Date: 10/14/2004
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: Yes
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 9101463
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: 10-13-2004
Discharge Date: 12-10-1991
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 10-13-2004
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 09-14-2004
SRC Review Date: 10-13-2004
SRC Completion Status: A - APPROVED
SRC Issue Date: 10-13-2004
SRC Comment: SITE HAS RE-CONTAMINATED BY OFF-SITE CONTAMINATION
Cleanup Work Status: COMPLETED
Site Mgr: ALTUN_M
Site Mgr End Date: 10-14-2004
Tank Office: PCTM1 - Team 1
SR Task ID: 40402
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: 11-22-1994
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U003109893 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D14

NAME: ROBINSON PROPERTY

ADDRESS: 1710 AVE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101463
ID/Status: SRCR - SRCR COMPLETE

SOURCE: FL Department of Environmental Protection

SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: 248
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40403
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40404
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40405
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8518584
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (305)465-2287
Facility Cleanup Rank: 2322
District: Southeast District
Lat/Long (dms): 27 27 11.2593 / 80 20 30.6828
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 30
Score Effective Date: 09/16/2011
Score When Ranked: 56
Operator: CHANG KWAK
Name Update: 07/10/2000
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: CHANG KWAK
Contact Company: KWAK, CHANG
Contact Address: 1702 AVENUE D
Contact City/State/Zip: FORT PIERCE, FL 34950
Phone: (305)465-2287
Bad Address Ind: N
State: FL
Zip: 34950, 7945
Score: 30
Score Effective Date: 2011-09-16 00:00:00
Related Party ID: 12278
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 12/01/1986
RP Zip: 7945
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 04/27/1994
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03/24/2011
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5
Discharge Date: 09/07/1994
PCT Discharge Combined: 04/27/1994
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 12/31/2013
Cleanup Work Status: COMBINED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5

Petroleum Cleanup Program Eligibility:
Facility ID: 8518584
Discharge Date: 07-Sep-1994
Pct Discharge Combined With: 04/27/1994
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 12/31/2013
Cleanup Work Status: COMBINED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Application Received Date: 9/7/1994
Cleanup Program: A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status: 9/27/1994
Elig Status Date: 9/27/1994
Letter Of Intent Date: 10/05/1994
Redetermined: No
Inspection Date: 07/18/1994
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5
Deductible Amount: 500
Deductible Paid To Date: 500
Co-Pay Amount: 0

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Co-Pay Paid To Date: 0
Cap Amount: Not reported
Facility ID: 8518584
Discharge Date: 27-Apr-1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03/24/2011
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Application Received Date: 6/10/1994
Cleanup Program: P - PETROLEUM LIABILITY AND RESTORATION INSURANCE PROGRAM
Eligibility Status: 6/10/1994
Elig Status Date: 6/10/1994
Letter Of Intent Date: 10/05/1994
Redetermined: No
Inspection Date: 04/27/1994
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM 5
Deductible Amount: 500
Deductible Paid To Date: 10000
Co-Pay Amount: 0
Co-Pay Paid To Date: 0
Cap Amount: 400000

Contaminated Media:
Discharge Date: 04/27/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03/24/2011
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Pollutant: A - LEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 04/27/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03/24/2011
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 04/27/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03/24/2011
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: K - KEROSENE
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 09/07/1994
Pct Discharge Combined With: 04/27/1994

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 12/31/2013
Cleanup Work Status: COMBINED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE
Site Manager: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: Not reported
Contaminated Monitoring Well: Not reported
Contaminated Soil: Not reported
Contaminated Surface Water: Not reported
Contaminated Ground Water: Not reported
Pollutant: P - GENERIC GASOLINE
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8518584
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 04-27-1994
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 03-24-2011
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - Team 5
SR Task ID: 40300
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: 06-20-1994
SR Soil Removal: Y
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Y
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40301
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40302
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: 01-28-2003
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40303
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported
District: SED
Facility ID: 8518584
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 09-07-1994
Cleanup Required: C - COMBINED CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 12-31-2013
SRC Action Type: -

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: COMBINED
Site Mgr: FILLMORE_J
Site Mgr End Date: Not reported
Tank Office: PCTM5 - Team 5
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: Not reported
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 72907
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 72192
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372901 **DIST/DIR:** 0.370 North **ELEVATION:** 18 **MAP ID:** D15

NAME: FINA-KWAKS

ADDRESS: 1702 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518584
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372859 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E16

NAME: SHELL NW COMMUNITY
ADDRESS: 1501 AVE D
FORT PIERCE, FL 34990

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516220
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8516220
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (772)466-3099
Facility Cleanup Rank: 6627
District: Southeast District
Lat/Long (dms): 27 27 9.50999999 / 80 20 22.7100000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: DGPS
Datum: 0
Score: 30
Score Effective Date: 09/14/2011
Score When Ranked: 26
Operator: REV TOBY PHILPART
Name Update: 10/13/2000
Address Update: 04/06/2007

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: Not reported
Contact Company: SUNRISE CITY CITOO
Contact Address: 1513 N 23RD ST
Contact City/State/Zip: FORT PIERCE, FL 34950
Phone: (772)466-3099
Bad Address Ind: N
State: FL
Zip: 34990, 1810
Score: 30
Score Effective Date: 2011-09-14 00:00:00
Related Party ID: 61065
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 04/06/2007
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 09/27/1995
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372859 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E16

NAME: SHELL NW COMMUNITY

ADDRESS: 1501 AVE D
FORT PIERCE, FL 34990

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516220
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 06/23/1996
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: DOLAN_J
Site Mgr End Date: 09/07/2011
Tank Office: PCSED - SED STORAGE TANK PROGRAM

Contaminated Media:
Discharge Date: 09/27/1995
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 06/23/1996
Cleanup Work Status: INACTIVE
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: DOLAN_J
Site Mgr End Date: 09/07/2011
Tank Office: PCSED - SED STORAGE TANK PROGR
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: No
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: A - LEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8516220
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: Not reported
Discharge Date: 09-27-1995
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SA - SA ONGOING
Disch Cleanup Status Date: 06-23-1996
SRC Action Type: -

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372859 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E16

NAME: SHELL NW COMMUNITY

ADDRESS: 1501 AVE D
FORT PIERCE, FL 34990

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516220
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: DOLAN_J
Site Mgr End Date: 09-07-2011
Tank Office: PCSED - Southeast District
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 66102
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: Not reported
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372859 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E16

NAME: SHELL NW COMMUNITY

ADDRESS: 1501 AVE D
FORT PIERCE, FL 34990

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516220
ID/Status: SA - SA ONGOING

SOURCE: FL Department of Environmental Protection

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

US BROWNFIELDS

EDR ID: 1014689793 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E17

NAME: 1501 AVENUE D SITE **Rev:** 03/20/2014

ADDRESS: 1501 AVENUE D
FORT PIERCE, FL 34950

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Treasure Coast Regional Planning Council
Grant type: Assessment
Property name: 1501 AVENUE D SITE
Property #: 2409-506-0006-000-6
Parcel size: .14
Property Description: Property is currently an undeveloped urban property located in an area of Fort Pierce with commercial and residential properties. Site history includes use as a retail gasoline facility if a history of environmental violations. An adjacent site anticipated to be upgradient also has an extensive history of environmental issues.
Latitude: 27.4527298
Longitude: -80.3395108
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 116621
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 6850
Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: EPA
Cleanup funding entity: Not reported
Grant type: P
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 1
Cooperative agreement #: 96488107
Ownership entity: Private
Current owner: Sunrise City CHDO
Did owner change: N
Cleanup required: Yes
Video available: No
Photo available: Yes
Institutional controls required: U
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

US BROWNFIELDS

EDR ID: 1014689793 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E17

NAME: 1501 AVENUE D SITE **Rev:** 03/20/2014

ADDRESS: 1501 AVENUE D
FORT PIERCE, FL 34950

SOURCE: US Environmental Protection Agency

IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: No
State/tribal program date: Not reported
State/tribal program ID: 8516220
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Y
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Y
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: .14

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

US BROWNFIELDS

EDR ID: 1014689793 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E17

NAME: 1501 AVENUE D SITE **Rev:** 03/20/2014

ADDRESS: 1501 AVENUE D
FORT PIERCE, FL 34950

SOURCE: US Environmental Protection Agency

Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported
Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: N

Recipient name: Treasure Coast Regional Planning Council
Grant type: Assessment
Property name: 1501 AVENUE D SITE
Property #: 2409-506-0006-000-6
Parcel size: .14
Property Description: Property is currently an undeveloped urban property located in an area of Fort Pierce with commercial and residential properties. Site history includes use as a retail gasoline facility if a history of environmental violations. An adjacent site anticipated to be upgradient also has an extensive history of environmental issues.
Latitude: 27.4527298
Longitude: -80.3395108
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 116621
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: 51600
Assessment funding source: US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: EPA
Cleanup funding entity: Not reported
Grant type: P
Accomplishment type: Phase II Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 96488107
Ownership entity: Private
Current owner: Sunrise City CHDO
Did owner change: N

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

US BROWNFIELDS

EDR ID: 1014689793 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E17

NAME: 1501 AVENUE D SITE **Rev:** 03/20/2014

ADDRESS: 1501 AVENUE D
FORT PIERCE, FL 34950

SOURCE: US Environmental Protection Agency

Cleanup required: Yes
Video available: No
Photo available: Yes
Institutional controls required: U
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: No
State/tribal program date: Not reported
State/tribal program ID: 8516220
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Y
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Y
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

US BROWNFIELDS

EDR ID: 1014689793 **DIST/DIR:** 0.380 NNE **ELEVATION:** 17 **MAP ID:** E17

NAME: 1501 AVENUE D SITE **Rev:** 03/20/2014

ADDRESS: 1501 AVENUE D
FORT PIERCE, FL 34950

SOURCE: US Environmental Protection Agency

VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: .14
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported
Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: N

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372797 **DIST/DIR:** 0.392 NNW **ELEVATION:** 18 **MAP ID:** 18

NAME: AMOCO #60305

ADDRESS: 1920 AVE D
FORT PIERCE, FL 33450

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516045
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8516045
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (407)461-9485
Facility Cleanup Rank: 1109
District: Southeast District
Lat/Long (dms): 27 27 11.2843 / 80 20 40.2477000
Section: 009
Township: 035
Range: 46E
Feature: Not reported
Method: UNVR
Datum: 0
Score: 56
Score Effective Date: 02/03/2010
Score When Ranked: 71
Operator: AMOCO OIL CO
Name Update: Not reported
Address Update: 07/02/2003

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: MARK OKAMOTO
Contact Company: BP PRODUCTS NORTH AMERICA INC
Contact Address: PO BOX 6038
Contact City/State/Zip: ARTESIA, CA 90702
Phone: (732)743-0901
Bad Address Ind: N
State: FL
Zip: 33450
Score: 56
Score Effective Date: 2010-02-03 00:00:00
Related Party ID: 778
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 05/20/1994
RP Zip: Not reported
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 09/08/1988
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372797 **DIST/DIR:** 0.392 NNW **ELEVATION:** 18 **MAP ID:** 18

NAME: AMOCO #60305

ADDRESS: 1920 AVE D
FORT PIERCE, FL 33450

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516045
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/18/2014
Cleanup Work Status: ACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: LUTEN_J
Site Mgr End Date: Not reported
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM 4

Petroleum Cleanup Program Eligibility:
Facility ID: 8516045
Discharge Date: 08-Sep-1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/18/2014
Cleanup Work Status: ACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Application Received Date: 10/24/1988
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: 8/10/1989
Elig Status Date: 8/10/1989
Letter Of Intent Date: 10/23/1988
Redetermined: No
Inspection Date: 12/15/1988
Site Manager: LUTEN_J
Site Mgr End Date: Not reported
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM 4
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Contaminated Media:
Discharge Date: 09/08/1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04/18/2014
Cleanup Work Status: ACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372797 **DIST/DIR:** 0.392 NNW **ELEVATION:** 18 **MAP ID:** 18

NAME: AMOCO #60305

ADDRESS: 1920 AVE D
FORT PIERCE, FL 33450

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516045
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

Site Manager: LUTEN_J
Site Mgr End Date: Not reported
Tank Office: PCTM4 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: Yes
Pollutant: Y - UNKNOWN/NOT REPORTED
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8516045
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 09-08-1988
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RA - RA ONGOING
Disch Cleanup Status Date: 04-18-2014
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: ACTIVE
Site Mgr: LUTEN_J
Site Mgr End Date: Not reported
Tank Office: PCTM4 - Team 4
SR Task ID: 40937
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372797 **DIST/DIR:** 0.392 NNW **ELEVATION:** 18 **MAP ID:** 18

NAME: AMOCO #60305

ADDRESS: 1920 AVE D
FORT PIERCE, FL 33450

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8516045
ID/Status: RA - RA ONGOING

SOURCE: FL Department of Environmental Protection

SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40938
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40939
RAP Cleanup Responsible ID: ST - STATE
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40940
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

SWF/LF

EDR ID: S113900508 **DIST/DIR:** 0.402 SSW **ELEVATION:** 17 **MAP ID:** 19

NAME: TANGO TRUCKING INC
ADDRESS: 1910 OKEECHOBEE RD
FT PIERCE, FL 34950
ST. LUCIE
SOURCE: FL Department of Environmental Protection

Rev: 04/21/2014
ID/Status: 99305

SWF/LF:
Facility ID: 99305
District: SED
Lat/Long: Not reported
Class Type: 754
Classification: WASTE TIRE COLLECTOR
Class Status: INACTIVE (I)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373111 **DIST/DIR:** 0.407 NNE **ELEVATION:** 16 **MAP ID:** 20

NAME: TEXACO-F&D BROTHERS

ADDRESS: 1414 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8736550
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8736550
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: (407)461-9403
Facility Cleanup Rank: 6627
District: Southeast District
Lat/Long (dms): 27 27 10.4255999 / 80 20 20.8212000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 26
Score Effective Date: 03/30/2004
Score When Ranked: 26
Operator: JEAN B DISSETTE
Name Update: Not reported
Address Update: Not reported

Petroleum Cleanup PCT Facility Score:
Facility Cleanup Status: ONGO - ONGOING
Contact: JEAN B DISSETTE
Contact Company: JEAN B DISSETTE
Contact Address: 1414 AVENUE D
Contact City/State/Zip: FORT PIERCE, FL 34950
Phone: (407)461-9403
Bad Address Ind: Y
State: FL
Zip: 34950, 7903
Score: 26
Score Effective Date: 2004-03-30 00:00:00
Related Party ID: 5867
Primary RP Role: ACCOUNT OWNER
RP Begin Date: 05/20/1994
RP Zip: 7903
RP Extension: Not reported

Discharge Cleanup Summary:
Discharge Date: 08/24/1988
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373111 **DIST/DIR:** 0.407 NNE **ELEVATION:** 16 **MAP ID:** 20

NAME: TEXACO-F&D BROTHERS

ADDRESS: 1414 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8736550
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: Not reported
Cleanup Work Status: INACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 8736550
Discharge Date: 24-Aug-1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: Not reported
Cleanup Work Status: INACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Application Received Date: 11/2/1988
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: 8/4/1989
Elig Status Date: 8/4/1989
Letter Of Intent Date: 03/30/1994
Redetermined: No
Inspection Date: 01/20/1989
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Task Information:
District: SED
Facility ID: 8736550
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 08-24-1988

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373111 **DIST/DIR:** 0.407 NNE **ELEVATION:** 16 **MAP ID:** 20

NAME: TEXACO-F&D BROTHERS

ADDRESS: 1414 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8736550
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: Not reported
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: Not reported
Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: 40577
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: 07-09-1991
SR Soil Removal: Y
SR Free Product Removal: Y
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Y
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40578
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: 40579
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40580
RA Cleanup Responsible: RP - RESPONSIBLE PARTY

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373111 **DIST/DIR:** 0.407 NNE **ELEVATION:** 16 **MAP ID:** 20

NAME: TEXACO-F&D BROTHERS

ADDRESS: 1414 AVENUE D
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8736550
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372898 **DIST/DIR:** 0.417 SE **ELEVATION:** 18 **MAP ID:** 21

NAME: KILLERS KORNER-FORMER

ADDRESS: 1302 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518578
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 8518578
Facility Status: CLOSED
Facility Type: A - Retail Station
Facility Phone: Not reported
Facility Cleanup Rank: 7166
District: Southeast District
Lat/Long (dms): 27 26 37.4574 / 80 20 14.4709
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: 26
Score Effective Date: 02/03/2009
Score When Ranked: 25
Operator: Not reported
Name Update: 04/08/2003
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 12/28/1988
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 07/31/1992
Cleanup Work Status: INACTIVE
Information Source: E - EDI
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Petroleum Cleanup Program Eligibility:
Facility ID: 8518578
Discharge Date: 28-Dec-1988
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 07/31/1992
Cleanup Work Status: INACTIVE
Information Source: E - EDI

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372898 **DIST/DIR:** 0.417 SE **ELEVATION:** 18 **MAP ID:** 21

NAME: KILLERS KORNER-FORMER

ADDRESS: 1302 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518578
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

Other Source Description: Not reported
Application Received Date: 1/13/1989
Cleanup Program: E - EARLY DETECTION INCENTIVE
Eligibility Status: 10/24/1990
Elig Status Date: 10/24/1990
Letter Of Intent Date: 08/03/1990
Redetermined: No
Inspection Date: 07/23/1990
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: Not reported
Co-Pay Paid To Date: 0
Cap Amount: Not reported

Task Information:
District: SED
Facility ID: 8518578
Facility Status: CLOSED
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: Not reported
Discharge Date: 12-28-1988
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: RAP - RAP ONGOING
Disch Cleanup Status Date: 07-31-1992
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: INACTIVE
Site Mgr: Not reported
Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: 40761
SR Cleanup Responsible: RP - RESPONSIBLE PARTY
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001372898 **DIST/DIR:** 0.417 SE **ELEVATION:** 18 **MAP ID:** 21

NAME: KILLERS KORNER-FORMER

ADDRESS: 1302 DELAWARE AVE
FORT PIERCE, FL 34950

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 8518578
ID/Status: RAP - RAP ONGOING

SOURCE: FL Department of Environmental Protection

SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: 10-25-1990
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Y
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 40762
SA Cleanup Responsible: RP - RESPONSIBLE PARTY
SA Funding Eligibility Type: -
SA Actual Cost: $71,662.21
SA Completion Date: 09-17-1991
SA Payment Date: 04-07-1993
RAP Task ID: 40763
RAP Cleanup Responsible ID: RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 40764
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

LUST:
Region: STATE
Facility Id: 8841304
Facility Status: OPEN
Facility Type: A - Retail Station
Facility Phone: (772)468-7575
Facility Cleanup Rank: 1109
District: Southeast District
Lat/Long (dms): 27 26 50.3659000 / 80 21 1.24459999
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: AGPS
Datum: 0
Score: 71
Score Effective Date: 11/20/2004
Score When Ranked: 71
Operator: GABRIEL VOLANTE
Name Update: 04/04/2007
Address Update: 04/05/2005

Discharge Cleanup Summary:
Discharge Date: 03/10/2000
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/15/2011
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: WILLIAMS_CEW
Site Mgr End Date: 02/22/2012
Tank Office: PCSED - SED STORAGE TANK PROGRAM
Discharge Date: 05/27/2005
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/15/2011
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: WILLIAMS_CEW

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

Site Mgr End Date: 02/22/2012
Tank Office: PCSED - SED STORAGE TANK PROGRAM
Discharge Date: 06/16/1994
PCT Discharge Combined: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 11/16/2004
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Eligibility Indicator: E - ELIGIBLE
Site Manager: DOYLE_J
Site Mgr End Date: 09/06/2000
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1

Petroleum Cleanup Program Eligibility:
Facility ID: 8841304
Discharge Date: 16-Jun-1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 11/16/2004
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Application Received Date: Not reported
Cleanup Program: C - PETROLEUM CLEANUP PARTICIPATION PROGRAM
Eligibility Status: 12/1/1998
Elig Status Date: 12/1/1998
Letter Of Intent Date: Not reported
Redetermined: No
Inspection Date: Not reported
Site Manager: DOYLE_J
Site Mgr End Date: 09/06/2000
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM 1
Deductible Amount: Not reported
Deductible Paid To Date: 0
Co-Pay Amount: 25
Co-Pay Paid To Date: 0
Cap Amount: 300000

Contaminated Media:
Discharge Date: 03/10/2000
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

Disch Cleanup Status Date: 07/15/2011
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: WILLIAMS_CEW
Site Mgr End Date: 02/22/2012
Tank Office: PCSED - SED STORAGE TANK PROGR
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: 70
Discharge Date: 05/27/2005
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07/15/2011
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: I - INELIGIBLE
Site Manager: WILLIAMS_CEW
Site Mgr End Date: 02/22/2012
Tank Office: PCSED - SED STORAGE TANK PROGR
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: No
Contaminated Soil: Yes
Contaminated Surface Water: No
Contaminated Ground Water: Yes
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported
Discharge Date: 06/16/1994
Pct Discharge Combined With: Not reported
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 11/16/2004
Cleanup Work Status: COMPLETED
Information Source: D - DISCHARGE NOTIFICATION
Other Source Description: Not reported
Elig Indicator: E - ELIGIBLE

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

SOURCE: FL Department of Environmental Protection

Site Manager: DOYLE_J
Site Mgr End Date: 09/06/2000
Tank Office: PCTM1 - PETROLEUM CLEANUP TEAM
Contaminated Drinking Wells: 0
Contaminated Monitoring Well: Yes
Contaminated Soil: No
Contaminated Surface Water: No
Contaminated Ground Water: No
Pollutant: B - UNLEADED GAS
Pollutant Other Description: Not reported
Gallons Discharged: Not reported

Task Information:
District: SED
Facility ID: 8841304
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: 07-15-2011
Discharge Date: 03-10-2000
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07-15-2011
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 06-01-2011
SRC Review Date: 06-06-2011
SRC Completion Status: C - COMPLETE
SRC Issue Date: 08-23-2011
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: WILLIAMS_CEW
Site Mgr End Date: 02-22-2012
Tank Office: PCSED - Southeast District
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported

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Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 82321
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 62005
RA Cleanup Responsible: RP - RESPONSIBLE PARTY
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported
District: SED
Facility ID: 8841304
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: 07-15-2011
Discharge Date: 05-27-2005
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: SRCR - SRCR COMPLETE
Disch Cleanup Status Date: 07-15-2011
SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT
SRC Submit Date: 06-01-2011
SRC Review Date: 06-06-2011
SRC Completion Status: C - COMPLETE
SRC Issue Date: 08-23-2011
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: WILLIAMS_CEW

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

Site Mgr End Date: 02-22-2012
Tank Office: PCSED - Southeast District
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 81422
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 84321
RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported
District: SED
Facility ID: 8841304
Facility Status: OPEN
Facility Type: A - Retail Station -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: E
Source Effective Date: 11-16-2004

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

Discharge Date: 06-16-1994
Cleanup Required: R - CLEANUP REQUIRED
Discharge Cleanup Status: NFA - NFA COMPLETE
Disch Cleanup Status Date: 11-16-2004
SRC Action Type: NFA - NO FURTHER ACTION
SRC Submit Date: 08-09-2004
SRC Review Date: 11-15-2004
SRC Completion Status: A - APPROVED
SRC Issue Date: 11-16-2004
SRC Comment: NFA
Cleanup Work Status: COMPLETED
Site Mgr: DOYLE_J
Site Mgr End Date: 09-06-2000
Tank Office: PCTM1 - Team 1
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: 65816
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: 62004

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373185 **DIST/DIR:** 0.486 West **ELEVATION:** 15 **MAP ID:** F22

NAME: SUNOCO

ADDRESS: 2501 ORANGE AVE
FORT PIERCE, FL 34947

SOURCE: FL Department of Environmental Protection

Rev: 01/13/2014
ID/Status: OPEN
ID/Status: 8841304
ID/Status: SRCR - SRCR COMPLETE
ID/Status: NFA - NFA COMPLETE

RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: 0
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373283 **DIST/DIR:** 0.489 West **ELEVATION:** 15 **MAP ID:** F23

NAME: BEAMER MOTORS

ADDRESS: 2504 ORANGE AVE
FORT PIERCE, FL 34947

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101707
ID/Status: NREQ - CLEANUP NOT REQUIRED

SOURCE: FL Department of Environmental Protection

LUST:
Region: STATE
Facility Id: 9101707
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail
Facility Phone: Not reported
Facility Cleanup Rank: Not reported
District: Southeast District
Lat/Long (dms): 27 26 51.8842 / 80 21 1.01150000
Section: Not reported
Township: Not reported
Range: Not reported
Feature: Not reported
Method: UNVR
Datum: 0
Score: Not reported
Score Effective Date: Not reported
Score When Ranked: Not reported
Operator: EUBANK, SAM
Name Update: Not reported
Address Update: Not reported

Discharge Cleanup Summary:
Discharge Date: 03/29/1991
PCT Discharge Combined: Not reported
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 05/29/2001
Cleanup Work Status: COMPLETED
Information Source: A - ABANDONED TANK RESTORATION
Other Source Description: Not reported
Eligibility Indicator: I - INELIGIBLE
Site Manager: Not reported
Site Mgr End Date: Not reported
Tank Office: -

Task Information:
District: SED
Facility ID: 9101707
Facility Status: CLOSED
Facility Type: C - Fuel user/Non-retail -
County: ST. LUCIE
County ID: 56
Cleanup Eligibility Status: I
Source Effective Date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373283 **DIST/DIR:** 0.489 West **ELEVATION:** 15 **MAP ID:** F23

NAME: BEAMER MOTORS

ADDRESS: 2504 ORANGE AVE
FORT PIERCE, FL 34947

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101707
ID/Status: NREQ - CLEANUP NOT REQUIRED

SOURCE: FL Department of Environmental Protection

Discharge Date: 03-29-1991
Cleanup Required: N - NO CLEANUP REQUIRED
Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED
Disch Cleanup Status Date: 05-29-2001
SRC Action Type: -
SRC Submit Date: Not reported
SRC Review Date: Not reported
SRC Completion Status: -
SRC Issue Date: Not reported
SRC Comment: Not reported
Cleanup Work Status: COMPLETED
Site Mgr: Not reported
Site Mgr End Date: Not reported
Tank Office: -
SR Task ID: Not reported
SR Cleanup Responsible: -
SR Funding Eligibility Type: -
SR Actual Cost: Not reported
SR Completion Date: Not reported
SR Payment Date: Not reported
SR Oral Date: Not reported
SR Written Date: Not reported
SR Soil Removal: Not reported
SR Free Product Removal: Not reported
SR Soil Tonnage Removed: Not reported
SR Soil Treatment: Not reported
SR Other Treatment: Not reported
SR Alternate Proc Received Date: Not reported
SR Alternate Procedure Status: Not reported
SR Alternate Procedure Status Date: Not reported
SR Alternate Procedure Comments: Not reported
SA Task ID: Not reported
SA Cleanup Responsible: -
SA Funding Eligibility Type: -
SA Actual Cost: Not reported
SA Completion Date: Not reported
SA Payment Date: Not reported
RAP Task ID: Not reported
RAP Cleanup Responsible ID: -
RAP Funding Eligibility Type: -
RAP Actual Cost: Not reported
RAP Completion Date: Not reported
RAP Payment Date: Not reported
RAP Last Order Approved: Not reported
RA Task ID: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

LUST

EDR ID: U001373283 **DIST/DIR:** 0.489 West **ELEVATION:** 15 **MAP ID:** F23

NAME: BEAMER MOTORS

ADDRESS: 2504 ORANGE AVE
FORT PIERCE, FL 34947

Rev: 01/13/2014
ID/Status: CLOSED
ID/Status: 9101707
ID/Status: NREQ - CLEANUP NOT REQUIRED

SOURCE: FL Department of Environmental Protection

RA Cleanup Responsible: -
RA Funding Eligibility Type: -
RA Years to Complete: Not reported
RA Actual Cost: Not reported

Click here for Florida Oculus:

Site Detail Report

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

SHWS

EDR ID: S109595931 **DIST/DIR:** 0.712 NW **ELEVATION:** 15 **MAP ID:** 24

NAME: JIMMYS DISCOUNT CLEANERS

ADDRESS: 601 N 25TH ST
FT PIERCE, FL
ST. LUCIE

SOURCE: FL Department of Environmental Protection

Rev: 05/21/2014
ID/Status: FLR000066605
ID/Status: Active

SHWS:
Facility ID: 145
EPA Field Num: FLR000066605
Facility Status: Active
DEP District: Southeast
DEP Contact: Sykes, John
Site Category: Drycleaner

Click here for Florida Oculus:

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Florida's State-Funded Action Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Petroleum Contamination Detail Report LAST - Leaking Aboveground Storage Tank Listing. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Storage Tank Facility Information AST - Storage Tank Facility Information. BROWARD CO AST - Aboveground Storage Tanks. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. ENG CONTROLS - Institutional Controls Registry Inst Control - Institutional Controls Registry.

State/Tribal VCP: VCP Listing of closed and active voluntary cleanup sites. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BSRA BROWNFIELDS - Brownfields Sites Database. BROWNFIELDS AREAS - Brownfields Areas Database. Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. BROWNFIELDS AREAS - Brownfields Sites Database

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: LF PALM BEACH LF HILLSBOROUGH - HILLSBOROUGH CO LF. Palm Beach County Inventory of Solid Waste Sites. LF HILLSBOROUGH - PALM BEACH CO. LF

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs FL SITES - Sites List. PRIORITYCLEANERS - Priority Ranking List.

Other Tanks: Broward Co. UST All known regulated storage tanks within Broward County, including those tanks that have been closed Broward Co. UST - Underground Storage Tanks Miami-Dade Co. Tanks - Storage Tanks.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Oil and Hazardous Materials Incidents. Miami-Dade Co. SPILL - Fuel Spills Cases. SPILLS 80 - SPILLS80 data from FirstSearch. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. DRYCLEANERS - Drycleaning Facilities. ENFORCEMENT MIAMI-DADE - Enforcement Case Tracking System Sites. FL Cattle Dip. Vats - Cattle Dipping Vats. INDIAN RESERV - Indian Reservations. PRP - Potentially Responsible Parties. US AIRS MINOR - Air Facility System Data. FEDLAND - Federal and Indian Lands. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS).

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Protection

Updated Semi-Annually

State/Tribal SWL: Department of Environmental Protection

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Environmental Protection

Updated Quarterly

Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Semi-Annually

State/Tribal VCP: Department of Environmental Protection

Varies

ST/Tribal Brownfields: Department of Environmental Protection

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Hillsborough County Environmental Protection Commission

Varies

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: Broward County Environmental Protection Department

Updated Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 1706 ORANGE AVENUE
FORT PIERCE, FL 34950

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Atlantic Ave	0.17 ESE		
Avenue B	0.10 NNE		
Avenue C	0.20 North		
Boston Ave	0.12 South		
Canal Ter	0.25 North		
Citrus Ave	0.20 SSE		
Decordre Ct	0.21 SW		
N 14th St	0.23 East		
N 15th St	0.16 East		
N 16th St	0.10 East		
N 17th St	0.03 East		
N 18th Ct	0.09 West		
N 18th St	0.03 West		
N 19th St	0.12 West		
N 20th St	0.19 West		
N 21st St	0.25 West		
Orange Ave	0.02 South		
S 14th St	0.20 East		
S 15th St	0.15 East		
S 16th St	0.09 ESE		
S 17th St	0.04 SE		
S 18th St	0.04 SW		
S 19th Ct	0.16 West		
S 19th St	0.10 WSW		
S 20th St	0.19 West		

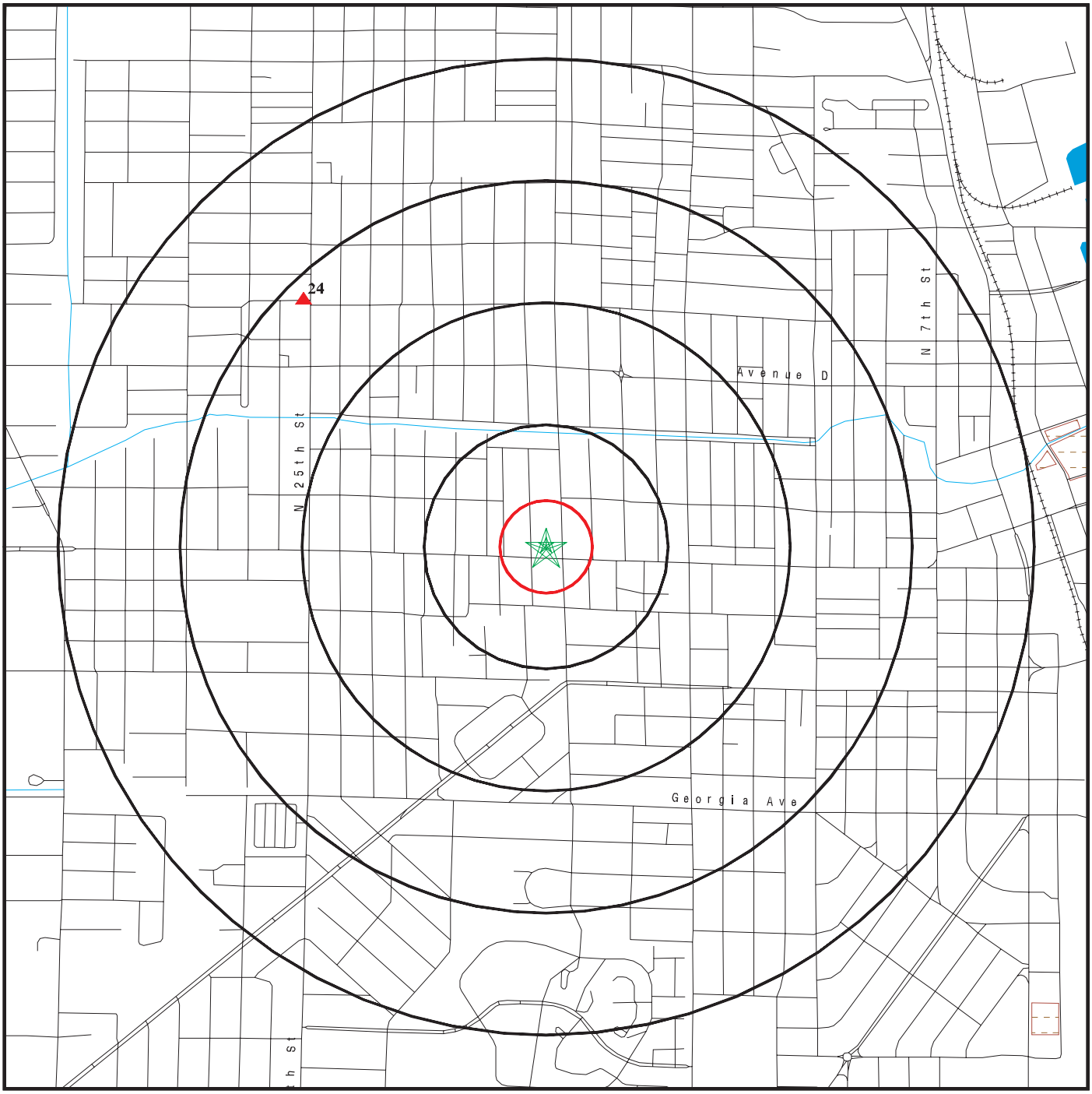
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

EDR® Environmental Data Resources Inc

1706 ORANGE AVENUE FORT PIERCE, FL 34950



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 27.4476 Longitude: 80.342)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

FL Brownfield

EDR Reference Code (EDR internal use only): 3977375.2s

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Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

EDR® Environmental Data Resources Inc

1706 ORANGE AVENUE FORT PIERCE, FL 34950



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 27.4476 Longitude: 80.342)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

FL Brownfield

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14-06-19.09:40:22.Thu

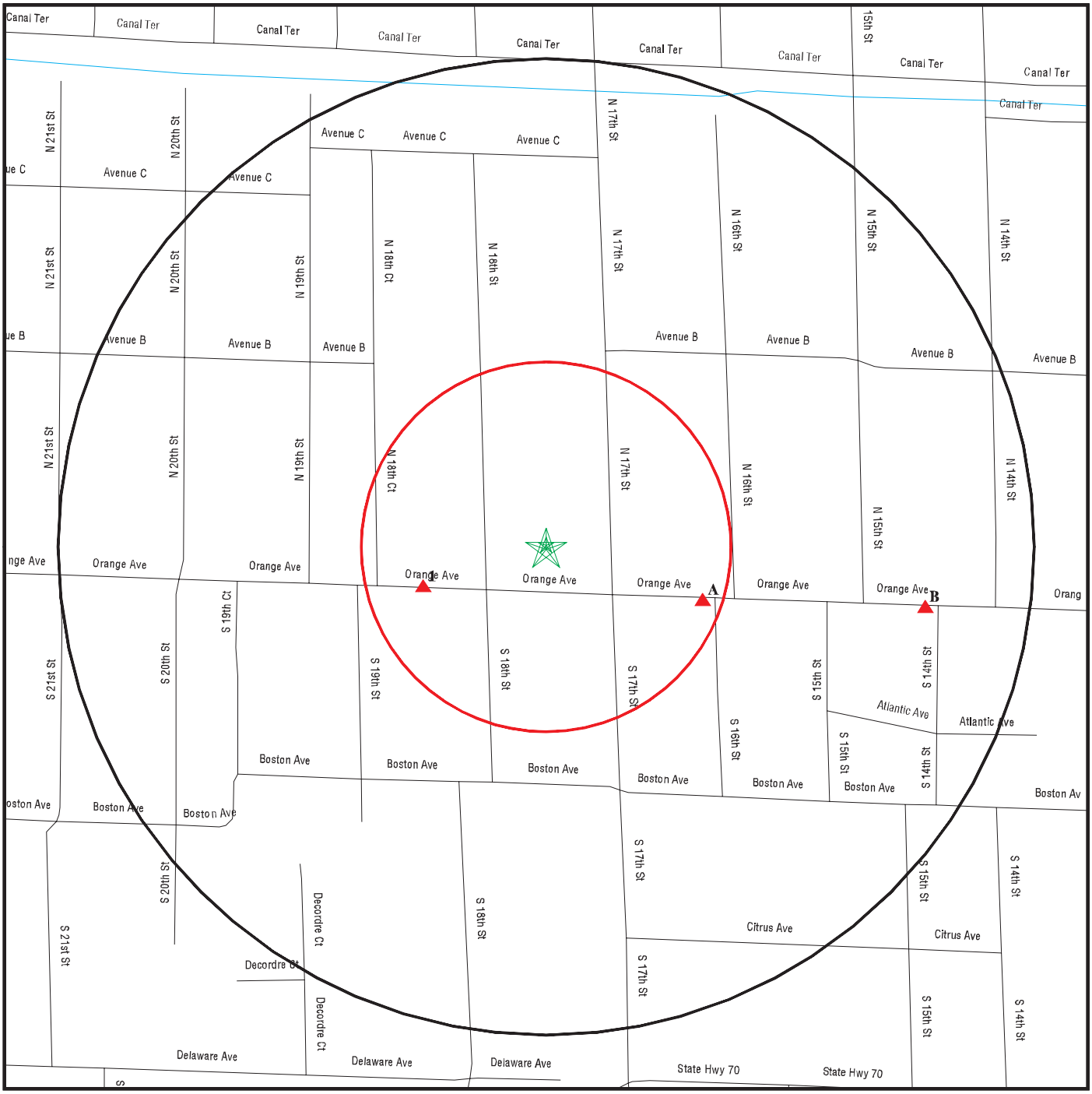
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

EDR® Environmental Data Resources Inc

1706 ORANGE AVENUE FORT PIERCE, FL 34950



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 27.4476 Longitude: 80.342)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

FL Brownfield

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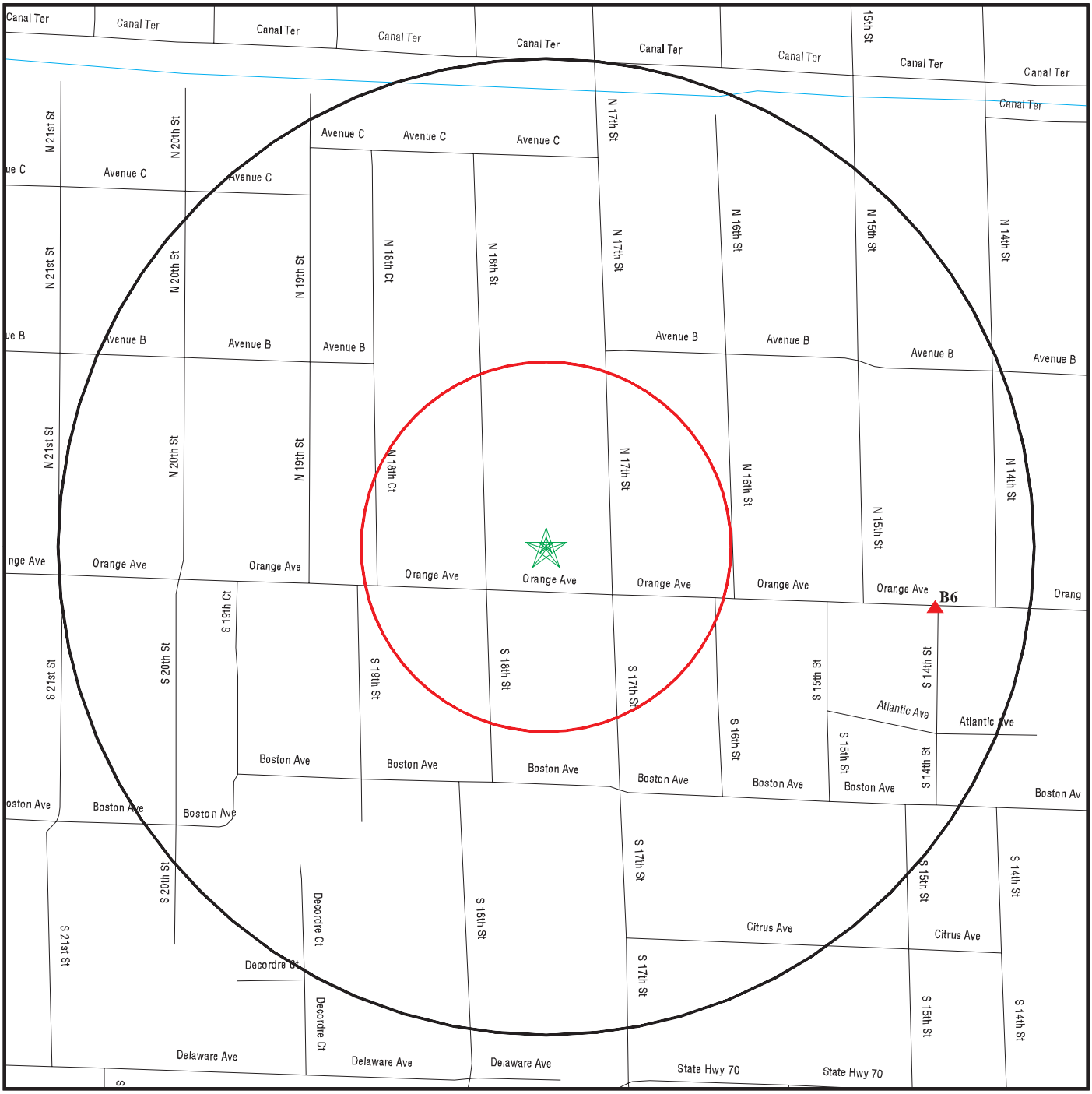
Environmental FirstSearch

0.25 Mile Radius

Non ASTM Map, Spills, FINDS

EDR® Environmental Data Resources Inc

1706 ORANGE AVENUE FORT PIERCE, FL 34950



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 27.4476 Longitude: 80.342)**

▲ **Identified Sites**

Sensitive Receptors

National Priority List Sites

Indian Reservations BIA

FL Brownfield

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Site location Map

Topo: 0.75 Mile Radius

EDR® Environmental Data Resources Inc

1706 ORANGE AVENUE FORT PIERCE, FL 34950



Map Image Position: TP
Map Reference Code & Name: 27080-D3 Fort Pierce
Map State(s): FL
Modified Date: 1983

APPENDIX D

SITE PHOTOGRAPHS



Photo 1: View between garage and north adjoining property.



Photo 2: View of residence in northeast corner of site.



Photo 3: View of garage adjacent to residence in northeast corner of site.



Photo 4: View between residence and north adjoining property.



Photo 5: View of site from northeast corner.



Photo 6: View of clean-out located in east side of site.



Photo 7: View of residence in southwest corner of site.



Photo 8: View of N 17th Street and east adjoining property beyond.



Photo 9: View of intersection of N 17th Street and Orange Avenue and southeast adjoining property beyond.



Photo 10: View of site from southeast corner.



Photo 11: View of traffic signal control in southeast corner of site.



Photo 12: View of traffic signal control box located in southeast corner of site.



Photo 13: View of sanitary sewer manhole located in south side of site.



Photo 14: View of stormwater drain located in east side of site along N 17th Street.



Photo 15: View of pole-mounted electrical transformers and lift station in southwest corner of site.



Photo 16: View of lift station located in southwest corner of site.



Photo 17: View of residence.



Photo 18: View of N. 18th Street and west adjoining property beyond.



Photo 19: View of N 18th Street and west adjoining property beyond.



Photo 20: View of north adjoining property.



Photo 21: View of site from northwest corner.



Photo 22: View of site from south.

APPENDIX E

CREDENTIALS



Sweetgum Environmental

Robert L. DeGraaf, LEP, PWS
President and Senior Environmental Scientist

EDUCATION
University of South Florida – Graduate Study
University of South Florida – BS, Environmental Science
Florida International University – BA, Arts and Sciences
Community College of the Air Force – AA, Financial Management

CERTIFICATIONS/ AFFILIATIONS
Licensed Environmental Professional #217
Professional Wetland Scientist #2359
Florida Department of Environmental Protection "Qualified Stormwater Management Inspector"
Florida Department of Environmental Protection – Stream Condition Index (SCI) certified
Florida Department of Environmental Protection – Water Quality sampling techniques certified
Southwest Florida Water Management District – Rapid Bio-recon stream habitat assessments
OSHA 40-Hour Hazardous Waste Site Safety certification/ OSHA 8-Hour certification
MSHA (Mine Safety & Health Administration) certified
Tampa Bay Association of Environmental Professionals (TBAEP)
Florida and Suncoast Native Plant Societies (F/SNPS); Association for Southeastern Biologists(ASB)
Society for Ecological Restoration (SER); Society of Wetland Scientists (SWS)
Professional Association of Diving Instructors (PADI) SCUBA certification

EXPERIENCE SUMMARY
Mr. DeGraaf has a well-rounded background of public sector regulatory and private sector environmental consulting experience. He is a Licensed Environmental Professional (LEP) to conduct Phase I Environmental Site Assessments (ESAs) and has Phase II and remediation experience including petroleum compounds, metals and other contaminants and has prepared Site Assessment Reports (SARs). Mr. DeGraaf also has Federal Government work experience and is a U.S. Air Force veteran.

Mr. DeGraaf has conducted hundreds of Phase I and II ESAs throughout the country for private and governmental clients on properties to include: large undeveloped parcels, agricultural properties, commercial and industrial sites, multi-family residential, hotels, marinas, manufacturing properties, former steel mills, solid waste landfills, pesticide plants, mining properties, gasoline/service stations, dry cleaners, print shops, etc. Mr. DeGraaf completed a Phase I on the St. Pete Times Forum which included an assessment of the appx 450,000 sq ft Forum building, associated parking areas, and almost 100 years of history including manufacturing and shipping in Tampa's Channelside District.

Additional project experience includes wetland delineations/mitigation assessments, protected species (T&E) surveys, wildlife relocations (including the Florida state Threatened Gopher Tortoise), water quality monitoring: chemical and hydrobiological analyses including macroinvertebrate habitat assessments and sampling, and field taxonomy (Stream Condition Index – SCI). Mr. DeGraaf has also conducted environmental impact assessments, water quality monitoring/ sampling to include freshwater (protocols for lakes, streams, wetlands, springs, confined and unconfined aquifers), and marine environments including estuaries.

PROJECT EXPERIENCE

- **Phase I and II ESAs**

Mr. DeGraaf has conducted numerous Phase I and II ESAs throughout the country including: several 1,200 to 1,500 acre mixed wooded/ agricultural lands for lender pre-foreclosure due diligence; a 700 acre military training facility including numerous firing ranges, located in West Virginia; pesticide/agrichemical manufacturing facilities and nurseries throughout Florida; several blighted/ vacant national restaurants located in New York state; and numerous other properties.

- **Arsenic assessment – Safety Harbor, Florida**

Performed arsenic sampling and analysis of groundwater in the unconfined aquifer and soil analysis for historic arsenic contamination from an adjacent regulated facility. Arsenic speciation was conducted by sub-contracted laboratory and fate analysis of As (III) and As (V) was considered. Potential remedies and suggestions for environmental remediation were evaluated.

- **CGWQMN/ WUPNET (Coastal Groundwater Quality Monitoring Network/ Water Use Permitting Network) – West Central Florida**

While at the SWFWMD, collected and analyzed groundwater quality samples for chlorides, etc., relating to state efforts to monitor and curtail salt water intrusion into the Floridan Aquifer. Assessed over 100 confined aquifer wells within the SWFWMD on an annual tertiary schedule.

- **FARMS (Facilitating Agricultural Resource Management Systems) – West Central Florida**

While at the SWFWMD, helped implement the FARMS program by developing over 100 stream monitoring stations to assess groundwater agricultural biotic influences in downstream habitats. Selected sites based on access and downstream positioning. Monitored sites long term for water chemistry and hydrobiological indicators (macroinvertebrate assessments and sampling). Project is ongoing.

- **FDACS/ Lake Wales Ridge – Polk and Highlands Counties, Florida**

While at the SWFWMD, collected and analyzed water samples at over 30 unconfined monitor wells along the Lake Wales Ridge; a topographic high known for highly permeable geology and citrus production. Assessed water quality, for the Florida Department of Agriculture and Consumer Services, for pesticides, metals, and nutrients, with emphasis placed on EPA banned pesticides. Project is ongoing.

- **McIntosh Park Restoration Project, Plant City, Florida**

Assessed water quality, performed floristic surveys, and conducted macroinvertebrate habitat assessments at a large multi-stakeholder, former ranch property converted to a wetland conservation area for water quality improvement in the Eastside Canal, a tributary of the Hillsborough River. Incoming surface water flow from the Eastside Canal, a significant Plant City drainage, has been diverted into a series of wetlands and pools for natural attenuation of excess nutrients in the system. Also, chose site locations for several shallow monitor wells.

- **Ambient Lakes Project, Central Florida**

Assessed water quality and performed floristic surveys on approximately 500 lakes within 16 central Florida counties. Lakes were monitored on a rotational 3 year cycle and were sampled twice annually; once during the wet season and once during the dry season. Analytes included nutrients, chlorophyll, algal growth potential (AGP), etc. Project involved a high level of public interaction and environmental education.

- **Charlotte Harbor National Estuary, Charlotte and Sarasota Counties, Florida**

Conducted water quality monitoring within the Charlotte Harbor National Estuary Preserve. Sampling conducted at or near low tide and included water clarity attainment using Secchi device. Separate runs monitored included: southern (Pine Island), eastern (Peace River), and western (Myakka River). Collaborated with private labs for water quality analysis and teamed with the Florida Department of Environmental Protection (FDEP) for occasional co-sampling of sites. Additionally, performed ecological assessments and water quality sampling in remote mangrove swamps and salterns for the FDEP.

- **Integrated Watershed Resource Management (IWRM)/ Status Network, Central Florida**

Performed water quality assessments for the FDEP in 6 water resource types throughout central and south Florida over the course of 5 years. Resources included: large and small lakes, high and low order streams, confined aquifers, and unconfined aquifers. Projects are ongoing and involve multi-agency support and involvement including public and private sector stakeholders. Performed site reconnaissance, GIS production and utilization, owner contact and communication, water quality sampling, macroinvertebrate habitat assessments (stream sites), training of junior staff (FDEP and SWFWMD), and public education.

- **Lake Panasoffkee Restoration Project, Sumter County, Florida**

While at the SWFWMD, assessed water quality, performed floristic surveys, and conducted macroinvertebrate habitat assessments in tributaries flowing into and out of the lake (e.g. Shady Brook and Panasoffkee Outlet Canal). Involved in multi-agency ecological restoration to improve water quality and aquatic biodiversity in the lake, and the Withlacoochee River, connected downstream. Also involved in the groundwater and surface water monitoring of the adjacent spoils/ sediments disposal area.

REPORT OF GEOTECHNICAL EXPLORATION

FAMILY DOLLAR
FORT PIERCE, FLORIDA

AREHNA PROJECT NO. B-14-079

July 7, 2014

Prepared For:
La Cabana, LLC
c/o Blue Current Development
222 West Coleman Boulevard
Mount Pleasant, SC 29464

Prepared By:
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5012 West Lemon Street
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July 7, 2014

La Cabana, LLC
c/o Blue Current Development
Attn: Eric Leineweber
222 West Coleman Boulevard
Mount Pleasant, SC 29464

eric@bluecurrentdev.com

Subject: **Report of Geotechnical Exploration**
Family Dollar
Ft. Pierce, FL
AREHNA Project No. B-14-079

Dear Mr. Leineweber,

AREHNA Engineering, Inc. (AREHNA) is pleased to submit this report of our geotechnical exploration for the proposed project. Services were conducted in general accordance with AREHNA Proposal B.Prop-14-0123 dated June 12, 2014. The purpose of our geotechnical study was to obtain information on the general subsurface conditions for the proposed new construction of a Family Dollar Store.

This report presents our understanding of the project, outlines our exploratory procedures, documents the field data obtained and includes our recommendations for site preparation and foundation design.

AREHNA appreciates the opportunity to have assisted Blue Current Development on this project. Should you have any questions with regards to this report, or if we can be of any further assistance, please contact this office.

Best Regards,

AREHNA ENGINEERING, INC.
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 28410

Kristina LaCava, PE
Geotechnical Engineer

Joseph E. Prendergast, P.E.
Principal Geotechnical Engineer
Florida Registration 50744

Distribution: 3 – Addressee
1 – File

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1.0 EXECUTIVE SUMMARY

The purpose of this geotechnical exploration was to obtain information concerning the site and subsurface conditions at the site of the proposed new construction of a Family Dollar. The planned development includes a single story building with paved parking and drive areas and a stormwater pond. According to the Preliminary Site Plan A by LBYD, Inc., the plan area is approximately 10,000 square feet. We assume that structural loads will not exceed 100 kips for columns and 5 kips per linear foot for walls. We also assume that no more than two feet of fill and no significant cut will be needed to achieve the planned finished building grades.

AREHNA recommends that after properly stripping, proofrolling and filling the site, the building be supported on conventional shallow foundations. Shallow foundations which bear on suitable existing soils or structural fill may be designed for a net maximum allowable bearing pressure of 2,500 pounds per square foot (psf).

General recommendations for site development, as well as foundation and pavement design are presented in this report.

2.0 PROJECT INFORMATION AND SCOPE OF WORK

2.1 Site Description and Project Characteristics

The site is located on the north side of Orange Avenue between N 18th Street and N 17th Street in Ft. Pierce, Florida. The project site is currently under consideration for construction of a new Family Dollar retail store with associated paved roadway and parking areas and one stormwater pond to the north of the proposed building. We have assumed that structural loads for the retail store will not exceed 100 kips for columns and 5 kips per linear foot (klf) for walls. The proposed construction area currently houses two residential buildings.

2.2 Scope of Work

The purpose of our geotechnical study was to obtain information on the general subsurface conditions at the proposed project site. The subsurface materials encountered were evaluated with respect to the available project characteristics. In this regard, engineering assessments for the following items were formulated:

- Identification of the existing ground water levels and estimated normal seasonal high ground water fluctuations.
- General location and description of potentially deleterious materials encountered in the borings which may have an impact on the proposed construction.
- Allowable capacities and foundation settlement for foundations supporting the structure.
- General site preparation recommendations including the suitability of soils for structural fill.
- Field vertical permeability results using Double Ring Infiltration (DRI) testing. Horizontal permeability values will be estimated based on the vertical permeability results.

The following services were performed to achieve the above-outlined objectives:

- Requested utility location services from Sunshine State One-Call.
- Performed four Standard Penetration Test (SPT) borings extending to a depth of 20 feet within the proposed structure area. Samples were collected and Standard Penetration Test resistances were measured at approximate intervals of two feet for the top ten feet and at approximate intervals of five feet thereafter.
- Performed three hand auger borings to a depth of 5 feet within the proposed paved parking and driveway areas.
- Performed one Double Ring Infiltration (DRI) test and one SPT boring to a depth of 10 feet within the proposed stormwater pond area.
- Visual classification and stratification of soil samples in the laboratory using the Unified Soil Classification System.



- Report the results of the field exploration, lab testing and engineering analysis. The results of the subsurface exploration are presented in this report, signed and sealed by professional engineers specializing in geotechnical engineering.



3.0 FIELD EXPLORATION

3.1 Field Exploration

Our scope included four Standard Penetration Test (SPT) borings performed within the proposed building footprint to depths of 20 feet, three hand auger borings to depths of 5 feet performed within the paved parking and driveway areas, and one Double Ring Infiltration (DRI) test with one SPT boring extending to a depth of 10 feet within the proposed stormwater pond area.

The SPT borings were performed with the use of a Power Drill Rig using Bentonite "Mud" drilling procedures. Samples were collected and Standard Penetration Test resistances were measured at approximate intervals of two feet for the top ten feet and at approximate intervals of five feet thereafter. The soil sampling was performed in general accordance with ASTM Test Designation D-1586, entitled "Penetration Test and Split-Barrel Sampling of Soils."

The auger borings were performed by manually advancing a 3-inch diameter, 6-inch long sampler into the soil until the sampler was full. The sampler was then retrieved and the soils in the sampler were removed and visually classified. The soil sampling was performed in general accordance with ASTM Test Designation D-1452, entitled "Soil Investigation and Sampling by Auger Borings." The holes were backfilled after the borings were completed.

Representative portions of these soil samples were sealed in glass jars, labeled and transferred for appropriate classification.

In **Appendix A**, this report provides a boring location site plan showing the relationship of the proposed building to the exploration borings. The borings were located in the field by measuring from existing features.



4.0 SUBSURFACE CONDITIONS

4.1 USDA Natural Resources Conservation Service Data

A review of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) survey for St. Lucie County, attached as **Figure 4**, indicates that the soils at the project site consist of Lawnwood-Urban land complex (mapping unit 22) and Waveland-Urban land complex (mapping unit 52). The NRCS published profiles typically reports soils extending to 80 inches below the ground surface. Excerpts from the published Soil Survey are provided below for reference:

Characteristics of Lawnwood-Urban land complex [22]: This complex consists of Lawnwood soils and Urban land so intermingled that they cannot be separated at the scale used for mapping. Slope ranges from 0 to 2 percent. Typically, the surface layer of the Lawnwood soils is 8 inches thick. It is black sand in the upper 4 inches and very dark gray sand in the lower 4 inches. The subsurface layer is gray and light gray sand 20 inches thick. The subsoil extends to a depth of 58 inches. It is black, weakly cemented sand in the upper 24 inches and dark reddish brown sand in the lower 6 inches. The substratum, to a depth of 80 inches or more, is pale olive sand.

The areas of Urban land are covered by houses, streets, driveways, buildings, parking lots, and other uses. Unoccupied areas are mostly lawns, vacant lots, or playgrounds made up of Lawnwood soils. These areas are so small and intermixed with Urban land that it is impractical to map them separately.

Characteristics of Waveland-Urban land complex [54]: This complex consists of Waveland soils and Urban land that are so intermingled that they cannot be separated at the scale used for mapping. Slope ranges from 0 to 2 percent. Typically, the surface layer of the Waveland soils is fine sand 8 inches thick. It is black in the upper 4 inches and dark gray in the lower 4 inches. The subsurface layer is grayish brown sand and light gray fine sand 24 inches thick. The subsoil is black, weakly cemented loamy sand to a depth of 53 inches. The substratum, to a depth of 80 inches or more, is sand that has pockets of sand and sandy loam.

The areas of Urban land are covered by houses, streets, driveways, buildings, parking lots, and other uses. Unoccupied areas are mostly lawns, vacant lots, or playgrounds made up of Waveland soils. These areas are so small and intermixed with Urban land that it is impractical to map them separately.

4.2 USGS Topographic Data

The topographic survey map published by the United States Geological Survey was reviewed for ground surface features at the proposed project location (**Figure 3**, **Appendix A**). Based on this review, the natural ground surface elevation at the project site is approximately +20 feet National Geodetic Vertical Datum of 1929 (NGVD).



4.3 Subsurface Conditions

A pictorial representation of the subsurface conditions encountered in the borings is shown on the General Subsurface Profile, **Figure 5** in **Appendix B**. These profiles and the following soil conditions highlight the general subsurface stratification. The Soil Test Boring Records in **Appendix B** should be consulted for a detailed description of the subsurface conditions encountered at each boring location. When reviewing the boring records and the subsurface profiles, it should be understood that soil conditions may vary between and away from boring locations.

The SPT borings generally encountered very loose to dense sands or various fines (SP, SP-SC, SP-SM, and SC) from the ground surface to the terminations depths of 10 to 20 feet. Standard penetration test resistances (N-values) ranged from 3 to 37 blows per foot. The hand auger borings encountered fine sand (SP) to the termination depths of 4.5 and 5 feet.

A page defining the terms and classification symbols used in the boring profiles is included in **Appendix B** of this report.

4.4 Groundwater Conditions

The ground water level was encountered at a depth of 9 feet in the SPT borings performed. Fluctuation in ground water levels should be expected due to seasonal climatic changes, construction activity, rainfall variations, surface water runoff, and other site-specific factors.

Since ground water level variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

4.5 Estimated Seasonal High Ground Water Level

Based on the results of the SPT borings and our experience in the area, we estimate that the seasonal high ground water level will be encountered approximately 8 feet below the existing ground surface. Ground water may perch on the relatively impermeable clayey soils encountered in the borings at depths as shallow as 6 feet during periods of heavy rainfall.

4.6 Double Ring Infiltration Test Results

The following table summarizes the DRI Test Results:

Test Location	Depth of Test, feet	Final Vertical Infiltration Rate, in/hr	Estimated Horizontal Infiltration Rate, in/hr
DRI-01	2.0	30	45

The groundwater level was encountered at a depth of 9 feet in the SPT boring performed adjacent to the DRI location. The above vertical infiltration rate is the actual value found. No factor of safety has been applied.



A summary of the DRI tests performed is attached in **Appendix B.**

5.0 DESIGN RECOMMENDATIONS

5.1 General

Our geotechnical evaluation is based upon the previously presented project information as well as the field data obtained during this geotechnical exploration. If the final structure location or foundation loads are significantly different from those described or if the subsurface conditions during construction are different from those revealed by our borings, we should be notified immediately so that we may review the recommendations presented in this report.

After clearing and stripping, including removal of any existing foundations and pavements, the proposed structure area should be proofrolled and compacted. Any areas that appear unstable under proofrolling should be replaced with compacted fill. Our recommended site preparation is presented in Section 6.0, General Site Preparation.

5.2 Shallow Foundation Design

Following our recommended General Site Preparations, the proposed building can be constructed on a system of conventional shallow spread or strip footings and interior slab-on-grade. The foundation system may bear on compacted acceptable existing soils or compacted structural fill soils. Shallow foundations may be designed using an allowable net soil bearing pressure of 2,500 psf. Our bearing capacity evaluation was based on correlations between N-values and the successful performance of similar structures on similar soil conditions.

All footings should be embedded so that the bottom of the foundation is a minimum of 12 inches below the adjacent compacted grades on all sides. Strip or wall footings should be a minimum of 18 inches wide and pad or column footings should be a minimum of 24 inches wide; however, the pad or column footings should be sized to maintain similar bearing pressure as the wall footings. These minimum footing sizes should be used regardless of whether the maximum allowable bearing pressures are fully developed in all loading conditions. These minimum footing sizes tend to provide adequate load bearing area to develop overall bearing capacity and account for minor variations in the bearing materials.

5.3 Settlement

The settlement of shallow foundations supported on sandy soils should occur rapidly during construction as dead loads are imposed at the footing locations. Provided that the recommended subsurface preparation operations are properly performed, the total settlements of isolated columns and wall footings should be on the order of ¾ inch, with differential settlements on the order of 50 percent of the total settlements.



6.0 GENERAL SITE PREPARATION

6.1 General

The initial step in site preparation should be the complete removal of all existing buildings, pavements, topsoil, root, debris, and other deleterious materials from beneath and to a minimum of five feet beyond the development perimeter. Also, prior to construction, the location of any existing foundations, underground irrigation, septic tanks, drainage, or other utility lines within the construction area should be established. In this regard it should be noted that, if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which subsequently may result in excessive settlements. The structure areas should then be inspected and thoroughly proofrolled as directed by a Geotechnical Engineer. Our recommendations listed in this section should be used as a guideline for the project general specifications prepared by the Design Engineer:

- The entire site should be proofrolled with a large vibratory roller with a 4-foot diameter drum and a static weight of at least 8 tons. At least 8 complete coverages (4 in each perpendicular direction) should be performed over the entire building and parking area prior to raising site grades. Careful observations should be made during proofrolling to help identify any areas of soft-yielding soils that may require over excavation and replacement.

- Following satisfactory completion of the proofrolling, additional fill should be placed and compacted as needed to achieve the desired grades. Fill should generally consist of clean fine sand with less than 12 percent passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition.

- Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (ASTM D-1557). The upper foot of pavement and floor slab subgrade should be compacted to at least 98 percent of a Modified Proctor. Density tests to confirm compaction should be performed on each fill lift prior to placement of the subsequent lift.

- Prior to beginning compaction, soil moisture contents should be adjusted in order to facilitate proper compaction. A moisture content within 2 percentage points of the optimum indicated by the Modified Proctor Test (ASTM D-1557) is recommended prior to compaction of the natural ground and fill material.

- Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand-operated mechanical tampers. In this manner, any localized areas which have been loosened by excavation operations should be adequately recompacted.

- A qualified materials testing laboratory should be retained to provide on-site observation of earthwork and ground modification activities. Density tests should be performed on the top one foot of compacted existing ground, on each fill lift, and at the bottom of foundation excavations.

6.2 Ground Water Control

Depending upon the seasonal conditions, runoff from adjoined sites and pavements may result in intrusion of surface water until drainage structures are emplaced. Soils exposed in the bases of all satisfactory foundation excavations should be protected against any detrimental change in conditions such as physical disturbance or rain. Surface run-off water should be drained away from the excavations and not be allowed to pond. If possible, all footing concrete should be placed the same day that the footing excavation is made. If this is not possible, the footing excavations should be adequately protected.

6.3 On-Site Soil Suitability

The borings indicate that the soils present at the site to should be generally suitable for fill. Classification indicates the soils at this site to a depth of 6 feet consist of fine sands classified as SP, SP-SC, and SP-SM based on the Unified Soil Classification System (USCS). Suitable structural fill materials should consist of fine to medium sand with less than 12 percent passing the No. 200 sieve and be free of rubble, organics, clay, debris and other unsuitable material. Any off-site materials used as fill should be approved by AREHNA prior to acquisition.



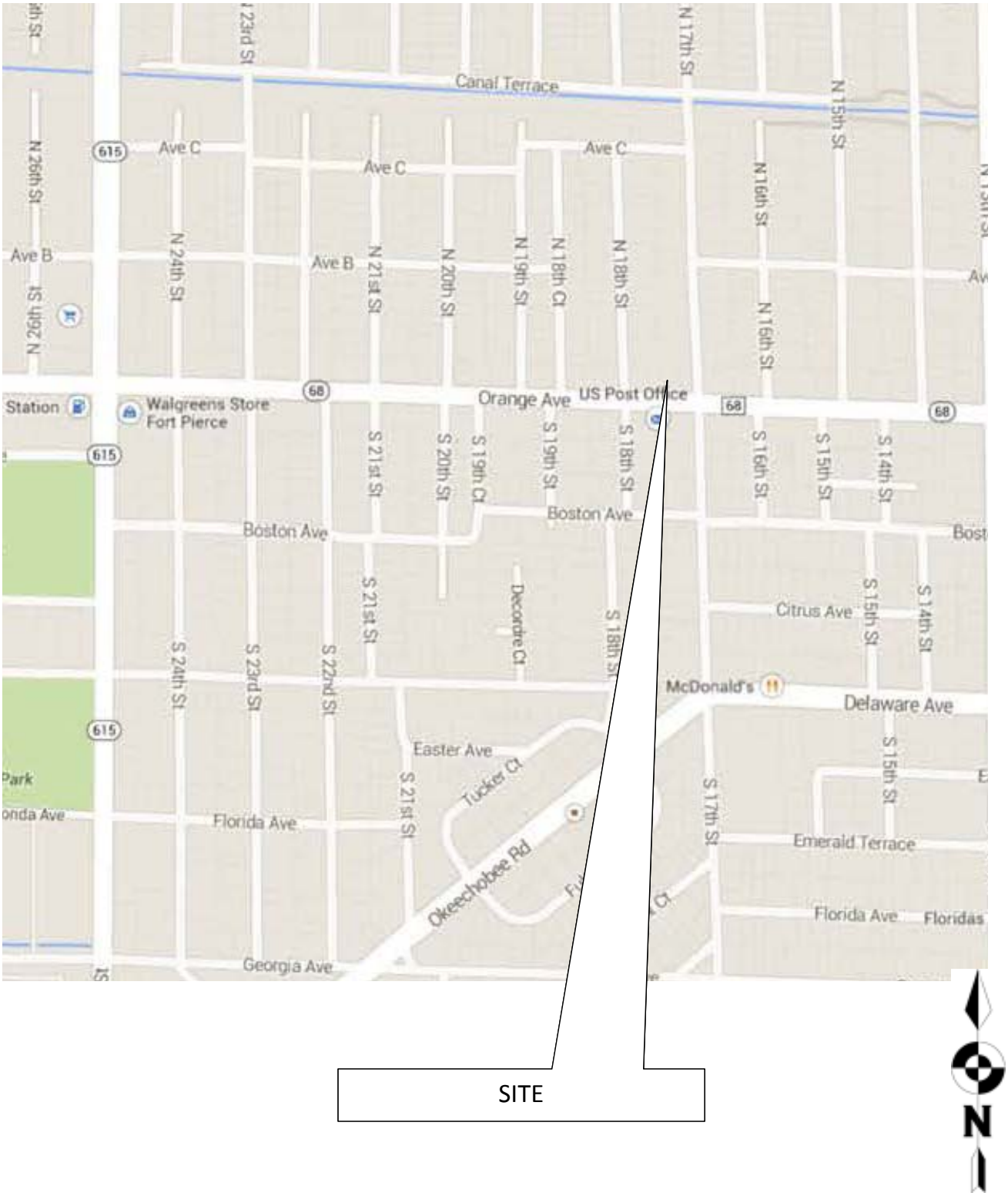
7.0 BASIS FOR RECOMMENDATIONS

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions across a site will be different from those where the borings were drilled and that conditions will not be as anticipated by the designers or contractors. In addition, the construction process itself may alter soil conditions. AREHNA is not responsible for the conclusions, opinions or recommendations made by others based on the data presented in this report.

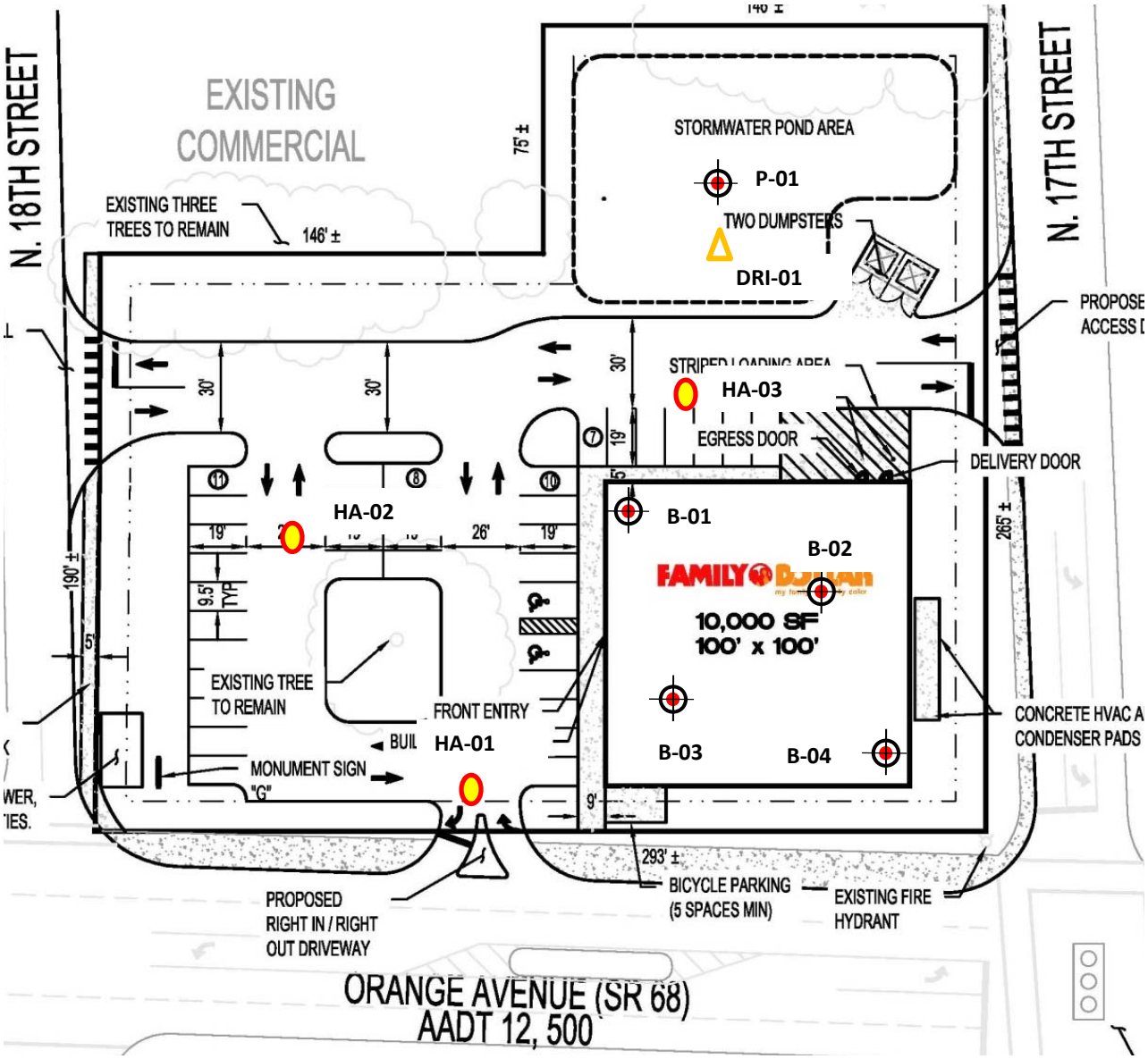


APPENDIX A

Project Site Location Map – Figure 1
Field Exploration Plan – Figure 2
USGS Topographic Survey – Figure 3
USDA Soil Survey – Figure 4



Family Dollar Ft. Pierce, Florida	AREHNA | Engineering, Inc. 5012 West Lemon Street, Tampa, FL 33609 Phone 813.944.3464 ▪ Fax 813.944.4959	PROJECT SITE LOCATION MAP
Client: Blue Current Development Project: B-14-079 Date: July 7, 2014	Designed By: KSL Checked By: JEP Drawn By: KCA	FIGURE 1



LEGEND

- B-# - Standard Penetration Test Borings
- HA-# - Hand Auger Borings
- DRI-# - Double Ring Infiltration Test

N

Family Dollar
Ft. Pierce, Florida

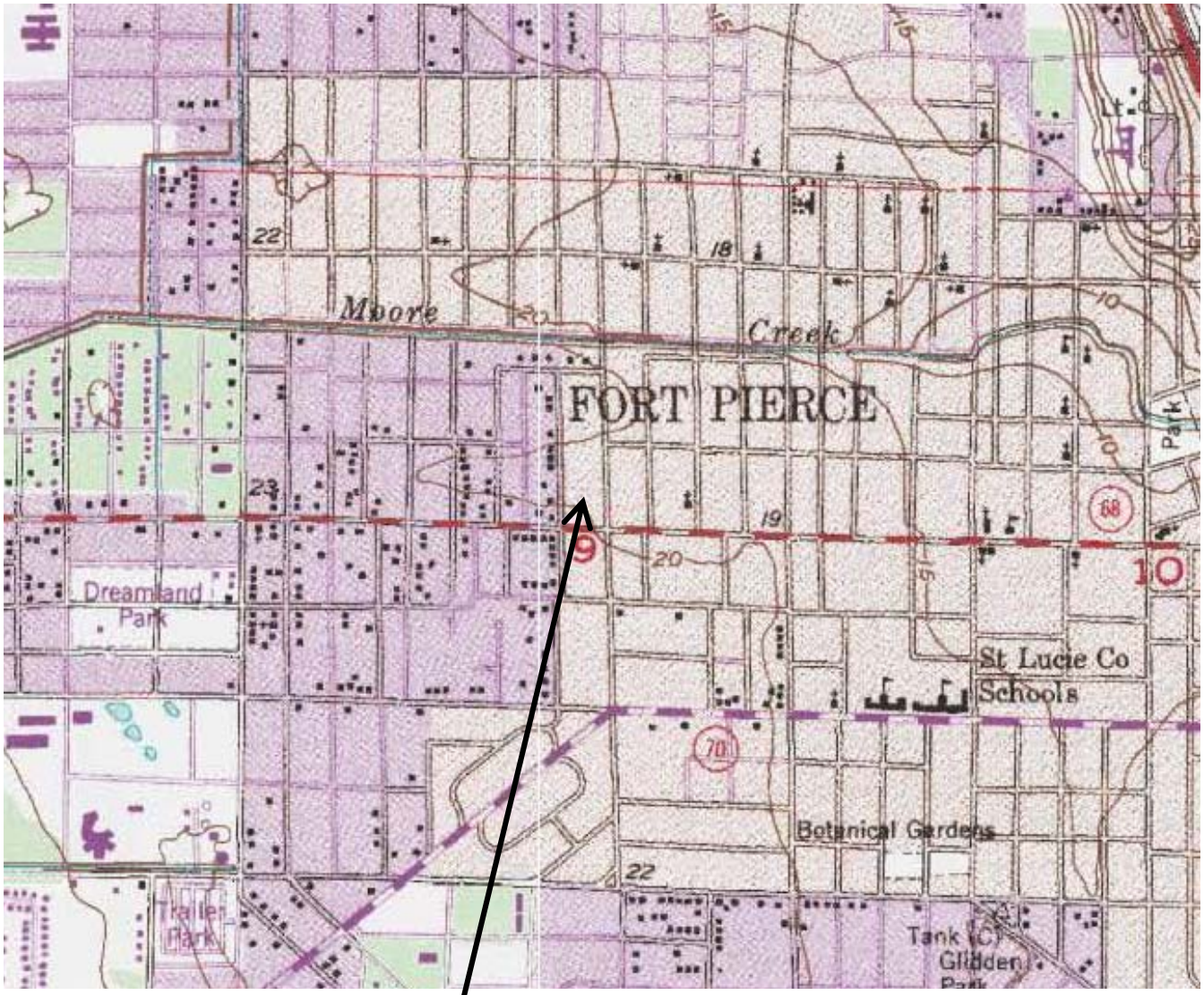
Client: Blue Current Development
Project: B-14-079
Date: July 7, 2014

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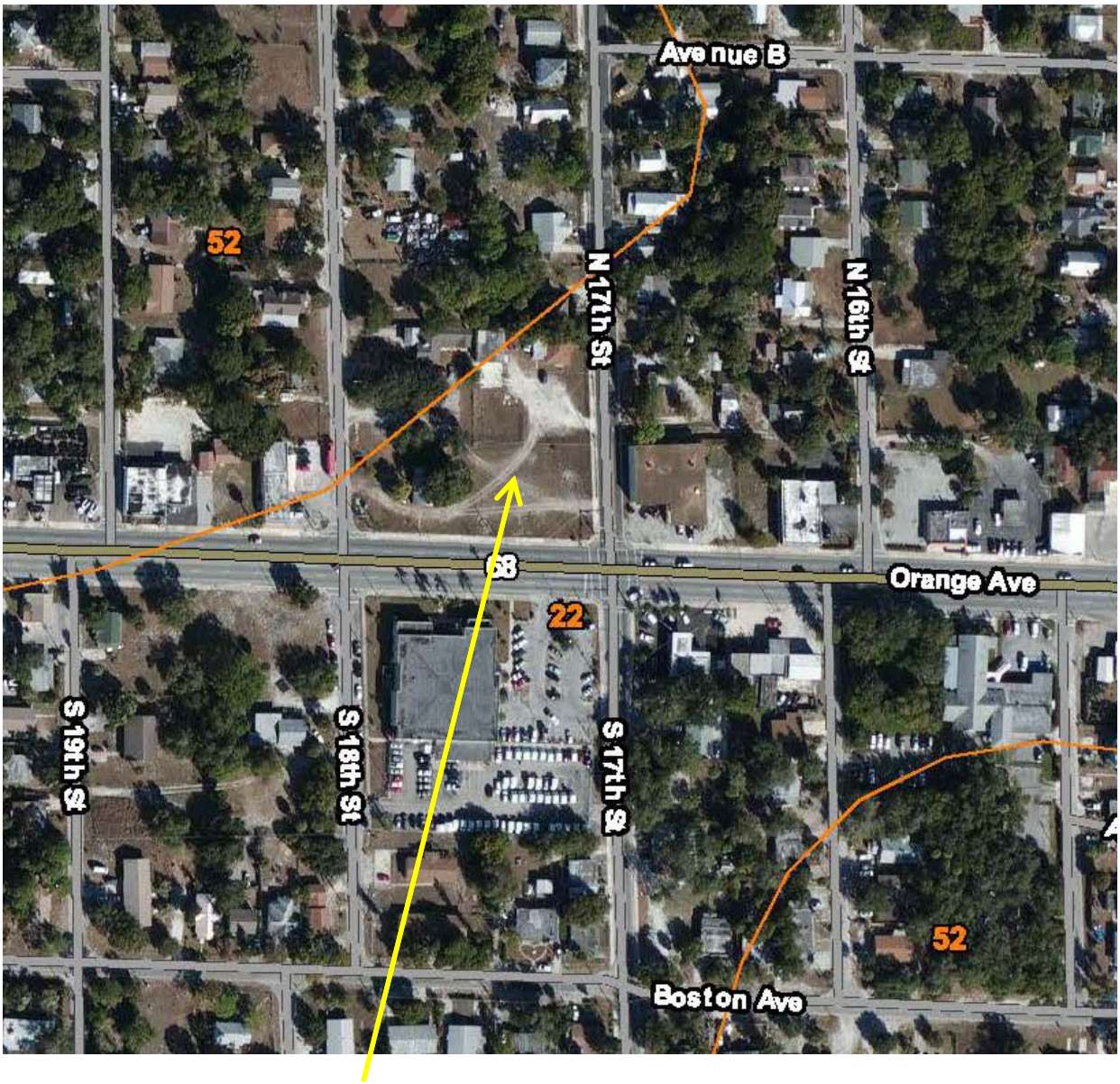
FIELD EXPLORATION
LOCATION MAP

Designed By: KSL
Checked By: JEP
Drawn By: KCA

FIGURE
2



Family Dollar Ft. Pierce, Florida	AREHNA | Engineering, Inc. 5012 West Lemon Street, Tampa, FL 33609 Phone 813.944.3464 ▪ Fax 813.944.4959	USGS TOPOGRAPHIC SURVEY
Client: Blue Current Development Project: B-14-079 Date: July 7, 2014		Designed By: KSL Checked By: JEP Drawn By: KCA FIGURE 3



Project Site

Soil Mapping Unit
22 – Lawnwood – Urban land complex 52 – Waveland – Urban land complex

N

Family Dollar
Ft. Pierce, Florida

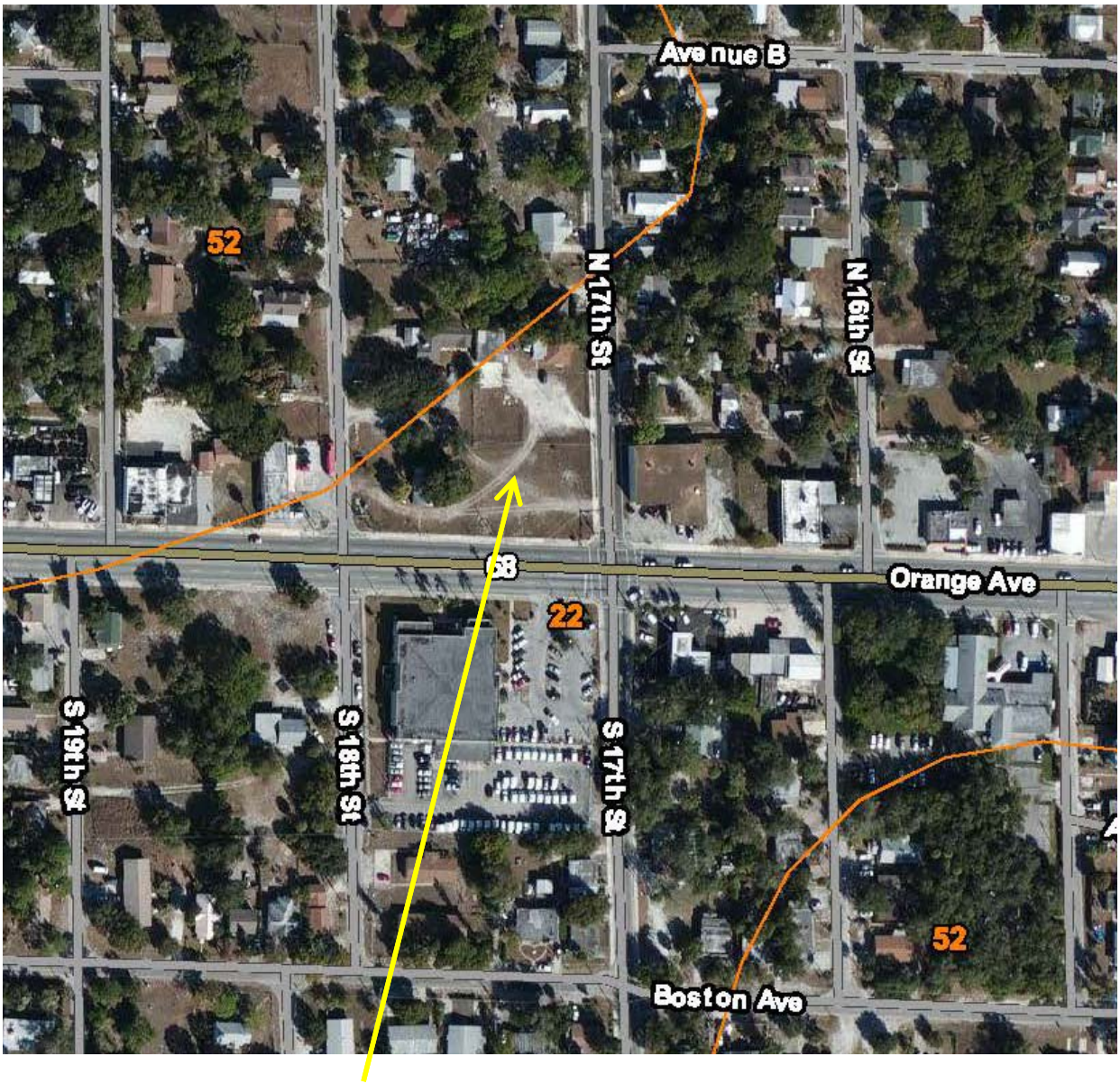
Client: Blue Current Development
Project: B-14-079
Date: July 7, 2014

AREHNA | Engineering, Inc.
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Phone 813.944.3464 ▪ Fax 813.944.4959

USDA SOIL SURVEY

Designed By: KSL
Checked By: JEP
Drawn By: KCA

FIGURE
4



Project Site

Soil Mapping Unit
22 – Lawnwood – Urban land complex 52 – Waveland – Urban land complex

N

Family Dollar
Ft. Pierce, Florida

Client: Blue Current Development
Project: B-14-079
Date: July 7, 2014

AREHNA | Engineering, Inc.
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USDA SOIL SURVEY

Designed By: KSL
Checked By: JEP
Drawn By: KCA

FIGURE
4

APPENDIX B

Generalized Subsurface Profile – Figure 5
Soil Boring Records
Key to Classification Symbols
Double Ring Infiltration Test Results
Field Procedures

AREHNA | Engineering, Inc.
5012 West Lemon Street
Tampa, FL 33609

Date: 7/2/2014
Drawn By: LEF
Checked By: KL

Family Dollar

Ft. Pierce, FL

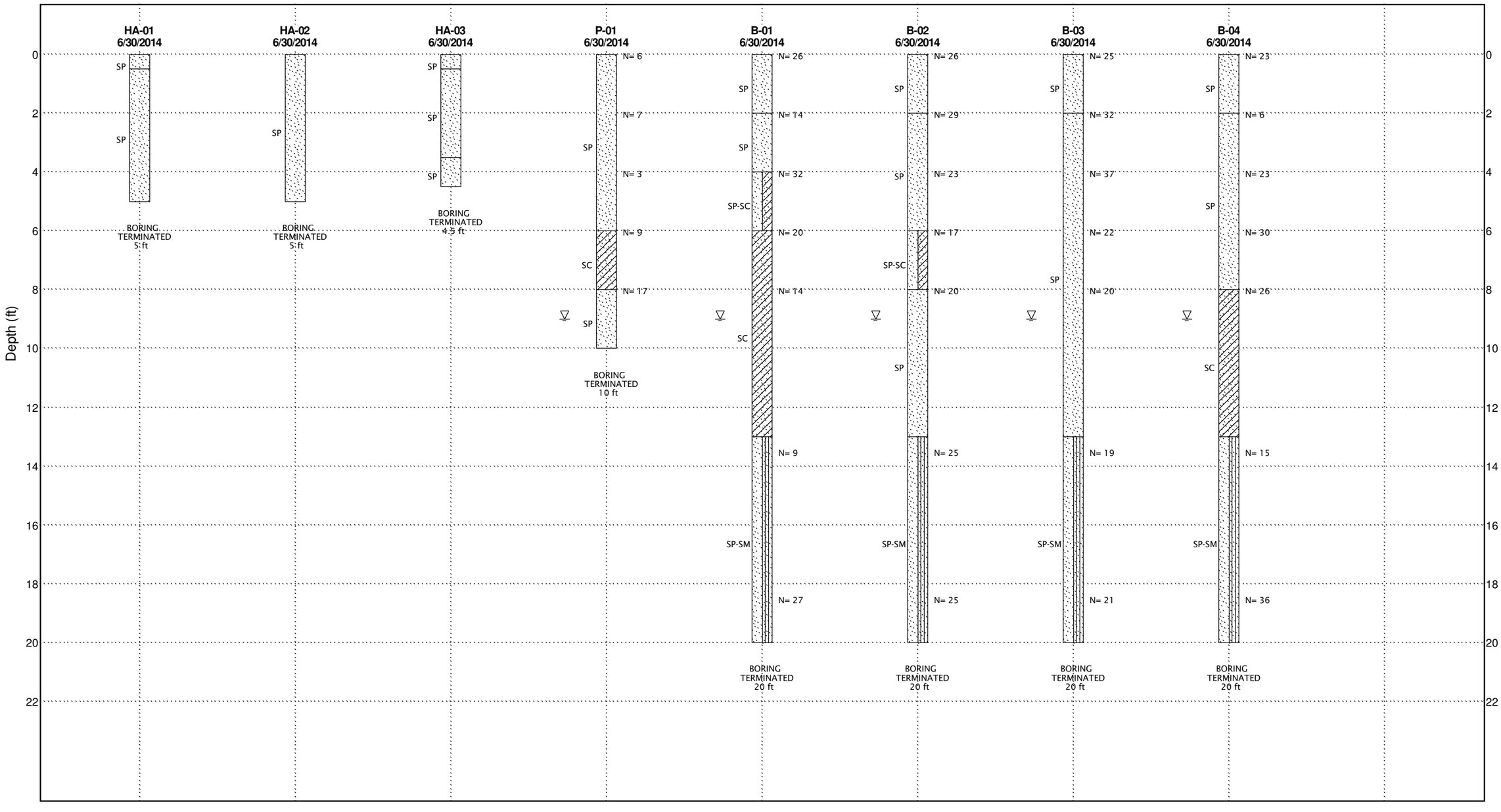
Prepared for
Blue Current Development

Project No.: B-14-079

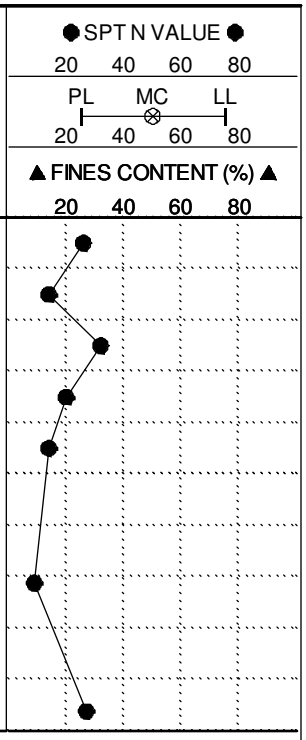
GENERALIZED SUBSURFACE PROFILE
Figure 5

Poorly-graded Sand
Poorly-graded Sand with Silt
Poorly-graded Sand with Clay
Clayey Sand

Soil Classification Key



DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE	SPT BLOW COUNTS	N-VALUE
0	Medium dense gray fine SAND (SP) with some rocks			SPT	3-12-14-9	26
	Medium dense light gray fine SAND (SP)			SPT	7-6-8-13	14
	Dense gray slightly clayey fine SAND (SP-SC)			SPT	11-14-18-18	32
	Medium dense gray clayey fine SAND (SC)			SPT	11-10-10-7	20
10		▽		SPT	8-7-7-8	14
	Loose to medium dense dark brown to brown slightly silty fine SAND (SP-SM)			SPT	6-4-5	9
20				SPT	9-12-15	27



Bottom of borehole at 20.0 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: ASTM D-1586, Standard Penetration Test Boring

Ground Water Level:

▽ At Time of Drilling: 9 ft below existing grade

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

SOIL BORING LOG

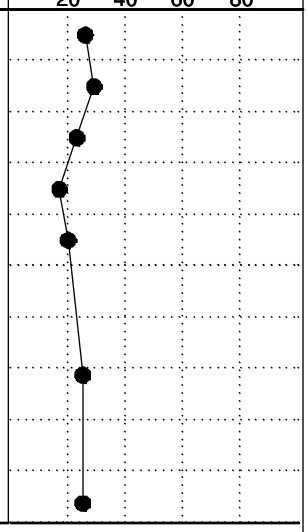
Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring B-01

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	SAMPLE TYPE	SPT BLOW COUNTS	N-VALUE
0	Medium dense dark gray fine SAND (SP) with some rocks	SPT	4-12-14-12	26
	Medium dense light gray fine SAND (SP)	SPT	10-13-16-19	29
		SPT	11-13-10-10	23
	Medium dense light brown slightly clayey fine SAND (SP-SC)	SPT	9-7-10-10	17
10	Medium dense light brown fine SAND (SP) ▽	SPT	10-10-10-10	20
	Medium dense dark brown slightly silty fine SAND (SP-SM)	SPT	10-11-14	25
20		SPT	7-10-15	25

WATER LEVEL / GRAPHIC LOG

SPT N VALUE
20 40 60 80
PL MC LL
20 40 60 80
▲ FINES CONTENT (%) ▲
20 40 60 80



Bottom of borehole at 20.0 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: ASTM D-1586, Standard Penetration Test Boring

Ground Water Level:

▽ At Time of Drilling: 9 ft below existing grade

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

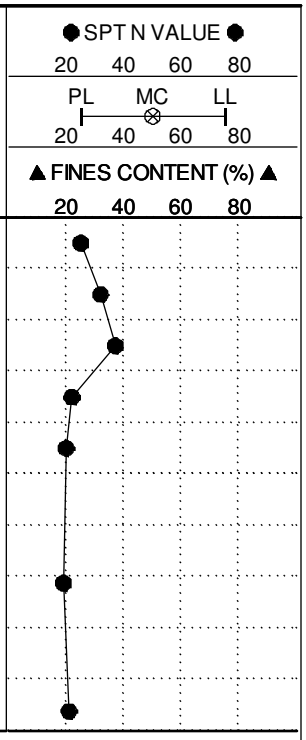
SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring B-02

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE	SPT BLOW COUNTS	N-VALUE
0	Medium dense light brown and gray fine SAND (SP) with shell fragments			SPT	7-12-13-11	25
	Medium dense to dense light gray to pale gray and brown fine SAND (SP)			SPT	8-18-14-24	32
				SPT	7-21-16-14	37
				SPT	14-11-11-10	22
10		▽		SPT	9-8-12-12	20
	Medium dense dark brown to brown slightly silty fine SAND (SP-SM)			SPT	9-9-10	19
20				SPT	10-10-11	21

Bottom of borehole at 20.0 feet.



Date Drilled: 6/30/14
Drilled By: AREHNA
Method: ASTM D-1586, Standard Penetration Test Boring

Ground Water Level:

▽ At Time of Drilling: 9 ft below existing grade

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

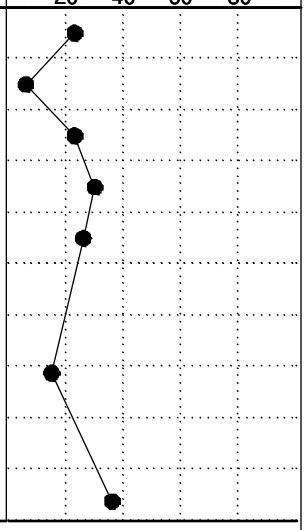
SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring B-03

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE	SPT BLOW COUNTS	N-VALUE
0	Medium dense gray fine SAND (SP) with some rock and shell fragments			SPT	13-14-9-6	23
	Loose to medium dense dark and light gray to light brown fine SAND (SP)			SPT	2-3-3-9	6
				SPT	11-11-12-15	23
				SPT	15-15-15-14	30
10	Medium dense brown clayey fine SAND (SC)	▽		SPT	11-11-15-13	26
	Medium dense to dense dark brown slightly silty fine SAND (SP-SM)			SPT	4-7-8	15
20				SPT	1-15-21	36

SPT N VALUE
20 40 60 80
PL MC LL
20 40 60 80
▲ FINES CONTENT (%) ▲
20 40 60 80



Bottom of borehole at 20.0 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: ASTM D-1586, Standard Penetration Test Boring

Ground Water Level:

▽ At Time of Drilling: 9 ft below existing grade

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

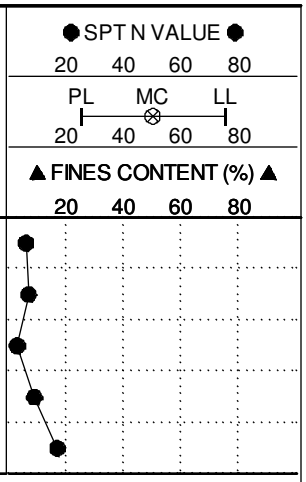
SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring B-04

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE	SPT BLOW COUNTS	N-VALUE
0	Very loose to loose gray to light brown fine SAND (SP)			SPT	3-3-3-3	6
				SPT	5-4-3-2	7
				SPT	2-1-2-2	3
	Loose gray clayey fine SAND (SC)			SPT	3-3-6-6	9
10	Medium dense light brown fine SAND (SP)	▽		SPT	8-7-10-8	17

Bottom of borehole at 10.0 feet.



Date Drilled: 6/30/14
Drilled By: AREHNA
Method: ASTM D-1586, Standard Penetration Test Boring

Ground Water Level:

▽ At Time of Drilling: 9 ft below existing grade

Remarks:

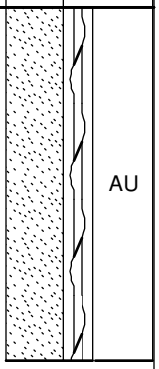
FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring P-01

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE
0	Gray fine SAND (SP) with some rocks			AU
	Gray to brown fine SAND (SP)			
5				

Bottom of borehole at 5.0 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: Auger Boring

Ground Water Level:
Groundwater not encountered

Remarks:

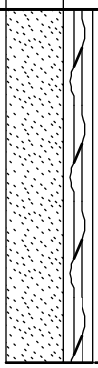
FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring HA-01

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE
0	Brown to light brown fine SAND (SP)			AU
5				

Bottom of borehole at 5.0 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: Auger Boring

Ground Water Level:
Groundwater not encountered

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring HA-02

DEPTH (ft)	SOIL DESCRIPTION AND REMARKS	WATER LEVEL	GRAPHIC LOG	SAMPLE TYPE
0	Pale brown fine SAND (SP) with some rocks and shell fragments			
	Gray to light gray fine SAND (SP)			AU
	Brown fine SAND (SP) with clay pockets			

Bottom of borehole at 4.5 feet.

Date Drilled: 6/30/14
Drilled By: AREHNA
Method: Auger Boring

Ground Water Level:
Groundwater not encountered

Remarks:

FAMILY DOLLAR
FT. PIERCE, FL
AREHNA Project No.: B-14-079
Blue Current Development

AREHNA | Engineering, Inc.

SOIL BORING LOG

Drawn By: LEF
Checked By: KL
Date: 7/2/2014

Boring HA-03

KEY TO SYMBOLS

AREHNA | Engineering, Inc.

CLIENT Blue Current Development **PROJECT NAME** Family Dollar

PROJECT NUMBER B-14-079 **PROJECT LOCATION** Ft. Pierce, FL

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)


SP: Poorly-graded Sand


SP-SC: Poorly-graded Sand with Clay


SC: Clayey Sand


SP-SM: Poorly-graded Sand with Silt

SAMPLER SYMBOLS


Standard Penetration Test


Hand Auger

Standard Penetration Resistances

SAND & GRAVEL

No. of Blows	Relative Density
0 - 4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
Greater than 50	Very Dense

SILT & CLAY

No. of Blows	Consistencey
0 - 2	Very Soft
3 - 4	Soft
5 - 8	Firm
9 - 15	Stiff
16 - 30	Very Stiff
Greater than 30	Hard

LIMESTONE

No. of Blows	Consistencey
10 - 20	Soft
21 - 50	Medium
51 - 50/3"	Hard
Greater than 50/3"	Very Hard

WOR = Weight of Rod
WOH = Weight of Hammer

Ground Water Level Measurements


Water Level at Time Drilling, or as Shown


Water Level After 24 Hours, or as Shown

ABBREVIATIONS

LL - LIQUID LIMIT (%)
PI - PLASTICITY INDEX (%)
W - MOISTURE CONTENT (%)
DD - DRY DENSITY (PCF)
NP - NON PLASTIC
-200 - PERCENT PASSING NO. 200 SIEVE
PP - POCKET PENETROMETER (TSF)

SOIL BOUNDARY CLASSIFICATIONS

FINE GRAINED SOILS | **COARSE GRAINED SOILS**

SILT or CLAY	SAND			GRAVEL		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

200 Sieve | #40 Sieve | #10 Sieve | #4 Sieve | 3/4-inch | 3-inch | 12-inch

SUMMARY OF DOUBLE RING INFILTRATION TEST RESULTS

Family Dollar
Ft. Pierce, Florida

AREHNA Project No.: B-14-079

Test: **DRI-01**

Date of Test: July 7, 2014

Test Depth: 2.0 feet below ground surface

Test Procedure: ASTM D-3385

Outer Ring Diameter: 24 inches

Inner Ring Diameter: 12 inches

Head: 12.0 inches

Test Duration: 4 hrs

Time Increments (Minutes)	Infiltration per Time Period (Inches)
15	9
15	8.5
15	9
15	8
30	15
30	15

Infiltration Rate: 30 inches per hour

FIELD PROCEDURES

Standard Penetration Test (SPT) Borings

The SPT borings are performed in general accordance with ASTM D-1586, "Penetration Test and Split-Barrel Sampling of Soils." A rotary drilling process is used and bentonite drilling fluid is circulated in the boreholes to stabilize the sides and flush the cuttings. At regular intervals, the drilling tools are removed and soil samples are obtained with a standard 2-feet long, 2-inch diameter split-tube sampler. The sampler is first seated 6 inches and then driven an additional foot with blows of a 140-pound hammer falling under its own weight a distance of 30 inches. The number of hammer blows required to drive the sampler the final foot is designated the "Penetration Resistance." The penetration resistance, when properly interpreted, is an index to the soil strength and density.

Auger Boring

The auger borings are performed in general accordance with ASTM D-1452, “Standard Practice for Soil Investigation and Sampling by Auger Borings”. Auger borings are advanced manually using a bucket-type hand auger. The soils encountered are identified, in the field, from cuttings brought to the surface by the augering process. Representative soil samples from the auger borings are placed in glass jars and transported to our laboratory where they are examined by an engineer for classification.

Double Ring Infiltration (DRI) Testing

The DRI tests are performed in general accordance with ASTM D3385 “Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer”. The 24-inch diameter outer ring is set on the prepared and roughened surface and is driven into the soil to a depth of 6-inches. Care is taken not to disturb the soil adjacent to ring walls. The ring is then checked visually for levelness. The 12-inch diameter inner ring is then set concentrically within the outer ring and pushed and/or driven into the soil using methods described in the above paragraph to set the inner ring into the soil. The inner ring is then checked visually for level and location within the outer ring. Water is poured into both rings using a splash guard to reduce scouring of the soil surface during the testing. The inner ring and annular space is then simultaneously filled with water to a depth of 12 inches. Water is added during the testing to maintain the 12-inch depth and volume that is added during specific intervals is recorded. This water volume represents the volume infiltrated into the soils, and is converted to an infiltration velocity.

LBYD

September 12, 2014

City of Fort Pierce Planning Department
100 N. U.S. 1
Fort Pierce, FL 34954

Attention: Clarissa Davis

Reference: **Family Dollar**
Traffic Impact Report
LBYD # 402-14-016

Dear Ms. Davis:

In support of our application for Development Review for the proposed Family Dollar located at approximately 1712 Orange Avenue (NEC of Orange Avenue and N. 18th Street), below is discussion of the anticipated traffic impact in regards to trips generated by the proposed project.

The proposed Family Dollar Store between 17th and 18th Streets along Orange Avenue is for the relocation of the existing Family Dollar Store located at 2210 Orange Avenue. Once the new facility is constructed, Family Dollar will vacate the existing store. The proposed store is 10,000 s.f. and according to the St. Lucie County Property Appraiser the existing Family Dollar Store is 6,700 s.f. resulting in a net increase of 3,300 s.f. in new store size.

Using Trip Generation Rates from the ITE Trip Generation Report allows us to show the net increase in trips due to the increased square footage of the new store. Since both uses are the same (Free Standing Discount Store, ITE Land Use Code 815) comparisons of the facilities are fairly straight forward.

Existing Trips:		
Single Family Residential onsite:	12 AADT	1 PM Peak Hour
Existing Family Dollar Store (6,700 s.f.):	384 AADT	34 PM Peak Hour
Totals:	396 AADT	35 PM Peak Hour
Proposed Trips:		
Proposed Family Dollar Store (10,000 s.f.)	572 AADT	50 PM Peak Hour
Net Increase:	176 AADT	15 PM Peak Hour Trips

Should you have any questions regarding this project please contact me at 813-362-8585.

Sincerely,

Matt Walker, P.E.
Project Manager / Branch Manager

Planning Board **7. i.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Site Plan Approval and Application for Waiver of Distance - 1918 Seaway Drive

LOCATION

1918 Seaway Drive

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Site Aerial & Zoning Map
Staff Report
Application Packet
Statement of Use
Survey
Site Plan
Landscape Plan
Building Floor Plans & Elevations
Lighting Plan - To Be Updated
Design Exhibits
Seating Exhibit
Traffic Statement
TRC Comment Packet

Form Review

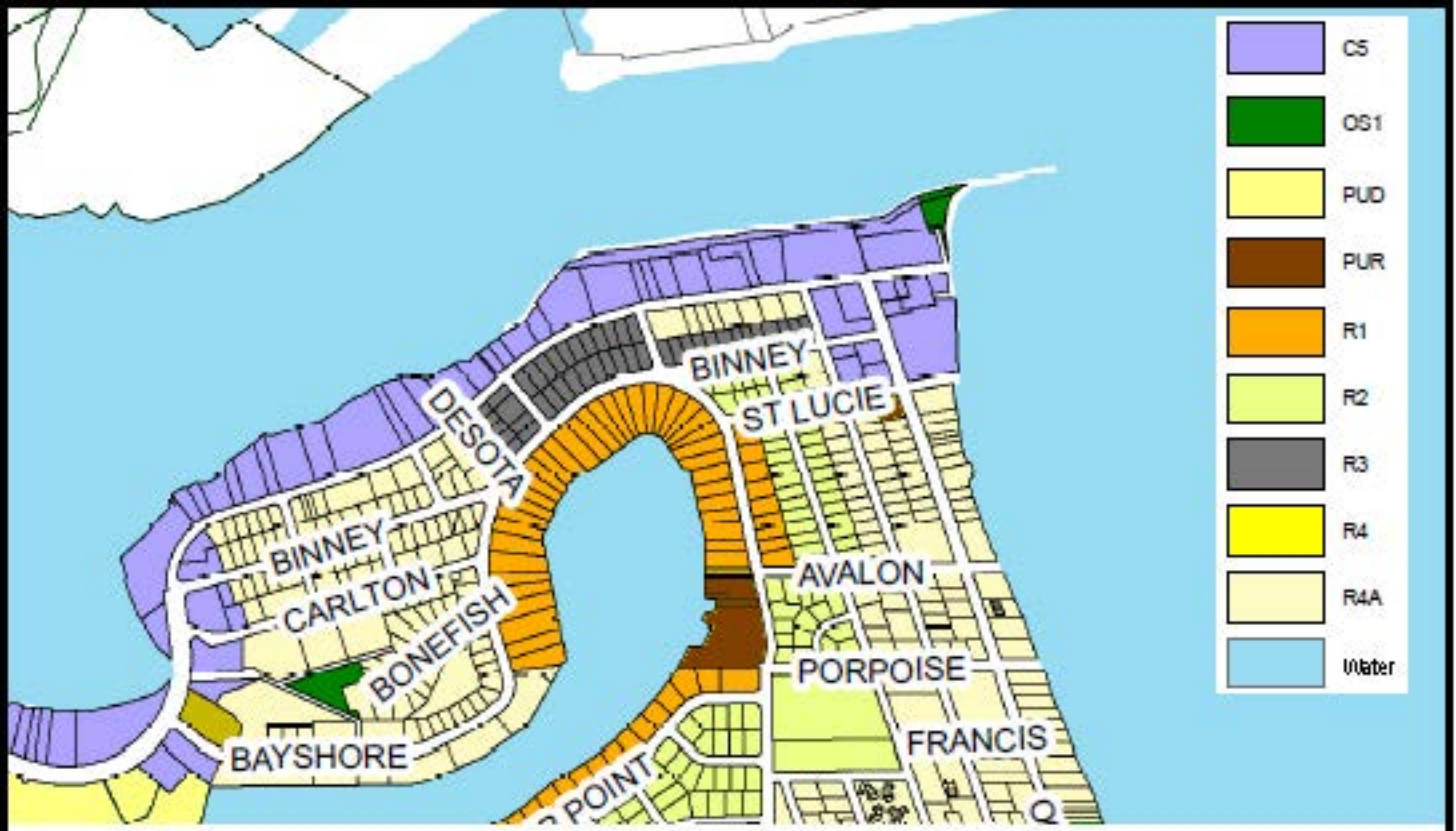
Form Started By: Kori Benton Started On: 11/04/2014 09:46 AM

Final Approval Date: 11/04/2014



1918 Seaway Drive

Site Aerial



1918 Seaway Dr.

Zoning Snapshot

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Site Plan and Waiver of Distance
Square Grouper Tiki Bar
1918 Seaway Drive

DATE: November 3, 2014

STAFF REPORT

Owner: Stan Oginz LLC
3001 Industrial Ave Three
Fort Pierce FL 34946

Applicant: Jimmy Burg
Square Grouper
1111 Love Street
Jupiter FL 33477

Representative: Dan Sorrow, AICP
Cotleur & Hearing Inc.
1934 Commerce Lane – Suite 1
Jupiter FL 33458

Requested Action: Approvals of a Site Plan and Waiver of Distance to construct a Restaurant and Tiki Bar

Location: 1918 Seaway Drive

Parcel ID: 2401-501-0035-000-9

Zoning: C-5, Tourist Commercial

Surrounding Zoning:

North	East	South	West
OS-1	C-5	R-4A & C-5	C-5

Future Land Use: GC, General Commercial

Parcel Size: 1.11 acres

Staff Analysis:

The applicant and representative are requesting Site Plan and Waiver of Distance approvals to construct a restaurant and bar to the north of Seaway Drive and Hernando Street, more specifically 1918 Seaway Drive. The 1.1-acre parcel is currently vacant; however it was a former ground of a portion of the Days Inn hotel.

The property is zoned C-5, Tourist Commercial and has a future land use designation of GC, General Commercial. The C-5 zone is designed to provide suitable locations for tourist facilities and certain tourist related establishments. Furthermore, the site is located within the South Beach Overlay District. The South Beach Overlay District is intended to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.

The Inlet and Inlet Linear Park lies immediately north of the proposed development. The properties to the south are zoned R-4A, *Hutchinson Island Medium Density Residential* and C-5, *Tourist Commercial*, encompassing a duplex and vacant commercial property. The properties to the east and west are zoned C-5, *Tourist Commercial* and remain vacant. Further to the east is the newly revitalized Jetty Park and beach.

Site Plan

The proposed establishment is centered on the waterfront, seeking to provide patrons with panoramic views of the Ft. Pierce Inlet. The development plan encompasses approximately 6,600 sq. ft. of floor area. The principal structure, representing 4,516 sq. ft. of the floor area split between two-stories, includes the kitchen facility, main bar, and four (4) upstairs apartments primarily reserved for the owner and employees. This structure is completed with a 1,300 sq. ft. extension which offers covered seating for patrons. The grounds surrounding the principal structure include a variation of paver hardscape and sandy open space, accented by heavily concentrated coconut palms. A covered stage, oriented towards the northeast, provides support for live entertainment. A 396 sq. ft. sidebar provides a secondary point of sale for food and beverages, and additional seating.

The small bungalow-style employee building provides lavatories, showers and lockers for the employees only. A small ancillary retail space is also incorporated within this structure to allow for sale of soft goods and Square Grouper souvenirs. A small tiki hut is presented to delineate the sole access point for patrons. The compilation of architecture and heavily landscaped seating area provides a unique outdoor experience, expanding upon the success of Jetty Park to the east.

The development area is located within a Coastal High Hazard Area (CHHA), more specifically a Zone VE, indicating the area is subject to high velocity waters including but not limited to hurricane wave wash or tsunamis. Federal Emergency Management Agency (FEMA) requirements mandate that all new construction and substantial improvements in Zone VE be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. The base flood elevation (BFE) for the building area is 10', while the existing grade is at approximately 6'. This difference requires that the proposed structures be constructed upon pilings, approximately 5' above existing grade. The applicant seeks to supplement fill around the presented

structures to provide seamless transition for patrons within the establishment. A retaining wall is proposed around the affected area to contain the portion of the site to be raised. A pedestrian railing is presented to supplement the proposed retaining wall to surround the open space area. An ADA walkway and staircase are utilized to transition to the parking area at the established grade.

The architectural style of the proposed development is derived from a combination of Old Florida and Key West vernacular. These styles are emphasized through the use of pitched and hipped roof designs, overlaid with a 5-V crimp metal roof system. The elevations are presented with a balance of painted wood slat siding, smooth stucco, and numerous decorative fixtures and accessories to emphasize transitions and fenestration. Broad wood beams and open rafter ceilings define the two open bars, further establishing distinct styles across the premises. The principal structure will reach a peak height of 31 ft. above BFE, with a mean height closer to 24 ft.

The proposed buildings are oriented around the open-air environment created to the rear of the property, emphasizing views of the inlet. This configuration places the parking area in front of the establishment, creating a passive environment towards the roadway. The structures meet established setbacks, and identify the northern property line as the build-to line for design review compliance.

Pedestrian activity is encouraged through a centralized walkway through the center of the lot, and future connectivity to the unimproved parking area to the east that supports Jetty Park and the beach. A shared, two-way, driveway on Seaway Drive defines the primary access to the development. Future connections are planned to integrate cross access to future development of the vacant property to the west, and the city-owned property to the east. The on-site parking plan encompasses 53 automobile, 12 motorcycle, and 6 bicycle parking spaces to provide a variety of transportation options for patrons. The parking areas are to be constructed of a pervious paver design to emulate design established at Jetty Park. The applicant seeks to further a cohesive design scheme, initiated by Jetty Park, through the use of similar light fixtures, landscape design, and other hardscape improvements. Existing royal palms along the right-of-way will be preserved and supplemented with shrubs. Storm water retention will be managed by the use of the pervious paving system and underground exfiltration to maintain full use of the property.

Waiver of Distance

Section 3-7 of the City Code prohibits the City from granting approval for the sale of alcoholic beverages by retail for consumption on the premises where the establishment is located within 1,600 feet of other licensed establishments, a church, or a school unless a Waiver of Distance is granted.

The applicant is requesting a Beer, Wine and Liquor—Consume on Premises and Package Sales (4COP) license to serve beer, wine, and liquor for consumption on premises in the bar. There are currently five (5) licensed establishments located within 1,600 feet of the proposed establishment. Therefore, in accordance with Section 3-9 of the City Code, the applicant is requesting a waiver of the minimum required distance of 1,600 feet between the applicant's proposed establishment, and these noted establishments.

As specified by Section 3-11 of the City Code, a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

Per the manner of measurement outlined in City Code Section 3-8, there are five (5) licensed establishments located within 1,600 feet of the proposed establishment. Manatee Island Restaurant & Bar is located approximately 900 ft. to the west. The Jetty Lounge, Hurricane Grill, Bluewater Beach Grill, and Inlet Beach Bar & Grill are situated in close proximity to the east.

There are presently no churches or schools located within the established range.

b. The type and size of the establishment, including any bar floor space and seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

The proposed tiki bar is presented to encompass approximately 4,800 sq. ft. of commercial floor area, with outdoor seating and entertainment areas. Given the type and size of the proposed establishment, staff finds the capacity for increased vehicle, bicycle, and pedestrian traffic to the destination; however the site layout is designed to minimize the potential of public nuisance or traffic impediment by crowds or persons milling about outside the building.

c. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

Pursuant to Section 22-60(a)(4) of the City Code, if several uses occupy a single parcel, the total requirements for off-street parking and loading shall be the sum of the uses, calculated separately. Per Section 22-60(d)(2)a. 2. of the City Code, restaurants and bars are required to provide one parking space for each 100 square feet of gross floor area. Furthermore, Section 22-60(d)(1)b. of the City Code requires 1.5 spaces for each dwelling unit. The collective requirement for parking, after application of the small business exemption, is 41 spaces. The applicant has provided twelve (12) motorcycle parking spaces, which reduced the required quantity of spaces to 38. The proposed site plan has the provision for 51 automobile parking spaces, 12 motorcycle spaces, and 6 short term bicycle spaces. The plan further presents a conceptual proposal for a public/private partnership to expand parking, hardscape, and landscape improvements across the abutting property, owned by the Fort Pierce Redevelopment Agency, to the east acting to connect the site with Jetty Park.

Section 3-14(2) of the City Code, requires that off-street parking for the proposed establishment shall be provided with a minimum average of three (3) foot-candles of site lighting. A site lighting plan has been included with the application package; however the lighting levels presented do not meet this requirement based on concern related to the proximity to the beach and potential turtle nesting sites to the east. Staff and the applicant have been actively coordinating with the Florida Department of Environmental Protection (FDEP) to establish a lighting plan that integrates the need for safety of patrons, while minimizing impacts to turtle nesting on the coastline. Staff is presenting a balanced lighting level, as presented in City Code Section 22-60(j)(1) which requires a minimum average of two (2) footcandles for commercial uses, to ensure both objectives are achieved.

Additionally, the application includes a comprehensive landscape plan that includes a variety of native species. The buffer along the right-of-way is emphasized with retention of established royal palms and the infill of shrubs for screening of the parking area. The parking lot features a combination of trees and plants distributed through landscape islands and strips. The front façade of the complex is accented by various palms, shrubs, and ground cover, while the outdoor seating and entertainment area are intertwined with numerous coconut palms.

d. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The facility is bordered by the Inlet and Inlet Linear Park to the north, and abuts commercial property to the east and west. The property to the southwest, across Seaway Drive is designated R-4A, Hutchinson Island Medium Density Residential and holds a duplex structure. The entrance to the facility is located approximately 200 ft. from this residential structure. The extensive landscaping presented, and the orientation of the development plan offer to mitigate noise impacts to the neighboring residential structures.

e. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

The proposed establishment's main access is from Seaway Drive, a principal arterial road, and should not generate additional traffic in low or moderate density residentially zoned neighborhoods for pickup/delivery vehicles.

f. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

The proposed establishment is not located in close proximity to any churches or schools.

All affected departments have reviewed the submittals and have approved the proposed Site Plan and Waiver of Distance based on compliance with the requirements of the City Code. The review comments generated by the Technical Review Committee (TRC) are contained within the agenda packet for review by the Board. These comments have been reviewed and are generally incorporated within the revised submittal enclosed.

Staff Recommendation:

The proposed Site Plan and Waiver of Distance meet the requirements of the City Code and are in compliance with the guidance of the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Property address or Location Block 4 Seaway Drive Ft. Pierce, FL 34946

Parcel ID #(s) 2401-501-0035-000-9

Project description Final Review for restaurant use.

Stan Oginz	Square Grouper/ Jimmy Burg
Property Owner(s)	**Applicant/Representative, Title, Company**
4265 Berry Road	1111 Love St.
Street Address	Street Address
Grant FL 32949	Jupiter FL 33458
City State Zip	City State Zip
(772) 519-1829	(561) 575-0252
Phone Number	Phone Number
aoginz@cox.net	jburg@squaregrouper.net
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Stanley Oginz

Property Owner(s) Signature(s)

STATE OF FLORIDA --ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 6th day of OCTOBER, 2014, by STANLEY OGINZ who is personally known to me or has produced _____ as identification.

Carolyn Sikorski

Signature of Notary

CAROLYN SIKORSKI
Commission # EE 221049
Expires November 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

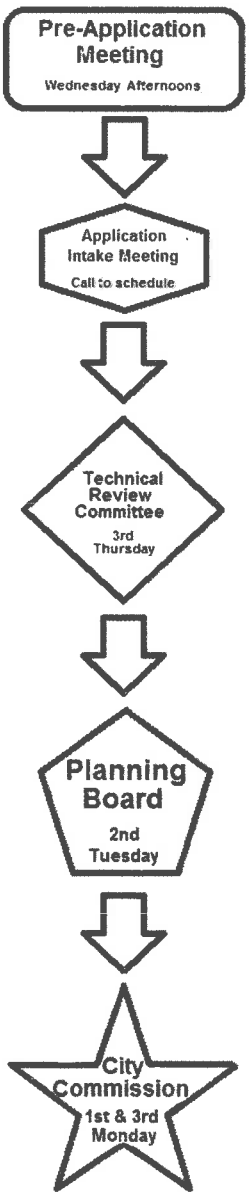
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

PROPERTY RECORD CARD

Stan Oginz LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	Seaway Dr	ParcelID:	2401-501-0035-000-9
Sec/Town/Range:	36:34S:40E	Account #:	174971
Map ID:	14/36S	Use Type:	Vac Comm
Zoning:	C5	City/Cnty:	Fort Pierce

Ownership and Mailing

Owner: Stan Oginz LLC

Address: 3001 Industrial Ave Three
Fort Pierce FL 34946

Legal Description

FT PIERCE BEACH S/D BLK 4 THAT PART OF LOTS 1 THRU 8 AND PART OF LOT 9 AND THAT PART ADJ ON N AS DES

More...

Sales Information

Date	Price	Code	Deed	Book/Page
6/8/2009	825000	0311	CT	3102 / 1960

Assessment 2014

2014 TRIM:	945800
Assessed:	945800
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	24173.99

Total Land and Building

Land Value: 945800 Acres: 1.11
Building Value: 0
Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:		Frame:	-
Grade:	-	EffYrBlt:		PrimeWall:	-
StoryHght:	-	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Fl:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Use Type	Type	Measure	Depth
1	1000-Vac Comm	345 -SqFeetRate 2	48504	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Note: Add as an attachment the State of Florida registration found on Sunbiz that documents the person signing as an officer with the authority to sign.

October 3, 2014

Ms. Rebecca Grohall
Planning and Zoning Director
City of Ft. Pierce
100 N. US 1
Ft. Pierce, FL 34950

Subject: Consent of Owner
Stan Oginz
4265 Berry Road
Grant, FL 32949

Dear Ms. Grohall

Please be advised the undersigned, Stan Oginz, is the owner of the subject parcel of 1 acres of land located on Seaway Drive in the City of Ft. Pierce with the Parcel ID of 2401-501-0035-000-9. The undersigned does hereby consent to the filing of an application for Site Plan Review approval with the Department of Planning & Zoning of the City of Ft. Pierce, Florida and does authorize Jimmy Burg, Square Grouper and Daniel T. Sorrow, Cotleur & Hearing, Inc., as representatives and agent on behalf of the undersigned in connection with such filing to sign the following: 1) Application for Site Development – Site Plan Review.

For:

Signatory Authority

OCTOBER 6, 2014
Date

STANLEY OGINZ
Printed Name

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ ST. LUCIE

The foregoing instrument was acknowledged before me this 6TH day of OCT. 2014 by STANLEY OGINZ, who is personally know to me or has produced _____ as identification and executed the foregoing instrument for the purposes therein expressed.

Carolyn Sikorski
NOTARY PUBLIC

CAROLYN SIKORSKI
Commission # EE 221049
Expires November 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

RECEIVED OCT 07 2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR DESIGN REVIEW

Project Name: Ft. Pierce Square Grouper

1. Project description for which design review approval is requested: Final Review for restaurant use.

2. Property Tax I.D. #: 2401-501-0035-000-9

3. Property Address: Block 4 Seaway Drive Ft. Pierce, FL 34946

4. Zoning District: C5 **5.** Future Land Use: CG

6. Historic District Y/N N if yes, which District:

7. Total Acreage: 1 acres

8. Name of Owner(s): Stan Oginz
Signature of Owner(s):
Mailing Address: (street) 4265 Berry Road
(City) Grant (State) FL (zip) 32949
Phone # (772) 519-1829

9. Name of Applicant: Jimmy Burg (Square Grouper)
Signature of Applicant:
Mailing Address: (street) 1111 Love Street
(City) Jupiter (State) FL (zip) 33477
Phone # (561) 575-0252

10. Name of Representative: Daniel T. Sorrow (Cotleur & Hearing, Inc.)
Signature of Representative:
Mailing Address: (street) 1934 Commerce Lane Sutie 1
(City) Jupiter (State) FL (zip) 33458
Phone # (561)747-6336 ext.120 Fax (561)747- 1377
E-mail: dsorrow@cotleur-hearing.com

11. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the site plan as described herein.

Stan Oginz — (772) 519-1829
Property Owner's Name (Please Print) — Phone

4265 BERRY ROAD — FL — 32949
Address — State — Zip

Stanley Oginz — OCTOBER 6, 2014
Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 6th day of OCTOBER, 20 14, by STANLEY OGINZ who is personally known to me or has produced _____ as identification.

Carolyn Sikorski
Signature of Notary

(seal) CAROLYN SIKORSKI
Commission # EE 221049
Expires November 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

A complete Administrative Review packet is required upon application submittal.

To be completed by the City
Date Received _____ By _____
Fee: _____ Receipt# _____

All required application information must be provided at time of submittal.
Packets must be folded to 8 ½ x 11 and collated.

APPLICATION REQUIREMENTS:

a. **Application fee**

b. **Application submission shall include the following:**

- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST

(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:
    1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
    2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
    3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
    4. Context photographs of neighboring uses and architectural styles.
    5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
    6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
    7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
    8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
    9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
    10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:
    1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
    2. A final site plan meeting the requirements of Section 22-58.
    3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
    4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
    5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
    6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Ft. Pierce Inlet	Ft. Pierce Inlet	Ft. Pierce Inlet
South	Storage Yard	Commercial	Tourist Commercial
East	Vacant	Commercial	Tourist Commercial
West	Vacant	Commercial	Tourist Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Commercial	Tourist Commercial	Vacant	1.01	
****Proposed**	Commercial	Tourist Commercial	4,846 SF	1.01	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	908 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	727 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	See stormwater Report

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 See Traffic Report	Maximum See Traffic Report
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 [x] 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

Cotleur & Hearing

Landscape Architects I Land Planners I Environmental Consultants

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · www.cotleurhearing.com · Lic # LC-C000239

SQUARE GROUPER
Site Plan Application
Statement of Use

Introduction

Square Grouper, the Applicant, is requesting approval of a site plan application to allow for the development of a restaurant and bar in Ft. Pierce, Florida. The request consists of 3,254 SF of Building, 1,312 SF of open deck seating, 180 SF Tiki Hut Stage and 100 SF Tiki Hut Entry. The project will be located on the approximately 1 acre vacant parcel located north of A1A (AKA Seaway Drive) between Hernando Street and South Ocean Drive.

Project Fee Schedule

DRC approval for site plan	$ 4,505.00
Advertising Fees	$ TBD
TOTAL	**$ 4,505.00**

Project Contact

All correspondence in connection with this request should be directed to the agent for the applicant:

Agent / Landscape Architect / Planner
Cotleur & Hearing, Inc.
Contact: Daniel T. Sorrow
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Phone: (561) 747-6336 Ext. 120
Fax: (561) 747- 1377
Email: dsorrow@cotleur-hearing.com

Property Owner/ Applicant
Square Grouper
Contact: Jim Burg
1111 Love Street
Jupiter, FL 33477
Phone: (561) 575-0252
Fax: (561) 745-4905
Email: jburg@squaregrouper.net

History

The previous development on the subject site included a hotel but in 2009 the site was razed and has remained vacant ever since. The previous hotel had water, sewer and impact fees associated with a more intense use and development than the intended use for the subject project. The applicant requests staff to research any available impact fee credits available for the Square Grouper.

General Project Description

The Square Grouper will be a signature waterfront project with breathtaking views of the Ft. Pierce Inlet. It will comprise a covered, open-air bar/ restaurant with casual fare for lunch and dinner and a stage for live entertainment, four (4) studio apartments, one (1) bungalow-style employee building with restrooms and lockers, and an ancillary retail space. The creative architecture and site layout will create a synergy that will make the Ft. Pierce Inlet a top destination in Ft. Pierce. The project will be the first development/ redevelopment project consistent with the vision of the City of Ft. Pierce for the Ft. Pierce Inlet District.

Proposed Development Program

The primary facility for this project will contain 2,746 SF of Building and 1,312 SF of open deck seating. This structure includes the inside kitchen, lavatories, outdoor covered seating, coolers and food storage areas as well as a second story that provides four (4) studio apartments.

The Side Bar Building is 396 SF and will provide and alternative location to order food and drinks separate from the primary building. This building can serve approximately 15 seated patrons. The Square Grouper is requesting a four (4) Consumption on Premises (4 COP) license.

The Employee Building is 112 SF and provides lavatories, showers and lockers for the employees only.

An outdoor stage is planned that will host nightly live entertainment (music) until 11:00 PM for the enjoyment of the patrons. All entertainment at the outdoor stage will comply with all applicable City noise ordinances.

The Tiki Hut entrance is an authentic piece of architecture hand crafted by Native Americans. Its primary purpose is aesthetics and to create a sense of arrival into the main site.

The retail component of the project is less than 150 SF and contained within the primary building. It will serve patrons of other primary uses on site and sell Square Grouper merchandise such as T-shirts and beverage koozies.

Architectural Style

The architectural style for Square Grouper derives from the “Old Florida” and “Key West” architectural vernacular. The use of pitched, hipped, metal roof designs are used on the second

story apartments and surround the overhang perimeter of the open bar areas (as well as at Side Bar and Employee Bldg.) The balance of the architectural material palette includes painted, wood slat siding, and numerous decorative eclectic fixtures and accessories. The two open bars with wood beams and open rafter ceilings serve as a focal point for the dynamic energy that will infuse excitement into this special project.

The balance of the theme for the Project is made up of the tasteful brick pavers, natural sand area, generous native and semi-tropical landscaping and attractive lighting, all of which create the ambiance of a casual, but exciting, Old-Florida experience. All of this opens up to the dramatic scene of a beautiful Ft. Pierce inlet and the dynamics of the nautical activity which populates its corridor.

Landscaping

The landscape theme for Square Grouper is tropical and jungley. Coconut palms are used as the prevailing palm species for their tropical beachy look as well as to provide shade on the north side of the property. Several species of palms and Gumbo limbo trees provide interest and a balanced look. Accents such as the Key Thatch Palm and native grasses compliment the tropical Florida feel. Low green plant material such as Green Island Ficus, Ilex Shillings and Dwarf Cocoplum are used throughout the site for a full landscape experience. Particular care has been taken to enhance the users travel to the project site and experience while on site. Facades of bungalows style structures with less decorative components have been buffered through the use of taller palms and hedge materials. The south property line is highlighted by existing Royal Palms provided with the Seaway Drive roadway project. This creates an inviting entrance to the Square Grouper.

Parking

In accordance with the provisions of Section 22-60 of the City's LDR's, entitled "Off-street parking and loading" a parking analysis demonstrates that 39 parking spaces are required for the Project. A total of 53 parking spaces have been provided in the project including two (2) Handicap spaces. The project is taking advantage of the 1200 SF small business, motorcycle and bicycle credit towards parking.

Conclusion

The Applicant is requesting site plan approval for Square Grouper. The Site Plan will include the Introduction a bar, restaurant and live entertainment which is consistent with the plans for the C-5 Commercial Tourist zoning classification and plans for the Ft. Pierce Inlet District. The Applicant and the entire project team look forward to working with Staff to respond to any items or issues that might arise as a result of their review.

I trust this submittal is complete and will allow this project to be approved at the earliest possible date.

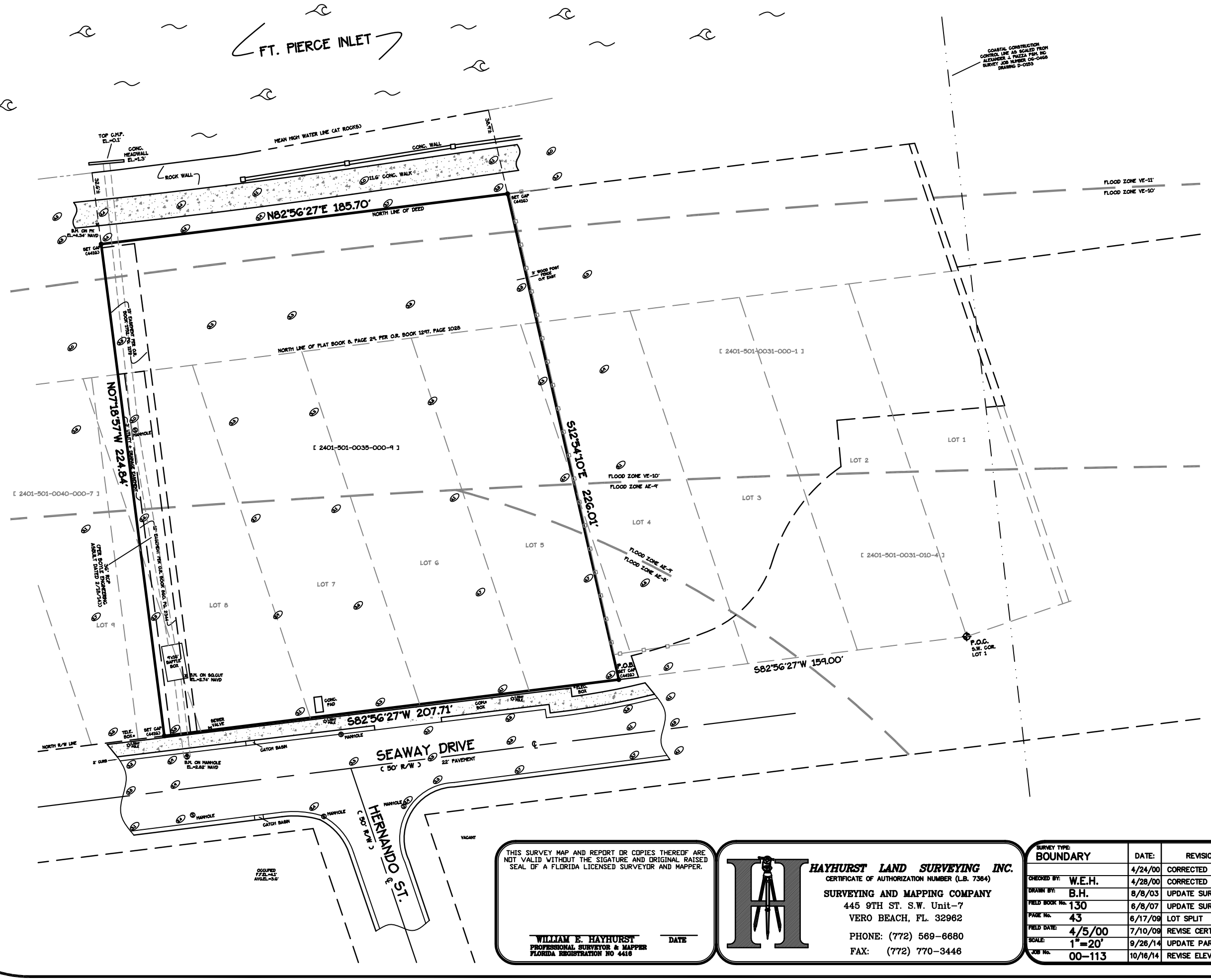
Please contact this office with any questions you may have in your review of this information.
Sincerely yours,

Cotleur & Hearing, Inc.



Daniel T. Sorrow, AICP, RLA, LEED AP BD+C
Project Manager

cc: Jim Burg, Square Grouper



LEGEND OF SURVEY ABBREVIATIONS

A	ARC DELTA	L	LIGHT
AIR	AIR CONDITIONER	LP	LIGHT POLE
ASPH	ASPHALT	MEAS	MEASURED
B	BASIS	MHWL	MEAN HIGH WATER LINE
BLDG	BUILDING	MLW	MEAN LOW WATER LINE
BLK	BLOCK	MON	MONUMENT
BM	BENCH MARK	NAD	NORTH AMERICAN DATUM
BOL	BOLLARD	NAVD	NORTH AMERICAN VERTICAL DATUM
C	CALCULATED	NGVD	NATIONAL GEODETIC VERTICAL DATUM
CALC	CALCULATED	NO	NUMBER
CATV	CABLE TV BOX	NR	NON-RADIAL
CB	CATCH BASIN	OHW	OVERHEAD WIRES
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT
CH	CHORD	PB	PLAT BOOK
CL	CENTERLINE	PC	POINT OF CURVATURE
CLF	CHAIN LINK FENCE	PCC	POINT OF COMPOUND CURVATURE
CM	CONCRETE MONUMENT	PG	PAGE
COR	CORNER	PI	POINT OF INTERSECTION
CP	CONCRETE SLAB	PK	PARKER KALON NAIL
CPP	CONCRETE POWER POLE	POB	POINT OF BEGINNING
CR	CURB RADIUS	POC	POINT OF COMMENCEMENT
D	DEED	PRC	POINT OF REVERSE CURVATURE
DE	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
DH	DRILL HOLE	PT	POINT OF TANGENCY
DOT	DEPARTMENT OF TRANSPORTATION	PUE	PUBLIC UTILITY EASEMENT
E	EAST	R	RADIUS
EB	ELECTRIC BOX	R/W	RIGHT OF WAY
ELEC	ELECTRIC	RAD	RADIAL
ENCL	ENCLOSURE	RB	REBAR
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	RGE	RANGE
ESMT	EASEMENT	RL	RECORD LENGTH
EW	EACH WAY	RP	RADIAL POINT
FB	FIELD BOOK	S	SOUTH
FCM	FOUND CONCRETE MONUMENT	SEC	SECTION
FD	FOUND	SIB	SET IRON PIPE & CAP
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	SEWER MANHOLE
FF	FINISH FLOOR	SQ	SQUARE
FH	FIRE HYDRANT	SR	STATE ROAD
FIP	FOUND IRON PIPE	SSCM	SET STAINLESS CONCRETE MONUMENT
FIR	FOUND IRON ROD	SSE	SANITARY SEWER EASEMENT
FND	FOUND	SSIB	SET STAINLESS IRON PIPE & CAP
FPL	FLORIDA POWER & LIGHT	SSIR	SET STAINLESS IRON ROD & CAP
FRM	FOUND RAILROAD MONUMENT	SSMH	SANITARY SEWER MANHOLE
FSIR	FOUND STAINLESS IRON ROD	SW	SIDEWALK
GA	GUY ANCHOR	T	TANGENT
GM	GAS METER	TB	TELEPHONE BOX
GV	GAS VALVE	TEL	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	TP	TELEPHONE POLE
HWY	HIGHWAY	TYP	TYPICAL
I	IRON PIPE	UP	UTILITY POLE
IR	IRON ROD	W	WEST
IRR	IRRIGATION	WB	WATER BOX
L	LENGTH	WM	WATER METER
LB	LICENSED BUSINESS	WV	WATER VALVE
LE	LANDSCAPE EASEMENT	Δ	DELTA ANGLE
LS	LANDSCAPING	℄	CENTERLINES
LW	LAKE WALL	⌀	DIAMETER

NOTE: ALL SET POINTS ARE 18" LONG #5 REBAR WITH CAP LABELED PSM VERO 4416

LEGAL DESCRIPTION:

PART OF LOTS 5 THROUGH 8 INCLUSIVE OF BLOCK 4, FORT PIERCE BEACH SUBDIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALSO PART OF LOT 9, ALL BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL BOOK RECORDS BOOK 860, PAGE 2340 ST. LUCIE COUNTY RECORDS, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT ONE OF THE AFORESAID SUBDIVISION; THENCE ALONG THE NORTH RIGHT-OF-WAY OF SEAWAY DRIVE SOUTH 82°56'27" WEST FOR 159.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID DRIVE SOUTH 82°56'27" WEST FOR 207.71 FEET; THENCE NORTH 7°18'57" WEST FOR 224.84 FEET; THENCE NORTH 82°56'27" EAST FOR 185.70 FEET; THENCE SOUTH 12°54'10" EAST TO FOR 226.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1.01 ACRES MORE OR LESS.

SURVEY NOTES:

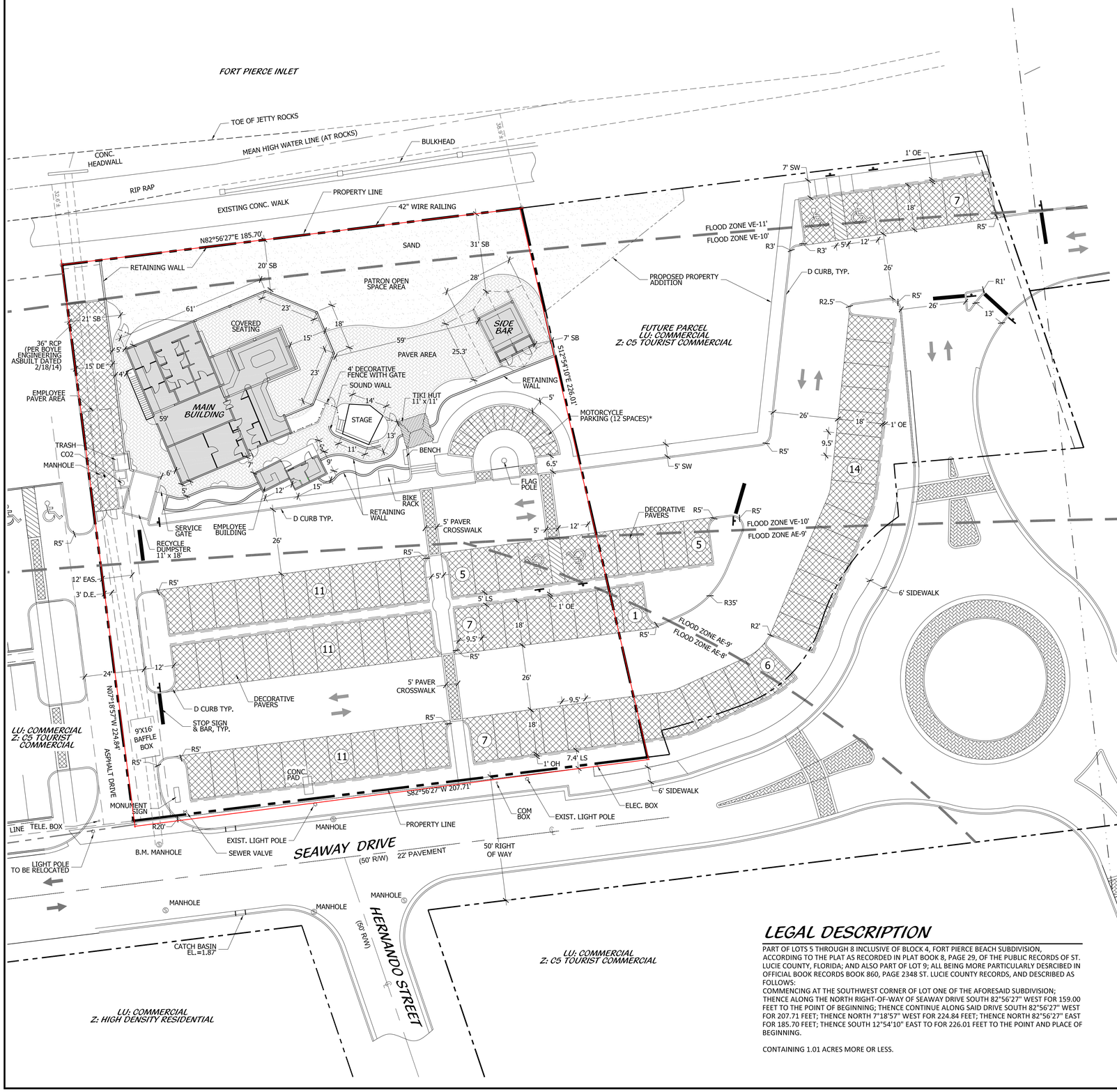
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. NORTH ARROW SHOWN HEREON IS ORIENTATED AS SHOWN.
3. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
4. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. 30. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. BEARING BASE
9. ORIGINAL SLC BM: "TIDE" EL.=3.91' NAVD
10. ORDINANCE #F243, ABANDONES EASEMENTS IN THIS SUB. WHERE LOTS HAVE BEEN JOINED TOGETHER BY, FILED IN O.R.B. 189,PG. 997

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

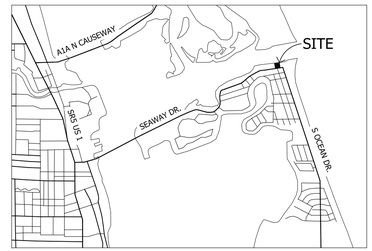
WILLIAM E. HAYHURST — DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING AND MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446

SURVEY TYPE: BOUNDARY	DATE:	REVISIONS:	BY:	FLOOD ZONE: AE-8.0', AE-9.0', VE-10.0', VE-11.0' EFFECTIVE DATE: 2/16/2012 PANEL NO.: 12111C0181J	
	4/24/00	CORRECTED LEGAL	WEH	**CERTIFIED TO:**	
CHECKED BY: W.E.H.	4/28/00	CORRECTED LEGAL	WEH	Jan Two, LLC	
DRAWN BY: B.H.	8/8/03	UPDATE SURVEY	JLD	CenterState Bank of Florida	
FIELD BOOK No. 130	6/8/07	UPDATE SURVEY	JDJ	Fee + Fee P.L.	
PAGE No. 43	6/17/09	LOT SPLIT	WEH	Old Republic National Title Insurance Company	
FIELD DATE: 4/5/00	7/10/09	REVISE CERTS	JDJ	Sachs Sax Caplan, P.L.	
SCALE: 1"=20'	9/26/14	UPDATE PARCEL A	JDJ		
JOB No. 00-113	10/16/14	REVISE ELEVATIONS	JDJ		



LOCATION MAP



SITE DATA

EXISTING ZONING:	C5	
EXISTING LAND USE:	CG	
	SF	**AC**
TOTAL SITE AREA	**43,996**	**1.01**

BUILDING CALCULATIONS

STRUCTURES		**TOTAL SF**
MAIN BUILDING	2,746	2,746
SIDE BAR BUILDING	396	396
COVERED SEATING	0	1,312
STAGE	0	180
RESTAURANT @ 1/100		4,634
EMPLOYEE BUILDING	"STORAGE" @ 1/600	112	112
ENTRY	EXCLUDE FOR PARKING	0	100
TOTAL		**3,254**	**4,846**

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**PERCENT**
GREEN SPACE AND OPEN SPACE (ESTIMATED)	0.23	22.77%
SIDEWALKS	0.03	2.97%
SUB-TOTAL	**0.26**	**25.74%**
IMPERVIOUS		
DRIVEWAYS	0.64	63.37%
BUILDING COVERAGE	0.11	10.89%
SUB-TOTAL	**0.75**	**74.26%**
TOTAL	**1.01**	**100%**

RESTAURANT (1:100 REQUIRED)	46	
EMPLOYEE BUILDING	0.19	
STUDIO APARTMENTS (1.5:1 UNIT REQUIRED)	6	
	53	
SMALL BUSINESS CREDIT 1200 SF (1:100) APPLIED TO RESTURANT	-12	
4 MOTORCYCLE SPACES = 1 STANDARD PARKING SPACE (12:4)	-3	
TOTAL	**38**	**52**
ADJACENT LOT PARKING		33

NOTES:
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND
- ALL CONSTRUCTION WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

PROJECT TEAM

OWNER/CLIENT:
SQUARE GROUPER
1111 LOVE ST.
JUPITER, FL. 33458
561.575.0252
CONTACT: JIM BURG

SURVEYOR:
HAYHURST LANDSURVEYING, INC.
445 9TH ST ST SW UNIT 7
VERO BEACH, FL 32962
772.569.6680
CONTACT: JONATHAN JONES

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DANIEL SORROW

ENGINEER:
THE MILCOR GROUP, INC.
6526 KANNER HIGHWAY, #236
STUART, FL 34997
TEL: 772.223.8850
CONTACT: MELISSA CORBETT

ARCHITECT:
SHORELINE DESIGNS, INC.
947 ALT. A-1-A, SUITE E
JUPITER, FL 33477
561.744.4973
CONTACT: RICHARD A. DAVIS

TRAFFIC CONSULTANT:
KIMLEY-HORN AND ASSOCIATES
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411-6700
561.840.0874
CONTACT: ADAM KERR

LEGAL DESCRIPTION

PART OF LOTS 5 THROUGH 8 INCLUSIVE OF BLOCK 4, FORT PIERCE BEACH SUBDIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND ALSO PART OF LOT 9; ALL BEING MORE PARTICULARLY DESRCIBED IN OFFICIAL BOOK RECORDS BOOK 860, PAGE 2348 ST. LUCIE COUNTY RECORDS, AND DESCRIBED AS FOLLOWS:
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CONTAINING 1.01 ACRES MORE OR LESS.

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Square Grouper
Site Plan
Ft. Pierce, Florida

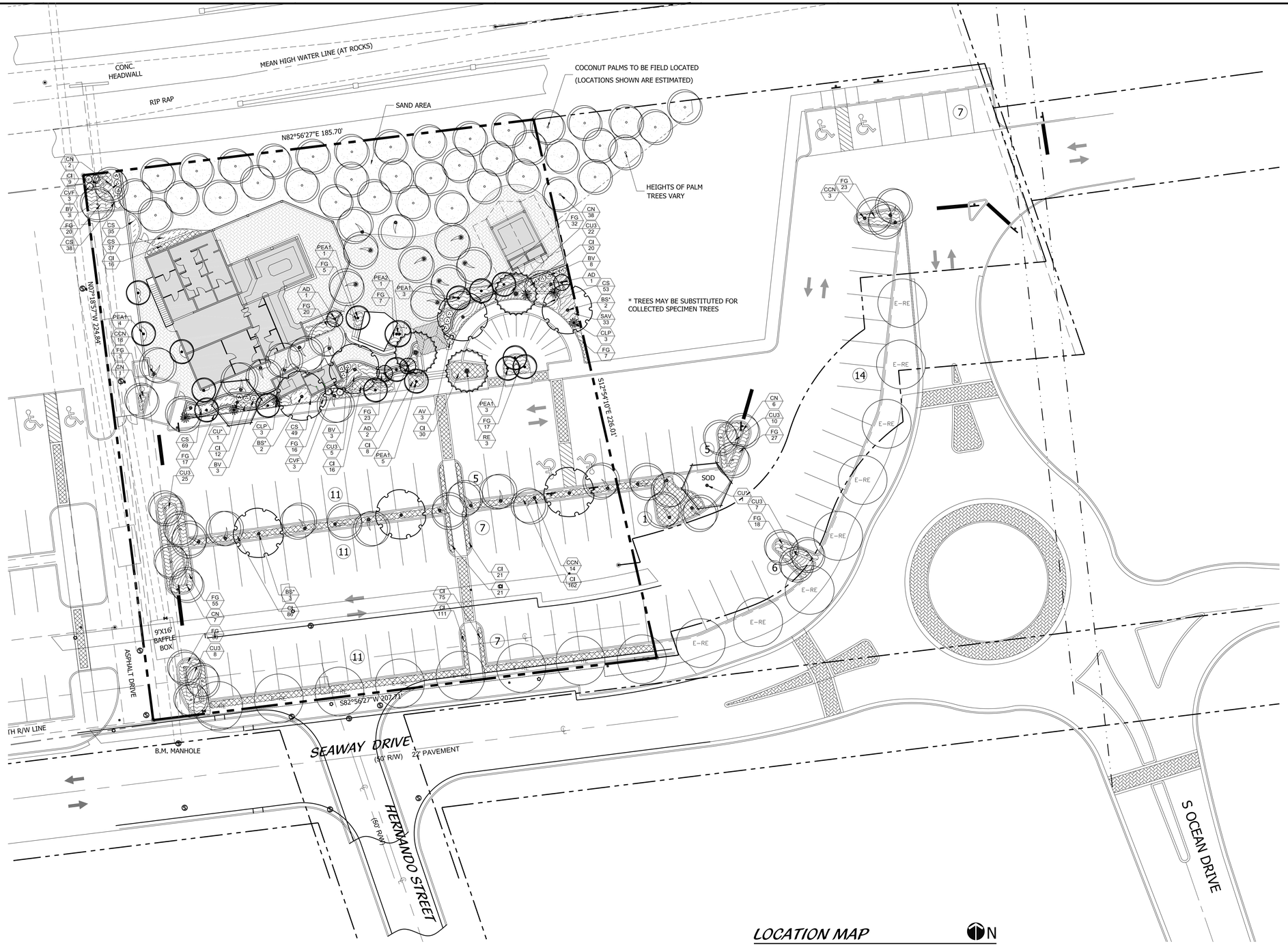
SQUARE GROUPER TIKI BAR
FORT PIERCE INLET, FL

DESIGNED	DTS
DRAWN	DTS/RW
APPROVED	DEH
JOB NUMBER	13-0802
DATE	10-16-14
REVISIONS	

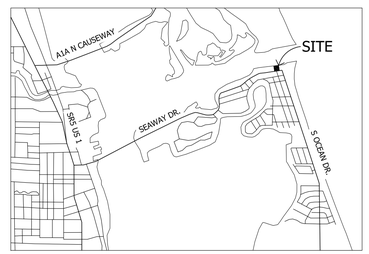
August 12, 2013

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



LOCATION MAP



Landscape Plan

0' 10' 20' 30' 40' 50'

Scale: 1" = 20'

North

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Landscape Plan
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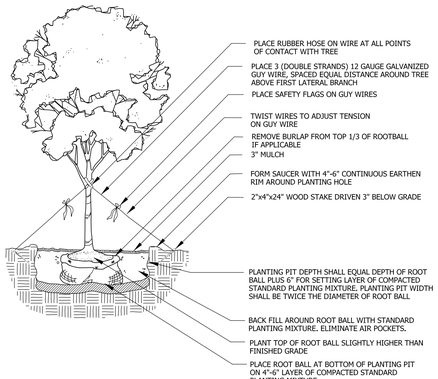
DESIGNED	DTS
DRAWN	DTS/RW
APPROVED	DEH
JOB NUMBER	13-0802
DATE	10-16-14
REVISIONS	11-03-14

November 03, 2014

SHEET 1 OF 2

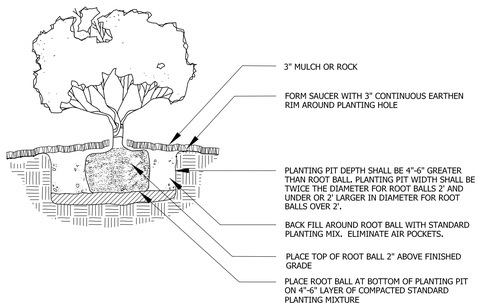
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Landscape Details



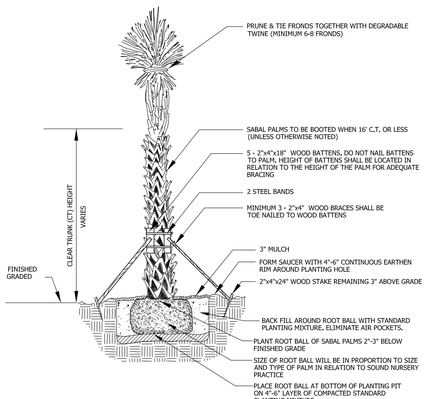
LARGE TREE PLANTING DETAIL

NTS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

Landscape Specifications

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. 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 AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1 OR HAND PICKED BY OWNER. 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 A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

MULCH SHALL BE SHREDDED EUCALYPTUS OR MELALEUCA MULCH.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16 % NITROGEN, 7 % PHOSPHORUS, 12 % POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20 % NITROGEN, 10 % PHOSPHORUS AND 5 POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF TOPSOIL BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15 % OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL AROUND PLANTS WITH PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15 % OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH. PURPLE QUEEN GROUNDCOVER, IF SPECIFIED, SHALL ONLY RECEIVE 1" OF MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

7. IRRIGATION

IRRIGATION SOURCE TO BE DETERMINED. IF RECLAIMED OR BRACKISH WATER IS AVAILABLE SOME PLANT SPECIES MAY NEED TO BE REVISED TO BE CONSISTENT WITH WATERING AND PH NEEDS OF PLANTS.

* TREES MAY BE SUBSTITUTED FOR COLLECTED SPECIMEN TREES.

GENERAL LANDSCAPE NOTES

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

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF CITY OF FT. PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING. ADDITIONALLY, AT TIME OF PLANTING, ALL PERIMETER TREES SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING PERIMETER TREES ON ADJACENT, DEVELOPED PROPERTIES.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FT PIERCE LAND DEVELOPMENT REGULATIONS AND THE INDIANTOWN ROAD OVERLAY ZONING DISTRICT.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSORS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

24-INCH ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS FOR ALL SHADE TREES WITHIN PLANTING ISLANDS IN PARKING TRACTS OR ADJACENT TO SIDEWALKS LESS THAN SIX FEET IN WIDTH.

ROOT BARRIER, IN ACCORDANCE WITH CITY OF FT. PIERCE WATER DEPARTMENT AND ENCON CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND WATER AND SEWER UTILITIES.

SHADE TREES SHALL BE NO CLOSER THAN 10' FROM UNDERGROUND UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. NO SHADE TREE WILL BE PERMITTED CLOSER THAN 5' FROM UNDERGROUND UTILITIES.

LANDSCAPE ORDINANCE SPECIFICATIONS ON IRRIGATION AND PLANT MATERIAL INSTALLATIONS SUPERSEDE ANY NOTES ON THE LANDSCAPE PLAN.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE. ALL TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS BY AN ISA CERTIFIED ARBORIST.

NOTE: 24 INCH ROOT BARRIERS WILL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS, ADJACENT TO ALL TREES PLANTED WITHIN 6 FEET OF CURBS OR SIDEWALKS.

EXISTING TREES PRESERVED OR RELOCATED ON - SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS BY AN ISA CERTIFIED ARBORIST.

PALM TREES SHALL BE NO CLOSER THAN 5' FROM UNDERGROUND UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. NO SHADE TREE WILL BE PERMITTED CLOSER THAN 3' FROM UNDERGROUND UTILITIES.

ALL SOD SHALL BE STENOTOPHRUM SECONDATUS 'FLORITAM' (ST AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN-FOOT BY THIRTY-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SINGE

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FT. PIERCE.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

ALL EXISTING TREES TO BE PRESERVED OR RELOCATED SHALL BE PROTECTED BY FENCING AS SHOWN IN THE DETAIL ON THIS PAGE.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACK FILL MIXTURE.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS BY AN ISA CERTIFIED ARBORIST. ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS, IN THE CITY OF FT. PIERCE'S CODE. BACKFILL MIXTURE.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90' TO 45' DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ON SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 80% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

IRRIGATION WATER SOURCE SHALL BE WELL PROVIDED.

ALL LANDSCAPING TO CONFORM WITH AND COMPLY WITH THE FPL RIGHT TREE RIGHT PLACE GUIDELINES. (REFER TO FPL GUIDELINES MANUAL FOR SPECIFICS)

Plant List

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
	BS*	7	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	4"Cal	16` HT. X 7` SPRD.	Y	FULL CANOPY
	CU*	2	COCCOLOBA UVIFERA	SEA GRAPE	B & B	4"Cal	16` O.A.	Y	FULL CANOPY
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
	CN	54	COCOS NUCIFERA `GREEN MALAYAN`	COCONUT PALM	N.A.	N.A.	6` C.T.	N	STRAIGHT TRUNK, FULL CANOPY
	CCN	35	COCOS NUCIFERA `MAYPAN`	COCONUT PALM	N.A.	N.A.	6` GW	N	FULL CANOPY, CURVED TRUNK
	PEA2	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	15 gal	3"Cal	10` O.A.		FULL CANOPY, DOUBLE STEM, MATCHED
	PEA1	16	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	25 gal, MIN.	3"Cal	10` O.A.	N	FULL CANOPY, SINGLE STEM, MATCHED, FL FANCY
E-RE	E-RE	16	ROYSTONEA ELATA	EXISTING FLORIDA ROYAL PALM	Existing		EXISTING	Y	EXISTING
	RE	3	ROYSTONEA REGIA	ROYAL PALM	N.A.	N.A.	8` CT.	Y	MATCHED, SIZES VARY ACCEPT WHERE NOTED ON PLAN
	AD	4	VEITCHIA MERRILLII	CHRISTMAS PALM	15 gal	N.A.	4`-6` O.A.	N	FULL CANOPY, SINGLE TRUNK
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
	AV	3	ALPINIA ZERUMBET `VATIEGATA	VARIEGATED SHELL GINGER	3 gal	2` X 2`		N	FULL & THICK, FLORIDA FANCY
	BV	17	BAMBUSA VULGARIS	COMMON BAMBOO	7 gal	4` O.A. X 3`	3` O.C.	N	FULL & THICK
	CVF	6	CODIAEUM x `FRANKLIN ROOSEVELT`	FRANKLIN ROOSEVELT CROTON	7 gal	3` X 3`	A.S.	N	FULL
	CLP	6	CRINUM AUGUSTUM	QUEEN EMMA CRINUM LILY	15 gal	3` X 3`	A.S.	N	FULL & THICK, SINGLE TRUNK
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
	CI	587	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 gal	18" X 18"	2` O.C.	Y	FULL & THICK
	CS	281	CLUSIA GUTTIFERA	SAMLL-LEAF CLUSIA	3 gal	18" X 12"	2` O.C.	Y	FULL & THICK
	CU3	77	COCCOLOBA UVIFERA	SEA GRAPE	3 gal	24"X24"	30" O.C.	Y	FULL & THICK
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
	FG	326	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 gal	12" x 12"	2` O.C.	N	FULL & THICK
	SAV	33	SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 gal	18" X18"	2` O.C.	N	FULL & THICK, FL FANCY
	SOD		PASPALUM VAGINATUM	SEASHORE PASPALUM					
	MULCH		SHREDDED CYPRESS MULCH						

Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

Square Grouper
Landscape Plan
Ft. Pierce, Florida

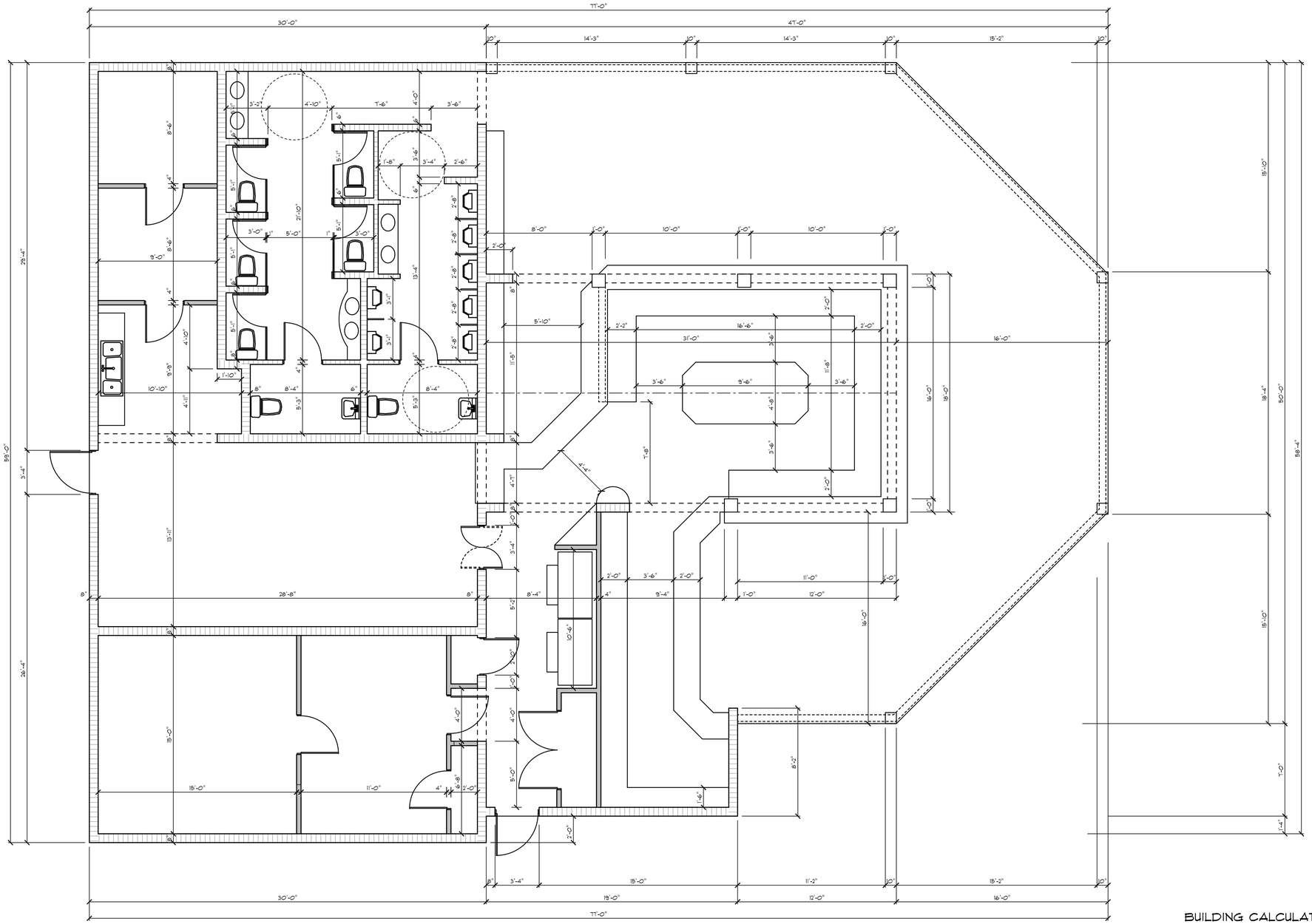
SQUARE GROUPER TIKI BAR
FORT PIERCE INLET, FL

DESIGNED	DTS
DRAWN	DTS/RW
APPROVED	DEH
JOB NUMBER	13-0802
DATE	10-16-14
REVISIONS	11-03-14

November 03, 2014

SHEET 2 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



PROPOSED FLOOR PLAN

BUILDING CALCULATIONS

ALL STRUCTURES

MAIN BUILDING (LOWER LEVEL)	2746
SIDE BAR BUILDING	396
COVERED SEATING	1312
STAGE	180
	4634

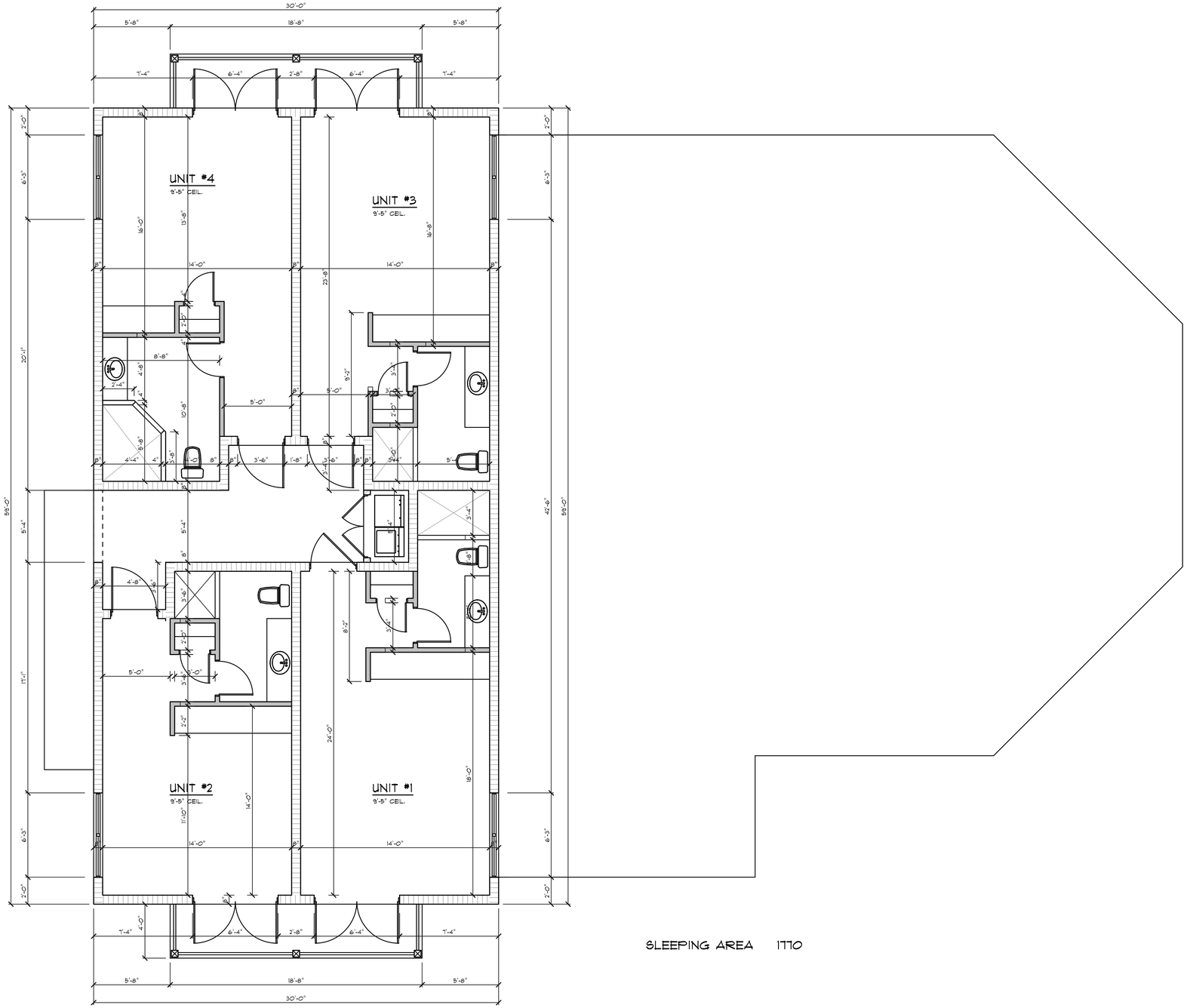
SLEEPING AREA (UPPER LEVEL)	1770
EMPLOYEE BUILDING	112
ENTRY	100
	6616

REVISIONS	BY

SHORELINE DESIGNS INC.
RICHARD A. DAVIS A.I.B.D.
947 ALT. A-1-A. SUITE E
JUPITER, FLORIDA. 33477
(561) 744 - 4973
AIBD MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGN
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

SQUARE GROUPE
TIKI BAR / FORT PIERCE
PARCEL B, SEAWAY DRIVE, FORT PIERCE, FL.

DRAWN	T. BERNDT
CHECKED	R. DAVIS A.I.B.D.
DATE	November 03, 2014
SCALE	1/4" = 1'-0"
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OF	SHEETS



SLEEPING AREA 1770

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SHEET	A-2
OF	SHEETS



NORTH ELEVATION



SOUTH ELEVATION

REVISIONS	BY

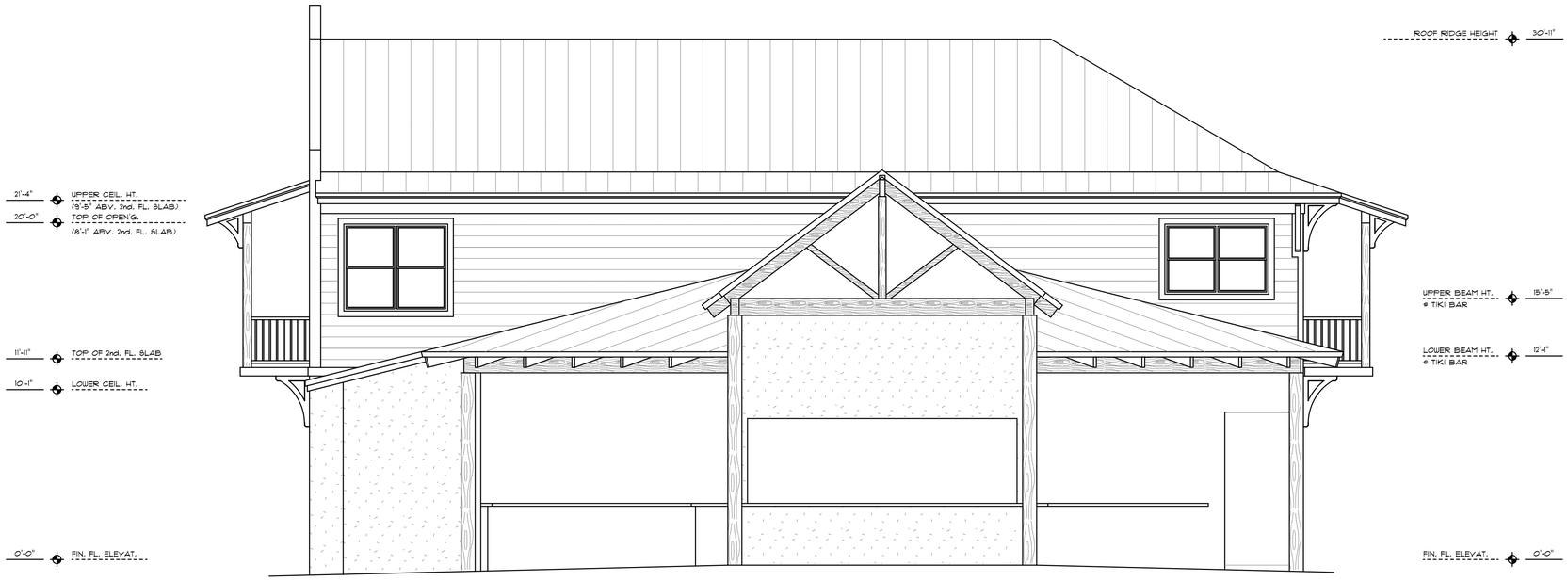
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OF	SHEETS



EAST ELEVATION



WEST ELEVATION

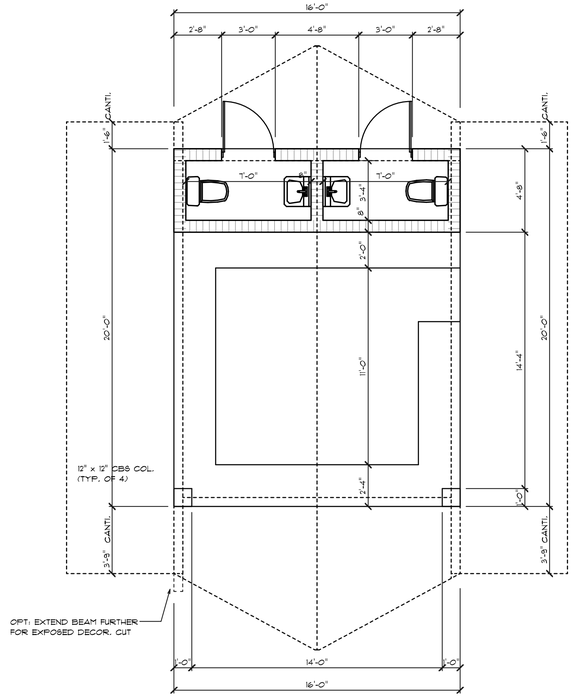
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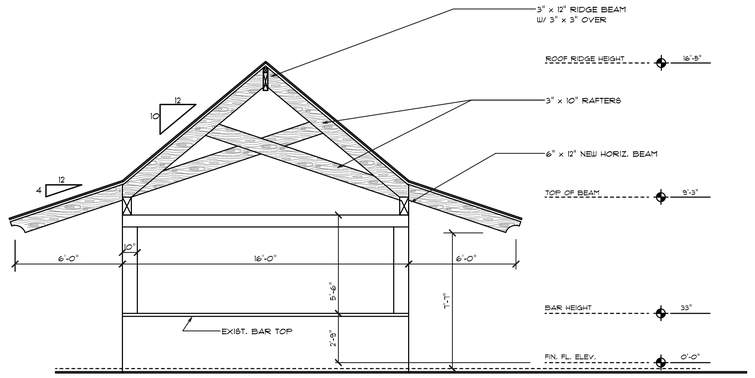
SQUARE GROUPER
TIKI BAR / FORT PIERCE

PARCEL B, SEAWAY DRIVE, FORT PIERCE, FL.

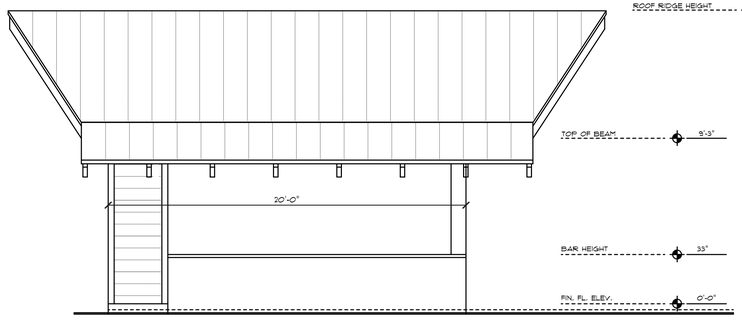
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DATE	November 03, 2014
SCALE	1/4" = 1'-0"
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SHEET	A-4
OF	SHEETS



TIKI HUT FLOOR PLAN

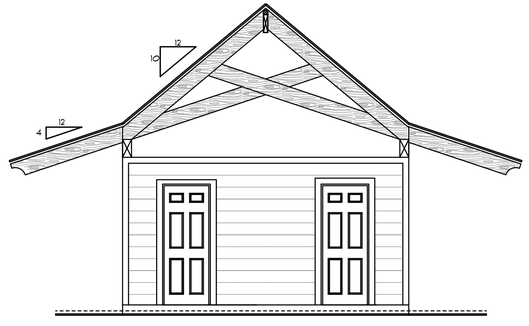


NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION MIRROR IMAGE



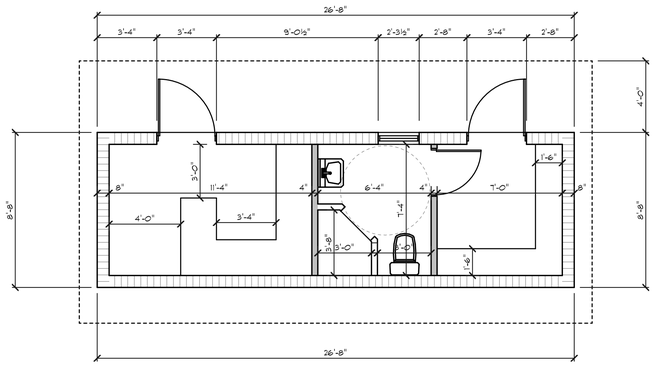
SOUTH ELEVATION

REVISIONS	BY

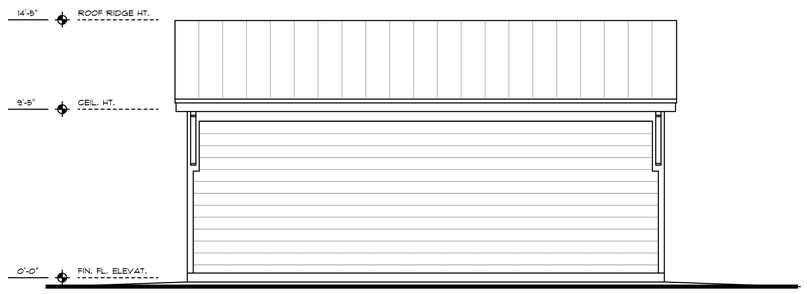
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SQUARE GROUPE
TIKI BAR / FORT PIERCE
PARCEL B, SEAWAY DRIVE, FORT PIERCE, FL.

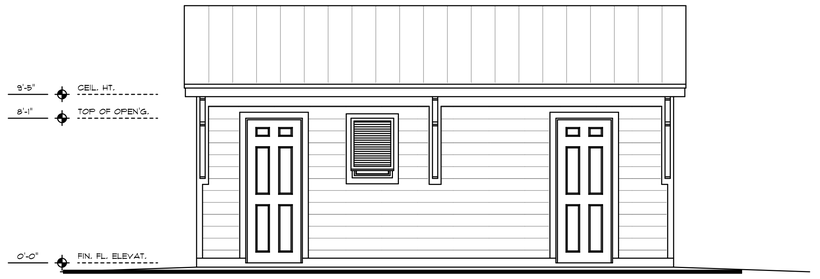
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OF	SHEETS



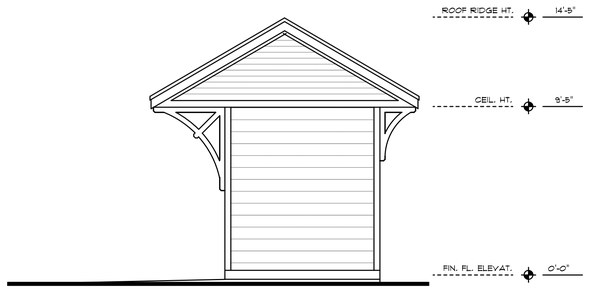
EMPLOYEE BLDG. FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION MIRROR IMAGE

REVISIONS	BY

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SQUARE GROUP

TIKI BAR / FORT PIERCE

PARCEL B, SEAWAY DRIVE, FORT PIERCE, FL.

DRAWN
T. BERNDT
CHECKED
R. DAVIS A.I.B.D.
DATE
November 03, 2014
SCALE
1/4" = 1'-0"
JOB NO.
SHEET
A-6
OF SHEETS

To be updated to reflect a minimum average of 2 Footcandles



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Lum. Watts	Lum. Lumens
	5	LD5	SINGLE	N.A.	0.400	LUMEC DMS50-80W48LED4K-R-LE5F	79	7200
	7	2LD5	BACK-BACK	N.A.	0.400	LUMEC 2 DMS50-80W48LED4K-R-LE5F	79	7200
	15	LD3	SINGLE	N.A.	0.400	LUMEC DMS50-55W32LED4K-R-LE3F	52.6	5404

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	0.92	2.71	0.27	3.41	10.04
PROPERTY LINE	Illuminance	Fc	0.20	1.78	0.00	N.A.	N.A.
WALKWAY	Illuminance	Fc	0.98	2.49	0.36	2.72	6.92

SESCO LIGHTING

CALCS DIVISION

SQGROUPERJETTY2.AGI

561-848-8589

10/16/2014

Atlanta-Chattanooga-Ft.Lauderdale-Ft.Myers/Naples-Jackson-Jacksonville-Knoxville-Nashville-Pensacola-Orlando-Tallahassee-Tampa

SQUARE GROUPER TIKI BAR

Fort Pierce Inlet, Florida

Cotleur & Hearing

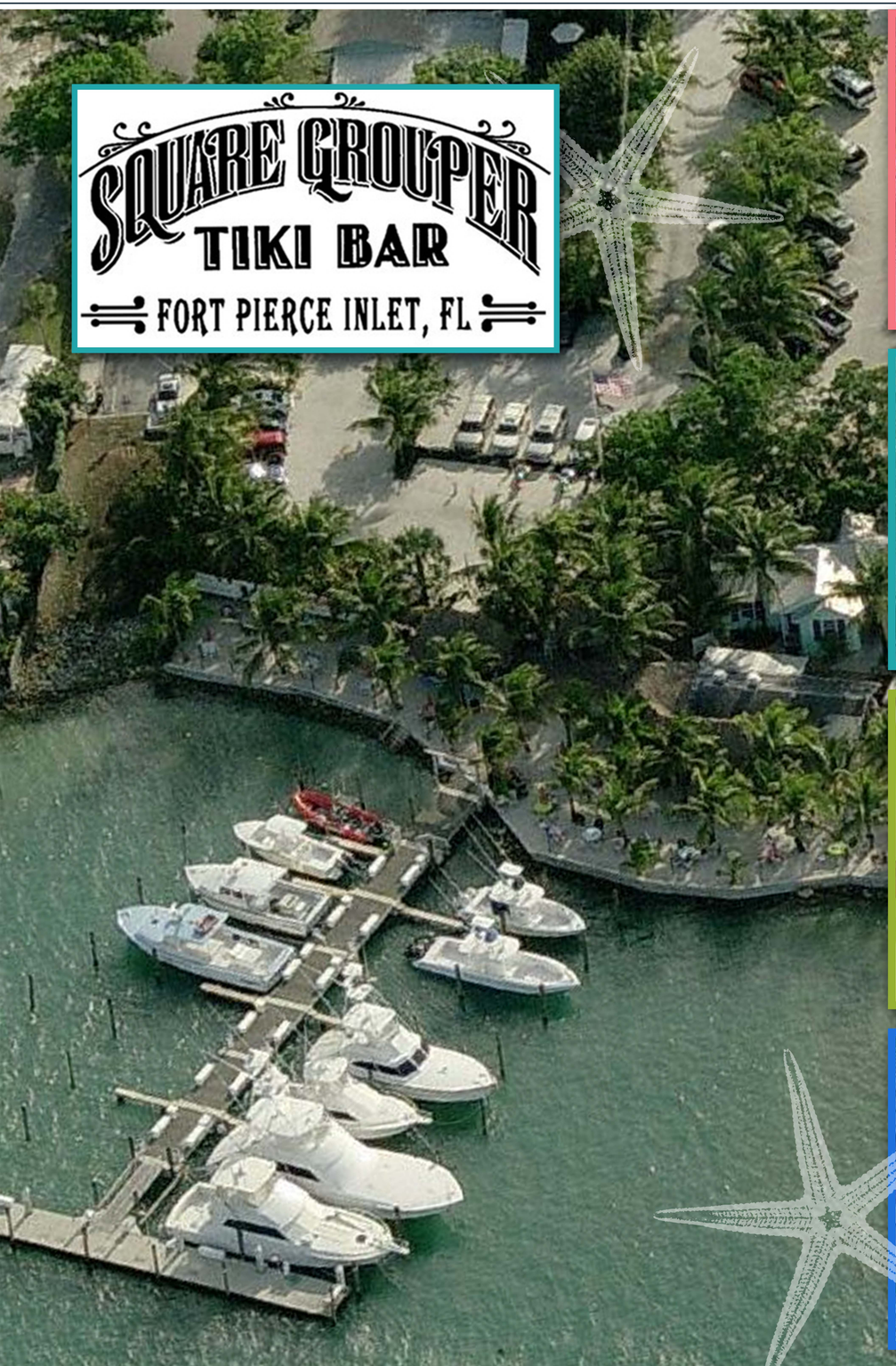


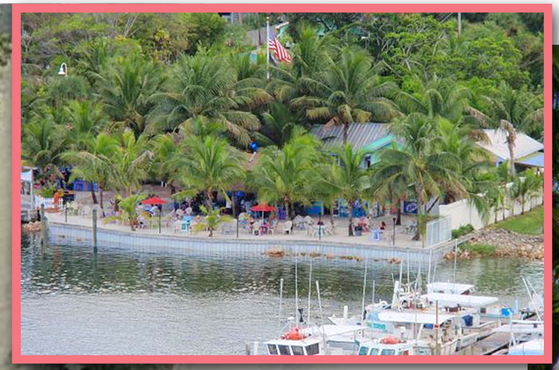


SQUARE GROUPER TIKI BAR

Fort Pierce Inlet, Florida

Cotleur & Hearing





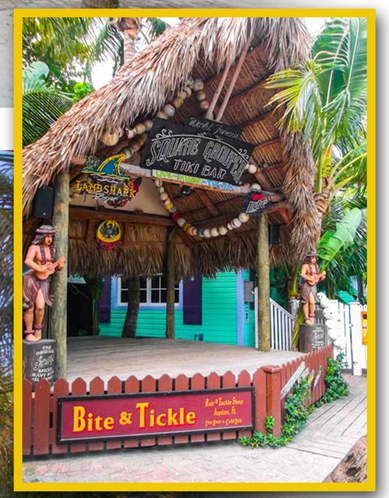








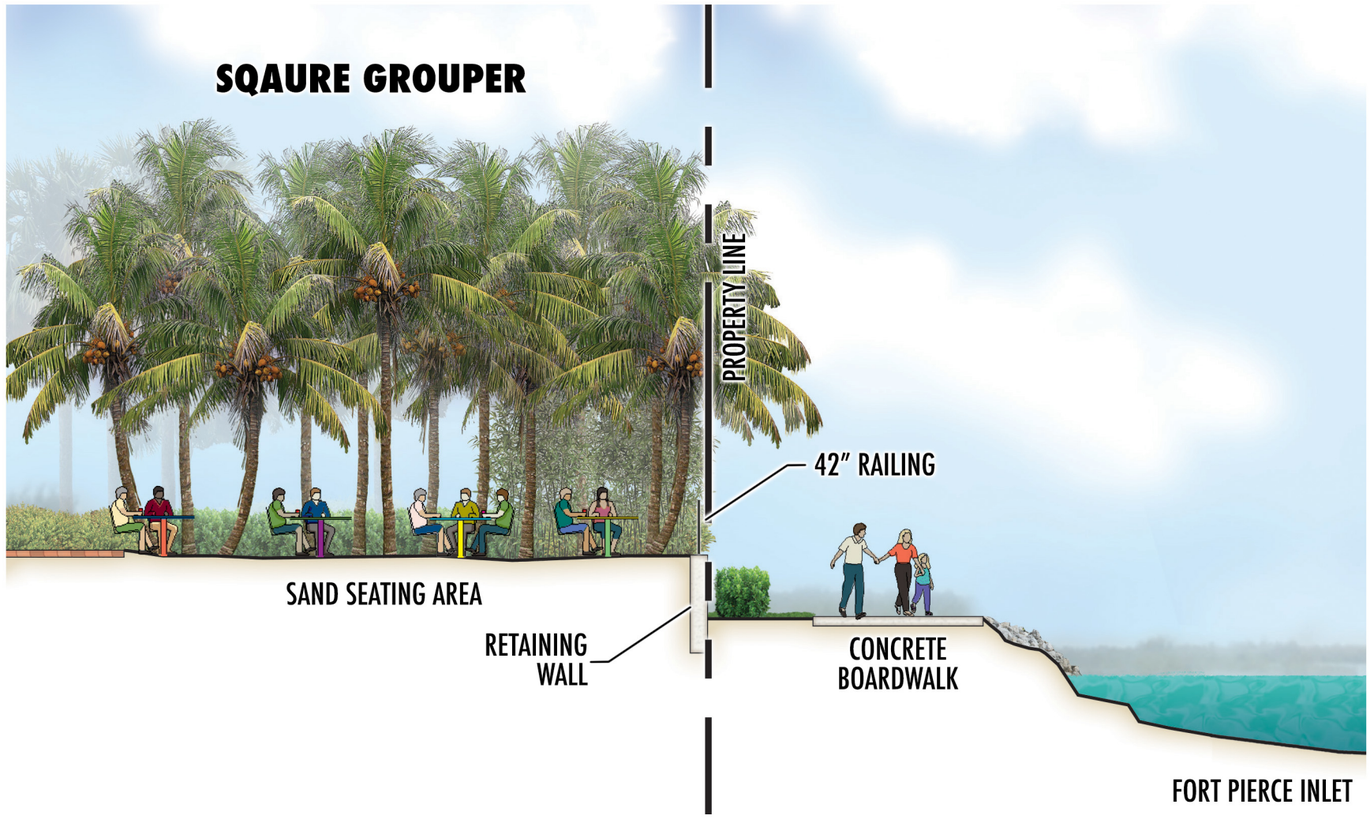






SQAURE GROUPER
Fort Pierce, Florida

Cotleur & Hearing



SEATING VIEW EXHIBIT

Kimley»Horn

October 16, 2014

Mr. Daniel Sorrow
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458

Re: Traffic Impact Analysis: Square Grouper
Fort Pierce, Florida

Dear Mr. Sorrow:

It is proposed to construct 4,846 square feet of high turnover sit-down restaurant on the north side of Seaway Drive, just west of South Ocean Drive in Fort Pierce, Florida. Kimley-Horn and Associates, Inc. was retained to provide a traffic impact evaluation for the site. The parcel ID for the site is 2401-501-0035-000-9. Figure 1 shows the site location.

Trip Generation Analysis

The trip generation potential for the proposed restaurant was calculated using rates and equations found in the Institute of Transportation Engineers' (ITE) *Trip Generation, 9th Edition* for a weekday. As indicated in Table 1, the proposed restaurant is expected to result in an increase of 351 net new external daily trips, 30 net new AM peak hour trips (17 in, 13 out) and 27 net new PM peak hour trips (17 in, 10 out).

Trip Assignment & Significance Determination

The trips generated by the proposed restaurant were then distributed to the roadways in the vicinity of the site based on a review of land uses in the area. The following distribution was assumed:

South	–	15%
West	–	85%

The project trip distribution can be seen in Figure 2. After the project trips were assigned to the adjacent roadways, the project traffic volumes were compared to the level of service 'D' threshold for each roadway at a one percent significance threshold. LOS D volumes were obtained from the *2012 FDOT Quality/Level of Service Handbook*. The results of this analysis are included in Table 2. As shown in the table, Seaway Drive west of the project will be significantly impacted (i.e. project traffic represents greater than one percent of the level of service volume) during both the AM and PM peak hours in the eastbound direction. Therefore, further roadway link analysis was undertaken.

Roadway Link Analysis

A capacity analysis was performed for the significantly impacted link for the AM and PM peak hours. 2013 traffic volumes and peak season adjustment factors were obtained from FDOT. Future 2015 traffic volumes were projected for the links by combining the 2013 traffic volumes, peak season adjustment factors, a nominal growth rate of 1%, and project traffic. The results of the capacity analysis are shown in Table 3. As shown in the table, the significantly impacted link is expected to operate acceptably through buildout in 2015 during the AM and PM peak hours.

Driveway Operations

The site is proposed to be accessed by one full access driveway on Seaway Drive. The projected driveway volumes associated with the proposed restaurant are shown in Figure 3. Based on the inbound turning movement volumes, no turn lanes are recommended.

Conclusion

The foregoing analysis demonstrates that the proposed development is expected to have a significant impact on Seaway Drive, west of the site, at a one percent significance threshold. The link was analyzed for capacity using 2013 traffic counts obtained from FDOT. Based on the analysis, the link is expected to operate acceptably through buildout in 2015. Furthermore, no turn lanes are recommended at the site driveway.

We appreciate this opportunity to work with you on this project. Please contact me at 561-840-0874 if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

ADAM B. KERR LICENSE No. 64773 STATE OF FLORIDA PROFESSIONAL ENGINEER

Adam B. Kerr, P.E.
Transportation Engineer
Florida Registration
Number 64773
Certificate of Authorization
Number CA00000696

ABK/JWH

K:\WPB_TPTO\Hulsberg\Square Grouper\2014-10-07_TrafficStatement.docx



NORTH

LEGEND

PROJECT SITE

FIGURE 1
SITE LOCATION
SQUARE GROUPER

Kimley»Horn

TABLE 1
TRIP GENERATION COMPARISON
SQUARE GROUPER: FORT PIERCE

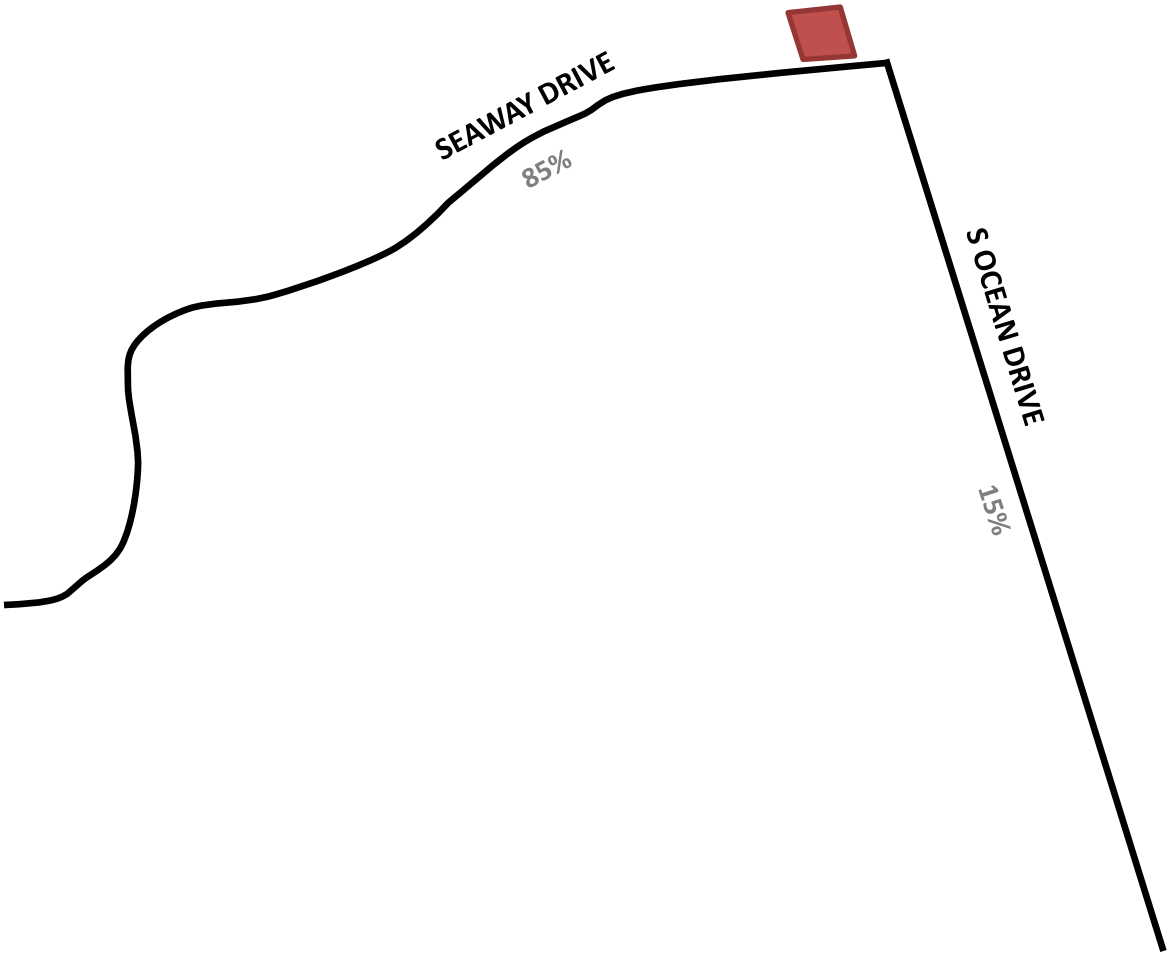
LAND USE	INTENSITY	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
Proposed Development								
High Turnover Sit-Down Restaurant	4,846 s.f.	616	52	29	23	48	29	19
Pass-By Traffic								
High Turnover Sit-Down Restaurant	43%	265	22	12	10	21	12	9
Net New External Trips		***351***	***30***	***17***	***13***	***27***	***17***	***10***

Daily Trips
High Turnover Sit-Down Restaurant [ITE 932] = 127.15 trips / 1,000 s.f.

AM Peak Hour
High Turnover Sit-Down Restaurant [ITE 932] = 10.81 trips / 1,000 s.f. (55% in, 45% out)

PM Peak Hour
High Turnover Sit-Down Restaurant [ITE 932] = 9.85 trips / 1,000 s.f. (60% in, 40% out)

Pass-By
High Turnover Sit-Down Restaurant [ITE] = 43%



LEGEND

SITE

XX% PROJECT ASSIGNMENT

NORTH

FIGURE 2
TRIP ASSIGNMENT
SQUARE GROUPER

Kimley»Horn

TABLE 2
TEST 1 SIGNIFICANCE ANALYSIS
SQUARE GROUPER: FORT PIERCE

ROADWAY SEGMENT	COMMITED NUMBER OF LANES	FACILITY TYPE	LOS D GEN. SVC. VOLUME*	PROJECT TRIPS													
				% ASSIGN-MENT	NB/EB IN/OUT?	AM PEAK HOUR						PM PEAK HOUR					
						TRIPS		% IMPACT				TRIPS		% IMPACT			
						NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?	NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Seaway Drive																	
West of Project	2L	Uninterrupted	1,190	85%	i	14	11	1.18%	Yes	0.92%	No	14	9	1.18%	Yes	0.76%	No
East of Project	2L	Uninterrupted	1,190	15%	o	2	3	0.17%	No	0.25%	No	2	3	0.17%	No	0.25%	No
S Ocean Drive																	
South of Seaway Drive	2L	Uninterrupted	1,190	43%	i	7	6	0.59%	No	0.50%	No	7	4	0.59%	No	0.34%	No

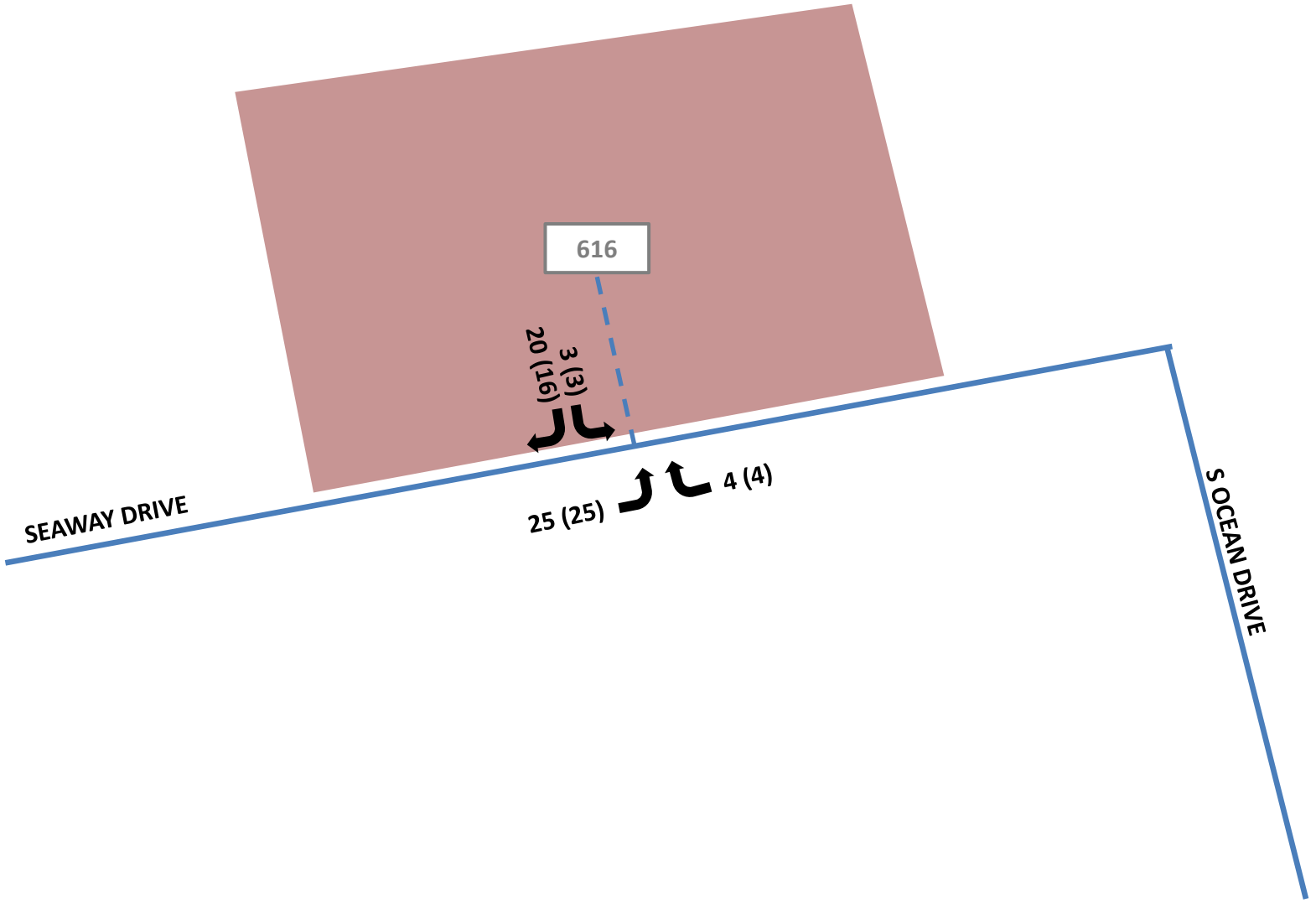
Peak Season Adjustment Factor: 1.00

TABLE 3
CAPACITY ANALYSIS
SQUARE GROUPER: FORT PIERCE

From / To	Existing			Direction	Significantly Impacted?	Year 2013 Traffic Volume	Peak Season Volume	Growth Rate	Growth	Project Traffic	2015 Total Traffic	Meets Standard ??
	Lanes	Facility Type	LOS D Service Volume									
AM PEAK HOUR												
Seaway Drive												
West of Project	2L	Uninterrupted	1190	EB	YES	309	309	1.00%	6	14	329	Yes
PM PEAK HOUR												
Seaway Drive												
West of Project	2L	Uninterrupted	1190	EB	YES	577	577	1.00%	12	14	603	Yes

Notes:

(1) The generalized service capacities, existing peak hour traffic volumes, and peak season adjustment factors were obtained from FDOT.



LEGEND

SITE

XX AM Peak Hour Volumes

(XX) PM Peak Hour Volumes

XXX Daily Volumes

NORTH

FIGURE 3
DRIVEWAY VOLUMES
SQUARE GROUPER

Kimley»Horn

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

2013 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.89

WEEK	DATES	SF	PSCF
1	01/01/2013 - 01/05/2013	1.02	1.15
2	01/06/2013 - 01/12/2013	0.98	1.10
3	01/13/2013 - 01/19/2013	0.94	1.06
* 4	01/20/2013 - 01/26/2013	0.93	1.04
* 5	01/27/2013 - 02/02/2013	0.91	1.02
* 6	02/03/2013 - 02/09/2013	0.90	1.01
* 7	02/10/2013 - 02/16/2013	0.88	0.99
* 8	02/17/2013 - 02/23/2013	0.87	0.98
* 9	02/24/2013 - 03/02/2013	0.86	0.97
*10	03/03/2013 - 03/09/2013	0.86	0.97
*11	03/10/2013 - 03/16/2013	0.86	0.97
*12	03/17/2013 - 03/23/2013	0.86	0.97
*13	03/24/2013 - 03/30/2013	0.87	0.98
*14	03/31/2013 - 04/06/2013	0.89	1.00
*15	04/07/2013 - 04/13/2013	0.90	1.01
*16	04/14/2013 - 04/20/2013	0.92	1.03
17	04/21/2013 - 04/27/2013	0.95	1.07
18	04/28/2013 - 05/04/2013	0.98	1.10
19	05/05/2013 - 05/11/2013	1.01	1.13
20	05/12/2013 - 05/18/2013	1.04	1.17
21	05/19/2013 - 05/25/2013	1.05	1.18
22	05/26/2013 - 06/01/2013	1.06	1.19
23	06/02/2013 - 06/08/2013	1.07	1.20
24	06/09/2013 - 06/15/2013	1.08	1.21
25	06/16/2013 - 06/22/2013	1.10	1.24
26	06/23/2013 - 06/29/2013	1.10	1.24
27	06/30/2013 - 07/06/2013	1.10	1.24
28	07/07/2013 - 07/13/2013	1.10	1.24
29	07/14/2013 - 07/20/2013	1.11	1.25
30	07/21/2013 - 07/27/2013	1.11	1.25
31	07/28/2013 - 08/03/2013	1.11	1.25
32	08/04/2013 - 08/10/2013	1.10	1.24
33	08/11/2013 - 08/17/2013	1.10	1.24
34	08/18/2013 - 08/24/2013	1.10	1.24
35	08/25/2013 - 08/31/2013	1.11	1.25
36	09/01/2013 - 09/07/2013	1.12	1.26
37	09/08/2013 - 09/14/2013	1.12	1.26
38	09/15/2013 - 09/21/2013	1.13	1.27
39	09/22/2013 - 09/28/2013	1.11	1.25
40	09/29/2013 - 10/05/2013	1.09	1.22
41	10/06/2013 - 10/12/2013	1.07	1.20
42	10/13/2013 - 10/19/2013	1.06	1.19
43	10/20/2013 - 10/26/2013	1.05	1.18
44	10/27/2013 - 11/02/2013	1.05	1.18
45	11/03/2013 - 11/09/2013	1.04	1.17
46	11/10/2013 - 11/16/2013	1.04	1.17
47	11/17/2013 - 11/23/2013	1.04	1.17
48	11/24/2013 - 11/30/2013	1.03	1.16
49	12/01/2013 - 12/07/2013	1.03	1.16
50	12/08/2013 - 12/14/2013	1.02	1.15
51	12/15/2013 - 12/21/2013	1.02	1.15
52	12/22/2013 - 12/28/2013	0.98	1.10
53	12/29/2013 - 12/31/2013	0.94	1.06

* PEAK SEASON

COUNTY: 94
STATION: 0115
DESCRIPTION: SR A1A/S - E END OF S BRIDGE
START DATE: 04/02/2013
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	11	8	9	12	40	8	5	11	2	26	66
0100	7	6	5	9	27	10	3	4	11	28	55
0200	4	2	2	2	10	6	4	6	2	18	28
0300	4	9	5	4	22	3	4	3	2	12	34
0400	5	4	13	22	44	5	7	5	7	24	68
0500	25	31	51	43	150	9	14	22	27	72	222
0600	50	49	58	48	205	38	58	58	69	223	428
0700	46	58	50	60	214	88	94	139	123	444	658
0800	60	56	66	86	268	98	98	112	106	414	682
0900	65	60	98	93	316	112	109	124	123	468	784
1000	91	77	91	95	354	113	88	109	101	411	765
1100	106	112	120	123	461	107	132	91	107	437	898
1200	119	123	105	111	458	113	108	124	127	472	930
1300	123	106	125	120	474	128	144	107	127	506	980
1400	109	110	109	112	440	146	136	104	121	507	947
1500	122	129	124	121	496	123	103	112	141	479	975
1600	99	113	122	137	471	132	102	121	100	455	926
1700	139	129	148	161	577	121	113	82	90	406	983
1800	93	123	120	104	440	85	80	79	98	342	782
1900	99	91	87	82	359	78	58	66	78	280	639
2000	64	91	65	68	288	63	65	52	36	216	504
2100	60	69	54	43	226	53	41	30	39	163	389
2200	34	41	28	25	128	37	18	20	31	106	234
2300	17	14	12	14	57	19	20	18	6	63	120
24-HOUR TOTALS:					6525					6572	13097

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	309	730	458	845	760
P.M.	1700	577	1315	524	1315	984
DAILY	1700	577	1315	524	1315	984

TRUCK PERCENTAGE 7.51 11.26 9.39

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	98	4192	1053	10	121	53	17	259	7	1	0	0	22	0	692	490	6525
W	94	2262	2939	21	353	48	16	280	9	1	5	0	7	0	537	740	6572

GENERATED BY SPS 5.0.21

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Technical Review Comments

Square Grouper

1. Planning Department
2. Code Enforcement
3. Fort Pierce Police Department
4. Engineering Department
5. FPUA Water/Wastewater/Electric/Gas
6. St. Lucie County Engineering

100 N. U.S. 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954 -1480 ◊ 772-467-3000 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

October 28, 2014

Dan Sorrow, AICP
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Re: Technical Review – Site Plan & Waiver of Distance
Square Grouper– 1918 Seaway Drive

Dear Mr. Sorrow,

The following are advisory comments from the Planning Department's review of the application for Site Plan & Waiver of Distance:

1) Per Section 3-14 (2)of the City Code, an applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area. Please work with your photometric engineer and FDEP to revise the photometric plan to reflect this minimum requirement.

   Staff notes the proximity to potential grounds for turtle nesting and will seek to coordinate with your team and FDEP to uncover feasible alternatives and/or a sensible alternative for consideration by the Planning Board.

2) Per Section 22-187(4)*Landscape strips*. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

   b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.**

3) Please revise the "location map" on the Landscape Plan to reflect the subject site, in Fort Pierce.

4) Please ensure the proposed sea grape and ficus plants are installed and maintained in a manner that does not violate the established Clear Vision Area at the entrance drive.

5) Per City Code Section 22-60 (d) (6) Surface material regulations for parking, access, and loading areas are as follows:

   b. Alternative paving materials or parking surfaces (including pervious surfaces) may be **approved by the city engineer** if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

Planning staff supports the proposed parking solution presented in the site plan.

6) Please revise the proposed location of the monument sign to be placed on the subject property. Directional signs may be utilized to delineate driveway entrances upon consent of the neighboring property owner as an element of the access easement agreement.

7) Please revise the parking calculations to reflect a total of 50 (48 regular & 2 Handicap) vehicular parking spaces proposed to be provided entirely upon the subject site. The listed calculations only note 47.

8) Please ensure that the height of the flag pole does not exceed the allowable height in the subject zoning district.

9) Pursuant to City Code Section 22-59. - Design review (a) & (g)(2)b. b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line.

It appears that the design is proposing to utilize the property line along the Inlet as the "Build to" line, with a 16' setback. Please incorporate an element in your "Design Review" narrative that address this design approach, potentially citing existing establishments such as Manatee Island, On the Edge, etc. You may wish to note that utilizing the established 15' setback/build to line at the rear would have been problematic due to the established Flood Zone barrier, therefore you are presenting 16' as the closest alternative. Additionally, staff recommends the incorporation of a design feature such as a tiki, pergola, etc. at the 25' build to line along Seaway Drive in an effort to fulfill the intent of the City's adopted Design Review Guidelines for development along arterial roads, as well as the South Beach Overlay Design Regulations.

10) Per City Code Section 22-187 (11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
Please provide a design feature to screen the "trash" collection facility, or provide detail if there is a current proposal.

11) Pursuant to City Code Section 22-59 (c) (1)j., please provide additional detail regarding the site elevations, specifically the proposed height of the construction above grade with relationship to Seaway Drive & Inlet Linear Park.

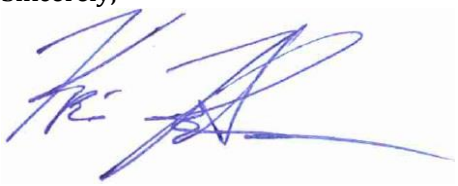
12) Please update the "Floor Plans" to reflect the proposed square footage devoted to commercial versus residential floor area.

13) Please provide additional information regarding a means to comply with City Code Section 22-62 (d)(2) which requires that safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. Presently, no connection is proposed between the subject site and the established sidewalk in the Right-of-way to the north, known as Inlet Linear Park.

14) Thank you for presenting a conceptual plan for future improvements and possible connection between the subject site and Jetty Park. Staff will continue to review the plan and coordinate with your team as guidance is provided for the future of this abutting parcel. Staff notes that the project was reviewed independent of this continuation of the project.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community

TO:	Kori Benton, Historic Preservation Officer
FROM:	Peggy Arraiz, Code Compliance Manager
RE:	Technical Review Project: # 14-0700002 1918 Seaway Drive – Site Plan and Waiver of Distance
DATE:	October 22, 2014

Code Enforcement / Animal Control has reviewed the above project and has the following comments:

- No code enforcement comments.
- As an outdoor bar / restaurant establishment, if you wish to allow dogs, please submit an application for a dog friendly dining permit.

100 N. US Hwy 1 ¤ P.O. Box 1480 ¤ Fort Pierce, FL 34954-1480
P: 772-467-3148 ¤ F: 772-468-0457 ¤ E-Mail: parraiz@city-ftpierce.com
www.cityoffortpierce.com

Fort Pierce Police Department

Memo

To: Sgt. Schramm

From: Officer Cheryl Glenn-Reed

Date: 10/30/14

Re: Site Plan /Waiver of Distance (1913 Surfside Drive, Square Grouper)

I see no security or safety concerns with the Site Plan/Waiver of Distance at 1913 Seaway Drive.

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

DATE: October 28, 2014

PROJECT: **Square Grouper – 1918 Seaway Drive**
Site Plan and Waiver of Distance
TRC No. 14-0700002

JRA

RECEIVED
OCT 29 2014
CITY OF FORT PIERCE
PLANNING & ZONING

cc:

This is to advise you that we have completed the review of the following documents as received by this office on October 15, 2014:

- ☑ Preliminary Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Conditional Site Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

The following comments are to be addressed at time of Building Permit submittal:

1. The site plan proposes improvements on City of Fort Pierce owned property and also indicates a portion of this property as "proposed property addition"; please note that the City Commission will provide ultimate approval of any improvements on City property and should approval be granted an executed Developer's Agreement will be required prior to issuance of a Building Permit.
2. The proposed sidewalk located on the City property is noted as having a 4' width; please revise this width to have a minimum width of 5' as required by the City of Fort Pierce Code of Ordinances.
3. Eliminate the parking shown on the property to the west of the site or provide documentation from the property owner authorizing construction on their property.
4. The site lighting proposed on the City property shall match the lighting fixtures utilized on the Jetty Park which were manufactured by Sternberg. The lighting plan indicates the use of Lumec lighting; please provide the cut sheets for the Lumec lights for review and approval.
5. The engineering plan either needs to indicate the proposed parking on the east side of the site or it needs to reflect the appropriate T-turnarounds at the parking aisle terminus.
6. The proposed drainage pipe is noted as HDPE; please note that per City of Fort Pierce Code of Ordinances, Section 17-28, site drainage pipes shall be comprised of reinforced concrete pipe of aluminum.
7. The engineering plan states that a 1' wide retaining wall is to be done by others. This should be noted as part of this development.
8. Provide a note on the Site Plan stating that all utilities will be installed underground.
9. Provide a note on the Site Plan stating that all construction will comply with the requirements set forth in Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.

JRA/tst

FPUA Comments – Square Grouper

Water/Wastewater Eng. Comments
Approved as Noted below:
A transition manhole is required on the sewer lateral at the property line.
The grease interceptors must be a minimum 1000 gallons per detail S-14
The 2" meter and service will be FPUA installed.
It is recommended that a separate irrigation meter be considered since water in = sewer out.
Capital Improvement charges are based on capacity of the meter. Consider reducing the meter size if possible.

FPUA Electric and Gas Engineering Department have reviewed the site plan application for 1918 Seaway Drive / Square Grouper project. The attached mark-up site plan, reflect two FPUA hand hole along the north side of Seaway Drive. A fiber optic hand hole (for future fiber) and a primary hand hole for future electric services on the north side of Seaway Drive.

Please be aware FPUA will require a 10ft wide utility easement for new underground primary electric lines and pad mounted transformers. We have no objection.
Approved as noted, per submittal package (#14-0700002).

Gas: We do not have Natural gas on island

Square Grouper Restaurant
1918 Seaway Drive
Site Plan and Waiver of Distance
October 20, 2014

St. Lucie County Public Works/Engineering Comments

Site Plan/Paving Grading and Drainage/Survey

1. The site plan indicates improvements beyond the east property line of the subject parcel. It is assumed that a cross access and parking agreement would be initiated with the adjacent landowner (City of Ft. Pierce).
2. It is noted that the paving grading and drainage plan indicate the use of HDPE pipe below vehicular use areas. Is this acceptable to the City of Ft. Pierce Engineering?
3. Based on the proposed trip generation it is suggested that detectible warning devices be installed at the intersection of the proposed driveway and the 6' concrete sidewalk.
4. It is noted that the bearing base has not been indicated on the survey as required by Chapter 5J-17, Florida Administrative Code.
5. It is noted that there are spelling errors within the survey notes. (Note #2 and #10).
6. It is noted that the abbreviation SLC indicated within note #9 has not been identified within the legend.

Ron Harris, PLS
County Surveyor

Planning Board **7. j.**

Meeting Date: 11/12/2014

Information

REQUESTED ACTION

Application for Waiver of Distance – 510 Orange Avenue

LOCATION

510 Orange Avenue

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Application
Staff Report
Site Layout Plan
Proposed Floor Plans & Bar Elevation
Parking Area Plan
Letters of Commitment for Parking
TRC Comment Packet

Form Review

Form Started By: Kori Benton Started On: 11/03/2014 04:05 PM

Final Approval Date: 11/04/2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

WAIVER OF DISTANCE

Property address or Location 510 Orange Ave, FT Pierce, FL 34950

Parcel ID #(s) 2410-606-0004-000-3

Project description Celebeity Peacock restaurant and Lounge.

STEVEN TARR

Property Owner(s)
Bunwin Inc.
Street Address
4521 PGA Blvd Suite 201
City State Zip
Palm beach gardens FL 33418
Phone Number
561-622-3386
Email Address

Applicant/Representative, Title, Company
Robert L. Smith.
Street Address
2451 NTH Seacrest Blvd.
City State Zip
Boynton bch FL 33435
Phone Number
561-880-7094.
Email Address
dht2001now@yahoo.com

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Robert Smith Robert Smith
Property Owner(s) Signature(s)

BUNWIN, INC

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 12th day of August 2014, by Robert Lewis Smith who is personally known to me or has produced ID Florida Card. as identification.

Signature of Notary

NOTHANDO EDMOND
Notary Public - State of Florida
My Comm. Expires Jun 23, 2015
Commission # EE 105969

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____
_____
_____
_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

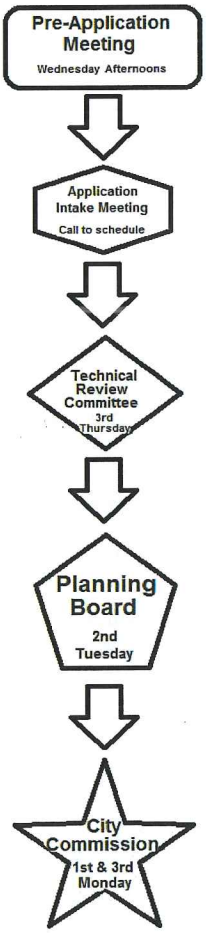
- ☑ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 20000 Maximum Occupancy 500 Total Seating 460 Parking Spaces 518

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
11:00 AM to 10 PM	11 AM to 10 PM	11 AM to 10 PM	11 AM to 10 PM	11 AM to 2 AM	11 AM to 2 AM	11 AM to 1 AM

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Waiver of Distance – 4COP Alcoholic Beverage License
Celebrity Peacock Jazz and Blues Club
510 Orange Avenue

DATE: November 3, 2014

STAFF REPORT

Applicant/Business Owner:	Robert L. Smith 2451 North Seacrest Blvd. Boynton Beach FL 33435
Property Owner:	Bunwin Inc. 4521 PGA Blvd Suite 201 Palm Beach Gardens FL 33418
Requested Action:	Approval of a Waiver of Distance for an Alcoholic Beverage License
Type of License:	4COP: License allowing Beer, Wine & Liquor sales
Name of Establishment:	Celebrity Peacock Jazz and Blues Club
Type of Establishment:	Bar
Site Location:	510 Orange Avenue
Parcel ID:	2410-606-0004-000-3
Current Zoning:	C-3, General Commercial Zone
Future Land Use:	CG, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Staff Analysis:

The property owner and applicant are seeking to adaptively reuse a two-story structure, formerly known as the Grant Department Store, at 510 Orange Avenue to establish a bar and eventual restaurant. The first phase of the proposal is to complete first floor renovations to establish a jazz and blues club, offering live entertainment. The subsequent phase of the proposal would be to expand into the second floor of the structure to develop the establishment into a restaurant and bar. The site is located on Orange Avenue, between 5th and 7th Streets, within an extension of the Downtown area.

Section 3-7 of the City Code prohibits the City from granting approval for the sale of alcoholic beverages by retail for consumption on the premises where the establishment is located within 1,600 feet of other licensed establishments, a church, or a school unless a Waiver of Distance is granted.

The applicant is requesting a Beer, Wine and Liquor—Consume on Premises and Package Sales (4COP) license to serve beer, wine, and liquor for consumption on premises in the bar. There are presently six (6) churches and eight (8) licensed establishments are located within 1,600 feet of the proposed establishment. Therefore, in accordance with Section 3-9 of the City Code, the applicant is requesting a waiver of the minimum required distance of 1,600 feet between the applicant's establishment, and these noted establishments.

As specified by Section 3-11 of the City Code, a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

   Per the manner of measurement outlined in City Code Section 3-8, there are six (6) churches and eight (8) licensed establishments located within 1,600 feet of the proposed establishment. The First United Methodist and Common Ground Vineyard, and churches are located in close proximity, under 250 feet, of the proposed location. Notre Dame Mission, Ft. Pierce Haitian, St. Mark's and Greater New Bethel churches are located within 900 to 1,300 feet from the proposed establishment.

   The licensed establishments, offering on-premise consumption, within 1,600 feet are located within the Downtown Business & Entertainment District. These establishments include Thai Pepper, Bangkok, Lorenzo's, Yellowtail Grill, Krazy Fish, 2nd Street Bistro, Zelmo's, and the Sunrise Theatre.

b. The type and size of the establishment, including any bar floor space and seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

   The proposed bar is presented to encompass approximately 12,000 square feet, initially, with the capacity to expand to 19,000 sq. ft. with the expansion of a restaurant to the second floor. The establishment is estimated to hold 300 patrons within the first floor of the establishment. Given the type and size of the proposed establishment, staff finds the capacity for increased vehicle and pedestrian traffic through the corridor, creating potential for traffic impediments by drawing crowds outside the building. The prospect may be most comparable to the Sunrise Theatre and Zelmo's Coffee Shop, based upon the proposed entertainment offering and capacity of the structure. The subject site is located along the pedestrian oriented segment of Orange Avenue, lying two blocks west of Downtown, where this activity, if controlled and monitored for safety, may be desired.

c. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

Per Section 22-60(d)(2)a. 2. of the City Code, restaurants and bars are required to provide one parking space for each 100 square feet of gross floor area. Given this requirement, the total off-street parking requirements for this establishment, initially, is 120 spaces (five of which will need to be handicapped accessible). The subject site currently contains fifteen (15) parking spaces with an absence of handicapped accessible spaces. Staff has coordinated with the applicant to prepare a proposal which incorporates the use of available public parking lots in close proximity to the establishment, as well as, shared parking areas with neighboring establishments. These parking areas, the available parking spaces, and walking distance from the establishment are as follows:

Parking Lot	Parking Spaces	Walking Distance from Establishment
On-street (5th through 7th St)	26	Variable
City Lot at Orange & 7th St	15	410 ft.
701 Orange Avenue	20	450 ft.
North Avenue A/Arcade Overflow	55	740 ft.
Common Ground Vineyard Church	34	750 ft.
Downtown Parking Garage	450	825 ft.

If the proposed parking plan is accepted by the Planning Board & City Commission, the applicant would implement five (5) handicap accessible spaces in the parking lot on-site to meet local and federal requirements. In addition, the proposed plan would establish twelve (12) short term bicycle parking spaces adjacent to the front entrance of the establishment.

Additionally, per Section 22-60(g)(1) of the City Code, off-street parking for the proposed establishment shall be provided with a minimum of three (3) foot-candles of site lighting. A site lighting plan has not been included with the application package indicating to address lighting of the subject lot, or the off-site lots to be included. Staff has notified the applicant of this minimum requirement for parking lots utilized in connection with this establishment.

Furthermore, the applicant has presented a preliminary plan to bring the site landscaping into compliance, specifically with the infill of buffering between the vehicular use area and Orange Avenue, as well as, the installation of interior parking lot landscape islands.

d. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The proposed establishment is surrounded entirely by commercially zoned property.

e. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

The proposed establishment's main access is from Orange Avenue, a principal arterial road, and should not generate any additional traffic in low or moderate density residentially zoned neighborhoods for pickup/delivery vehicles.

f. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

The proposed establishment is located in close proximity to two church facilities, however is located within the "midtown" redevelopment area, on the outskirts of downtown. The proposed hours of operation, and its location within the intense commercial zone should not adversely affect the safety of persons attending said churches.

Staff Recommendation

The proposed establishment does not present immediate factors that adversely affect community health, safety or general welfare, meets the above-summarized criteria, and has been reviewed and approved by the Technical Review Committee, therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the Waiver of Distance for a 4COP Alcoholic Beverage License for the proposed establishment in accordance with the proposed site improvements and parking plan, with the following conditions:

1) The applicant certifies that the parking lot lighting requirement is met for the parking lot areas to be utilized in connection with the establishment;


H
L
510 Orange Avenue
79 ft

100.45'

9.5'

LOT LINE

89°.26'

80'

PROPOSED
W. T. GRANT
BUILDING

MAIN FLOOR = 0'-0" EL.

PROPOSED
PARKING

FIN. ASPHALT PAVING

112.22'

101.22'

121.74'

5'-0" SETBACK

90°-34'

LOT LINE

200.22'

EXISTING SIDEWALK

BACK OF CURBS 44.00'

ORANGE AVENUE

N

W

E

Stage

D J Booth

DN

UP

Dance Floor

Restrooms W

Restrooms M

Stairs

Strg

S.

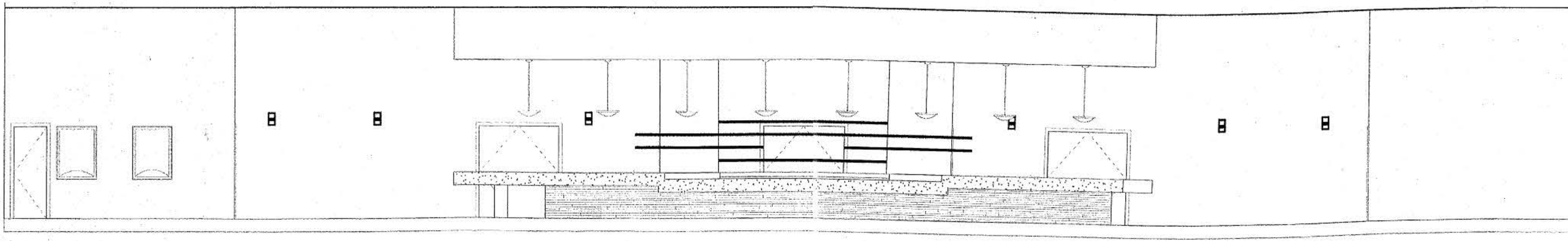
S.

Stairs

Delivery

1 Level 1
1/8" = 1'-0"

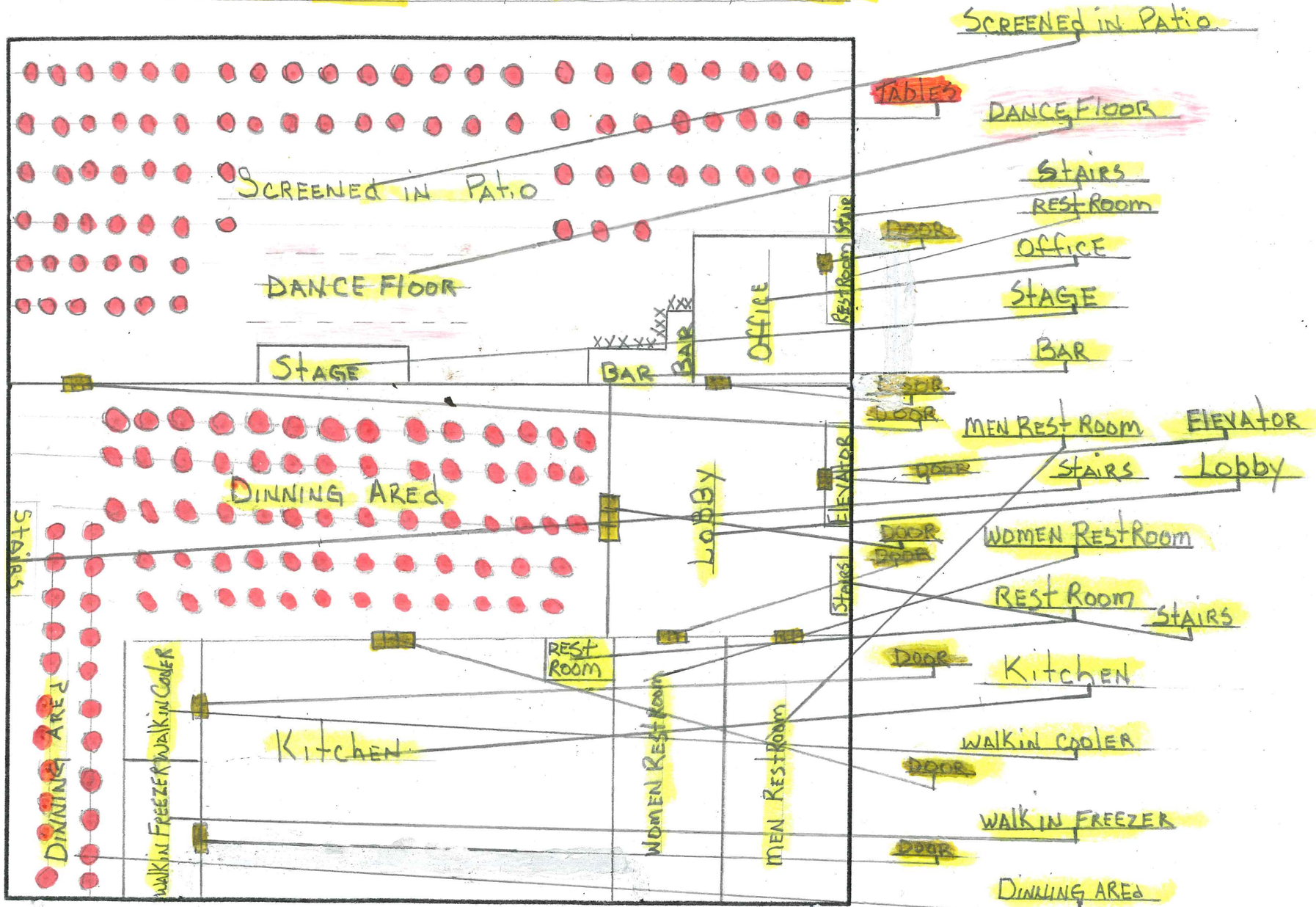
First Floor Plan - Initial Phase



② Bar Elevation
1/4" = 1'-0"

Celebrity Peacock Restanrant and Lounge

510 Orange Ave, Fort Pierce, FL 34950



Second Floor

Proposed Second Floor Plan - Subsequent Phase

Code Description	Area	Perimeter
BAS - BASE AREA	7355	376
BAS - BASE AREA	5160	326
CN2 - CANOPY	108	48
CN2 - CANOPY	888	238
CN2 - CANOPY	325	140
UBS - UPPER BASE AREA/+1	7355	376
UBS - UPPER BASE AREA/+1	325	140


55
742.36 ft.
450
15
18
411 ft.
825 ft.
450 ft
750 ft
20
34

LIVING IN THE SON

Common Ground Vineyard Church

To Whom It May Concern, August 20, 2014

Celebrity Peacock Restaurant at 510 Orange Avenue has our permission to use our parking lot at 600 Atlantic Avenue for their patron parking, during normal business hours. This agreement is effective ongoing from this date.

Respectfully,

Rev. Todd Smith

P.O. Box 1898 Fort Pierce, FL 34954
(772) 460-5414

Notre Dame Catholic Mission

217 North US 1 Fort Pierce FL. 34950
Tel: (772) 466-9617 / Fax: (772) 466-4075
www.NotreDameCatholicMission.com / NotreDameCatholicMission@hotmail.com
Rev. Yves Geffrard, Administrator

September 30, 2014

TO WHOM IT MAY CONCERN:

Celebrity Peacock Restaurant at 510 Orange Avenue has our permission to use our parking lot at 217 North US Highway 1 for their patron parking during normal business hours except for the following times.

Saturday's from 4-6:30 PM is exempt
Sundays from 8AM to 2PM is exempt

This agreement is effective ongoing from this date.

Respectfully,

Rev. Yves Geffrard
Administrator

BUNWIN, INC.

September 1, 2014

As owner of 701 Orange Avenue, Bunwin, Inc., hereby agrees to enter into an agreement to provide additional parking (times and number of spaces TBD) for the restaurant to be located at 510 Orange Avenue.

S.A. Tarr, President

Bunwin, Inc.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Technical Review Comments

Peacock Jazz & Blues Club

1. Planning Department
2. Engineering Department
3. Fort Pierce Police Department
4. St. Lucie County Engineering
5. FPUA Water/Wastewater/Electric/Gas

100 N. U.S. 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954 -1480 ◊ 772-467-3000 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

October 28, 2014

Robert L. Smith
2451 North Seacrest Blvd
Boynton Beach, FL 33435

Re: ***Technical Review – Waiver of Distance***
Celebrity Peacock Jazz & Blue Restaurant

Dear Mr. Smith,

The following are advisory comments from the Planning Department's review of the application for Waiver of Distance:

1) Please identify the Alcohol License Series that is being pursued for the subject location.

2) Pursuant to City Code Section 3-14. An applicant holding a 2COP or "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:
   (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
   (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
   (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

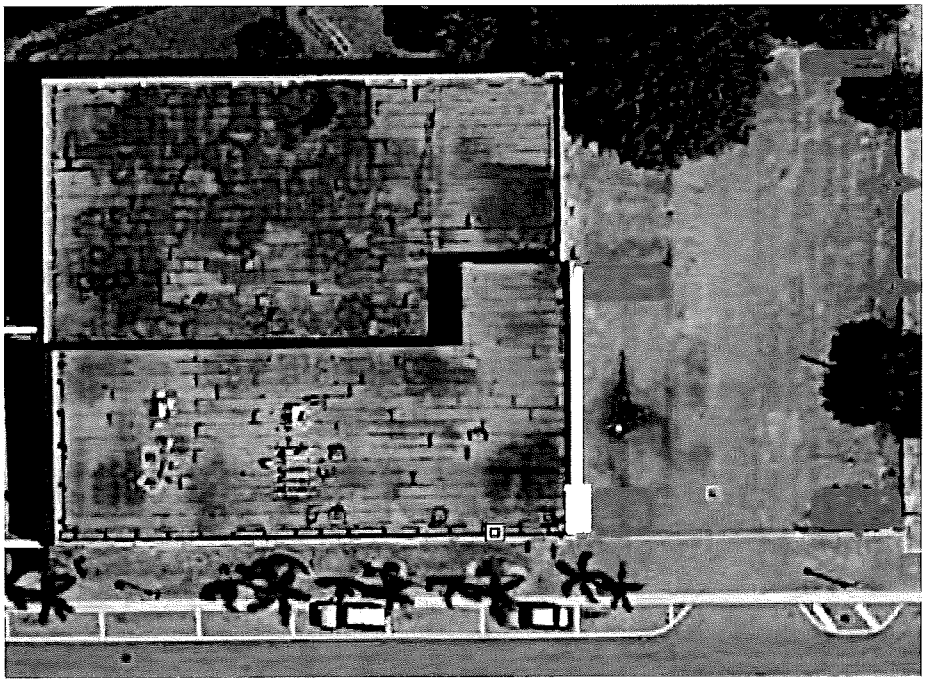
   If a 2COP license is selected, please update the proposed floor plan to clearly delineate the provisions for kitchen facilities that include a commercial stove, refrigerator and oven.

3) Pursuant to City Code Section 22-60(j) Lighting. (1) Off-street parking for commercial uses shall be provided with a minimum average of two (2) footcandles. This is adequate if a 2COP License is selected.

   If a 4COP is selected, Section 3-14 (2)of the City Code, requires that the lighting level be not less than three (3) footcandles per square foot of parking lot area. Please coordinate with a photometric engineer to ensure this lighting level can be provided for parking areas supporting the project.

4) Per Section 22-187(4)*Landscape strips.* a. & b. Landscaping must be installed at the southern portion of the parking area to adequately screen the lot from the right-of-way. Furthermore, the addition of trees along the eastern property line are requires to meet the requirements of City Code Section 22-187(6).

   Please see the conceptual below:



5) The subject structure contains approximately 19,800 sq. ft. of floor space. The submitted floor plans appear to utilize the majority of the space for the restaurant, reserving some space for an office and operations. Please provide more firm figures on the overall space proposed for the Restaurant in order to review the parking demands.

In an effort to further discussion, I have estimated that 16,000 sq. ft. of space will be provided for the restaurant. The required parking requirements are noted as follows:

16,000 sq. f.t of Restaurant Space
-1,200 sq. ft. for Small Business Exemption
14,800 sq. ft. for parking

Total Parking Requirement = 148 parking spaces.

As discussed, the subject site is located outside of the Downtown Business & Entertainment District; therefore parking requirements are in effect for the property and prospective business. The effort to establish parking agreements with neighboring property owners and businesses may be a feasible route to secure adequate parking to support the reuse of the subject site. The exhibit accompanying the submittal was prepared for your review as a conceptual to this approach; however we need to update the exhibit to accurately reflected parking areas that have been authorized for use.

6) Pursuant to City Code Section 22-60 (c)(3)., please integrate five (5) handicap spaces, which meet ADA requirements, into the parking plan.

7) Pursuant to City Code Section 22-60 (e)(2)1., please integrate an off-street loading space within the Site Plan.

8) Pursuant to City Code Section 22-60 (f) (1) a., please integrate 15 short-term vehicular parking spaces.

9) The proposed restaurant facility with need to meet all local, state, and federal ADA requirements for accessibility.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

DATE: October 16, 2014

PROJECT: **Celebrity Peacock Restaurant & Lounge – Waiver of Distance**
TRC #14-08000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Waiver of Distance Package
- ☐ P/D Drawings & Approved Site Plan
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our review, we ☑ Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for engineering recommended conditions

JRA/tst

Q:\PRIVATE\ALL\GROUP DATA DIRECTORY\ENGINEERING\SITE DEVELOPMENT PROJECTS\CELEBRITY PEACOCK RESTAURANT AND LOUNGE\CELEBRITY PEACOCK WAIVER OF DISTANCE APPROVAL - 101614.DOC

Fort Pierce Police Department

Memo

To: Sgt. Schramm

From: Officer Cheryl Glenn-Reed

Date: 10/30/14

Re: Waiver of Distance (Peacock Restaurant, 510 Orange Ave)

I see no security or safety concerns with the Waiver of Distance of Square Grouper, 1913 Seaway Drive.

Peacock Jazz and Blues Restaurant
510 Orange Avenue
Waiver of Distance
October 17, 2014

St. Lucie County Public Works/Engineering Comments

1. Thank you for the opportunity to review this project. St. Lucie County Engineering has no objections to the proposed waiver.

Ron Harris, PLS
County Surveyor

Water / Wastewater Engineering

Project Tracking Form

Project Number: 20150036-1 **Job Description:** Peacock Jazz and Blues Restau

Address: 510 Orange Ave. **Project Description:**

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
	10/21/2014	10/28/2014	VS	VS	App	see comments			
	10/21/2014		PL	VS	App	no objections	10/24/2014		

Engineering Review

1st Submittal

Date Received: **To Coordinator:** **Invoice To Reviewer:**

Invoice Reviewer: **Reviewer Approved Invoice:**

Invoice To Client: **Invoice Payment Received:**

To Reviewer: **Reviewer:**

To Engineer: **Engineer Reviewing:**

Returned To Secretary: **Returned To Client:**

2nd Submittal

Date Received:

To Reviewer: **Initials:**

To Engineer: **Initials:**

To Secretary:

To Client:

3rd Submittal

Date Received:

To Reviewer: **Initials:**

To Engineer: **Initials:**

To Secretary:

To Client:

Comments:

Electric and Gas Engineering Department have reviewed the propose TRP application for 510 Orange Avenue interior renovation project . We have no objection. Approved as noted, per TRC application submittal package.
Water/Wastewater Engineering has no objections to the waiver of distance. We will

Approval

Date Approved: **To Supervising Engineer:**