C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, August 3, 2015 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Charles Hendley, Greater Mt. Pleasant Primitive Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the July 20, 2015 meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing Florida Water Professionals Week on August 9-15, 2015. Being received by Phil Donovan, Publicity Chair of Florida Water & Pollution Control Operators Association.

7. **LETTERS TO COMMISSION**

   a. Letter from Sword Outreach Mentoring and Resource Center thanking the City for Paul Bertram's assistance with the Parkland Court Clean-up event held May 23, 2015.

   b. Letter from Kathleen Frederick, A.E. Backus Museum & Gallery, commending the outstanding performance and assistance by the Fort Pierce Police Department as they evacuated their building as a result of a fire alarm and smoke filled building. The officers assisted staff with removing the art and providing security until they were able to reenter the building, at such time as the officers continued to assist staff.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

9. **CONSENT AGENDA**

a. Request to reduce two code enforcement fines in the amount of $110,580.00 against 1815 S. 30th Street previously owned by Custodio & Monica Pereira, Jr., 1815 S 30th Street, Ft. Pierce, FL 34947 and currently owned by David Buryanek, 1811 S. 30th Street, Ft. Pierce, FL 34948 to $2,066.60 payable in 10 months.

b. Waive interest, penalties, and administrative fees in the amount of $346.33 for lot clearing lien in the amount of $779.73 against 1815 S 30th Street, Ft. Pierce, FL previously owned by Custodio & Monica Pereira, Jr., 1815 S 30th Street, Ft. Pierce, FL and currently owned by David Buryanek, 1811 S 30th Street, Ft. Pierce, FL contingent upon payment of $433.40 payable in 10 months.

c. Approval of increase in the amount of $18,887.00 on Purchase Order #150314 - Day Dreams for the purchase of Outer Vest Carriers and Under Vest Shirts.

d. Approval of increase in the amount of $1,500.00 on Purchase Order #150086 - Grimes Heating & Air Conditioning as requested by the Sunrise Theatre.

10. **PUBLIC HEARINGS**

a. Public Hearing on Proposed Allocations for CDBG 2015-2016 Action Plan

b. Ordinance 15-008 abandoning remaining Alleyway located between Georgia Avenue and Hayes Road. SECOND READING

c. Ordinance No. 15-048 - Approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density, to PD, Planned Development, along with Planned Development Plan for the Inlet Palms Townhomes located at 1502 Seaway Drive, Fort Pierce, FL. FIRST READING

d. Approval of preliminary plat submitted by the property owner, Foglia Contracting Corp., for the development of the Inlet Palms Townhome project. The site is located at 1502 Seaway Drive, Fort Pierce, FL. Property is currently zoned R4A, Hutchinson Island Residential.

11. MISCELLANEOUS REPORTS & REQUESTS

12. CITY COMMISSION

a. Resolution No. 15-R13 authorizing the Transfer of Surplus Property located at 903 S 3rd Street, between Georgia Avenue and Hayes Road.

13. COMMENTS FROM THE PUBLIC

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

14. COMMENTS FROM THE CITY MANAGER

a. City Manager's Departmental Activity Report

15. COMMENTS FROM THE COMMISSION

16. ADJOURNMENT

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 08/03/2015

Re: Minutes 07.20.2015

SUBJECT:

Approval of Minutes from the July 20, 2015 meeting.

Attachments

07.20.2015 Minutes

Form Review

Form Started By: Linda Cox Started On: 07/21/2015 11:23 AM

Final Approval Date: 07/21/2015

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, JULY 20, 2015.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Commissioner Reginald Sessions offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Robert Bradshaw
City Attorney Robert Schwerer

5. APPROVAL OF MINUTES

a. Approval of minutes from the July 6, 2015 meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the Minutes of the Regular Meeting on July 6, 2015.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a Proclamation declaring July 25, 2015 as Treasure Coast Waterway Cleanup Day.

7. **LETTERS TO COMMISSION -** The following letters will be kept on file in the City Clerk's Office.

a. Brief presentation by MAD DADS Fort Pierce Chapter Inc. thanking City Commission for donation towards the youths participation in the Crime Prevention Workshop in Tampa.

b. Letter from Main Street Fort Pierce thanking Public Works, the Police Department and the City of Fort Pierce for the support, assistance and funding of Stars over St. Lucie - 4th of July Celebration and fireworks show.

c. Letter from St. Lucie County Commissioner Chris Dzadovsky extending his gratitude to City staff and to Rob Schwerer and his legal team for their significant contribution to the success of several joint projects with the County.

d. Email from Upendo Shabazz-Phillips with Allegany Franciscan Ministries thanking Public Works employees with their contribution to the success of their recent event.

8. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

There were no comments from the public.

9. CONSENT AGENDA

a. Waiver of interest and penalties in the amount of $2,945.03 for demolition lien totaling $5,295.03 against 1006 Avenue F, Ft. Pierce, FL 34950 previously owned by Pearl Eckles (Est), 299 Lefferts Ave., Brooklyn, NY 11225 and currently owned by Michelle A. Williams, 906 Avenue E, Ft. Pierce, FL 34950 in consideration of payment of $2,350.00 with a payment plan of $50.00 per month until paid.

b. Approval of Interlocal Agreement between the City of Fort Pierce and St. Lucie County for City to assume marketing, promotion, administration, operation and maintenance of all kiosks and markers associated with the Zora Neale Hurston Dust Tracks Heritage Trail.

c. Approval to enter into contractual negotiations with highest ranked proposer on RFP No. 2015-043 for the redevelopment, transfer or sale of surplus land located generally at 1920 Seaway Drive.

d. Approval to enter into an agreement with FDEP relating to Grant Agreement No. G0417 which provides funding for the construction and operation of a stormwater treatment system to be located at Veterans Memorial Park.

e. Approval of travel for Mayor Hudson to attend the Florida League of Cities Annual Conference in Orlando, FL on August 13-15, 2015 in the total amount of $1,264.41.

f. Approval of travel for Commissioner Alexander to attend the Florida League of Cities Annual Conference in Orlando, FL on August 13-15, 2015 in the total amount of $1,420.86.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander that the following items on the Consent Agenda be approved - **9a, 9b, 9d, 9e, 9f.** Commissioner Thomas Perona pulled item **9c.**

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

As to item 9c, Commissioner Perona stated he does not remember declaring this property as surplus land. He does not believe the board had formally considered this property as disposable. When you do the numbers of the costs it comes out to roughly $30,000 a parking space, stating this makes him feel uncomfortable. He wants to make sure that at the end of the period, no matter how great the applications are, that this is something the City wants to do. Commissioner Perona does not believe the 36 spaces that will be obtained with the $1.3 million investment really gets that job done.

Deputy City Manager Nick Mimms indicated that Mr. Berg came before the Commission at a conference agenda with the Planning Department and his Square Grouper project and at that time suggested a private/public partnership to look at ways to improve parking conditions at the jetty area. At that meeting, it was suggested that to pursue further development on this publicly owned parcel, an RFP process would be required. The RFP process started with an advertisement in April, a closing date in May, the RFP proposals were evaluated in June with presentations of the proposals in July. The highest ranked proposal was from Jim Berg/Jam 3

LLC; staff recommendation is to obtain authorization from the Commission to enter into contractual negotiations with this company to determine if their proposal is feasible for the City of Fort Pierce. They are proposing parking, lighting and access improvements, and a small commercial retail development.

Commissioner Becht stated the City has a piece of property purchased for $1.1 million for historical perspective. A quarter of an acre of this property was used to complete the roundabout, it would have been difficult to complete without it. The public benefit would be in the 36 parking spaces, but feels the 4,000 square feet of retail will compound the exacerbated parking problem. He does not see the public benefit in the Conceptual Plan. Commissioner Becht stated that if the Board as a whole is interested in labeling this as surplus property when the City sells to a private user it will compound an already bad parking problem. He suggested selling the property 2 to 3 years from now, take that money to purchase a larger parcel a few blocks over to install interior parking. Then the people could park and walk to the waterfront areas. He calls this good planning and further suggested a partnership with the County because of their vested interest in solving the problem. This is not the use that he was looking for; he stated he would be horrified to say that he supported this plan for the use of that public property.

Commissioner Sessions does not think the City should be giving up valuable waterfront property for parking. If they are willing to pay waterfront prices to build a parking lot he is not adverse to that. However, he does not feel the City can afford to give the property in exchange for a parking lot. He asked if the bid process suggested or requested a monetary amount as opposed to parking.

Mr. Mimms clarified the RFP did not include a minimum price; the RFP was for proposals to redevelop the land. Once the negotiation process has concluded, the proposal would then come back before the City Commission with a breakdown showing the costs for sale, transfer, lease or disposal.

Commissioner Perona does not believe this to be a solution for the City's parking issues stating there are other solutions like a trolley system. By selling the property it creates a tax entity that benefits the City that could also commit to other parking solutions. He does not think it's time to waste their time, effort and money to go on with the RFP process.

Mayor Hudson stated that at some time there may be paid parking on the beach, but the Commission has not made that decision. Commenting that people are currently parking on this property and will safely assume they will continue to park on this property, asking for verification that the Square Grouper will continue with their development plans. Mr. Mimms responded that as far as he knows the development is moving forward, he is unaware of any contingency plan involving this land.

Planning Manager Rebecca Grohall interjected that this is a buildable lot but, it is highly unlikely to get a hotel or motel. The amount of acreage for this parcel would make it very difficult for anything other than a typical boutique, garden style hotel.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to reject Consent Agenda item **9c.**

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

10. PUBLIC HEARINGS

a. Public Hearing on Proposed Allocations for CDBG 2015-2016 Action Plan

Grant Administrator Libby Woodruff appeared with a presentation. The City will receive $474,148 from HUD this year, estimating the approximate program income to be around $6,000. This brings the total amount of funds available for programs for the fiscal year of 2015-2016 to be $480,148.00. Ms. Woodruff outlined the suggested activities for this program year.

Commissioner Becht responded to the mural program, stating there needs to be a maintenance agreement in place for all City murals.

Commissioner Sessions feels the Percy Peak Gymnasium needs to be open later than the current 8:00 p.m. closing time. The City cannot afford not to be open, the City needs to take action and give younger folk's a place to go that is supervised and off the streets. Stating it is the wee hours of the night and early morning when the young people seem to be getting into trouble.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve CDBG 2015-2016 Action Plan on first reading.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

b. Ordinance 15-047 rezoning properties generally located at 600 S 3rd Street from I-1, Light Industrial Zone to PD, Planned Development Zone. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Senior Planner Kori Benton was available for any questions.

Mayor Hudson open the Public Hearing.

Mr. Michael Jacquin wanted to thank the Commission and inquire if there were questions for the applicants and developer. Mr. Pete Tesch, President of the Economic Development Council, came forward in response to Commissioner Becht's request for clarification of the property's taxable value. He stated based on the capital budget outlay that was provided by Rocla Industries the property's taxable value is $1.2 million. In consultation with the Property Appraiser's Office it was estimated in year 1 the total taxes generated will be $260,000, a total of $67,133 to the City of Fort Pierce.

Mr. Rusty Croley added that the project estimate provided to the Commission includes the actual budget for this project. He stated that he cannot stand before the Commission today and say that $10.2 million is the definite number, in the building portion there were numbers included for site work that includes the landscaping.

Commissioner Becht inquired if the City can legally impose a condition that states their contribution to the General Fund for ad valorem taxes will be no less than $60,000 for the next 10 years, irrespective of the tax value of the property. Mr. Schwerer explained this is a very complicated subject and requires time to research the issue. He would have to look into that,

stating that is similar to the payment in lieu of concept. The Board and the applicant are not in control of what is assessed, noting the Property Appraiser does not assess at full value. Secondly, he wanted to point out that a substantial portion of this is equipment which is subject to depreciation. In the event the Commission wishes to pursue this he made the recommendation to postpone their decision until sometime in August to allow for the necessary time for research.

Commissioner Perona stated that all he wanted was for somebody to justify to him that the numbers provided are going to be true and accurate. He does not want to stop the process right now and go back over all of the information to make a decision down the line. He just needs validation the numbers are going to be what has been stated.

Mr. Jacquin reiterated that this is the information he has received. He stated that Pete Tesch read the numbers and everyone is trying to be forthcoming. They have been submitted and provided to the Commission. He wanted to mention what they have offered $50,000 of improvements to 3rd Street. This was not required, he feels by doing so they have gone above and beyond.

Commissioner Sessions asked how they could legally hold them to saying this is a guaranteed tax assessed value. From a legal standpoint, can the City even do that? Mr. Schwerer has concerns on how that type of agreement could be structured to meet current legal parameters. He stated he cannot tell the Commission tonight if there is a way to structure that request. There are certain variables that they have no control over and he finds it difficult to hold the applicant accountable to a specific dollar amount.

Commissioner Becht is not in favor of delaying a decision. He stated that sometimes he comes across as not being warm and inviting, but a huge part of his decision is based on the initial meetings with the applicant and developer. He had heard stated there were $10 million of improvements and $10 million of equipment, not a combined project amount $10 million total. He stated that he must have been mistaken in what he heard.

Mayor Hudson stated there is a lot of fear out there that the City is allowing industrial uses into our downtown area. She thinks there is push back from the local citizens strictly because of the location; otherwise they welcome Rocla to Fort Pierce. The Commission is making this decision because it will be good for Fort Pierce, she is making this decision based on the fact the City will have a manufacturing establishment that is paying taxes. This will alleviate the tax burden on the citizens.

Commissioner Perona pointed out that the applicants did not ask for anything, he is comfortable the number provided is real and he wants the project to move forward and wants to welcome Rocla into the City of Fort Pierce. Commissioner Sessions echoes Commissioner Perona.

Mr. Jacquin commended Mr. Benton on all of his hard work. He stated he has had preliminary discussions with the Building Director Marc Meyers and they are working towards a ground breaking to get started and get the project moving forward as quickly as possible.

Mr. Bob Ledoux with the Florida East Coast Railway thanked the Commission for their due diligence. He stated they have a vested interest for this to be a success here in Fort Pierce. Rocla spoke of 42 jobs, FEC will be increasing jobs in Fort Pierce as well, and there will be ancillary positions beyond the 42 at the plant. They appreciate all of the hard work and effort and look forward to a long and prosperous future here in Fort Pierce.

Seeing no one further, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance 15-047 with the conditions previously approved on the development plan.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

c. Approval with conditions an application for a Site Plan and Conditional Use submitted by Mosaics Of America Inc. to construct a 14,500 S.F. structure to include a new showroom, warehouse, and business offices located at 890 S US Highway 1, Fort Pierce, FL.

Senior Planner Kori Benton appeared with a presentation. There are 3 components of their proposed development plan; the site plan and conditional use, request for abandonment of an alleyway as well as a request for transfer and acquisition of a small portion of property from the City of Fort Pierce to reconfigure and provide strategic improvement to the site. Staff recommends the City Commission approve the project with the following conditions:

1. The applicant installs an additional bike rack within 50 feet of the main entrance of the new structure, pursuant to City Code Section 22-60(f) (1) c.
2. The applicant shall record a shared agreement between the 2 facilities, benefitting the abutting properties to the northwest prior to issuance of a Certificate of Occupancy.
3. The applicants request for abandonment of alleyway contained within proposed Ordinance 15-008 is approved prior to issuance of building permit, as the development plan encompasses the subject property.
4. The applicant successfully acquires the portion of city owned property (.18 acres) contained within proposed Resolution 15-R13 prior to issuance of building permit as the development plan encompasses the subject property.

A Unity of title will be required and will be processed prior to issuance of the building permit. The applicant is familiar with this policy.

Mayor Hudson opened the Public Hearing.

Mr. Michael Jacquin stated he is here on behalf of the owner. He wanted to give some background on the property. The property between the 2 parcels was a roadway with no easements, not even for utilities. Basically this road will remain accessible to the public, allowing access to Dr. Moll's property as well as improvements that will include all forms of utilities. He questioned the unity of title, due to the road that divides both parcels of land. They would prefer to keep them as two separate parcels, explaining that a unity of title would prevent them in the future from selling one parcel separate from the other. Mr. Benton responded that shared agreements have been explored for the sake of parking and access; as long as long as no non-conformities are created there is the option of maintaining 2 separate independent parcel ids. They would have to explore that further in lieu of having a unity of title.

Mr. Schwerer believes that was discussed with legal staff and legal counsel for the applicant. It was discussed at length therefore Mr. Benton's suggestion would be a departure from previous discussion to abandon the unity of title at this time. Mr. Schwerer requested of Mr. Jacquin have their counsel, Mr. Fee, follow up with a phone call on July 21st.

Mr. Benton added as long as any potential non-conformities such as parking requirements, lot lines, setbacks and other access to and from the roadways are taken care of prior to issuance of building permits, the City would not necessarily require the unity of title in this instance. It is a regulatory policy that was not recommended for approval this evening because there are two

options for the developer to consider.

Seeing no one further, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Site Plan and Conditional Use with conditions outlined by staff.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

d. Ordinance 15-008 abandoning remaining Alleyway located between Georgia Avenue and Hayes Road. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

Senior Planner Kori Benton appeared with a brief presentation. Staff is recommending that the City Commission approve the requested abandonment, contingent upon the associated development agreement.

Mayor Hudson opened the Public Hearing.

Mr. John Foster, architect and land planner for the project, stated he appreciates all of the hard work that city staff has done to help pull this all together. He explained they are taking a unused parcel and doing an infill development project that utilizes existing utilities that the city has paid for and installed years ago. They will be providing a significant upgrade to the Policeman's Memorial Park as well as providing a shield for the industrial area. He thinks this project is a significant improvement for the City. Mr. Foster added this business currently employs 50 and will be looking to take on another ten; stating the business is internationally known throughout North America and Europe. He requests approval of the abandonment.

Seeing no one further, Mayor Hudson closed the Public Hearing.

Mr. Benton indicated that staff will coordinate with Chief Hobley-Burney and welcome her to the process to explore the park improvements as they transpire. There are established improvements on the table for the Policeman's Memorial Park, but there are future improvements that they would like to coordinate and allow the Police Department to move forward with what they believe the vision of this park to be.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve Ordinance No. 15-008 on first reading.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

a. Presentation "Garden of Lights" by Robin Goldman, Fundraiser/Event Coordinator with Heathcote Botanical Gardens.

Ms. Goldman appeared with a presentation of the Garden of Lights hosted by Heathcote Botanical Gardens. She wanted to say a special thank you to Commissioner Alexander for his support at the Tourist Development Meeting last week. She appreciates the Commission's

continued support, they want this to be a community event. A safe, family oriented place for the holidays. It will begin the week of Thanksgiving through the week after New Years on Friday and Saturday nights. Except on Christmas weekend, then it will be on Saturday and Sunday night from 5:30 p.m. to 9:30 p.m. There will a Gala on Tuesday, November 24th for all sponsors and dignitaries to attend.

Ms. Goldman stated to make a donation simply call her at (772) 464-4672, call anytime from Monday through Friday between the hours of 9:00 to 5:00.

Ms. Tracey Telle was tasked with coordinating a ribbon cutting ceremony for the Indian Hills Recreational Area Phase I with Heathcote Gardens and the kick off of their event.

b. Interpretation and Implementation of Section 22-3 and Definitions & Section 22-22 Vacation Rentals

Senior Planner Kori Benton appeared with a presentation. The City of Fort Pierce's definition for dwelling rental is very similar to the State's definition for vacation rental. Vacation rentals are permitted in specific zones or require a conditional use and prohibited in others.

Mr. Schwerer added that this is a subject that is highly debated throughout the state. It is a complicated subject; in the City code the definition of dwelling rentals appears to meet some of the same characteristics of the State Statute vacation rentals. It is believed the City has some regulations that prohibit vacation rentals in place in certain zones that were adopted prior to the effective date of June 1, 2011. It is also believed the City has conditional use regulations that are valid. There is a meeting scheduled with the City Attorney and Planning staff to further discuss this issue.

Commissioner Becht suggested this presentation was premature and does not want inaccurate information to be shared with the public. The goal was not to confuse, but to educate the public.

Commissioner Perona received an invitation to list his house as a vacation rental, commenting there are homes that have gone into this business. If this is illegal or not allowed, the City needs to be able to give good information to the public and the code enforcement department.

It was the consensus of the Commission to postpone for future discussion.

c. Presentation by Joseph Noel on a City owned and/or operated charter school.

Commissioner Sessions feels that drastic times call for drastic measures, stating that a lot of the youth today have lost hope. Behavioral problems have put them out of school; he has seen the same families and their children in and out of the court system. The crimes and the consequences are getting more severe, he does not feel incarceration is always the answer. He feels the City could reach out and offer them hope and an opportunity for an education. He stated that Mr. Noel shared his wealth of knowledge with him of other cities that have taken the raise the village concept and put it into practice by opening charter schools.

Mr. Joseph Noel stated the village concept is not new. A great city can educate and inspire its young people to do great things. As cities expand and grow the schools need help and a charter school gives a city an opportunity to operate its own school. These schools are publicly funded with fewer governmental regulations; the school can be as creative as possible. One key factor is the partnership that begins with the local school district, it is really important for the application process to work and be approved by the State and ranked by the State Accountability System. He stressed that charter schools are not as large and allow for more individual attention to the students.

Commissioner Becht inquired how many students will this bring in, where is the money going to come from, is there matching funds available from the state, federal and/or school board. Mr. Noel responded that because this is a public school, it would receive the same level of funding as any public school would receive. Mr. Noel will look at getting the Commission a copy of the budget for the school in Pembroke Pines or Cape Coral.

Mayor Hudson stated that she will follow up with the League of Cities for additional information to be shared with the Commission. She should have that information within a week.

Commissioner Sessions was excited to be able to bring something to the table that is different, creative and outside the box. He asked the City Manager to please not let this fall through the cracks and requested a report be presented back to the City Commission in a timely fashion.

Commissioner Perona stated the City needs to look at the feasibility, the financial obligation and risks. He shared that charter schools in recent years have suffered due to funding issues.

d. Presentation of the financial report for the quarter ending June 30, 2015.

Chief Accountant Johnna Morris appeared with a brief update of the 3rd quarter financial report for 2015. She is happy to say that with the exception of the Marina's expense budget and the Building's revenue projections all of the funds are meeting with their projections. The City is projecting at the end of this quarter an excess overage in revenue of $403,500 with shortages in the Local Option Gas Tax and Telecommunication Tax totalling $290,000. She stated when taking into consideration revenue and expenses the City is over by $210,853.

12. CITY COMMISSION

a. Resolution 15-R21 appointing Mrs. Jane B Zezeck and reappointing Ms. Shirley Walker to the Fort Pierce Tree Board.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Resolution 15-R21.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

b. Resolution No. 15-R22 appointing an alternate member to the Civil Service Appeals Board.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve Resolution 15-R22.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

c. Request for letter of support from Doug Coward, Executive Director, Solar and Energy Loan Fund (SELF) in support of its application to the National Oceanic and Atmospheric Administration (NOAA) FY 2015 Regional Coastal Resilience Program.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to draft a letter of support to the National Oceanic Atmospheric Administration.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

13. COMMENTS FROM THE PUBLIC

Ms. Catherine Cheney
Ms. Arlease Hall
Ms. Michelle Jerger
Ms. Dodi Spence

14. COMMENTS FROM THE CITY MANAGER

a. City Manager's Departmental Activity Report

Mr. Bradshaw wanted to remind the Commission that Budget Workshop #2 is scheduled for Thursday, August 6th in the Commission Chambers between the hours of 9:00 a.m. to noon. An update on the annexation strategy, it has been scheduled for the Conference Agenda in August.

15. COMMENTS FROM THE COMMISSION

Commissioner Sessions requested clarification for the annexation strategy. Mr. Bradshaw responded that the Conference Agenda will be first, for the City Commission only to discuss strategy.

Commissioner Perona had no comment.

Commissioner Alexander had no comment.

Commissioner Becht had no comment.

Mayor Hudson had no comment.

16. ADJOURNMENT

There being no further business Mayor Hudson declared the meeting adjourned at 10:00 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 08/03/2015

Re: Florida Water Professionals Week Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Proclamation recognizing Florida Water Professionals Week on August 9-15, 2015. Being received by Phil Donovan, Publicity Chair of Florida Water & Pollution Control Operators Association.

Attachments

FL Water Professionals

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/28/2015 04:43 PM

Form Started By: Caleta Scott

Started On: 07/24/2015 08:57 AM

Final Approval Date: 07/28/2015

WHEREAS the Florida Water & Pollution Control Operators Association, organized in 1941, is a non-profit trade organization that promotes the sustainability of Florida's water utility industry through workforce development, to protect the health of Florida's citizens and to preserve the state's water resources; and

WHEREAS this organization offers water and wastewater treatment plant operator and water distribution system operator training courses required for the state of Florida's operator licenses, eight voluntary certification programs, and continuing education programs for operator license renewal; and

WHEREAS this organization, in recognizing the importance of the Florida Statutes and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel; and

WHEREAS the Florida Water & Pollution Control Operators Association recognizes all those who have played a significant part in operating and maintaining drinking water, wastewater, and storm water systems in Florida by celebrating Florida Water Professionals Week, which applauds their constant efforts to protect our health and environment.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim August 9th thru August 15th, 2015 as:

"Florida Water Professionals Week"

in the City of Fort Pierce and urge all citizens to recognize all water utility professionals.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 3rd day of August, 2015.

_____

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 7. a.**

Meeting Date: 08/03/2015

Re: Thank You Letter from Sword Outreach Mentoring & Resource Center

Submitted For: Nick Mimms, Deputy City Manager, City Manager

SUBJECT:

Letter from Sword Outreach Mentoring and Resource Center thanking the City for Paul Bertram's assistance with the Parkland Court Clean-up event held May 23, 2015.

Attachments

Thank You Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	07/24/2015 05:05 PM

Form Started By: Jennifer Robinson

Started On: 07/24/2015 10:04 AM

Final Approval Date: 07/24/2015

MEN AND WOMEN OF THE SWORD

Mailing Address:
P .O. Box 2876
Fort Pierce, FL 34954

Location:
1211 Ave Q
Fort Pierce, FL 34950

Office: (772)409-4873
Fax: (772)448-4047

July 14, 2015

Mr. Nick Mimms, Deputy City Manager
Fort Pierce City Hall
Public Works Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Dear Mr. Mimms:

Thank you for your approval for Paul Bertram to assist Sword Outreach Mentoring and Research Center (SOMRC) with the Parkland Court Clean-Up event held on May 23rd, 2015. As you know, needy families and young individuals in our community who go without the proper tools to access jobs, school supplies, and positive direction due to a variety of factors including low wages, job loss, injuries, illness, age, domestic violence and more. While all of us are susceptible to hard times, the children and family members within our community are one of many that are at the most risk, and they make up the largest number of clients we serve.

With the generous support of people like you, we will be able to help many of these youth and individuals not only to meet essential daily needs, but to work toward a brighter future with programs in job training, education, counseling, youth camps, extracurricular activities and much more.

For more information on how to keep contributing your time and efforts and to help to make a difference in the lives of so many in our community, we invite you to visit SOMRC at your convenience.

You can also find information there on our upcoming events for this year and volunteer opportunities.

Thank you again, and we look forward to your continued support.

Sincerely,

Terrance A. Beauford

Elder Terrence Beauford,
President and Director of SOMRC

Enhancing opportunities in our community…

City Commission Regular Meeting **Agenda Item # 7. b.**

Meeting Date: 08/03/2015

Re: Backus thanks to FPPD

SUBJECT:

Letter from Kathleen Frederick, A.E. Backus Museum & Gallery, commending the outstanding performance and assistance by the Fort Pierce Police Department as they evacuated their building as a result of a fire alarm and smoke filled building. The officers assisted staff with removing the art and providing security until they were able to reenter the building, at such time as the officers continued to assist staff.

Attachments

Backus thanks to FPPD

Form Review

Form Started By: Linda Cox Started On: 07/28/2015 04:04 PM

Final Approval Date: 07/28/2015

A.E. Backus
MUSEUM & GALLERY

July 28, 2014

Chief Diane Hobley-Burney
Fort Pierce Police Department

Dear Chief Hobley-Burney,

I am writing today to tell you about the outstanding performance of your officers while it is still fresh in my mind. All too often people are quick to complain and slow to praise. This letter is in praise of the teamwork, helpfulness and swift action of the Fort Pierce Police officers who responded to today's fire alarm at the A.E. Backus Museum & Gallery.

At approximately 10:20 a.m. today, the Museum's fire alarm went off. The building began to rapidly fill with smoke and the staff was unable to determine its source. We called 911 and the Museum's staff began to implement our crisis evacuation plan. We cannot wait to see how bad a fire is before we spring into action. We must empty the building.

Officer Brian MacNaught was the first to arrive on the scene, a full ten minutes before the fire department arrived. He saw our staff hurriedly carrying out artwork and he immediately called for backup. Before anyone else arrived, Mac Naught pitched right in.

The officers who responded to the call for backup were officers: MacNaught, Sena, Rene, Louis, McWilliams, Nieves, Garcia and Stokes. I cannot praise them highly enough. What I saw was community policing at its finest. Some provided security for the paintings we were removing from the building while others carried out the artwork. Every one of them was exemplary in their attitude and efficiency, willingly accepting direction from Museum staff and lending every possible assistance. Quite honestly, they were fantastic.

As it turned out, the fire came from an air conditioning unit and turned out not to be very serious. Had the fire been in the roof it could have been a disaster. Without your officers pitching in, it would have taken our staff much more time to evacuate the building, an exhausting task on a cool day let alone in the summer heat. Once the coast was clear, your officers helped us carry the artwork back in, out of the heat and sun and into a secure space.

I know that you are new to the area and have yet to have a tour of the Museum so perhaps the potential gravity of a fire in the Museum may not be readily apparent. The conservative value of the artwork evacuated is well in excess of $5 million. Much of it is irreplaceable and represents some of the finest Florida art in existence.

The Museum is grateful to the officers that came to our aid and I hope you will share this letter with them.

Sincerely,

Kathleen

Kathleen P. Fredrick
Executive Director

500 NORTH INDIAN RIVER DR. • FT. PIERCE, FL 34950 • 772-465-0630 • BACKUSMUSEUM.COM

City Commission Regular Meeting **Agenda Item # 9. a.**

Meeting Date: 08/03/2015

Re: Lien Reduction Request - 1815 S 30th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Request to reduce two code enforcement fines in the amount of $110,580.00 against 1815 S. 30th Street previously owned by Custodio & Monica Pereira, Jr., 1815 S 30th Street, Ft. Pierce, FL 34947 and currently owned by David Buryanek, 1811 S. 30th Street, Ft. Pierce, FL 34948 to $2,066.60 payable in 10 months.

SUMMARY:

BACKGROUND:

1. Case #13-1046 against Custodio Pereira Jr. in 2013 for failure to secure a vacant building resulted in a lien in the amount of $47,040.00.
2. Case #14-0324 against Custodio Pereira Jr. in 2014 for failure to remove a fallen tree resulted in a lien in the amount of $63,540.00.
3. After Mr. Buryanek purchased the property, he complied all violations. He is requesting that the fines in the amount of $110,580.00 be waived.

RECOMMENDATION:

The Special Magistrate heard Mr. Buryanek's request and recommends that the City Commission reduce the combined liens to $2,066.60 payable in 10 months.

Recommendation is based on:

1. Mr. Buryanek is the next door neighbor who originated the complaint against this property.
2. Once the property became available, Mr. Buryanek purchased the property, corrected the violations and brought the property into compliance.
3. Mr. Buryanek has also agreed to pay $433.40 to reimburse the City for a lot clearing lien also placed against prior owner.
4. Total of reduced lien amount plus the lot clearing is $2500.00 payable in 10 months.

**Mr. Buryanek is requesting the City Commission to reconsider the Special Magistrate's recommendation. Please see appeal letter attached.

ALTERNATIVES:

1. Deny the request.
2. Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2015
Fiscal Year:
Account:
Amount: 2066.60
OTHER INFORMATION:
$2066.60 to the general fund.

Attachments

Request 13-1046
Request 14-0324
7 Criteria 13-1046
7 Criteria 14-0324
Breakdown
Tax Card
Appeal

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	07/20/2015 10:53 AM
City Manager	Robert Bradshaw	07/24/2015 05:05 PM

Form Started By: Collen Greer
Started On: 07/17/2015 10:30 AM
Final Approval Date: 07/24/2015

Case # 14-0324

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	6-12-15				
Property address:	1815 S. 30th ST, Ft Pierce FL 34947				
Owner(s) of record:	David + Kathryn Buryanek				
Mailing address:	1811 S. 30th ST, Ft Pierce FL 34947				
Property tax ID #:	2417-506-0105-000/5				
Original purchase date:	2-18-15	Original purchase price:	$ 24,000		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☑ Adjoining Property Owner		
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	David Buryanek	Relationship to owner(s):	owner		
Telephone #:		Mobile phone #:	772-812-3598		
E-mail:	dburyane@fau.edu	Preferred contact method:	Phone		
What are owner(s) intentions for property:	Rent				
Amount of Fine:	$ 63,540	Date Fine Initiated:	2/20/14		
Are there current code violations?	☐ No	☑ Yes	Explain: (please attached notice) Case # 14-0324		
Is a lien filed against the property?	☐ No	☑ Yes	If yes, what is the lien amount?	$ 63,540	
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 63,540

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 63,540

DOLLAR AMOUNT I AGREE TO PAY $ 0

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

David Buryanek
(Signature of Owner or Representative)

David Buryanek
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1815 S. 30th St, Ft Pierce FL 34947

Property Owner: David & Kathryn Buryanek

Mailing Address: 1811 S. 30th St, Ft Pierce FL 34947

Telephone #: _____ Cell Phone #: 772-812-3598

E-Mail Address: dburyane@fau.edu

Is the property in compliance? _Yes_____ If no, please explain _____

_____

_____

_____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, __ David Buryanek_____, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement: (REVISED)

Case # 14-0324. We are requesting that the lien and fine for the mentioned case be dismissed for the following reasons. We have purchased this property that was abandoned on by the previous owners and inherited this fine. We live next door to this house and are the ones who originated the complaint because of the condition and the safety it had presented. Once the property became available we purchased it and immediately began to get the house in compliance at our expense and time. We have been cleaning, painting and repairing this property in order to make it a respectful part of our community and keep up this standard for ourselves and the City Of Ft Pierce. So, we believe for these reasons the fine be dismissed and that we should not be responsible for the action of the bank in their decision to abandon this property. We would like to thank you and move forward in making our neighborhood a clean and safe place to live.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Date: 6/11/15 Signed: Kathryn Buryanek

Print Name: Kathryn Buryanek

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kathryn Buryanek ~~who acknowledged~~ before me that the information contained herein is true and correct. He / She is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of June, 2015.

Susan Fuhrer

Notary Public, State of Florida

SUSAN FUHRER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF153746
Expires 8/31/2018

Case # 14-0324

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	6-12-15				
Property address:	1815 S. 30th ST, Ft Pierce FL 34947				
Owner(s) of record:	David + Kathryn Buryanek				
Mailing address:	1811 S. 30th ST, Ft Pierce FL 34947				
Property tax ID #:	2417-506-0105-000/5				
Original purchase date:	2-18-15	Original purchase price:	$ 24,000		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☑ Adjoining Property Owner		
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	David Buryanek	Relationship to owner(s):	owner		
Telephone #:		Mobile phone #:	772-812-3598		
E-mail:	dburyane@fau.edu	Preferred contact method:	Phone		
What are owner(s) intentions for property:	Rent				
Amount of Fine:	$ 63,540	Date Fine Initiated:	2/20/14		
Are there current code violations?	☐ No	☑ Yes	Explain: (please attached notice) Case # 14-0324		
Is a lien filed against the property?	☐ No	☑ Yes	If yes, what is the lien amount?	$ 63,540	
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 63,540

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 63,540

DOLLAR AMOUNT I AGREE TO PAY $ 0

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

David Buryanek
(Signature of Owner or Representative)

David Buryanek
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1815 S. 30th St, Ft Pierce FL 34947

Property Owner: David & Kathryn Buryanek

Mailing Address: 1811 S. 30th St, Ft Pierce FL 34947

Telephone #: _____ Cell Phone #: 772-812-3598

E-Mail Address: dburyane@fau.edu

Is the property in compliance? _Yes_____ If no, please explain _____

_____

_____

_____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, __ David Buryanek_____, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement: (REVISED)

Case # 14-0324. We are requesting that the lien and fine for the mentioned case be dismissed for the following reasons. We have purchased this property that was abandoned on by the previous owners and inherited this fine. We live next door to this house and are the ones who originated the complaint because of the condition and the safety it had presented. Once the property became available we purchased it and immediately began to get the house in compliance at our expense and time. We have been cleaning, painting and repairing this property in order to make it a respectful part of our community and keep up this standard for ourselves and the City Of Ft Pierce. So, we believe for these reasons the fine be dismissed and that we should not be responsible for the action of the bank in their decision to abandon this property. We would like to thank you and move forward in making our neighborhood a clean and safe place to live.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Date: 6/11/15 Signed: Kathryn Buryanek

Print Name: Kathryn Buryanek

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kathryn Buryanek ~~who acknowledged~~ before me that the information contained herein is true and correct. He / She is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of June, 2015.

Susan Fuhrer

Notary Public, State of Florida

SUSAN FUHRER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF153746
Expires 8/31/2018

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 14-0324 **Date: July 15, 2015**

1.) The gravity or seriousness of the violation:	minor
2a.) Any and all actions taken by the violator to correct the violations; OR	n/a new owner
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The new owner corrected the violation
3.) The length of time necessary to bring the property into compliance:	Upon the purchase the new owner brought the property into compliance.
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	n/a
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	n/a
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	n/a
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	n/a

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 14-0324 **Date: July 15, 2015**

1.) The gravity or seriousness of the violation:	minor
2a.) Any and all actions taken by the violator to correct the violations; OR	n/a new owner
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	The new owner corrected the violation
3.) The length of time necessary to bring the property into compliance:	Upon the purchase the new owner brought the property into compliance.
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	n/a
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	n/a
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	n/a
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	n/a

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Assistant to Code Enforcement

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1815 S 30th Street, Ft. Pierce, FL

DATE: August 3, 2015

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 13-1046	$47,000.00	$.00	$40.00
CASE # 14-0324	$63,500.00	$.00	$40.00
TOTAL	$110,500.00	$.00	$80.00

CAN BE WAIVED (ALL COSTS) $110,580.00

Property Identification

Site Address: 1815 S 30th ST
Map ID: 24/17S
Parcel ID: 2417-506-0105-000-5
Zoning: R3
Account #: 26732
Use Type: 0100
Sec/Town/Range: 17/35S/40E
Jurisdiction: Fort Pierce

Ownership

David Buryanek
Kathryn Buryanek

1815 S 30th ST
Fort Pierce, FL 34947

Legal Description

FAIRLAWN S/D BLK 4 LOTS 5 AND 6 (OR 3749-2387)

Current Values

Just/Market:	$31,500	**Assessed:**	$31,500
Exemptions:	$25,000	**Taxable:**	$6,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$31,500	$31,500	$25,000	$6,500
2013	$31,600	$31,600	$25,000	$6,600
2012	$32,000	$32,000	$25,000	$7,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-13-2015	3749 / 2387	0001	WD	Pereira Jr Custodio	$24,000
04-26-2002	1520 / 2202	00	WD	Martinez,Jorge A	$60,000
12-31-1993	0877 / 2751	00	WD		$43,000

Primary Building Information

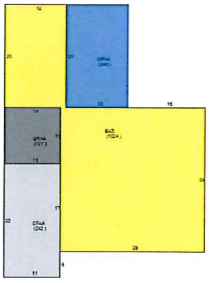
Finished Area of this building: 1,024 SF
Gross Area of this building: 1,627 SF

Exterior Data

View:
Roof Cover: Fibrglss Shg
Roof Structure: Gable
Building Type: HD
Year Built: 1957
Frame:
Grade: D
Effective Year: 1976
Primary Wall: CB Stucco
Story Height: 1 Story
No. Units: 1
Secondary Wall:

Interior Data

Bedrooms: 2
A/C %: 0%
Electric: AVERAGE
Primary Int Wall:
Full Baths: 1
Heated %: 0%
Heat Type:
Avg Hgt/Floor: 0
Half Baths: 0
Sprinkled %: N/A%
Heat Fuel:
Primary Floors: Terrazo



Total Areas

Finished/Under Air (SF):	1,024
Gross Area (SF):	1,627
Land Size (acres):	0.33
Land Size (SF):	14,224
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	42	

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

David & Kathryn Buryanek
1815 S. 30th Street
Ft Pierce, Florida 34947

REF: Appeal Case # 14-0324 and Case # 13-1046

To Whom It May Concern,

We are requesting an appeal on the outcome of the decision that was made on July 15, 2015 in regards to the financial fines on the above stated case numbers. We feel that these fines are very high in regards to the code violation. We feel that we are being punished for something that mother nature created with the tree falling down, but yet we are the ones that have to pay the fines. As we had stated in the request for reduction statement we have inherited this situation when we bought the property and feel as though we are being punished for someone else abandoning the property. As I have stated it has cost us quite an amount to remove the tree and many hours to clean up the yard and get this property in compliance. We took on this project so that we were assured that it would be fixed and cleaned properly so that we could continue to make our neighborhood a nice place to live. When we take the expense for the third lien and from what I understand the total will be around $3,000. This amount is a big hit for us and at this time we just can't absorb such an amount as well as trying to take on the expense of fixing up this property. Even though we were giving ten months to pay it is still a huge expense at $300.00 per month. So we our asking the City of Ft. Pierce to please reconsider this fine and show lenience towards this situation and understanding and fairness for us. We appreciate your understanding and would like to thank you for your help.

Sincerely,

David Buryanek

City Commission Regular Meeting **Agenda Item # 9. b.**

Meeting Date: 08/03/2015

Re: Lot Clearing Lien - 1815 S 30th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Waive interest, penalties, and administrative fees in the amount of $346.33 for lot clearing lien in the amount of $779.73 against 1815 S 30th Street, Ft. Pierce, FL previously owned by Custodio & Monica Pereira, Jr., 1815 S 30th Street, Ft. Pierce, FL and currently owned by David Buryanek, 1811 S 30th Street, Ft. Pierce, FL contingent upon payment of $433.40 payable in 10 months.

SUMMARY:

David Buryanek, 1811 S 30th Street, Ft. Pierce, FL is requesting to waive administrative fees, interest, and penalties in the amount of $346.33 leaving a balance due of $433.40.

RECOMMENDATION:

Staff recommends waiving interest, penalties, and administrative fees of $346.33 leaving a balance due of $433.40 payable in 10 months.

Recommendation is based on:

1. Mr. Buryanek purchased the property after the previous owners vacated it.
2. The property has been maintained since that time.

ALTERNATIVES:

1. Deny the request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2015

Fiscal Year:

Account:

Amount: 433.40

OTHER INFORMATION:

$433.40 to the general fund.

Attachments

Request for Reduction
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	07/24/2015 05:05 PM

Form Started By: Collen Greer
Started On: 07/20/2015 09:35 AM
Final Approval Date: 07/24/2015

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	6-12-15				
Property address:	1815 S. 30TH ST., Ft Pierce FL 34947				
Owner(s) of record:	David + Kathryn Buryanek				
Mailing address:	1811 S. 30TH ST., Ft Pierce FL 34947				
Property tax ID #:	2417-506-0105-000/5				
Original purchase date:	2-18-15	Original purchase price:	$ 24,000		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☑ Adjoining Property Owner		
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	David Buryanek	Relationship to owner(s):	Owner		
Telephone #:		Mobile phone #:	772-812-3598		
E-mail:	dburyane@fau.edu	Preferred contact method:	Phone		
What are owner(s) intentions for property:	Rent				
Amount of Fine:	$779.73	Date Fine Initiated:			
Are there current code violations?	☐ No	☑ Yes	Explain: (please attached notice) Lot Clearing		
Is a lien filed against the property?	☐ No	☑ Yes	If yes, what is the lien amount?	$ 779.73	
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $ 779.73

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 346.33

DOLLAR AMOUNT I AGREE TO PAY $ 433.40

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

David Buryanek
(Signature of Owner or Representative)

David Buryanek
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, __ David Buryanek_____, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Case # 14-0324. We are requesting that the lien and fine for the mentioned case be dismissed for the following reasons. We have purchased this property that was foreclosed on by the bank and inherited this fine. It seems that our banks foreclose on properties abandon them and take no action to keep them in compliance. We live next door to this house and are the ones who originated the complaint because of the condition and the safety it had presented. Once the property became available we purchased it and immediately began to get the house in compliance at our expense and time. We have been cleaning, painting and repairing this property in order to make it a respectful part of our community and keep up this standard for ourselves and the City Of Ft Pierce. So, we believe for these reasons the fine be dismissed and that we should not be responsible for the action of the bank in their decision to abandon this property. We would like to thank you and move forward in making our neighborhood a clean and safe place to live.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1815 S. 30th St, Ft Pierce FL 34947

Property Owner: David & Kathryn Buryanek

Mailing Address: 1811 S. 30th St, Ft Pierce FL 34947

Telephone #: _____ Cell Phone #: 772-812-3598

E-Mail Address: dburyane@fau.edu

Is the property in compliance? _Yes_____ If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Date: 6/11/15 Signed: Kathryn Buryanek

Print Name: Kathryn Buryanek

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kathryn Buryanek who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of June, 2015.

Susan Fuhrer

Notary Public, State of Florida

SUSAN FUHRER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF153746
Expires 8/31/2018

Property Identification

Site Address: 1815 S 30th ST
Map ID: 24/17S
Parcel ID: 2417-506-0105-000-5
Zoning: R3
Account #: 26732
Use Type: 0100
Sec/Town/Range: 17/35S/40E
Jurisdiction: Fort Pierce

Ownership

David Buryanek
Kathryn Buryanek

1815 S 30th ST
Fort Pierce, FL 34947

Legal Description

FAIRLAWN S/D BLK 4 LOTS 5 AND 6 (OR 3749-2387)

Current Values

Just/Market:	$31,500	**Assessed:**	$31,500
Exemptions:	$25,000	**Taxable:**	$6,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$31,500	$31,500	$25,000	$6,500
2013	$31,600	$31,600	$25,000	$6,600
2012	$32,000	$32,000	$25,000	$7,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-13-2015	3749 / 2387	0001	WD	Pereira Jr Custodio	$24,000
04-26-2002	1520 / 2202	00	WD	Martinez,Jorge A	$60,000
12-31-1993	0877 / 2751	00	WD		$43,000

Primary Building Information

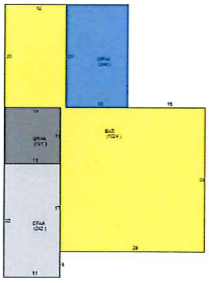
Finished Area of this building: 1,024 SF
Gross Area of this building: 1,627 SF

Exterior Data

View:
Roof Cover: Fibrglss Shg
Roof Structure: Gable
Building Type: HD
Year Built: 1957
Frame:
Grade: D
Effective Year: 1976
Primary Wall: CB Stucco
Story Height: 1 Story
No. Units: 1
Secondary Wall:

Interior Data

Bedrooms: 2
A/C %: 0%
Electric: AVERAGE
Primary Int Wall:
Full Baths: 1
Heated %: 0%
Heat Type:
Avg Hgt/Floor: 0
Half Baths: 0
Sprinkled %: N/A%
Heat Fuel:
Primary Floors: Terrazo



Total Areas

Finished/Under Air (SF):	1,024
Gross Area (SF):	1,627
Land Size (acres):	0.33
Land Size (SF):	14,224
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	42	

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Robert J. Bradshaw, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1815 S. 30th Street, Fort Pierce, FL
Owner: Buryanek, David

DATE: August 3, 2015

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$433.40	$46.33	$300.00
TOTAL	$433.40	$46.33	$300.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$346.33
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$433.40
	$779.73

City Commission Regular Meeting **Agenda Item # 9. c.**

Meeting Date: 08/03/2015

Re: Increase PO#150314 $18,887 for Outer Vest Carriers and Under Vest Shirts

---

SUBJECT:

Approval of increase in the amount of $18,887.00 on Purchase Order #150314 - Day Dreams for the purchase of Outer Vest Carriers and Under Vest Shirts.

SUMMARY:

The Police Department would like to increase purchase order #150314 in the amount of $18,887.00 to purchase Outer Vest Carriers and Under Vest Shirts from Day Dreams. This is a single source purchase, as Day Dreams is the only distributor in SLC of Elbeco brand uniforms that are currently being used by the police department.

RECOMMENDATION:

Staff recommends approval of increase.

ALTERNATIVES:

There are currently no alternatives for purchasing these Outer Vest Carriers and Under Vest Shirts.

RESPONSIBLE STAFF:

Fiscal Management

COORDINATED WITH:

Fiscal Manager Stephanie Smith and Acting Deputy Chief Christopher Bender.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015

Account: 00130025215250

Amount: 18887.00

FISCAL IMPACT:

There is no fiscal impact as this was budgeted this fiscal year.

Attachments

Outer Vest

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	07/24/2015 05:03 PM

Finance Department	Gloria Johnson	07/29/2015 11:44 AM
City Manager	Nick Mimms	07/29/2015 04:05 PM
Form Started By: Melissa Alexander		Started On: 07/24/2015 03:16 PM
Final Approval Date: 07/29/2015		

REQUEST FOR PURCHASE
FORT PIERCE POLICE DEPARTMENT

DATE: 7/21/2015

VENDOR:

Day Dreams
6911Heritage Driv
Port St. Lucie, Fl 34952
429-7454 Nell/Nicole

Department/Division
ALL
Account Number
001.3002.521.5250
Com. Code:
Needed For
all sworn

DATE	DEL DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #
					150314

QUANTITY	UNIT	DESCRIPTION	ITEM	Cost	Estimate Cost
		DAY DREAMS			
76	each	V2 OURTER VEST XS-XL		$78.08	$5,934.08
45	each	V2 OURTER VEST 2XL-3XL		$93.69	$4,216.05
		Includes sewing on badge tab holder			$0.00
					$0.00
76	each	UNDER VEST POLO SS SM-XL		$32.95	$2,504.20
45	each	UNDER VEST POLO SS 2XL-3XL		$37.72	$1,697.40
		Includes sewing on 2 patches			$0.00
					$0.00
76	each	UNDER VEST POLO LS SM-XL		$34.95	$2,656.20
45	each	UNDER VEST POLO LS 2XL-3XL		$41.75	$1,878.75
		Includes sewing on 2 patches			$0.00
					$0.00
					$0.00
			ESTIMATED COST TOTAL		**$18,886.68**

REMARKS:
Single Source -
Only area distributor of the original manufacturer

Requested By: Stephanie Smith

C. Bender

Approved By:

Approved Date: _____

Contact Information:
Stephanie Smith, Fiscal Manager
772.370.6152 cell
772.467.6809
ssmith@fppd.org

Approval No. _____
By: _____

SOLE SOURCE JUSTIFICATION
(Waiver of Competitive Bids)

VENDOR NAME & ADDRESS: Day Dreams Uniforms
6911 Heritage Drive
Port Saint Lucie, FL 34952

COMMODITY: (GENERAL DESCRIPTION Uniforms

PLEASE CHECK ENTRY BELOW THAT APPLIES TO THE PROPOSED PURCHASE. ATTACH ADDITIONAL DATA OR SUPPORT SOCUMENTATION AS INSTRUCTED BELOW.

SOLE SOURCE JUSTIFICATION

1. _____ PARTS / EQUIPMENT CAN ONLY BE OBTAINED FROM ORIGINAL MANUFACTURER – NOT AVAILABLE THROUGH DISTRIBUTORS.

2. X ONLY AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER.

3. _____ PROPRIETARY ITEM / SERVICE.

4. _____ PARTS / EQUIPMENT NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER (COMPATIBILITY).

5. _____ THIS IS THE ONLY KNOWN ITEM / SOURCE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION (EXPLAIN BELOW).

6. _____ PARTS/ EQUIPMENT ARE REQUIRED FROM THIS VENDOR TO STANDARDIZATION (EXPLAIN BELOW).

7. _____ OTHER. EXPLANATION IS FURNISHED BELOW.

COMMENTS / EXPLANATION:
Effective 4/23/12 Butterfields Oxygen & Medical Equipment will no longer carry uniforms. Day Dreams Uniforms Inc is now the sole distributor in SLC of Elbeco Brand uniforms that is currently being used by the police department.

ON THE BASIS OF THE FOREGOING, I RECOMMEND THAT COMPETITIVE PROCUREMENT BE WAIVED AND THAT THE SERVICE OR MATERIAL ON THE ATTACHED REQUISITION BE PURCHASED AS A SOLE SOURCE COMMODITY.

SIGNED: Stephanie Smith
REQUISITIONER

DEPARTMENT HEAD

PURCHASING DEPARTMENT

DAY DREAMS UNIFORMS INC
6911 HERITAGE DRIVE
PORT ST. LUCIE, FL. 34952
PHONE: (772)-429-7454
FAX: (772)-429-8717

Estimate

Number: **E108**

Date: **June 16, 2015**

Bill To:

CITY OF FT PIERCE POLICE DEPARTMENT
PURCHASING
920 S U.S. HWY 1
FORT PIERCE, FL 34950

Ship To:

CITY OF FT PIERCE POLICE DEPARTMENT
PURCHASING
920 S U.S. HWY 1
FORT PIERCE, FL 34950

PO Number	Project

Description	Quantity	Price	Amount
V1314 V1 ELBECO VEST CARRIER NAVY XS-XL		65.93	65.93
V1314 V1 ELBECO VEST CARRIER NAVY 2XL-3XL		79.11	79.11
V2314 V2 ELBECO VEST CARRIER NAVY XS-XL		78.08	78.08
V2314 V2 ELBECO VEST CARRIER NAVY 2XL-3XL		93.69	93.69
VEST PRICE INCLUDES SEWING ON THE BADGE TAB HOLDER			
UVS101 UNDER VEST POLO LONG SLEEVE SM-XL		34.95	34.95
UVS101 UNDER VEST POLO LONG SLEEVE 2XL-3XL		41.75	41.75
UVS102 UNDER VEST POLO SHORT SLEEVE SM-XL		32.95	32.95
UVS102 UNDER VEST POLO SHORT SLEEVE 2XL-3XL		37.72	37.72
POLO PRICE INCLUDES SEWING ON 2 PATCHES			
E314RN MENS NAVY PANTS 28-42		33.95	33.95

City Commission Regular Meeting **Agenda Item # 9. d.**

Meeting Date: 08/03/2015

Re: Sunrise Theatre Request to Increase Purchase Order# 150086 for $1500 for Grimes Heating & Air Conditioning

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

---

SUBJECT:

Approval of increase in the amount of $1,500.00 on Purchase Order #150086 - Grimes Heating & Air Conditioning as requested by the Sunrise Theatre.

SUMMARY:

Sunrise Theatre account #40646005754640 has sufficient funds available to pay two (2) invoices from Grimes Heating & Air. The Purchasing Department is requesting the increase to the existing purchase order needs to be approved from the City Commission.

RECOMMENDATION:

Approve purchase order#150086 increase.

ALTERNATIVES:

None

RESPONSIBLE STAFF:

Tony Barnes, Purchasing
Gloria Johnson, Finance

COORDINATED WITH:

John Wilkes, Sunrise Theatre Executive Director
Charlene Neuman, Sunrise Theatre Accountant

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2014/15
Account: 40640665754640
Amount: 1500.00

OTHER INFORMATION:

Line item has sufficient funds for the increase to the purchase order.

Attachments

Invoice

Form Review

Inbox	Reviewed By	Date
Purchasing	Jennifer Robinson	07/24/2015 05:03 PM
Purchasing	Tony Barnes	07/28/2015 12:29 PM
Finance Department	Gloria Johnson	07/29/2015 11:43 AM
City Manager	Nick Mimms	07/29/2015 04:05 PM

Form Started By: Anne Satterlee

Started On: 07/24/2015 04:26 PM

Final Approval Date: 07/29/2015

Grimes
HEATING & AIR CONDITIONING
3054 North U.S. Highway 1
Fort Pierce, FL 34946
Family Owned and Operated Since 1962

Phone: 772-461-8711
Fax: 772-461-8722

INVOICE

DATE	Invoice #	Customer #
6/18/2015	0000063082	0002124

BILL TO:

SUNRISE THEATER
117 SOUTH 2ND STREET
FT.PIERCE FL 34950

SHIP TO:

SUNRISE THEATER
117 SOUTH 2ND STREET
FT.PIERCE FL 34950

P.O. NUMBER	TERMS	SALES PERSON
150086	COD	0032

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	SERVICED 6-15-15 BLACK BOX NO A/C : SYSTEM OFF ON FIRE ALARM PANEL . CUSTOMER HAD CALL INTO SIMPLEY . JUMPED FIRE INTERLOCK AND FOUND OPERATION NORMAL . REMOVED JUMPER . SERVICED	112.50	112.50

PO # 150086

406 4600 575 48 40

TOTAL $112.50

Final payment is due upon completion of the work. If payment is not timely made, interest on any outstanding balances shall accrue from the date payment was due, at the maximum rate allowed by law. If the "Buyer" (use the term consistent in the contract, however the buyer is defined) is in default or breach of any terms or conditions of this contract, "Buyer" is liable to Grimes for all costs and fees, including but not limited to attorneys' fees, whether or not an action is brought, in connection with the enforcement of Grimes' rights under this contract.

Grimes
HEATING & AIR CONDITIONING
3054 North U.S. Highway 1
Fort Pierce, FL 34946
Family Owned and Operated Since 1962

Phone: 772-461-8711
Fax: 772-461-8722

INVOICE

DATE	Invoice #	Customer #
6/15/2015	0000063020	0008579

BILL TO:

CITY OF FORT PIERCE
SUNRISE THEATER
117 SOUTH 2ND STREET
FT. PIERCE FL 34950

SHIP TO:

CITY OF FORT PIERCE
SUNRISE THEATER
117 SOUTH 2ND STREET
FT. PIERCE FL 34950

P.O. NUMBER	TERMS	SALES PERSON
150086	NET 10	0026

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	PROVIDED BI-MONTHLY FILTER SERVICE ONLY ON (12) UNITS & (2) CHILLERS 6/12/15 BY NICK & KEN FILTERS PROVIDED BY GRIMES A/C	1,041.67	1,041.67

PO #150086

406 4600 575 46 40

TOTAL $1,041.67

Final payment is due upon completion of the work. If payment is not timely made, interest on any outstanding balances shall accrue from the date payment was due, at the maximum rate allowed by law. If the "Buyer" (use the term consistent in the contract, however the buyer is defined) is in default or breach of any terms or conditions of this contract, "Buyer" is liable to Grimes for all costs and fees, including but not limited to attorneys' fees, whether or not an action is brought, in connection with the enforcement of Grimes' rights under this contract.

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 08/03/2015

Re: Public Hearing - 2015-2016 CDBG Action Plan

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

---

SUBJECT:

Public Hearing on Proposed Allocations for CDBG 2015-2016 Action Plan

SUMMARY:

$474,148 in CDBG funds from the U.S. Dept of Housing and Urban Development for program year 2015 (October 1, 2015 through September 30, 2016) will be available to the City of Fort Pierce following two (2) public hearings and the City Commission's approval of the proposed use of the funds.

RECOMMENDATION:

Allow time for short presentation on the 2015-2016 Action Plan allocations and two (2) public hearings.

ALTERNATIVES:

Do not allow time for the public hearings.

RESPONSIBLE STAFF:

Libby Woodruff, Grants Administrator

COORDINATED WITH:

Nicholas Mimms, Deputy City Manager

Fiscal Impact

Budgeted Y/N: y

Fiscal Year: 2015

Account: 10390025544960

Amount: $ 480,148

OTHER INFORMATION:

This amount is based on HUD's 2015-2016 CDBG proposed allocation to the City of Fort Pierce of $474,148 and approximately $6,000 in projected program income for PY2015-2016.

Attachments

15-16 Action Plan

15-16 Proposed Allocations

2015 Community Survey

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	07/14/2015 02:56 PM

Form Started By: Libby Woodruff
Started On: 07/10/2015 02:14 PM
Final Approval Date: 07/21/2015

DRAFT

CITY OF FORT PIERCE, FLORIDA

Honorable Linda Hudson, Mayor

2015-2016 ANNUAL ACTION PLAN

October 1, 2015 through September 30, 2016

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

U.S. Department of Housing and Urban Development

DRAFT

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Transcribed Comments from Public Hearings during City Commission Meetings

Newspaper Advertisements and Stories Relating to Action Plan

2015-2016 ANNUAL ACTION PLAN

CITY OF FORT PIERCE, FLORIDA

Community Development Block Grant Program – Oct. 1, 2015 – Sept. 30, 2016

EXECUTIVE SUMMARY 91.220 (b)

The primary objective of the City's Community Development Block Grant program is the development of a viable urban community, including decent housing and a suitable living environment, for persons of very low to moderate income, and to stabilize and expand small businesses.

The City of Fort Pierce will achieve this primary objective through a program where not less than 70% of funds will support activities that benefit low- and moderate-income persons and prevent or eliminate slum or blight. All activities are eligible under the Code of Federal Regulations (CFR), Section 24 CFR 570.201-208 and will address national and local community development objectives as indicated below.

Objectives, Projected Outcomes, Budget Overview:

1. **CODE ENFORCEMENT:** Provide salaries and fringe benefits to aid in the prevention of slum, blight and the promotion of safe, decent housing by inspecting properties to ensure at least minimum compliance with local codes. **Total cost in PY2015-2016 CDBG funds - $50,000**
2. **MICRO BUSINESS:** Provide a marketing/ advertising and development campaign to promote small tourism-based businesses. **Total cost in PY2015-2016 CDBG funds - $30,000**
3. **MICRO ENTERPRISE**: Collaborate with Service Corps of Retired Executives (SCORE) to provide quarterly workshops for existing small businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total cost in PY2015-2016 funds - $90,000**
4. **PUBLIC SERVICES:** Allocate funds via grants to nonprofit organizations that serve low to moderate income citizens in the city. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. **Total cost in PY2015-2016 CDBG funds - $70,000**
5. **NEIGHBORHOOD REVITALIZATION:** Promotion of Local Art and Cultural Heritage - Allocate funds to recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the city. Funds may be used as "match" for state and federal grant opportunities and to maintain and/or create new art and cultural heritage projects. **Total cost in PY2015-2016 CDBG funds - $45,318**
6. **NEIGHBORHOOD REVITALIZATION / COMMUNITY BASED DEVELOPMENT ORGANIZATIONS:** Provide grants to the Lincoln Park and Fort Pierce Main Street Organizations to assist low to moderate income business owners by promoting neighborhood and downtown revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2015-2016 CDBG funds - $100,000**
7. **GRANT ADMINISTRATION:** Allocate funds to provide oversight, management, monitoring, fair housing compliance, and CDBG program coordination, budgeted at 20% of CDBG grant award. **Total cost in PY2015-2016 CDBG funds - $94,830**

2015-2016 FUNDS: $474,148 + Anticipated Program Income: $6,000 = $480,148 (Total Available)

CITIZEN PARTICIPATION 91.200 and 91.220 (b)

Summary of the Citizen Participation Plan and Consultation Process

Pursuant to the Consolidated Plan regulations under 24 CFR Parts 91, 92, 570, 574, 576, and 968, and Section 91.105, the City of Fort Pierce has implemented its Citizen

Participation Plan to include and incorporate provisions that affect the Community Development Block Grant (CDBG) Program.

This Plan represents a coordinated attempt to achieve maximum involvement of the City Commission, Communitywide Council, various community groups, supportive social service organizations and every citizen of the City of Fort Pierce with emphasis on participation by persons of extremely low, very low, low and moderate income residents.

The City strives to keep all interested parties informed about opportunities for involvement in each phase of the Consolidated Plan process, including providing opportunities to comment on all Consolidated Plan submissions to HUD, any substantial amendment of the Plan, and the annual performance report.

The intent of this Plan is to provide many opportunities for all citizens to participate in the planning and development of the City's Consolidated Plan that has the following objective:

> *The development of a viable community including decent, safe, and sanitary housing and a suitable living environment for persons of very low, low and moderate income, and stabilizing and expanding small businesses.*

Participating Agencies, Groups and Organizations

Prior to the City adopting the 2014-2015 Annual Action Plan, the following actions were taken:

1. The Fort Pierce Community Needs Assessment Survey (CNAS) was made available to the public in two (2) formats and was distributed, collected and analyzed. The surveys were distributed utilizing the computer-based tool SurveyMonkey.com.

A. The first survey focused on individual citizens and was accessible from the City's Website, www.CityofFortPierce.com from May 5 through June 15, 2015. A press release promoting the survey was published in a local daily newspaper. Hardcopies of the survey were available at the Fort Pierce City Hall or by mail or fax, upon request.

B. The second survey was distributed via email to an extensive and comprehensive list of locally-based supportive service agencies and organizations for their input. Hardcopy citizen surveys were also available for 22 supportive service organizations to distribute at their individual locations. See list of organizations on next page.

A total of 332 completed surveys were received by the City from citizens and supportive service agencies and organizations.

2. The City made available to citizens, public agencies, and other interested parties information that included the amount of assistance the City will receive (including grant funds and program income) and the range of activities to be undertaken, including the amount that will benefit persons of extremely low, very low and low income.

3. A Draft 2015-2016 Action Plan was made available for citizens, public agencies and other interested parties to examine through posting on the City's website and by reproducing copies and making them available at the Fort Pierce City Hall. A draft summary of the proposed Plan was also displayed on the City's local television station and in two newspapers of local circulation. The summary also listed the dates and times for the two public hearings that were conducted at regularly-scheduled City Commission meetings as well as staff contact information. Copies of the proposed Plan were also available to citizens to review via U.S. mail, upon request. Please see attached copy of Plan Summary that was published in the two newspapers as a display advertisement.

4. A presentation of the draft PY2015-2016 Action Plan was provided to the Communitywide Council (CWC) (Advisory Council) at their regularly scheduled meeting on June 10, 2015.

5. Two public hearings were held during the development of the Plan during regularly scheduled meetings of the Fort Pierce City Commission. The first hearing was held on

July 20, 2015 following a presentation of the Plan by City Staff. The second public hearing was held during a regularly-scheduled City Commission meeting on August 3, 2015. Citizen comments relating to the Action Plan made during the two City Commission meetings were transcribed and are included as attachments to this Plan.

6. Comments received through the Community Needs Assessment Surveys are included in this Plan, beginning at the bottom of this page.

The process used to develop Fort Pierce's Annual Action Plan complies with Part 24 Section 91- 200 of HUD Regulations which requires interaction among private citizens, various local, county and state agencies concerned with housing and social services, non-profit housing providers, for profit housing providers and other members of the local institutions involved in the delivery of housing.

Community Needs Assessment Surveys were emailed to the following community supportive service organizations that serve the Fort Pierce area:

- New Horizons of the Treasure Coast, Inc.
- Housing Authority of the City of Fort Pierce
- Main Street Fort Pierce
- Lincoln Park Main Street
- Treasure Coast Food Bank
- Treasure Coast Homeless Services Council
- Safespace, Inc.
- Council on Aging of St. Lucie, Inc.
- Mustard Seed Ministries
- Children's Services Council of St. Lucie County
- The ARC of St. Lucie County
- United Way of St. Lucie County
- Workforce Development Board of the Treasure Coast
- St. Lucie County Chamber of Commerce
- Lamplighter's Youth Group
- Harvest Food and Outreach Center
- Boys and Girls Club of St. Lucie County
- Children's Home Society
- Empowering Special Treasures
- Fort Pierce Police Athletic League (PAL)
- Jack's Food Pantry
- Mounty Bethel Human Services Corporation
- Future Generations of St. Lucie County

<u>Citizen and Supportive Service Organization Comments from Survey:</u>

Question: Please describe other concerns or needs in your neighborhood:

- Reducing crime rate is the number 1 problem.
- When we had a homeowner association we ask the city for assistance in the area of speed bump play ground because the children and parents need a place within side the area so parent able to watch their kids without leaving the neighborhood for a place for activities. We have outsiders comes through drag racing their cars and speeding and the children in the road playing sports. Asking for speed for one to two speed bumps on each streets.
- Improved parking and enforcement of 2 hour signs.
- My immediate neighborhood does not face significant issues.

- Outdoor/trash clean-up, Code Enforcement of outdoor storage, trash, parking in yards, # of residents per structure, illegal home conversion into duplexes, painting of structures.
- Sidewalks that go places, not just some here some there.
- Lack of code enforcement! Lack of leadership. Too much entitlement.
- Too much blight. Code enforcement is a MUST!
- Nobody who lives here cares.
- Too many kids that want to be in gangs are a real problem.
- TRANSPORTATION! There are many jobs available in hotels and resorts, but people cannot get to them. The buses don't go near the job sites. Riders try to bring a bicycle, only to find the bus rack only holds two bikes - there are fist fights at the bus stops about this - people want to work. And of course, they stop running early in the evening. You need more buses, they need to be free, and they need more bike accommodation if you want Ft. Pierce to lift out of poverty.
- jobs. jobs. jobs. jobs.
- Police that care about our children.
- Slum lords that do not take care of rental property. People are living in very bad conditions.
- We need businesses to open to create more jobs.
- Senior citizens need police protection.
- Neighborhood needs citizens to care about safety. Crime is out of control.
- People that live in the neighborhood should care more about where they live and take care of where they live.
- I am concerned with the lack of police protection in my neighborhood.
- Crime, gangs, jobs.
- Need to get sewer system for all of neighborhood.
- YOU TOUCH ON THEM.
- Cleanliness.
- YOUTH ACTIVITIES.
- Street Lights/Lamps; Street Maintenance
- We want our small businesses to succeed and our area to grow again.
- Gang violence.
- Utilities.
- Anti-gang violence.
- Please put something in my community for the kids, so that we don’t have to go to different districts to have fun!
- Dirt roads that should be paved and not filled with cheap millings and the community center needs its pool back.
- Improve the streets and homes.
- Street lights, cross-guard for central high school people speed down 25th, a wall is needed against the side walk people constantly litter and trespass. Certain violent neighborhoods need a curfew and constant patrolling.
- The new city LED lights do not light up the same area as the old ones. Buy better led lights with better reflector behind the light.
- The street signs need to be redone badly...you can hardly see them at night. Even during the day.
- Bank owned and foreclosed homes being left in derelict condition.
- Sidewalks, lighting.
- More of a fight to combat crime.

- Resurface streets.
- My neighborhood is great. It feels bad that people ask if Fort Pierce is safe to visit in the morning.
- New streets, drainage & curbs & gutters, lighting.
- All this gang shooting. It's ashamed a 2yr old had to die. There's no call for all this our community to come together put a stop to violence.
- Community revitalization to allow young families to be attracted to the area in order to buy and develop a long term community, rather than investors that rent to transient individuals.
- Chickens & pigs need to be addressed.
- None.
- Foreclosed homes.
- Cars zooming through, no sidewalks, empty/unkept homes.
- We need sanitary sewers installed asap. These homes are all on septic systems we need sanitary sewers. We are across from Lawnwood Park and the County building and we have septic systems. Streets are pot holed, signage requires updating, "children at play", and we need sidewalks.
- Increased train traffic.
- Improve the deep dips on the side of the roads where the asphalt has eroded. These cause very dangerous ruts that cause drivers to over correct and potentially cause accidents.
- Slumlords and criminal activities in those properties.
- We need help as single mothers/fathers with childcare and summer care for special needs children. My son has autism I can only work part time and cannot afford a sitter or care for him. Nobody will help with expenses. It would also be nice to have a street sign on the road for people to slow down that there is a child with autism around.
- Real estate needs to be sold n broken down into more 3-5 – 8-10 acre equestrian ranches, focus on Ag programs teach kids about animal awareness of rescuing due to neglect abuse.
- Safety/Economic
- HOMES BEING LIVED IN BY OWNERS AND LESS RENTALS WHICH ARE NOT BEING TAKEN CARE OF BECAUSE OWNERS DO NOT LIVE IN THE AREA AND NOT CARE WHO IS RENTING THE PROPERTY JUST AS LONG AS THEY ARE GETTING THE MONTHLY RENT. PROPERTY IS NOT BEING MAINTAINED.
- We need more experienced officers in the police Department.
- Traffic control and bridge improvements.
- Right now we do not have problems in our neighborhood.
- I love my neighborhood. It is close to county area (Sheraton Plaza) that needs much help and there is spillover.
- Stop gang violence.
- Parking on lawns overnight in front of homes dangerous for bike riders and walkers no parking on main roads waiting for busses to drop off children very very dangerous kids running to cars.
- Better Pedestrian Awareness.
- Housing clean up.
- More police patrols. Maybe on foot or bike.
- Economic Development will come when streets are not pot holed and crime is low. The City should work on improving the lives of all, not just segments.
- Recycling.

- Lower crime. Less housing assistance for people abusing the government assisted funds.

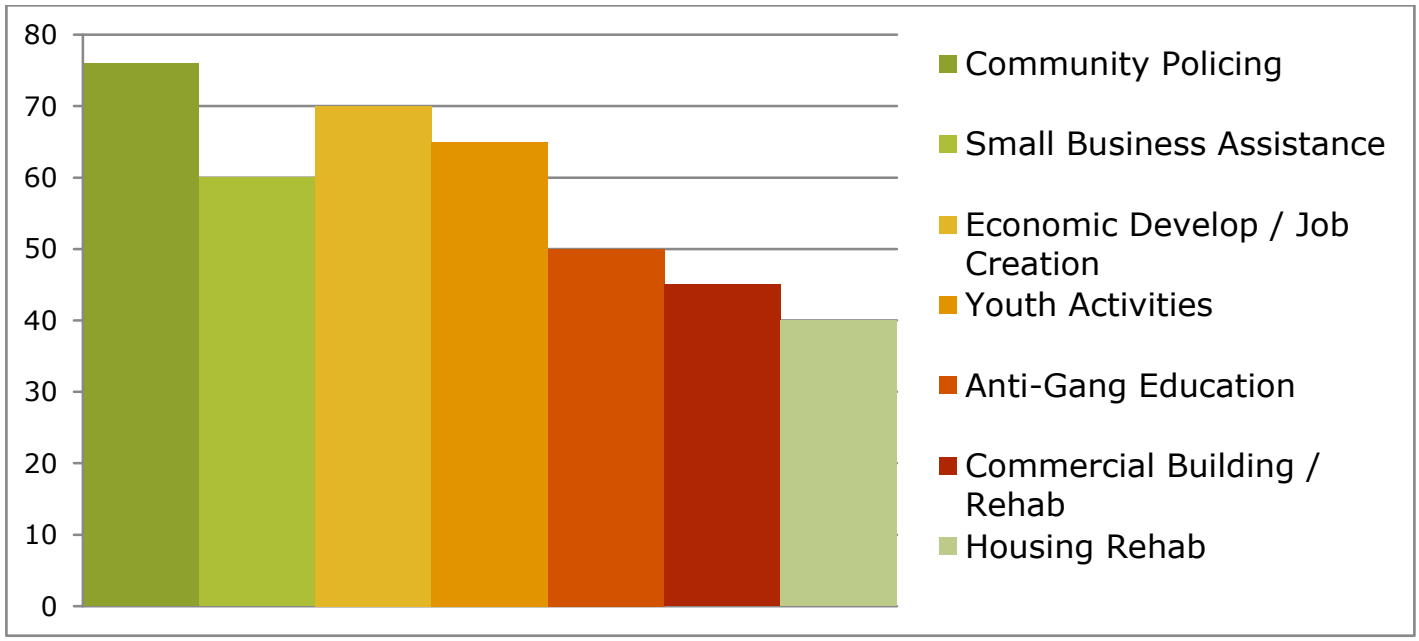
Explanation of Comments Not Accepted
All comments were accepted.

Public and City Commission Comments During Public Hearings

Please see Attachments section of this Plan for transcribed minutes taken from the two public hearings that were held during regular City Commission meetings on July 20 and August 3, 2015.

Additional Information Garnered from Survey

Survey Question: ***Please rate the level of need by selecting "Great Need", "Moderate Need", or "Low Need":***



RESOURCES 91.220 (c) (2)

$ 474,148	CDBG Entitlement for 2015-2016
$ 6,000	Anticipated Program Income
$ 480,148	Total Projected Funds for 2015-2016

NOTE: The City will apply for grant funds through State, Federal and local sources, should opportunities become available during the next program year.

ANNUAL OBJECTIVES 91.220 (c) (3)

Strategic Plan - Goals and Specific Objectives

	Objective Category: Decent Housing		Objective Category: Suitable Living Environment		Objective Category: Expanded Economic Opportunities
	Assist homeless persons obtain affordable housing	X	Improve the safety and livability of neighborhoods	X	Create and retain jobs
	Assist persons at risk of becoming homeless	X	Eliminate blighting influences and deterioration of property and facilities	X	Establish, stabilize and expand small business (including micro-businesses)
X	Retain affordable housing stock	X	Increase access to quality public and private facilities	x	Provide public services concerned with employment
X	Increase the availability of affordable, decent, permanent housing to low- and moderate-income families, particularly to minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	X	Reduce the isolation of income groups within areas of spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods		Provide jobs to low-income persons living in areas affected by programs and activities covered by the plan
X	Increase the supply of supportive housing-including structural features and services to enable persons with special needs (including HIV/AIDS) to live in dignity and independence	X	Restore and preserve properties of special, historic, architectural, or aesthetic value		Increase availability of mortgage financing at reasonable rates using non-discriminatory lending practices
	Provide affordable housing that is accessible to job opportunities	X	Conserve energy resources and renewable energy sources		Access to capital and credit for development activities that promote the long-term economic stability and social viability of the community

DESCRIPTION OF 2015-2016 PROGRAM YEAR ACTIVITIES

91.220 (d) & (e) - 2015-2016

1. **CODE ENFORCEMENT - Regulatory Citation 24 CFR 570.202** Provide salaries and fringe benefits for Code Enforcement officers to aid in the prevention of slum, blight and the promotion of safe, decent housing by inspecting properties to ensure at least minimum compliance with local codes. **Total cost in PY2015-2016 CDBG funds - $50,000**

2. **MICRO ENTERPRISE - Regulatory Citation 24 CFR 570.201().** Provide a marketing/advertising and development campaign to strengthen the sustainability of micro-enterprises focused on tourism**. Total cost in PY2015-2016 CDBG funds - $30,000**

3. **MICRO ENTERPRISE** – Collaborate with Service Corps of Retired Executives (SCORE) to provide quarterly workshops for existing small businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street; provide grants to the attending businesses to purchase items to increase their business capacity and sustainability. **Total cost in PY2015-2016 funds - $90,000.**

4. **PUBLIC SERVICES – Regulatory Citation 24 CFR 570.201(e).** Provide grants to nonprofit organizations that serve lower income citizens. Grant applications will be scored by the Communitywide Council with final decision by the City Commission. **Total cost in PY2015-2016 CDBG funds - $70,000**

5. **NEIGHBORHOOD REVITALIZATION / PROMOTION OF LOCAL ART AND CULTURAL HERITAGE- Regulatory Citation 24 CFR 570.201-206(203).** Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultural awareness. Funds may be used as "match" for state and federal grant opportunities and to maintain existing and/or create new art and cultural heritage projects. **Total cost in PY2015-2016 CDBG funds - $45,318**

6. **NEIGHBORHOOD REVITALIZATION / COMMUNITY BASED DEVELOPMENT ORGANIZATIONS - Regulatory Citation 24 CFR 570.204(c).** Provide grants to the Lincoln Park and Fort Pierce Main Street Organizations for low-to-moderate income business owners through the promotion of neighborhood revitalization, economic development, job creation, tourism and historic preservation. **Total cost in PY2015-2016 CDBG funds - $100,000**

7. **GRANT ADMINISTRATION:** Provide oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award. **Total cost in PY2015-2016 CDBG funds - $94,830**

TOTAL PROPOSED CDBG PY2015-2016 FUNDS	**$474,148**
TOTAL PROPOSED 2015-2016 PROGRAM INCOME	**$6,000**
GRAND TOTAL	**$480,148**

DESCRIPTION OF 2014-2015 PROGRAM YEAR ACTIVITIES
91.220(d) and (e)

As of July 31, 2015, the City of Fort Pierce expended $_____ in Community Development Block Grant funds during program year 2014-2015 (program year began October 1, 2014). This funding was utilized in the pursuit of the City's and the U.S. Department of Housing and Urban Development's mutual goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities.

The categories and the percentages amount of total CDBG dollars expended per category as of the end of July 2015 for the 2014-2015 program year are as follows:

Public Service Projects – As of the end of July, 2015, the City expended $____ for fourteen (14) grant awards to public service agencies for LMI citizens in Fort Pierce. The subawardees for these grants have been selected and projects are currently underway. These projects will be complete before the end of this program year.

Home Rehabilitation – As of the end of July, 2015, the City expended $___ for paint, paint supplies, food and other supplies needed for World Changers organization to paint and repair homes of lower income citizens and reduce the deteriorated housing stock in the City's older neighborhoods.

Commercial Façade Improvements – As of the end of July, 2015, the City expended $_____ for twenty-four (24) commercial façade grant awards. These funds will leverage more than $____ from commercial property owners to improve facades across the city. These projects will be completed before then end of this program year.

Code Enforcement – At of the end of July, 2015, the City expended $_____ for Code Enforcement services to improve living conditions in lower income neighborhoods. Salaries and fringe for two (2) Code Enforcement officers were paid with these funds and a goal of 200 homes was projected for these staff members to. To date, more than ____ homes have been inspected by these employees.

Community Based Development Organizations – As of the end of July, 2015, the City expended $_____ to support low to moderate income business owners through economic development, job creation, tourism and historic preservation efforts of the Lincoln Park and Fort Pierce Mainstreet organizations.

Micro Business – As of the end of July, 2015, the City expended $_____ allocated for marketing/advertising initiatives to strengthen the capacity and sustainability of existing micro-enterprise businesses focused on tourism providers within the City of Fort Pierce.

Infrastructure Improvements – As of the end of July, 2015, The City continued infrastructure improvements in LMI neighborhoods that will include, but not be limited to: traffic calming, parking, street and alley lighting, paving and improvements. This project is expected to be complete by the end of September, 2015. Total expended as of July 31, 2015 - _____

Spot Slum and Blight Removal – As of the end of July, $_____ in CDBG funds were used to demolish and remove spot slum and blight throughout our lower-income neighborhoods.

Promotion of Local Art and Cultural Heritage – As of the end of July, 2015, the City expended $____ to recognize, promote and celebrate Native and African American Latino/Hispanic, Cuban and Haitian cultures throughout the City.

Program Administration – As of the end of July, 2015, the City expended $____ for project oversight, management, monitoring, fair housing compliance, and coordination of the CDBG program, budgeted at 20% of CDBG grant award.

The 2015-2016 program year will address the following outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006.

OUTCOME MEASURES 92.220(e)

Activities to be undertaken during the 2015-2016 plan year are classified by the following objective groups and outcome measurements:

Decent Housing w/Purpose of New or Improved Accessibility (DH-1)

- Provide paint, paint supplies and other materials needed for World Changers organization to paint and repair homes of lower income citizens and reduce the deteriorated housing stock in the City's older neighborhoods. (Funding allocated for 2014-2015 program year.)

Suitable Living Environment w/Purpose of New or Improved Sustainability (SL-1)

- Code Enforcement services will provide at least 200 inspections of homes and other properties in lower-income neighborhoods during the 2015-2016 program year.

Suitable Living Environment w/Purpose of New or Improved Accessibility (SL-2)

- Improve/repair the infrastructure in LMI neighborhoods, including, but not limited to: parkways, trees, lighting, traffic calming, parking, street and alley lighting, street paving and improvements, etc. (Funding allocated during 2014-2015 program year.)

Micro-Enterprise Assistance – New or Improved Sustainability (EO-1)

- Support of local micro-enterprise businesses via technical assistance, marketing and advertising focused on tourism to increase their capacity and sustainability.

Micro-Enterprise Assistance – New or Improved Sustainability (EO-1)

- Collaborate with Service Corps of Retired Executives (Score) to provide quarterly workshops for existing small business in low income areas; provide grants to the attending businesses to purchase items to increase their business' capacity and sustainability.

Commercial Façade Improvements – New or Improved Availability (EO-2)

- Provide matching grants to commercial property owners in the Lincoln Park neighborhood and along the Orange Avenue Corridor from Hwy. 1 west to 10th Street for façade improvements that promote revitalization and economic development.

Neighborhood Revitalization – Community-Based Develop. Organizations (NR-1)

- Funding to support the Lincoln Park Main Street Community-Based Development Organization's promotion of low to moderate income businesses through neighborhood revitalization, business development, cultural/heritage tourism and historic preservation.

Neighborhood Revitalization - Promotion of Local Art and Cultural Heritage (NR-2)

- Recognize, promote and celebrate Native and African American, Latino/Hispanic, Cuban and Haitian cultures throughout the City by providing funds to use as match for state and federal grants and to maintain and/or create new art and cultural heritage projects which are proven to promote economic development in lower income neighborhoods.

Public Service Projects to Support LMI Citizens (Other – O-1)

- Grants to local providers of supportive services for our lower income citizens.

GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES 91.220 (d) and (f) CDBG TARGET AREA BOUNDARY

Target areas and boundary limits are established for infrastructure improvements/ development and capital improvement programs that are located in areas of the City where no less than 51% of the population is very low and low income. CDBG housing activities will occur within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects will continue to be conducted only in areas that are more than 51% very low and low-income as determined by the Census Bureau.

The City of Fort Pierce will use at least 70% of its CDBG funds within the census block groups that have high concentrations of low-and moderate income (LMI) persons. These block groups represent the greatest need for housing rehabilitation, improvements to overall living environments, and public service projects.

The assignment of priority needs was made on the basis of input from housing and supportive service organizations, the community survey, staff, input at public hearings and City staff assessment of needs.

ANNUAL AFFORDABLE HOUSING GOALS 91.220 (g)

For program year 2015, the City of Fort Pierce will implement the following affordable housing goals to benefit extremely low, very low and low income residents, including homeless, non-homeless, and special-needs households to provide affordable housing by using funds made available for the specific activities including, rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

Decent Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing rental assistance to families with annual household incomes of less than 80% of the Area Median Income (AMI).

Strategy: Use funds as available in State Housing Initiative Partnership (SHIP) to rehabilitate homes belonging to low and very low-income citizens. Partner with Habitat for Humanity and World Changers who will provide manpower and materials needed to renovate homes belonging to very low and low income homeowners in Fort Pierce. Continue collaborating with the Fort Pierce Utilities Authority and Indiantown to refer very low and low-income homeowners to these entities for weatherization assistance.

Affordable Housing Goal: Provide safe and affordable housing to extremely low, very low and low-income residents by providing homeownership opportunities to families with annual household incomes of less than 80% of the Area Median Income.

Strategy: Use State Housing Initiative Partnership (SHIP) funds, as available, to provide down payment and closing cost assistance to qualifying low and very low-income citizens.

PUBLIC HOUSING 91.220 (h)

The City of Fort Pierce does not currently administer public housing projects; however, the City does work in partnership with the Fort Pierce Housing Authority (FPHA) as funding is available to support public housing projects.

The City allocated a portion of its 2013-2014 program year's CDBG allocation to provide 'Local Government Support' in the amount of $37,500, as required by the Florida Housing Finance Corporation (FHFC) to enable the FPHA to apply for housing tax credits to rehabilitate the former Fort Pierce Hospital into a combination of mid-rise three-story and duplex apartments for very low income seniors and disabled citizens. To date, the FPHA's application has not been funded; however, the City has continued to designate the $37,500 in CDBG for this project.

The Fort Pierce City Commission approved this allocation to support the FPHA's efforts to provide safe, affordable housing to lower income senior and disabled citizens.

The FPHA recently reapplied for the tax credits for this project. We will continue to partner with the Housing Authority during the 2015-2016 program year to promote the availability of safe and affordable rental housing for extremely low, very low and low-income residents.

The City of Fort Pierce will also continue to support the FPHA in any effort put forth to encourage public housing residents to become more involved in the management of their own lifestyle and participate in homeownership opportunities.

HOMELESS AND SPECIAL NEEDS 91.220 (i)

The City of Fort Pierce has a long-standing community partnership with the Treasure Coast Homeless Services Council, who provides homeless services to residents in St. Lucie, Indian River and Martin Counties. The City of Fort Pierce is located in St. Lucie County. The City benefits from available resources provided by the Council, but does not, and will not in the current program year, be invested in administering programs that will take action in eliminating the ongoing problem of chronic homelessness.

Several local public and private agencies provide transitional housing, food supplements, rent and utility subsidies, and counseling services to persons who suffer from homelessness. The City provided Public Service Agency (PSA) grant awards to three of these organizations, Harvest Outreach, Jack's Food Pantry and Mount Bethel Human Services to increase their ability to provide food and other services to the homeless and extremely low income within the City of Fort Pierce. The City will continue to collaborate with local supportive service organizations and continuously apply for other funding opportunities to address the needs of our citizens. Additionally, the City disseminates information on available resources to residents, as needed.

The City is currently actively meeting with several local agencies to draft a Continuum of Care Plan for the Fort Pierce area that coincides with the COC in place in surrounding communities.

Regarding actions set forth to assist persons who are not federally defined as "homeless" in accordance with 91.215 (e) or those at risk for homelessness, the City has elected to work in partnership with the Treasure Coast Homeless Services Council and officially adopt actions demonstrated in the annual Continuum of Care Plan created and adhered to by the Council, as well as providing the appropriate information to residents in need of assistance.

BARRIERS TO AFFORDABLE HOUSING 91.220 (j)

During the 2015-2016 Program Year, the City of Fort Pierce will administer the State-funded State Housing Initiative Partnership (SHIP) housing program to help address barriers to affordable housing.

The City is collaborating with Habitat for Humanity and offering tracks of land in various areas in several neighborhoods for Habitat projects.

OTHER ACTIONS 91.220 (k)

The City of Fort Pierce will maintain and continue its aggressive efforts to remove any obstacles to meeting the needs of the underserved, foster and maintain affordable housing, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private agencies.

The City plans to take the following actions to address obstacles to meeting the needs of the underserved:

1. **Provide Support for Low-Income Residents through Public Services:**

   Provide funding through grant opportunities to local public supportive service organizations to assist in the provision of food, recreational and educational programs for underserved lower-income individuals and families.

2. **Provide Economic Development Opportunities for Low and Moderate Income Persons:**
   a. Collaborate with local college, Workforce Solutions, the Service Corps of Retired Executives (SCORE), and other community supportive service providers to promote information on the availability of:
      1. Job skills training
      2. Employment opportunities
      3. Financial management training
   b. Provide grants to businesses in the Lincoln Park neighborhood and along the Orange Avenue Corridor, two of our most distressed areas. Grants will be awarded following owners attending at least 2 (two) of the SCORE workshops described in #2 above and can be used to purchase items to increase the business' capacity and sustainability, including grease traps, signage, and other equipment.
   c. Fund the Lincoln Park Main Street Organization's promotion of businesses belonging to low to moderate income citizens through neighborhood revitalization, economic development, the creation of jobs, expansion of tourism and historic preservation.

3. **Continue to implement the Fair Housing Plan**

   The City will undertake the following actions during the 2015-2016 program year to continue to implement the Fair Housing Plan:
   a. Continue to investigate and respond to fair housing complaints;
   b. Increase fair housing education efforts through advertisements in For Rent/For Sale classified section in the local newspaper and on the City's website;
   c. Create an official proclamation during fair housing month, April, 2016;
   d. Continue to evaluate the need for additional fair housing education and enforcement activities in the community;
   e. Add HUD's English and Spanish :30 second fair housing commercials to the City's television station; and
   f. Update our existing Analysis of Impediments to Fair Housing Plan and submit it with our 2016-2020 5-Year Consolidated Plan in August, 2016.

4. **Remove Barriers to Affordable Housing**

   There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of AMI (Average Median Income). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

   Most of the City of Fort Pierce's policies were enacted to protect and further public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

5. **Foster and Maintain Affordable Housing**

   Policies for producing and preserving Affordable Housing include:
   a. Continue Code Enforcement's work in lower income areas;
   b. Use State Housing Initiative Partnership (SHIP) funds to provide repairs to homes belonging to low and moderate income citizens;

c. Partner with Habitat for Humanity to leverage manpower and materials needed to repair homes belonging to low and moderate income citizens;
d. Partner with the World Changers organization to provide home repairs, paint and yard cleanup activities for low and moderate income citizens; and
e. Collaborate with private developers and the Housing Authority to promote affordable housing construction and opportunities for rental assistance.

6. Continue to Enhance Institutional Structure

The City will continue to collaborate internally and with local non-profit supportive service agencies and organizations to carry out the activities covered by the Consolidated and Action Plans.

The City is actively collaborating with the Treasure Coast Homeless Coalition, the Fort Pierce Housing Authority and numerous local support service organizations to assess the extent of homelessness, evaluate existing services, and help establish workable solutions to further the Coalition's Continuum of Care strategy for the homeless in the Fort Pierce area. The City will also continue to collaborate to assess the strengths and gaps between public and assisted housing providers, and among public and private health, mental health and other service agencies.

RESOURCES (91.220 (c) (1))

The following federal resources are anticipated to be received during the 2015-2016 program year:

- CDBG entitlement funding for 2015-2016 is $474,148.
- Anticipated program income for program year 2014-2015 is $6,000.

The following non-federal resources are anticipated to be received during the 2015-2016 program year:

- State Housing Initiative Partnership (SHIP) funds in the amount of approximately $200,000 which will be used to rehabilitate homes belonging to income- and SHIP-program-qualified Fort Pierce citizens.
- The City will make application to various Federal, State and local funding sources to provide additional support for community supportive services, economic development activities, housing rehabilitation and home foreclosure assistance, as available.
- Grants from Alleghany Franciscan Ministries to complement our 2015-2016 CDBG allocations for Public Services, Commercial Façade Grants and Small Business Grants.

MONITORING

The City will continuously monitor to ensure programs are being carried out in accordance with all U.S. Department of Housing and Urban Development statutory and regulatory requirements and with the City Consolidated Plan and annual Action Plan.

Monitoring will cover programs administered by the City with funds received from HUD. In addition, the monitoring will include a review of information being submitted to HUD to ensure that information and data submitted are correct and complete. An annual report will be prepared on the monitoring results, and submitted to the CDBG Communitywide Council (CWC) for review.

The City will also conduct onsite monitoring of all sub-recipients, as needed, to ensure compliance with all applicable statutory and regulatory requirements. The City monitors expenditures on a monthly basis to ensure the timeliness expense of CDBG entitlement funds.

The City of Fort Pierce is committed to using federal funds appropriately and in such a manner that maximizes the public benefit to low- and moderate-income residents. The City currently utilizes a variety of administrative mechanisms to ensure the success of their endeavors through project monitoring and program monitoring.

The City recently completed an on-site monitoring (May, 2015, Daytona Beach, Florida) visit of our policies and procedures. Following the monitoring visit, we received a letter from our HUD representative stating that there were no findings.

Project Monitoring

The goal of project monitoring is to ensure that HUD-funded projects and activities are implemented in a timely manner in accordance with Federal regulations and other statutory or regulatory requirements. As a means to achieve this goal, the City's project monitoring effort focuses on identifying deficiencies, promoting corrections, and providing technical assistance in order to improve the performance of the City and all its partners. This process involves effective communication and cooperative, problem-solving relationships between the City and its contractors/sub recipients/project sponsors.

Project monitoring activities are comprised of desk reviews and/or on-site visits during which management procedures, goal establishment and achievement, record keeping, organizational financial status, construction and labor standards, procurement procedures, and many other areas are reviewed.

Desk Review

Desk review is an ongoing process in which the program representative responsible for overseeing the project uses all available information to review the sub recipient's or project sponsor's performance in carrying out the approved project or activity. This review process enables the City to identify problems requiring immediate attention and to prepare for more in-depth on-site monitoring.

Material used for this review includes, but is not limited to, monthly reports and receipts and proof of payment for expenditures, the executed sub recipient/ project sponsor agreement, requests for reimbursement, monthly, quarterly and annual reports, audits, and the certificate of liability insurance, client eligibility information, documentation from previous monitoring visits, and the original funding application.

On-Site Monitoring

On-site monitoring is a structured review conducted by the program representative at the locations where project activities are being carried out or project records are being maintained. In preparation of the on-site monitoring visit, the assigned monitor contacts the agency to explain the purpose of the visit, schedules a time and date, sends a confirmation letter, and performs a desk review.

Once on-site, the monitor reviews the sub recipient/project sponsor files, including source documentation, to ensure compliance with all regulations governing their administrative, financial, and programmatic operation. The monitor also verifies that their performance objectives are on target and that the activity or project is projected to be completed within budget. This information is utilized to complete the appropriate checklist and provide the sub recipient/project sponsor with tentative conclusions during the exit interview.

Staff in the City's Department of Urban Redevelopment (DUR) is responsible for on-site monitoring. Additionally, the DUR performs a monthly desk review and may conduct on-site monitoring visits, as needed, to ensure that sub recipients are compliant with federal regulations and statutory requirements, as well as the terms of their sub recipient agreement with the City.

Additional monitoring takes place when individual Requests for Payment are received. Prior to approval, the DUR personnel verify client eligibility with regard to the criteria outlined in their agreements before releasing payments.

PROGRAM SPECIFIC REQUIREMENTS **CDBG 91.220 (I) (1)**

1. Program Income is as follows:
   a. Repaid notes $ _____
   b. Interest earned on Section 108 Loan $ _____
   c. Bank interest earned $ _____
   d. Section 108 repayment $ 3,179,384.94
2. None
3. Section 108 Loan repayment is $ 3,179,384.94 *
4. None
5. None
6. None
7. N/A
8. 100% of $474,148 available for Program Year 2015-2016.

==========

HOME 91.220 (I) (1)
Not Applicable

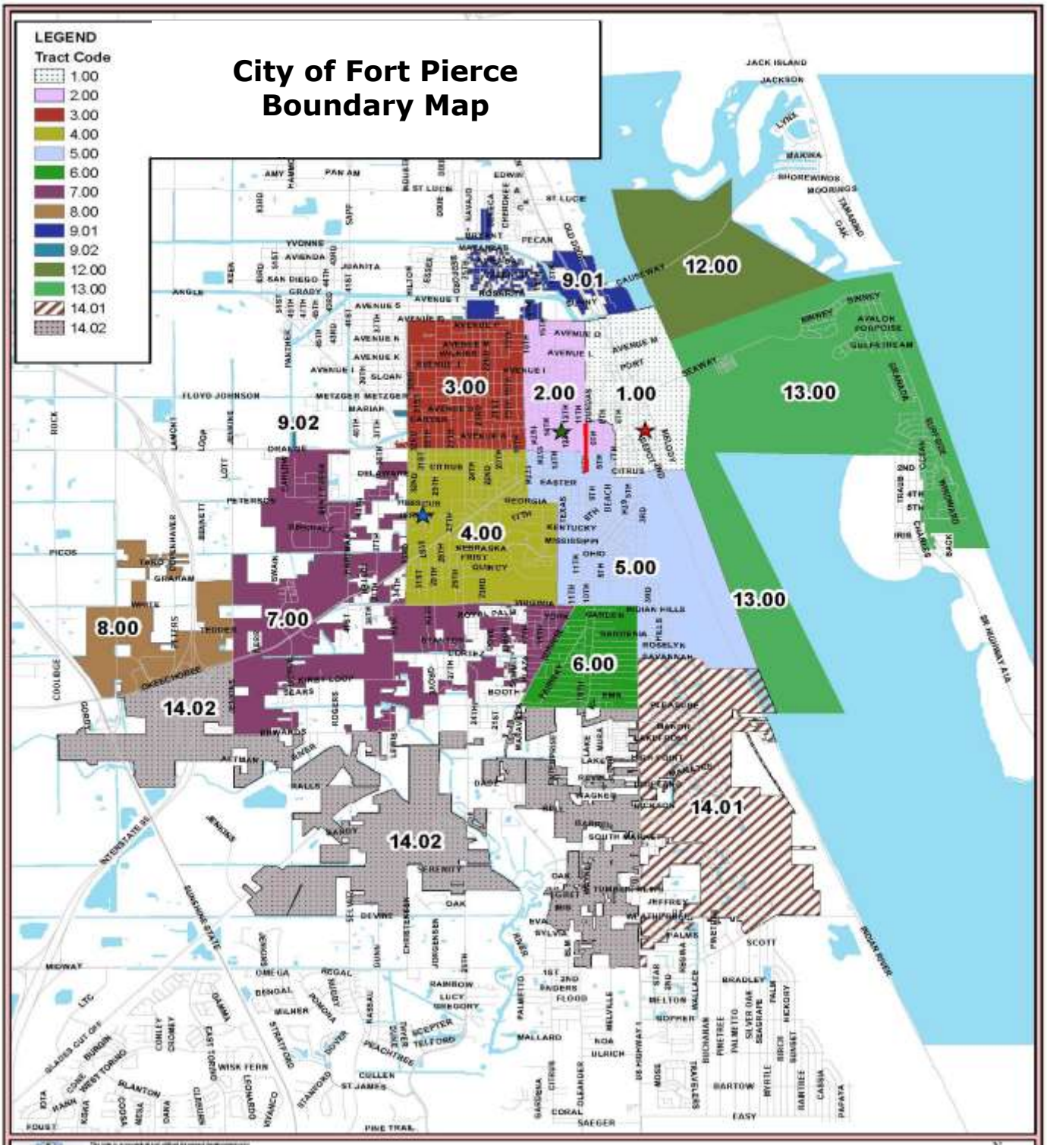
HOPWA 91.220 (I) (3)
Not Applicable

OTHER NARRATIVES AND ATTACHMENTS
Not Applicable

APPENDIX A

CITY OF FORT PIERCE BOUNDARY MAP

The target area and boundary limit was established for infrastructure improvement/ development and capital improvement programs that are located in areas of the city where no less than 51 percent of population is low to moderate income. CDBG housing activities occured within the corporate limits of the City of Fort Pierce. Infrastructure and capital improvement projects continued to be conducted only in areas that are more than 51% low to moderate income as determined by Census Bureau. A map of the census tracts in the City of Fort Pierce is provided below:



PROPOSED ALLOCATIONS - PROGRAM YEAR 2015-2016 CDBG

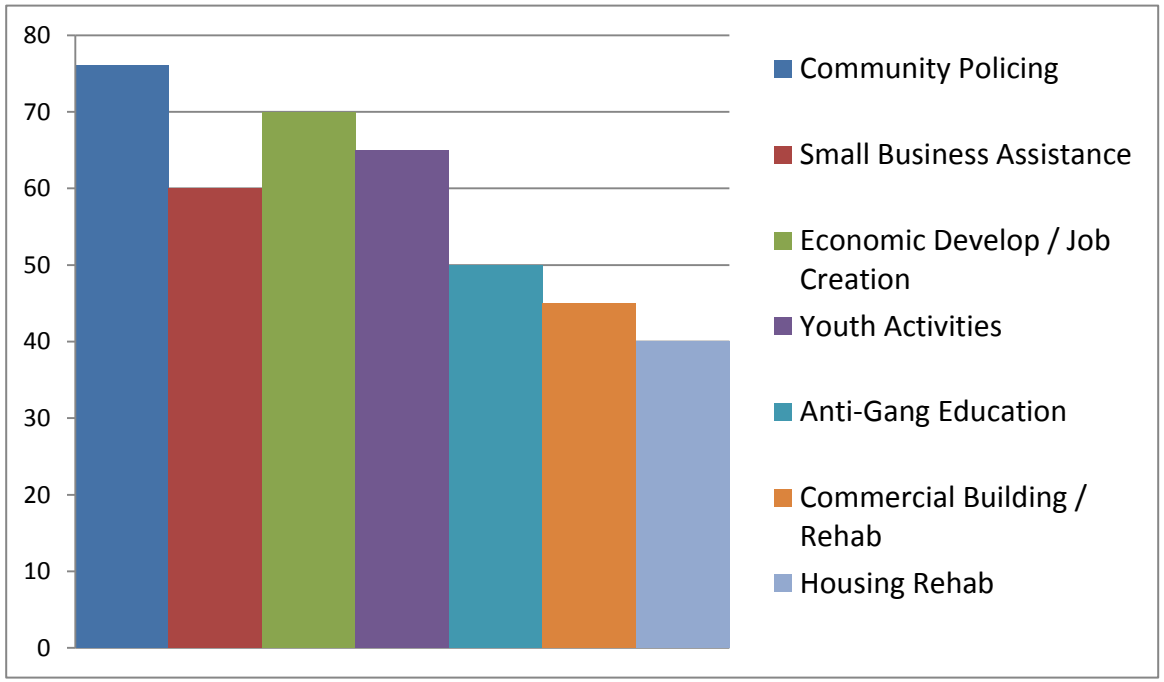
2015-2016 CDBG =	**$474,148**
Approximate Program Income -	**$6,000**
Total Funds Available	**$480,148**

	2015-2016 CDBG	
Public Services (15% cap)	$ 70,000	
Code Enforcement	$ 50,000	(Lincoln Park)
Lincoln Park & Fort Pierce Main Streets	$100,000	
Small Business Tourism Promotion	$ 30,000	(City-wide)
Small Business Education & Grants	$ 90,000	(Lincoln Park; Orange Ave Corridor)
Improvement of Community Focal Points	$ 45,318	(Lincoln Park Mural Project; Martin Luther King, Jr. Day of Service; Lincoln Park Memorial Park; Hurston Trail Re-dedication/ Festival; Highwaymen Trail Festival; Community Garden Upgrades)
Program Administration – 20%	$ 94,830	
TOTAL	**$ 480,148**	

- **Available May 4 through June 15, 2015**
- **Promoted thru – Newspapers, Website, Churches, Supportive Service Organizations, Meetings, City Hall**
- **332 Responses**

Please rate the level of need by selecting "Great Need", "Moderate Need", or "Low Need"

"Great Need" Selected



City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 08/03/2015

REQUESTED ACTION

Ordinance 15-008 abandoning remaining Alleyway located between Georgia Avenue and Hayes Road. SECOND READING

LOCATION

Generally located between Georgia Avenue and Hayes Road, east of South US Highway 1, and west of South 3rd Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Ordinance 15-008
Site Aerial
Development Agreement
Application
Exhibit of Alleyway for Abandonment
Pinewood Subdivision - Alleway Marked
Appraisal of Alleyway for Abandonment

Form Review

Form Started By: Kori Benton Started On: 07/10/2015 01:17 PM

Final Approval Date: 07/21/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 15-008
Abandonment of Alleyway
Remaining section between Georgia Avenue and Hayes Road

DATE: July 10, 2015

STAFF REPORT

Owner(s) of Abutting Parcel(s):

Mosaics Of America Inc
901 S 3rd Street
Fort Pierce, FL 34950-5159

FABB LLC
4397 Gator Trace Ln
Fort Pierce, FL 34982-6808

Applicant:

Andrew Hochstetter
Artistry In Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

Representative:

John Foster, AIA
11205 Ridge Ave
Fort Pierce, FL 34982

Requested Action: Abandonment of remaining section of Alleyway between Georgia Avenue and Hayes Road

Location: Generally located between Georgia Avenue and Hayes Road, east of South US Highway 1, and west of South 3rd Street

Abutting Parcel IDs: 2415-601-0083-000-0, 2415-601-0072-000-0, 2415-123-0001-000-5, 2415-601-0087-000-8, 2415-601-0082-000-3 and 2415-601-0081-000-6

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3/OS-2	OS-2

Land Area of Subject ROW: .24 acres* - The City will retain a portion of the abandoned alleyway.

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Artistry in Mosaics, Inc., is requesting the City Commission of the City of Fort Pierce abandon a 20 ft. by approximately 531 ft. extension of alleyway lying in Block 8 of the Pinewood Subdivision, as identified in Plat Book 5, Page 32, Public Records of St. Lucie County, Florida.

The subject right-of-way was dedicated the City of Fort Pierce via the plat of the Pinewood Subdivision in 1925. A portion of the alleyway was abandoned by the City of Fort Pierce, at the request of the American Legion. The remaining section provides rear access to six parcels of land, intersecting the Fort Pierce Police Memorial Park, and two properties held, and proposed for development, by Artistry in Mosaics.

The request is based upon the applicant's acquisition of land abutting this extension of the subject alleyway, and concurrent request for Site Plan and Conditional Use approval for a development plan to expand their existing business. The abandonment and acquisition of this section of right-of-way provides increased flexibility and a strategic opportunity to integrate the design of the new facility, with the established operations. Furthermore, the abandonment of the subject alleyway also serves to eliminate the present rift between park lands on either side of the alleyway, abutting Hayes Road.

The privatization of a portion of the alleyway, would allow Artistry to reuse the alleyway for an improved interior drive aisle for function of their proposed development. In order to offset alleviate the loss of rear access to abutting properties to the northern section of the alleyway, the applicant has designed the layout of the site plan to incorporate access to the neighboring sites, which will be secured via a shared access agreement.

The applicant has obtained and an appraisal of the remaining segment of the alleyway. The appraised a market value for the portion of alleyway to be abandoned to the applicant(s) is $8,800. The entire segment of the alleyway would not be granted to the applicant; however, the release of the alleyway would be coupled with the closure of the existing means of ingress/egress with curbing, and prospective removal of existing asphalt upon the segment of the alleyway to be retained by the city. As no funding capacity of the city exists to complete the work, these improvements, amongst others to the abutting Memorial Park, are presented in exchange for the property, in-lieu of a monetary payment for the subject land for abandonment.

The Fort Piece Utilities Authority (FPUA) has provided a conditional approval of the proposed abandonment provided that a utility and ingress/egress easement is reserved over the same area, in order to maintain the existing utilities located within the platted alleyway.

Technical Review Committee

All affected Departments have reviewed and approved the proposed Alleyway Abandonment with the noted retention of a utility easement.

Staff Recommendation:

The proposed abandonment has been reviewed and approved by the affected departments, and provides benefits that further the health, safety, and welfare of the community, Staff recommends the City Commission approve of the requested abandonment, contingent upon the associated development agreement.

ORDINANCE NO. 15-008

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE IMPROVEMENT OF A CITY OWNED PUBLIC PARK; PROVIDING FOR THE ABANDONMENT TO BECOME EFFECTIVE UPON SATISFACTION OF CERTAIN CONDITIONS; PROVIDING FOR THE RESERVATION OF AN EASEMENT UNTO THE CITY OF FORT PIERCE, FLORIDA FOR THE PURPOSE OF UTILITIES;** REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing 20 foot alleyway, lying adjacent and easterly of lots 17-24 and the south 50.2 feet of Lot 16, Block 8, of Pinewood Subdivision within the City of Fort Pierce, Florida; and

WHEREAS, the City of Fort Pierce has a certain alleyway or thoroughfare as hereinafter described, which is not needed for alleyway or thoroughfare purposes but which is needed for the location and maintenance of any and all utilities by the City of Fort Pierce, both now existing and which may be installed in the future; and

WHEREAS, the City of Fort Pierce, in consideration of future development proposed by Mosaics of America, Inc., d/b/a Artistry in Mosaics, and subject to the conditions precedent set out in this Ordinance as hereafter provided, has agreed to abandon the subject right-of-way upon the performance and happening of said conditions prior to said abandonment becoming effective.

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That portion of right-of-way, more particularly described as follows, be and is hereby vacated and abandoned, subject to the conditions set forth in this Ordinance, and there is hereby saved and reserved unto the City of Fort Pierce, Florida, for the use and benefit of the Fort Pierce Utility Authority an easement for all utility purposes over the entire tract and lands identified herein:

A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

As depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 2. Abandonment of said right-of-way shall be conditioned upon the

happening and fulfillment of the following conditions precedent:

1. The entry and execution of an approved Developer's Agreement between the City of Fort Pierce and Mosaics of America, Inc., providing for and addressing, among other matters:

a. The design, construction, and conveyance from Mosaics of America, Inc. a collection of public park improvements upon public lands identified herein:

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 THRU 26 INCLUDING THE VACATED 20.00 FOOT ALLEYWAY EAST OF SAID LOTS 23 AND 24, LESS THE NORTH 20.00 FEET OF LOTS 25 AND 26, AND LESS THE EAST 10.00 FEET OF THE PORTION OF THE 20.00 FOOT ALLEYWAY LYING WEST OF THE NORTH 20.00 FEET OF SAID LOT 25. ALL LYING AND BEING IN BLOCK 8 OF THE PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING 28707 SQUARE FEET OR ACRES 0.659 MORE OR LESS.

As depicted on Exhibit “B”, attached hereto and incorporated herein.

2. Approval by the City of Fort Pierce of a Final Site Plan, and building permit issuance for construction, for the Artistry in Mosaics Expansion development (generally described as an office, showroom, and warehouse facilities for expanded business operations no later than twelve (12) months from the date of final passage of this Ordinance, upon lands identified herein:

THE NORTH 18.8’ FT OF LOT 1 AND ALL OF LOTS 2 THRU 8, 19, 19A, 20, 21, & 22, INCLUDING THAT PORTION OF A 20 FT ALLEYWAY LYING WEST OF LOTS 1 THRU 4, ALONG WITH THE EAST 10FT OF SAID ALLEYWAY LYING WEST OF LOTS 5 THRU 8, FURTHER INLCUDING THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, ALL LOCATED WITH BLOCK 8. PLAT OF PINEWOOD SUBDIVI510N AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.
SAID SITE CONTAINING 2.405 ACRES MORE OR LESS.

As depicted on Exhibit “C”, attached hereto and incorporated herein.

SECTION 3. The City shall deed an easement over the entire area to be abandoned for the benefit of the Fort Pierce Utilities Authority (FPUA) prior to any abandonment of this alleyway.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be and become effective upon all conditions precedent being met and the granting of utility easements for the benefit of the FPUA.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 15- was duly advertised by title only in the St. Lucie News Tribune on , 2015; 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 , 2015; and was duly introduced, read by title only, and passed on second and final reading on, 2015, 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 day of, 2015.

_____
Linda Hudson,
Mayor Commissioner

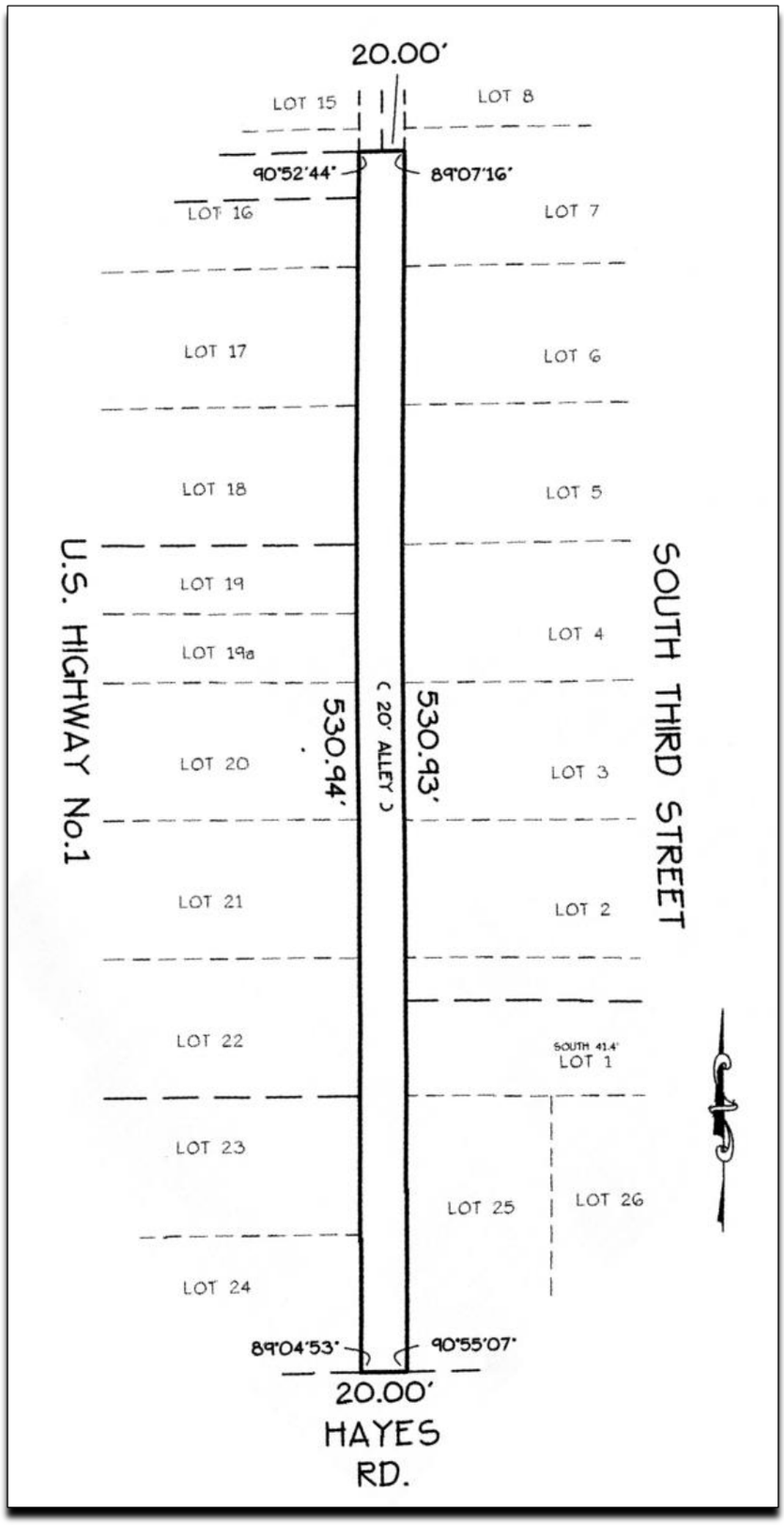
ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A to ORDINANCE No. 15-008

Right-of-way for Abandonment



Legal Description:

A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINING 10,619.6 SQUARE FEET MORE OR LESS.

EXHIBIT "B" to Ordinance 15-008

Location of Improvements - Memorial Park

Legal Description:

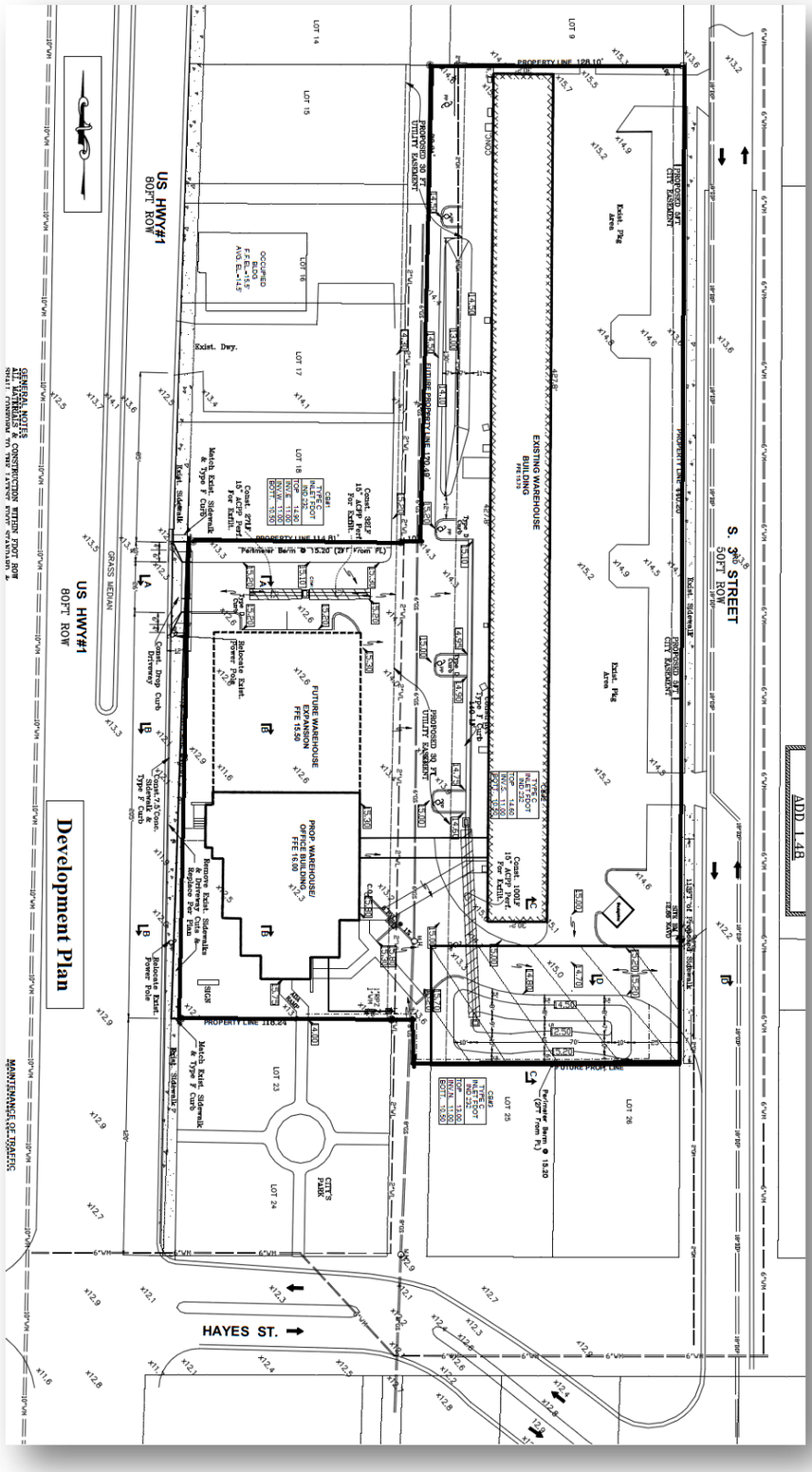
BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 THRU 26 INCLUDING THE VACATED 20.00 FOOT ALLEYWAY EAST OF SAID LOTS 23 AND 24, LESS THE NORTH 20.00 FEET OF LOTS 25 AND 26, AND LESS THE EAST 10.00 FEET OF THE PORTION OF THE 20.00 FOOT ALLEYWAY LYING WEST OF THE NORTH 20.00 FEET OF SAID LOT 25. ALL LYING AND BEING IN BLOCK 8 OF THE PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING 28707 SQUARE FEET OR ACRES 0.659 MORE OR LESS.

EXHIBIT C to Ordinance 15-008

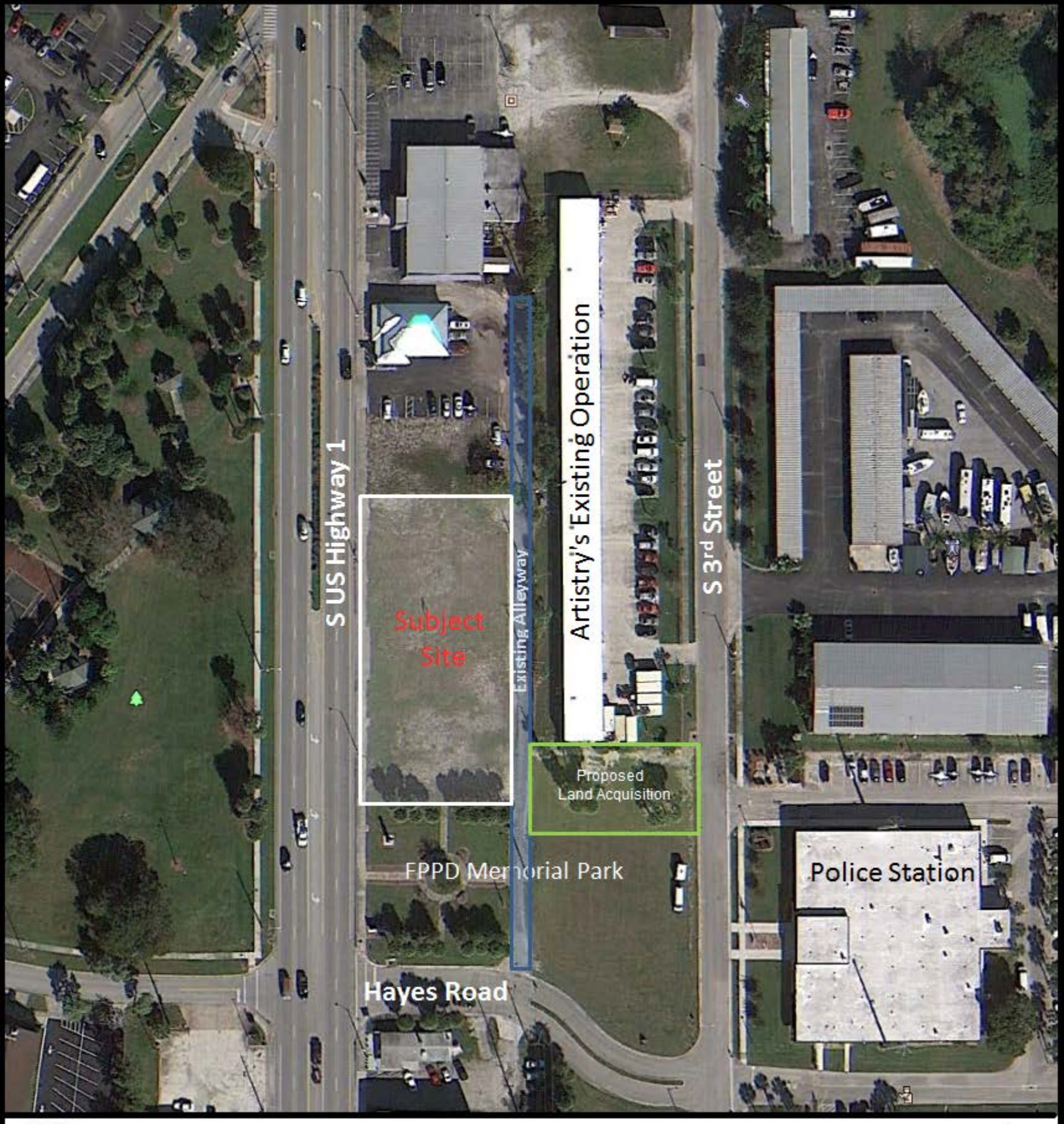
Development Plan



Legal Description:

THE NORTH 18.8' FT OF LOT 1 AND ALL OF LOTS 2 THRU 8, 19, 19A, 20, 21, & 22, INCLUDING THAT PORTION OF A 20 FT ALLEYWAY LYING WEST OF LOTS 1 THRU 4, ALONG WITH THE EAST 10FT OF SAID ALLEYWAY LYING WEST OF LOTS 5 THRU 8, FURTHER INLCUDING THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, ALL LOCATED WITH BLOCK 8. PLAT OF PINEWOOD SUBDIVI510N AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID SITE CONTAINING 2.405 ACRES MORE OR LESS.



900 S US Highway 1

Site Aerial

PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT

THIS PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT (hereinafter "Agreement") dated this _____ day of _____, 2015, is by and between **The City of Fort Pierce,** a Florida municipal corporation, whose mailing address is Post Office Box 1480, Fort Pierce, Florida 34954 **("City"),** and **Mosaics of America, Inc.,** d/b/a **Artistry in Mosaics,** a Florida corporation, whose mailing address is 901 South 3rd Street, Fort Pierce, Florida 34950-5159 **("Developer");** (City and Developer singularly, **"Party",** and, collectively, **"Parties")**.

WITNESSETH:

WHEREAS, Developer, as the owner of real property in the City more particularly described in Exhibit **"A"** attached hereto and incorporated herein **(hereinafter "Property"),** and Developer has requested that City abandon a portion of the alleyway adjacent to the Property, more particularly described in Exhibit "**B**" attached hereto and incorporated herein **(**hereinafter **"Alleyway");** and

WHEREAS, City is agreeable to such abandonment and has adopted Ordinance 15-008 **("Ordinance")** containing certain conditions associated with the final effect and approval of such Ordinance; and

WHEREAS, Developer has further requested the City to declare as surplus a portion of City real property more fully described on Exhibit "**C**" **(**hereinafter **"Surplus Property")** and to convey the same to Developer as owner of the Property adjacent to the Surplus Property, and City is agreeable to such transfer pursuant to conditions contained in City Resolution No. N0-15-R13 **(**hereinafter **"Resolution");** and

WHEREAS, Developer owns and operates an artisan/sales business at the Property and desires to renovate and expand improvements useful for its business by developing the Property, Alleyway and Surplus Property, to provide Developer additional offices, showroom and warehouse facility; and

WHEREAS, City and Developer believe that the renovation and expansion of improvements proposed by Developer, all as depicted on the site plan proposed by Developer and attached hereto as Exhibit **"D"(** hereinafter **"Site Plan"),** will enhance the U. S. Highway No. 1 corridor within the City and inspire further economic development in the City; and

WHEREAS, the business expansion and development by Developer as proposed and planned cannot be accomplished without unfettered ownership and use of the Alleyway and Surplus Property; and

WHEREAS, City, subject to the conditions and requirements therein set forth, has adopted the Ordinance and Resolution in order to permit the improvements planned by Developer, which improvements shall include certain off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station, more particularly described in Exhibit "E" attached hereto and incorporated herein **(**hereinafter **"Memorial Park Improvements"),** to be made by Developer to the City Memorial Park, more particularly described in Exhibit "F" attached hereto and incorporated herein **(**hereinafter **"Memorial Park"),** abutting the development Property and Surplus Property owned and to be developed by Developer, which installed infrastructure and improvements shall be owned by the City as additional consideration for the abandoned Alleyway and transferred Surplus Property; and

WHEREAS, Developer agrees to provide design and construction services both for the development of its Property, together with the Alleyway and Surplus Property, and for the improvements to be made to the Memorial Park; and

WHEREAS, this Agreement is made by the Parties to insure that the Alleyway abandonment and transfer of Surplus Property to Developer takes place in exchange for 1) Agreed business expansion and development of all Property owned, or to be owned, by Developer as described herein, and 2) Completion of all obligations and commitments of the Developer in respect of the Memorial Park are met, and Developer will post a good and sufficient performance bond therefor.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other valuable considerations received, the receipt and sufficiency of which being acknowledged, the Parties mutually agree as follows:

1. **Recitals.** The foregoing recitals are hereby adopted and incorporated herein.

2. **Developer Obligations.** In exchange for the City's Alleyway abandonment and conveyance of the Surplus Property to the Developer, the Developer agrees to perform as follows:

    a. Developer shall make application to obtain City Building Permit approvals for its development per the Site Plan as generally depicted on Exhibit "D" hereto, of the Property as additional offices, showroom, and warehouse facilities, parking, drainage, and other associated infrastructure.

    b. Developer shall obtain the requisite City permit approvals within 90 days following the effective date of the Ordinance and shall complete its development per the Site Plan within eighteen months (18) following issuance of requisite City permit approvals.

    c. Following issuance of the requisite City Permit approvals, the Developer, at its sole cost and expense, shall apply for, and obtain, an irrevocable letter of credit in favor of the City for the amount of $41,836.74, representing 110% of improvement value, (the "Letter of Credit") to secure Developer's performance.

    d. The Letter of Credit shall remain in full force and effect while Developer is improving Memorial Park, the Alleyway, and Surplus Property. Developer may terminate the Letter of Credit upon satisfactory completion of the contemplated enhancements, including but not limited to benches, landscaping, lighting, and a bicycle station, as depicted on Exhibit "E", and following written notice to the City advising of project completion and request for inspection, and where the City has issued written acceptance of improvements. The City shall

have 30 days following such notice, unless otherwise mutually extended, to inspect Memorial Park and to advise, in writing, of any project deficiency.

e. In the event the Developer receives a statement of project deficiency within the 10 days following Developer's notice of completion, the Developer, or its contractor, shall meet with the City's designated Project Manager to discuss Developer's plan to remedy such deficiency. In this event, the Developer shall be given a reasonable time following the meeting to remedy the deficiency to the City's satisfaction. The Letter of Credit shall remain in full force and effect until written acceptance is provided.

3. **City Obligations.** In consideration of the improvements committed for construction, and secured by Bond of the Developer to enhance Memorial Park for the City and its citizens, the City agrees to perform as follows:

a. The City acknowledges that it is neither feasible nor practical for the Developer to commence construction upon property of which it is not the record titleholder. Therefore, Letter of Credit secured by Developer for the City's protection shall serve as good and sufficient inducement for the City to convey the Surplus Property and to abandon the Alleyway, so that Developer can commence work on all of the subject property per the approved Site Plan.

b. Upon issuance of the payment and performance Bond and issuance of the requisite City Permit approvals, whichever occurs last, the City shall abandon the Alleyway and cause the Surplus Property to be conveyed to Developer. To assist Developer in the orderly improvement of Memorial Park, the City shall appoint a "Project Manager" to act as a single point of contact between Developer and the appropriate City departments, agencies and employees. The Project Manger shall assist Developer with coordinating with City departments and agencies.

c. Upon notice of completion of the contemplated improvements and enhancements to Memorial Park, including but not limited to benches, landscaping, lighting, and a bicycle station, as depicted on Exhibit "E", the City shall inspect the site to determine Developer's compliance with this Agreement. In the event the Developer has failed to substantially comply with its construction obligation, the City shall, in writing, issue a statement of project deficiency, which statement shall list with particularity any such project deficiencies. Following Developer's notice of completion of the Memorial Park enhancements, the City shall have 30 days following such notice to deliver its statement of project deficiency.

4. Amendments and Extensions This agreement shall not be modified, except by written instrument executed by the Parties. In the event of a force majeure, the Parties agree that such event is grounds for extension of any time deadlines herein, and agree to cooperate on a modification providing a fair extension for same.

5. Notices. Any notice, demand, consent, approval or other document required or permitted to be given to any Party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, or sent by overnight courier, to the following address (or such other address as any Party may designate at any time in writing):

If to City: City Manager
P.O. Box 1480
Fort Pierce, FL 34954

With a copy to:

Project Manager
P.O. Box 1480
Fort Pierce, FL 34954

City Attorney
P.O. Box 1480
Fort Pierce, FL 34954

If to Developer: Andrew Hochstetter
Artistry in Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

With a copy to:

Frank H. Fee, III, Esquire
Fee, DeRoss & Fee
426 Avenue A
Fort Pierce, FL 34950

The foregoing is not intended to require that notice of the approval or denial of development permits be given as above provided.

6. Permitting and Review. As provided herein, the Developer recognizes and agrees that certain provisions of this Agreement may require the City, its departments, agencies and/or boards to consider and apply provisions of City codes, plans or regulations, as well as to consider or implement other governmental actions relating to this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of law and Ordinances, including notice and hearing requirements where applicable, in the exercise of the City's jurisdiction. Nothing in this Agreement is intended to limit or restrict the powers or responsibilities of the City in acting upon and applying the City's Comprehensive Plan or Code of Ordinances. The Developer fully recognizes and agrees that any proceedings incidental thereto shall be conducted in accordance with law. Nothing contained in this Agreement shall entitle Developer to compel the City to take any actions, save and except to timely and fairly apply due process to its applications for permit approvals as may be occasioned by this Agreement.

7. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for resolution of any dispute arising hereunder shall be in St. Lucie County, Florida.

8. Entire Agreement This Agreement contains and sets forth all the promises, covenants, agreements, conditions and understandings among the Parties with respect to the subject matter of this Agreement. No subsequent alteration, amendment, change, or addition to this Agreement or its attachments will be binding on the Parties unless in writing and signed by them and made a part of this Agreement by direct reference.

9. Miscellaneous

a. In the event of any dispute or litigation over the terms and conditions of this Agreement, each party shall be responsible for its own attorneys' fees and costs.

b. The terms of this Agreement shall be binding on the respective successors, representatives, agents, and assigns of the Parties.

c. This Agreement shall be binding upon and shall inure to the benefit of the legal representatives, successors and assigns of the parties hereto, and shall run with title to the property and be binding upon the successor or assigns of the Developer.

d. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all which together shall constitute one and the same instrument.

e. Each Party has had the opportunity for its legal counsel to review this Agreement and has had equal responsibility for the drafting of this Agreement.

f. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement.

g. This Agreement is solely for the benefit of the Parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Agreement, expressed or implied, is intended, nor shall be construed, to confer or give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective legal representatives, successors and assigns.

10. Effective date.

This Agreement shall be effective upon adoption and final signatures of the parties.

IN WITNESS WHEREOF, the Parties have caused this agreement to be duly executed by their respective authorized representatives on the dates set forth below.

ATTEST:

_____
Linda W. Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor Commissioner

Date: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____
Robert V. Schwerer, Esq., City Attorney

ARTISTRY IN MOSAICS:

MOSAICS OF AMERICA, INC, d/b/a ARTISTRY IN MOSAICS, a Florida for-profit corporation

WITNESS:

By: _____

Title: _____

Sign: _____

Print: _____

Sign: _____

Print: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, as _____ of ARTISTRY IN MOSAICS, who is [___] personally known to me or [___] produced _____ as identification.

NOTARY PUBLIC
Sign: _____
Print: _____
State of Florida at Large
My Commission Number: _____
My Commission Expires: _____

EXHIBIT “A”
PROPERTY OWNED BY ARTISTRY IN MOSAICS
-Two (2) Pages-

EXIBIT “B”
ALLEYWAY ABANDONMENT

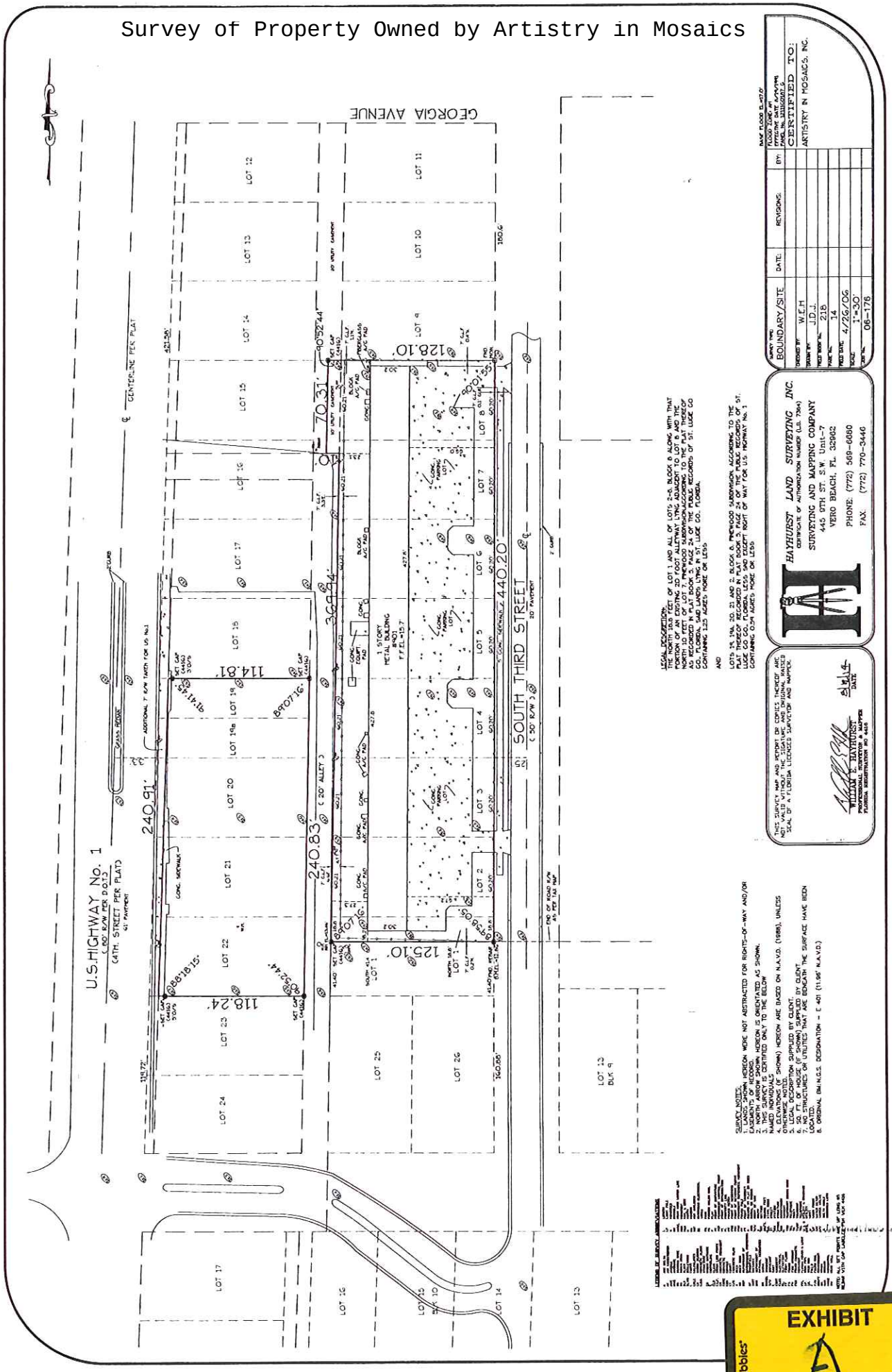
EXHIBIT “C”
SURPLUS PROPERTY

EXHIBIT “D”
SITE PLAN

EXHIBIT “E”
MEMORIAL PARK IMPROVEMENTS
-Two (2) Pages-

EXHIBIT “F”
MEMORIAL PARK IMPROVEMENTS

Survey of Property Owned by Artistry in Mosaics



EXHIBIT

A

EXHIBIT
A- Page 2

Legal Description of Property Owned by Artistry in Mosaics

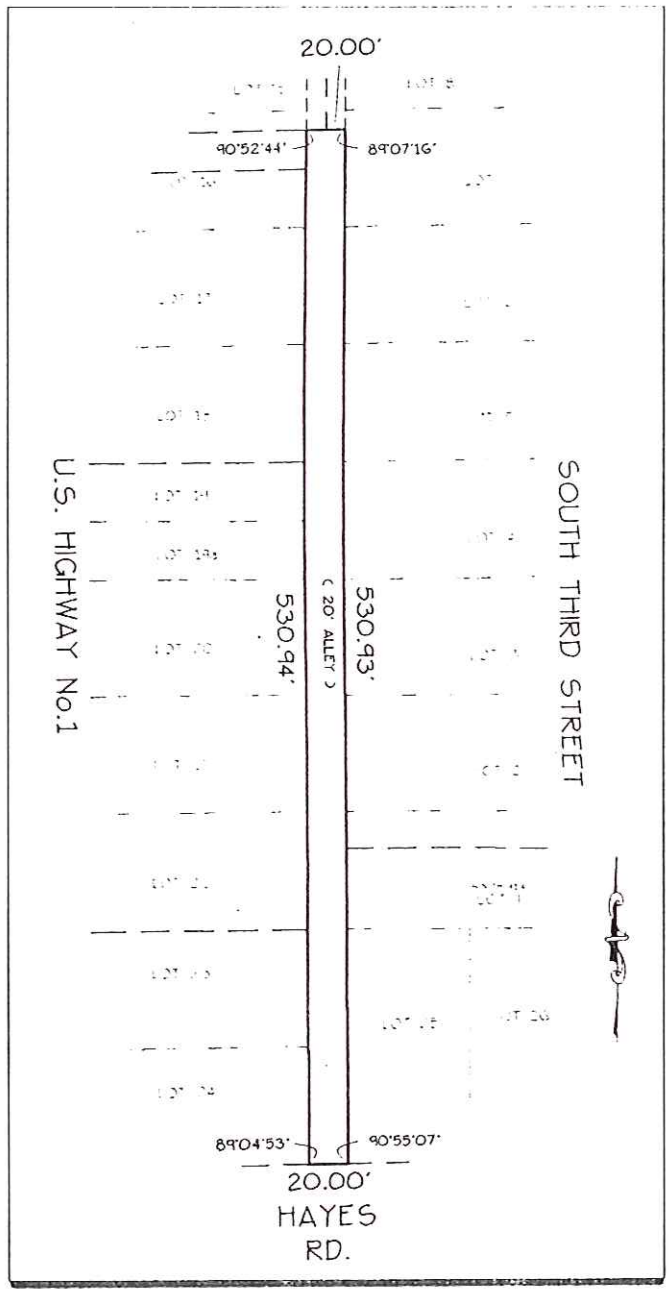
Tract 1:
Lots 2, 3, 4, 5, 6, 7 and 8, and the North 18.8 feet of Lot 1, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 124, of the Public Records of St. Lucie County, Florida;

And

Tract 2:
Lots 19, 19A, 20, 21 and 22, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 24, of the Public Records of St. Lucie County, Florida

ALLEYWAY ABANDONMENT

EXHIBIT B



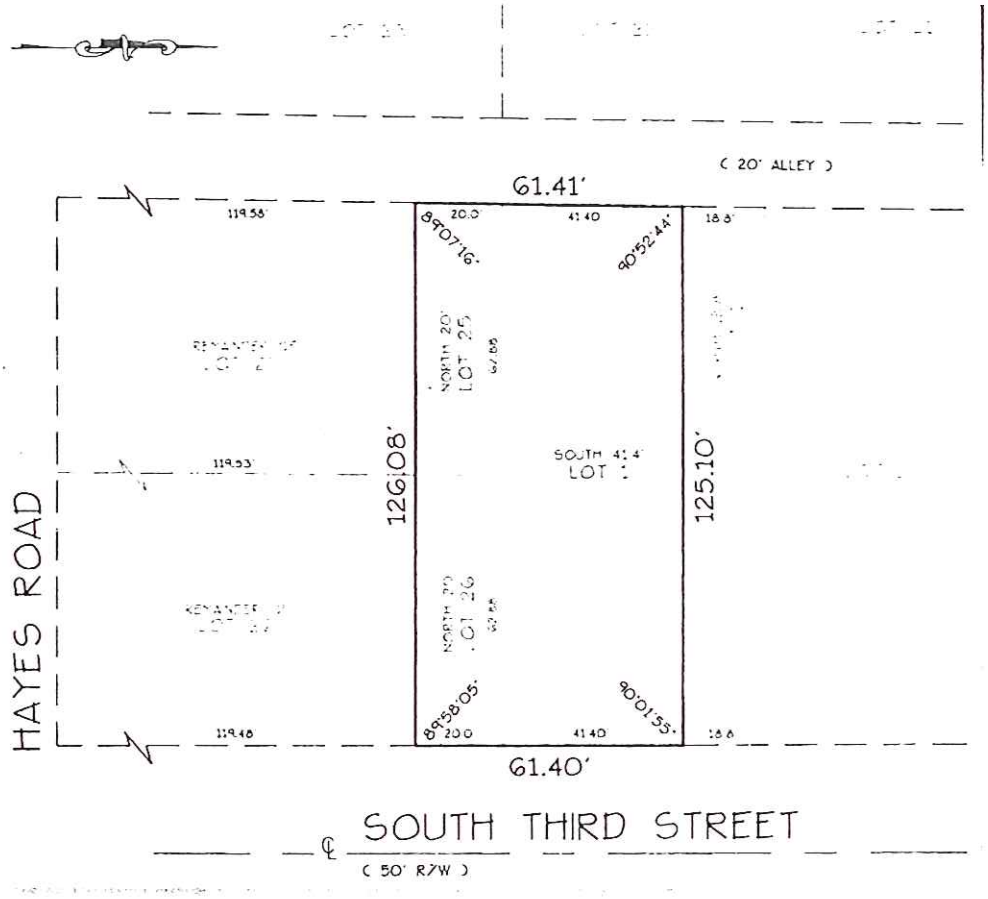
Legal Description:

A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINING 10,619.6 SQUARE FEET MORE OR LESS.

EXHIBIT "C"

SURPLUS PROPERTY



Legal Description:

THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, BLOCK 8. PLAT OF PINEWOOD 5UBDIVI510N AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

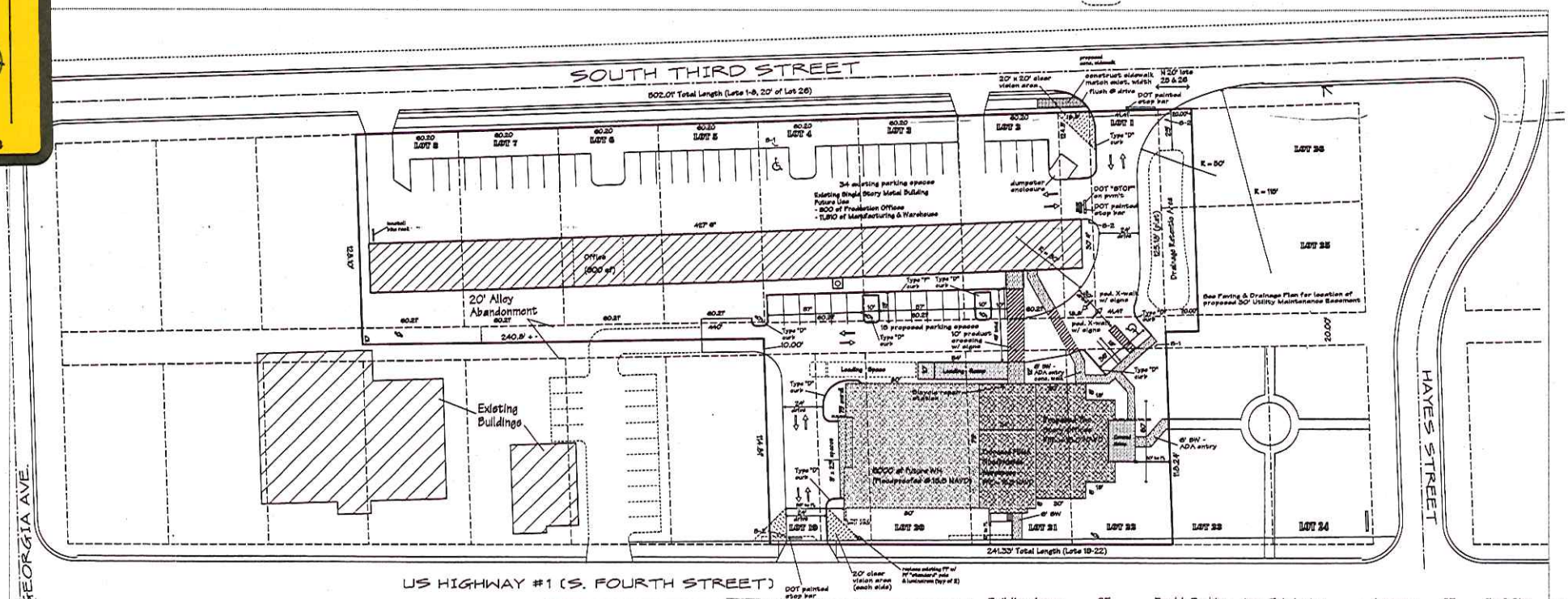
SAID PARCEL CONTAINING .018 ACRES MORE OR LESS.

EXHIBIT

C

EXHIBIT "D"

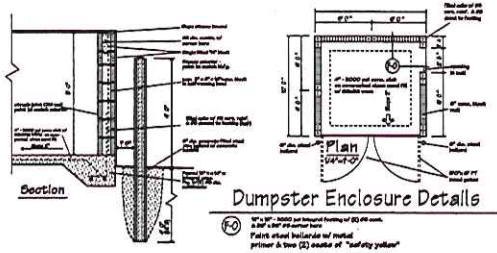
SITE PLAN



Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36

Total Req'd.	53
Provided (including 3 accessible)	52
Bicycle Repair Station Credit	+ 2
Total Equivalent	54

Area Tabulation	Acreage	SF	% of Site
Existing Building	0.2759	12,020	12.40
Existing Pavement	0.4671	20,346	20.99
Exist. Sidewalk/Pads	0.0086	375	0.39
Total	0.7516	32,741	33.78
Proposed Building	0.1354	5,900	6.09
Future Building	0.1377	6,000	6.19
Proposed Pavement	0.3522	16,457	16.98
Prop. Sidewalk/Pads	0.0132	575	0.59
Total	0.6386	28,932	29.85
Total Impervious	1.3902	61,673	64.63
Open Space/Green Area	0.7645	28,932	36.37
Total Site Area	2.2248	96,911	100.00



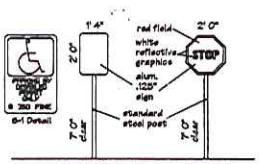
Dumpster Enclosure Details

Bicycle Rack Detail

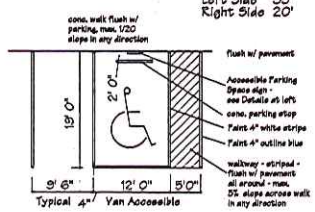
Available from : parkitbikeracks.com (877) 249-0479

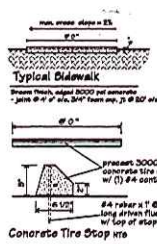
Building Setbacks

Front	12'
Rear	162'
Left Side	35'
Right Side	20'



S-1 Notes:
1. Top portion of sign to have reflective blue background w/ white reflective symbol and border.
2. Bottom portion to have reflective white background w/ black opaque legend & border.
3. Sign may be in one or two panels

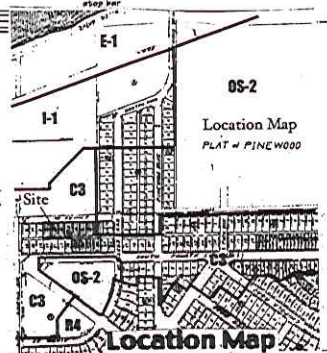




S-1 Sign Details S-2 Stop Sign S-3 Sign NTS

Parking Space Details NTS

Parking Stop



Project Name	Artistry in Mosaics
Location	900 South US Highway 1
Land Use	C-3 - General Commercial
Land Zoning	GC - General Commercial
PIN	2415-601-0083-000-0 & 2415-601-0072-000-0
Building Height	28'
Number of Stories	
Electrical Utilities	FPUA
Water & Sewer	FPUA
Telephone	AT & T
Solid Waste	FT. PIERCE

All Utilities to be installed underground

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

Zoning "C-3" - Future Land Use "CG" General Commercial

Legal Description

A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)

All lying in Block 8 of Pinewood Division, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)

NOTES:
1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered onthe 20' alley.
2) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment

NOTE: Site lies in F.I.R.M.Zone AH, elev. 18.0 NAVD - Map Panel 12111C0179J - 2/16/12

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
Copyright © 2018
John M. Foster - Architect
All rights reserved

Date	By	Description
1/14/15	JMF	Rev. per TRC/Eng Comments

Revisions

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Kings Avenue Ft. Pierce, Florida 34982
(772) 370-9484 - Florida Registration No. 8811
jmfarch@gmail.com

Site Plan For
Artistry in Mosaics
900 South Federal Highway, Ft. Pierce Florida

S-1

Jacquin & Sons

CONSTRUCTION

www.pjsi.com
CGC060473

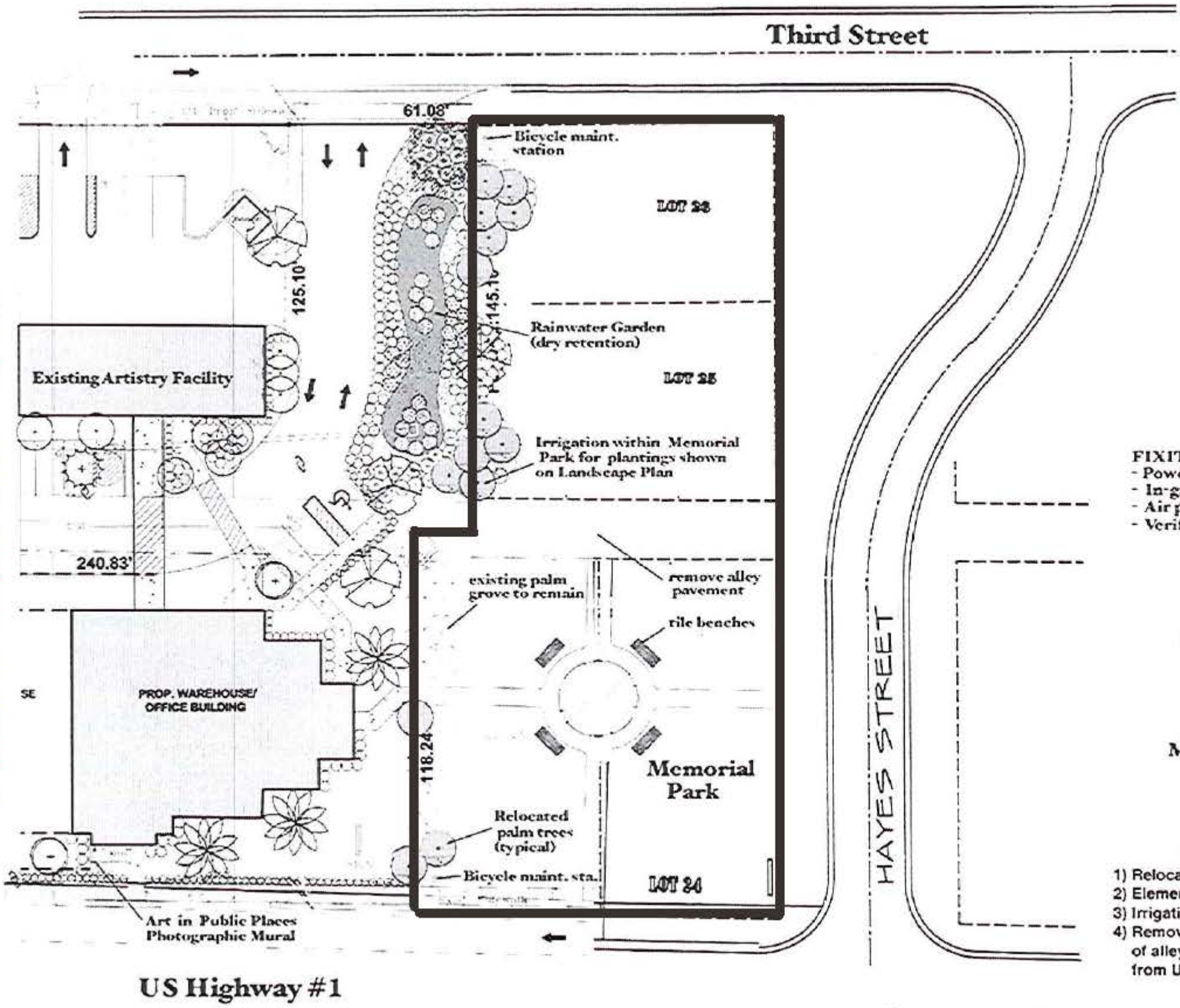
Schedule of Values

Project: Artistry in Mosaics (AIM)
Address: 900 South US Hwy 1, Ft. Pierce, FL 34950
Date: 6/3/2015

Item	Unit	Quanity	Unit Cost	Total Cost	Comments
Div 1 General Conditions					
PJSI PM/Superintendent	LS	1	$2,360.00	$2,360.00	
Architect/Engineers	LS	1	$2,400.00	$2,400.00	
Permitting	LS	1	$615.00	$615.00	
General Expense	LS	1	$750.00	$750.00	
Division Total				**$6,125.00**	
Div 2 Site Work					
Survey	LS	1	$984.00	$984.00	
Relocate Palm Trees currently on Lot 1 to Memorial Park	Ea.	14	$141.45	$1,980.30	
Remove old roadway surface from alleyway to create greenspace to 3rd St.	LS	1	$4,766.25	$4,766.25	
Extend new landscaping into park property	LS	1	$5,867.10	$5,867.10	
Extend Irrigation into new property	LS	1	$5,178.30	$5,178.30	
Division Total				**$18,775.95**	
Div 10 - Specialties					
Mosaic tile benches. AIM to provide and install custom tile mosaics on benches supplied around memorial tree	Ea	4	$1,476.00	$5,904.00	
Concrete Benches for Mosaics	Ea	4	$738.00	$2,952.00	
Install bicycle maintenance	Ea	2	$553.50	$1,107.00	
Division Total				**$9,963.00**	
Construction Total				**$34,863.95**	

EXHIBIT
E

Memorial Park Improvements - Site Plan



FIXIT bicycle repair station
- Powdercoat finish
- In-ground mount
- Air pump
- Verify Memorial Park location

Custom Design Art Tile benches
Magnet School of the Arts - four designs

Exhibit "E"

Artistry Funded Memorial Park Improvements

1) Relocation of palm trees from Lot 1.
2) Elements of new landscaping to extend into park property.
3) Irrigation for Item 2 above.
4) Removal of old roadway surface from remaining City owned portion of alleyway, clearing way for the city to create continuous greenway from US 1 to 3rd Street.

6) Community involvement - Artistry to install designs from local school students.
7) Install bicycle maintenance station in Memorial Park.

Partial
Landscape Plan

Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811
lpla1@bellsouth.net
LPLA

EXHIBIT
E - Page 2

Revised June 3,2015

Artistry in Mosaics

Sheet
LA-1
of 1

EXHIBIT "F"

Memorial Park

Legal Description:

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 THRU 26 INCLUDING THE VACATED 20.00 FOOT ALLEYWAY EAST OF SAID LOTS 23 AND 24, LESS THE NORTH 20.00 FEET OF LOTS 25 AND 26, AND LESS THE EAST 10.00 FEET OF THE PORTION OF THE 20.00 FOOT ALLEYWAY LYING WEST OF THE NORTH 20.00 FEET OF SAID LOT 25. ALL LYING AND BEING IN BLOCK 8 OF THE PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING 28707 SQUARE FEET OR ACRES 0.659 MORE OR LESS.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Abandonment

Property address or Location Block 8, Pinewood S/D (see attached Map)

Parcel ID #(s) N/A

Project description 20' alley way adjacent to Lots 17-22, Block 8, Pinewood S/D-PB 5/24 SLC

Property Owner(s) City of Ft. Pierce	Applicant/Representative, Title, Company Mosaics of America, Inc
Street Address	Street Address 901 S. 3rd Street
City State Zip	City State Zip Ft.Pierce, FL 34950
Phone Number	Phone Number (772) 468-3452
Email Address	Email Address andyh@artistryinmosaics.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of November, 20 14, by Andrew Hochstetter who is personally known to me or has produced Fl driver license as identification.

Signature of Notary

(seal) FLORIDA NOTARY ASSOCIATION SINCE 1978

YESSENIA MARTINEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE180355
Expires 3/18/2016

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_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date_____

Comments_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

Alleyway

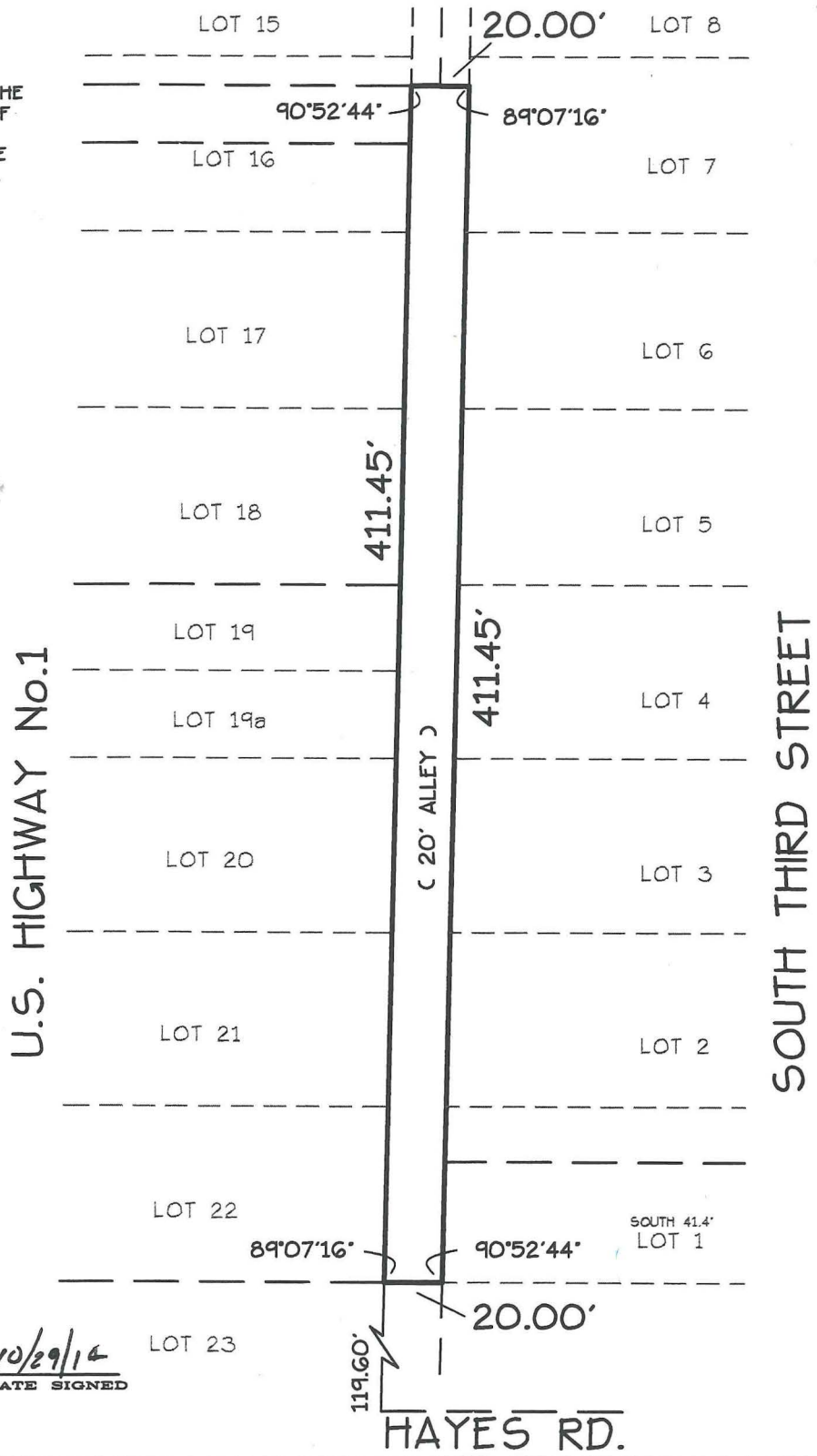
Reason for Abandonment Request: Commercial Development

List any utilities visible or known to exist in the right of way/easement: Overhead power sanitary sewer, domestic water supply

Is the right of way in use or unopened? ☒ In Use ☐ Unopened

Application Outlook

LEGAL DESCRIPTION:
BEING AN EXISTING 20 FOOT ALLEY WAY. LYING ADJACENT AND EASTERLY OF LOTS 17-22 AND THE SOUTH 50.2 FEET OF LOT 16. BLOCK 8. PLAT OF
PINEWOOD SUBDIVISION
AS RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. CONTAINING 8,227.9 sq.ft MORE OR LESS.



WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

10/29/14
DATE SIGNED

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.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61G17-6) PURSUANT TO SECTION 472.07, FLORIDA STATUTES SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446

SURVEY TYPE: SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY: J.D.J.	10/29/14	JDJ	SQ.FT.
CHECKED BY: W.E.H.			
FIELD BOOK: 218			
PAGE NO: 14			
FIELD DATE: 4/26/06			
SCALE: 1"=60'			
JOB NO: 06-176			

ORIGINAL S&S

FEE, DeROSS & FEE, P.L.

ATTORNEYS AT LAW

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
JOSEPH J. DeROSS, JR., P.A.

426 AVENUE A
FORT PIERCE, FLORIDA 34950

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020

POPPELL HOUSE
A Designated Historic Property

TELECOPIER
(772) 468-8461

Writer's Email
fee@feederossfee.com

November 17, 2014

City of Fort Pierce
Planning Department
City Hall
Fort Pierce, Florida

Attention: Corey Benton

Re: Mosaics of America ("**Company**")

Dear Corey:

As I believe you are aware, I have been asked by Andy Hochstetter of the above Company to research the titles adjacent to the property of his Company in Block 8 of Pinewood Subdivision.

I have previously furnished a letter opinion on title to the property that has been purchased over the last few years. The lots acquired have frontage on both U. S. 1 and South 3rd Street in the City. I have opined that good and marketable titles to these parcels are vested in the City.

After completing that task, Mr. Hochstetter asked for an opinion regarding ownership of the 20-foot alley separating the two tiers of lots within Block 8 of Pinewood. I find the subdivision to contain a dedication of all streets and boulevards to the general public. I believe included within these definitions are the designated alleys, particularly as there is no reservation of a reverter in the event of abandonment. Under the circumstances, I believe jurisdictional control and ownership of the alley is vested in the City of Fort Pierce and is subject to the City's abandonment authority.

I have also been asked by Mr. Hochstetter to furnish you my opinion of title as to the Southerly portion of Lot 1, Block 8, of Pinewood Subdivision that appears to remain owned by the City of Fort Pierce, I expect to be able to provide that opinion shortly. This property was obtained by the City in one deed of conveyance quite a few years ago. The deed is not available on line

because of its early vintage. I am requesting an outside title agent to furnish me a copy of the deed. I have no hesitancy, however, in advising apparent ownership of this lot is with the City of Fort Pierce. It is my understanding Mr. Hochstetter hopes to see that property declared surplus so that it may be put up for sale through the RFP process, allowing his Company the opportunity for purchase. I will follow up as soon as the deed is available.

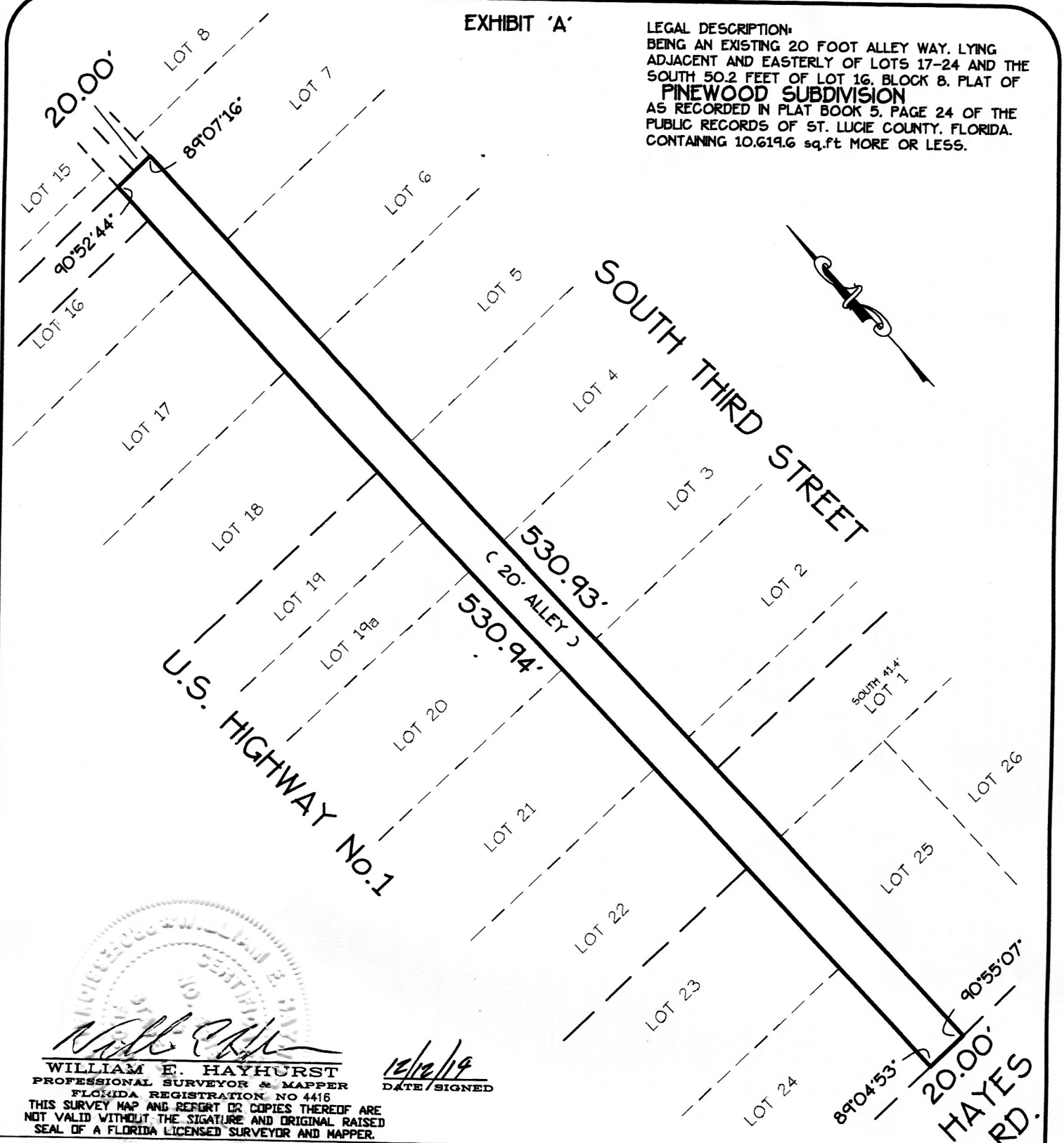
Respectfully,

Frank H. Fee, III

FHF:cs
cc: Mr. Andy Hoschstetter

EXHIBIT 'A'

LEGAL DESCRIPTION:
BEING AN EXISTING 20 FOOT ALLEY WAY. LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8. PLAT OF
PINEWOOD SUBDIVISION
AS RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. CONTAINING 10.619.6 sq.ft MORE OR LESS.



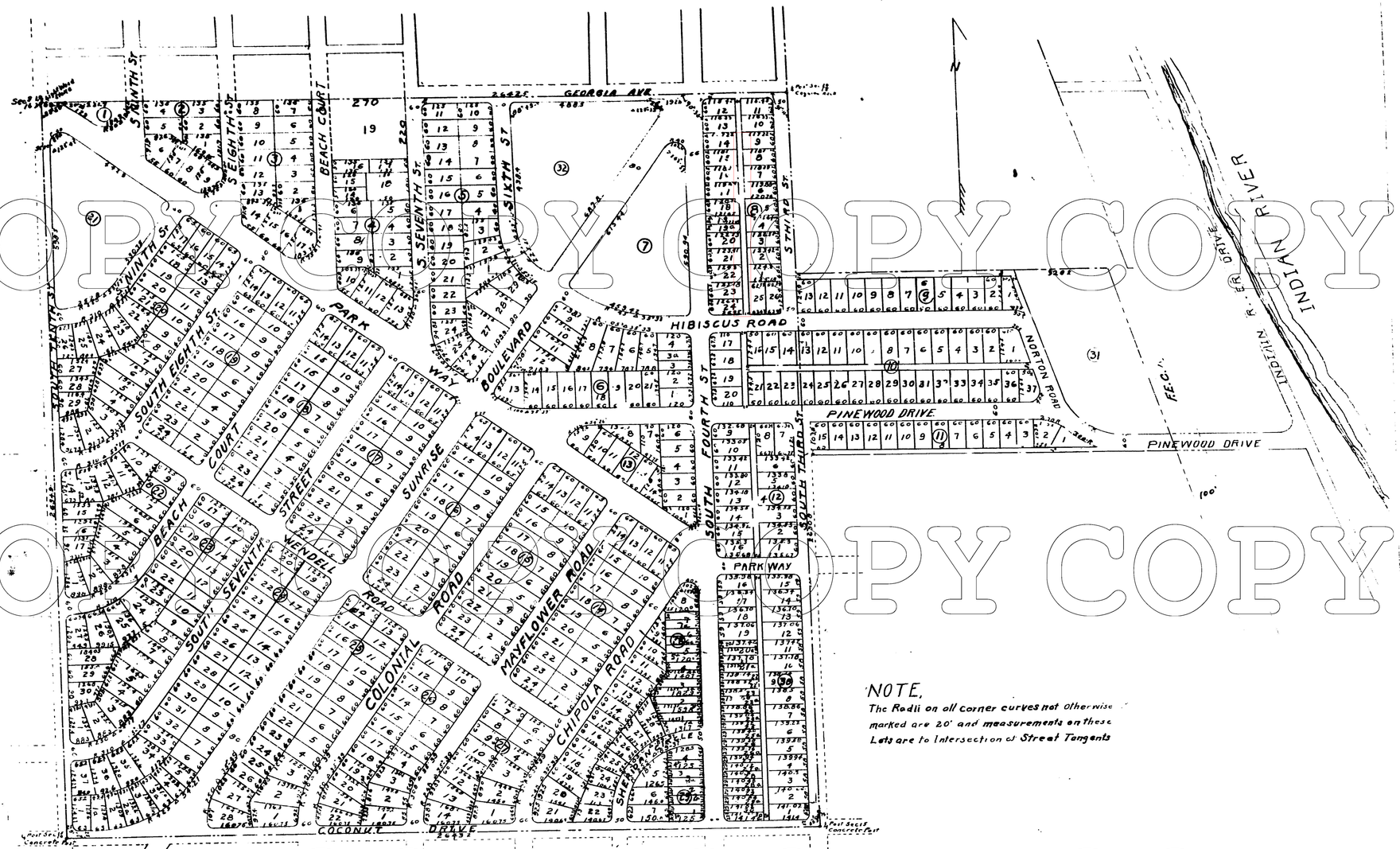
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

12/12/14
DATE/SIGNED

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61G17-6) PURSUANT TO SECTION 472.07, FLORIDA STATUTES SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7384)
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446

SURVEY TYPE: SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY: J.D.J.	10/29/14	JDJ	SQ.FT.
CHECKED BY: W.E.H.	12/11/14	JDJ	EXTEND
FIELD BOOK: 218			
PAGE NO: 14			
FIELD DATE: 4/26/06			
SCALE: 1"=60'			
JOB NO: 06-176a			



NOTE,
The Radii on all corner curves not otherwise marked are 20' and measurements on these Lots are to Intersection of Street Tangents

State of Florida } ss.
County of St Lucie }
I N C Buchanan Do Hereby Certify That This Plat Has Been Made From Actual Surveys and That the Distances Shown are True and Correct
Dated This 8th Day of June 1925
N C. Buchanan

State of Florida } ss
County of St Lucie }
Subscribed before me This 8th Day of June 1925
Rupert H. Rodgers Jr
Notary Public State of Florida.
My Commission Expires December 19th 1928

Approved for City of Fort Pierce
June 8 1925
Miller Zellmer
City Engineer

Approved for St Lucie County
June 8th 1925.
County Engineer

PLAT of PINEWOOD
A Subdivision of all of N.W. 1/4 of Sec 15 and that part of South half of Gov Lot 1 of Sec 15 which lies West of Right of Way of the F.E.C Ry
all in T35 S.R. 40E St Lucie Co Fla
Scale 1" 200'
Robb and Buchanan Engrs
Fort Pierce Fla

All Streets and Highways as shown on Plat are hereby Dedicated to the use of the Public
SUNRISE FRUIT COMPANY
By R H Rodgers
President

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AN APPRAISAL OF

THE RIGHT-OF-WAY BETWEEN THE PARCELS OWNED BY ARTISTRY IN MOSAICS LOCATED BETWEEN U.S. HIGHWAY 1 AND SOUTH 3RD STREET IN FORT PIERCE, FLORIDA

FILE #14-71646-A

PREPARED FOR

ARTISTRY IN MOSAICS

AS OF

A RETROSPECTIVE

OCTOBER 17, 2014

BY

STEPHEN G. NEILL, MAI
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
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Licensed Real Estate Brokers

Since 1972

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Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com

June 3, 2015

Mr. Andrew Hochstetter
Artistry in Mosaics
901 South 3rd Street
Fort Pierce, FL 34950

Dear Mr. Hochstetter:

We have made an investigation and analysis of the right-of-way between the parcels owned by Artistry in Mosaics that is located between U.S. Highway 1 and South 3rd Street, in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of Retrospective Date of October 17, 2014. The Subject Property is considered to be the right-of-way between the parcels owned by Artistry in Mosaics that is located between U.S. Highway 1 and South 3rd Street, in Fort Pierce, Florida. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property.

This report has been prepared for our client, Artistry in Mosaics. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

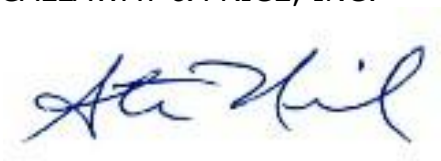
Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Retrospective Market Value of the Fee Simple (Subject to Encumbrances and Including the Moll Portion) of the Subject Property as of October 17, 2014 was:

$8,800

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-A
Attachments

PROPERTY TYPE	:	Road Right-of-Way/Alley
LOCATION	:	The Subject Property is located between the parcels owned by Artistry in Mosaics that is located between U.S. Highway 1 and South 3rd Street, in Fort Pierce, Florida.
DATE OF VALUATION	:	October 17, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 0.191 acres, or 8,339 square feet
BUILDING	:	None
ZONING	:	Surrounding properties are zoned C-3, by the City of Fort Pierce
LAND USE PLAN	:	Surrounding properties have a future land use of General Commercial by the City of Fort Pierce.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY NOT ENCUMBERED AS OF A RETROSPECTIVE DATE OF OCTOBER 17, 2014 IS	:	$44,000 (INCLUDING MOLL PORTION)
THE RETROSPECTIVE MARKET VALUE OF THE ENCUMBERED FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF OCTOBER 17, 2014	:	$8,800 (INCLUDING MOLL PORTION)
THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY NOT ENCUMBERED AS OF A RETROSPECTIVE DATE OF OCTOBER 17, 2014 IS	:	$34,500 (NOT INCLUDING MOLL PORTION)
THE RETROSPECTIVE MARKET VALUE OF THE ENCUMBERED FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF OCTOBER 17, 2014	:	$6,900 (NOT INCLUDING MOLL PORTION)

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Qualifications:
Stephen G. Neill, MAI
Chris A. Blackwell

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not previously provided appraisal services of the property that is the subject of this report.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Stephen G. Neill, MAI and Chris A. Blackwell have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. I, Stephen G. Neill, MAI, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

15. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program of the Appraisal Institute.

Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-A

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY LOOKING NORTH

VIEW OF SUBJECT PROPERTY LOOKING SOUTH TOWARDS HAYES STREET

VIEW LOOKING EAST ALONG HAYES STREET

VIEW LOOKING WEST ALONG HAYES STREET

AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest as encumbered and not encumbered of the Subject Property as of October 17, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, Artistry in Mosaics. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

There was not a legal description available for the Subject Property. The Subject parcel is a right-of-way that is 20 feet x 411.34 feet and is located within the Pinewood Subdivision. The Subject size is based on information from surveyor's documents. The survey is located in the Addenda section of this report.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. buyer and seller are typically motivated;
>
> b. both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> c. a reasonable time is allowed for exposure in the open market;
>
> d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

It is an hypothetical condition of this report per the development agreement the entire abandoned right of way will be or is encumbered by the following easements:

- Permanent Overhead powerline easement in favor of the FPUA
- Permanent Underground utility easement (20 foot) for water, sewer, and gas lines in favor of the FPUA
- Permanent Continued vehicular access through the ROW to the neighboring properties (Moll Property)

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Method** on page 3 as follows:

> "A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Across the Fence Value** on page 3 as follows:

> "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property multiple times up until the date of value or October 17, 2014 by Stephen G. Neill, MAI and Chris A. Blackwell. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

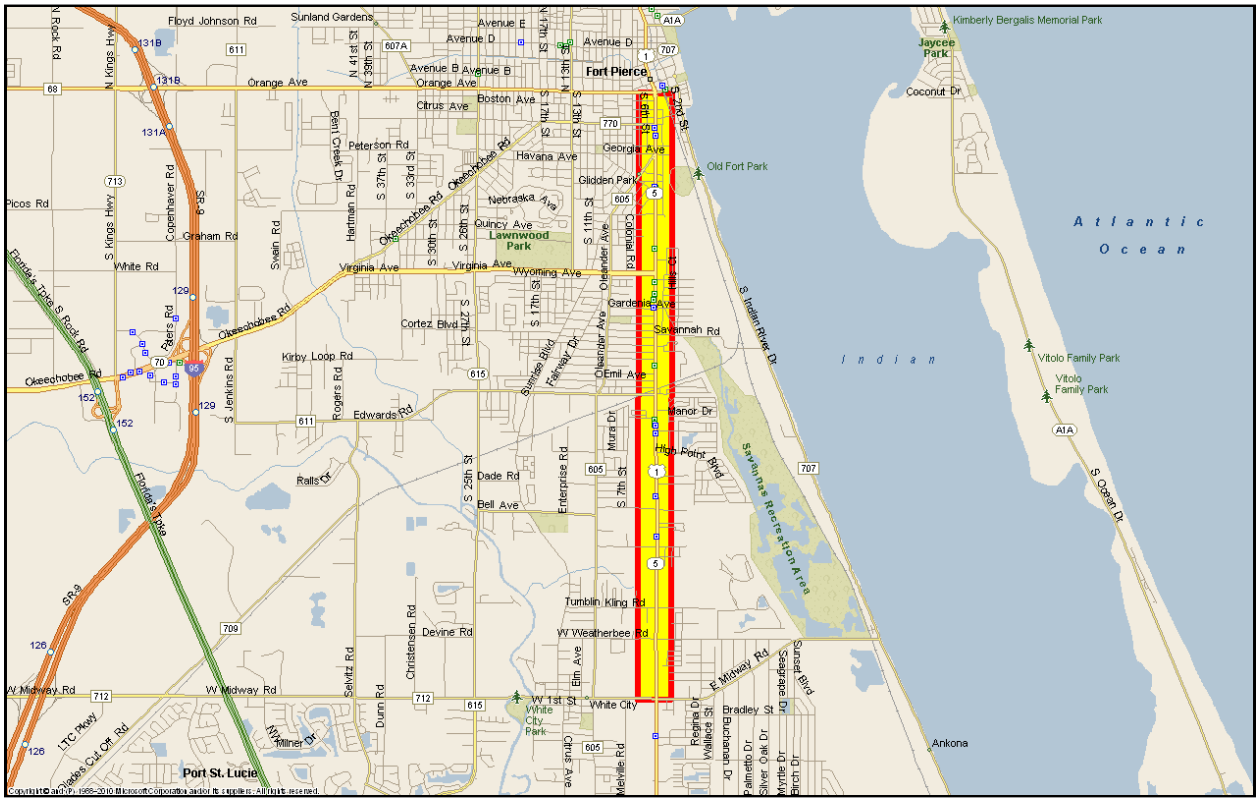
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* Since the Subject Property is a Right of Way/Alley, we have utilized the Across the Fence method for valuation. Since the highest and best use would be to combine with the property facing U.S. Highway 1, we have used the Sales Comparison Approach to value Subject Property.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	Orange Avenue
South	-	Midway Road
East/West	-	U.S. Highway 1 Corridor

There are five east/west corridors intersecting the neighborhood. These are Orange Avenue, Delaware Avenue, Virginia Avenue, Edwards Road, and Midway Road. Orange Avenue, Delaware Avenue, Virginia Avenue, and Midway Road all provide access to I-95 to the west. Development along U.S. Highway 1 within the specific area of the Subject Neighborhood is mixed. The majority of the land along this section of the U.S. Highway 1 corridor is developed until you reach the southern area. There are still several vacant parcels in this area of the neighborhood. Commercial developments within the neighborhood are dominated by local and national retail businesses, banks, fast food franchises, used automobile dealerships.

Other commercial developments include anchored shopping centers, drug stores, retail centers, and gas stations. Longstanding shopping centers in the area include one located on the northwest corner of U.S. Highway 1 and Virginia Avenue which is anchored by a Winn-Dixie and a K-Mart. There is a center located on the southeast corner of U.S. Highway 1 anchored by a Publix and Staples. In addition there is also a shopping center located on the northeast corner of U.S. Highway 1 and Midway Road that is anchored with a Winn-Dixie supermarket.

The new federal courthouse opened in late 2011. This site is one and a half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue.

Toward the south of the Subject neighborhood there is an industrial area located near Farmers Market Road. This area provides such industrial services as fruit packinghouses, equipment repair, produce supply, warehouse space, and other industrial-oriented activities.

Conclusion

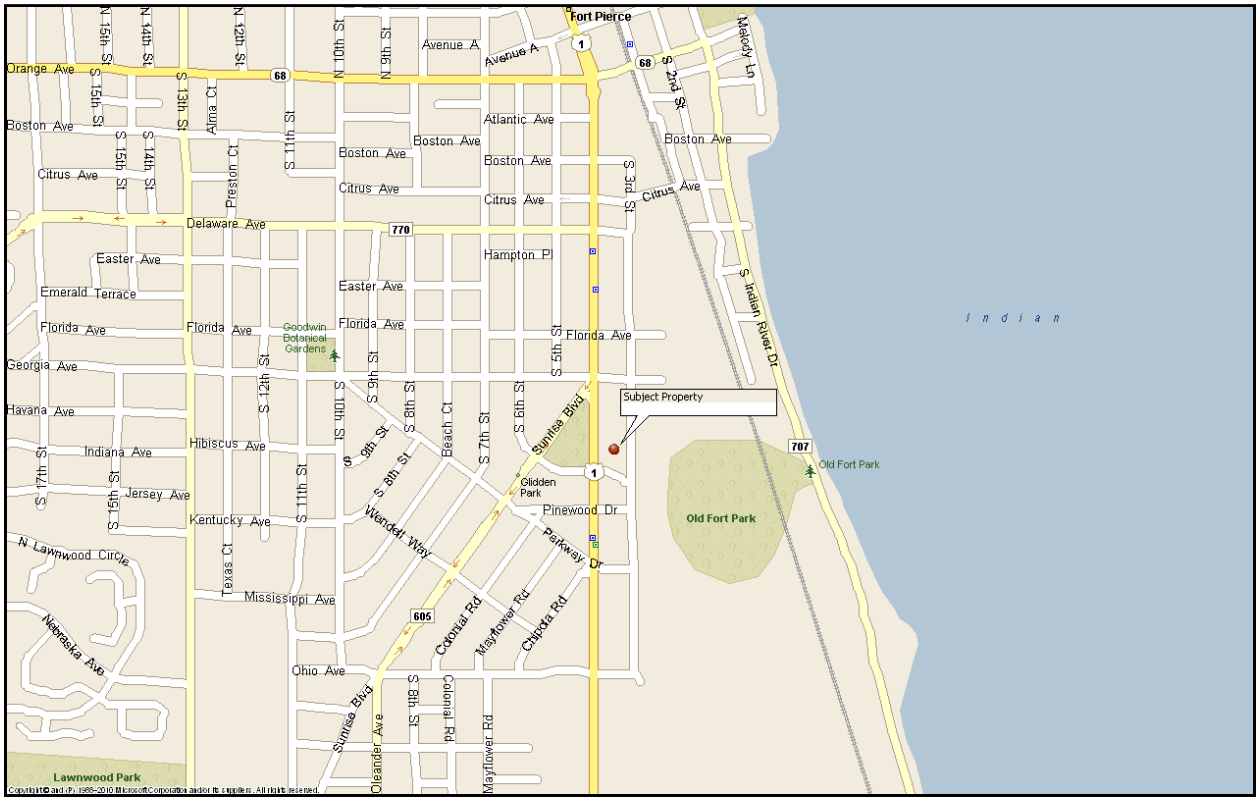
In our opinion the Subject Neighborhood should continue to see growth in the future when demand begins to improve and the market strengthens. The southern section of the neighborhood is one of the few areas along U.S. Highway 1 where there is still vacant land available for future development.

PROPERTY DATA

Location

The Subject Property is located along the Hayes Road Right-of-Way east of South U.S. Highway 1 in Fort Pierce, Florida. A location map is located below for the reader's convenience.

Location Map



Zoning

The site is zoned C-3, General Commercial, by the City of Fort Pierce and is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 Zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The following uses and their accessory uses are permitted in a C-3 Zone:

- Uses allowed as semi-restricted uses in C-1 Zone
- Retail establishments
- Motel/hotels
- Personal service establishments
- Repair service establishments
- Educational service establishments
- Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities
- Private indoor amusement, entertainment and/or recreation establishments
- Taxi stations
- Commercial off-street parking lots
- Temporary uses
- Adult establishments

Lot Size and Dimensional Requirements

Lot size requirements for the C-3 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
	10,000	70	90	25	15*	15*	15*	65	60%

*Minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Land Use

The surrounding properties have a land-use classification of General Commercial, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011 the state legislature rescinded this law, and now each county can address these factors as they wish. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 8,339 square feet. We have used the measurements and information provided by the City of Fort Pierce. Located below is an aerial view and location of the Subject Property.

Survey

Easements

Per the development agreement the entire abandoned right of way will be or is encumbered by the following easements:

- Permanent Overhead powerline easement in favor of the FPUA
- Permanent Underground utility easement (20 foot) for water, sewer, and gas lines in favor of the FPUA
- Permanent Continued vehicular access through the ROW to the neighboring properties (Moll Property)

Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3805.00.

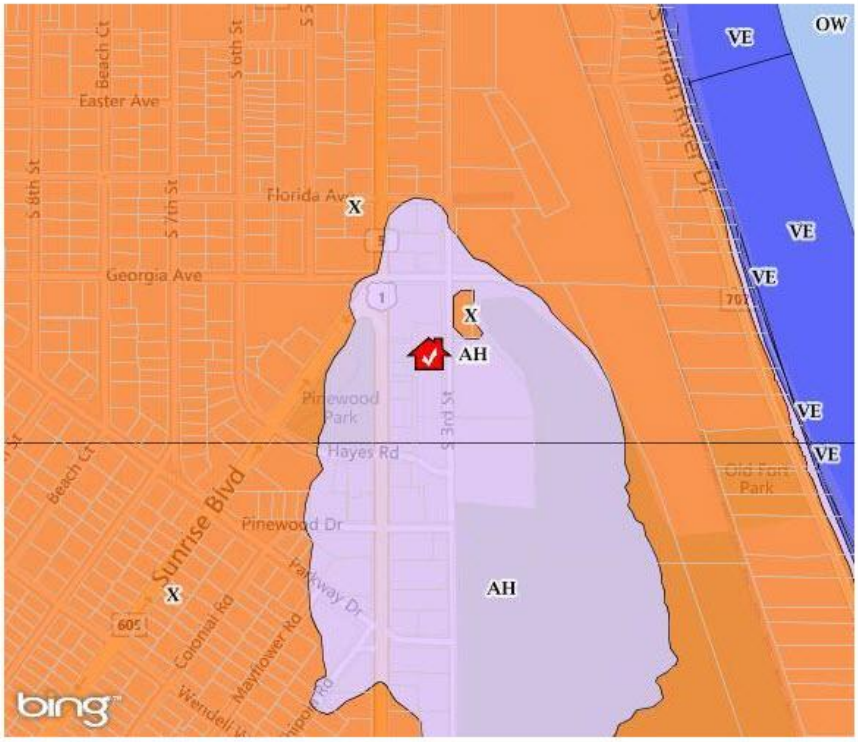
Flood Hazard Zone

Report Date: **10/20/2014** County: **ST LUCIE, FL**

Flood Zone Code	Flood Zone Panel	Panel Date
AH	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (X,AH)	FORT PIERCE

Flood Zone Description:

Zone AH-An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.



Flood Zones

- Coastal 100-year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- Unknown or Area Not Included
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the alley located on the north side of Hayes Road.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with parcel fronting U.S. Highway 1. The reasons for this conclusion are as follows:

1. The surrounding properties are is zoned C-3, Commercial with a General Commercial Future Land-Use Classification. These classifications allow for commercial development.

2. The Subject Property contains 8,339 square feet of land area and is rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development.

3. From all indications commercial development is financially feasible. While more recent market conditions have indicated a decline in demand for commercial properties, the location of the Subject and its development potential with the neighboring properties provide desirable qualities. The Subject Property will allow expansion of the surrounding properties.

4. The Subject Property is currently surrounded by commercial uses. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial development when combined with the parcel fronting U.S. Highway 1.

LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential. The Subject site is not developable by itself. However, the fact that it is adjacent to a property purchased for future development gives the Subject Property more potential as far as also being assembled to increase the size of the adjacent properties.

We have looked at commercial land sales along or near the U.S. Highway 1 corridor that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, zoning/density, and access/frontage. The three comparable sales indicated a non-adjusted range from $4.48 to $5.39 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1

Property Identification

Record ID	2640
Property Type	Commercial
Address	Fort Pierce, St. Lucie County, Florida
Location	East side of U.S. Highway 1, just south of Sunrise Blvd
Tax ID	2415-605-0083-0000

Sale Data

Grantor	Lloyd Properties Mosaics of America Inc.
Grantee	Mosaics of America Inc.
Sale Date	May 20, 2014
Deed Book/Page	3635/135
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$152,500
Cash Equivalent	$152,500

Land Data

Zoning	C3
Topography	Generally Level and at road grade
Utilities	All available

Land Size Information

Gross Land Size	0.650 Acres or 28,314 SF

Indicators

Sale Price/Gross Acre	$234,615
Sale Price/Gross SF	$5.39

Remarks

This is the May 2014 sale of 0.65 acre of commercially zoned land located on the east side of U.S. Highway 1 and just south of Sunrise Boulevard in Fort Pierce. The site has approximately 240 feet; of frontage along U.S. Highway 1. It was purchased by an adjacent land owner to the east.

Land Sale 2

Property Identification

Record ID	2454
Property Type	Commercial
Address	1202 25th Street, Fort Pierce, St. Lucie County, Florida
Location	North & Southeast corners of 25th St & Mississippi Ave
Tax ID	2416-602-0158-000-3 (1 of 8)

Sale Data

Grantor	First Southern Bank
Grantee	Hutton Growth One, LLC
Sale Date	February 12, 2014
Deed Book/Page	3604/1856
Property Rights	Fee
Conditions of Sale	Arm's Length
Sale History	None in the past three years.
Sale Price	$385,000
Cash Equivalent	$385,000
Upward Adjustment	$30,000 Buyers Broker Fees
Adjusted Price	$415,000

Land Data

Zoning	C1, Commercial Office
Shape	Irregular
Land Use	CO-Office Commercial

Land Size Information

Gross Land Size	1.971 Acres or 85,857 SF

Indicators

Sale Price/Gross Acre	$195,332 Actual or $210,553 Adjusted
Sale Price/Gross SF	$4.48 Actual or $4.83 Adjusted

Remarks

This property consists of eight separate parcels that total 1.971 acres and is Zoned C1 - Office with a CO - Commercial Office Land Use. The property has been listed since May 2013 at the current asking price of $399,000 or $4.65 per square foot before going to contract for a sales price $385,000. According to the Broker involved the contract price was agreed upon and the Buyer paid an additional $30,000 for third party Broker fees. Therefore, the adjusted price the Buyer paid was $415,000 for the property. It is also important to note that two of the parcels are located south of Mississippi Avenue while the remaining six parcels are north of Mississippi Avenue. The property was previously approved for a three story medical office building containing 30,000 square feet of space.

Land Sale 3

Property Identification

Record ID	2526
Property Type	Commercial
Address	1001 N U.S. Highway 1, Fort Pierce, St. Lucie County, FL
Location	NW corner of N. U.S. Highway 1 and Avenue I
Tax ID	2403-706-0003-000-1

Sale Data

Grantor	Creative Realty Management Inc.
Grantee	Treasure Coast Achoo, LLC
Sale Date	April 25, 2013
Deed Book/Page	3512/252
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$62,000
Cash Equivalent	$62,000

Land Data

Zoning	C-3, Commercial General

Land Size Information

Gross Land Size	0.280 Acres or 12,197 SF

Indicators

Sale Price/Gross Acre	$221,425
Sale Price/Gross SF	$5.08

Remarks

This site was purchased for the development of an ear, nose and throat medical office. This site has direct frontage to U.S. Highway 1 and Avenue I with no medians in place.

Comparable Sales Location Map

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The three comparable sales indicated a non-adjusted range from $4.48 to $5.39 per square foot.

Comparable Land Sales
Hayes Road Right-of-Way
Callaway & Price, Inc. #14-71646

Sale Number	Subject	1	2	3
Record ID #	**-**	**2640**	**2454**	**2526**
ORBK/PG		3635/135	3604/1856	3512/252
Sale Price		$152,500	$415,000	$62,000
Size Acres	0.191	0.650	1.97	0.280
Size - SF	8,339	28,314	85,857	12,197
Price/Square Foot		$5.39	$4.83	$5.08
Location	Hayes Road Right-of-Way, east of US Highway 1	East side of US Highway 1, just north of Hayes Road	1202 S.25th Street	1001 N. US Highway 1
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee
Date of Sale (Contract)		May-14	Feb-14	Apr-13
Date of Value	Oct-14			
Zoning/Land Use	C-3/CG	C-3/CG	C-1/CO	C-3/CG
Time Interval (Months)		5	8	18
Conditions of Sale		0%	0%	0%
Market Condition Adj.	0%	0%	0%	0%
Adjusted Price Per SF		**$5.39**	**$4.83**	**$5.08**
Physical Adjustments				
Location	0%	0%	0%	0%
Size	0%	0%	10%	0%
Site Quality	0%	0%	0%	0%
Zoning/Density	0%	0%	5%	0%
Access/Frontage	0%	0%	0%	0%
Total Physical Adjustment		0.00%	15.00%	0.00%
Adjusted Price Per SF		$5.39	$5.56	$5.08

	Price Per SF
Average	$5.34
Minimum	$5.08
Maximum	$5.56
Median	$5.39

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. No adjustments were needed for this characteristic.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from April 2013 to May 2014. Market trends show that property values have remained similar throughout this period. Therefore, no adjustments were warranted for this characteristic.

Location

The Subject is located in the City of Fort Pierce. All of the comparables are located within the City of Fort Pierce in areas that are similar to the Subject. Therefore, no adjustments were warranted for this characteristic. None of the remaining comparables warranted an adjustment for location.

Size

The Subject Property contains 8,339 square feet. A majority of the surrounding parcels are approximately 0.50 acre in size and considered typical for the area. We will base our analysis on this typical 0.50 acre site size given the across the fence methodology. The comparable sales indicate a range from 0.28 acres to 1.97 acres. Comparable 2 is larger and has been adjusted upward to recognize the economies of scale. None of the remaining comparables warranted an adjustment for size.

Site Quality

The surrounding parcels have already been developed or have commercial development potential. The Subject Property does not have development potential in of itself. However, utilizing the across the fence method with adjacent properties, this would provide access along with development potential of the Subject parcel. All of the comparables have similar development and site qualities. Therefore, no adjustments were warranted for this characteristic.

Zoning

The surrounding parcels are zoned Commercial, C-3. All of the comparables have similar commercial type zonings that allow for much of the same development uses with the exception of Comparable 2. This comparable has a zoning classification of C-1. This is inferior to the Subject's zoning. Therefore, we have given Comparable 2 an upward adjustment. No other adjustments were warranted for this characteristic.

Access/Frontage

All of the comparables used have good paved road access/frontage that is considered similar to the Subject Property. Therefore, no adjustments were warranted for this characteristic.

Conclusion – Land Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $5.08 to $5.56 per square foot, with an average indication of $5.34 per square foot and median indication of $5.39 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing the most weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Retrospective Market Value of the Subject (Unencumbered Fee Simple Estate) site is best represented by $5.25 per square foot. This indicates that the land value of the Subject Property is $44,000. This is calculated as follows:

8,339 square feet X $5.25 per square foot = $43,779

Rounded, $44,000

Easements Located within the Abandoned Right of Way

Per the development agreement the entire abandoned right of way will be or is encumbered by the following easements:

- Permanent Overhead powerline easement in favor of the FPUA
- Permanent Underground utility easement (20 foot) for water, sewer, and gas lines in favor of the FPUA
- Permanent Continued vehicular access through the ROW to the neighboring properties (Moll Property)

The effect of easements varies with the type of easement. All three of the Subject's permanent easements **restrict development of vertical improvements within the easement area, which encompasses the entire area of the right of way abandonment**. In addition the subsurface and air rights are also encumbered.

The easement does not, however, prevent the property owner from using the area for some horizontal development (sidewalks, parking area, roadway, or green space, etc.) similar to the existing site plan in place. The easements limit the possibility for redevelopment in future once the site is combined.

Opinion of Value Due to Encumbrances

Outlined below is the process and reasoning leading to our opinion of value for the permanent, utility easement.

> **Permanent Easements** – As stated earlier, there will be three permanent easements encumbering the abandoned right of way before or at conveyance. Because these easements will remain with the property in perpetuity and they encumber the entire 20 foot being purchased, it is our opinion that the compensation for this area should be 80% of Market Value. In our opinion the value within the area is diminished, however not 100% diminished. A portion of the area can still be used for sidewalks, parking area, and roadway, however vertical improvements are not allowed. Based on the views of condemning authorities throughout the state, a survey of appraisal peers, and industry publications, it is our opinion that 80% of fee is a reasonable estimate for this easement given the decreased future development potential of this specific area.

To further support the above percentage, we have provided an easement matrix published by Donald Sherwood summarizing different findings and data for easement types.

EASEMENT VALUATION MATRIX

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	• Severe impact on surface use • Conveyance of future uses	• Overhead electric • Flowage easements • Railroad right-of-way • Irrigation canals • Access roads
75% - 80%	• Major impact on surface use • Conveyance of future uses	• Pipelines • Drainage easements • Flowage easements
51% - 74%	• Some impact on surface use • Conveyance of ingress/egress rights	• Pipelines • Scenic easements
50%	• Balance use by both owner and easement holder	• Water or sewer lines cable line • Telecommunications
20% - 49%	• Location along a property line, location across non-usable land area	• Water or sewer line • Cable lines
11% - 25%	• Subsurface or air rights that have minimal effect on use and utility • Location with a setback	• Air rights • Water or sewer line
0% - 10%	• Nominal effect on use and utility	• Small subsurface easement

Value Conclusion Considering the Easements - Including the Moll Portion

The total value of the Subject Property considering the easements as of a Retrospective Date of October 17, 2014 is as follows.

Unencumbered Fee Simple Value	$44,000
Encumbered Percentage	80%
Total Value - Remaining	**$8,800**

Additional Analysis - Not Considering the Moll Portion

In addition to the above analysis, we have also been asked to provide an analysis not considering the Moll Portion of the abandonment. Essentially, this would be less the half of the northern 175.63 feet of the proposed abandonment. This would equate to 1,756 square feet less right of way. This would equate to a land size of 6,583 square feet according to the site plan and information provided by the City of Fort Pierce. Considering just this portion the proposed abandonment and using the same analysis as before, the value would be as follows:

6,583 square feet X $5.25 per square foot = $34,561

Rounded, $34,500

Value Conclusion Considering the Easements - Not Considering the Moll Portion

The total value of the Subject Property considering the easements as of a Retrospective Date of October 17, 2014 is as follows.

Unencumbered Fee Simple Value	$34,500
Encumbered Percentage	80%
Total Value - Remaining	**$6,900**

ADDENDA

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Since 1972

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com.com

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October 7, 2014

Mr. Andrew Hochstetter
Artistry in Mosaics, Inc.
901 South 3rd Street
Fort Pierce, FL 34950

VIA EMAIL: andyh@artistryinmosaics.com

RE: Appraisal Fee Quote

Dear Mr. Hochstetter:

We would be pleased to prepare two appraisals owned by the City of Fort Pierce. They are generally known as the alley between parcels owned by Artistry in Mosaics and vacant parcel south of 901 South 3rd Street (northwest corner of South 3rd Street and Hayes Drive). It is our understanding that the purpose of the appraisals is to estimate the current Market Value of the Subject Property for possible acquisition purposes.

The reports will be prepared for the addressee. The intended use is to assist the client in possible acquisition. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be $2,200 for both appraisals. It is our policy to require a retainer and $1,100 will suffice for this purpose. The balance of the fee will be due and payable upon delivery of the reports. We will provide electronic copies of the final reports. Two hard copies of the reports will also be provided upon request.

We need you to supply the surveys, contact person for access to the properties, as well as any other information you deem appropriate.

We will have the reports completed in approximately two to three weeks from the day we receive your authorization and information requested; **be aware that delays in our receipt of information requested could postpone completion.**

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and the information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: 10/7/14
Signature Date

Name and Title (Printed or Typed): Andrew Hochstetter

Client Fed ID# or SS#: 65-0933394

Conditions of Agreement

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.

2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.

3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.

4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.

5. Cancellation: The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.

6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

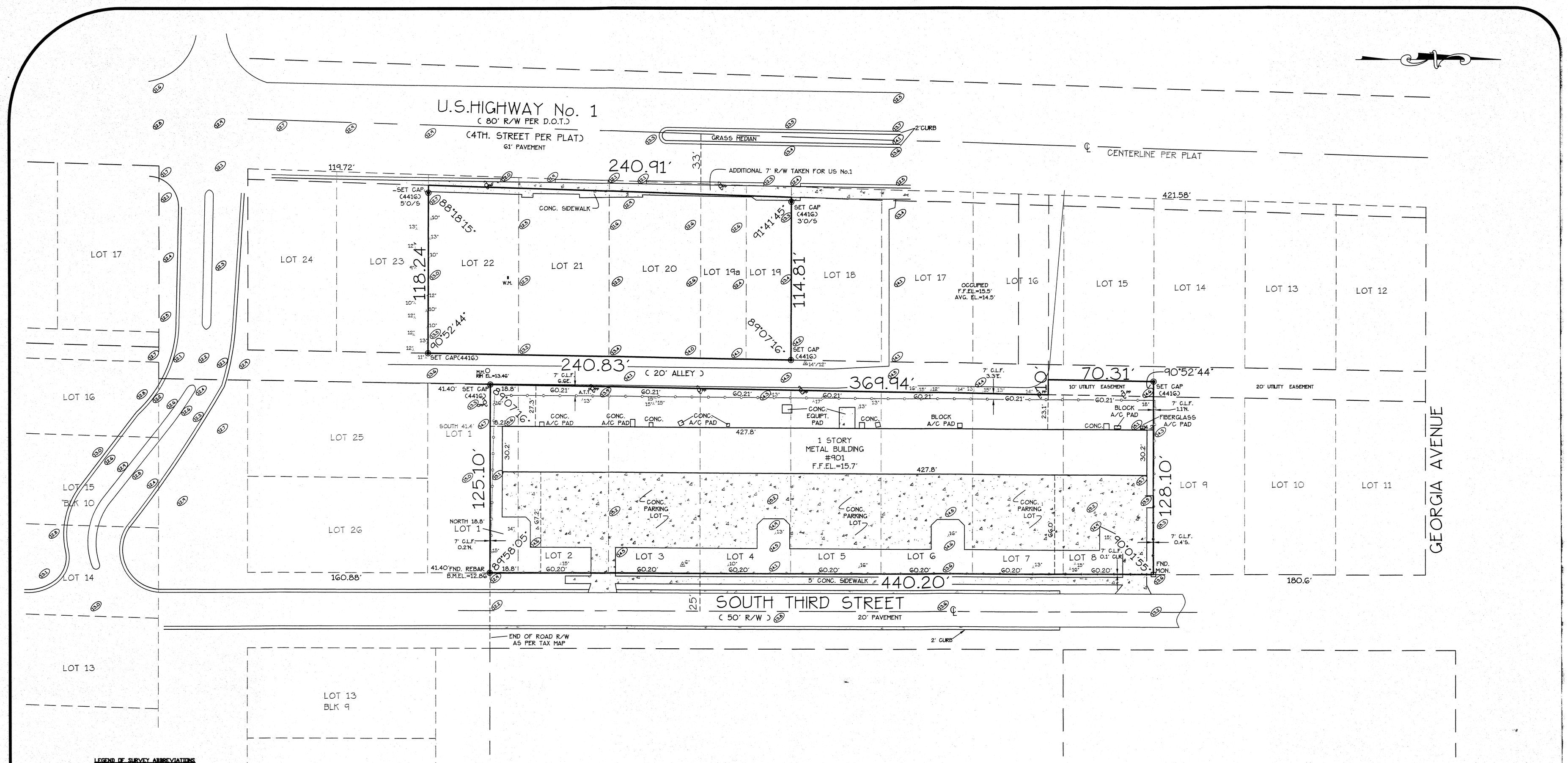
7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**

8. Limiting Conditions: This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Client _____ Date 10/7/14



LEGEND OF SURVEY ABBREVIATIONS

Δ	ARC DELTA	L	LENGTH
AC	ASH CONTAINER	LP	LIGHT POLE
AVE	AVENUE	M	MEASURED
AVG	AVERAGE	MH	MANHOLE
BM	BENCH MARK	MHWL	MEAN HIGH WATER LINE
BR	BEACH WALK	MON	MONUMENT
BLK	BLOCK	NAIL	NAIL & DISK
BLVD	BOULEVARD	N	NORTH
C	CURVE	No	NUMBER
CALC	CALCULATED	NOC	NOT INCLUDED
CB	CHORD BEARING	OE	OVERHEAD ELECTRICAL
C.B.S.	CONCRETE BLOCK STRUCTURE		WIRES
CD	CHORD DISTANCE	PG	PAGE
℄	CENTERLINE	PK	PARKER KALON NAIL
CLR	CLEAR	P	PLAT
C.L.F.	CHAIN LINK FENCE	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PI	POINT OF INTERSECTION
COR	CORNER	PL	PROPERTY LINE
CT	COURT	PL	POWER METER
C/S	CONCRETE SLAB	POB	POINT OF BEGINNING
D	DEED	PRC	POINT OF REVERSE CURVE
DB	DEED BOOK	PRM	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PP	POWER POLE
		PT	POINT OF TANGENCY
DF	DRAINFIELD	R	RECORD BY PLAT OR DEED
DIST	DISTANCE	RAD	RADIUS, OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
		S	SOUTH
DR	DRIVE	SEC	SECTION
DRAIN	DRAINAGE	SQ.FT.	SQUARE FEET
DWY	DRIVEWAY	S.R.	STATE ROAD
E	EAST	ST.	STREET
ESMT	EASEMENT	STA.	STATION
ELEC	ELECTRICAL	STRUC.	STRUCTURE
EL.	ELEVATION	SUB	SUBDIVISION
F.F.	FINISH FLOOR	T	TANGENT
FB	FIELD	TBM	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	TEL	TELEPHONE
FCM	FOUND CONCRETE MONUMENT	TRACT	TRACT
		TWP	TOWNSHIP
FPL	FLORIDA POWER & LIGHT	TC	TO CONCRETE
I.P.	IRON PIPE	U & D	UTILITY & DRAINAGE
I.R.	IRON ROD	UTIL	UTILITY
F	FIELD	V	VEST
F/N	FOUND NAIL	WF	WOOD FENCE
GOVT	GOVERNMENT	WM	WATER METER
GR.	GRADE	WV	WATER VALVE
GND	GROUND	Δ	DELTA ANGLE
HORZ	HORIZONTAL		COMBINED LOTS
HW	HEAD WALL		

NOTE: ALL SET POINTS ARE 18" LONG #5 REBAR WITH CAP LABELED PSM WEH 4416

TREE LEGEND:
△ = UNKNOWN TREE
⅄ = PALM TREE

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. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. ORIGINAL BM: N.G.S. DESIGNATION – E 401 (11.96' N.A.V.D.)

LEGAL DESCRIPTION:

THE NORTH 18.8 FEET OF LOT 1 AND ALL OF LOTS 2-8. BLOCK 8 ALONG WITH THAT PORTION OF AN EXISTING 20 FOOT ALLEYWAY LYING ADJACENT TO LOT 8 AND THE NORTH 10 FEET OF LOT 7. PINEWOOD SUBDIVISION.ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.
CONTAINING 1.25 ACRES MORE OR LESS

AND

LOTS 19, 19A. 20. 21 AND 2. BLOCK 8. PINEWOOD SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. LESS 5ND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY No. 1
CONTAINING 0.59 ACRES MORE OR LESS

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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

10/6/14
DATE

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

BASE FLOOD EL.=17.0'

SURVEY TYPE: BOUNDARY/SITE	DATE:	REVISIONS:	BY:	FLOOD ZONE: AH EFFECTIVE DATE 8/19/1991 PANEL No. 12111C0187 G
	10/3/14	TREE LOC./ADD ELEV.	JDJ	CERTIFIED TO:
CHECKED BY: W.E.H				ARTISTRY IN MOSAICS, INC.
DRAWN BY: J.D.J.				
FIELD BOOK No. 218				
PAGE No. 14				
FIELD DATE: 4/26/06				
SCALE: 1"=30'				
JOB No. 06-176				

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, STEPHEN GREY
1803 SOUTH 25TH STREET
SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6429714
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 10/01/12 128111078

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN GREY

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12100104217

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC#6429714

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100104217

DATE	BATCH NUMBER	LICENSE NBR
10/01/2012	128111078	RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, STEPHEN GREY
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations/Licenses/Certifications

Florida State Registered Trainee Real Estate Appraiser #RI10869

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. – July 2005 to Present

Education

Appraisal Institute – USPAP
Gold Coast School of Real Estate – Course AB I
Appraisal Institute – Course 310
Gold Coast School of Real Estate – Mastering Real Estate Appraisal AB II
Williamson's School of Real Estate – Course AB III
IFFREC – 15-Hour National USPAP – AB IV

Appraising/Research Expertise

Agricultural Land
Citrus Groves
Funeral Homes
Gas Stations
Institutional Properties
Insurable Value
Marinas
Medical Office Buildings
Office Buildings
Single-Family Residential
Subdivisions
Townhouses
Vacant Land

Organizations and Affiliations

Southern Kingfish Association

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

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STATE OF FLORIDA AC# 685732
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RI10869 11/28/12 128153885

REGISTERED TRAINEE APPRAISER
BLACKWELL, CHRIS ALAN

HAS REGISTERED under the provisions of Ch.475
Expiration date: NOV 30, 2014 L12112801670

DETACH HERE

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AC#685732

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12112801670

DATE	BATCH NUMBER	LICENSE NBR
11/28/2012	128153885	RI10869

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 08/03/2015

Re: Zoning Atlas Amendment & Planned Development - Inlet Palms - 1502 Seaway Drive

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

---

SUBJECT:

Ordinance No. 15-048 - Approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density, to PD, Planned Development, along with Planned Development Plan for the Inlet Palms Townhomes located at 1502 Seaway Drive, Fort Pierce, FL. FIRST READING

SUMMARY:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density Residential to PD, Planned Development, proposing a development plan providing seven (7) townhome units.

RECOMMENDATION:

Staff recommends that the City Commission **approve** the Zoning Atlas Amendment, Planned Development Plan as well as the Preliminary Plat.

ALTERNATIVES:

Approve with conditions; deny.

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Increased Ad-Valorem Tax Revenue

Attachments

Staff Report

Applications
Property Record Cards
Site Photos
Warranty Deed
Project Narrative
Environmental Statement, Historical Statement
Site Plan, Landscape Plan, etc.
Elevations
Ordiance 15-048

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	07/28/2015 02:11 PM
City Manager	Nick Mimms	07/28/2015 04:42 PM

Form Started By: Clarissa Davis
Started On: 06/30/2015 04:41 PM
Final Approval Date: 07/28/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Zoning Atlas Amendment & Planned Development- 1502 Seaway Drive

DATE: June 29th, 2015

STAFF REPORT

Owner: Foglia Contracting Corp.
1555 Indian River Blvd., Suite B141, Vero Beach, FL 32960

Applicant/Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960

Requested Action: Approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density, to PD, Planned Development; Approval of the Planned Development Plan & Design Review

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1; 2401-501-0279-010-4

Current Zoning: R-4A, Hutchinson Island Medium Density

Proposed Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
n/a	R-4A	R-3	C-5

Parcel(s) Size: .828 acres

Staff Analysis:

The applicant is requesting the approval of a Zoning Atlas Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density Residential to PD, Planned Development.

The site of this project is located at 1502 Seaway Drive on approximately .82 acres of land. This corridor is made up of single-family homes as well as condominiums built as late as the 1950's to the year 2010. The proposal is for seven (7) townhome units as well as private dock slips for its residents. Each unit will have its own private pool and walkway to the dock area. The property currently has an HIR, Hutchinson Island Residential Future Land Use designation which allows for such a use to be pursued.

The PD, Planned Development zoning district allows for applicants to determine their own reasonable parameters in terms of height, setbacks, lot coverage etc. and promote flexibility in design. Within the Fort Pierce City Code, as it relates to townhomes, there were a number of regulations that could not be met such as minimum lot width, depth, minimum distance between residential buildings etc. The applicant has noted the deficiencies of their proposal in their Statement of Need (attached).

The applicant has provided a narrative displaying site data and development parameters. The height of the townhome units vary, with the maximum height at 47'-4" from Fema Base Flood to peak of roof. Setbacks from the structures to the east and front property line are indicated at ten (10) feet, while the setback from the west and north property line is designated at fifteen (15) feet. Seven (7) feet separates units 1-3 from units 4-6. A total of 71.3% of the site is covered in impervious area including the pool areas. Green space is calculated at 28.7%.

TRC Comments:

TRC comments as well as the applicant's response are attached to this staff report. The applicant has replied to the comments and the updated plans have been transmitted to the departments for further review.

Planning Board Recommendation:

At their June 9th, 2015 meeting, the Planning Board voted unanimously to recommend approval for the application.

Staff Recommendation:

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.

As the proposed amendments meet the above standards, Staff recommends that the City Commission **approve** the Zoning Atlas Amendment and Planned Development Plan.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 1502 Seaway Drive, Ft. Pierce
2. Property Tax ID(s): 2401-501-0279-000-1 and 2401-501-0279-010-4
3. Total Acreage: 0.828
4. Existing Future Land Use Designation: HIR
5. Existing Zoning Classification: R-4A

6. Proposed Zoning Classification: PD (Planned Development)

7. Other applications being submitted concurrent with this application, if any:
Subdivision Preliminary Plat, Design Review, Development Review, Capacity Analysis

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant (previously a hotel)

9. Are there any identified or possible historical structures on the amendment lands? No, vacant

10. The reason for making this request: To develop seven (7) multifamily units

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	N/A		
South	Residential	RL	R-3
East	Residential	GC	C-5
West	College	GC	C-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8.00	0.828	AE-6 & 7 VE-8
Proposed	HIR	PD	8.45	0.828	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 1,820 GPD
Current Zoning	Total gallons per day 1,820
Proposed Zoning	Total gallons per day 1,820

Change in Demand	**Total gallons per day** 1,820

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 1,820
Current Zoning	Total gallons per day 1,820
Proposed Zoning	Total gallons per day 1,820
Change in Demand	**Total gallons per day** 1,820

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	0.00
Urban District	5 acres per 1,000 people	2.21	2.21	0.00
Community	2.5 acres per 1,000 people	2.21	2.21	0.00
Neighborhood	1.36 acres per 1,000 people	2.21	2.21	0.00

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	N/A	N/A
Current Zoning Enrollment Demand	1.01	0.43
Proposed Zoning Enrollment Demand	1.01	0.43
Change in Demand	0.00	0.00

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 2
Current Zoning	2
Proposed Zoning	2
Change in Demand	0

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 net increase proposed

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Foglia Contracting Corp
Mailing Address: 555 Indian River Boulevard Suite B141
City Vero Beach State FL Zip 60067
Phone # 954-444-6125
E-mail: jf33067@aol.com

13. Name of Applicant: Same as Owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

1555 Indian River Blvd, Suite B141, Vero Beach, FL 32960

Address State Zip

954-444-6125 jf33067@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 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.

Foglia Contracting Corp. 954-444-6125

Property Owner's Name (Please Print) Phone

1555 Indian River Blvd, Suite B141, Vero Beach, FL 32960

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
~~ST LUCIE~~ COUNTY)
Indian River

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by Joseph Foglia who is personally known to me or has produced as identification.

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA
LAUREN F. HAMILTON
MY COMMISSION # FF 176373
EXPIRES: February 7, 2019
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: _____

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 1502 Seaway Drive, Ft. Pierce

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

Project description Inlet Palms - Seven (7) multi-family units

Foglia Contracting Corp.	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
1555 Indian River Boulevard Suite B141	
Street Address	Street Address
Vero Beach, Fl. 32960	
City State Zip	City State Zip
954-444-6125	
Phone Number	Phone Number
jf33067@aol.com	
Email Address	Email Address

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Property Owner(s) Signature(s)

STATE OF FLORIDA Indian River COUNTY

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by Joseph Foglia who is personally known to me or has produced _____ as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA

LAUREN F. HAMILTON
MY COMMISSION # FF 176373
EXPIRES: February 7, 2019
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

❑ 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:

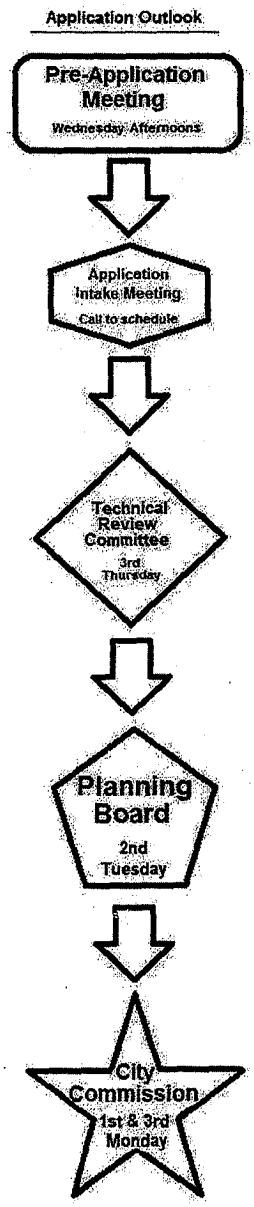
Application Type		
☑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 7

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

North	South	East	West
	Residential	Residential	College



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)

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Zoning

Design Review

Property address or Location 1502 Seaway Drive, Ft. Pierce
Parcel ID #(s) 2401-501-0279-000-1 and 2401-501-0279-010-4
Project Description Inlet Palms PD - Seven (7) multi-family units

Foglia Contracting Corp.	Same as Owner
Property Owner(s)	Applicant/Representative, Title, Company
1555 Indian River Boulevard Suite B141	
Street Address	Street Address
Vero Beach, Fl 32960	
City State Zip	City State Zip
954-444-6125	
Phone Number	Phone Number
jf33067@aol.com	
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Property Owner(s) Signature(s)

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Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
LAUREN F. HAMILTON
MY COMMISSION # FF 176373
EXPIRES: February 7, 2019
Bonded Thru Budget Notary Services
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Property Identification

Site Address: 1502 SEAWAY DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01C
Zoning: C5

Parcel ID: 2401-501-0279-000-1
Account #: 14814
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Belmont Ave Property LLC

2277 N Circle Drive
Palatine, IL 60067-0000

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)

Current Values

Just/Market Value:	$525,600
Assessed Value:	$525,600
Exemptions:	$0
Taxable Value:	$525,600

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.47
Land Size (SF):	20,412

Land Information

Total Area: 20,412 SF / 0.47 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	20412 SqFeetRate 2	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F94-001453	Dec 14, 1994	Roof	$13,000	$13,000
MC2002-116	Dec 27, 2002	Air Conditioning Only	$3,000	$155
DK2002-7	Dec 30, 2002	Dock	$18,000	$355
SH2003-8	Mar 21, 2003	Shed	$1,900	$100
DI2003-5	Mar 24, 2003	Demolition	$0	$100
CR2003-7	May 23, 2003	Alterations/Remodeling	$1,500	$125
MC2003-76	May 23, 2003	Air Conditioning Only	$2,400	$75
DM200563	May 5, 2005	Demolition	$2,440	$100

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 14, 2002	1528 / 1900	00	WD	S T O F Holdings LTD,	$875,000
Jul 13, 1999	1236 / 2507	00	WD		$560,000

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$525,600
Just/Market:	$525,600
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$525,600
Exemption(s):	$0
Taxable:	$525,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0	Fort Pierce Stormwater Charge	$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$525,600	$525,600	$0	$525,600
2013	$525,600	$525,600	$0	$525,600
2012	$1,051,200	$1,051,200	$0	$1,051,200

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Property Identification

Site Address: SEAWAY DR
Sec/Town/Range: 01/35S/40E
Map ID: 24/01C
Zoning: C5

Parcel ID: 2401-501-0279-010-4
Account #: 176878
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Belmont Ave Property LLC

2277 N Circle Drive
Palatine, IL 60067-0000

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)

Current Values

Just/Market Value:	$525,600
Assessed Value:	$525,600
Exemptions:	$0
Taxable Value:	$525,600

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.47
Land Size (SF):	20,412

Land Information

Total Area: 20,412 SF / 0.47 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	20412 SqFeetRate 2	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 14, 2002	1528 / 1900	00	WD	S T O F Holdings LTD,	$875,000

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$525,600
Just/Market:	$525,600
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$525,600
Exemption(s):	$0
Taxable:	$525,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0	Fort Pierce Stormwater Charge	$0.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2014	$525,600	$525,600	$0	$525,600
2013	$525,600	$525,600	$0	$525,600

This information is believed to be correct at this time but it is subject to change and is not warranted.

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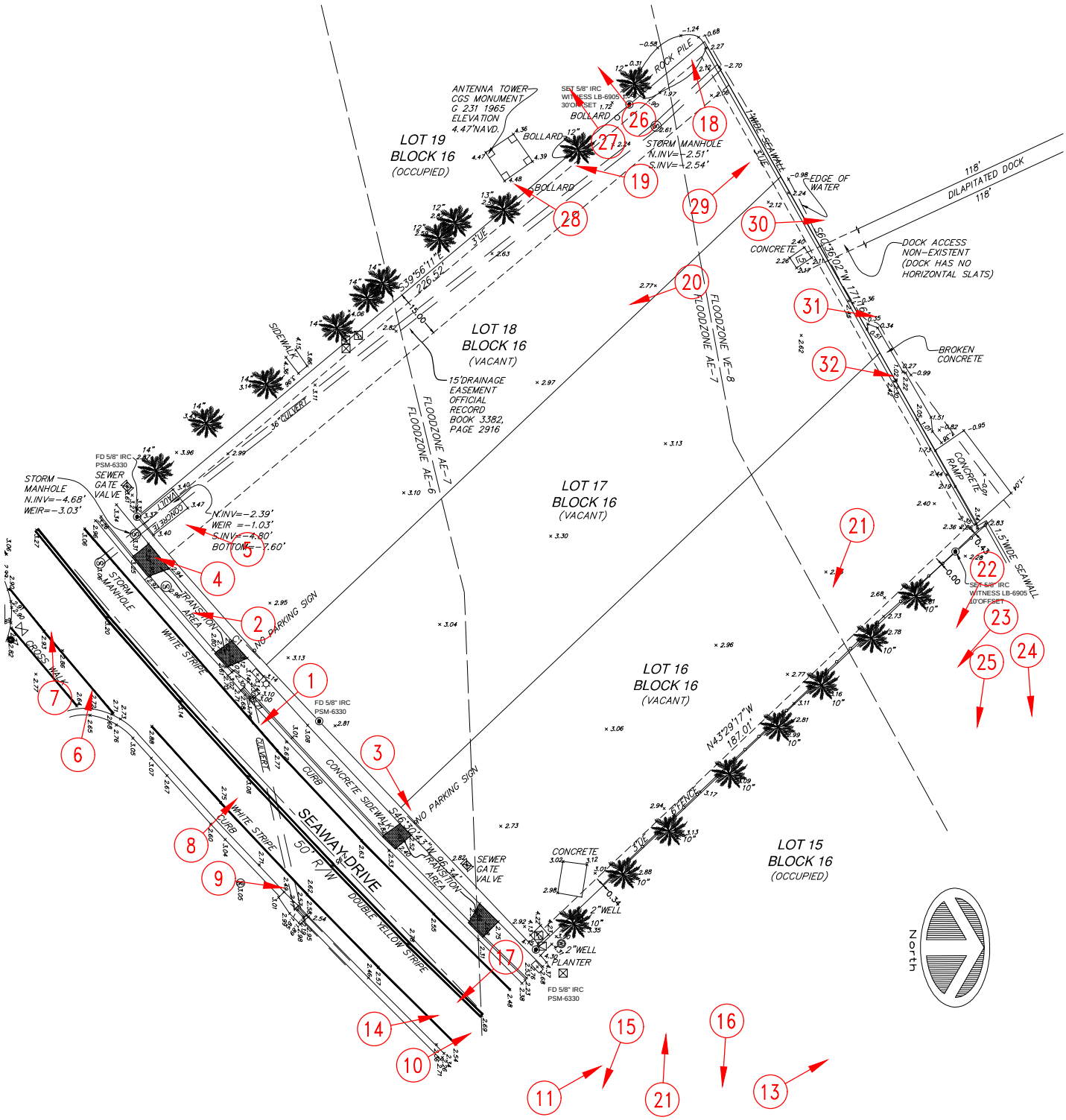
INDEX FOR PICTURE ORIENTATION



TOW AWAY
ZONE

U.S. COAST GUARD
AUXILIARY
FLOTILLA 58
420
CRCA

U.S. COAST GUARD
AUXILIARY
FLOTILLA 56
TOW AWAY
ZONE
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED
AT OWNER'S EXPENSE
SPORT'S
TOWING & STORAGE, INC.
772-467-0404
772-671-0404

U.S. COAST GUARD
AUXILIARY
FLOTILLA 84
COASTAL LIVING
595-0555

.94 Acre FOR SALE
R-4 A
Zoned for 3 Luxury Homes or
7-8 Spectacular Condos/Townhomes
DEP Approved for up to 20 Deep Water Boat Slips
Sun Group Realty Inc
Colleen Barnes
772-216-1991
TOW-AWAY ZONE

SPEED
LIMIT
35

1608

1601

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.

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 Darsky

Print Name: Ross Hulzman

COPY

THE FOREGOING INSTRUMENT was acknowledged before me on this 14 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

COPY

Carol Ann Collier
MY COMMISSION EXPIRES
March 15, 2005
#DD003112
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

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

April 30, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Project Narrative
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Ms. Grohall:

The current property is Zoned Hutchinson Island Medium Density Residential Zone (R-4A). This zoning is primarily for a residential use. This may be a single family dwelling, duplex, triplex, quadplex or townhome. The proposed project would be considered as a townhome project. We would gladly have used the existing zoning and the existing zoning requirements. Unfortunately, the Zoning code is written in such a way that will not allow this site to be built as a townhome design. The following is a list of items that cannot be met by this project for the existing zoning requirements:

1. Sec 22-27.1 (b)(1)f. and Sec 22-3 Townhome Development Definition.
   Required: The minimum lot width for townhome developments shall be two hundred (200) feet.
   Proposed: The current lot width is 180.1' along the south property line and 171.16' along the north property line. This is substantially lower than the 200 foot minimum lot width.

2. Sec 22-27.1 (b)(1)f.
   Required: Townhome Developments shall be subdivided into a minimum lot width of sixteen (16) feet and a maximum lot width of twenty-four (24) feet.
   Proposed: Unit/Lot 2 and 5 are a minimum of 24.7' wide. Unit/Lot 7 is 28.0' wide. All three of these Unit/Lots do not meet the code requirement of a maximum of 24.0'.

3. Sec 22-27.1 (b)(1)i.
   Required: The minimum lot depth for townhome development shall be ninety (90) feet.
   Proposed: Unit/Lot 7 is proposed with a depth of 67.9'. This does not meet the code requirement of 90.0'.

4. Sec 22-27.1 (b)(2)h.
   Required: The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass.
   Proposed: The distance between Unit 3 and Unit 4 is 7.3'. This does not meet the 20.0' required setback.

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

5. Sec 22-3 Definition of Dwelling, townhome.
   Required: A single dwelling unit attached by at least one but no more than two-party wall(s) along more than fifty (50) per cent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall(s) being centered on the common property line(s) between adjacent lots.
   Proposed: Unit/Lot 7 does not have a common wall with any other unit. This Unit/Lot does not meet this requirement.

These five requirements cannot be met by the developer for the project that is being submitted for site plan approval. We have no choice but to submit for the rezoning to Planned Development (PD).

The Development will be classified as Anglo Caribbean Transitional. This meets the intent of the development Objectives of the City and the City's Comprehensive Plan.

The property will be divided into seven (7) lots to serve seven (7) multi-family units. Each unit will be owned fee simple. All areas outside each individual lot will be maintained by the Homeowners Association.

The parcel size is 0.828 acres. The building lot coverage is 0.228 acres or 27.6%. The density proposed is 8.45 units/acre. The total amount of open space is 0.238 acres or 28.7%. We have no non-residential acreage.

The development will be built in one single phase. We are not proposing any phasing at this time.

The list of exceptions are depicted at the beginning of the report and listed on the site plan.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

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

April 30, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Environmental Statement/Assessment**
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Ms. Grohall:
Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Environmental Assessment for the impacts of the site from the zoning change of R-4A to PD.

History of the site:
The site was previously developed with a hotel named Caribbean. The hotel suffered major damage during the hurricanes. The hotel was demolished due to the damage. The current site is vacant with mostly grass and some dirt access.

Existing Zoning:
The current zoning of Hutchinson Island Medium Density Residential Zone (R-4A) is primarily for a residential use. This may be a single family dwelling, duplex, triplex, quadplex or townhome. The R-4A zoning allows for a maximum 45% lot coverage and a minimum 25% open space.

Proposed Zoning:
The proposed Zoning is Planned Development (PD). This zoning allows for flexibility in the code to satisfy the needs of the development. The submittal states that we are submitting for the same maximum 45% lot coverage and the same minimum 25% open space. The code actually allows for the PD Zone to have a 20% open space.

Impacts of the Zoning Change and the Proposed Development:
We feel that the Zoning change and Proposed Development will have no anticipated impacts to the environment for the following reasons:

1. The Zoning change and Proposed Development have the same lot coverage and open space as the existing zoning.
2. The parcels do not contain native habitat.
3. The stormwater system has the same requirements for either zoning.
4. The adjacent Fort Pierce Inlet will not be affected because both zonings will have the same open space, impervious area, and stormwater system requirements.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
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SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

April 30, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Historical Report**
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the above parcels in preparation of this Historical Report as part of the application for Zoning Atlas Map Amendment.

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. This land is not historically significant to the City of Ft. Pierce.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

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Certification of Authorization No: 00008668

PLANNED DEVELOPMENT

FOR

INLET PALMS

SECTION 01, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP

LEGAL DESCRIPTION

LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	PRELIMINARY PLAT
6	SITE PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9	LANDSCAPE PLAN
10	CROSS SECTIONS
11-13	MISCELLANEOUS DETAILS
14	AERIAL
ATTACHED	SURVEY

SITE DATA

OWNER	BELMONT AVE PROPERTY, LLC 2277 N. CIRCLE DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED (PREVIOUSLY A HOTEL)
PROPOSED USE	SEVEN (7) MULTI-FAMILY UNITS
PROJECT LOCATION	NORTH SIDE OF SEAWAY DRIVE AT DESOTO STREET
SITE ADDRESS	1502 SEAWAY DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2401-501-0279-000-1 AND 2401-501-0279-010-4
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED PD ZONING	PROPOSED DEVELOPMENT
MIN. OVERALL LOT WIDTH	200'	175'	178.8'
MIN. INTERIOR LOT SIZE	1,500 SF	1,500 SF	2,949 SF
MAX. INTERIOR LOT WIDTH	24'	25'	24.7'
MIN. INTERIOR LOT DEPTH	90'	65'	67.9'
MIN. YARD SETBACKS:			
FRONT (SOUTH)	10'	10'	10.0'
SIDE (WEST)	10'	10'	15.0'
SIDE (EAST)	10'	10'	10.0'
REAR (NORTH)	15'	15'	15.0'
DISTANCE BETWEEN BLDGS.	20'	5'	7.0'
MAX. LOT COVERAGE BY BLDGS	45%	45%	27.6%
MIN. OPEN SPACE	25%	25%	28.7%
MAX. IMPERVIOUS AREA	75%	75%	71.3%
MAXIMUM DENSITY	8 UNITS/ACRE	8.5 UNITS/ACRE	8.45 UNITS/ACRE
A/C/ PAD SETBACK	10'	4'	4'
MAX. BLDG. HEIGHT	45'	*SEE BELOW	*SEE BELOW

* UNITS 1 AND 3 – 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 2 – 47'-4" ABOVE VE 7' NAVD
UNITS 4 AND 6 – 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 5 – 47'-4" ABOVE VE 7' NAVD
UNIT 7 – 43'-8 3/4" ABOVE DATUM 6' NAVD

AREA CALCULATIONS:

SITE AREAS:

			PROPOSED	
DEVELOPABLE AREA::	36,055	SF	0.828	AC	100.0%
IMPERVIOUS AREA:	25,695	SF	0.590	AC	71.3%
BUILDING AREA:	9,938	SF	0.228	AC	27.6%
DRIVEWAY/CONCRETE/PORCH AREA:	10,912	SF	0.251	AC	30.3%
POOL/PATIO/WALKWAY AREA:	4,845	SF	0.111	AC	13.4%
PERVIOUS AREA:	10,360	SF	0.238	AC	28.7%
GREEN SPACE:	10,360	SF	0.238	AC	28.7%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 2 SPACE PER UNIT
7 UNITS X 2 SPACES/UNIT = 14 SPACES
PROVIDED: 14 INTERIOR DRIVEWAY PARKING SPACES

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
7 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 55 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
8/15	1/16

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE "D" OR "F"), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

☐ JOSEPH W. SCHULKE, P.E. REG. No 47048
☐ JODAH B. BITTLE, P.E. REG. No 57396
☐ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, (½" OR GREATER) SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS,PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDAROS, IN ADDITION TO THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAYBE NECESSARY AT CONTRACTOR'S EXPENSE. NOI TO BE POSTED ON SITE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDAROS.
    B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING". UNLESS DEWATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER AND TO CITY OF FT. PIERCE.
20. SEE ADDITIONAL DETAILS, SPECIFICATIONS AND REQUIREMENTS OF SHEET 4, 11-13.

STORMWATER POLLUTION PREVENTION PLAN

A SITE PLAN MUST BE DEVELOPED AND MUST CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:
1. DRAINAGE PATTERNS,- SEE SURVEY AND DRAINAGE PLAN SHEET 3 & 7.
2. APPROXIMATE SLOPES AFTER MAJOR GRADING ACTIVITIES - SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE, - SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED - N/A.
5. LOCATION OF ALL MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS,-THIS SHEET.
6. THE LOCATION OF EXPECTED STABILIZATION PRACTICES, -THIS SHEET.
7. NO WETLANDS AND SURFACE WATERS.
8. LOCATIONS WHERE STORMWATER MAY DISCHARGE TO A SURFACE WATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:
DEMOLITION, LAND CLEARING, EARTHWORK, PAVING AND UTILITY WORK FOR BUILDING, PARKING AND SITE IMPROVEMENTS.

DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
1. SITE PREPARATION AND STABILIZE CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND PERIMETER OF SITE. INSTALL TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND. CONSTRUCT BERM ON PERIMETER AND TEMPORARY SWALES AS SHOWN ON PLANS. BERM SHALL BE CONSTRUCTED USING INITIAL IMPORTED FILL MATERIAL. THE BERM AND SWALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE: 0.828 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED: 0.828 ACRES

EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE:
SEE SOIL BORINGS BY SHEETS 2. NO DISCHARGE FROM DISTURBED AREAS IS ANTICIPATED.

DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:
ENTIRE SITE = 0.828 ACRES

LATITUDE AND LONGITUDE OF THE SITE:
LATITUDE = N 27° 28' 04.1"
LONGITUDE = W 80° 17' 53.9"

BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED:
THE CONTRACTOR WILL USE HAY BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BMPS. THE TIME FRAMES FOR CLEARING, EARTHWORK, AND ANTICIPATED BMP'S ARE:

1. INSTALL SILT FENCE AT PERIMETER OF SITE AND SILT BARRIERS AT DOWNSTREAM DITCHES/SWALES.
2. CLEAR/GRUB AREA NECESSARY FOR TEMPORARY GRAVEL DRIVEWAY AND ADJACENT SWALE.
3. CONSTRUCT TEMPORARY GRAVEL DRIVEWAY WITH SWALE, AND GRADE/SOD SWALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
5. CONSTRUCT 12" RCP AND MITERED END SECTIONS.
6. IMPORT FILL MATERIAL:
   -CONSTRUCT CONTAINMENT BERMS . SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DOWNSTREAM SILT BARRIERS AND PERIMETER SILT FENCE, DURING CONSTRUCTION.
8. INCORPORATE ADDITIONAL BMP'S WHEN NEEDED DURING THE COURSE OF CONSTRUCTION.
   -POLLYWADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND PIPES ARE INSTALLED.
   -PROVIDE STOCKPILE PROTECTION, CONCRETE/ STUCCO WASH AREAS, AND OTHER BMP'S WHEN NECESSARY TO CONTAIN PROPOSED WORK.

TEMPORARY AND PERMANENT STABILIZATION PRACTICES:
-TEMP. HAY BALES/SILT FENCES/FLOATING TURBIDITY BARRIERS PER PLAN. FILTER FABRIC SHALL BE PLACED UNDER THE ROCK GRAVEL DRIVEWAY, AT ALL SWALE OUTFALLS, AND RETENTION POND OUTFALLS.
-PERM. SEEDED/MULCHED,SOD. CONTROLLED GRADING AND DRAINAGE TO DETENTION BASINS.
-STABILIZE ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS - USE RYE GRASS PER MANUFACTURER'S APPLICATION RATES, AND MULCHED WITH STRAW AT 4000 LB PER ACRE.

STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM RECEIVING WATERS:
-TEMP. GRAVEL ENTRANCE ROAD, GRADED TO DRAIN TO A TEMPORARY SEDIMENT SWALE OR RETENTION AREA.
-TEMP. DRAINS TO RETENTION PONDS
-TEMP. BERMS AT PROJECT PERIMETER - PER PLAN.
-INLETS/OUTLETS WILL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED HAY BALES.
-SILT FENCE SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF DISTURBED AREAS.
-A DOUBLE ROW OF SILT FENCE WILL BE PROVIDED AROUND ALL STOCK PILE AREAS.

PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES.
-WET DETENTION SYSTEMS INCORPORATED AS PERMANENT BMP FOR WATER QUALITY CONTROL.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLOWING POTENTIAL POLLUTANTS:
WASTE DISPOSAL:
-ON SITE WASTE WILL BE CONTAINERIZED, CONTRACTOR IS RESPONSIBLE FOR RECYCLING ALL WASTE MATERIALS, WITH A MINIMUM REQUIREMENT OF 75%.
-CONCTERE/ STUCCO WASH AREA SHALL BE PROVIDED.
-STOCKPILE AREAS SHALL BE PROTECTED WITH SILT FENCE AND STABILIZED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DAYS.

OFFSITE VEHICLE TRACKING:
-PROVIDE HARD SURFACE AT TEMP. DRIVEWAY (ROCK/GRAVEL DRIVEWAY).
-REGULAR MAINTENANCE OF ADJACENT ROAD RIGHT OF WAY, INCLUDING STREET SWEEPING, & RUT REPAIR IN NON-PAVED AREAS.

APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES:
-NONE PROPOSED.

STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:
-NONE PROPOSED.

DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS.
-CONTRACTOR SHALL HAVE SWPPP COMPONENTS INSPECTED BY A FDEP CERTIFIED INSPECTOR AND MAINTAIN ALL CONTROLS DAILY, AND HAVE WEEKLY SWPPP INSPECTION REPORTS PREPARED, AND WITHIN 24 HOURS OF THE END OF ANY RAINFALL EVENT THAT IS ½" OR GREATER.
-ENGINEER SHALL INSPECT PERIODICALLY.

NOTES:
1. THIS PLAN (SHEETS 4 AND 5), COPY OF FDEP NOI (STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES) AND ALL REQUIRED INSPECTION REPORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KEPT AT THE PROJECT SITE.
2. THE FOLLOWING CERTIFICATION SHALL BE COMPLETED BY AL CONTRACTORS/ SUB-CONTRACTORS RESPONSIBLE FOR ANY PORTION OF THE IMPLEMENTATION OF THE S.W.P.P.P.:

CERTIFICATION:
" I CERTIFY UNDER THE PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER,"

SWPPP DESCRIPTION OF WORK/ RESPONSIBILITY	NAME TITLE	CONTRACTOR OR SUB CONTRACTOR (NAME, ADDRESS, PHONE)	NAME/SIGNATURE TO CERTIFICATION	DATE
			BY: SIGNATURE	
			BY: SIGNATURE	
			BY: SIGNATURE	

PLAN PREPARATION:
1. THIS PLAN ORIGINALLY PREPARED BY THE OWNER'S ENGINEER. THIS PLAN WILL BE MADE AVAILABLE TO CONTRACTOR TO EDIT, CHANGE, MODIFY, AS IT DEEMS NECESSARY FOR COMPLIANCE WITH FDEP REGULATIONS, PERMIT CONDITIONS, AND AS REQUIRED FOR CONTRACTOR TO SIGN THE CERTIFICATION BELOW.
2. THE FOLLOWING CERTIFICATION SHALL BE SIGNED BY THE ENTITY (CONTRACTOR) RESPONSIBLE FOR SWPP PLAN IMPLEMENTATION:

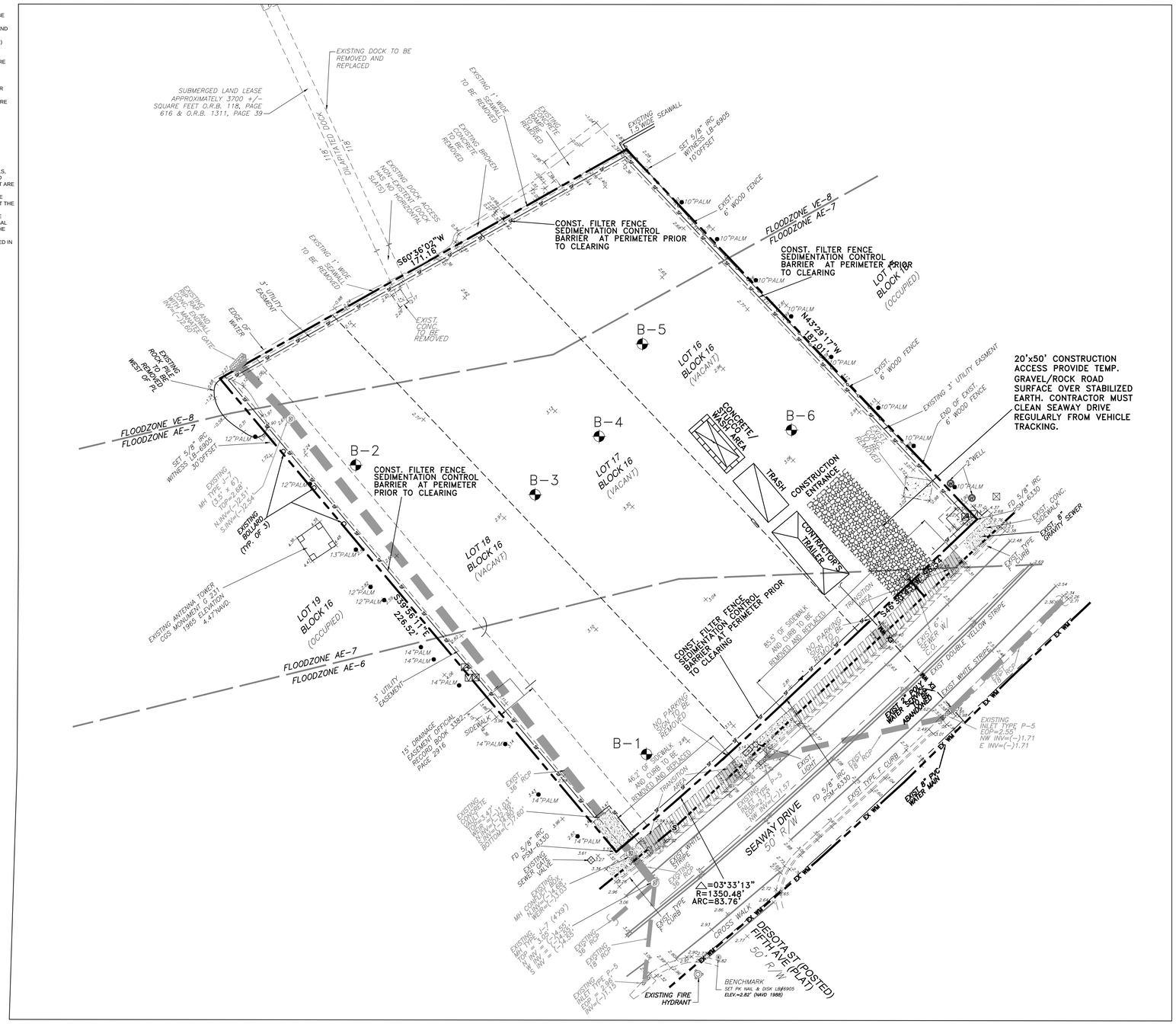
" I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

BY:_____ DATE:_____.

SIGNATURE _____

ARCHAEOLOGICAL:
IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

EROSION AND SEDIMENTATION CONTROL
A. THE LAND DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWES PRACTICAL EROSION POTENTIAL
B. LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION.
C. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
D. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS
E. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE.
F. WHENEVER FEASIBLE, NATURAL VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
G. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
H. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
I. ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATION OR THE SLOPING SURFACE OF FILLS.
J. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURESUNTIL HE DISTURBED AREA IS STABILIZED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJOINING PROPERTY.
L. FILLS MAY NOT ENCROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS WITHOUT ADEQUATE PROVISIONS FOR AN EQUIVALENT ALTERANTE SYSTEM WITH A POSITIVE OUTFALL.
M. ALL R.O.W.'S, WATERWAYS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A TWENTY (20) FOOT WIDE STRIP OF GRASS OR OTHER SUITABLE MEANS.
N. GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS NOT FEASIBLE AND PROVIDED IN ANY CASE, THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	- PROFESSIONAL LAND SURVEYOR	(P)	- PLAT		23.5	- PROPOSED GRADE
PSM	- PROFESSIONAL SURVEYOR & MAPPER	(C)	- CALCULATED		NAVD	- NORTH AMERICAN VERTICAL DATUM
LB	- LAND SURVEYING BUSINESS		- TRAFFIC CONTROL BOX		23.5	- TYPICAL ELEVATION
℄	- CENTERLINE		- GUY WIRE		A/C	- AIR CONDITIONER
R	- RADIUS		- WOOD UTILITY POLE		CONC.	- CONCRETE
L	- LENGTH		- TELEPHONE SERVICE		F.F.	- FINISH FLOOR
Δ	- DELTA ANGLE		- CABLE T.V. BOX		BSB	- BUILDING SETBACK LINE
E/P	- EDGE OF PAVEMENT		- ELECTRIC BOX		EL./ELEV.	- ELEVATION
B/C	- BACK OF CURB		- LIGHT POST		R/W	- RIGHT OF WAY
B.M.	- BENCHMARK		- WELL		AB	- AS-BUILT
POC	- POINT OF COMMENCEMENT		- HYDRANT		P/K	- PARKER-KALON
POB	- POINT OF BEGINNING		- GATE VALVE			
○	- (PCP) PERMANENT CONTROL POINT		- IRRIGATION VALVE			
PCP	- PERMANENT CONTROL POINT		- WATER METER			
	- (PRM) PERMANENT REFERENCE MONUMENT		- SANITARY MANHOLE			
PRM	- PERMANENT REFERENCE MONUMENT		- SANITARY SERVICE			
O	- (IP) IRON PIPE		- SEPTIC TANK			
IP	- IRON PIPE		- DRAINAGE MANHOLE			
●	- (IRC) IRON ROD & CAP		- CURB INLET			
IRC	- IRON ROD & CAP		- SURFACE INLET			
□	- (CM) CONCRETE MONUMENT		- MITERED END SECTION			
CM	- CONCRETE MONUMENT		- CONCEPTUAL DRAINAGE			
FD	- FOUND		- STREET SIGN			
(M)	- MEASURED					

HATCH LEGEND
- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CURB TO BE REMOVED

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/2015

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006666
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL.772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

EXISTING CONDITIONS/ DEMOLITION AND POLLUTION PREVENTION PLAN

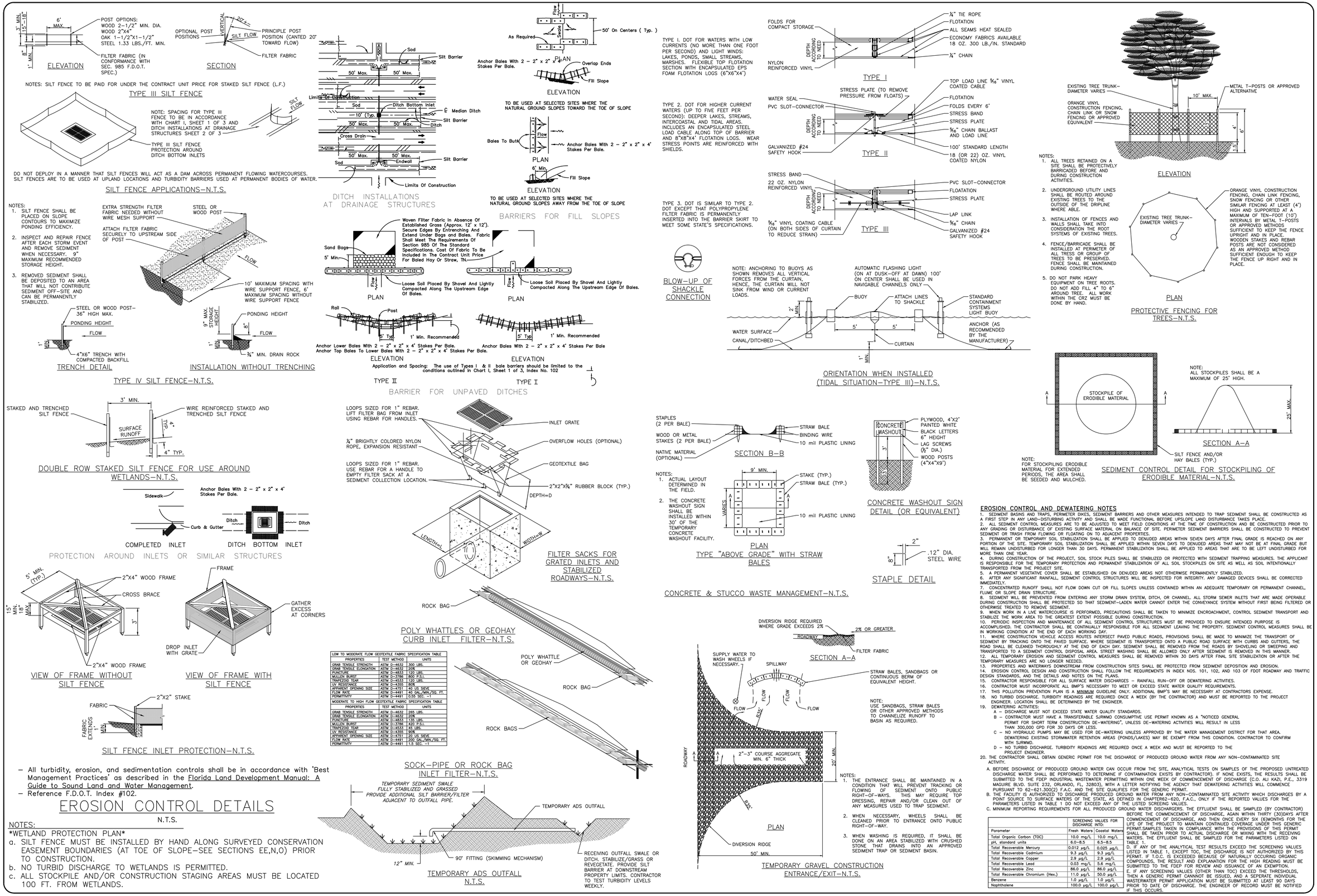
INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 2

PROJECT NO. 15-053



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 P.S.I.
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	0.50 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 P.S.I.
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

- All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

EROSION CONTROL DETAILS

N.T.S.

NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.

b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.

c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    - A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    - B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    - C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    - D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
    - A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    - B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
    - C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
    - D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
    - E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	NTS
DATE	4/15/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 0000668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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STORMWATER POLLUTION PREVENTION DETAILS

INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JOAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 3

PROJECT NO. 15-053

KSM
KELLER, SCHLEICHER & MacWILLIAM ENGINEERING AND TESTING, INC.
MARTIN (772) 337-7755 P.O. BOX 78-1377, SEBASTIAN, FL 32978-1377 SEBASTIAN (772) 589-0712
PALM BEACH (561) 845-7445 www.ksmengineering.net MELBOURNE (321) 768-8488
FAX (561) 845-8876 E-Mail: KSMWKSMENGINEERING.NET ST. LUCIE (772) 229-9093
C.A.: 5693 FAX (772) 589-6469

April 21, 2015

Joseph Foglia
Foglia Construction
622 Beachland Blvd.,
Vero Beach, FL. 32963

Re: The Inlet Palms
1502 Seaway Drive
Fort Pierce, Florida
KSM Project #: 150817-b

Dear Mr. Foglia:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. The data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

A. Site Description:

The site is located on the Fort Pierce Inlet at 1502 Seaway Drive, Fort Pierce, Florida. At the time of drilling, the waterfront site was cleared and fairly flat with no major vegetation.

B. Project Description:

It is our understanding that seven (7) townhomes are planned for the site. Although our office was not provided with detailed structural loads, for our geotechnical analysis, we have assumed the maximum wall loading for the 3-story structures will be about 7,000 pounds per linear foot along the wall foundation and less than 150 kips for any individual column loads.

Site grading for the new structure will include approximately several feet of structural fill to reach the desired grades.

C. The scope of our study consisted of the following:

1. Performed Standard Penetration Test Borings in the proposed construction area to estimate the subsoil relative density.
2. Measured the groundwater level at each boring.
3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.
4. Prepared this report to document our findings.

D. Site Investigation:

The site investigation program consisted of performing a total of six (6) Standard Penetration test borings in the proposed construction area. The borings were terminated at depths of 40 to 60 feet below existing grade. The locations of the borings are shown on the attached boring Location Plan.

The SPT borings were completed in accordance with procedures described in ASTM D-1586. A standard 1.5 inch I.D., 2 inch O.D. split-spoon sampler is driven into the soil by successive blows of a 140 pound hammer freely falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 in., is designated the Penetration Resistance, or "N" value. At regular intervals the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. Also, the groundwater table was allowed to stabilize and the depth of the groundwater elevation recorded from existing grade.

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

E. Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate there are soft soil layers located on the site including organic material. The soft and organic layers were encountered about 4 feet to 8 feet below grade. Another soft layer of gray clay and sand was found in two (2) of the soils borings at a depth of approximately 13 feet below existing grade. This layer is approximately 2 to 4 feet thick.

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft/organic soil layers found on the site, we do not recommend supporting the proposed structures on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

In order to avoid any damaging structural distress due to settlements, and based on past experience of other projects that had similar underlying subsurface conditions, we recommend the installation of a concrete pile supported foundation system. The concrete piles will carry the structural loads below the weak soil layers. We recommend using auger cast-in-place piles. Although we have not been furnished with estimated structural loads, we assume that the following capacities will be sufficient to support the intended loading.

Pile Diameter (Inches)	Pile Capacity (Kips)	Pile Depth (Feet)	Allowable Uplift (kips)	Lateral Load (kips)
14	36	25	20	5
14	45	30	28	5
14	75	37	40	5

All Piles should be installed and inspected in accordance to the recommendation published by the Auger Cast-In-Place Pile Committee of the Deep Foundation Institute.

F. Site Preparation:

The proposed building area, plus a minimum margin of five feet beyond the proposed building limits shall be stripped and grubbed of surface debris, including vegetation, roots and organic matter and proofrolled. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value to a depth of two feet.

After the exposed surface has been proofrolled, the building and pavement areas may be filled to the desired grades. The fill material shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve. Place structural fill in loose layers of 12 inches in thickness and compact each lift to at least 95 percent of its modified dry Proctor value.

We recommend field density tests and on-site inspection be performed at appropriate times during the earth work operations in order to verify that the site preparations have been properly constructed.

G. Swimming Pools:

The pool shell and pool deck can also be supported on a pile foundation system.

An alternative would be to over-excavate the pool site completely removing the soft organic material from 4 feet to 8 feet and replace it with 3/4 stones. Compact the 3/4" stone with a "jumping jack" compactor in 12 inch lifts so the subgrade below the pool is firm and stable. Call for an inspection to verify that the site has been properly prepared prior to placing the pool shell reinforcing.

Backfill material behind the pool shell shall consist of clean granular sand with less than 10 percent "fines" passing the U.S. No. 200 sieve. Place backfill material in loose lifts of 12 inches in thickness and compact each lift to no less than 95 percent of its modified dry Proctor value (ASTM D 1557).

H. Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to call.

STATE OF FLORIDA
JULIE E. KELLER
No. 68366
STATE REGISTERED
PROFESSIONAL ENGINEER

Email TO: 3353957@aol.com; wstoddard@sbsengineers.com

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BORING NUMBER B-1
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 4.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand and Shell	SS		7-8-8 (16)			
		Gray Sand and Shell	SS		6-7-7 (13)			
5		Sand and Organics	SS		3-2-2 (4)			
		Organics	SS		0-0-2 (2)			
		Gray Sand and Shell	SS		4-4-7 (11)			
10								
15			SS		4-3-3 (6)			
20			SS		14-22-13 (35)			
25		Gray Sand with Rock and Shell	SS		11-7-8 (15)			
30		Gray Clay and Shell	SS		2-3-3 (6)			
35		Gray Sand and Shell	SS		11-18-22 (40)			

(Continued Next Page)

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BORING NUMBER B-1
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
30		Gray Sand and Shell (continued)						
40			SS		9-11-16 (27)			

Bottom of borehole at 40.0 feet.

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BORING NUMBER B-2
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand	SS		5-9-11 (20)			
		Brown Sand with Shell	SS		6-6-6 (12)			
5		Gray Sand with Organics	SS		3-2-1 (3)			
		Organics	SS		0-0-3 (3)			
		Gray Sand with Shell	SS		4-4-7 (11)			
10								
15		Gray Clay and Sand	SS		2-1-1 (2)			
		Gray Sand with Shell						
20			SS		14-13-9 (22)			
25			SS		6-4-6 (10)			
30			SS		3-2-2 (4)			
35			SS		10-10-16 (26)			

(Continued Next Page)

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BORING NUMBER B-2
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Gray Sand with Shell (continued)						
40			SS		10-11-12 (23)			
45			SS		6-8-10 (18)			
50			SS		6-8-8 (16)			
55			SS		8-11-11 (22)			
60			SS		14-11-16 (27)			

Bottom of borehole at 60.0 feet.

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BORING NUMBER B-3
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.50 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand	SS		6-7-7 (14)			
		Gray Sand with Shell	SS		6-6-6 (12)			
5		Organics	SS		2-1-1 (2)			
			SS		0-0-0 (0)			
		Gray Sand with Shell	SS		8-8-10 (18)			
10								
15			SS		3-3-2 (5)			
20			SS		7-10-14 (24)			
25			SS		8-12-12 (24)			
30			SS		4-3-4 (7)			
35			SS		7-10-14 (24)			

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BORING NUMBER B-3
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Gray Sand with Shell (continued)						
40			SS		8-8-7 (15)			

Bottom of borehole at 40.0 feet.

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BORING NUMBER B-4
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand	SS		8-8-14 (22)			
		Brown Sand with Shell	SS		8-7-7 (14)			
5		Gray Sand with Shell	SS		3-2-1 (3)			
		Organics	SS		0-0-0 (0)			
		Gray Sand with Shell	SS		8-11-14 (25)			
10								
15			SS		3-2-2 (4)			
20			SS		8-14-18 (32)			
25			SS		7-7-6 (13)			
30			SS		1-1-4 (5)			
35			SS		9-9-13 (22)			

(Continued Next Page)

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BORING NUMBER B-4
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Gray Sand with Shell (continued)						
40			SS		10-10-12 (22)			

Bottom of borehole at 40.0 feet.

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BORING NUMBER B-5
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand	SS		6-6-6 (12)			
		Brown Sand with Shell	SS		11-13-14 (26)			
5		Organics	SS		2-1-1 (2)			
			SS		0-0-0 (0)			
		Gray Sand with Shell	SS		3-3-7 (10)			
10								
15			SS		1-1-1 (2)			
20			SS		10-13-14 (27)			
25			SS		13-9-12 (21)			
30		Gray Sand with Clay and Shell	SS		1-3-6 (9)			
35		Gray Sand with Shell	SS		13-15-12 (27)			

(Continued Next Page)

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BORING NUMBER B-5
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Gray Sand with Shell (continued)						
40			SS		11-10-8 (18)			
45			SS		7-8-13 (21)			
50			SS		3-5-5 (10)			
55			SS		4-4-7 (11)			
60			SS		4-4-10 (14)			

Bottom of borehole at 60.0 feet.

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-6
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/18/15 — COMPLETED: 4/19/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING: —
NOTES: See Attached Location Plan — AFTER DRILLING: —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand with Shell	SS		6-9-11 (20)			
			SS		4-4-6 (9)			
5		Organics	SS		1-1-1 (2)			
			SS		0-0-0 (0)			
10		Gray Fine Sand	SS		5-5-10 (15)			
15		Gray Clay and Shell	SS		1-2-2 (4)			
20		Gray Sand with Shell	SS		13-17-13 (30)			
25			SS		8-11-9 (20)			
30		Gray Clay and Shell	SS		1-3-7 (10)			
35		Gray Sand with Shell	SS		7-14-12 (26)			

(Continued Next Page)

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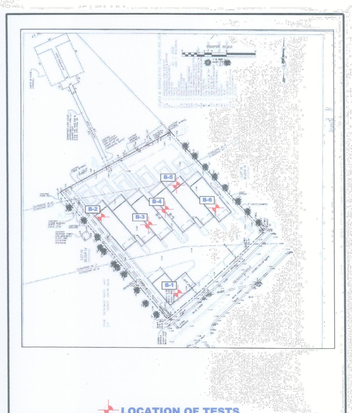
BORING NUMBER B-6
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / P L M U / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Gray Sand with Shell (continued)						
40			SS		13-10-13 (23)			

Bottom of borehole at 40.0 feet.



PROJECT: The Inlet Palms, 1502 Seaway Drive, Fort Pierce, Florida

SHEET 1 OF 1
PROJECT #: 150817

KSM ENGINEERING AND TESTING

DRAWN BY: JJL
DESIGNED BY: JJL
DATE: 20150427
SCALE: NONE

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING: 15-053	
DESIGNED: J.B.B.	
DRAWN: J.B.B.	
CHECKED: J.B.B.	
SCALE: N/S	
DATE: 4/15/15	

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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SOIL BORINGS

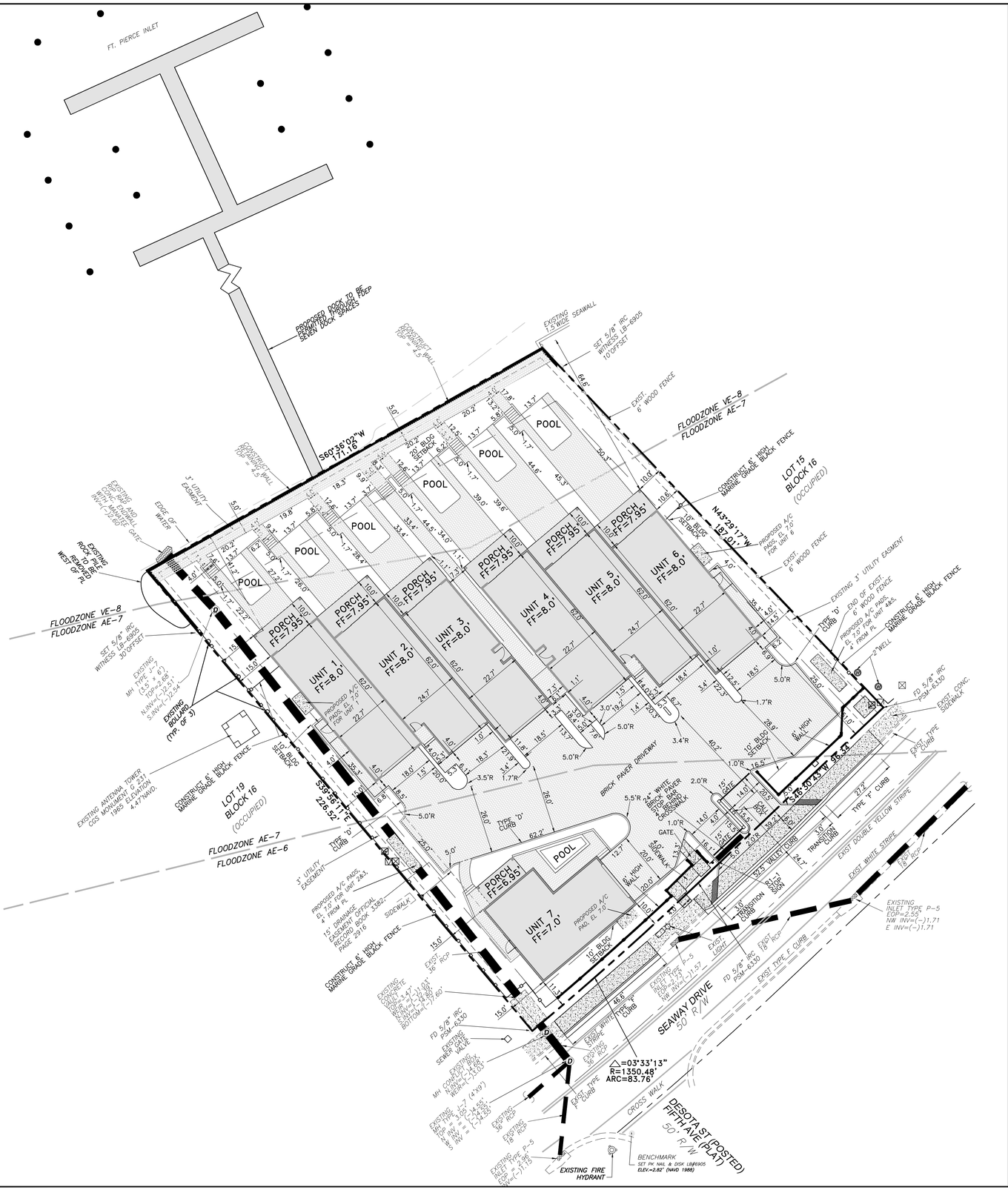
INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL REG. NO. 47048
☐ ADAM B. BITTLE
FL REG. NO. 57396
☐ WILLIAM P. STODDARD
FL REG. NO. 57605

DATE:

SHEET
4

PROJECT NO.
15-053



LEGEND

EX SAN — EXISTING SANITARY SEWERLINE	9.0'R — PROPOSED EOP RADIUS
SAN — PROPOSED SANITARY SEWERLINE	PROPANE — 1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EX WM — EXISTING WATER MAIN	PROPOSED WALL
WAT — PROPOSED WATER MAIN	TRENCH DRAIN
SF — FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
PROPOSED FENCE	JUNCTION MANHOLE
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1 — DRAINAGE STRUCTURE LABEL
25.0 — PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR	(P)	PLAT	23.5	PROPOSED GRADE
PSM	PROFESSIONAL SURVEYOR & MAPPER	(C)	CALCULATED	NAVD	NORTH AMERICAN VERTICAL DATUM
LB	LAND SURVEYING BUSINESS		TRAFFIC CONTROL BOX	23.5	TYPICAL ELEVATION
℄	CENTERLINE		GUY WIRE	A/C	AIR CONDITIONER
R	RADIUS		WOOD UTILITY POLE	CONC.	CONCRETE
L	LENGTH		TELEPHONE SERVICE	F.F.	FINISH FLOOR
△	DELTA ANGLE		CABLE T.V. BOX	BSB	BUILDING SETBACK LINE
E/P	EDGE OF PAVEMENT		ELECTRIC BOX	EL./ELEV.	ELEVATION
B/C	BACK OF CURB		LIGHT POST	R/W	RIGHT OF WAY
B.M.	BENCHMARK		WELL	AB	AS-BUILT
POC	POINT OF COMMENCEMENT		HYDRANT	P/K	PARKER-KALON
POB	POINT OF BEGINNING		GATE VALVE		
○	(PCP) PERMANENT CONTROL POINT		IRRIGATION VALVE		
PCP	PERMANENT CONTROL POINT		WATER METER		
⊠	(PRM) PERMANENT REFERENCE MONUMENT		SANITARY MANHOLE		
PRM	PERMANENT REFERENCE MONUMENT		SANITARY SERVICE		
○	(IP) IRON PIPE		SEPTIC TANK		
IP	IRON PIPE		DRAINAGE MANHOLE		
◉	(IRC) IRON ROD & CAP		CURB INLET		
IRC	IRON ROD & CAP		SURFACE INLET		
□	(CM) CONCRETE MONUMENT		MITERED END SECTION		
CM	CONCRETE MONUMENT		CONCEPTUAL DRAINAGE		
FD	FOUND		STREET SIGN		
(M)	MEASURED				

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 4/15/2015

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SITE PLAN

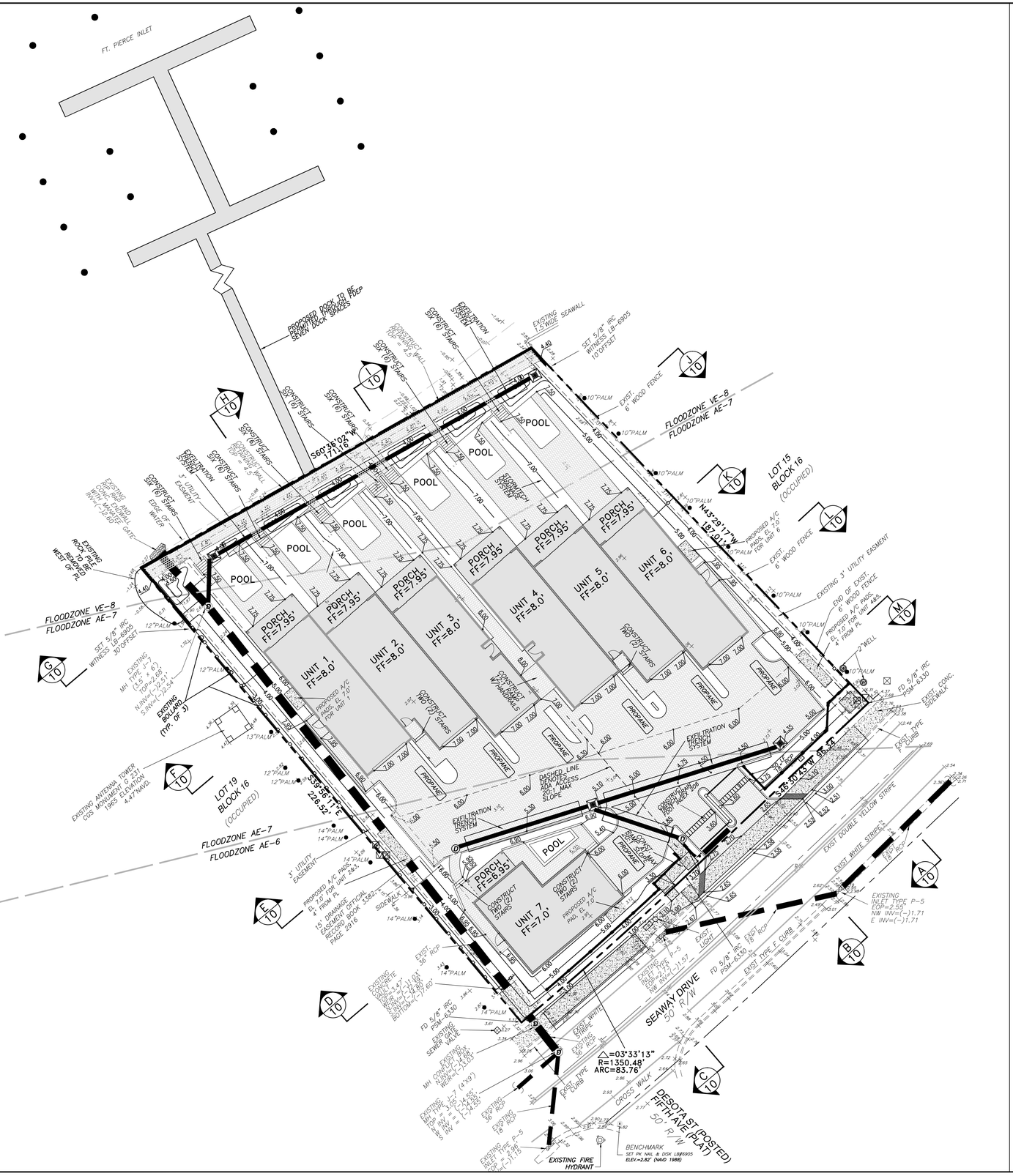
INLET PALMS

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 6

PROJECT NO. 15-053



LEGEND

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
SAN — SAN	PROPOSED SANITARY SEWERLINE	PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
EX WM — EX WM	EXISTING WATER MAIN		PROPOSED WALL
WAT — WAT	PROPOSED WATER MAIN		TRENCH DRAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE 'C' INLET
	PROPOSED FENCE		JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1	DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		PROPOSED SIGN
			SEWER MANHOLE

Legend & Abbreviations: (symbols not scaleable for size)

PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR & MAPPER
LB - LAND SURVEYING BUSINESS
℄ - CENTERLINE
R - RADIUS
L - LENGTH
Δ - DELTA ANGLE
E/P - EDGE OF PAVEMENT
B/C - BACK OF CURB
B.M. - BENCHMARK
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
○ - (PCP) PERMANENT CONTROL POINT
PCP - PERMANENT CONTROL POINT
⊠ - (PRM) PERMANENT REFERENCE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
○ - (IPI) IRON PIPE
IP - IRON PIPE
● - (IRC) IRON ROD & CAP
IRC - IRON ROD & CAP
□ - (CM) CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
(M) - MEASURED
(P) - PLAT
(C) - CALCULATED
- TRAFFIC CONTROL BOX
- GUY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATER METER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
23.5 - PROPOSED GRADE
NAVD - NORTH AMERICAN VERTICAL DATUM
x23.5 - TYPICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDING SETBACK LINE
EL./ELEV. - ELEVATION
R/W - RIGHT OF WAY
AB - AS-BUILT
P/K - PARKER-KALON

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

DRAINAGE OUTFALL STATEMENT

THE PROJECT WILL HAVE TWO OUTFALL POINTS. THE FIRST BASIN IS THE SOUTH PORTION OF THE SITE THAT WILL FLOW INTO THE SEAWAY DRIVE DRAINAGE SYSTEM. THE SECOND BASIN IS THE NORTH PORTION OF THE SITE THAT WILL DISCHARGE INTO THE EXISTING PIPE ALONG THE WEST PROPERTY LINE.

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

1. SUBMITTALS

A. PRODUCT DATA AND SHOP DRAWINGS

1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
   A. UTILITIES:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
   B. DRAINAGE:
      ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
   C. PAVING AND GRADING:
      FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
   D. SIGNING AND PAVEMENT MARKING:
      SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.
   E. IRRIGATION:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL, PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING

1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, CCVB AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.

C. AS-BUILTS

1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HI/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS; PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
   - SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
   - MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.
   - LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS. ALL PIPES, DIAMETER, TYPE/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY

THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)

4. OWNER TRAINING
   THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/2015

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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

PAVING, GRADING & DRAINAGE PLAN

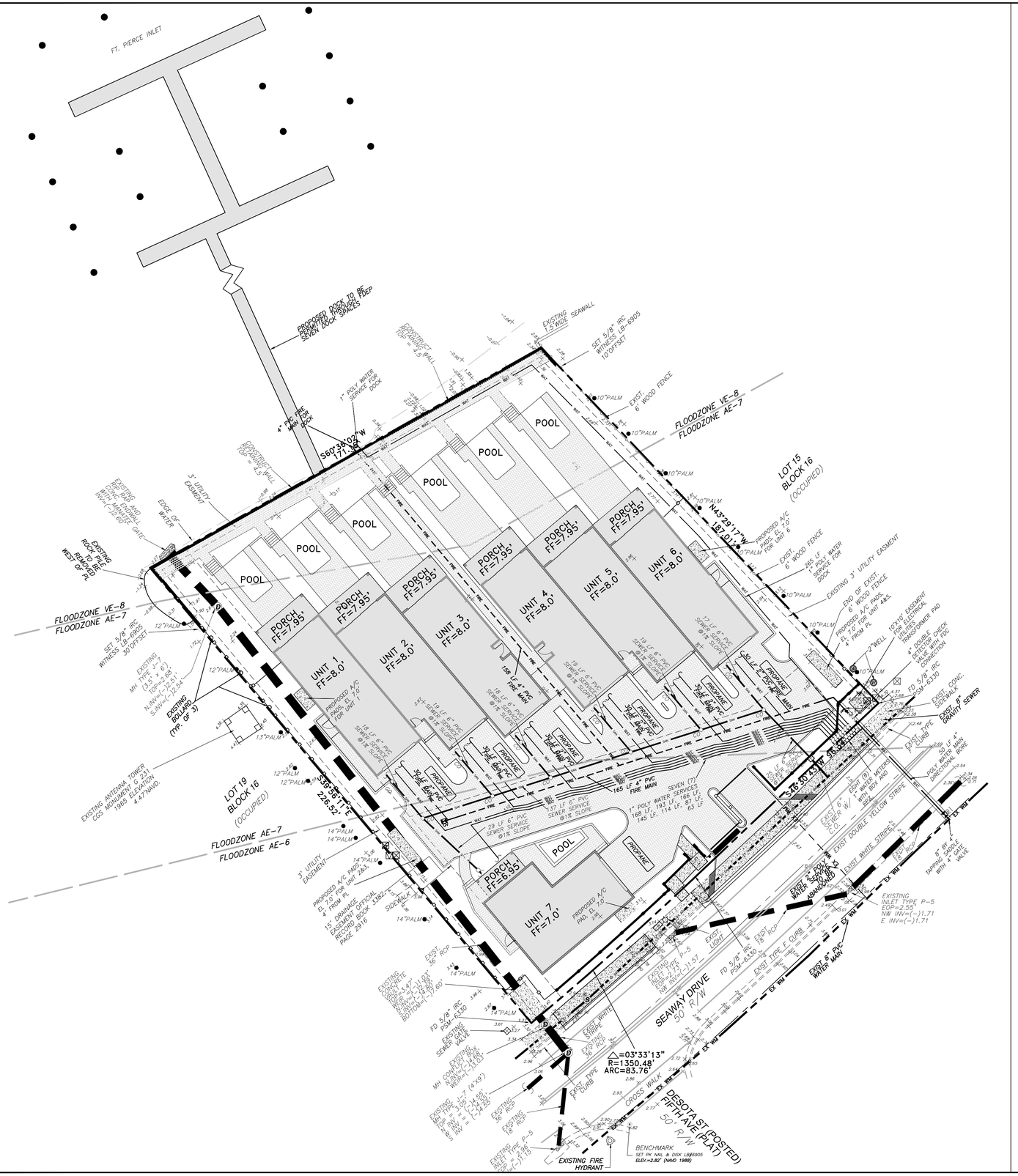
INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 7

PROJECT NO. 15-053



LEGEND

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE
SAN — SAN	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM	EXISTING WATER MAIN
WAT — WAT	PROPOSED WATER MAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
	SEWER MANHOLE

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LENGTH
Δ	-	DELTA ANGLE
E/P	-	EDGE OF PAVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
POC	-	POINT OF COMMENCEMENT
POB	-	POINT OF BEGINNING
○	-	(PCP) PERMANENT CONTROL POINT
PCP	-	PERMANENT CONTROL POINT
	-	(PRM) PERMANENT REFERENCE MONUMENT
PRM	-	PERMANENT REFERENCE MONUMENT
	-	(IP) IRON PIPE
IP	-	IRON PIPE
	-	(IRC) IRON ROD & CAP
IRC	-	IRON ROD & CAP
	-	(CM) CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
(M)	-	MEASURED
(P)	-	PLAT
(C)	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	GUY WIRE
	-	WOOD UTILITY POLE
	-	TELEPHONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LIGHT POST
	-	WELL
	-	HYDRANT
	-	GATE VALVE
	-	IRRIGATION VALVE
	-	WATER METER
	-	SANITARY MANHOLE
	-	SANITARY SERVICE
	-	SEPTIC TANK
	-	DRAINAGE MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCEPTUAL DRAINAGE
	-	STREET SIGN
23.5	-	PROPOSED GRADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
x23.5	-	TYPICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDING SETBACK LINE
EL./ELEV.	-	ELEVATION
R/W	-	RIGHT OF WAY
AB	-	AS-BUILT
P/K	-	PARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

1. SUBMITTALS

A. PRODUCT DATA AND SHOP DRAWINGS

1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
   - A. UTILITIES:
     ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
   - B. DRAINAGE:
     ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
   - C. PAVING AND GRADING:
     FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
   - D. SIGNING AND PAVEMENT MARKING:
     SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.
   - E. IRRIGATION:
     ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING

1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, CCVB AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.

C. AS-BUILTS

1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HI/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS; PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
   - SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
   - MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.
   - LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS. ALL PIPES, DIAMETER, TYPE/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY

THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)

4. OWNER TRAINING
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00026658
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsseng.com

UTILITIES PLAN

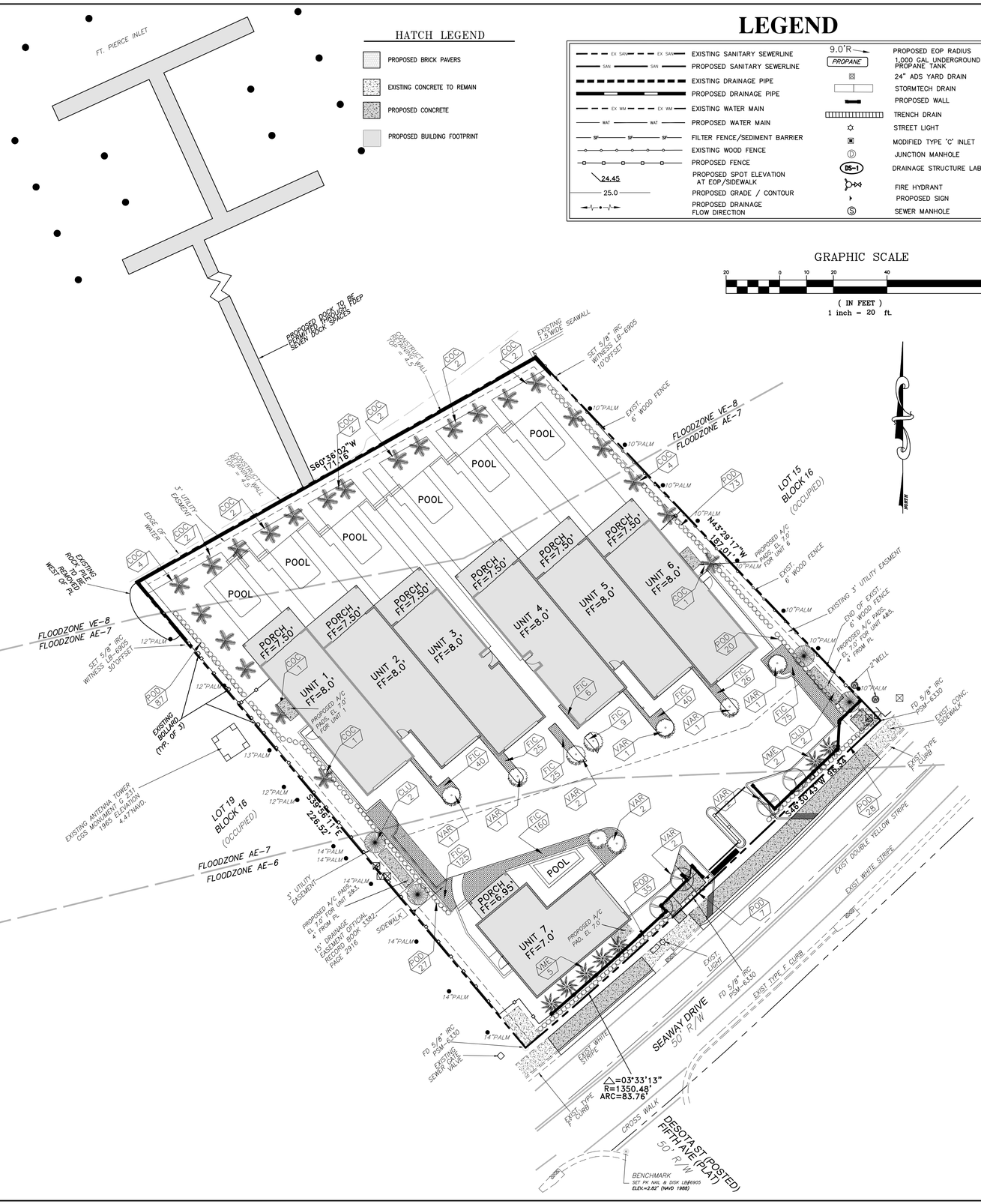
INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JODAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 8

PROJECT NO. 15-053



LEGEND

- EXISTING SANITARY SEWERLINE
- PROPOSED SANITARY SEWERLINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- EXISTING WOOD FENCE
- PROPOSED FENCE
- PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED EOP RADIUS
- 1,000 GAL UNDERGROUND PROPANE TANK
- 24" ADS YARD DRAIN
- STORMTECH DRAIN
- PROPOSED WALL
- TRENCH DRAIN
- STREET LIGHT
- MODIFIED TYPE 'C' INLET
- JUNCTION MANHOLE
- DRAINAGE STRUCTURE LABEL
- FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
CLU	4	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AC	12'	5' SPREAD	YES
VME	7	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
WOD	4	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
COC	23	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
VAR	9	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
POD	278	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CAGLUATIONS

SECTION 22-187 (4) a and b.

SOUTH PROPERTY LINE: 180.1 LF MINUS 35 LF (DRIVEWAY) = 145.1 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 141.5 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. 6 FT HIGH CONTINUOUS CONCRETE WALL

SECTION 22-187 (6) a and b.

WEST PROPERTY LINE: 226.5 LF MINUS 172.5 LF (BUILDINGS/POOL) = 54.0 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 54.0 LF X 10 LF X 1 TREE/200 SF = 2.7 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 54.0 LF X 1 SHRUB / 2 LF = 27.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 172.5 LF X 1 SHRUB / 2 LF = 87 SHRUBS

EAST PROPERTY LINE: 187.0 LF MINUS 146.6 LF (BUILDINGS/POOL) = 40.4 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 40.4 LF X 10 LF X 1 TREE/200 SF = 2.0 OR 2 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 40.4 LF X 1 SHRUB / 2 LF = 20.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 146 LF X 1 SHRUB / 2 LF = 73 SHRUBS

NORTH PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE INLET

SECTION 22-187 (7) a and b.
INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:
TOTAL TREES REQUIRED: 3 + 3 + 2 = 8 TREES
TOTAL SHRUBS REQUIRED: 27 + 20 = 47 SHRUBS

LANDSCAPE NOTES

SEC. 22-187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2,", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE-HALF (2½) INCHES AT A POINT FOUR AND ONE-HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LENGTH
△	-	DELTA ANGLE
E/P	-	EDGE OF PAVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
POC	-	POINT OF COMMENCEMENT
POB	-	POINT OF BEGINNING
○	-	(PCP) PERMANENT CONTROL POINT
PCP	-	PERMANENT CONTROL POINT
⊞	-	(PRM) PERMANENT REFERENCE MONUMENT
PRM	-	PERMANENT REFERENCE MONUMENT
○	-	(IP) IRON PIPE
IP	-	IRON PIPE
●	-	(IRC) IRON ROD & CAP
IRC	-	IRON ROD & CAP
⊡	-	(CM) CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
(M)	-	MEASURED
(P)	-	PLAT
(C)	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	GUY WIRE
	-	WOOD UTILITY POLE
	-	TELEPHONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LIGHT POST
	-	WELL
	-	HYDRANT
	-	GATE VALVE
	-	IRRIGATION VALVE
	-	WATER METER
	-	SANITARY MANHOLE
	-	SANITARY SERVICE
	-	SEPTIC TANK
	-	DRAINAGE MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCEPTUAL DRAINAGE
	-	STREET SIGN
23.5	-	PROPOSED GRADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23.5	-	TYPICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDING SETBACK LINE
EL/ELEV.	-	ELEVATION
R/W	-	RIGHT OF WAY
AB	-	AS-BUILT
	-	PARKER-KALON

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

DRAWING	15–053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/15

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15
2	ADD ADDITIONAL E/W SHRUBS	7/1/15

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LANDSCAPE PLAN

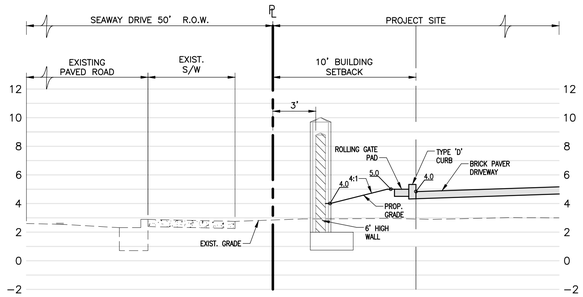
INLET PALMS

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 9

PROJECT NO. 15–053



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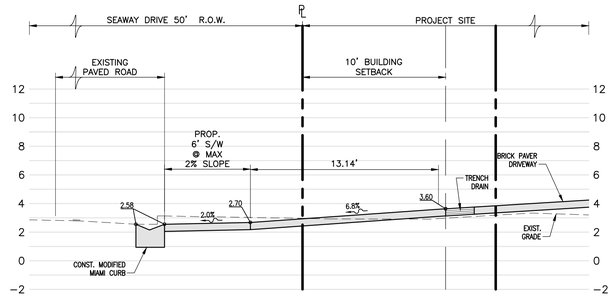

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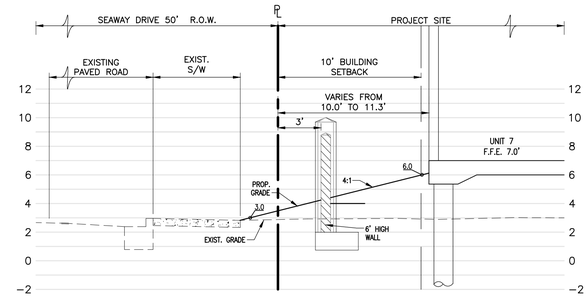

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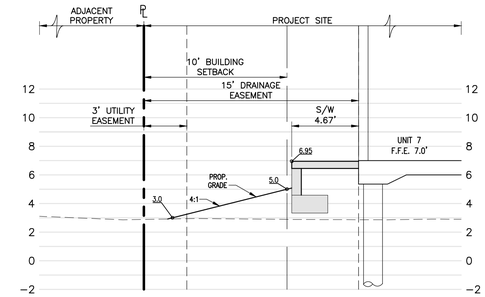

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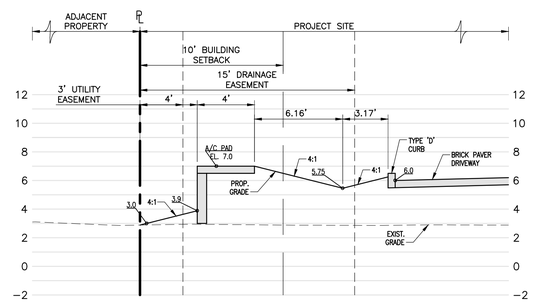

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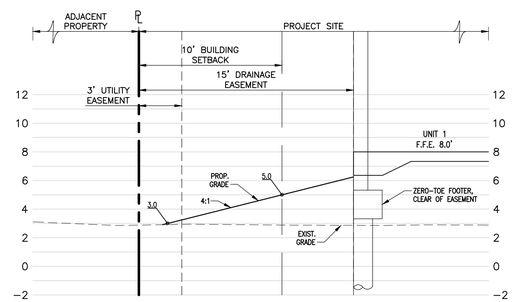

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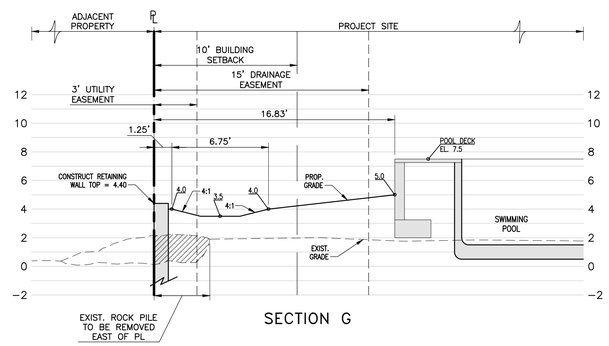

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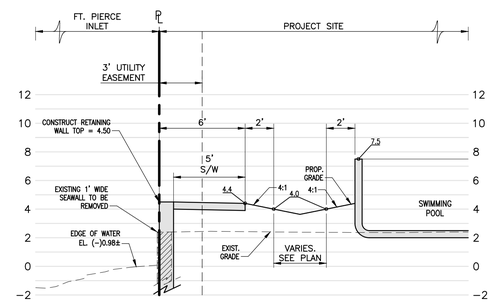

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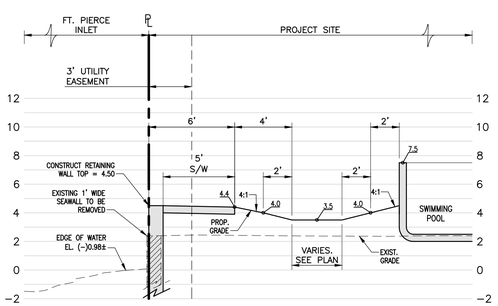

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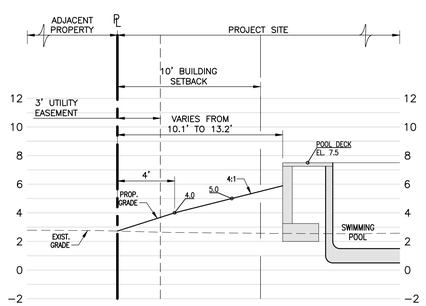

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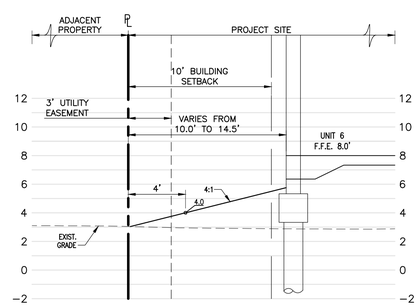

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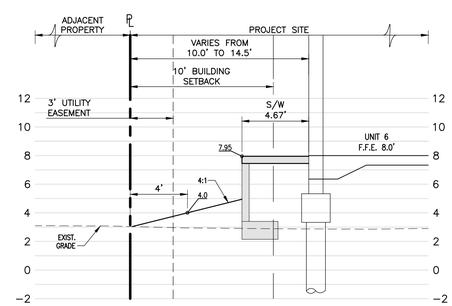

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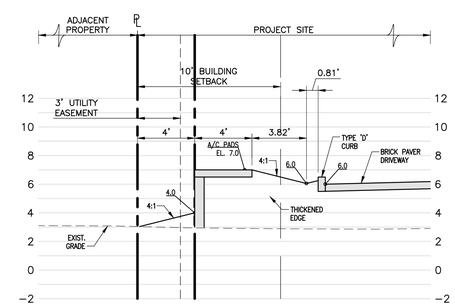

SECTION M

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1"=5'
DATE 4/15/15

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CROSS SECTIONS

INLET PALMS

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 10

PROJECT NO. 15-053

SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL:
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION, ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING:
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SWAPPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEEDMULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEEDMULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTEDPRIOR ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL"
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (A.A.S.H.T.O. T-180).
: MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ½" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN 1½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING:
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS. ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

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

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

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

THE SCHEDULE FOR TESTING THE ROADWAYPAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROORROLLED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V.I.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V.I.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

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

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FOOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PERFORATED PIPE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4" LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

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

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTSLBDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE.
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

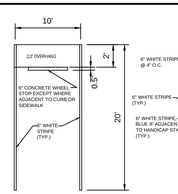
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION; CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

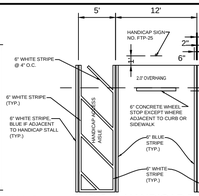
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 173246.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN WITH F.D.O.T. TRAFFIC DESIGN STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION NO. 711.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 17346.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 11860, 11863, 11865. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. ALL MATERIALS AND CONSTRUCTION WITHIN PUBLIC RIGHT OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
2. THE APPLICANTS ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE, IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS PROTECTION OF THE PROJECT.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 561-465-7366 OR 1-800-300-8236.
8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE. IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO OPENED BY 4:00 PM.
12. PAVEMENT SPECIFICATION: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MAXIMUM., INCLUDING FRICTION COURSE.



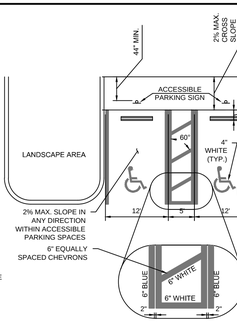
TYPICAL STANDARD PARKING STALL
N.T.S.



TYPICAL HANDICAP PARKING STALL
N.T.S.

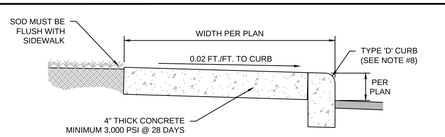
NOTE:
A) ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROADS BRIDGE CONSTRUCTION, 1996, SECTION 710.
B) ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.

THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE



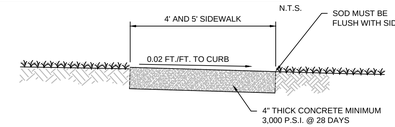
TYPICAL ACCESSIBLE STRIPING
SCALE: N.T.S

NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED

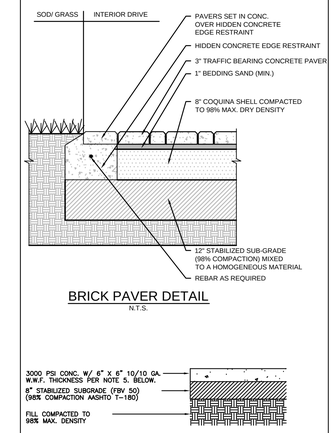


NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 98% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE.

SIDEWALK DETAIL AND SPECIFICATIONS WHERE ADJACENT TO TYPE 'D' CURB



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. CONST. 6" THICK AT DRIVEWAYS



BRICK PAVER DETAIL
N.T.S.

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAX. OF 15 FT. O.C. IN EACH DIRECTION
3. AT LEAST (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SF OF PAVEMENT OR (5) PER JOB,

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 11 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 3 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE, MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_NOTES_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE, SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL GRAVITY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION AND DEPTH OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 12 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY/COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_NOTES_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS 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.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ~~NEW~~ TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

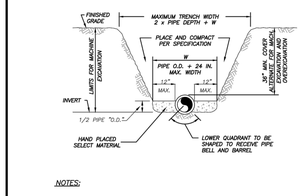
4. MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A CONCRETE ENCASEMENT OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_NOTES_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

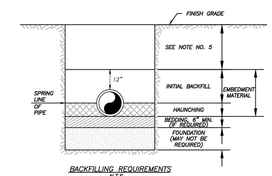


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS	M-1	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

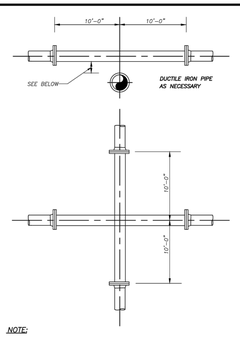


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN certain soil conditions a foundation may be required.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY(AASHTO T-99).
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE, THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

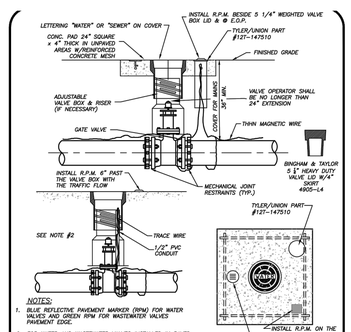
BACKFILLING REQUIREMENTS	M-2	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



NOTE:
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

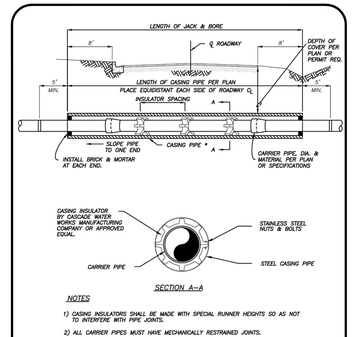


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS FIDDLE ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL	M-6	
DR-08 / NEW PAVEMENT / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



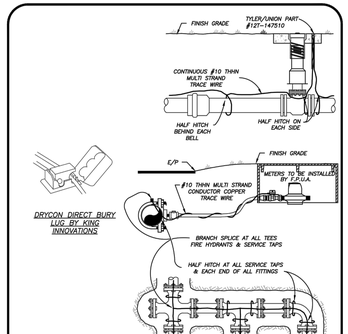
SECTION A-A

NOTES

1) CASING INSULATORS SHALL BE MADE WITH SPECIAL RUNNER HEIGHTS SO AS NOT TO INTERFERE WITH PIPE JOINTS.
2) ALL CARRIER PIPES MUST HAVE MECHANICALLY RESTRAINED JOINTS.
3) INSULATOR SPACING SHALL BE AS REQUIRED BY THE MANUFACTURER, HOWEVER, NO LESS THAN THREE (3) CASING INSULATORS SHALL BE INSTALLED PER LENGTH OF PIPE.
4) CASING LENGTH SHALL EXTEND A MINIMUM OF 8 FEET BEYOND THE EDGE OF PAVEMENT OR CURBING.

JACK & BORE DETAIL
N.T.S.

JACK & BORE DETAIL	M-7	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



DRYCON DIRECT BURY LUG BY KING INNOVATIONS

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

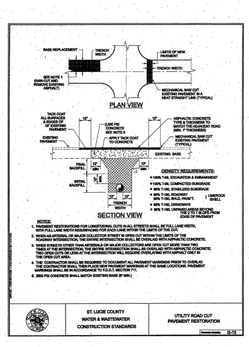
PLAN VIEW

NOTES:

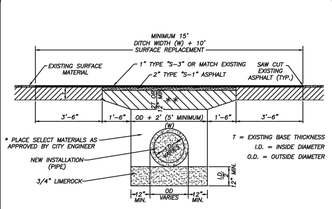
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) ALL DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



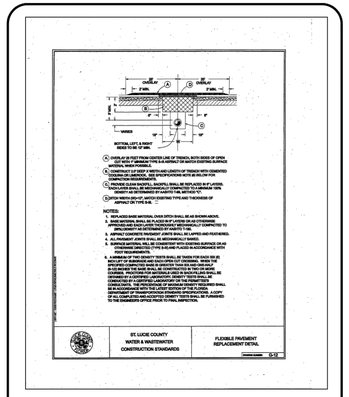
PAVEMENT RESTORATION (COUNTY)	R-2	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS; BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99. UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

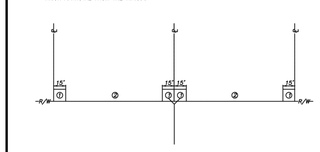
PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R-3	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY



FLEXIBLE PAVEMENT REPLACEMENT DETAIL	R-4	
DR-08 / DRAWN BY: JM / APPROVED: AC	REVISION / COMPUTER FILE: WDD_DETAILS_D08003.DWG / DATE: 2010	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY

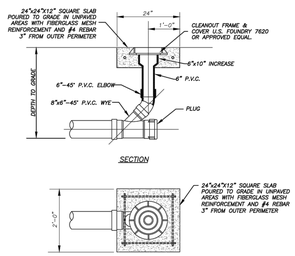
GENERAL POLICY

WHERE COST-ASSISTED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



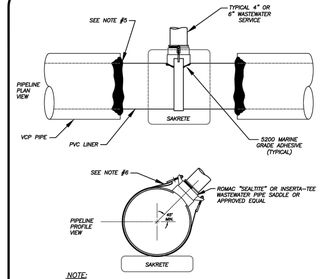
① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL WITHIN A



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 3



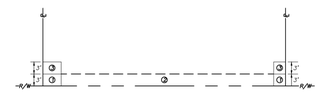
NOTE:
1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



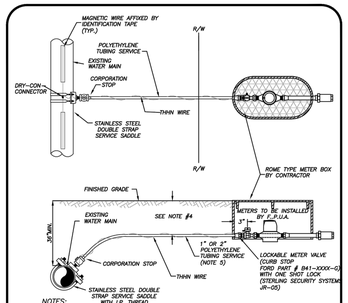
① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:
1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

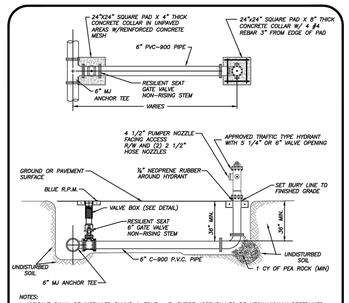
WATER METER PLACEMENT	W-1
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



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

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

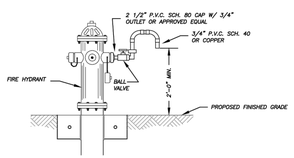
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



NOTES:
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, AMERICAN DARLEY CLUTCHER OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT WITH 3 TURNS.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

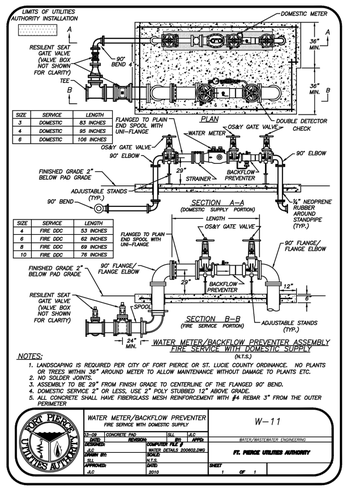
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



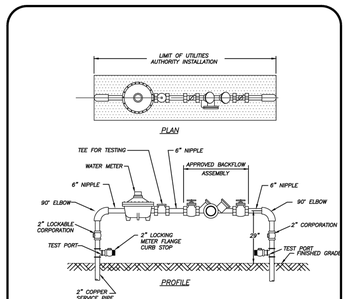
SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

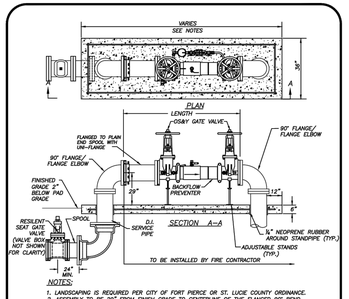
WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



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

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

WATER METER/BACKFLOW PREVENTER WATER METER SIZES 1" & 2" ONLY	W-8
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1

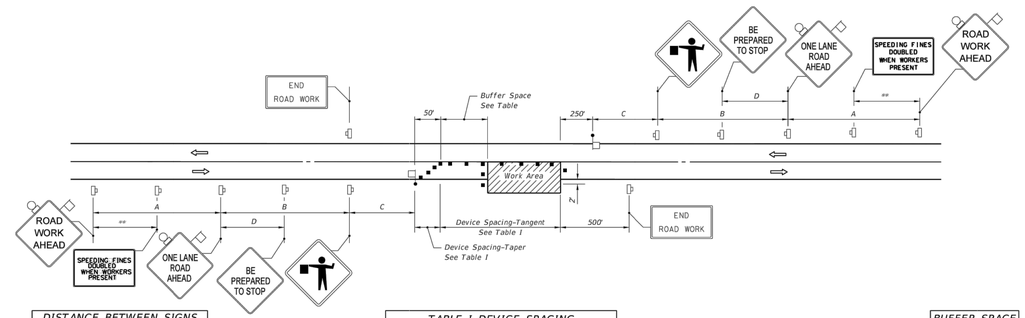


NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
02-08 DESIGN / REVISION / SAL DRAWN / COMPUTER FILE # / APPD.	WATER/WASTEWATER ENGINEERING
WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
AJC DRAWN BY: / SCALE: N.T.S.	
SAL APPROVED: / DATE: 2010	SHEET 1 OF 1



DISTANCE BETWEEN SIGNS

Speed (mph)	Spacing (ft.) A	B	C	D
40 or less	200	200	200	100
45	350	350	350	175
50	500	500	500	250
55 or greater	2640	1640	1000	500

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

*** BE PREPARED TO STOP sign may be omitted for speeds of 45 MPH or less.

TABLE I DEVICE SPACING

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers: Taper	Cones or Tubular Markers: Tangent	Type I or Type II Barricades or Vertical Panels or Drums: Taper	Type I or Type II Barricades or Vertical Panels or Drums: Tangent
25 to 45	20	50	20	50
50 to 70	20	50	20	100

BUFFER SPACE

Speed (mph)	Dist. (ft.)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

GENERAL NOTES

1. Work operations shall be confined to one traffic lane, leaving the opposite lane open to traffic.
2. Additional one-way control may be effected by the following means:
   1. Flag-carrying vehicle;
   2. Official vehicle;
   3. Pilot vehicles;
   4. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers shall be in sight of each other or in direct communication at all times.
3. The ONE-LANE ROAD signs are to be fully covered and the FLAGGER signs either removed or fully covered when no work is being performed and the highway is open to two-way traffic.
4. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
5. The two channelizing devices directly in front of the work area and the one channelizing device directly at the end of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. For Temporary Raised Rumble Strips, 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
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic

DURATION NOTES

1. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/14	REVISION DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1 of 2

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING 15-053	DATE
DESIGNED J.B.B.	
DRAWN J.B.B.	
CHECKED J.B.B.	
SCALE NTS	
DATE 4/15/15	

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

MISCELLANEOUS DETAILS & SPECIFICATIONS

INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JOHN B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 13

PROJECT NO. 15-053

PROJECT NO. 15-053	SHEET 14	DATE:	ENGINEER CERTIFICATION: ☐ JOSEPH W. SCHULKE FL. REG. NO. 17396 ☐ JOHN B. BITTLE FL. REG. NO. 17396 ☐ MARK A. STODDARD FL. REG. NO. 32600

INLET PALMS

AERIAL

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

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DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:30
DATE	4/15/15

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. SUITE 101
  VERO BEACH, FLORIDA 32968
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

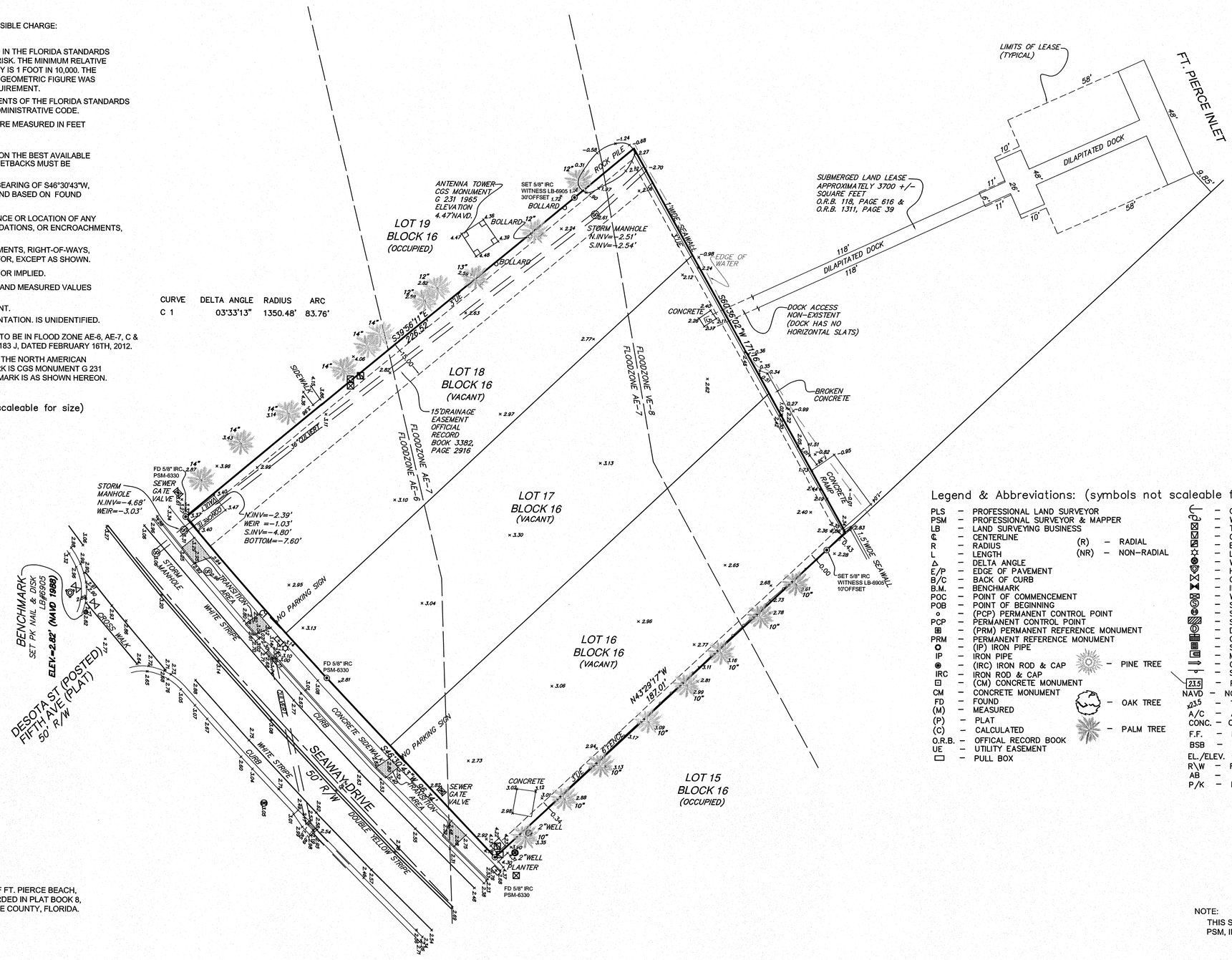
  CHARLES H. BLANCHARD P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL /HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 03/30/15
* BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
* THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON.

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
○ – (PCP) PERMANENT CONTROL POINT
PCP – PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
IP – IRON PIPE
● – (IRC) IRON ROD & CAP
IRC – IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
CM – CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
23.5 – PROPOSED GRADE
NAVD – NORTH AMERICAN VERTICAL DATUM
23.5 – TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R\W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON

LEGAL DESCRIPTION:

LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
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⊡ – (CM) CONCRETE MONUMENT
CM – CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
O.R.B. – OFFICAL RECORD BOOK
UE – UTILITY EASEMENT
▭ – PULL BOX

(R) – RADIAL
(NR) – NON-RADIAL

– PINE TREE
– OAK TREE
– PALM TREE

– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
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BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R\W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON

NOTE:

THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 09-21-05, PROJECT NUMBER 05-0543.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

TYPE: BOUNDARY & TOPOGRAPHIC	REVISIONS			
PROJECT# 15-024				
DATE: 3/23/15 F.B.214 PGE.27				
DRAWN BY: C.H.B.	2.	5-29-15	REVISE TYPO'S	CHB
CHECKED BY: S.P.T.	1.	4-21-15	ADD DRAINAGE EASEMENT	CHB
SCALE: 1:20 SHEET: 1 OF 1	NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY FOR:

FOGLIA CONSTRUCTION

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

5-29-15

CHARLES H. BLANCHARD P.S.M. #5755

WATERFRONT TOWN HOMES

INLET PALMS

1502 SEAWAY DRIVE
FORT PIERCE, FLORIDA

SPA - 04/30/2015
SPA COMMENTS - 05/28/2015

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960

(772) 770-9094 ph/fax
(772) 766-1611 cell

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

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Drn: J.L.R	Dwg. File: -
Chd: J.L.R.	Project No.: 1507
Sheet No.:	

A0.10

INLET PALMS - 1507

SOUTH ELEVATION BUILDINGS - 1 & 2

SCALE: 1/8" = 1'-0"

NORTH ELEVATION BUILDINGS - 1 & 2

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:

INLET PALMS

-

FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
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By Jeff L. Ray, Inc.
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Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.10

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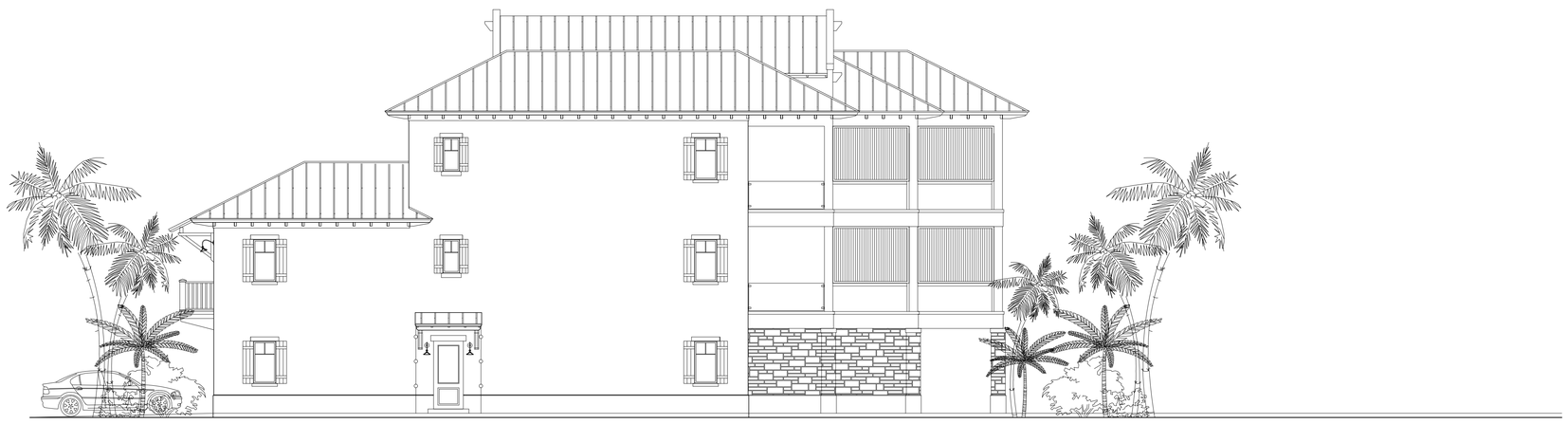
WEST ELEVATION BUILDING - 1

SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING - 1

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:
INLET
PALMS
-
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.11

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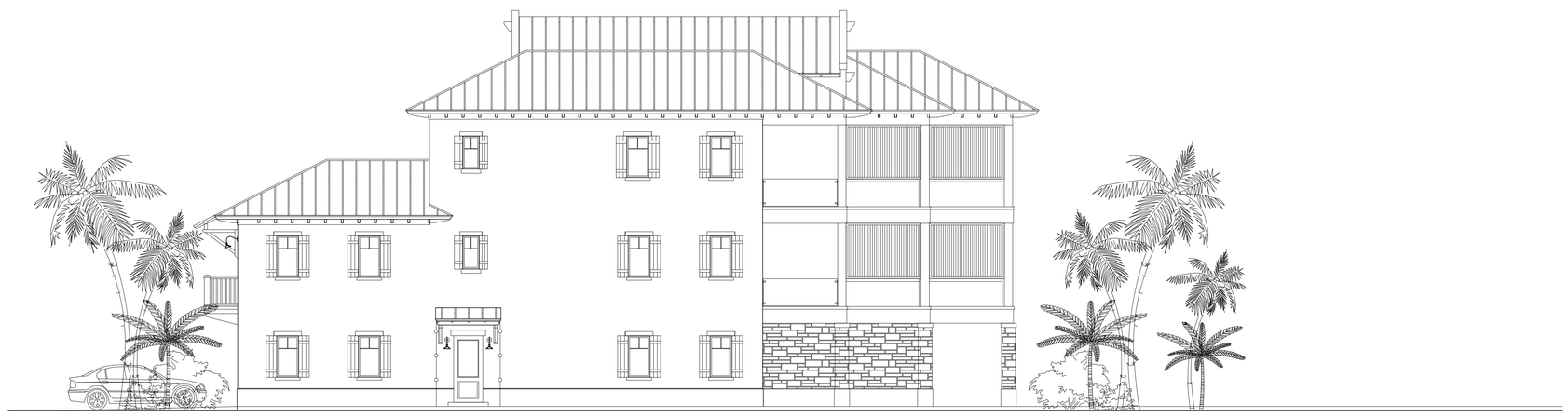
WEST ELEVATION BUILDING - 2

SCALE: 1/8" = 1'-0"



EAST ELEVATION BUILDING - 2

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:
INLET
PALMS
-
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
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By Jeff L. Ray, Inc.
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Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.12

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SOUTH ELEVATION BUILDING - 3

SCALE: 1/8" = 1'-0"

NORTH ELEVATION BUILDING - 3

SCALE: 1/8" = 1'-0"

EAST ELEVATION BUILDING -3

SCALE: 1/8" = 1'-0"

WEST ELEVATION BUILDING - 3

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:

INLET PALMS

1502 SEAWAY DRIVE
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
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(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.13

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ORDINANCE NO. 15-048

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING PROPERTIES** GENERALLY LOCATED AT **1502 SEAWAY DRIVE**, FROM R4-A, HUTCHINSON ISLAND RESIDENTIAL ZONE, TO PD, PLANNED DEVELOPMENT ZONE; FURTHER **APPROVING A DEVELOPMENT PLAN** PURSUANT TO SECTION 22-58; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

a.) 1502 Seaway Drive, Parcel ID: 2401-501-0279-000-1
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)

b.) Parcel ID: 2401-501-0279-010-4
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)

shall be and the same is hereby rezoned from R-4A, Hutchinson Island Medium Density Residential Zone, to PD, Planned Development Zone shown in Exhibit A; said properties being generally located at 1502 Seaway Drive in Fort Pierce, Florida.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “B”, attached hereto and incorporated herein by reference, be in the same is hereby approved, and shall serve as the Development Plan associated with the subject Planned Development.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 15-048 was duly advertised by title only in the St. Lucie News Tribune on July 5th, 2015; 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 July 20th, 2015; and was duly introduced, read by title only, and passed on second and final reading on August 3rd, 2015, 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 3rd day of August, 2015.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

Exhibit A: Future Zoning

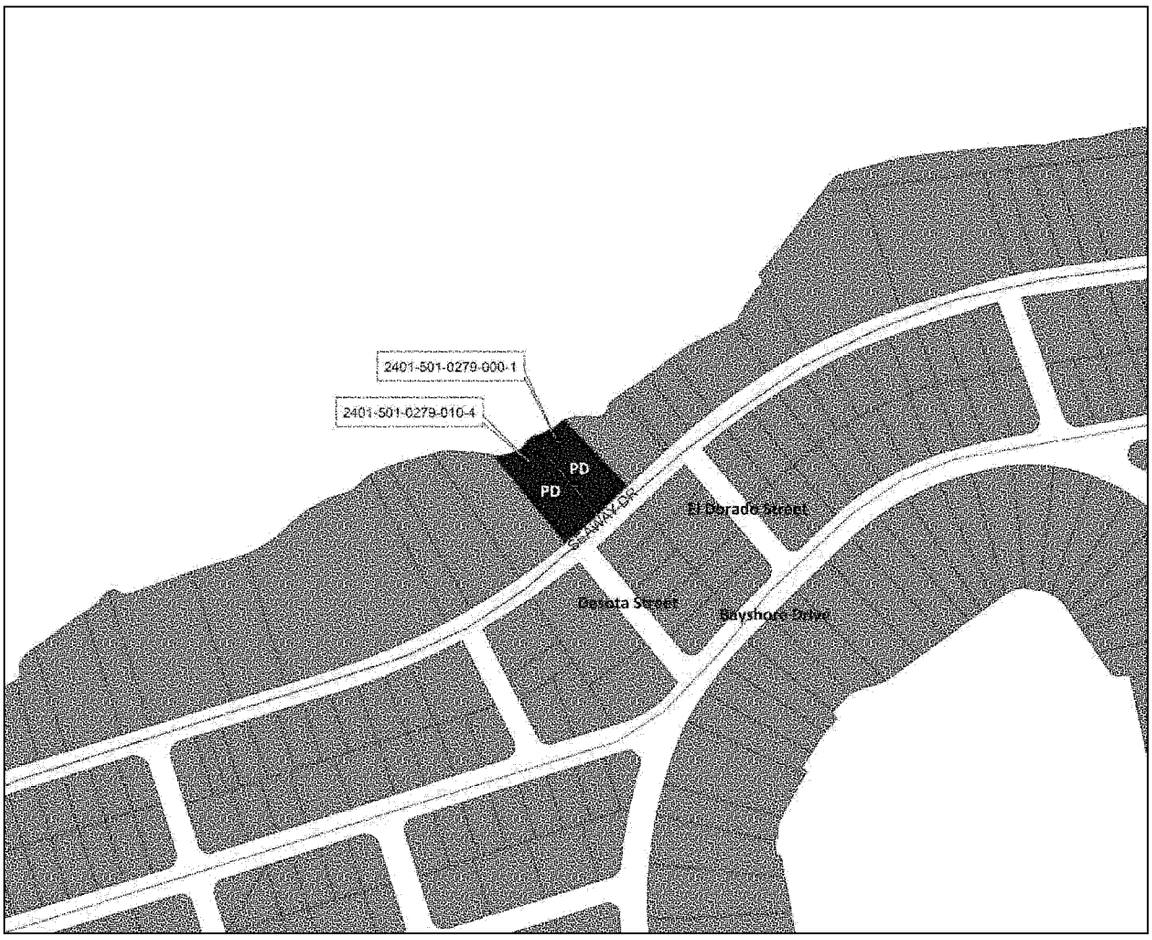


Exhibit B: Development Plan (Attached)

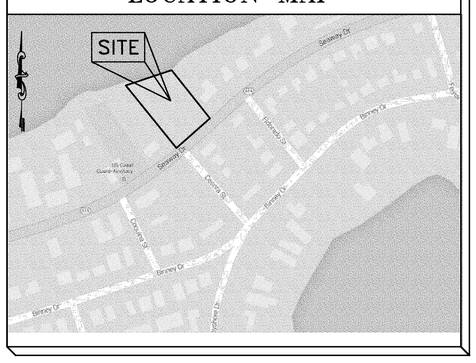
PLANNED DEVELOPMENT

FOR

INLET PALMS

SECTION 01, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



LEGAL DESCRIPTION

LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	PRELIMINARY PLAT
6	SITE PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9	LANDSCAPE PLAN
10	CROSS SECTIONS
11–13	MISCELLANEOUS DETAILS
14	AERIAL
ATTACHED	SURVEY

SITE DATA

OWNER	BELMONT AVE PROPERTY, LLC 2277 N. CIRCLE DRIVE PALATINE, IL 60067–0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770–9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 PH. (772) 794–1213
EXISTING USE	UNDEVELOPED (PREVIOUSLY A HOTEL)
PROPOSED USE	SEVEN (7) MULTI–FAMILY UNITS
PROJECT LOCATION	NORTH SIDE OF SEAWAY DRIVE AT DESOTO STREET
SITE ADDRESS	1502 SEAWAY DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2401–501–0279–000–1 AND 2401–501–0279–010–4
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R–4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)

DEVELOPMENT PARAMETERS :

	EXISTING R–4A ZONING	PROPOSED PD ZONING	PROPOSED DEVELOPMENT
MIN. OVERALL LOT WIDTH	200'	175'	178.8'
MIN. INTERIOR LOT SIZE	1,500 SF	1,500 SF	2,949 SF
MAX. INTERIOR LOT WIDTH	24'	25'	24.7'
MIN. INTERIOR LOT DEPTH	90'	65'	67.9'
MIN. YARD SETBACKS:			
FRONT (SOUTH)	10'	10'	10.0'
SIDE (WEST)	10'	10'	15.0'
SIDE (EAST)	10'	10'	10.0'
REAR (NORTH)	15'	15'	15.0'
DISTANCE BETWEEN BLDGS.	20'	5'	7.0'
MAX. LOT COVERAGE BY BLDGS	45%	45%	27.6%
MIN. OPEN SPACE	25%	25%	28.7%
MAX. IMPERVIOUS AREA	75%	75%	71.3%
MAXIMUM DENSITY	8 UNITS/ACRE	8.5 UNITS/ACRE	8.45 UNITS/ACRE
A/C/ PAD SETBACK	10'	4'	4'
MAX. BLDG. HEIGHT	45'	*SEE BELOW	*SEE BELOW

* UNITS 1 AND 3 – 43'–3 1/4" ABOVE VE 7' NAVD
UNIT 2 – 47'–4" ABOVE VE 7' NAVD
UNITS 4 AND 6 – 43'–3 1/4" ABOVE VE 7' NAVD
UNIT 5 – 47'–4" ABOVE VE 7' NAVD
UNIT 7 – 43'–8 3/4" ABOVE DATUM 6' NAVD

AREA CALCULATIONS:

SITE AREAS:

		PROPOSED	
DEVELOPABLE AREA::	36,055 SF	0.828 AC	100.0%
IMPERVIOUS AREA:	25,695 SF	0.590 AC	71.3%
BUILDING AREA:	9,938 SF	0.228 AC	27.6%
DRIVEWAY/CONCRETE/PORCH AREA:	10,912 SF	0.251 AC	30.3%
POOL/PATIO/WALKWAY AREA:	4,845 SF	0.111 AC	13.4%
PERVIOUS AREA:	10,360 SF	0.238 AC	28.7%
GREEN SPACE:	10,360 SF	0.238 AC	28.7%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 2 SPACE PER UNIT
7 UNITS X 2 SPACES/UNIT = 14 SPACES
PROVIDED: 14 INTERIOR DRIVEWAY PARKING SPACES

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
7 MULTI–FAMILY UNITS X 7.78 TRIPS/UNIT = 55 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
8/15	1/16

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE–6, AE–7, C & VE–8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT–OF–WAY SHALL BE INSTALLED IN THERMO–PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT–OF–WAY TO BE SODDED.
15. RUN–OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT–OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1–1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1–800–432–4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON–BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE "D" OR "F"), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT Q 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT–OF–WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO–REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FA□ 772 / 770-9496 EMAIL □□□□ □□□□□□□□□r□.□□□

ENGINEER CERTIFICATION:

DATE:

□ JOSEPH W. SCHULKE, P.E. REG. No 47048
□ JODAH B. BITTLE, P.E. REG. No 57396
□ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD□USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF E□ISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO AD□ACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILI□ATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILI□ATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILI□ATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PRO□ECT, SOIL STOCK PILES SHALL BE STABILI□ED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILI□ATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PRO□ECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILI□ED.
6. AFTER ANY SIGNIFICANT RAINFALL (½" OR GREATER) SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADE□UATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILI□E THE WORK AREA TO THE GREATEST E□TENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS,PROVISIONS SHALL BE MADE TO MINIMI□E THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILI□ATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE RE□UIREMENTS IN INDE□ NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, IN ADDITION TO THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR E□CEED STATE WATER □UALITY RE□UIREMENTS.
17. POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAYBE NECESSARY AT CONTRACTOR'S E□PENSE. NOI TO BE POSTED ON SITE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE RE□UIRED ONCE A WEEK AND MUST BE REPORTED TO THE PRO□ECT ENGINEER.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT E□CEED STATE WATER □UALITY STANDARDS.
    B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□WMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING". UNLESS DEWATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING E□ISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE E□EMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH S□WMD.
    D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE RE□UIRED ONCE A WEEK AND MUST BE REPORTED TO THE PRO□ECT ENGINEER AND TO CITY OF FT. PIERCE.
20. SEE ADDITIONAL DETAILS, SPECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORMWATER POLLUTION PREVENTION PLAN

A SITE PLAN MUST BE DEVELOPED AND MUST CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:

1. DRAINAGE PATTERNS,- SEE SURVEY AND DRAINAGE PLAN SHEET 3 & 7.
2. APPRO□IMATE SLOPES AFTER MA□OR GRADING ACTIVITIES - SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE, - SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED - N/A.
5. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS,-THIS SHEET.
6. THE LOCATION OF E□PECTED STABILI□ATION PRACTICES, -THIS SHEET.
7. NO WETLANDS AND SURFACE WATERS.
8. LOCATIONS WHERE STORMWATER MAY DISCHARGE TO A SURFACE WATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:
DEMOLITION, LAND CLEARING, EARTHWORK, PAVING AND UTILITY WORK FOR BUILDING, PARKING AND SITE IMPROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBING ACTIVITIES:

1. SITE PREPARATION AND STABILI□E CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND PERIMETER OF SITE. INSTALL TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND. CONSTRUCT BERM ON PERIMETER AND TEMPORARY SWALES AS SHOWN ON PLANS. BERM BLM BE CONSTRUCTED USING INITIAL IMPORTED FILL MATERIAL. THE BERM AND SWALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE: 0.828 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED: 0.828 ACRES

E□ISTING DATA DESCRIBING THE SOIL OR □UALITY OF ANY STORMWATER DISCHARGE:
SEE SOIL BORINGS BY SHEETS 2, NO DISCHARGE FROM DISTURBED AREAS IS ANTICIPATED.

DRAINAGE AREA SI□E FOR EACH DISCHARGE POINT:
ENTIRE SITE = 0.828 ACRES

LATITUDE AND LONGITUDE OF THE SITE:
LATITUDE = N 27° 28' 04.1"
LONGITUDE = W 80° 17' 53.9"

BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED:
THE CONTRACTOR WILL USE HAY BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BMPS. THE TIME FRAMES FOR CLEARING, EARTHWORK, AND ANTICIPATED BMP'S ARE:

1. INSTALL SILT FENCE AT PERIMETER OF SITE AND SILT BARRIERS AT DOWNSTREAM DITCHES/SWALES.
2. CLEAR/GRUB AREA NECESSARY FOR TEMPORARY GRAVEL DRIVEWAY AND AD□ACENT SWALE.
3. CONSTRUCT TEMPORARY GRAVEL DRIVEWAY WITH SWALE, AND GRADE/SOD SWALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
5. CONSTRUCT 12" RCP AND MITERED END SECTIONS.
6. IMPORT FILL MATERIAL:
   -CONSTRUCT CONTAINMENT BERMS . SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DOWNSTREAM SILT BARRIERS AND PERIMETER SILT FENCE, DURING CONSTRUCTION.
8. INCORPORATE ADDITIONAL BMP'S WHEN NEEDED DURING THE COURSE OF CONSTRUCTION.
   -POLLYWADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND PIPES ARE INSTALLED.
   -PROVIDE STOCKPILE PROTECTION, CONCRETE/ STUCCO WASH AREAS, AND OTHER BMP'S WHEN NECESSARY TO CONTAIN PROPOSED WORK.

TEMPORARY AND PERMANENT STABILI□ATION PRACTICES:
-TEMP. HAY BALES/SILT FENCES/FLOATING TURBIDITY BARRIERS PER PLAN. FILTER FABRIC SHALL BE PLACED UNDER THE ROCK GRAVEL DRIVEWAY, AT ALL SWALE OUTFALLS, AND RETENTION POND OUTFALLS.
-PERM. SEEDED/MULCHED,SOD. CONTROLLED GRADING AND DRAINAGE TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS - USE RYE GRASS PER MANUFACTURER'S APPLICATION RATES, AND MULCHED WITH STRAW AT 4000 LB PER ACRE.

STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM RECEIVING WATERS:
-TEMP. GRAVEL ENTRANCE ROAD, GRADED TO DRAIN TO A TEMPORARY SEDIMENT SWALE OR RETENTION AREA.
-TEMP. DRAINS TO RETENTION PONDS
-TEMP. BERMS AT PRO□ECT PERIMETER - PER PLAN.
-INLETS/OUTLETS WILL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED HAY BALES.
-SILT FENCE SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF DISTURBED AREAS.
-A DOUBLE ROW OF SILT FENCE WILL BE PROVIDED AROUND ALL STOCK PILE AREAS.

PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES.
-WET DETENTION SYSTEMS INCORPORATED AS PERMANENT BMP FOR WATER □UALITY CONTROL.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLOWING POTENTIAL POLLUTANTS:
WASTE DISPOSAL:
-ON SITE WASTE WILL BE CONTAINERI□ED, CONTRACTOR IS RESPONSIBLE FOR RECYCLING ALL WASTE MATERIALS, WITH A MINIMUM RE□UIREMENT OF 75□.
-CONCTERE/ STUCCO WASH AREA SHALL BE PROVIDED.
-STOCKPILE AREAS SHALL BE PROTECTED WITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DAYS.

OFFSITE VEHICLE TRACKING:
-PROVIDE HARD SURFACE AT TEMP. DRIVEWAY (ROCK/GRAVEL DRIVEWAY).
-REGULAR MAINTENANCE OF AD□ACENT ROAD RIGHT OF WAY, INCLUDING STREET SWEEPING, & RUT REPAIR IN NON-PAVED AREAS.

APPLICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND PESTICIDES:
-NONE PROPOSED.

STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TO□IC SUBSTANCES:
-NONE PROPOSED.

DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS.
-CONTRACTOR SHALL HAVE SWPPP COMPONENTS INSPECTED BY A FDEP CERTIFIED INSPECTOR AND MAINTAIN ALL CONTROLS DAILY, AND HAVE WEEKLY SWPPP INSPECTION REPORTS PREPARED, AND WITHIN 24 HOURS OF THE END OF ANY RAINFALL EVENT THAT IS ½" OR GREATER.
-ENGINEER SHALL INSPECT PERIODICALLY.

NOTES:
1. THIS PLAN (SHEETS 4 AND 5), COPY OF FDEP NOI (STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES) AND ALL RE□UIRED INSPECTION REPORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KEPT AT THE PRO□ECT SITE.
2. THE FOLLOWING CERTIFICATION SHALL BE COMPLETED BY AL CONTRACTORS/ SUB-CONTRACTORS RESPONSIBLE FOR ANY PORTION OF THE IMPLEMENTATION OF THE S.W.P.P.P.:

CERTIFICATION:
" I CERTIFY UNDER THE PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

SWPPP DESCRIPTION OF WORK/ RESPONSIBILITY	NAME TITLE	CONTRACTOR OR SUB CONTRACTOR (NAME, ADDRESS, PHONE)	NAME/SIGNATURE TO CERTIFICATION	DATE
			BY: TITLE/DATE	
			BY: TITLE/DATE	
			BY: TITLE/DATE	

PLAN PREPARATION:

1. THIS PLAN ORIGINALLY PREPARED BY THE OWNER'S ENGINEER. THIS PLAN WILL BE MADE AVAILABLE TO CONTRACTOR TO EDIT, CHANGE, MODIFY, AS IT DEEMS NECESSARY FOR COMPLIANCE WITH FDEP REGULATIONS, PERMIT CONDITIONS, AND AS RE□UIRED FOR CONTRACTOR TO SIGN THE CERTIFICATION BELOW.
2. THE FOLLOWING CERTIFICATION SHALL BE SIGNED BY THE ENTITY (CONTRACTOR) RESPONSIBLE FOR SWPP PLAN IMPLEMENTATION:

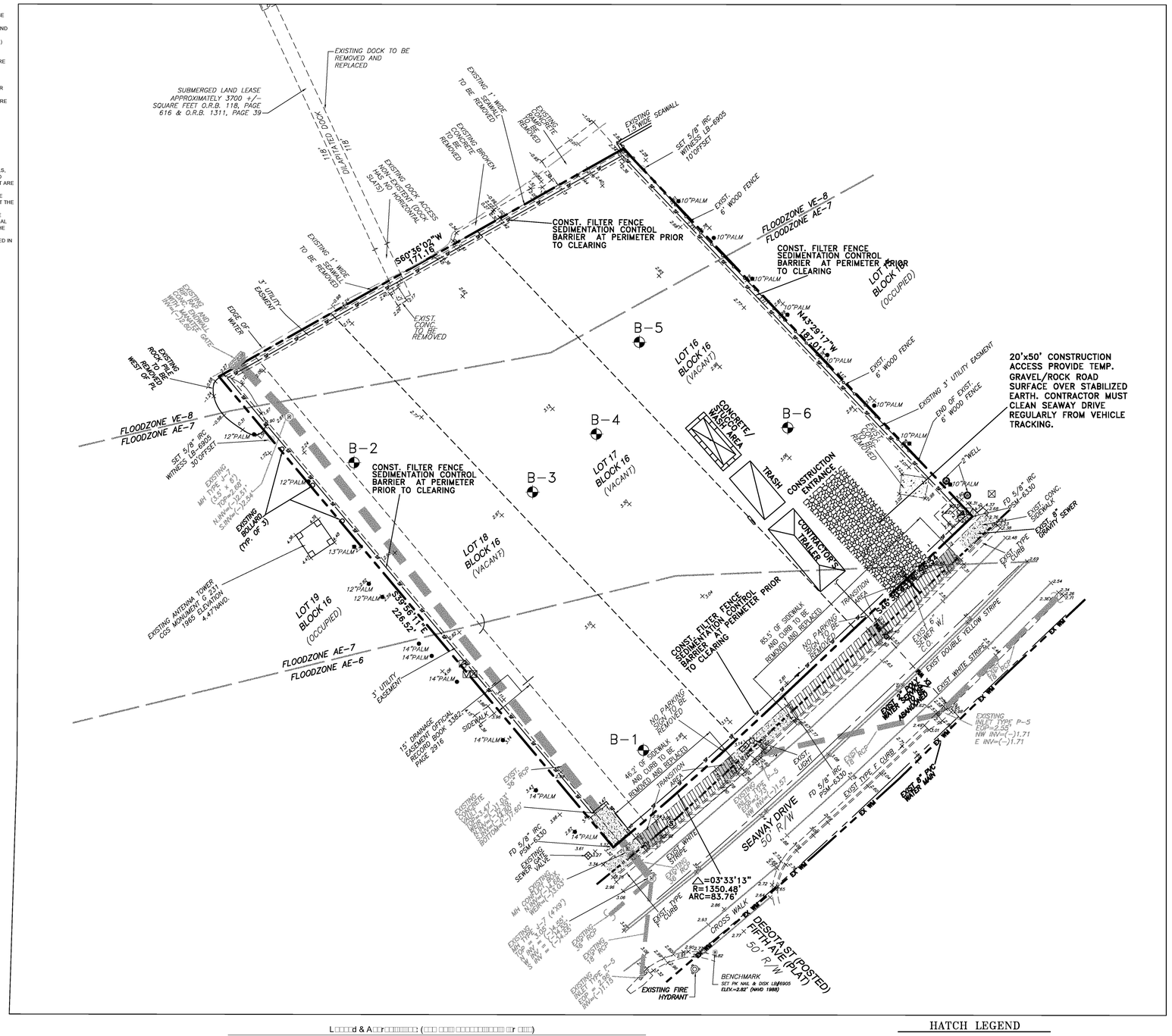
" I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT □UALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY IN□URY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

BY:_____ DATE:_____

SIGNATURE

ARCHAEOLOGICAL:
IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PRO□ECT SITE AREA, THE PERMITTED PRO□ECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PRO□ECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

EROSION AND SEDIMENTATION CONTROL
A. THE LAND DISTURBING ACTIVITY SHALL CONFORM TO E□ISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWES PRACTICAL EROSION POTENTIAL
B. LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMI□ING EROSION.
C. THE DISTURBED AREA AND THE DURATION OF E□POSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
D. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS
E. DISTURBED SOIL SHALL BE STABILI□ED AS □UICKLY AS PRACTICABLE.
F. WHENEVER FEASIBLE, NATURAL VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT E□POSED CRITICAL AREAS DURING DEVELOPMENT.
G. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT E□POSED CRITICAL AREAS DURING DEVELOPMENT.
H. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
I. ADE□UATE PROVISIONS MUST BE PROVIDED TO MINIMI□E DAMAGE FROM SURFACE WATER TO THE CUT FACE OF E□CAVATION OR THE SLOPING SURFACE OF FILLS.
J. TO THE E□TENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES□NTIL HE DISTURBED AREA IS STABILI□ED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER AD□OINING PROPERTY.
L. FILLS MAY NOT ENCROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS WITHOUT ADE□UATE PROVISIONS FOR AN E□UIVALENT ALTERANTE SYSTEM WITH A POSITIVE OUTFALL.
M. ALL R.O.W.'S, WATERWAYS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A TWENTY (20) FOOT WIDE STRIP OF GRASS OR OTHER SUITABLE MEANS.
N. GRADING E□UIPMENT MUST CROSS FLOWING STREAMS BY MEANS OF BRIDGES OR CULVERTS E□CEPT WHEN SUCH METHODS NOT FEASIBLE AND PROVIDED IN ANY CASE, THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

L□□□d & A□r□□□□□□: (□□ □□□ □□□□□□□□□□□□r □□□)

PLS	- PROFESSIONAL LAND SURVEYOR	(P)	- PLAT	23.5	- PROPOSED GRADE
PSM	- PROFESSIONAL SURVEYOR & MAPPER	(C)	- CALCULATED	NAVD	- NORTH AMERICAN VERTICAL DATUM
LB	- LAND SURVEYING BUSINESS		- TRAFFIC CONTROL BO□	23.5	- TYPICAL ELEVATION
℄	- CENTERLINE		- GUY WIRE	A/C	- AIR CONDITIONER
R	- RADIUS		- WOOD UTILITY POLE	CONC.	- CONCRETE
L	- LENGTH		- TELEPHONE SERVICE	F.F.	- FINISH FLOOR
Δ	- DELTA ANGLE		- CABLE T.V. BO□	BSB	- BUILDING SETBACK LINE
E/P	- EDGE OF PAVEMENT		- ELECTRIC BO□	EL./ELEV.	- ELEVATION
B/C	- BACK OF CURB		- WELL	R/W	- RIGHT OF WAY
B.M.	- BENCHMARK		- HYDRANT	AB	- AS-BUILT
POC	- POINT OF COMMENCEMENT		- GATE VALVE	P/K	- PARKER-KALON
POB	- POINT OF BEGINNING		- IRRIGATION VALVE		
○	- (PCP) PERMANENT CONTROL POINT		- WATER METER		
PCP	- PERMANENT CONTROL POINT		- SANITARY MANHOLE		
※	- (PRM) PERMANENT REFERENCE MONUMENT		- SANITARY SERVICE		
PRM	- PERMANENT REFERENCE MONUMENT		- SEPTIC TANK		
○	- (IP) IRON PIPE		- DRAINAGE MANHOLE		
IP	- IRON PIPE		- CURB INLET		
●	- (IRC) IRON ROD & CAP		- SURFACE INLET		
IRC	- IRON ROD & CAP		- MITERED END SECTION		
⊡	- (CM) CONCRETE MONUMENT		- CONCEPTUAL DRAINAGE		
CM	- CONCRETE MONUMENT		- STREET SIGN		
FD	- FOUND				
(M)	- MEASURED				

HATCH LEGEND

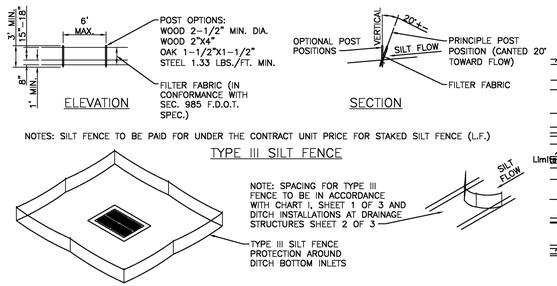
- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING CURB TO BE REMOVED

MARK	REVISION	DATE
1	REVISED PER COP	5/29/15

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 4/15/2015

THE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE REPRODUCTION, IN WHOLE OR IN PART, OR ANY USE THEREOF WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. ONLY THE ORIGINAL, UNALTERED, SEALED DOCUMENT IS CONTRACT DOCUMENT.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006666
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL □□□□□□□□□□□□



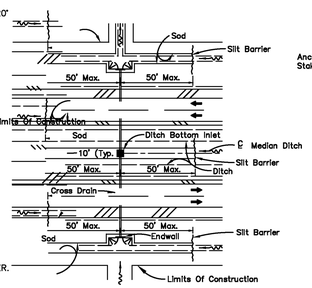
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

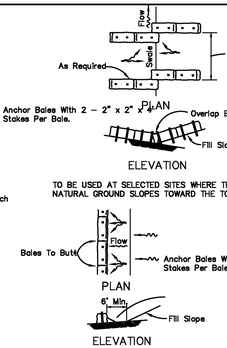
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART 1, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

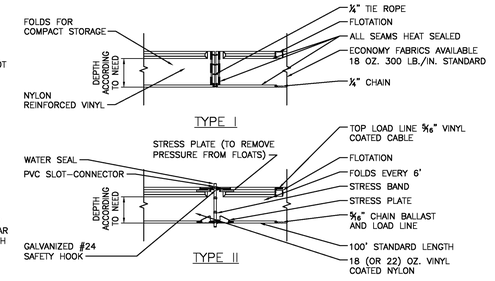


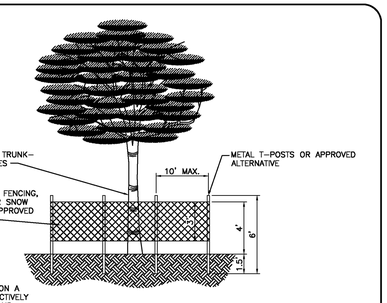
BARRIERS FOR FILL SLOPES

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

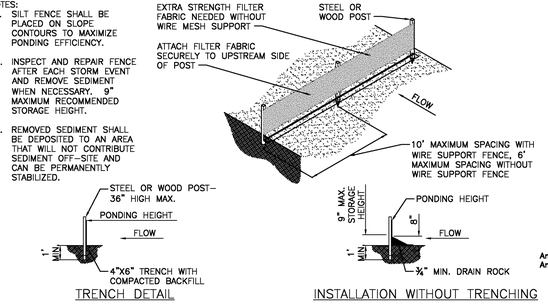




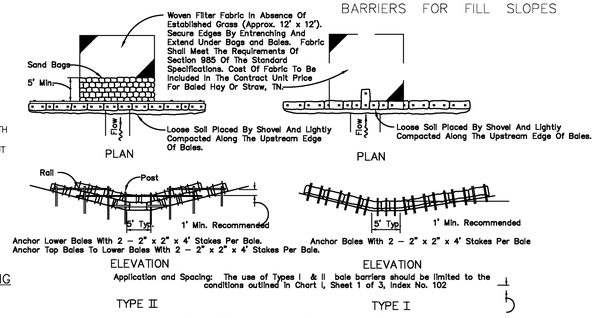
NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

PROTECTIVE FENCING FOR TREES-N.T.S.

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



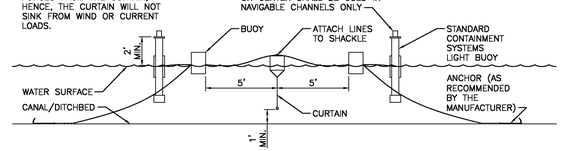
TYPE IV SILT FENCE-N.T.S.



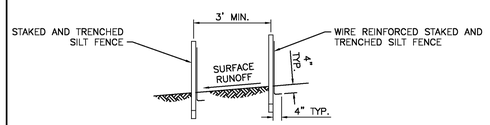
BARRIER FOR UNPAVED DITCHES

BLOW-UP OF SHACKLE CONNECTION

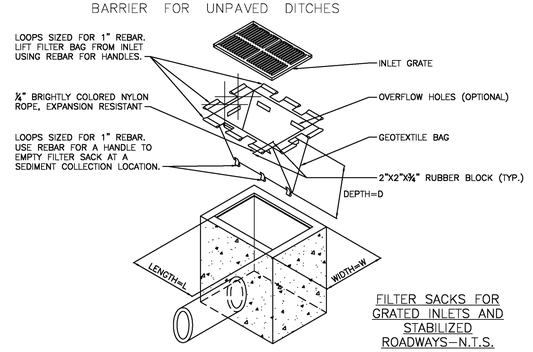
NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN, HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.



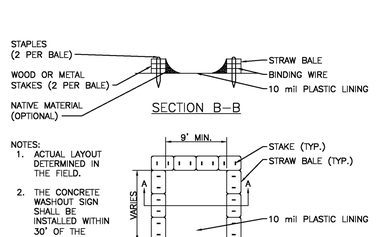
ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

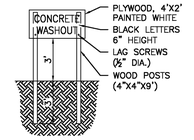


DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

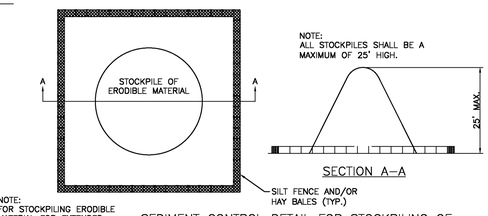


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



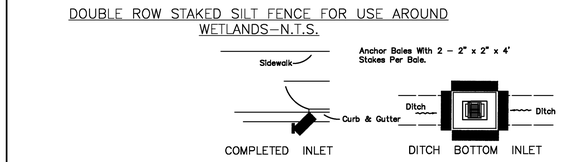


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

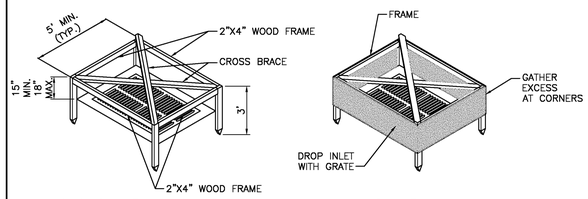


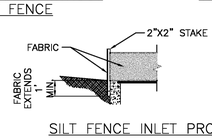
NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

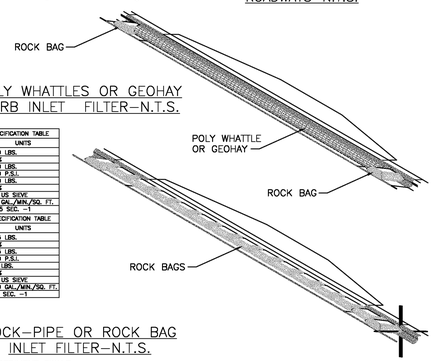


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES





SILT FENCE INLET PROTECTION-N.T.S.



POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

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 P.S.I.
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	0.50 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 P.S.I.
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

- All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

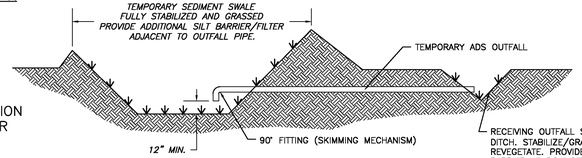
EROSION CONTROL DETAILS

N.T.S.

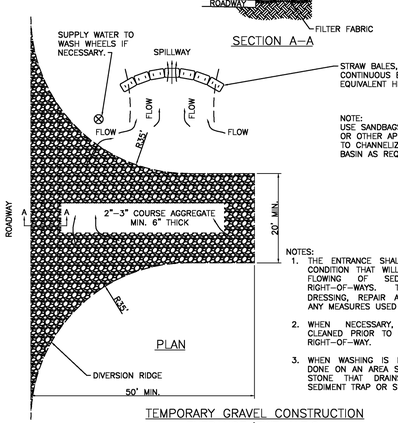
NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.



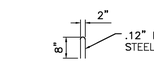
TEMPORARY ADS OUTFALL N.T.S.



NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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



STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES – RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    - A – DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    - B – CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    - C – NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    - D – NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
    - A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL. 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    - B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
    - C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
    - D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
    - E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	NTS
DATE	4/15/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9622 EMAIL [illegible]

STORMWATER POLLUTION PREVENTION DETAILS

INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JOAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 3

PROJECT NO. 15-053

KSM
KELLER, SCHLEICHER & MacWILLIAM ENGINEERING AND TESTING, INC.
MARTIN (772) 337-7755 P.O. BOX 78-1377, SEBASTIAN, FL 32978-1377 SEBASTIAN (772) 589-0712
PALM BEACH (561) 845-7445 www.ksmengineering.net MELBOURNE (321) 768-8488
FAX (561) 845-6876 E-Mail: KSMWKSMENGINEERING.NET ST. LUCIE (772) 229-9093
C.A.: 5693 FAX (772) 589-6469

April 21, 2015

Joseph Foglia
Foglia Construction
622 Beachland Blvd.,
Vero Beach, FL. 32963

Re: The Inlet Palms
1502 Seaway Drive
Fort Pierce, Florida
KSM Project: 150817-b

Dear Mr. Foglia:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. The data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

A. Site Description:

The site is located on the Fort Pierce Inlet at 1502 Seaway Drive, Fort Pierce, Florida. At the time of drilling, the waterfront site was cleared and fairly flat with no major vegetation.

B. Project Description:

It is our understanding that seven (7) townhomes are planned for the site. Although our office was not provided with detailed structural loads, for our geotechnical analysis, we have assumed the maximum wall loading for the 3-story structures will be about 7,000 pounds per linear foot along the wall foundation and less than 150 kips for any individual column loads.

Site grading for the new structure will include approximately several feet of structural fill to reach the desired grades.

C. The scope of our study consisted of the following:

1. Performed Standard Penetration Test Borings in the proposed construction area to estimate the subsoil relative density.
2. Measured the groundwater level at each boring.
3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.
4. Prepared this report to document our findings.

D. Site Investigation:

The site investigation program consisted of performing a total of six (6) Standard Penetration test borings in the proposed construction area. The borings were terminated at depths of 40 to 60 feet below existing grade. The locations of the borings are shown on the attached boring Location Plan.

The SPT borings were completed in accordance with procedures described in ASTM D-1586. A standard 1.5 inch I.D., 2 inch O.D. split-spoon sampler is driven into the soil by successive blows of a 140 pound hammer freely falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 in., is designated the Penetration Resistance, or "N" value. At regular intervals the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. Also, the groundwater table was allowed to stabilize and the depth of the groundwater elevation recorded from existing grade.

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

E. Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate there are soft soil layers located on the site including organic material. The soft and organic layers were encountered about 4 feet to 8 feet below grade. Another soft layer of gray clay and sand was found in two (2) of the soils borings at a depth of approximately 13 feet below existing grade. This layer is approximately 2 to 4 feet thick.

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft/organic soil layers found on the site, we do not recommend supporting the proposed structures on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

In order to avoid any damaging structural distress due to settlements, and based on past experience of other projects that had similar underlying subsurface conditions, we recommend the installation of a concrete pile supported foundation system. The concrete piles will carry the structural loads below the weak soil layers. We recommend using auger cast-in-place piles. Although we have not been furnished with estimated structural loads, we assume that the following capacities will be sufficient to support the intended loading.

Pile Diameter (Inches)	Pile Capacity (Kips)	Pile Depth (Feet)	Allowable Uplift (kips)	Lateral Load (kips)
14	36	25	20	5
14	45	30	28	5
14	75	37	40	5

All Piles should be installed and inspected in accordance to the recommendation published by the Auger Cast-In-Place Pile Committee of the Deep Foundation Institute.

F. Site Preparation:

The proposed building area, plus a minimum margin of five feet beyond the proposed building limits shall be stripped and grubbed of surface debris, including vegetation, roots and organic matter and proofrolled. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value to a depth of two feet.

After the exposed surface has been proofrolled, the building and pavement areas may be filled to the desired grades. The fill material shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve. Place structural fill in loose layers of 12 inches in thickness and compact each lift to at least 95 percent of its modified dry Proctor value.

We recommend field density tests and on-site inspection be performed at appropriate times during the earth work operations in order to verify that the site preparations have been properly constructed.

G. Swimming Pools:

The pool shell and pool deck can also be supported on a pile foundation system.

An alternative would be to over-excavate the pool site completely removing the soft organic material from 4 feet to 8 feet and replace it with 3/4 stones. Compact the 3/4" stone with a "jumping jack" compactor in 12 inch lifts so the subgrade below the pool is firm and stable. Call for an inspection to verify that the site has been properly prepared prior to placing the pool shell reinforcing.

Backfill material behind the pool shell shall consist of clean granular sand with less than 10 percent "fines" passing the U.S. No. 200 sieve. Place backfill material in loose lifts of 12 inches in thickness and compact each lift to no less than 95 percent of its modified dry Proctor value (ASTM D 1557).

H. Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to call.

JULIE E. KELLER
STATE OF FLORIDA
No. 68366
PROFESSIONAL ENGINEER

Email To: 3130997@aol.com; wsloddard@sbsengineers.com

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BORING NUMBER B-1
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 4.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand and Shell	SS		7-3-8 (18)				
		Gray Sand and Shell	SS		5-3-9 (12)				
5		Sand and Organics	SS		3-3-2 (5)				
		Organics	SS		0-0-0 (0)				
		Gray Sand and Shell	SS		4-4-7 (11)				
10									
15			SS		4-0-3 (6)				
20			SS		14-22-13 (35)				
25		Gray Sand with Rock and Shell	SS		11-7-8 (15)				
30		Gray Clay and Shell	SS		2-3-3 (6)				
35		Gray Sand and Shell	SS		11-18-22 (40)				

(Continued Next Page)

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BORING NUMBER B-1
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand and Shell (continued)							
40			SS		9-11-16 (27)				

Bottom of boreholе at 40.0 feet.

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BORING NUMBER B-2
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.50 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand	SS		9-9-11 (20)				
		Brown Sand with Shell	SS		6-6-6 (12)				
5		Gray Sand with Organics	SS		2-2-1 (3)				
		Organics	SS		0-0-3 (3)				
		Gray Sand with Shell	SS		4-4-7 (11)				
10									
15		Gray Clay and Sand	SS		2-1-1 (2)				
		Gray Sand with Shell	SS		14-13-9 (22)				
20			SS		6-4-5 (10)				
25			SS		3-2-2 (4)				
30			SS		10-12-16 (28)				

(Continued Next Page)

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BORING NUMBER B-2
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand with Shell (continued)							
40			SS		10-11-12 (23)				
45			SS		6-6-10 (16)				
50			SS		6-8-8 (16)				
55			SS		8-11-11 (22)				
60			SS		14-11-16 (27)				

Bottom of boreholе at 60.0 feet.

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BORING NUMBER B-3
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.50 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand	SS		0-3-7 (14)				
		Gray Sand with Shell	SS		6-6-6 (12)				
5		Organics	SS		2-1-1 (2)				
			SS		0-0-0 (0)				
		Gray Sand with Shell	SS		6-6-10 (16)				
10			SS		5-3-2 (5)				
15			SS		7-10-14 (24)				
20			SS		8-12-12 (24)				
25			SS		4-3-4 (7)				
30			SS		7-10-14 (24)				

(Continued Next Page)

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BORING NUMBER B-3
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand with Shell (continued)							
40			SS		5-8-7 (15)				

Bottom of boreholе at 40.0 feet.

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BORING NUMBER B-4
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand and Shell	SS		8-8-11 (22)				
		Brown Sand with Shell	SS		8-7-7 (14)				
5		Gray Sand with Shell	SS		3-3-1 (2)				
		Organics	SS		0-0-0 (0)				
		Gray Sand with Shell	SS		5-15-14 (29)				
10									
15			SS		3-2-2 (4)				
20			SS		6-14-18 (32)				
25			SS		7-7-6 (13)				
30			SS		1-1-4 (5)				
35			SS		9-9-13 (22)				

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BORING NUMBER B-4
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand with Shell (continued)							
40			SS		10-10-12 (22)				

Bottom of boreholе at 40.0 feet.

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-5
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand	SS		6-6-6 (12)				
		Brown Sand with Shell	SS		11-12-14 (26)				
5		Organics	SS		2-1-1 (2)				
			SS		0-0-0 (0)				
		Gray Sand with Shell	SS		3-3-7 (10)				
10									
15			SS		1-1-1 (2)				
20			SS		10-13-14 (27)				
25			SS		13-9-12 (21)				
30		Gray Sand with Clay and Shell	SS		1-3-6 (9)				
35		Gray Sand with Shell	SS		13-15-12 (27)				

(Continued Next Page)

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BORING NUMBER B-5
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand with Shell (continued)							
40			SS		11-10-8 (18)				
45			SS		7-8-13 (21)				
50			SS		3-5-5 (10)				
55			SS		4-4-7 (11)				
60			SS		4-4-10 (14)				

Bottom of boreholе at 60.0 feet.

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BORING NUMBER B-6
PAGE 1 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida
DATE STARTED: 4/13/15 — COMPLETED: 4/13/15 — GROUND ELEVATION: — HOLE SIZE: inches
DRILLING CONTRACTOR: — GROUND WATER LEVELS:
DRILLING METHOD: — ☑ AT TIME OF DRILLING: 3.00 ft
LOGGED BY: OGD — CHECKED BY: JEK — AT END OF DRILLING:
NOTES: See Attached Location Plan — AFTER DRILLING:

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
0		Brown Sand with Shell	SS		5-9-11 (20)				
		Organics	SS		4-4-6 (10)				
5			SS		1-1-1 (2)				
			SS		0-0-0 (0)				
		Gray Fine Sand	SS		5-5-10 (15)				
10									
15		Gray Clay and Shell	SS		1-2-2 (4)				
20		Gray Sand with Shell	SS		13-17-13 (30)				
25			SS		8-11-9 (20)				
30		Gray Clay and Shell	SS		1-3-7 (10)				
35		Gray Sand with Shell	SS		7-14-13 (29)				

(Continued Next Page)

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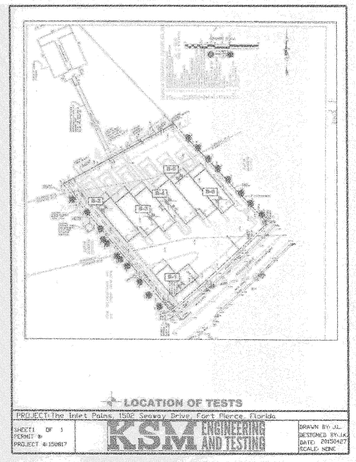
BORING NUMBER B-6
PAGE 2 OF 2

CLIENT: Foglia Construction — PROJECT NAME: The Inlet Palms
PROJECT NUMBER: KSM # 150817-b — PROJECT LOCATION: 1502 Seaway Drive, Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOWS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	☐ FINES CONTENT (%) ☐
		Gray Sand with Shell (continued)							
40			SS		13-10-13 (23)				

Bottom of boreholе at 40.0 feet.



MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	N/S
DATE	4/15/15

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CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL

SOIL BORINGS

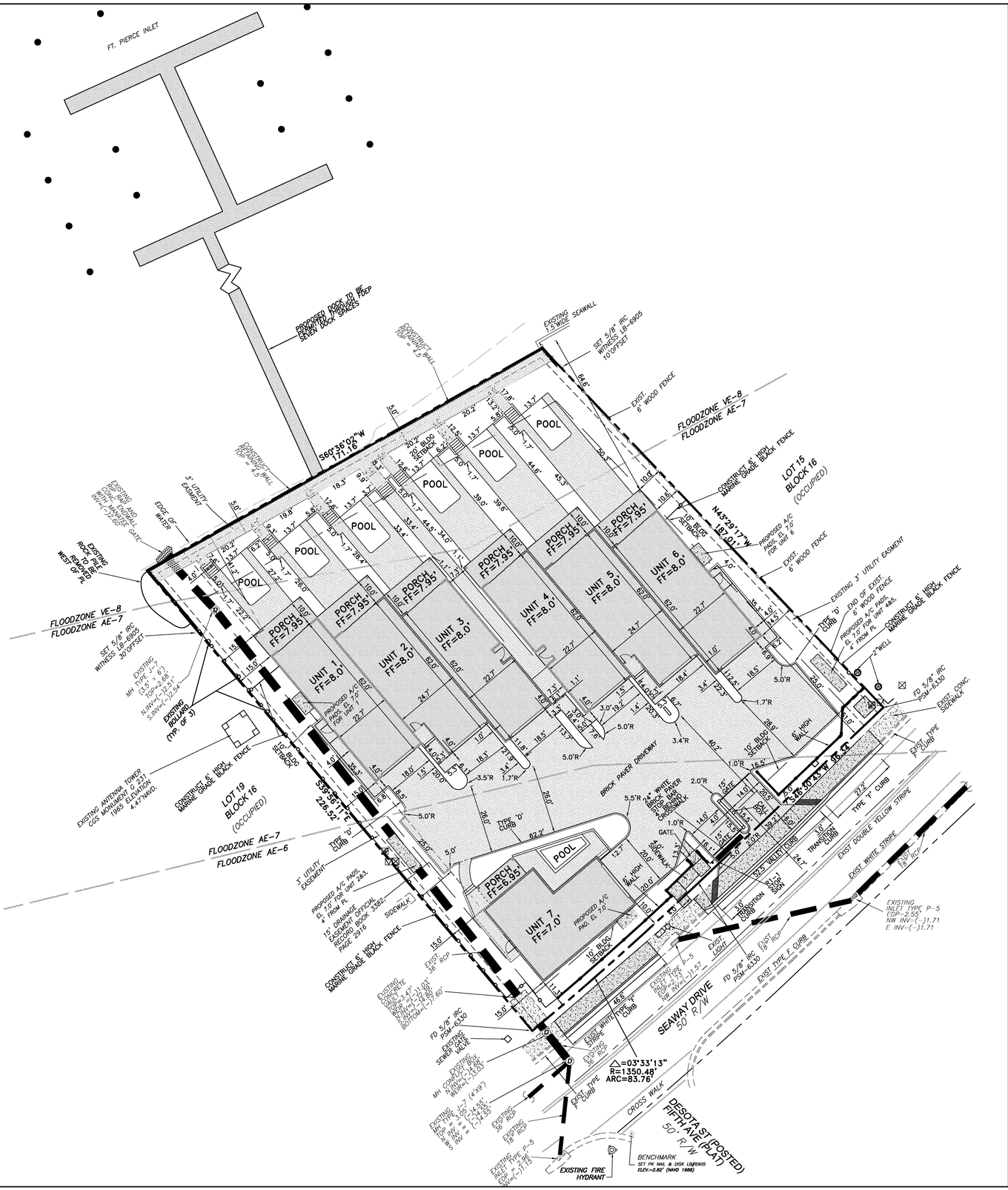
INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL REG. NO. 47048
☐ ADAM B. BITTLE
FL REG. NO. 57396
☐ WILLIAM P. STODDARD
FL REG. NO. 57605

DATE:

SHEET
4

PROJECT NO.
15-053



LEGEND

EXISTING SANITARY SEWERLINE	PROPOSED EOP RADIUS
PROPOSED SANITARY SEWERLINE	1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EXISTING WATER MAIN	PROPOSED WALL
PROPOSED WATER MAIN	TRENCH DRAIN
FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
PROPOSED FENCE	JUNCTION MANHOLE
PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DRAINAGE STRUCTURE LABEL
PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

L[illegible]d & A[illegible]r[illegible]: ([illegible])

PLS	- PROFESSIONAL LAND SURVEYOR	(P)	- PLAT	23.5	- PROPOSED GRADE
PSM	- PROFESSIONAL SURVEYOR & MAPPER	(C)	- CALCULATED	NAVD	- NORTH AMERICAN VERTICAL DATUM
LB	- LAND SURVEYING BUSINESS		- TRAFFIC CONTROL BO[illegible]	23.5	- TYPICAL ELEVATION
℄	- CENTERLINE		- GUY WIRE	A/C	- AIR CONDITIONER
R	- RADIUS		- WOOD UTILITY POLE	CONC.	- CONCRETE
L	- LENGTH		- TELEPHONE SERVICE	F.F.	- FINISH FLOOR
Δ	- DELTA ANGLE		- CABLE T.V. BO[illegible]	BSB	- BUILDING SETBACK LINE
E/P	- EDGE OF PAVEMENT		- ELECTRIC BO[illegible]	EL./ELEV.	- ELEVATION
B/C	- BACK OF CURB		- LIGHT POST	R/W	- RIGHT OF WAY
B.M.	- BENCHMARK		- WELL	AB	- AS-BUILT
POC	- POINT OF COMMENCEMENT		- HYDRANT	P/K	PARKER-KALON
POB	- POINT OF BEGINNING		- GATE VALVE		
⊙	- (PCP) PERMANENT CONTROL POINT		- IRRIGATION VALVE		
PCP	- PERMANENT CONTROL POINT		- WATER METER		
	- (PRM) PERMANENT REFERENCE MONUMENT		- SANITARY MANHOLE		
PRM	- PERMANENT REFERENCE MONUMENT		- SANITARY SERVICE		
	- (IP) IRON PIPE		- SEPTIC TANK		
IP	- IRON PIPE		- DRAINAGE MANHOLE		
	- (IRC) IRON ROD & CAP		- CURB INLET		
IRC	- IRON ROD & CAP		- SURFACE INLET		
	- (CM) CONCRETE MONUMENT		- MITERED END SECTION		
CM	- CONCRETE MONUMENT		- CONCEPTUAL DRAINAGE		
FD	- FOUND		- STREET SIGN		
(M)	- MEASURED				

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/2015

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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL [illegible]

SITE PLAN

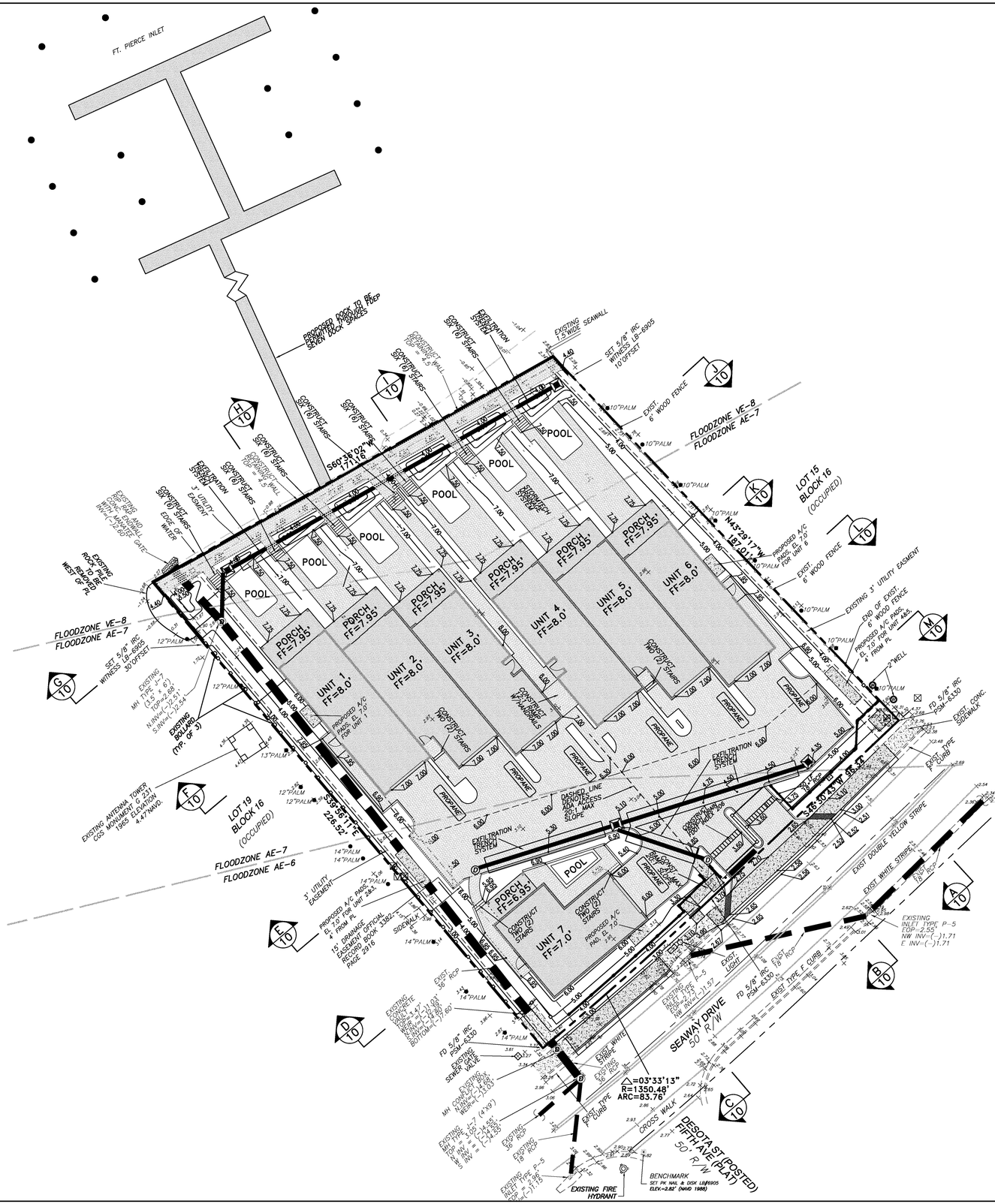
INLET PALMS

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 6

PROJECT NO. 15-053



LEGEND

EXISTING SANITARY SEWERLINE	PROPOSED EOP RADIUS
PROPOSED SANITARY SEWERLINE	1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
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PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

L□□□d & A□□r□□□□□□□: (□□□ □□□□ □□□□□□□□□□□□□□□r □□□)

PLS - PROFESSIONAL LAND SURVEYOR
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(P) - PLAT
(C) - CALCULATED
- TRAFFIC CONTROL BO□
- GUY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BO□
- ELECTRIC BO□
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATER METER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
23.5 - PROPOSED GRADE
NAVD - NORTH AMERICAN VERTICAL DATUM
x23.5 - TYPICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDING SETBACK LINE
EL./ELEV. - ELEVATION
R/W - RIGHT OF WAY
AB - AS-BUILT
P/K - PARKER-KALON

NOTES

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2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
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6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

DRAINAGE OUTFALL STATEMENT

THE PROJECT WILL HAVE TWO OUTFALL POINTS. THE FIRST BASIN IS THE SOUTH PORTION OF THE SITE THAT WILL FLOW INTO THE SEAWAY DRIVE DRAINAGE SYSTEM. THE SECOND BASIN IS THE NORTH PORTION OF THE SITE THAT WILL DISCHARGE INTO THE EXISTING PIPE ALONG THE WEST PROPERTY LINE.

1. SUBMITTALS

A. PRODUCT DATA AND SHOP DRAWINGS:
1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND E□UIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND E□UIPMENT RE□UIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF RE□UESTED INFORMATION, NEATLY BOUND AND INDE□ED PER CATEGORY FOR THE FOLLOWING:
   A. UTILITIES:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION E□UIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
   B. DRAINAGE:
      ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
   C. PAVING AND GRADING:
      FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR E□CEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
   D. SIGNING AND PAVEMENT MARKING:
      SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR E□CEED RE□UIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCD AND FDOT SPECIFICATIONS.
   E. IRRIGATION:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION E□UIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL, PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PRO□ECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFF□E. ITEMS RE□UIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH RE□UIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.□ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING:
1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PRO□ECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP RE□UIREMENTS.
2. SEWER: E□FIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PRO□ECT SPECIFICATIONS, COVB AND FDEP RE□UIREMENTS.
3. DRAINAGE: E□FIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PRO□ECT SPECIFICATIONS AND LOCAL ENGINEERING RE□UIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PRO□ECT SPECIFICATIONS AND LOCAL ENGINEERING RE□UIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR RE□ECTION OF PAY RE□UEST APPLICATIONS.

C. AS-BUILTS:
1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT H/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS:PROPERTY LINES (CROSS SECTIONS 50' ON CENTER);TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS;CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM;MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS;DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
   - SEWER STRUCTURES: DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
   - MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.
   - LIFT STATIONS: HORI□ONTAL LAYOUT AND LOCATION OF ALL E□UIPMENT, PANELS, VAULTS, WET WELL, VALVES;LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB;LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION;WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS;PUMP(S) SI□E, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS, ALL PIPES, DIAMETER, TYPE/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM E□UIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS:
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE E□UIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UIPMENT□CONTROL PANELS, ETC.)
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-RE□UISITE TO THE PRO□ECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY
THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPE□IFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25□ OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25□ OF CONTRACT VALUE)

4. OWNER TRAINING
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE E□UIPMENT AND SHALL INCLUDE THE
TIME FOR INITIAL AD□USTMENTS OF E□UIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND
AD□USTMENTS OF E□UIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE E□UIPMENT.

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/2015

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FA□772/770-9496 EMAIL □□□□□□□□□□r□□□

PAVING, GRADING & DRAINAGE PLAN

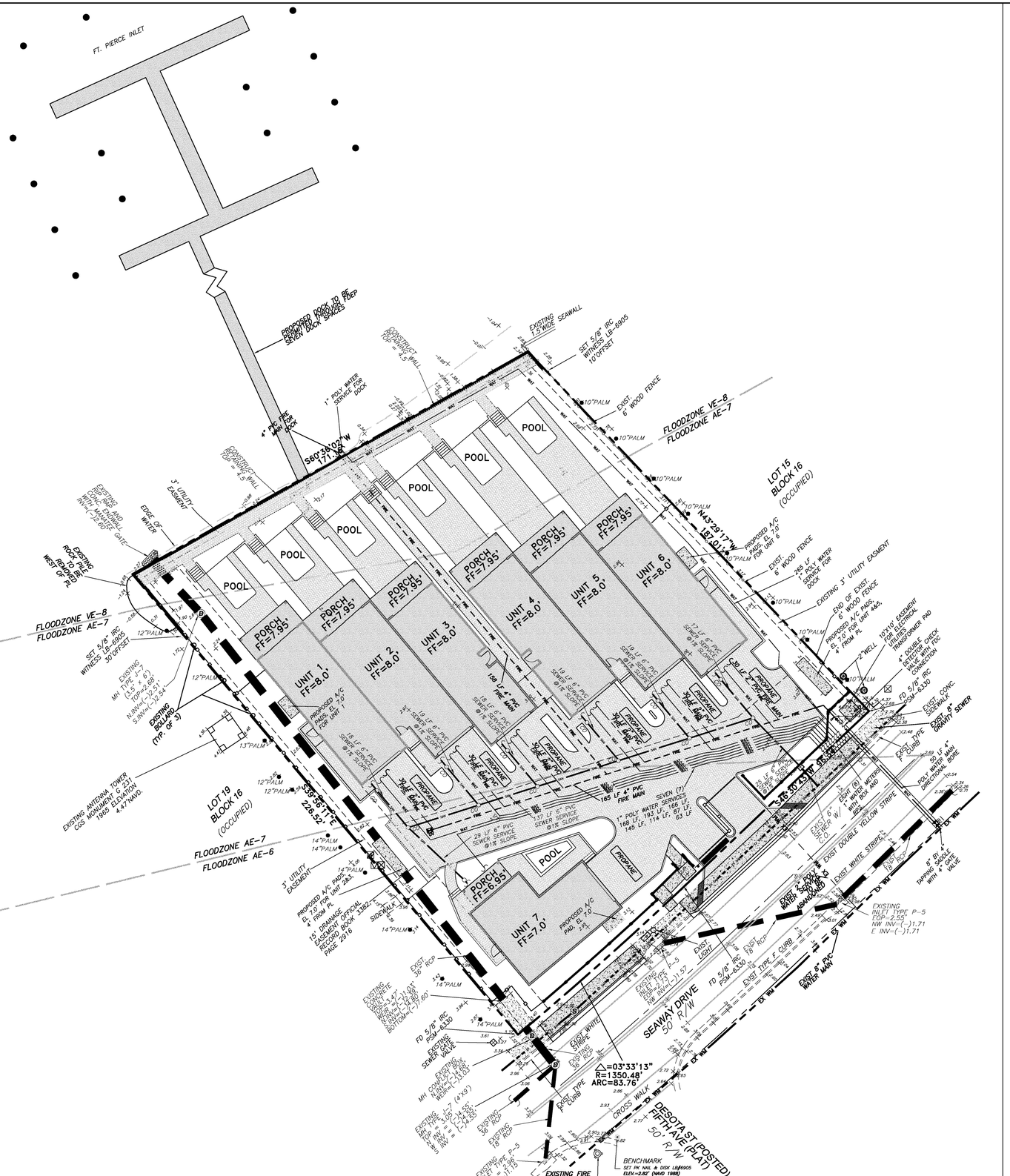
INLET PALMS

ENGINEER CERTIFICATION
□ JOSEPH W. SCHULKE FL REG. NO. 47048
□ JODAH B. BITTLE FL REG. NO. 57396
□ WILLIAM P. STODDARD FL REG. NO. 57605

DATE:

SHEET 7

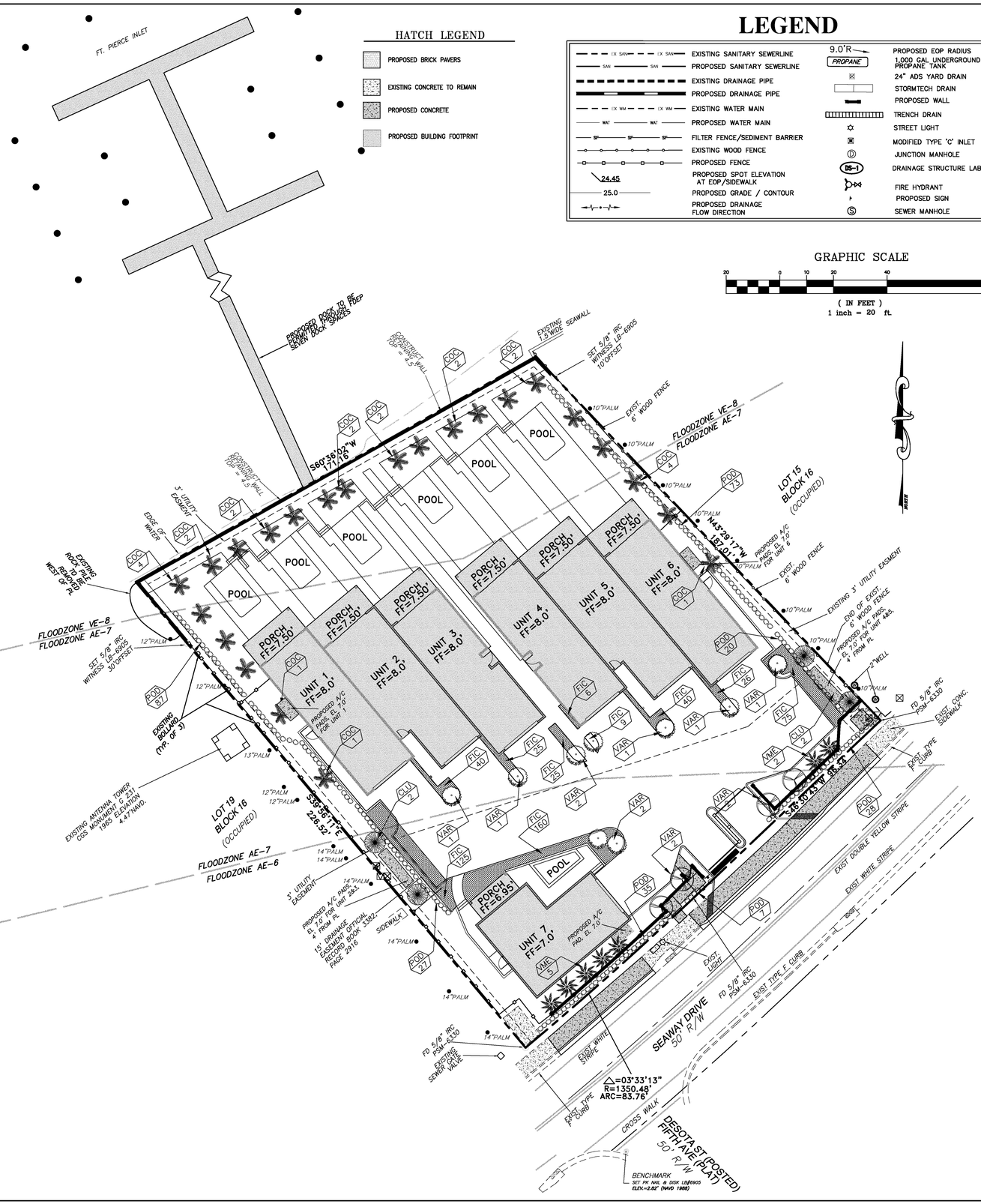
PROJECT NO. 15-053



LEGEND

— — — — EX SAN — — — — EX SAN	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
SAN SAN	PROPOSED SANITARY SEWERLINE	PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
— — — — EX WM — — — — EX WM	EXISTING WATER MAIN		PROPOSED WALL
WAT WAT	PROPOSED WATER MAIN		TRENCH DRAIN
SF SF SF	FILTER FENCE/SEDIMENT BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE 'C' INLET
	PROPOSED FENCE		JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1	DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		PROPOSED SIGN
			SEWER MANHOLE

L□□□d & A□r□□□□□□: (□□ □□□ □□□□□□□



HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

LEGEND

- EXISTING SANITARY SEWERLINE
- PROPOSED SANITARY SEWERLINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- EXISTING WOOD FENCE
- PROPOSED FENCE
- 24.45 PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- 25.0 PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- 9.0'R PROPOSED EOP RADIUS
- PROPANE 1,000 GAL UNDERGROUND PROPANE TANK
- 24" ADS YARD DRAIN
- STORMTECH DRAIN
- PROPOSED WALL
- TRENCH DRAIN
- STREET LIGHT
- MODIFIED TYPE 'C' INLET
- JUNCTION MANHOLE
- DS-1 DRAINAGE STRUCTURE LABEL
- FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
CLU	4	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
VME	7	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
WOD	4	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
COC	23	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
VAR	9	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
POD	278	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CACLULATIONS

SECTION 22-187 (4) a and b

SOUTH PROPERTY LINE: 180.1 LF MINUS 35 LF (DRIVEWAY) = 145.1 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 141.5 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. 6 FT HIGH CONTINUOUS CONCRETE WALL

SECTION 22-187 (6) a and b

WEST PROPERTY LINE: 226.5 LF MINUS 172.5 LF (BUILDINGS/POOL) = 54.0 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 54.0 LF X 10 LF X 1 TREE/200 SF = 2.7 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 54.0 LF X 1 SHRUB / 2 LF = 27.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 172.5 LF X 1 SHRUB / 2 LF = 87 SHRUBS

EAST PROPERTY LINE: 187.0 LF MINUS 146.6 LF (BUILDINGS/POOL) = 40.4 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 40.4 LF X 10 LF X 1 TREE/200 SF = 2.0 OR 2 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 40.4 LF X 1 SHRUB / 2 LF = 20.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 146 LF X 1 SHRUB / 2 LF = 73 SHRUBS

NORTH PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE INLET

SECTION 22-187 (7) a and b

INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:

TOTAL TREES REQUIRED: 3 + 3 + 2 = 8 TREES
TOTAL SHRUBS REQUIRED: 27 + 20 = 47 SHRUBS

LANDSCAPE NOTES

SEC. 22-187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICUARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SMALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

Land & Air [illegible]

PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR & MAPPER
LB - LAND SURVEYING BUSINESS
℄ - CENTER LINE
R - RADIUS
L - LENGTH
Δ - DELTA ANGLE
E/P - EDGE OF PAVEMENT
B/C - BACK OF CURB
B.M. - BENCHMARK
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
o - (PCP) PERMANENT CONTROL POINT
PCP - PERMANENT CONTROL POINT
(PRM) PERMANENT REFERENCE MONUMENT
PRM - PERMANENT REFERENCE MONUMENT
(IP) IRON PIPE
IP - IRON PIPE
(IRC) IRON ROD & CAP
IRC - IRON ROD & CAP
(CM) CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
(M) - MEASURED
(P) - PLAT
(C) - CALCULATED
- TRAFFIC CONTROL BO[illegible]
- GUY WIRE
- WOOD UTILITY POLE
- TELEPHONE SERVICE
- CABLE T.V. BO[illegible]
- ELECTRIC BO[illegible]
- LIGHT POST
- WELL
- HYDRANT
- GATE VALVE
- IRRIGATION VALVE
- WATER METER
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- DRAINAGE MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCEPTUAL DRAINAGE
- STREET SIGN
23.5 - PROPOSED GRADE
NAVD - NORTH AMERICAN VERTICAL DATUM
25.5 - TYPICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDING SETBACK LINE
EL./ELEV. - ELEVATION
R/W - RIGHT OF WAY
AB - AS-BUILT
PARKER-KALON

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15
2	ADD ADDITIONAL E/W SHRUBS	7/1/15

DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	4/15/15

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TEL: 772 / 770-9622 FA: 772 / 770-9496 EMAIL [illegible]

LANDSCAPE PLAN

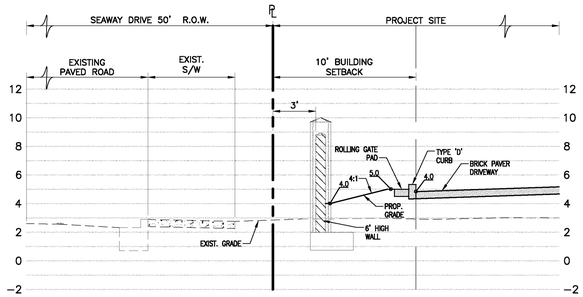
INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JODAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

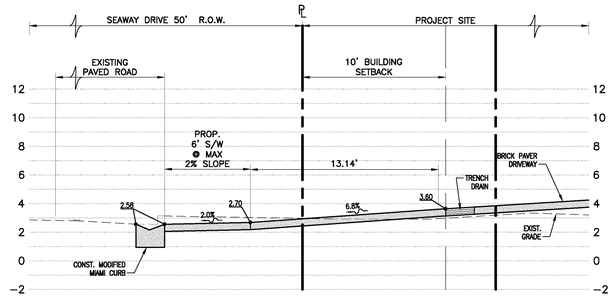
DATE:

SHEET 9

PROJECT NO. 15-053



SECTION A



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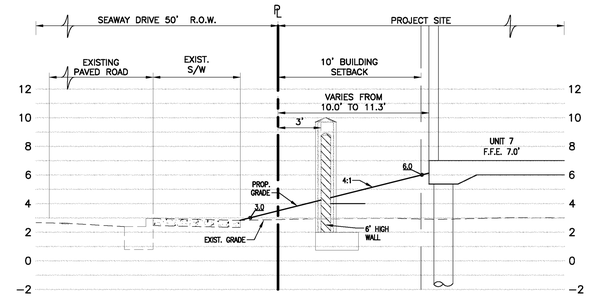
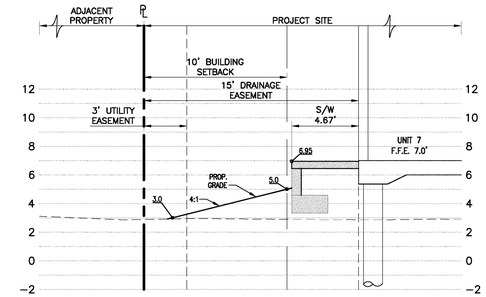
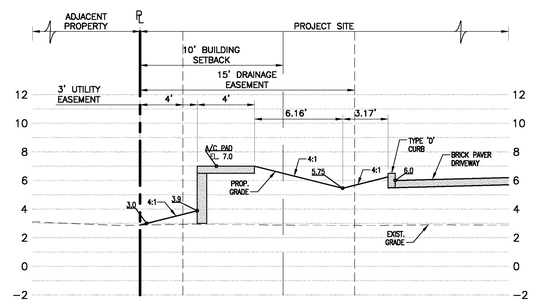


SECTION C



SECTION D



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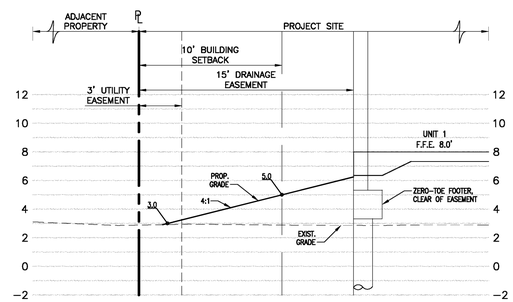

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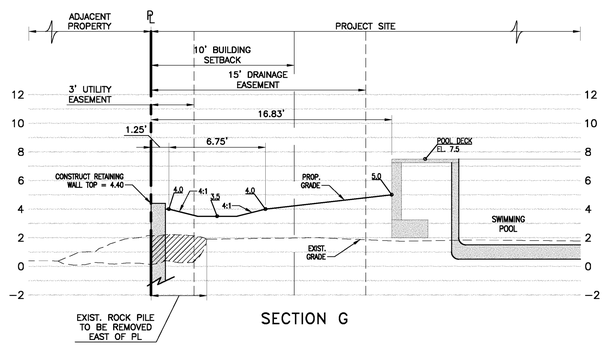

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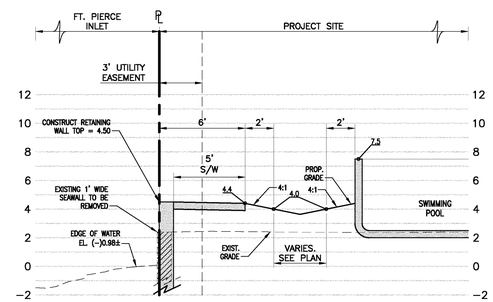

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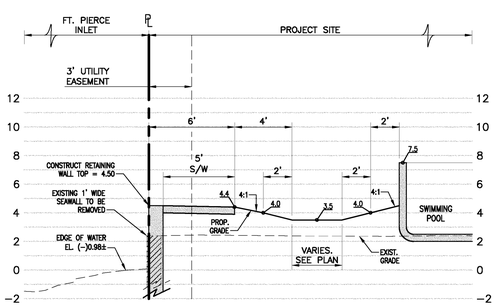

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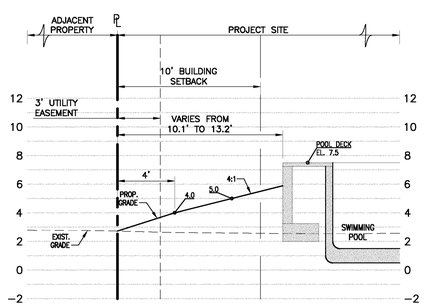

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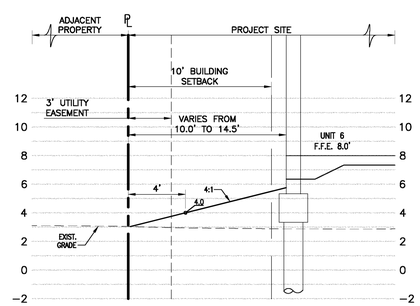

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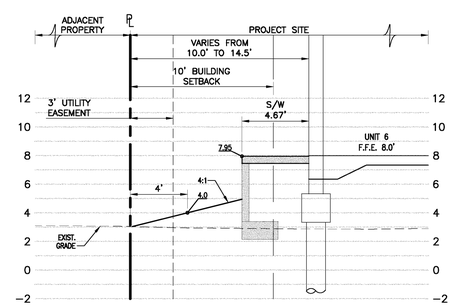

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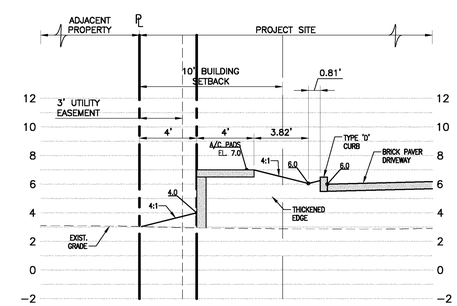

SECTION M

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1"=5'
DATE 4/15/15

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CROSS SECTIONS

INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605
DATE:

SHEET 10

PROJECT NO. 15-053

SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL:
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PRO□ECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANO THER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES RE□UIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO RE□UESTING RE□UIRED INSPECTIONS AND SHALL SUPPLY ALL E□UIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PRO□ECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTORS E□PENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION, ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING RE□UIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS RE□UIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED□MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED□MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS E□PENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNIN□URED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF E□ISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION RE□UIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. E□ISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL"
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98□ MA□IMUM DRY DENSITY (A.A.S.H.T.O. T-180).
□MIN. 100□ MA□□DENSITY AD□ACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW E□CAVATION (PER C.Y.) GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR E□CAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ¾" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S E□CAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANU□AR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3□ FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILI□ED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS. ALL STABILI□ED AREAS SHALL BE COMPACTED TO AT LEAST 98□ OF THE MA□IMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MI□ED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED CO□UINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED CO□UINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 230 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED CO□UINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98□ OF THE MA□IMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

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

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABLI□ED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDE□NO. 300. PROVIDE CONTRACTION □OINTS AT 10-FOOT O.C. MA□IMUM. TRANSITION ENDS OF CURB FROM FULL TO □ERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDE□NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL RE□UIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL, AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY RE□UEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MA□IMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL E□ISTING PROOFROLLED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER □DB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER □DB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MA□IMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILI□ED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, AD□ACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MA□IMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF E□CESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PRO□ECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40. FY = 40,000 PSI. AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 315-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEERS APPROVAL OF THE MANU□ACTURERS' SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FOOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MI□. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE (□DNTS AND PIPESTRUCTURE □DNTS. ALL □DNTS SHALL BE GASKETED REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MA□IMUM 4" LIFTS TO THE SPRINGLINE MA□IMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98□ OF MA□IMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC □ACKET AROUND □ALL PIPE □DNTS AND THE □DINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDE□NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL RE□UIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS. INDE□ 199. THE FABRIC SHALL E□TEND A MINUMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE □DINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINUMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC □ACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

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

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PRO□ECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HOR□ONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTSLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HOR□ONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PRO□ECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE RE□UIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE.
A. PRIOR TO ANY MA□OR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

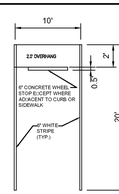
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION. CONCRETE CURB ON SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

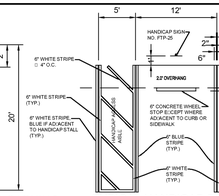
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE E□CEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORI□ED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDE□NO. 173246.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN WITH F.D.O.T. TRAFFIC DESIGN STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE E□TRUDED TYPE A/CYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA. DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION NO. 711.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDE□NO. 17346.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDE□NO. 11860, 11863, 11865. WIND LOAD SHALL BE □ONE 3.050 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDE□NO. 17302.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. ALL MATERIALS AND CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION), STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
2. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PRO□ECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDE□NUMBERS (600 SERIES) AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA AD□ACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDE□600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS E□PENSE.
4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE DISCRETION OF THE COMPETENT AUTHORITY, SHALL BE REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING □URISDICTION OVER THE PRO□ECT AT LEAST 48 HOURS, BEFORE ANY E□CAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE E□ISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
6. THE LOCATION OF E□ISTING UTILITIES SHOWN ARE APPRO□IMATE ONLY. THE E□ACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PRO□ECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 561-495-7396 OR 1-800-300-8236.
8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PRO□ECT.
9. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA AD□ACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDE□600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS E□PENSE IN ACCORDANCE WITH STANDARD INDE□600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS E□PENSE.
11. ALL NOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO OPENED BY 4:00 PM.
12. PAVEMENT SPECIFICATION: MATCH E□ISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MA□IMUM., INCLUDING FRICTION COURSE.

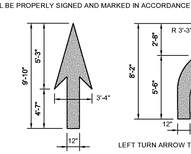


TYPICAL STANDARD PARKING STALL
N.T.S.



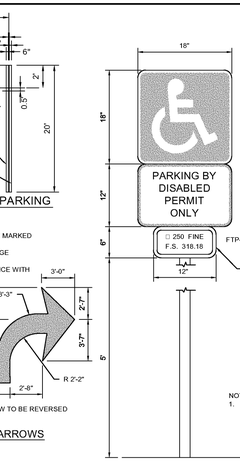
TYPICAL HANDICAP PARKING STALL
N.T.S.

NOTE:
A) ALL PARKING SPACES WITH E□CEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROADS BRIDGE CONSTRUCTION, 1996, SECTION 710.
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDE□: 17346.



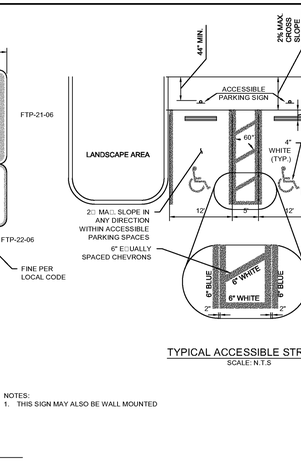
LEFT TURN ARROW TO BE REVERSED

PAVEMENT MARKING ARROWS
N.T.S

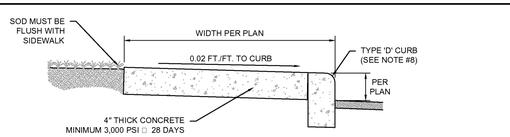


NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED

ACCESSIBLE PARKING SIGN
N.T.S

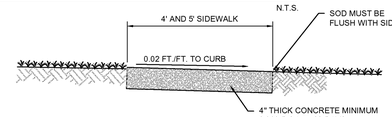


TYPICAL ACCESSIBLE STRIPING
SCALE: N.T.S



NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDE□ NO. 310.
2. SAWED □OINTS SHALL BE CONSTRUCTED AT A MA□IMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDE□ NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 S□UARE FEET OF PAVEMENT OR FIVE (5) PER □DB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILI□ED GROUND, COMPACTED TO 98□ MA□IMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS RE□UIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE.

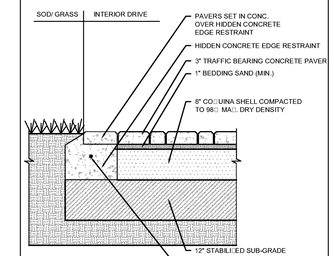
SIDEWALK DETAIL AND SPECIFICATIONS WHERE AD□ACENT TO TYPE 'D' CURB
N.T.S.



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDE□ NO. 310.
2. SAWED □OINTS SHALL BE CONSTRUCTED AT A MA□IMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDE□ NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 S□UARE FEET OF PAVEMENT OR FIVE (5) PER □DB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14 AND 28 DAYS.
4. A MIN. OF 3 FIW TESTS SHALL BE PERFORMED ON THE SUB-BASE, AND AT LEAST 1 MOD. PROCTOR (AASHTO T-180) TEST FOR EA. TYPE OF SUB-BASE MATERIAL USED.
5. CONCRETE SHALL BE A MIN. OF 6" THICK WITHIN PUBLIC ROAD RIGHT-OF-WAYS, AND AT ALL LOADING AREAS, DUMPSTER PADS, ABOVE FUEL TANKS, AND OTHER AREAS DEPICTED IN THE PLANS. OTHERWISE, THE CONCRETE SHALL BE A MIN. OF 4.5 INCHES THICK.
6. DO NOT CONSTRUCT W.W.F. WITHIN 5 FT. OF DETECTOR LOOPS FOR MENU / SIGN BOARDS.
7. IF ASPHALT IS USED, THE BASE SHOULD EXTEND A MINIMUM OF 6" BEYOND THE ASPHALT AND THE SUBGRADE SHOULD EXTEND A MINIMUM OF 6" BEYOND THE BASE MATERIAL.

TYPICAL CONCRETE PAVING SECTION
N.T.S.

TYPICAL PAVING SECTIONS


SOD/ GRASS
INTERIOR DRIVE
PAVERS SET IN CONC. OVER HIDDEN CONCRETE EDGE RESTRAINT
HIDDEN CONCRETE EDGE RESTRAINT
3"

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 11 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNEDY KEN-SEAL, AMERIGAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION	G-1 NOTES	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL NOTES 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE, SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1'@ MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION AND TYPE OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERRABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL NOTES 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS 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.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

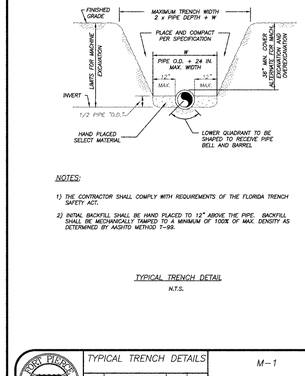
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY	STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL NOTES 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

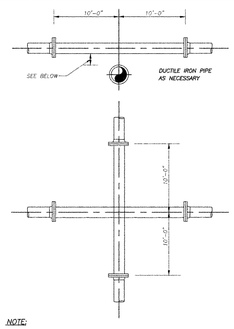
FORT PIERCE UTILITIES AUTHORITY	TYPICAL TRENCH DETAILS	M-1	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY(AASHTO T-99).
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FORT PIERCE UTILITIES AUTHORITY	BACKFILLING REQUIREMENTS	M-2	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

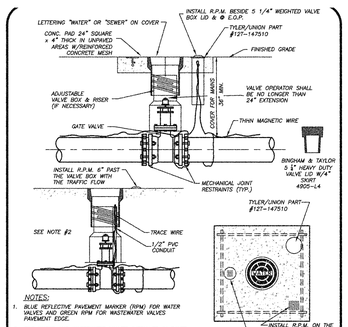


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY	UTILITY CROSSING DETAIL	M-5	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

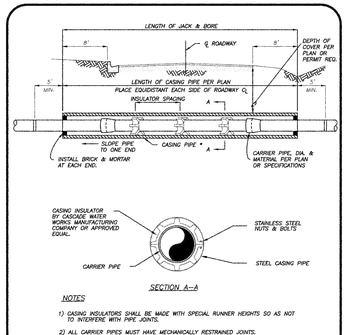


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY	TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL	M-6	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



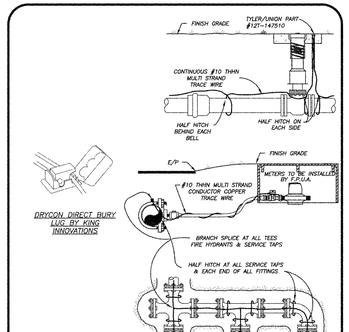
SECTION A-A

NOTES

1) CASING INSULATORS SHALL BE MADE WITH SPECIAL RUNNER HEIGHTS SO AS NOT TO INTERFERE WITH PIPE JOINTS.
2) ALL CARRIER PIPES MUST HAVE MECHANICALLY RESTRAINED JOINTS.
3) INSULATOR SPACING SHALL BE AS REQUIRED BY THE MANUFACTURER, HOWEVER, NO LESS THAN THREE (3) CASING INSULATORS SHALL BE INSTALLED PER LENGTH OF PIPE.
4) CASING LENGTH SHALL EXTEND A MINIMUM OF 8 FEET BEYOND THE EDGE OF PAVEMENT OR CURBING.

JACK & BORE DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY	JACK & BORE DETAIL	M-7	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

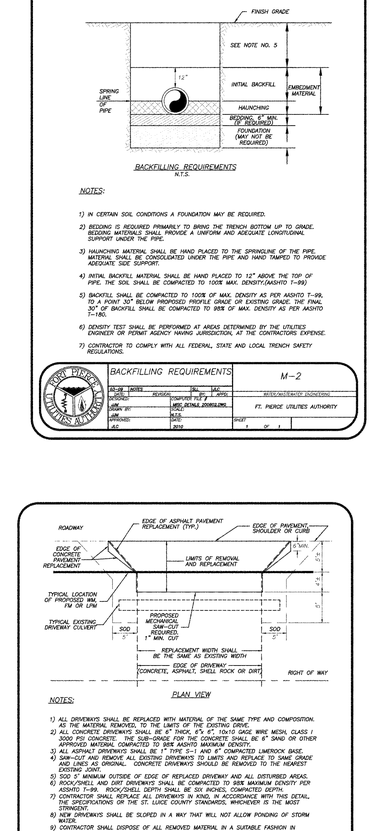


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TRACE WIRE DETAIL	M-11	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

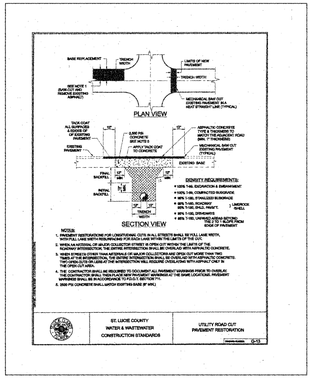


NOTES:

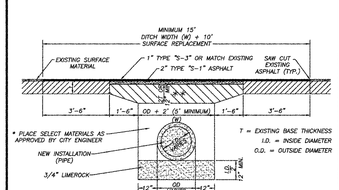
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION, AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) 500' S' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) DRIVEWAYS SHALL BE PAVED ALL (DRIVEWAYS IN SOD) IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OF THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION

FORT PIERCE UTILITIES AUTHORITY	DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



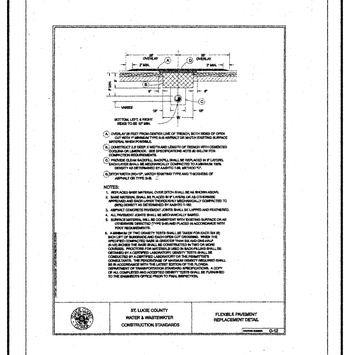
FORT PIERCE UTILITIES AUTHORITY	PAVEMENT RESTORATION (COUNTY)	R-2	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99. UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

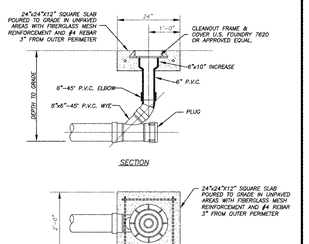
FORT PIERCE UTILITIES AUTHORITY	PAVEMENT RESTORATION DETAIL WITH TRENCH DPT REQUIREMENTS	R-3	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



FORT PIERCE UTILITIES AUTHORITY	FLEXIBLE PAVEMENT REPLACEMENT DETAIL	R-4	
DR-CHK / DESIGNED / DRAWN / CHECKED / APPROVED / AE	REVISION / COMPUTER FILE / MODEL DETAILS 200602.DWG / N.T.S. / 2010	BY / APPD	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

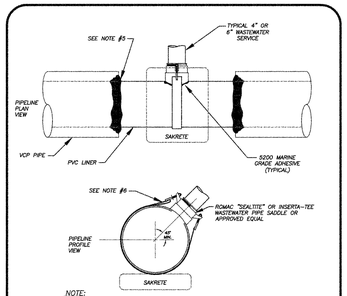
GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL	S-4B
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / CHECKED BY / COMPUTER FILE: SEWER DETAIL 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / DRAWN BY / N.T.S.	
SAL / APPROVED / DATE:	SHEET 1 OF 3
AKC / 2010	



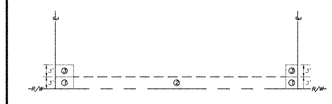
NOTE:
1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
08-2014 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: SEWER DETAIL 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



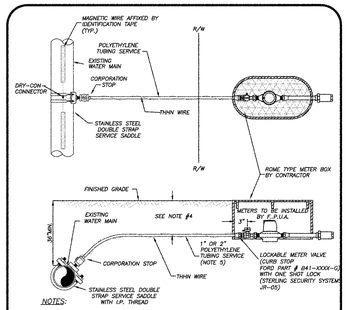
① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:
1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

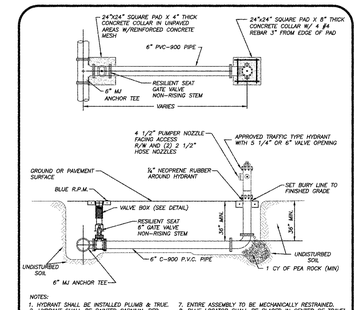
WATER METER PLACEMENT POLICY	W-1
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



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

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

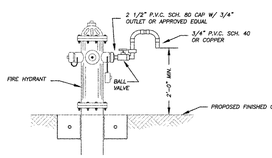
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



NOTES:
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, AMERICAN DARLING B-84B OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT WITH 30" LOOP.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

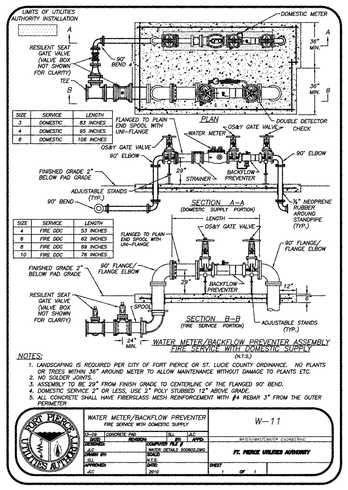
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



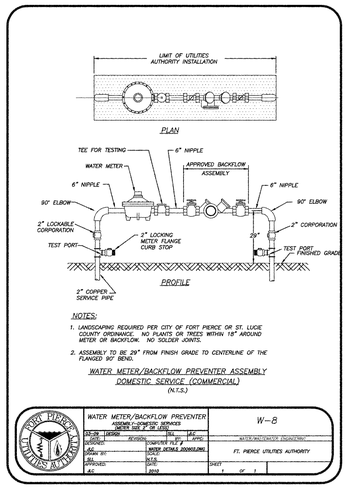
SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

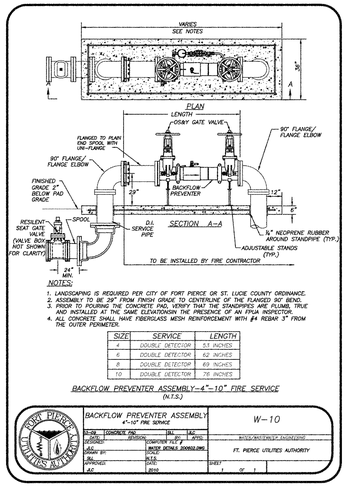
WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



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

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICE WATER SIZE 2" OR LESS	W-8
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	

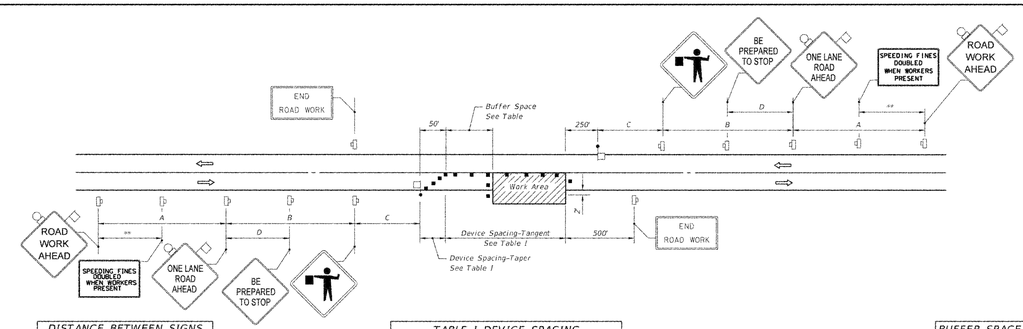


NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.
4. ALL FITTINGS SHALL BE MECHANICAL JOINT, TRUE AND INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF AN FPUA INSPECTOR.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
12-08 DESIGN / REVISION / SAL / APPD.	WATER/WASTEWATER ENGINEERING
AKC / DRAWN BY / COMPUTER FILE: WATER DETAILS 2006SLDWG	FT. PIERCE UTILITIES AUTHORITY
SAL / APPROVED / N.T.S. DATE:	SHEET 1 OF 1
AKC / 2010	



DISTANCE BETWEEN SIGNS

Speed (mph)	Spacing (ft.) A	B	C	D
40 or less	200	200	200	100
45	350	350	350	175
50	500	500	500	250
55 or greater	2640	1640	1000	500

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

*** BE PREPARED TO STOP sign may be omitted for speeds of 45 MPH or less.

TABLE I DEVICE SPACING

Speed (mph)	Max. Distance Between Devices (ft.): Cones or Tubular Markers — Taper	Cones or Tubular Markers — Tangent	Type I or Type II Barricades or Vertical Panels or Drums — Taper	Type I or Type II Barricades or Vertical Panels or Drums — Tangent
25 to 45	20	50	20	50
50 to 70	20	50	20	100

BUFFER SPACE

Speed (mph)	Dist. (ft.)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

GENERAL NOTES

1. Work operations shall be confined to one traffic lane, leaving the opposite lane open to traffic.
2. Additional one-way control may be effected by the following means:
   1. Flag-carrying vehicle;
   2. Official vehicle;
   3. Pilot vehicles;
   4. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers shall be in sight of each other or in direct communication at all times.
3. The ONE-LANE ROAD signs are to be fully covered and the FLAGGER signs either removed or fully covered when no work is being performed and the highway is open to two-way traffic.
4. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
5. The two channelizing devices directly in front of the work area and the one channelizing device directly at the end of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. For Temporary Raised Rumble Strips, 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
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic

DURATION NOTES

1. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/14	DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1 of 2

MARK	REVISION	DATE
1	REVISED PER COFP	5/28/15

DRAWING 15-053	
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	NTS
DATE	4/15/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL [illegible]

MISCELLANEOUS DETAILS & SPECIFICATIONS

INLET PALMS

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JODAH B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 13

PROJECT NO. 15-053

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DRAWING	15-053
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:30
DATE	4/15/15

MARK	REVISION	DATE
1	REVISED PER COPP	5/29/15

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 0000668
1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX: 772/770-9496 EMAIL [redacted]

AERIAL

INLET PALMS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JOCHAI B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 14

PROJECT NO. 15-053

Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. SUITE 101
  VERO BEACH, FLORIDA 32968
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

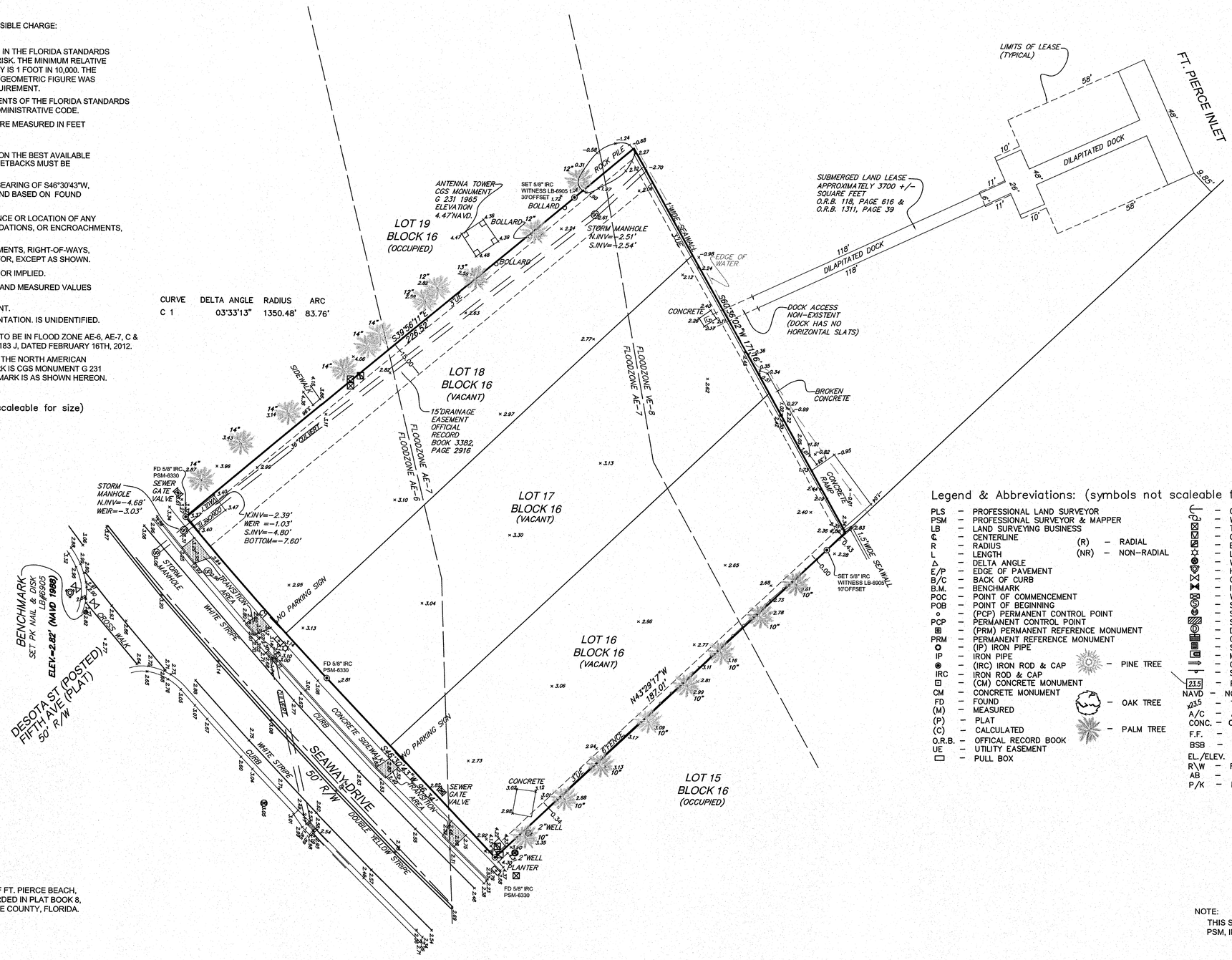
  CHARLES H. BLANCHARD P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL /HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 03/30/15
* BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
* THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON.

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
○ – (PCP) PERMANENT CONTROL POINT
PCP – PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
IP – IRON PIPE
● – (IRC) IRON ROD & CAP
IRC – IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
CM – CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
23.5 – PROPOSED GRADE
NAVD – NORTH AMERICAN VERTICAL DATUM
23.5 – TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R\W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON

LEGAL DESCRIPTION:

LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE (R) – RADIAL
R – RADIUS (NR) – NON-RADIAL
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
○ – (PCP) PERMANENT CONTROL POINT
PCP – PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
IP – IRON PIPE
● – (IRC) IRON ROD & CAP – PINE TREE
IRC – IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
CM – CONCRETE MONUMENT – OAK TREE
FD – FOUND
(M) – MEASURED
(P) – PLAT – PALM TREE
(C) – CALCULATED
O.R.B. – OFFICAL RECORD BOOK
UE – UTILITY EASEMENT
▭ – PULL BOX
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
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BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R\W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON

NOTE:

THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 09-21-05, PROJECT NUMBER 05-0543.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

TYPE: BOUNDARY & TOPOGRAPHIC	REVISIONS				
PROJECT# 15-024					
DATE: 3/23/15 F.B.214 PGE.27					
DRAWN BY: C.H.B.	2.	5-29-15	REVISE TYPO'S	CHB	
CHECKED BY: S.P.T.	1.	4-21-15	ADD DRAINAGE EASEMENT	CHB	
SCALE: 1:20 SHEET: 1 OF 1	NO.	DATE	DESCRIPTION	BY	

PLAT OF SURVEY FOR:

FOGLIA CONSTRUCTION

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

5-29-15

CHARLES H. BLANCHARD P.S.M. #5755

WATERFRONT TOWN HOMES

INLET PALMS

1502 SEAWAY DRIVE
FORT PIERCE, FLORIDA

SPA - 04/30/2015
SPA COMMENTS - 05/28/2015

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960

(772) 770-9094 ph/fax
(772) 766-1611 cell

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

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Drn: J.L.R	Dwg. File: -
Chd: J.L.R.	Project No.: 1507
Sheet No.:	

A0.10

INLET PALMS - 1507

SOUTH ELEVATION BUILDINGS - 1 & 2

SCALE: 1/8" = 1'-0"

NORTH ELEVATION BUILDINGS - 1 & 2

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:
INLET PALMS

FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.10

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WEST ELEVATION BUILDING - 1

SCALE: 1/8" = 1'-0"

EAST ELEVATION BUILDING - 1

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:
INLET
PALMS
-
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File: -
Chk: -
Project No.: -
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.11

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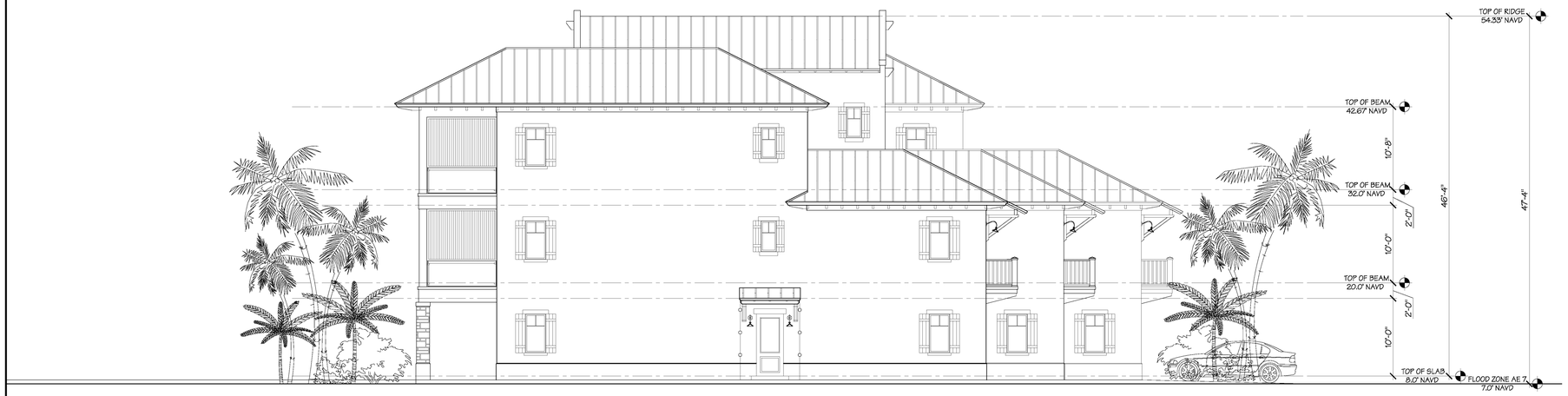

WEST ELEVATION BUILDING - 2

SCALE: 1/8" = 1'-0"

EAST ELEVATION BUILDING - 2

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:
INLET
PALMS
-
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File: -
Chd: -
Project No.: -
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.12

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SOUTH ELEVATION BUILDING - 3

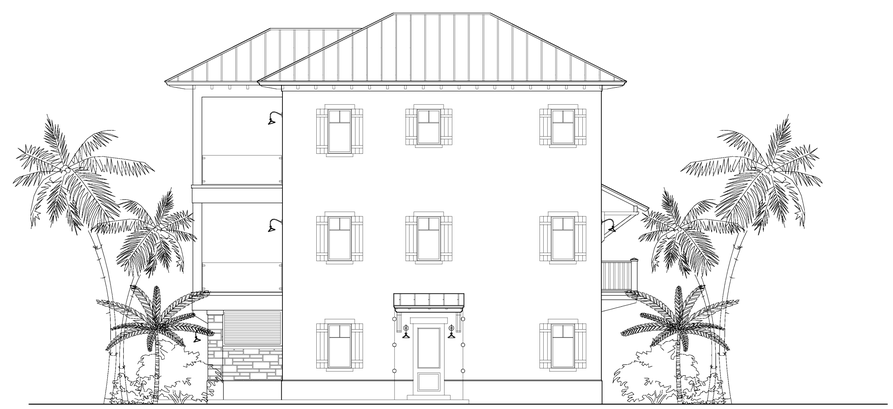
SCALE: 1/8" = 1'-0"

NORTH ELEVATION BUILDING - 3

SCALE: 1/8" = 1'-0"

EAST ELEVATION BUILDING -3

SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING - 3

SCALE: 1/8" = 1'-0"

Project:

WATERFRONT TOWN HOMES:

INLET PALMS

1502 SEAWAY DRIVE
FORT PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
1.	04/30/2015	SPA
2.	05/28/2015	SPA COMMENTS

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

SEAL:

Drawing Title:

ELEVATIONS

Reference North

Drn: J.L.R.
Dwg. File:
Chk:
Project No.:
Sheet No.:

Reg. No.: AA26002550
Lic. No.: AR94653

Date Signed:

A3.13

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INLET PALMS PLANNED DEVELOPMENT

BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
CITY OF FORT PIERCE
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT FOGLIA CONTRACTING CORPORATION,A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS INLET PALMS PLANNED DEVELOPMENT, BEING IN CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) ACCESS, UTILITY AND DRAINAGE EASEMENT

THE ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF FORT PIERCE CITY COMMISSIONERS. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY.

2) 10' X10' UTILITY EASEMENT

THE 10 FOOT BY 10 FOOT UTILITY EASEMENT IS DEDICATED TO FORT PIERCE UTILITIES AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC UTILITES.

3) TRACT "A"

TRACT "A" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ACCESS BY THE LOT OWNERS OF INLET PALMS PLANNED DEVELOPMENT AND OR ALL UTILITY PROVIDERS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

4) TRACT "B"

TRACT "B" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ACCESS FOR THE LOT OWNERS OF INLET PALMS PLANNED DEVELOPMENT FOR USES RELATED TO RIVER ACCESS, AS DETERMINED BY THE INLET PLAMS OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, FOGLIA CONTRACTING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2015.

FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

BY: _____
JOSEPH M. FOGLIA
PRESIDENT

WITNESS _____ WITNESS _____

PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.
BY, JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC:_____ COMMISSION #: _____
PRINTED NAME _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS____DAY OF _____2015. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA,

THIS _____DAY OF_____, 2015

FORT PIERCE CITY COMMISSION

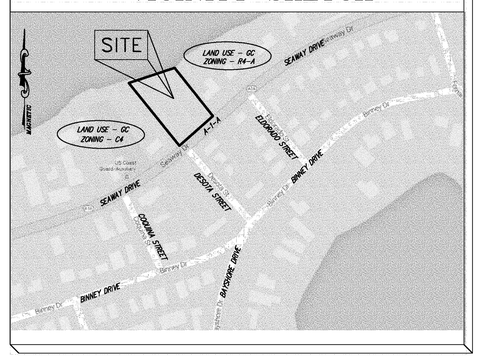
BY: _____
LINDA COX, CITY CLERK

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
ROBERT V. SCHWERER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.

VICINITY SKETCH



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH D. GROSSO, JR. P.A., MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____, 2015, AT _____ (M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF INLET PALM PLANNED DEVELOPMENT IS IN THE NAME OF THE ENTITIES AND/ OR PERSONS EXECUTING THE DEDICATION HEREON.
2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20__.

DATED THIS _____DAY OF _____,2015

JOSEPH D. GROSSO, JR. P.A.

BY:_____
JOSEPH D. GROSSO, JR. P.A.
850 NW FEDERAL HIGHWAY, SUITE 164
STUART, FL. 34994

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF INLET PALMS PLANNED DEVELOPMENT, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2014 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY:_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SURVEYOR'S NOTES

1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
2) THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION. BASED ON THE NAD 83 NGS FINAL ADJUSTMENT OF 1990 FOR FLORIDA EAST ZONE, 901.3). THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. ONSITE BENCHMARK IS SET PARKER-KALON NAIL AND DISK "LB-6905" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEAWAY DRIVE AND DESOTA STREET. THE CONVERSION FACTOR FOR NAVD 1988 TO NGVD 1929 IS +1.49'. THIS WAS DETERMINED USING CORPSCON FOR WINDOWS. VERSION 5.11.08.
4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905" UNLESS OTHERWISE NOTED.
5) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSBS LB 6905.
6) TIES TO GOVERNMENT CORNERS AND ST. LUCIE COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.
7) UNLESS OTHERWISE INDICATED ALL LOT LINES ARE RADIAL.
8) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MARCH 13, 2015, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FORGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL LOT CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

_____ DATE _____
CHARLES H, BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5755
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 6905

SURVEYOR 'S REVIEW CERTIFICATE

SATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

_____ DATE _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION No.43508
CITY SURVEYOR
FORT PIERCE , FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PUD ZONING DISTRICT, AS SET FORTH IN SECTION 7.01.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

THIS ____DAY OF _____, 2015

BY: _____
MARK SATTERLEE
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 19, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND LYING AND BEING A PORTION OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SEAWAY DRIVE (50' RIGHT OF WAY), RUN SOUTH 46°30'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 96.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1350.48 FEET□THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL OF 03°33'13", AN ARC DISTANCE OF 83.76 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 39°56'11" WEST ALONG THE COMMON LINE OF LOTS 18 AND 19, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 226.52 FEET TO THE NORTH LINE OF BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH□THENCE LEAVING SAID COMMON LINE, RUN NORTH 60°36'02" EAST ALONG THE NORTH LINE OF BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 171.16 FEET; THENCE LEAVING SAID NORTH LINE, RUN SOUTH 43°29'17" EAST ALONG THE COMMON LINE OF LOTS 15 AND 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 187.01 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 0.82 ACRES MORE OR LESS.

NOTICE:

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SEAL
FOGLIA CONTRACTING CORPORATION

SEAL
CLERK TO THE BOARD OF CITY COMMISSIONERS

SEAL
CITY SURVEYOR AND MAPPER

SEAL
CHARLES H. BLANCHARD, PSM

SEAL
CLERK OF THE CIRCUIT COURT

PREPARED BY: CHARLES H. BLANCHARD PSM# 5755
FOR MERIDIAN LAND SURVEYORS
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4		
3		
2		
1	7/01/15	REVISE PER PLANNING

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960 LB6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

INLET PALMS PLANNED DEVELOPMENT

BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

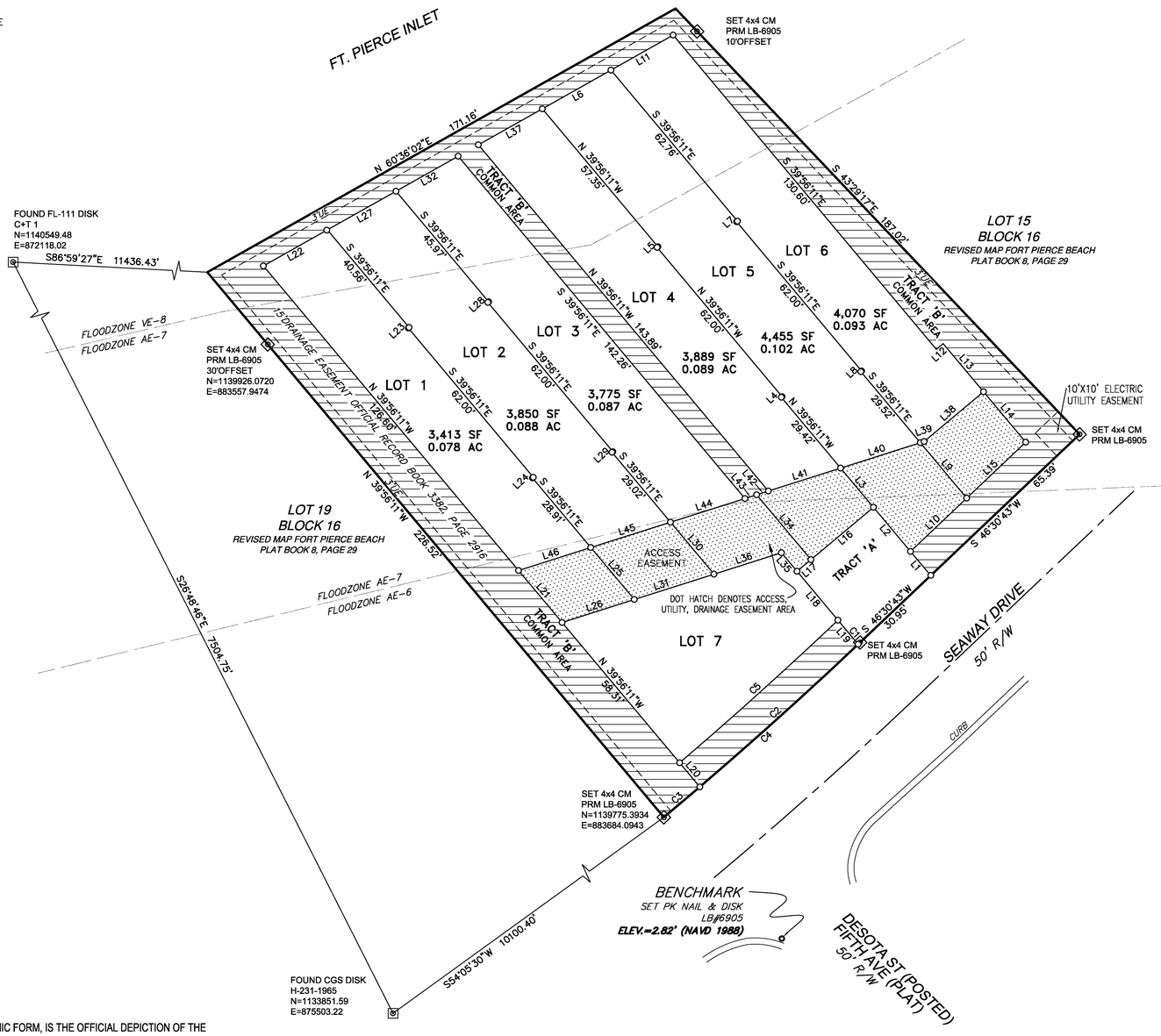
North

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LINE	BEARING	DISTANCE
L 1	N 39°56'11"W	10.02'
L 2	N 39°56'11"W	18.35'
L 3	N 39°56'11"W	16.31'
L 4	N 50°03'49"E	0.33'
L 5	N 50°03'49"E	0.33'
L 6	N 60°36'02"E	25.09'
L 7	S 50°03'49"W	0.33'
L 8	S 50°03'49"W	0.33'
L 9	S 39°56'11"E	23.02'
L 10	S 46°30'43"W	24.71'
L 11	N 60°36'02"E	22.72'
L 12	N 50°03'49"E	2.84'
L 13	S 39°56'11"E	20.01'
L 14	S 39°56'11"E	20.94'
L 15	S 46°30'43"W	25.89'
L 16	S 50°03'49"W	25.97'
L 17	S 50°03'49"W	5.78'
L 18	S 39°56'11"E	20.32'
L 19	S 39°56'11"E	10.02'
L 20	N 39°56'11"W	10.00'
L 21	N 39°56'11"W	21.61'
L 22	N 60°36'02"E	23.39'
L 23	S 50°03'49"W	0.33'
L 24	S 50°03'49"W	0.33'
L 25	S 39°56'29"E	21.61'
L 26	S 72°20'44"W	24.14'
L 27	N 60°36'02"E	25.09'
L 28	S 50°03'49"W	0.33'
L 29	S 50°03'49"W	0.33'
L 30	S 39°56'35"E	21.61'
L 31	S 72°20'44"W	26.66'
L 32	N 60°36'02"E	22.72'
L 33	NOT USED	
L 34	S 39°56'11"E	26.95'
L 35	N 39°56'11"W	7.71'
L 36	S 72°20'44"W	22.52'
L 37	N 60°36'02"E	23.39'
L 38	S 50°03'49"W	24.68'
L 39	S 72°20'44"W	1.25'
L 40	S 72°20'44"W	26.65'
L 41	S 72°20'44"W	24.14'
L 42	S 72°20'44"W	3.92'
L 43	S 72°20'44"W	3.92'
L 44	S 72°20'44"W	24.85'
L 45	S 72°20'44"W	26.66'
L 46	S 72°20'44"W	24.14'



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°02'12"	1350.48'	0.86'	0.43'	0.86'	S 46°31'49"W
C 2	02°52'50"	1350.48'	67.90'	33.96'	67.89'	S 47°59'20"W
C 3	00°38'11"	1350.48'	15.00'	7.50'	15.00'	S 49°44'50"W
C 4	03°33'13"	1350.48'	83.76'	41.89'	83.75'	S 48°17'19"W
C 5	02°54'08"	1340.48'	67.90'	33.96'	67.89'	S 47°58'24"W

SYMBOL LEGEND

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED "LB# 4286"
- LOT CORNER MARKER, 5/8" IRC, LB#6905 STAMPED "LB#6905"
- SET P/K NAIL & DISK STAMPED "LB#6905"
- PERMANENT CONTROL POINT (PCP) STAMPED "LB#6905"

ABBREVIATIONS

C.M. = CONCRETE MONUMENT
L = CHORD LENGTH
I.D. = IDENTIFICATION
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
FD. = FOUND
ELEV.=ELEVATION
IRC = IRON ROD & CAP
P.B. = PLAT BOOK
PG. = PAGE
OA = OVERALL
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D.= NORTH AMERICAN VERTICAL DATUM
PB.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
L.B. = LAND SURVEYING BUSINESS
P/K = PARKER KALON
R/W = RIGHT OF WAY
DIST. = DISTANCE
TYP. = TYPICAL
P.U.D. = PLANNED URBAN DEVELOPMENT

NOTICE:

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PREPARED BY: CHARLES H. BLANCHARD
FOR MERIDIAN LAND SURVEYORS
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4		
3		
2		
1		

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

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

June 1, 2015

Clarissa Davis
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Project Narrative
Inlet Palms PD
Parcel ID: 2401-501-0279-000-1 and 2401-501-0279-010-4

Dear Mrs. Davis:

The current property is Zoned Hutchinson Island Medium Density Residential Zone (R-4A). This zoning is primarily for a residential use. This may be a single family dwelling, duplex, triplex, quadplex or townhome. The proposed project would be considered as a townhome project. We would gladly have used the existing zoning and the existing zoning requirements. Unfortunately, the Zoning code is written in such a way that will not allow this site to be built as a townhome design. The following is a list of items that cannot be met by this project for the existing zoning requirements:

1. Sec 22-27.1 (b)(1)f. and Sec 22-3 Townhome Development Definition.
   Required: The minimum lot width for townhome developments shall be two hundred (200) feet.
   Proposed: The current lot width is 180.1' along the south property line and 171.16' along the north property line. This is substantially lower than the 200 foot minimum lot width.

2. Sec 22-27.1 (b)(1)f.
   Required: Townhome Developments shall be subdivided into a minimum lot width of sixteen (16) feet and a maximum lot width of twenty-four (24) feet.
   Proposed: Unit/Lot 2 and 5 are a minimum of 24.7' wide. Unit/Lot 7 is 28.0' wide. All three of these Unit/Lots do not meet the code requirement of a maximum of 24.0'.

3. Sec 22-27.1 (b)(1)i.
   Required: The minimum lot depth for townhome development shall be ninety (90) feet.
   Proposed: Unit/Lot 7 is proposed with a depth of 67.9'. This does not meet the code requirement of 90.0'.

4. Sec 22-27.1 (b)(2)h.
   Required: The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass.
   Proposed: The distance between Unit 3 and Unit 4 is 7.3'. This does not meet the 20.0' required setback.

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

5. Sec 22-3 Definition of Dwelling, townhome.
   Required: A single dwelling unit attached by at least one but no more than two-party wall(s) along more than fifty (50) per cent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall(s) being centered on the common property line(s) between adjacent lots.
   Proposed: Unit/Lot 7 does not have a common wall with any other unit. This Unit/Lot does not meet this requirement.

These five requirements cannot be met by the developer for the project that is being submitted for site plan approval. We have no choice but to submit for the rezoning to Planned Development (PD).

Below is the graphical narrative of all items we are asking for with the PD submittal:

DEVELOPMENT PARAMETERS :	EXISTING R--4A ZONING	PROPOSED PD ZONING	PROPOSED DEVELOPMENT
MIN. OVERALL LOT WIDTH	200'	175'	178.8'
MIN. INTERIOR LOT SIZE	1,500 SF	1,500 SF	2,949 SF
MAX. INTERIOR LOT WIDTH	24'	25'	24.7'
MIN. INTERIOR LOT DEPTH	90'	65'	67.9'
MIN. YARD SETBACKS:			
FRONT (SOUTH)	10'	10'	10.0'
SIDE (WEST)	10'	10'	15.0'
SIDE (EAST)	10'	10'	10.0'
REAR (NORTH)	15'	15'	15.0'
DISTANCE BETWEEN BLDGS.	20'	5'	7.0'
MAX. LOT COVERAGE BY BLDGS	45%	45%	27.6%
MIN. OPEN SPACE	25%	25%	28.7%
MAX. IMPERVIOUS AREA	75%	75%	71.3%
MAXIMUM DENSITY	8 UNITS/ACRE	8.5 UNITS/ACRE	8.45 UNITS/ACRE
A/C/ PAD SETBACK	10'	4'	4'
MAX. BLDG. HEIGHT	45'	*SEE BELOW	*SEE BELOW

* UNITS 1 AND 3 - 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 2 -- 47'-4" ABOVE VE 7' NAVD
UNITS 4 AND 6 - 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 5 -- 47'-4" ABOVE VE 7' NAVD
UNIT 7 - 43'-8 3/4" ABOVE DATUM 6' NAVD

The Development will be classified as Anglo Caribbean Transitional. This meets the intent of the development Objectives of the City and the City's Comprehensive Plan.

The property will be divided into seven (7) lots to serve seven (7) multi-family units. Each unit will be owned fee simple. All areas outside each individual lot will be maintained by the Homeowners Association.

The parcel size is 0.828 acres. The building lot coverage is 0.228 acres or 27.6%. The density proposed is 8.45 units/acre. The total amount of open space is 0.238 acres or 28.7%. We have no non-residential acreage.

The development will be built in one single phase. We are not proposing any phasing at this time.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 08/03/2015

Re: Preliminary Plat - Inlet Palms - 1502 Seaway Drive

SUBJECT:

Approval of preliminary plat submitted by the property owner, Foglia Contracting Corp., for the development of the Inlet Palms Townhome project. The site is located at 1502 Seaway Drive, Fort Pierce, FL. Property is currently zoned R4A, Hutchinson Island Residential.

SUMMARY:

Approval of the Preliminary Plat application for the Inlet Palms project located at 1502 Seaway Drive

RECOMMENDATION:

Staff recommends that the City Commission **approve** the Preliminary Plat with the condition that Lot 7 displays its size at the time of Final Plat.

ALTERNATIVES:

Approve with conditions; deny

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report

Application

Preliminary Plat

Form Review

Inbox	Reviewed By	Date

City Manager	Rebecca Grohall	07/28/2015 02:11 PM
City Manager	Nick Mimms	07/28/2015 04:42 PM

Form Started By: Clarissa Davis Started On: 07/28/2015 11:25 AM

Final Approval Date: 07/28/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Preliminary Plat - 1502 Seaway Drive

DATE: June 29th, 2015

STAFF REPORT

Owner: Foglia Contracting Corp.
1555 Indian River Blvd., Suite B141, Vero Beach, FL 32960

Applicant/Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960

Requested Action: Approval of the Preliminary Plat application

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1; 2401-501-0279-010-4

Current Zoning: R-4A, Hutchinson Island Medium Density

Proposed Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
n/a	R-4A	R-3	C-5

Parcel(s) Size: .828 acres

Staff Analysis:

The applicant is requesting approval of the Preliminary Plat application at the site of the Inlet Palms Planned Development located at 1502 Seaway Drive. This project is on approximately .82 acres of land and proposing seven (7) townhome units as well as private dock slips for its residents. The plat displays how lots shall be divided and their individual sizes, ranging from 2,900 to 4,455 square feet. The plat also identifies Tract 'A' as the access area into the development and Tract 'B' as the common area amongst the residents. A 15 ft. drainage easement is dedicated along the southwest portion of the property within Tract 'B'. Staff has reviewed the Preliminary Plat according to code Section 18-10 Plat Specifications and has determined these code requirements are met.

TRC Comments:

TRC comments as well as the applicant's response are attached to this staff report. The applicant has replied to the comments and the updated plans have been transmitted to the departments for further review.

Planning Board Recommendation:

At their June 9th, 2015 meeting, the Planning Board voted unanimously to recommend approval for the application.

Staff Recommendation:

As the proposed amendments meet the above standards, Staff recommends that the City Commission **approve** the Preliminary Plat with the condition that Lot 7 displays its size at the time of Final Plat.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Subdivision

Property address or Location 1502 Seaway Drive, Ft. Pierce

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

Project description Inlet Palms - Seven (7) multi-family units

Foglia Contracting Corp.	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
1555 Indian River Boulevard Suite B141	
Street Address	Street Address
Vero Beach, Fl 32960	
City State Zip	City State Zip
954-444-6125	
Phone Number	Phone Number
jf33067@aol.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 -- Indian River COUNTY

The foregoing instrument was acknowledged before me this 22 day of July, 2015, by Joseph Foglia who is personally known to me or has produced _____ as identification.

Signature of Notary

(Seal)

LAUREN F. HAMILTON
MY COMMISSION # FF 176373
EXPIRES: February 7, 2019
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

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

INLET PALMS PLANNED DEVELOPMENT

BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
CITY OF FORT PIERCE
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT FOGLIA CONTRACTING CORPORATION,A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS INLET PALMS PLANNED DEVELOPMENT, BEING IN CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) ACCESS, UTILITY AND DRAINAGE EASEMENT

THE ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF FORT PIERCE CITY COMMISSIONERS. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY.

2) 10' X10' UTILITY EASEMENT

THE 10 FOOT BY 10 FOOT UTILITY EASEMENT IS DEDICATED TO FORT PIERCE UTILITIES AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC UTILITES.

3) TRACT "A"

TRACT "A" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ACCESS BY THE LOT OWNERS OF INLET PALMS PLANNED DEVELOPMENT AND OR ALL UTILITY PROVIDERS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

4) TRACT "B"

TRACT "B" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ACCESS FOR THE LOT OWNERS OF INLET PALMS PLANNED DEVELOPMENT FOR USES RELATED TO RIVER ACCESS, AS DETERMINED BY THE INLET PLAMS OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, FOGLIA CONTRACTING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2015.

FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

BY: _____
JOSEPH M. FOGLIA
PRESIDENT

WITNESS _____ WITNESS _____

_____ _____

PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.
BY, JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC:_____ COMMISSION #: _____
PRINTED NAME _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS___DAY OF _____2015. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA,

THIS _____DAY OF_____, 2015

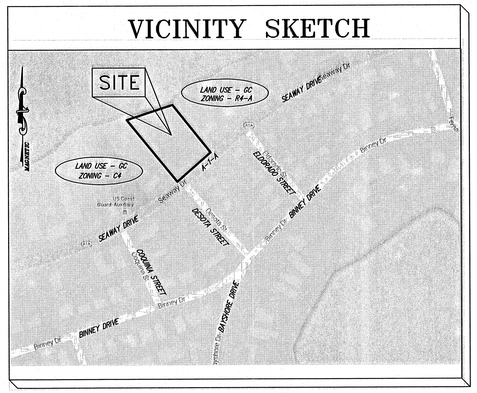
FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
ROBERT V. SCHWERER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH D. GROSSO, JR. P.A., MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____, 2015, AT _____ (M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF INLET PALM PLANNED DEVELOPMENT IS IN THE NAME OF THE ENTITIES AND/ OR PERSONS EXECUTING THE DEDICATION HEREON.
2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20__.

DATED THIS _____DAY OF _____,2015

JOSEPH D. GROSSO, JR. P.A.

BY:_____
JOSEPH D. GROSSO, JR. P.A.
850 NW FEDERAL HIGHWAY, SUITE 164
STUART, FL. 34994

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF INLET PALMS PLANNED DEVELOPMENT, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2014 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY:_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

SURVEYOR'S NOTES

1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
2) THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION. BASED ON THE NAD 83 NGS FINAL ADJUSTMENT OF 1990 FOR FLORIDA EAST ZONE, 901.3). THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. ONSITE BENCHMARK IS SET PARKER-KALON NAIL AND DISK "LB-6905" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEAWAY DRIVE AND DESOTA STREET. THE CONVERSION FACTOR FOR NAVD 1988 TO NGVD 1929 IS +1.49'. THIS WAS DETERMINED USING CORPSCON FOR WINDOWS. VERSION 5.11.08.
4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905" UNLESS OTHERWISE NOTED.
5) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSBS LB 6905.
6) TIES TO GOVERNMENT CORNERS AND ST. LUCIE COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.
7) UNLESS OTHERWISE INDICATED ALL LOT LINES ARE RADIAL.
8) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MARCH 13, 2015, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FORGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL LOT CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

_____ DATE 7-6-15
CHARLES H, BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5755
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 6905

SURVEYOR 'S REVIEW CERTIFICATE

SATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

_____ DATE _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION No.43508
CITY SURVEYOR
FORT PIERCE , FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD ZONING DISTRICT, AS SET FORTH IN SECTION 7.01.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

THIS ____DAY OF _____, 2015

BY: _____
REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 19, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND LYING AND BEING A PORTION OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SEAWAY DRIVE (50' RIGHT OF WAY), RUN SOUTH 46°30'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 96.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1350.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL OF 03°33'13", AN ARC DISTANCE OF 83.76 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 39°56'11" WEST ALONG THE COMMON LINE OF LOTS 18 AND 19, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 226.52 FEET TO THE NORTH LINE OF BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH; THENCE LEAVING SAID COMMON LINE, RUN NORTH 60°36'02" EAST ALONG THE NORTH LINE OF BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 171.16 FEET; THENCE LEAVING SAID NORTH LINE, RUN SOUTH 43°29'17" EAST ALONG THE COMMON LINE OF LOTS 15 AND 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 187.01 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 0.82 ACRES MORE OR LESS.

NOTICE:

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PREPARED BY: CHARLES H. BLANCHARD PSM# 5755
FOR MERIDIAN LAND SURVEYORS
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4		
3		
2		
1	7/01/15	REVISE PER PLANNING

SEAL
FOGLIA CONTRACTING CORPORATION

SEAL
CLERK TO THE BOARD OF CITY COMMISSIONERS

SEAL
CITY SURVEYOR AND MAPPER

Charles H. Blanchard
Florida
No. 5755
STATE OF FLORIDA
Professional Land Surveyor and Mapper

SEAL
CHARLES H. BLANCHARD, PSM

SEAL
CLERK OF THE CIRCUIT COURT

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

INLET PALMS PLANNED DEVELOPMENT

BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

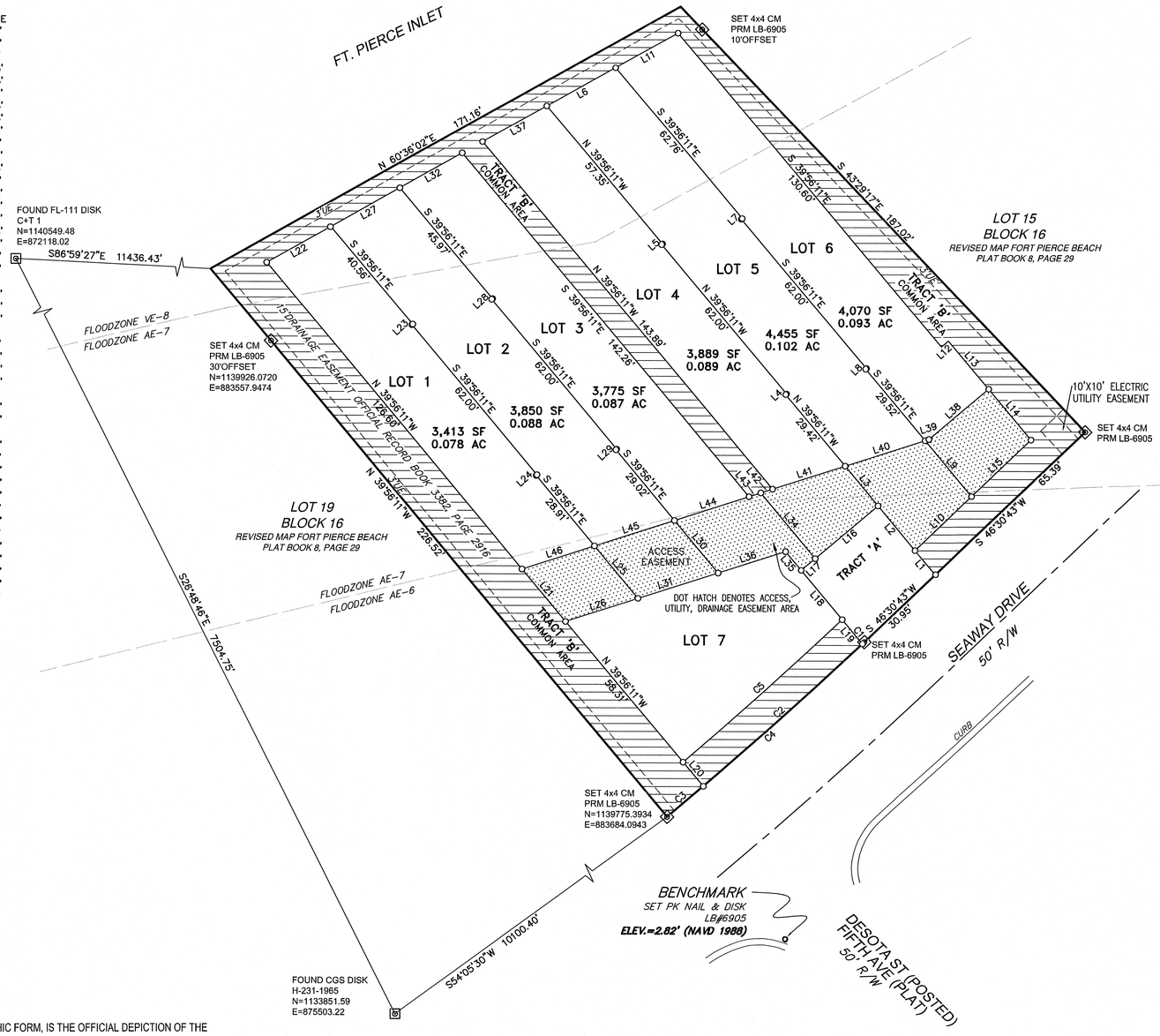
North

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LINE	BEARING	DISTANCE
L 1	N 39°56'11"W	10.02'
L 2	N 39°56'11"W	18.35'
L 3	N 39°56'11"W	16.31'
L 4	N 50°03'49"E	0.33'
L 5	N 50°03'49"E	0.33'
L 6	N 60°36'02"E	25.09'
L 7	S 50°03'49"W	0.33'
L 8	S 50°03'49"W	0.33'
L 9	S 39°56'11"E	23.02'
L 10	S 46°30'43"W	24.71'
L 11	N 60°36'02"E	22.72'
L 12	N 50°03'49"E	2.84'
L 13	S 39°56'11"E	20.01'
L 14	S 39°56'11"E	20.94'
L 15	S 46°30'43"W	25.89'
L 16	S 50°03'49"W	25.97'
L 17	S 50°03'49"W	5.78'
L 18	S 39°56'11"E	20.32'
L 19	S 39°56'11"E	10.02'
L 20	N 39°56'11"W	10.00'
L 21	N 39°56'11"W	21.61'
L 22	N 60°36'02"E	23.39'
L 23	S 50°03'49"W	0.33'
L 24	S 50°03'49"W	0.33'
L 25	S 39°56'29"E	21.61'
L 26	S 72°20'44"W	24.14'
L 27	N 60°36'02"E	25.09'
L 28	S 50°03'49"W	0.33'
L 29	S 50°03'49"W	0.33'
L 30	S 39°56'35"E	21.61'
L 31	S 72°20'44"W	26.66'
L 32	N 60°36'02"E	22.72'
L 33	NOT USED	
L 34	S 39°56'11"E	26.95'
L 35	N 39°56'11"W	7.71'
L 36	S 72°20'44"W	22.52'
L 37	N 60°36'02"E	23.39'
L 38	S 50°03'49"W	24.68'
L 39	S 72°20'44"W	1.25'
L 40	S 72°20'44"W	26.65'
L 41	S 72°20'44"W	24.14'
L 42	S 72°20'44"W	3.92'
L 43	S 72°20'44"W	3.92'
L 44	S 72°20'44"W	24.85'
L 45	S 72°20'44"W	26.66'
L 46	S 72°20'44"W	24.14'



SYMBOL LEGEND

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED "LB# 4286"
- LOT CORNER MARKER, 5/8" IRC, LB#6905 STAMPED "LB#6905"
- SET P/K NAIL & DISK STAMPED "LB#6905"
- PERMANENT CONTROL POINT (PCP) STAMPED "LB#6905"

ABBREVIATIONS

C.M. = CONCRETE MONUMENT
L = CHORD LENGTH
I.D. = IDENTIFICATION
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
FD. = FOUND
ELEV.=ELEVATION
IRC = IRON ROD & CAP
P.B. = PLAT BOOK
PG. = PAGE
OA = OVERALL
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D.= NORTH AMERICAN VERTICAL DATUM
PB.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
L.B. = LAND SURVEYING BUSINESS
P/K = PARKER KALON
R/W = RIGHT OF WAY
DIST. = DISTANCE
TYP. = TYPICAL
P.U.D. = PLANNED URBAN DEVELOPMENT

NOTICE:

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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°02'12"	1350.48'	0.86'	0.43'	0.86'	S 46°31'49"W
C 2	02°52'50"	1350.48'	67.90'	33.96'	67.89'	S 47°59'20"W
C 3	00°38'11"	1350.48'	15.00'	7.50'	15.00'	S 49°44'50"W
C 4	03°33'13"	1350.48'	83.76'	41.89'	83.75'	S 48°17'19"W
C 5	02°54'08"	1340.48'	67.90'	33.96'	67.89'	S 47°58'24"W

PREPARED BY: CHARLES H. BLANCHARD
FOR MERIDIAN LAND SURVEYORS
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4		
3		
2		
1		

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 08/03/2015

Re: Resolution 15-R13 - Transfer of Surplus Property

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Resolution No. 15-R13 authorizing the Transfer of Surplus Property located at 903 S 3rd Street, between Georgia Avenue and Hayes Road.

SUMMARY:

- The City of Fort Pierce issued Bid No. 2015-015 to solicit proposals for a portion of surplus property, acquired for but not utilized in the development of the main Police Station on South Third Street.
- Artistry in Mosaics, Inc, responded to the bid opportunity, requesting approval of a proposal to acquire .18 acres of city owned land, subject to all of the terms and conditions of a Property Disposition and Development Agreement providing the completion of an economic development project and off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station at the City's future Memorial Park.
- The proposed acquisition seeks to couple said land with current holdings, for expansion of their existing business.
- The appraised market value of the subject property, sought for acquisition, is $20,000.

RECOMMENDATION:

Approve resolution.

ALTERNATIVES:

Seek additional bids.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager
Robert V. Schwerer, Esq., City Attorney

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

TBD

Attachments

Staff Report
Resolution 15-R13 - Final with Attachments
Development Agreement
Site Aerial
Bid Package
Initial Bid Response
Property Exhibit
Memorial Park Improvement Plan
Appraisal of Subject Property

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	07/28/2015 01:42 PM
City Manager	Rebecca Grohall	07/28/2015 04:40 PM
City Manager	Nick Mimms	07/28/2015 04:43 PM

Form Started By: Linda Cox
Started On: 07/28/2015 01:35 PM
Final Approval Date: 07/28/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Resolution 15-R13 - Transfer of Surplus Property
Informal Bid No. 2015-015
Property Located on South 3rd Street, between Georgia Avenue and Hayes Road

DATE: July 10th, 2015

STAFF REPORT

Owner:	City of Fort Pierce PO Box 1480 100 N US Highway 1 Fort Pierce, FL 34950
Bid Respondent/Applicant:	Andrew Hochstetter Artistry In Mosaics 901 S 3rd Street Fort Pierce, FL 34950-5159
Representative(s):	John Foster, AIA 11205 Ridge Ave Fort Pierce, FL 34982
Requested Action:	Approval of Resolution 15-R13, transferring .18 acres of surplus property, subject to all of the terms and conditions of a Property Disposition and Development Agreement in exchange for the completion of an economic development project and off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station at the City's future Memorial Park.
Location:	Generally located at 890 S US Highway 1, the east side of South US Highway 1, between Georgia Avenue and Hayes Road
Parcel IDs:	2415-123-0001-000-5
Current Zoning:	OS-1, General and Recreational Open Space Zone
Future Land Use:	General Commercial (GC)
Land Area of Subject Property:	.18 acres
Utilities:	Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Section 13 of the City Charter and having determined that this property is not needed for public purpose, City Code Section 2-223, and City of Fort Pierce Informal Bid No. 2015-015, the applicant, Artistry in Mosaics, Inc, is requesting approval of a proposal to acquire .18 acres of city owned land, subject to all of the terms and conditions of a Property Disposition and Development Agreement in exchange for the completion of an economic development project and off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station at the City's future Memorial Park. The proposed acquisition seeks to couple said land with current holdings, for expansion of their existing business.

Artistry in Mosaics, Inc., is a local manufacturer of custom ceramic and glass mosaics, presently located within a 12,800 square foot industrial building located at 901 S 3rd Street. A Site Plan and Conditional Use application to construct a 14,500 S.F. facility has been filed concurrently with this acquisition request, and the existing design for site development is contingent upon its success.

The subject property is held by the City of Fort Pierce and has been recommended as surplus land, remaining separate from the land utilized to develop the existing Fort Pierce Police Station, across S 3rd Street, to the east. A portion of the surplus property has been improved as a Memorial Park for the Police Department and public, fronting S. US Highway 1.

The City of Fort Pierce Commission was notified of the request for acquisition at a regular Conference Agenda meeting, and subsequently, the City Manager authorized the preparation of an Informal Bid opportunity for potential respondents.

The evaluation criteria issued with the Request emphasized the following:

1. Proposals and experience of the respondent and key members of the development team.
2. Financial capacity of the respondent to acquire and redevelop the subject property.
3. The extent to which the preliminary development program is consistent with the goals, policies, and objectives of the Community Redevelopment Plan and the Comprehensive Plan for the City of Fort Pierce.

Artistry in Mosaics was the sole respondent, presenting a proposal to acquire the property to serve as an integral component of their prospective development plans. The property is presented to offer the capacity to provide a superior means of ingress for truck deliveries, configured to minimize impacts to adjacent roadways. Furthermore, the acquisition of the property provides the capacity to eliminate the necessity to utilize the existing alleyway, adjacent to the property, as a point of access. This release of use provides greater potential to abandon the remaining alleyway, reserving the existing space for incorporation into their development plan. Furthermore, the elimination of said alleyway also adjoins vacant city owned property, and the improved Police Memorial Park, along S US Highway 1 and Hayes Road.

The respondent has obtained and an appraisal of the entire .463 acres of city owned property at the northwest corner of S 3rd Street and Hayes Road, which encompasses subject property for acquisition. The appraisal returned a market value, of $20,000 for the .18 acres sought for acquisition.

The respondent has presented a proposal to provide hardscape and landscape improvements to the abutting park, in addition to economic impacts and investment of the prospective development and business expansion, as justification for transfer of the property. The relinquishment of city property is proposed to be compensated through an equivalent value of enhancements to the Memorial Park. A detailed plan, and cost breakdown is provided for review, along with the proposed development agreement. It is noted that these documents, and presented obligations by the developer are integrated with the concurrent request for abandonment of the abutting alleyway.

Technical Review Committee

All affected Departments have reviewed the submittals, and provided approvals of the proposal, based on compliance with the requirements of the City Code. The FPUA is requesting the reservation of a utility easement for a portion of the subject site.

Comprehensive Plan

The adopted City of Fort Pierce Comprehensive Plan seeks to develop opportunities to enhance public parks and recreational areas, pedestrian travel and safety, as well as roadway infrastructure.

Planning Board Recommendation:

The Planning Board, at their February 10, 2015 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Informal Bid Response presents the opportunity for economic growth and business development, and is found to be consistent with the City's Comprehensive Plan as the property is not utilized, or encompassed with improve park lands; therefore Staff recommends approval of the requested transfer, contingent upon execution of, and adherence to all of the terms and conditions of the proposed Property Disposition and Development Agreement, and the recording of the requested utility easement is dedicated to FPUA prior to the effective date of property transfer.

The effective date of proposed Resolution 15-R13, should be deferred until August 3rd, 2015.

RESOLUTION NO. 15-R13

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA AUTHORIZING THE TRANSFER OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF FORT PIERCE, FL TO MOSAICS OF AMERICA, INC.; FINDING THAT SUCH TRANSFER CONFORMS WITH THE CITY CHARTER AND FURTHER SERVES A VALID PUBLIC PURPOSE BY PROVIDING FOR THE CONSTRUCTION AND OPERATION OF A REDEVELOPMENT PROJECT; SUBJECT TO CERTAIN CONDITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida owns certain real property (the "Property"), comprising approximately .018 acres, more or less, said property more particularly described as THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, BLOCK 8. PLAT OF PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. SAID PARCEL CONTAINS .018 ACRES MORE OR LESS, and presented herein the attached Exhibit "A";

WHEREAS, Mosaics of America, Inc., d/b/a Artistry in Mosaics ("Company"), has a need for the Property for the purpose of a redevelopment project ("the Project"; and

WHEREAS, the Project has been determined by the City to contribute to the revitalization and redevelopment of a portion of our US Highway 1 corridor within the City of Fort Pierce; and

WHEREAS, the City and Company have entered into competitive negotiations, more specifically Bid No. 2015-015, for the acquisition and development of the Property in accordance with the terms and conditions of that certain Property Disposition and Development Agreement (the "Agreement") attached as ·Exhibit "B", and incorporated herein; and

WHEREAS, the City of Fort Pierce Charter authorizes the transfer of City-owned property, identified as surplus, to an entity such as the Company, for a valid public purpose upon resolution passed by the City Commission.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

Section 1. The City Commission of the City of Fort Pierce, hereby declares that subject property is surplus, and authorizes the transfer of the Property more particularly described in Exhibit "A", attached hereto and incorporated herein, to the Company for the purpose of a redevelopment project as described herein constitutes a valid public purpose and in hereby authorized pursuant to Section 13 of the City Charter and other applicable law.

Section 2. The transfer of the Property to the Company is specifically subject to all of the terms and conditions of the Property Disposition and Development Agreement attached as Exhibit "B", and incorporated herein by reference, which Agreement is also approved by the City Commission as it relates to the interests of the City to and in the property or the Project.

Section 3. The City shall deed an easement for the benefit of Fort Pierce Utilities Authority (FPUA) attached as Exhibit "C", and incorporated herein, prior to the transfer of the property.

Section 4. The property shall be transferred to the Company and the Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the transfer of the Property to the Company, and to further execute the Agreement and all other documents on behalf of the City.

Section 5. This Resolution shall become effective immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this _____ day of August, 2015.

_____
Linda Hudson, Mayor

ATTEST:

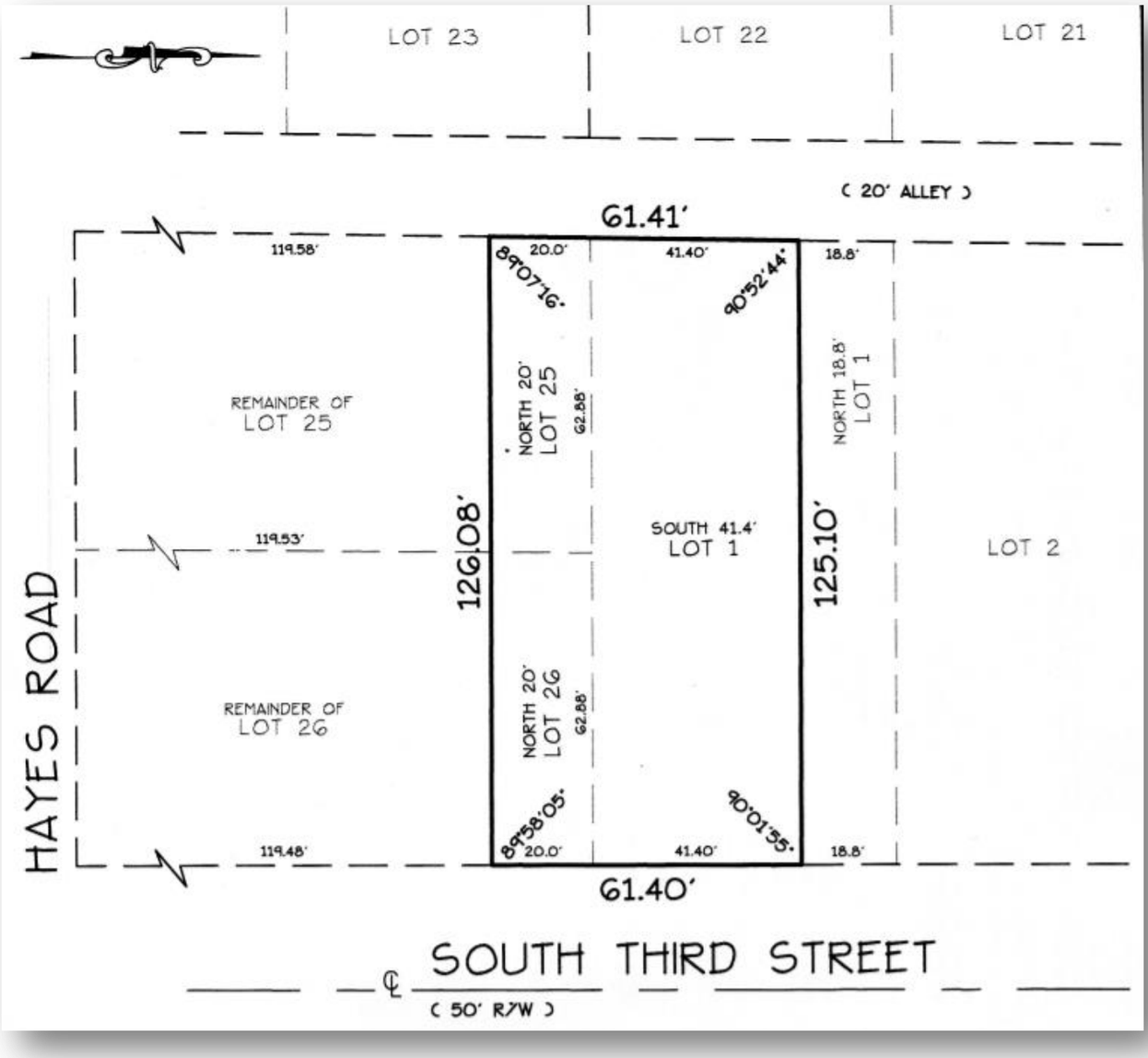
_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
Robert V. Schwerer, Esq.
City Attorney

EXHIBIT "A"

SURPLUS PROPERTY



Legal Description:

THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, BLOCK 8. PLAT OF PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING .018 ACRES MORE OR LESS.

Exhibit B

PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT

THIS PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT (hereinafter "Agreement") dated this _____ day of _____, 2015, is by and between **The City of Fort Pierce,** a Florida municipal corporation, whose mailing address is Post Office Box 1480, Fort Pierce, Florida 34954 **("City"),** and **Mosaics of America, Inc.,** d/b/a **Artistry in Mosaics,** a Florida corporation, whose mailing address is 901 South 3rd Street, Fort Pierce, Florida 34950-5159 **("Developer");** (City and Developer singularly, **"Party",** and, collectively, **"Parties")**.

WITNESSETH:

WHEREAS, Developer, as the owner of real property in the City more particularly described in Exhibit **"A"** attached hereto and incorporated herein **("Property"),** has requested that City abandon a portion of the alleyway adjacent to the Property, more particularly described in Exhibit "**B**" attached hereto and incorporated herein **("Alleyway");** and

WHEREAS, City is agreeable to such abandonment and has adopted Ordinance 15-008 **("Ordinance")** containing certain conditions associated with the final effect and approval of such Ordinance; and

WHEREAS, Developer has further requested the City to declare as surplus a portion of City real property more fully described on Exhibit "**C**" **("Surplus Property")** and to convey the same to Developer as owner of the Property adjacent to the Surplus Property, and City is agreeable to such transfer pursuant to conditions contained in City Resolution No. 15-R13 **("Resolution");** and

WHEREAS, Developer owns and operates an artisan/sales business at the Property and desires to renovate and expand improvements useful for its business by developing the Property, Alleyway and Surplus Property, to provide Developer additional offices, showroom and warehouse facility; and

WHEREAS, City and Developer believe that the renovation and expansion of improvements proposed by Developer, all as depicted on the site plan proposed by Developer and attached hereto as Exhibit **"D"("Site Plan"),** will enhance the U. S. Highway No. 1 corridor within the City and inspire further economic development in the City; and

WHEREAS, the business expansion and development by Developer as proposed and planned cannot be accomplished without Developer's ownership and use of the Alleyway and Surplus Property; and

WHEREAS, City, subject to the conditions and requirements therein set forth, has adopted the Ordinance and Resolution in order to permit the improvements planned by Developer, which improvements shall include certain off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station, more particularly described in Exhibit "E", pages 1-2, attached hereto and incorporated herein **("Memorial Park Improvements"),** to be made by Developer to the City Memorial Park, more particularly described in Exhibit "F" attached hereto and incorporated herein **("Memorial Park"),** abutting the development Property and Surplus Property owned and to be developed by Developer, which installed infrastructure and improvements shall be owned by the City as additional consideration for the abandoned Alleyway and transferred Surplus Property; and

WHEREAS, Developer agrees to provide design and construction services both for the development of its Property, together with the Alleyway and Surplus Property, and for the improvements to be made to the Memorial Park; and

WHEREAS, this Agreement is made by the Parties to insure that the Alleyway abandonment and transfer of Surplus Property to Developer takes place in exchange for, 1) agreed business expansion and development of all Property owned, or to be owned, by Developer as described herein, and 2) completion of all obligations and commitments of the Developer in respect of the Memorial Park are met, and Developer will obtain Irrevocable Letter of Credit as security therefor.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other valuable considerations received, the receipt and sufficiency of which being acknowledged, the Parties mutually agree as follows:

1. **Recitals.** The foregoing recitals are hereby adopted and incorporated herein.

2. **Developer Obligations.** In exchange for the City's Alleyway abandonment and conveyance of the Surplus Property to the Developer, the Developer agrees to perform as follows:

    a. Developer shall make application to obtain City Building Permit approvals for its development per the Site Plan as generally depicted on Exhibit "D" hereto, of the Property as additional offices, showroom, and warehouse facilities, parking, drainage, and other associated infrastructure.

    b. Developer shall obtain the requisite City permit approvals within 90 days following the effective date of the Ordinance and shall complete its development per the Site Plan within eighteen months (18) following issuance of requisite City permit approvals.

    c. Following issuance of the requisite City Permit approvals, the Developer, at its sole cost and expense, shall apply for, and obtain, an Irrevocable Letter of Credit in favor of the City for the amount of $41,836.74, representing 110% of improvement value, (the "**Irrevocable Letter of Credit**")to secure Developer's performance.

    d. The Irrevocable Letter of Credit shall remain in full force and effect while Developer is improving Memorial Park, the Alleyway, and Surplus Property. Developer may terminate the Irrevocable Letter of Credit upon satisfactory completion of the contemplated enhancements, as depicted on Exhibit "E", and following written notice to the City advising of project completion and request for inspection, and where the City has issued written acceptance of

improvements. The City shall have 30 days following such notice, unless otherwise mutually extended, to inspect Memorial Park and to advise, in writing, of any project deficiency.

e. In the event the Developer receives a statement of project deficiency within the 30 days following Developer's notice of completion, the Developer, or its contractor, shall meet with the City's designated Project Manager to discuss Developer's plan to remedy such deficiency. In this event, the Developer shall be given a reasonable time following the meeting to remedy the deficiency to the City's satisfaction. The Irrevocable Letter of Credit shall remain in full force and effect until written acceptance by City has been issued.

3. **City Obligations.** In consideration of the improvements committed for construction, and secured by the Irrevocable Letter of Credit of the Developer to enhance Memorial Park for the City and its citizens, the City agrees to perform as follows:

a. The City acknowledges that it is neither feasible nor practical for the Developer to commence construction upon property of which it is not the record titleholder. Therefore, the Irrevocable Letter of Credit secured by Developer for the City's protection shall serve as good and sufficient inducement for the City to convey the Surplus Property and to abandon the Alleyway, so that Developer can commence work on all of the subject property per the approved Site Plan.

b. Upon issuance of the Irrevocable Letter of Credit and issuance of the requisite City Permit approvals, whichever occurs last, the City shall abandon the Alleyway and cause the Surplus Property to be conveyed to Developer. To assist Developer in the orderly improvement of Memorial Park, the City shall appoint a "Project Manager" to act as a single point of contact between Developer and the appropriate City departments, agencies and employees. The Project Manger shall assist Developer with coordinating with City departments and agencies.

c. Upon notice of completion of the contemplated improvements and enhancements to Memorial Park, including but not limited to benches, landscaping, lighting, and a bicycle station, as depicted and described, on Exhibit "E", the City shall inspect the site to determine Developer's compliance with this Agreement. In the event the Developer has failed to substantially comply with its construction obligation, the City shall, in writing, issue a statement of project deficiency, which statement shall list with particularity any such project deficiencies. Following Developer's notice of completion of the Memorial Park enhancements, the City shall have 30 days following such notice to deliver its statement of project deficiency.

4. **Amendments and Extensions.** This agreement shall not be modified, except by written instrument executed by the Parties. In the event of a force majeure, the Parties agree that such event is grounds for extension of any time deadlines herein, and agree to cooperate on a modification providing a fair extension for same.

5. **Notices.** Any notice, demand, consent, approval or other document required or permitted to be given to any Party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, or sent by overnight courier, to the following address (or such other address as any Party may designate at any time in writing):

If to City: City Manager
P.O. Box 1480

Fort Pierce, FL 34954

With a copy to:

Project Manager
P.O. Box 1480
Fort Pierce, FL 34954

City Attorney
P.O. Box 1480
Fort Pierce, FL 34954

If to Developer: Andrew Hochstetter
Artistry in Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

With a copy to:

Frank H. Fee, IV, Esquire
Fee, DeRoss & Fee
426 Avenue A
Fort Pierce, FL 34950

The foregoing is not intended to require that notice of the approval or denial of development permits be given as above provided.

6. **Permitting and Review.** As provided herein, the Developer recognizes and agrees that certain provisions of this Agreement may require the City, its departments, agencies and/or boards to consider and apply provisions of City codes, plans or regulations, as well as to consider or implement other governmental actions relating to this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of law and Ordinances, including notice and hearing requirements where applicable, in the exercise of the City's jurisdiction. Nothing in this Agreement is intended to limit or restrict the powers or responsibilities of the City in acting upon and applying the City's Comprehensive Plan or Code of Ordinances. The Developer fully recognizes and agrees that any proceedings incidental thereto shall be conducted in accordance with law. Nothing contained in this Agreement shall entitle Developer to compel the City to take any actions, save and except to timely and fairly apply due process to its applications for permit approvals as may be occasioned by this Agreement.

7. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for resolution of any dispute arising hereunder shall be in St. Lucie County, Florida.

8. **Entire Agreement.** This Agreement contains and sets forth all the promises, covenants, agreements, conditions and understandings among the Parties with respect to the subject matter of this Agreement. No subsequent alteration, amendment, change, or addition to this Agreement or its attachments will be binding on the Parties unless in writing and signed by them and made a part of this Agreement by direct reference.

9. **Miscellaneous.**

a. In the event of any dispute or litigation over the terms and conditions of this Agreement, each party shall be responsible for its own attorneys' fees and costs.

b. The terms of this Agreement shall be binding on the respective successors, representatives, agents, and assigns of the Parties.

c. This Agreement shall be binding upon and shall inure to the benefit of the legal representatives, successors and assigns of the parties hereto, and shall run with title to the property and be binding upon the successor or assigns of the Developer.

d. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all which together shall constitute one and the same instrument.

e. Each Party has had the opportunity for its legal counsel to review this Agreement and has had equal responsibility for the drafting of this Agreement.

f. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement.

g. This Agreement is solely for the benefit of the Parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Agreement, expressed or implied, is intended, nor shall be construed, to confer or give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective legal representatives, successors and assigns.

10. **Effective date.**

This Agreement shall be effective upon adoption and final signatures of the parties.

IN WITNESS WHEREOF, the Parties have caused this agreement to be duly executed by their respective authorized representatives on the dates set forth below.

ATTEST:

_____
Linda W. Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor Commissioner

Date: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____

Robert V. Schwerer, Esq., City Attorney

ARTISTRY IN MOSAICS:

MOSAICS OF AMERICA, INC, d/b/a ARTISTRY IN MOSAICS, a Florida for-profit corporation

WITNESS:

By: _____

Title: _____

Sign: _____

Print: _____

Sign: _____

Print: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, as _____ of ARTISTRY IN MOSAICS, who is [___] personally known to me or [___] produced _____ as identification.

NOTARY PUBLIC
Sign: _____
Print: _____
State of Florida at Large
My Commission Number: _____
My Commission Expires: _____

EXHIBIT “A”
PROPERTY OWNED BY ARTISTRY IN MOSAICS
-Two (2) Pages-

EXIBIT “B”
ALLEYWAY ABANDONMENT

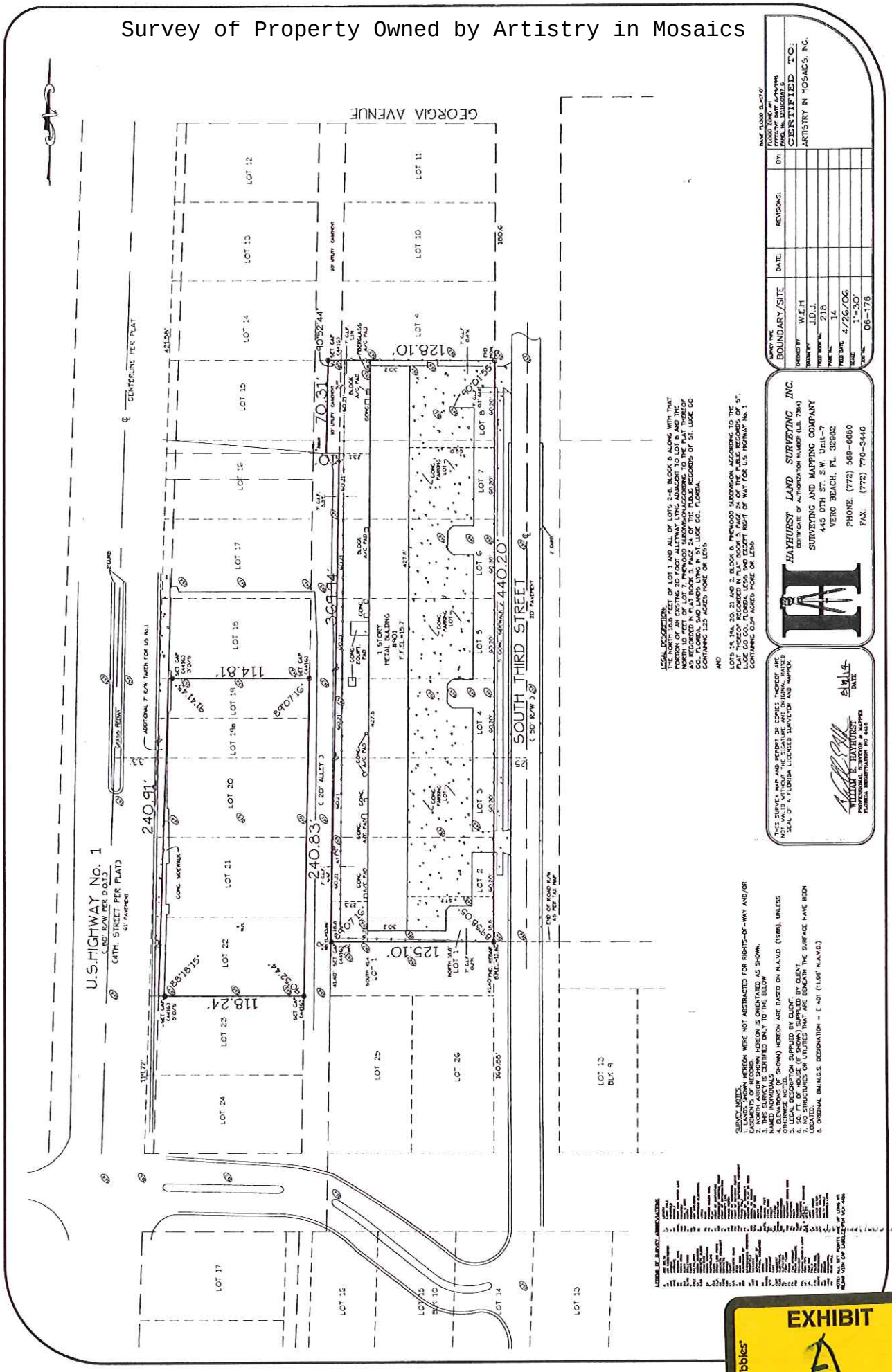
EXHIBIT “C”
SURPLUS PROPERTY

EXHIBIT “D”
SITE PLAN

EXHIBIT “E”
MEMORIAL PARK IMPROVEMENTS
-Two (2) Pages-

EXHIBIT “F”
MEMORIAL PARK IMPROVEMENTS

Survey of Property Owned by Artistry in Mosaics



EXHIBIT

A

EXHIBIT
A- Page 2

Legal Description of Property Owned by Artistry in Mosaics

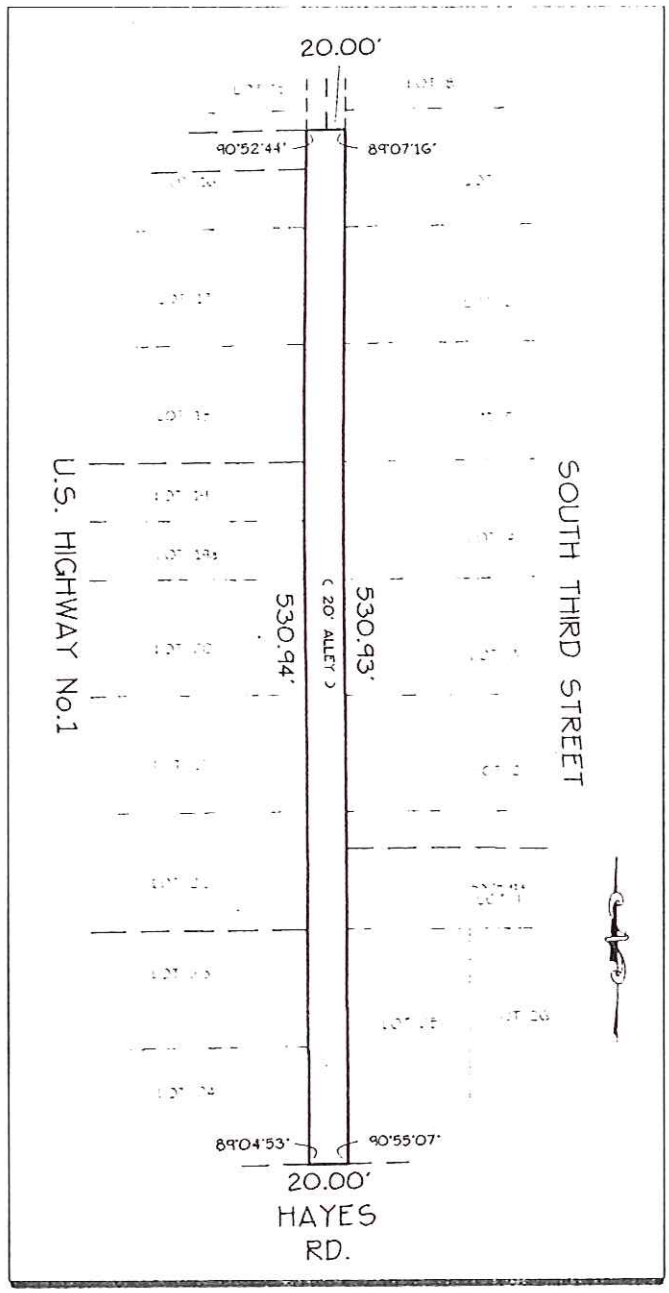
Tract 1:
Lots 2, 3, 4, 5, 6, 7 and 8, and the North 18.8 feet of Lot 1, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 124, of the Public Records of St. Lucie County, Florida;

And

Tract 2:
Lots 19, 19A, 20, 21 and 22, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 24, of the Public Records of St. Lucie County, Florida

ALLEYWAY ABANDONMENT

EXHIBIT B



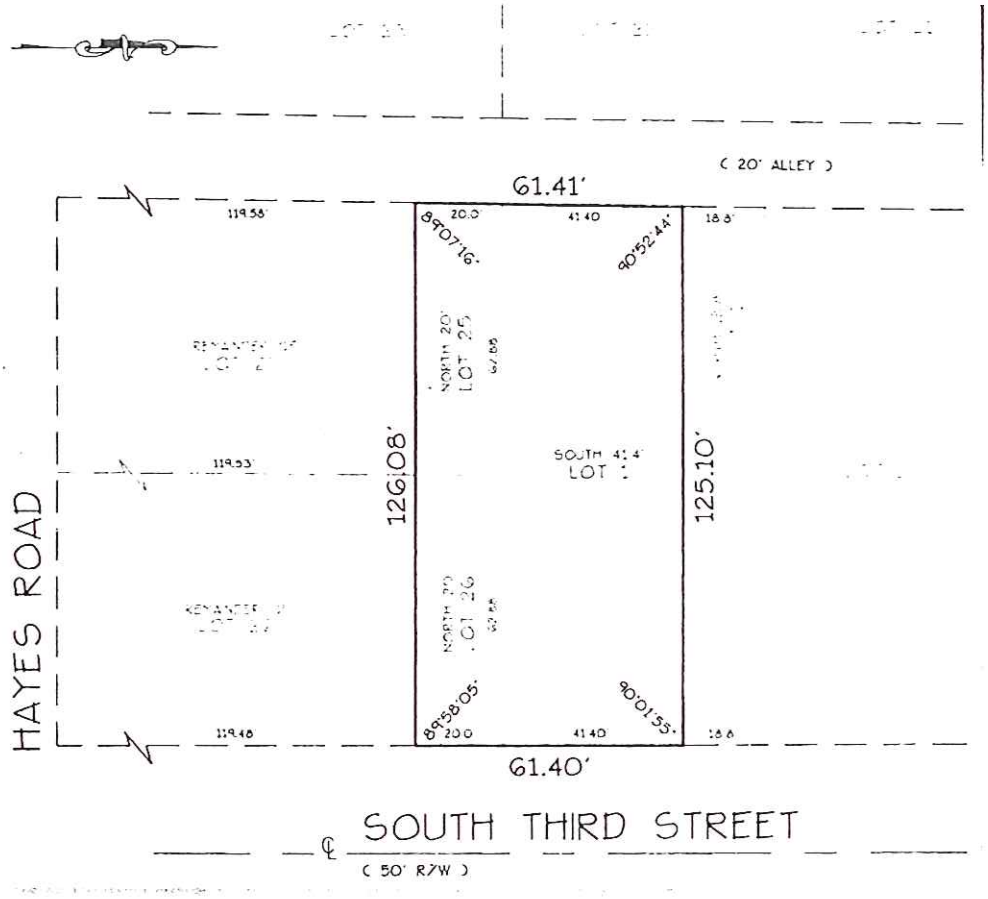
Legal Description:

A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINING 10,619.6 SQUARE FEET MORE OR LESS.

EXHIBIT "C"

SURPLUS PROPERTY



Legal Description:

THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, BLOCK 8. PLAT OF PINEWOOD 5UBDIVI510N AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

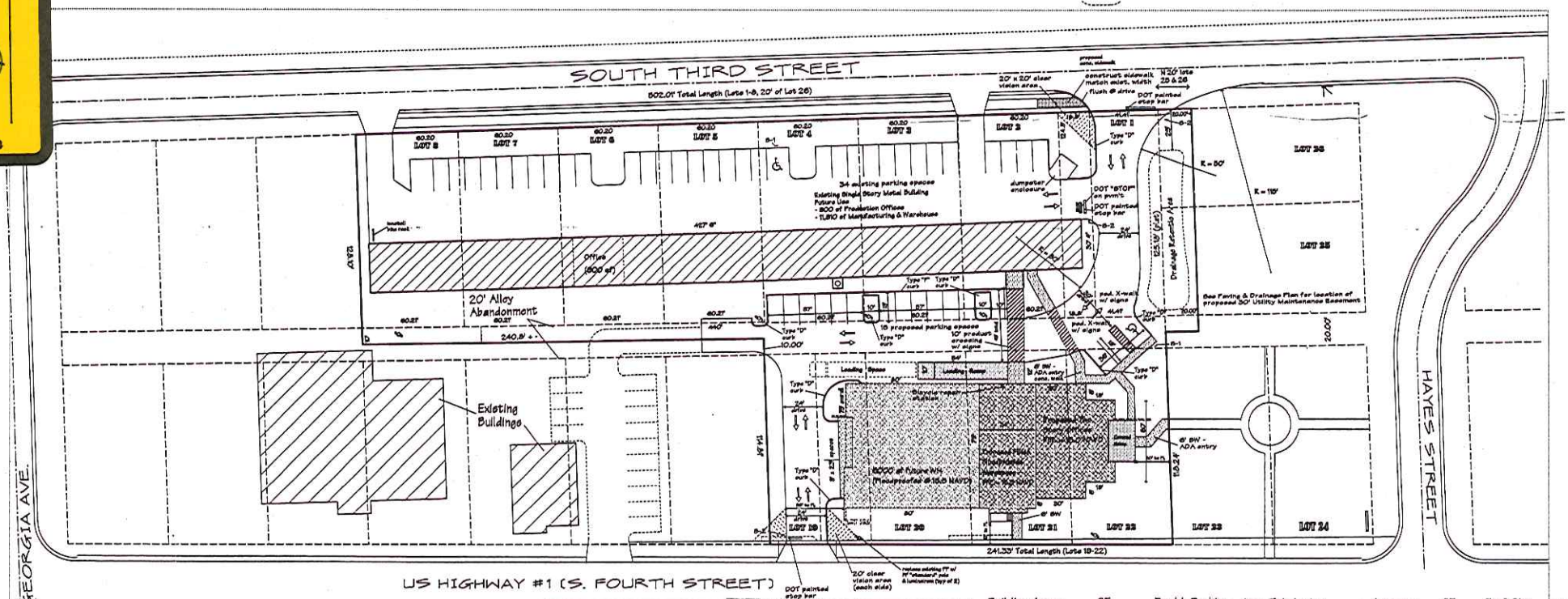
SAID PARCEL CONTAINING .018 ACRES MORE OR LESS.

EXHIBIT

C

EXHIBIT "D"

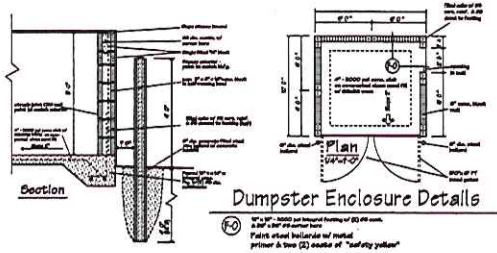
SITE PLAN



Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36

Total Req'd.	53
Provided (including 3 accessible)	52
Bicycle Repair Station Credit	+ 2
Total Equivalent	54

Area Tabulation	Acreage	SF	% of Site
Existing Building	0.2759	12,020	12.40
Existing Pavement	0.4671	20,346	20.99
Exist. Sidewalk/Pads	0.0086	375	0.39
Total	0.7516	32,741	33.78
Proposed Building	0.1354	5,900	6.09
Future Building	0.1377	6,000	6.19
Proposed Pavement	0.3522	16,457	16.98
Prop. Sidewalk/Pads	0.0132	575	0.59
Total	0.6386	28,932	29.85
Total Impervious	1.3902	61,673	64.63
Open Space/Green Area	0.7645	28,932	36.37
Total Site Area	2.2248	96,911	100.00



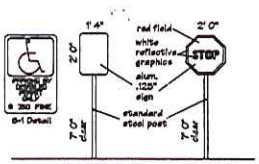
Dumpster Enclosure Details

Bicycle Rack Detail

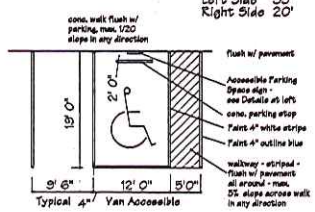
Available from : parkitbikeracks.com (877) 249-0479

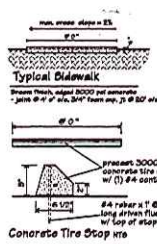
Building Setbacks

Front	12'
Rear	162'
Left Side	35'
Right Side	20'



S-1 Notes:
1. Top portion of sign to have reflective blue background w/ white reflective symbol and border.
2. Bottom portion to have reflective white background w/ black opaque legend & border.
3. Sign may be in one or two panels

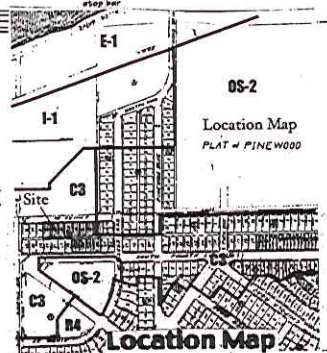




S-1 Sign Details S-2 Stop Sign S-3 Sign NTS

Parking Space Details NTS

Parking Stop



Project Name	Artistry in Mosaics
Location	900 South US Highway 1
Land Use	C-3 - General Commercial
Land Zoning	GC - General Commercial
PIN	2415-601-0083-000-0 & 2415-601-0072-000-0
Building Height	28'
Number of Stories	
Electrical Utilities	FPUA
Water & Sewer	FPUA
Telephone	AT & T
Solid Waste	FT. PIERCE

All Utilities to be installed underground

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

Zoning "C-3" - Future Land Use "CG" General Commercial

Legal Description

A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)

All lying in Block 8 of Pinewood Division, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)

NOTES:
1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered onthe 20' alley.
2) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment

NOTE: Site lies in F.I.R.M.Zone AH, elev. 18.0 NAVD - Map Panel 12111C0179J - 2/16/12

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
Copyright © 2018
John M. Foster - Architect
All rights reserved

Date	By	Description
1/14/15	JMF	Rev. per TRC/Eng Comments

Revisions

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Kings Avenue Ft. Pierce, Florida 34982
(772) 370-9484 - Florida Registration No. 8811
jmfarch@gmail.com

Site Plan For
Artistry in Mosaics
900 South Federal Highway, Ft. Pierce Florida

S-1

Jacquin & Sons

CONSTRUCTION

www.pjsi.com
CGC060473

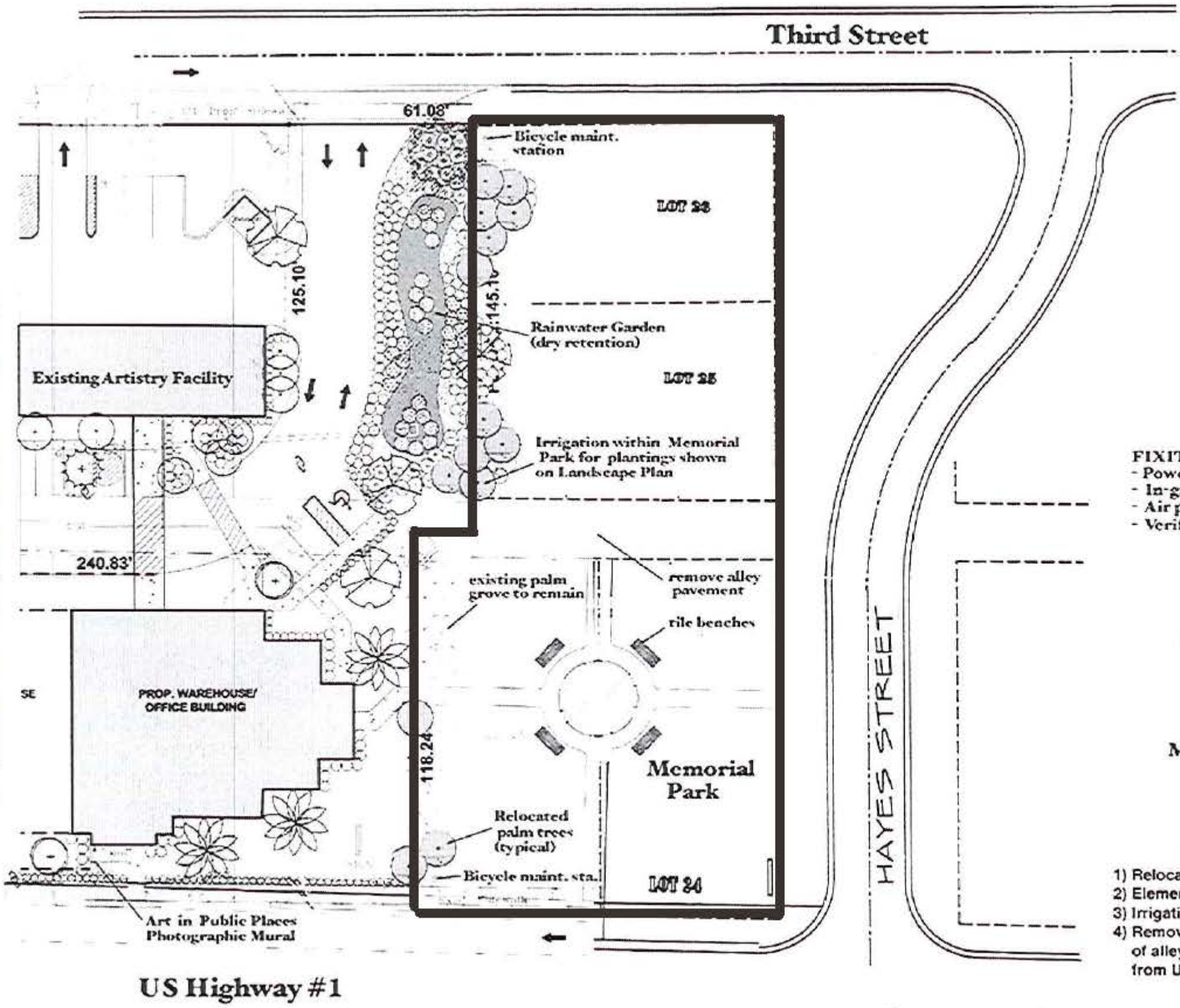
Schedule of Values

Project: Artistry in Mosaics (AIM)
Address: 900 South US Hwy 1, Ft. Pierce, FL 34950
Date: 6/3/2015

Item	Unit	Quanity	Unit Cost	Total Cost	Comments
Div 1 General Conditions					
PJSI PM/Superintendent	LS	1	$2,360.00	$2,360.00	
Architect/Engineers	LS	1	$2,400.00	$2,400.00	
Permitting	LS	1	$615.00	$615.00	
General Expense	LS	1	$750.00	$750.00	
Division Total				**$6,125.00**	
Div 2 Site Work					
Survey	LS	1	$984.00	$984.00	
Relocate Palm Trees currently on Lot 1 to Memorial Park	Ea.	14	$141.45	$1,980.30	
Remove old roadway surface from alleyway to create greenspace to 3rd St.	LS	1	$4,766.25	$4,766.25	
Extend new landscaping into park property	LS	1	$5,867.10	$5,867.10	
Extend Irrigation into new property	LS	1	$5,178.30	$5,178.30	
Division Total				**$18,775.95**	
Div 10 - Specialties					
Mosaic tile benches. AIM to provide and install custom tile mosaics on benches supplied around memorial tree	Ea	4	$1,476.00	$5,904.00	
Concrete Benches for Mosaics	Ea	4	$738.00	$2,952.00	
Install bicycle maintenance	Ea	2	$553.50	$1,107.00	
Division Total				**$9,963.00**	
Construction Total				**$34,863.95**	

EXHIBIT
E

Memorial Park Improvements - Site Plan



FIXIT bicycle repair station
- Powdercoat finish
- In-ground mount
- Air pump
- Verify Memorial Park location

Custom Design Art Tile benches
Magnet School of the Arts - four designs

Exhibit "E"

Artistry Funded Memorial Park Improvements

1) Relocation of palm trees from Lot 1.
2) Elements of new landscaping to extend into park property.
3) Irrigation for Item 2 above.
4) Removal of old roadway surface from remaining City owned portion of alleyway, clearing way for the city to create continuous greenway from US 1 to 3rd Street.

6) Community involvement - Artistry to install designs from local school students.
7) Install bicycle maintenance station in Memorial Park.

Partial
Landscape Plan

Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811
lpla1@bellsouth.net
LPLA

EXHIBIT
E - Page 2

Revised June 3,2015

Artistry in Mosaics

Sheet
LA-1
of 1

EXHIBIT "F"

Memorial Park

Legal Description:

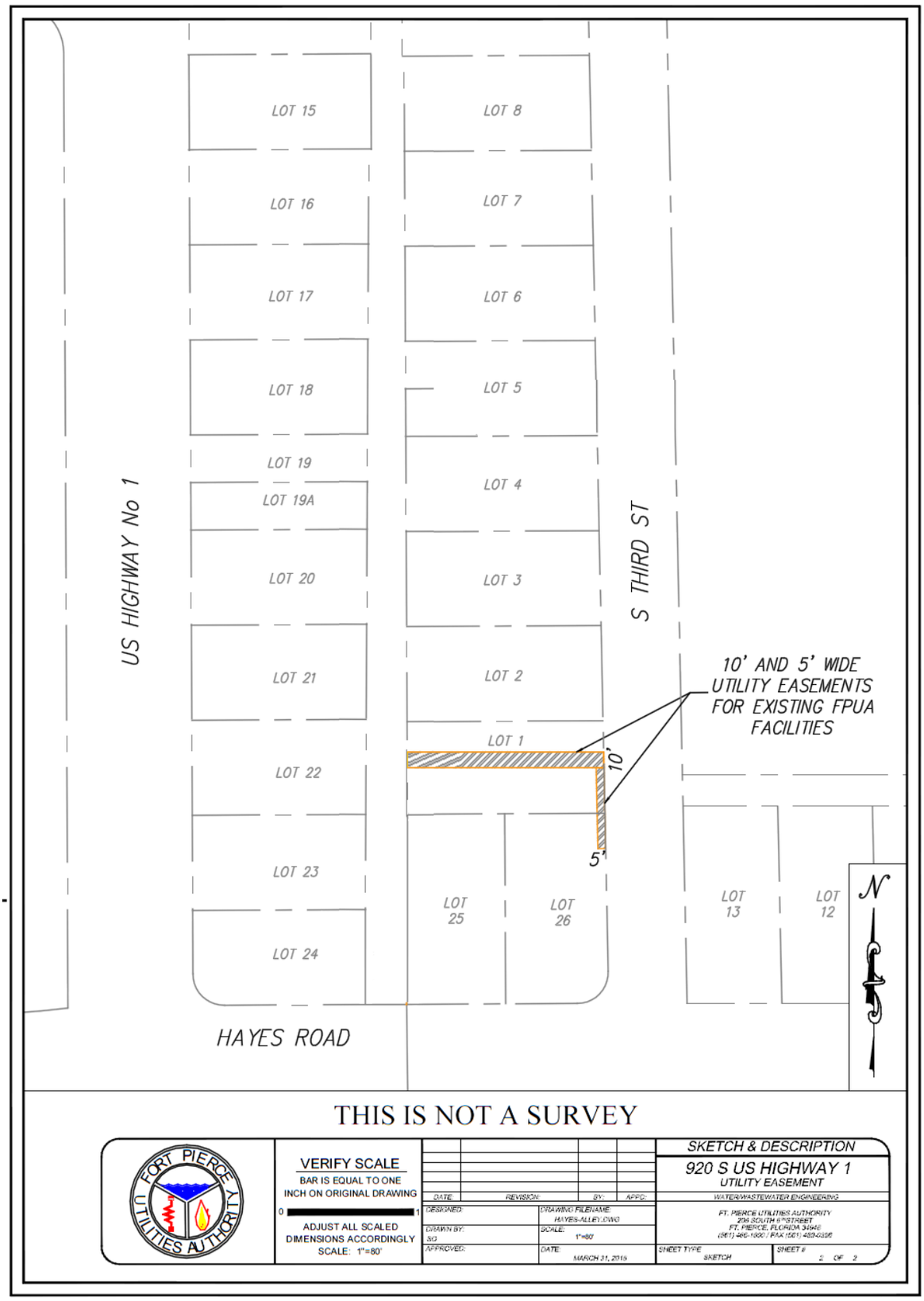
BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 THRU 26 INCLUDING THE VACATED 20.00 FOOT ALLEYWAY EAST OF SAID LOTS 23 AND 24, LESS THE NORTH 20.00 FEET OF LOTS 25 AND 26, AND LESS THE EAST 10.00 FEET OF THE PORTION OF THE 20.00 FOOT ALLEYWAY LYING WEST OF THE NORTH 20.00 FEET OF SAID LOT 25. ALL LYING AND BEING IN BLOCK 8 OF THE PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING 28707 SQUARE FEET OR ACRES 0.659 MORE OR LESS.

EXHIBIT C to RESOLUTION No. 15-R13

UTILITY EASEMENT TO BE RETAINED



Legal Description:

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESRIBED AS FOLLOWS:

THE NORTH 10.00 FEET AND THE EAST 5.00 FEET OF THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.00 FEET OF LOTS 25 -26, BLOCK 8, ACCORDING TO THE PLAT OF PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINING 1505 SQUARE FEET MORE OR LESS.

PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT

THIS PROPERTY DISPOSITION AND DEVELOPMENT AGREEMENT (hereinafter "Agreement") dated this _____ day of _____, 2015, is by and between **The City of Fort Pierce,** a Florida municipal corporation, whose mailing address is Post Office Box 1480, Fort Pierce, Florida 34954 **("City"),** and **Mosaics of America, Inc.,** d/b/a **Artistry in Mosaics,** a Florida corporation, whose mailing address is 901 South 3rd Street, Fort Pierce, Florida 34950-5159 **("Developer");** (City and Developer singularly, **"Party",** and, collectively, **"Parties")**.

WITNESSETH:

WHEREAS, Developer, as the owner of real property in the City more particularly described in Exhibit **"A"** attached hereto and incorporated herein **("Property"),** has requested that City abandon a portion of the alleyway adjacent to the Property, more particularly described in Exhibit "**B**" attached hereto and incorporated herein **("Alleyway");** and

WHEREAS, City is agreeable to such abandonment and has adopted Ordinance 15-008 **("Ordinance")** containing certain conditions associated with the final effect and approval of such Ordinance; and

WHEREAS, Developer has further requested the City to declare as surplus a portion of City real property more fully described on Exhibit "**C**" **("Surplus Property")** and to convey the same to Developer as owner of the Property adjacent to the Surplus Property, and City is agreeable to such transfer pursuant to conditions contained in City Resolution No. 15-R13 **("Resolution");** and

WHEREAS, Developer owns and operates an artisan/sales business at the Property and desires to renovate and expand improvements useful for its business by developing the Property, Alleyway and Surplus Property, to provide Developer additional offices, showroom and warehouse facility; and

WHEREAS, City and Developer believe that the renovation and expansion of improvements proposed by Developer, all as depicted on the site plan proposed by Developer and attached hereto as Exhibit **"D"("Site Plan"),** will enhance the U. S. Highway No. 1 corridor within the City and inspire further economic development in the City; and

WHEREAS, the business expansion and development by Developer as proposed and planned cannot be accomplished without Developer's ownership and use of the Alleyway and Surplus Property; and

WHEREAS, City, subject to the conditions and requirements therein set forth, has adopted the Ordinance and Resolution in order to permit the improvements planned by Developer, which improvements shall include certain off-site improvements including but not limited to benches, landscaping, lighting, and a bicycle station, more particularly described in Exhibit "E", pages 1-2, attached hereto and incorporated herein **("Memorial Park Improvements"),** to be made by Developer to the City Memorial Park, more particularly described in Exhibit "F" attached hereto and incorporated herein **("Memorial Park"),** abutting the development Property and Surplus Property owned and to be developed by Developer, which installed infrastructure and improvements shall be owned by the City as additional consideration for the abandoned Alleyway and transferred Surplus Property; and

WHEREAS, Developer agrees to provide design and construction services both for the development of its Property, together with the Alleyway and Surplus Property, and for the improvements to be made to the Memorial Park; and

WHEREAS, this Agreement is made by the Parties to insure that the Alleyway abandonment and transfer of Surplus Property to Developer takes place in exchange for, 1) agreed business expansion and development of all Property owned, or to be owned, by Developer as described herein, and 2) completion of all obligations and commitments of the Developer in respect of the Memorial Park are met, and Developer will obtain Irrevocable Letter of Credit as security therefor.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other valuable considerations received, the receipt and sufficiency of which being acknowledged, the Parties mutually agree as follows:

1. **Recitals.** The foregoing recitals are hereby adopted and incorporated herein.

2. **Developer Obligations.** In exchange for the City's Alleyway abandonment and conveyance of the Surplus Property to the Developer, the Developer agrees to perform as follows:

    a. Developer shall make application to obtain City Building Permit approvals for its development per the Site Plan as generally depicted on Exhibit "D" hereto, of the Property as additional offices, showroom, and warehouse facilities, parking, drainage, and other associated infrastructure.

    b. Developer shall obtain the requisite City permit approvals within 90 days following the effective date of the Ordinance and shall complete its development per the Site Plan within eighteen months (18) following issuance of requisite City permit approvals.

    c. Following issuance of the requisite City Permit approvals, the Developer, at its sole cost and expense, shall apply for, and obtain, an Irrevocable Letter of Credit in favor of the City for the amount of $41,836.74, representing 110% of improvement value, (the "**Irrevocable Letter of Credit**")to secure Developer's performance.

    d. The Irrevocable Letter of Credit shall remain in full force and effect while Developer is improving Memorial Park, the Alleyway, and Surplus Property. Developer may terminate the Irrevocable Letter of Credit upon satisfactory completion of the contemplated enhancements, as depicted on Exhibit "E", and following written notice to the City advising of project completion and request for inspection, and where the City has issued written acceptance of

improvements. The City shall have 30 days following such notice, unless otherwise mutually extended, to inspect Memorial Park and to advise, in writing, of any project deficiency.

e. In the event the Developer receives a statement of project deficiency within the 30 days following Developer's notice of completion, the Developer, or its contractor, shall meet with the City's designated Project Manager to discuss Developer's plan to remedy such deficiency. In this event, the Developer shall be given a reasonable time following the meeting to remedy the deficiency to the City's satisfaction. The Irrevocable Letter of Credit shall remain in full force and effect until written acceptance by City has been issued.

3. **City Obligations.** In consideration of the improvements committed for construction, and secured by the Irrevocable Letter of Credit of the Developer to enhance Memorial Park for the City and its citizens, the City agrees to perform as follows:

a. The City acknowledges that it is neither feasible nor practical for the Developer to commence construction upon property of which it is not the record titleholder. Therefore, the Irrevocable Letter of Credit secured by Developer for the City's protection shall serve as good and sufficient inducement for the City to convey the Surplus Property and to abandon the Alleyway, so that Developer can commence work on all of the subject property per the approved Site Plan.

b. Upon issuance of the Irrevocable Letter of Credit and issuance of the requisite City Permit approvals, whichever occurs last, the City shall abandon the Alleyway and cause the Surplus Property to be conveyed to Developer. To assist Developer in the orderly improvement of Memorial Park, the City shall appoint a "Project Manager" to act as a single point of contact between Developer and the appropriate City departments, agencies and employees. The Project Manger shall assist Developer with coordinating with City departments and agencies.

c. Upon notice of completion of the contemplated improvements and enhancements to Memorial Park, including but not limited to benches, landscaping, lighting, and a bicycle station, as depicted and described, on Exhibit "E", the City shall inspect the site to determine Developer's compliance with this Agreement. In the event the Developer has failed to substantially comply with its construction obligation, the City shall, in writing, issue a statement of project deficiency, which statement shall list with particularity any such project deficiencies. Following Developer's notice of completion of the Memorial Park enhancements, the City shall have 30 days following such notice to deliver its statement of project deficiency.

4. **Amendments and Extensions.** This agreement shall not be modified, except by written instrument executed by the Parties. In the event of a force majeure, the Parties agree that such event is grounds for extension of any time deadlines herein, and agree to cooperate on a modification providing a fair extension for same.

5. **Notices.** Any notice, demand, consent, approval or other document required or permitted to be given to any Party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, or sent by overnight courier, to the following address (or such other address as any Party may designate at any time in writing):

If to City: City Manager
P.O. Box 1480

Fort Pierce, FL 34954

With a copy to:

Project Manager
P.O. Box 1480
Fort Pierce, FL 34954

City Attorney
P.O. Box 1480
Fort Pierce, FL 34954

If to Developer: Andrew Hochstetter
Artistry in Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

With a copy to:

Frank H. Fee, IV, Esquire
Fee, DeRoss & Fee
426 Avenue A
Fort Pierce, FL 34950

The foregoing is not intended to require that notice of the approval or denial of development permits be given as above provided.

6. **Permitting and Review.** As provided herein, the Developer recognizes and agrees that certain provisions of this Agreement may require the City, its departments, agencies and/or boards to consider and apply provisions of City codes, plans or regulations, as well as to consider or implement other governmental actions relating to this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of law and Ordinances, including notice and hearing requirements where applicable, in the exercise of the City's jurisdiction. Nothing in this Agreement is intended to limit or restrict the powers or responsibilities of the City in acting upon and applying the City's Comprehensive Plan or Code of Ordinances. The Developer fully recognizes and agrees that any proceedings incidental thereto shall be conducted in accordance with law. Nothing contained in this Agreement shall entitle Developer to compel the City to take any actions, save and except to timely and fairly apply due process to its applications for permit approvals as may be occasioned by this Agreement.

7. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for resolution of any dispute arising hereunder shall be in St. Lucie County, Florida.

8. **Entire Agreement.** This Agreement contains and sets forth all the promises, covenants, agreements, conditions and understandings among the Parties with respect to the subject matter of this Agreement. No subsequent alteration, amendment, change, or addition to this Agreement or its attachments will be binding on the Parties unless in writing and signed by them and made a part of this Agreement by direct reference.

9. **Miscellaneous.**

a. In the event of any dispute or litigation over the terms and conditions of this Agreement, each party shall be responsible for its own attorneys' fees and costs.

b. The terms of this Agreement shall be binding on the respective successors, representatives, agents, and assigns of the Parties.

c. This Agreement shall be binding upon and shall inure to the benefit of the legal representatives, successors and assigns of the parties hereto, and shall run with title to the property and be binding upon the successor or assigns of the Developer.

d. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all which together shall constitute one and the same instrument.

e. Each Party has had the opportunity for its legal counsel to review this Agreement and has had equal responsibility for the drafting of this Agreement.

f. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement.

g. This Agreement is solely for the benefit of the Parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Agreement, expressed or implied, is intended, nor shall be construed, to confer or give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective legal representatives, successors and assigns.

10. **Effective date.**

This Agreement shall be effective upon adoption and final signatures of the parties.

IN WITNESS WHEREOF, the Parties have caused this agreement to be duly executed by their respective authorized representatives on the dates set forth below.

ATTEST:

_____
Linda W. Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By: _____
Linda Hudson, Mayor Commissioner

Date: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____

Robert V. Schwerer, Esq., City Attorney

ARTISTRY IN MOSAICS:

MOSAICS OF AMERICA, INC, d/b/a ARTISTRY IN MOSAICS, a Florida for-profit corporation

WITNESS:

By: _____

Title: _____

Sign: _____

Print: _____

Sign: _____

Print: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by _____, as _____ of ARTISTRY IN MOSAICS, who is [___] personally known to me or [___] produced _____ as identification.

NOTARY PUBLIC
Sign: _____
Print: _____
State of Florida at Large
My Commission Number: _____
My Commission Expires: _____

EXHIBIT “A”
PROPERTY OWNED BY ARTISTRY IN MOSAICS
-Two (2) Pages-

EXIBIT “B”
ALLEYWAY ABANDONMENT

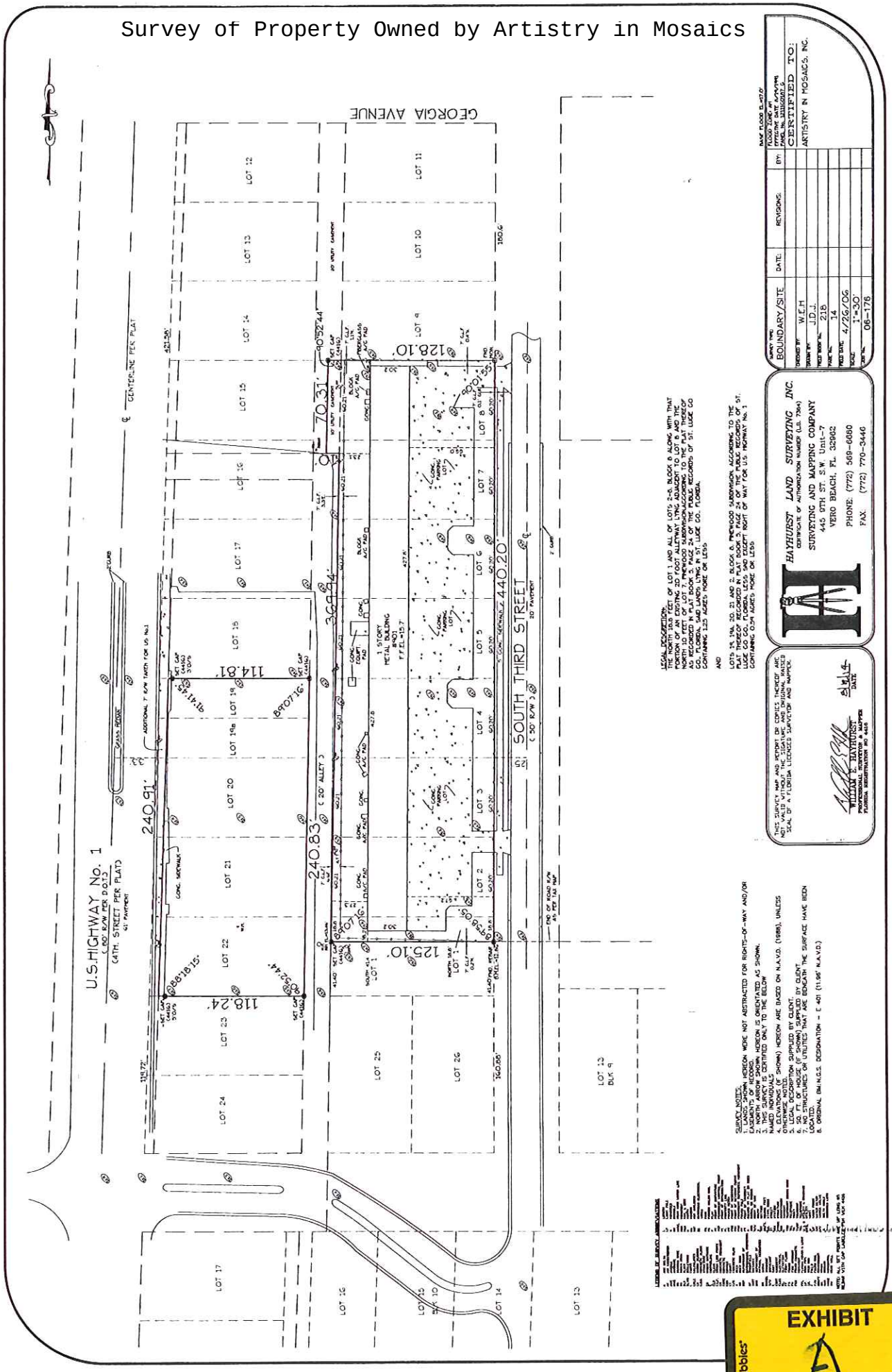
EXHIBIT “C”
SURPLUS PROPERTY

EXHIBIT “D”
SITE PLAN

EXHIBIT “E”
MEMORIAL PARK IMPROVEMENTS
-Two (2) Pages-

EXHIBIT “F”
MEMORIAL PARK IMPROVEMENTS

Survey of Property Owned by Artistry in Mosaics



EXHIBIT

A

EXHIBIT
A- Page 2

Legal Description of Property Owned by Artistry in Mosaics

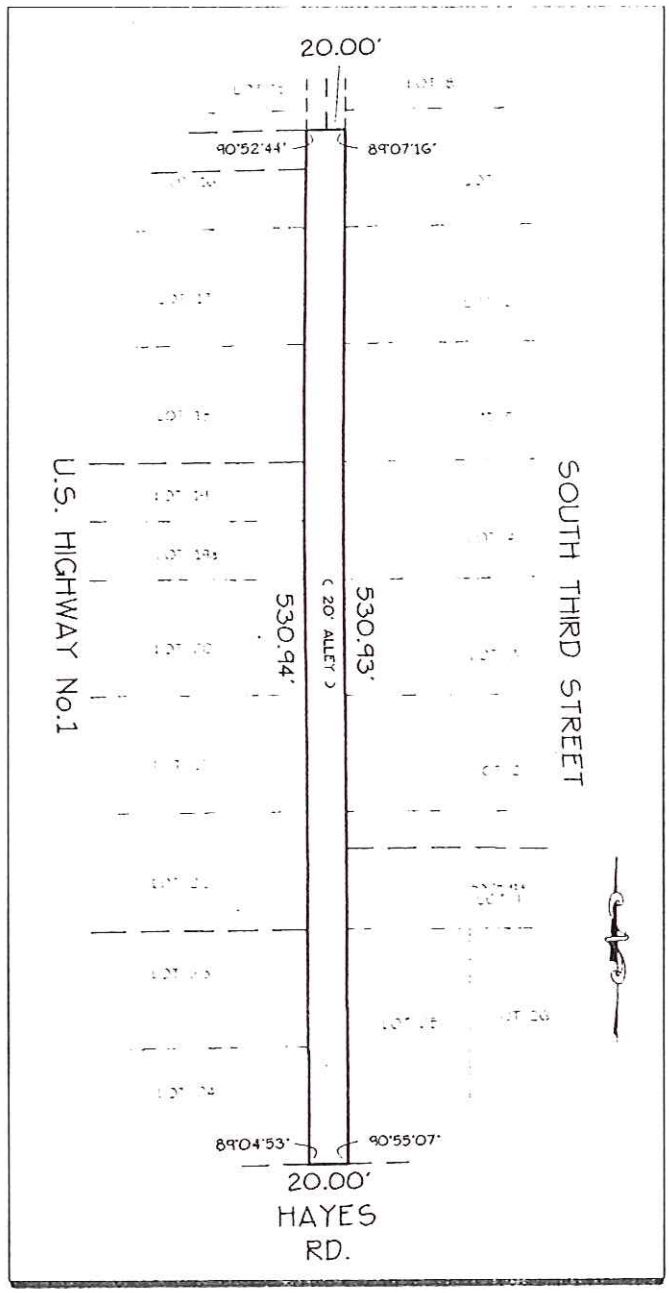
Tract 1:
Lots 2, 3, 4, 5, 6, 7 and 8, and the North 18.8 feet of Lot 1, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 124, of the Public Records of St. Lucie County, Florida;

And

Tract 2:
Lots 19, 19A, 20, 21 and 22, Block 8, PINEWOOD SUBDIVISION, according to the Plat thereof recorded in Plat Book 5, Page 24, of the Public Records of St. Lucie County, Florida

ALLEYWAY ABANDONMENT

EXHIBIT B



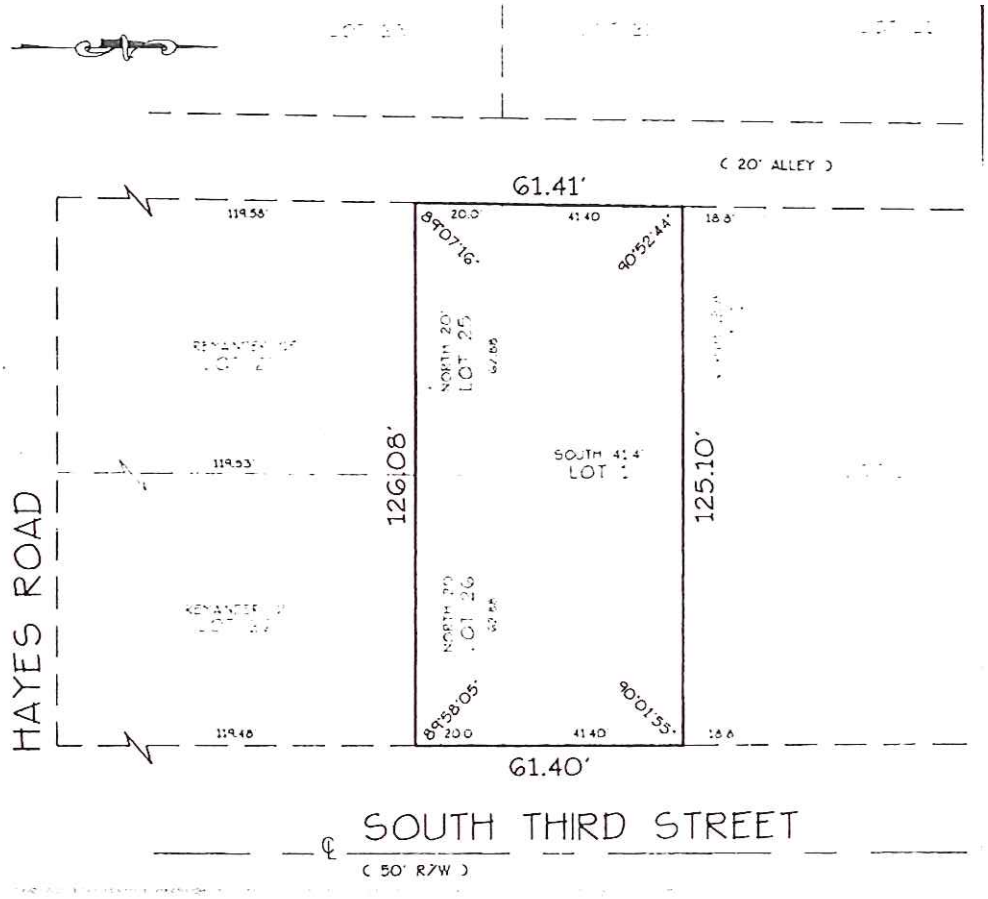
Legal Description:

A PORTION OF AN EXISTING 20 FOOT ALLEYWAY, LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PINEWOOD SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINING 10,619.6 SQUARE FEET MORE OR LESS.

EXHIBIT "C"

SURPLUS PROPERTY



Legal Description:

THE SOUTH 41.40 FEET OF LOT 1, PLUS THE NORTH 20.0 FEET OF LOTS 25 -26, BLOCK 8. PLAT OF PINEWOOD 5UBDIVI510N AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

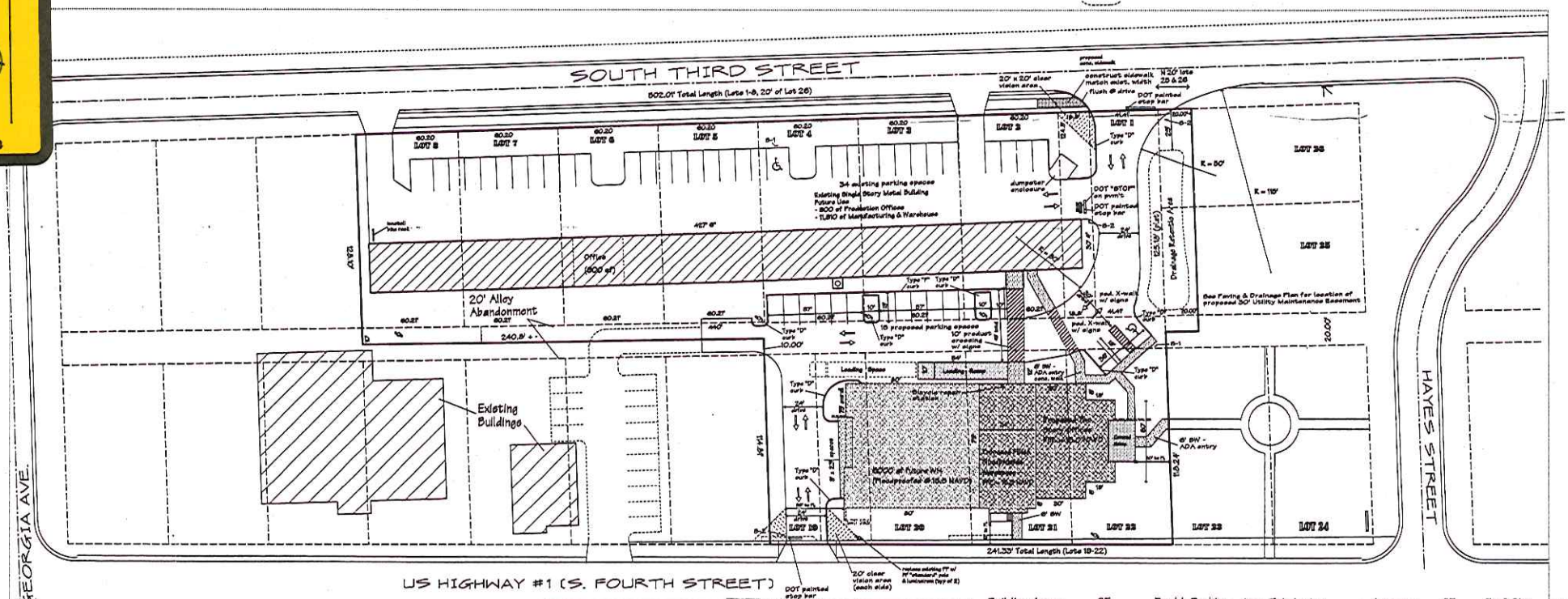
SAID PARCEL CONTAINING .018 ACRES MORE OR LESS.

EXHIBIT

C

EXHIBIT "D"

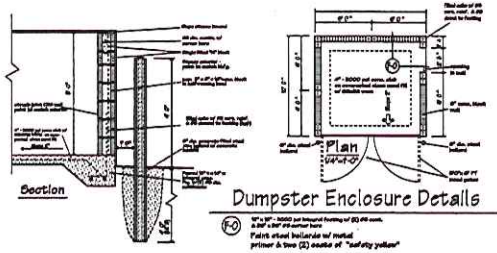
SITE PLAN



Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36

Total Req'd.	53
Provided (including 3 accessible)	52
Bicycle Repair Station Credit	+ 2
Total Equivalent	54

Area Tabulation	Acreage	SF	% of Site
Existing Building	0.2759	12,020	12.40
Existing Pavement	0.4671	20,346	20.99
Exist. Sidewalk/Pads	0.0086	375	0.39
Total	0.7516	32,741	33.78
Proposed Building	0.1354	5,900	6.09
Future Building	0.1377	6,000	6.19
Proposed Pavement	0.3522	16,457	16.98
Prop. Sidewalk/Pads	0.0132	575	0.59
Total	0.6386	28,932	29.85
Total Impervious	1.3902	61,673	64.63
Open Space/Green Area	0.7645	28,932	36.37
Total Site Area	2.2248	96,911	100.00



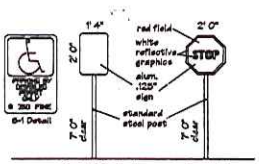
Dumpster Enclosure Details

Bicycle Rack Detail

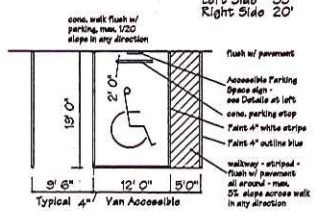
Available from : parkitbikeracks.com (877) 249-0479

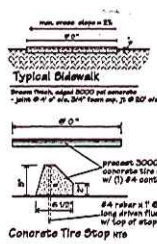
Building Setbacks

Front	12'
Rear	162'
Left Side	35'
Right Side	20'



S-1 Notes:
1. Top portion of sign to have reflective blue background w/ white reflective symbol and border.
2. Bottom portion to have reflective white background w/ black opaque legend & border.
3. Sign may be in one or two panels

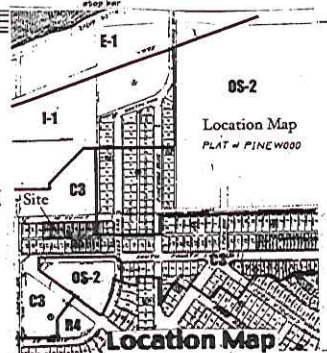




S-1 Sign Details S-2 Stop Sign S-3 Sign NTS

Parking Space Details NTS

Parking Stop



Project Name	Artistry in Mosaics
Location	900 South US Highway 1
Land Use	C-3 - General Commercial
Land Zoning	GC - General Commercial
PIN	2415-601-0083-000-0 & 2415-601-0072-000-0
Building Height	28'
Number of Stories	
Electrical Utilities	FPUA
Water & Sewer	FPUA
Telephone	AT & T
Solid Waste	FT. PIERCE

All Utilities to be installed underground

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

Zoning "C-3" - Future Land Use "CG" General Commercial

Legal Description

A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)

All lying in Block 8 of Pinewood Division, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)

NOTES:
1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered onthe 20' alley.
2) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment

NOTE: Site lies in F.I.R.M.Zone AH, elev. 18.0 NAVD - Map Panel 12111C0179J - 2/16/12

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
Copyright © 2018
John M. Foster - Architect
All rights reserved

Date	By	Description
1/14/15	JMF	Rev. per TRC/Eng Comments

Revisions

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Kings Avenue Ft. Pierce, Florida 34982
(772) 370-9484 - Florida Registration No. 8811
jmfarch@gmail.com

Site Plan For
Artistry in Mosaics
900 South Federal Highway, Ft. Pierce Florida

S-1

Jacquin & Sons

CONSTRUCTION

www.pjsi.com
CGC060473

Schedule of Values

Project: Artistry in Mosaics (AIM)
Address: 900 South US Hwy 1, Ft. Pierce, FL 34950
Date: 6/3/2015

Item	Unit	Quanity	Unit Cost	Total Cost	Comments
Div 1 General Conditions					
PJSI PM/Superintendent	LS	1	$2,360.00	$2,360.00	
Architect/Engineers	LS	1	$2,400.00	$2,400.00	
Permitting	LS	1	$615.00	$615.00	
General Expense	LS	1	$750.00	$750.00	
Division Total				**$6,125.00**	
Div 2 Site Work					
Survey	LS	1	$984.00	$984.00	
Relocate Palm Trees currently on Lot 1 to Memorial Park	Ea.	14	$141.45	$1,980.30	
Remove old roadway surface from alleyway to create greenspace to 3rd St.	LS	1	$4,766.25	$4,766.25	
Extend new landscaping into park property	LS	1	$5,867.10	$5,867.10	
Extend Irrigation into new property	LS	1	$5,178.30	$5,178.30	
Division Total				**$18,775.95**	
Div 10 - Specialties					
Mosaic tile benches. AIM to provide and install custom tile mosaics on benches supplied around memorial tree	Ea	4	$1,476.00	$5,904.00	
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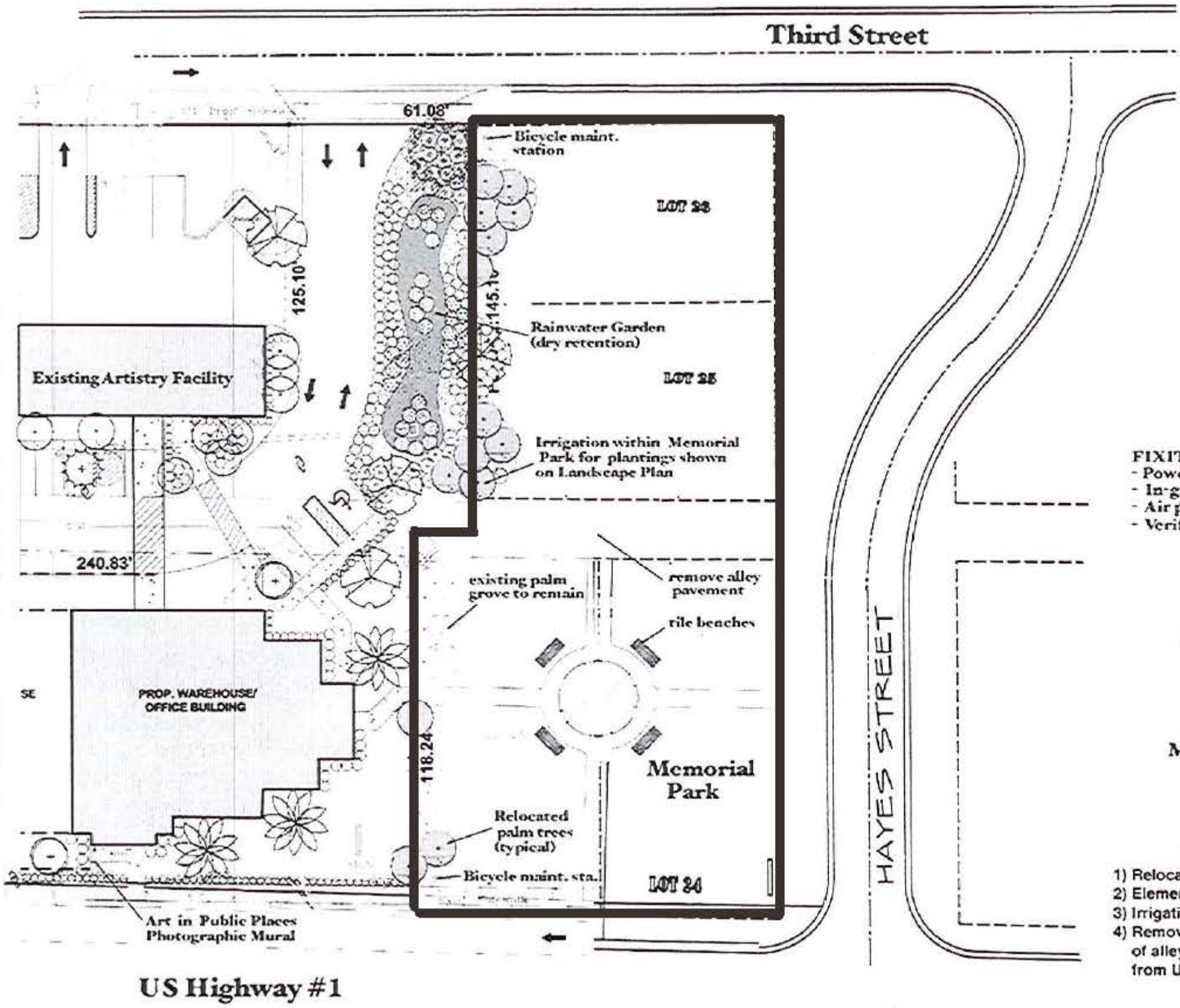
EXHIBIT
E

Memorial Park Improvements - Site Plan



FIXIT bicycle repair station
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Magnet School of the Arts - four designs

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3) Irrigation for Item 2 above.
4) Removal of old roadway surface from remaining City owned portion of alleyway, clearing way for the city to create continuous greenway from US 1 to 3rd Street.

6) Community involvement - Artistry to install designs from local school students.
7) Install bicycle maintenance station in Memorial Park.

Partial
Landscape Plan

Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811
lpla1@bellsouth.net
LPLA

EXHIBIT
E - Page 2

Revised June 3,2015

Artistry in Mosaics

Sheet
LA-1
of 1

EXHIBIT "F"

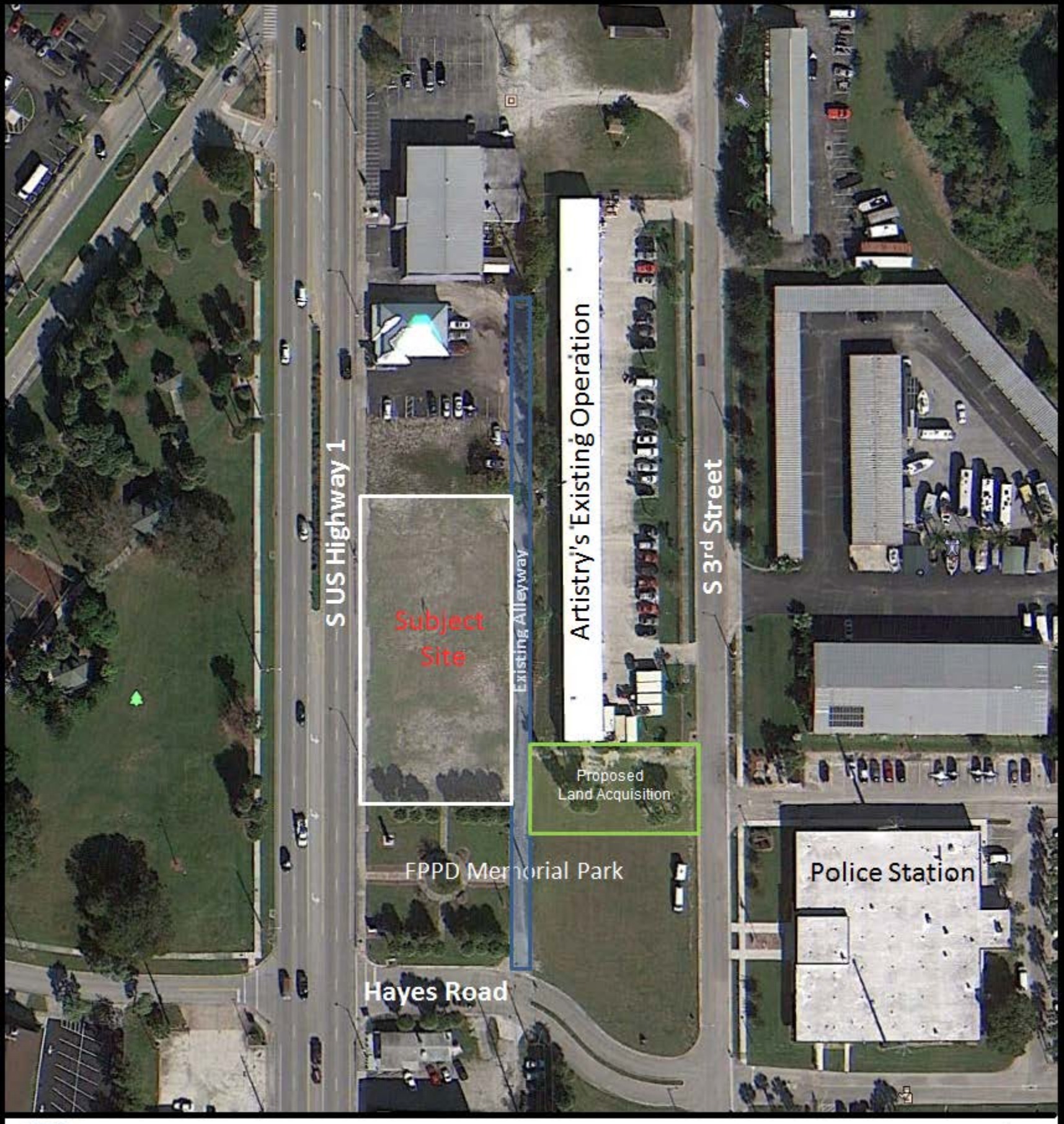
Memorial Park

Legal Description:

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 23 THRU 26 INCLUDING THE VACATED 20.00 FOOT ALLEYWAY EAST OF SAID LOTS 23 AND 24, LESS THE NORTH 20.00 FEET OF LOTS 25 AND 26, AND LESS THE EAST 10.00 FEET OF THE PORTION OF THE 20.00 FOOT ALLEYWAY LYING WEST OF THE NORTH 20.00 FEET OF SAID LOT 25. ALL LYING AND BEING IN BLOCK 8 OF THE PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA.

SAID PARCEL CONTAINING 28707 SQUARE FEET OR ACRES 0.659 MORE OR LESS.



900 S US Highway 1

Site Aerial

Surplus Land Sale

903 S 3rd Street

RFP

Project Overview	I
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Property Highlights

- 5,187.5 sq. ft. site
- 41.5 ft. of Street Frontage
- Access to rear alleyway

Request for Proposals

The City of Fort Pierce is proposals for the sale or transfer of surplus land located at approximately 903 South Third Street. The site is owned by the City of Fort Pierce and was acquired during for development of the Police Station. The station was constructed without use of the site, therefore the property has been identified as surplus.

903 S 3rd Street—Looking West

903 S 3rd Street—Perspective View

City of Fort Pierce

City of Ft. Pierce Procurement Dept.
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

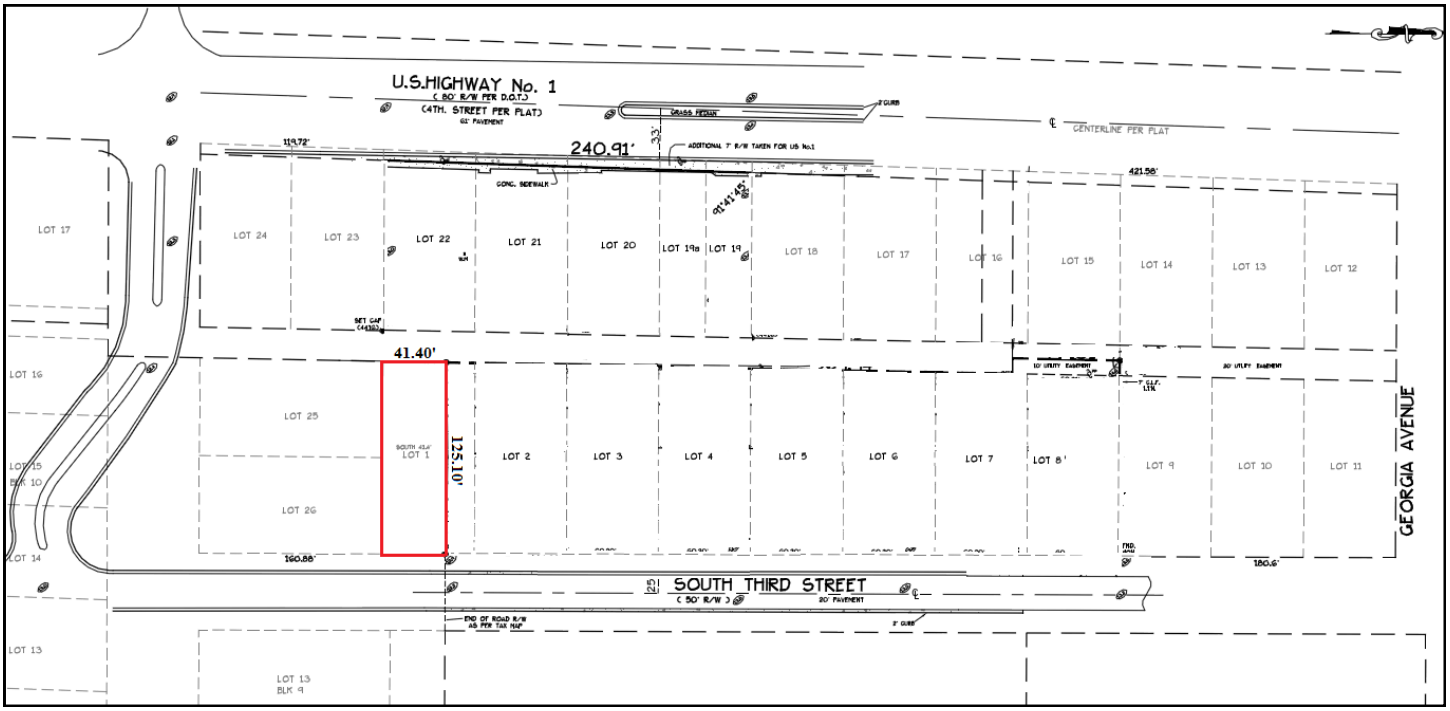
Phone: 772-467-3749
Email: gcarter@city-ftpierce.com

CityofFortPierce.com

December 2014 — RFP Deadline

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

THE SUNRISE CITY



Plat Aerial & Project Boundaries

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR PROPOSAL**
Contact: Gelencia Carter, 772-467-3749	RFP No: 2014-x
Pre-Proposal Conference Date: 10:00 A.M., Thursday, November 13, 2014	**RFP Title:** Surplus Land – South Third Street
Pre-Proposal Location: City Hall, 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, FL 34950	**RFP Opening Location:** City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, MONDAY, DECEMBER 1, 2014	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: ---------- **Mailing Address:** ---------- ---------- ----------	*I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.* X_____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title:
Incorporated in the State of: Year:	Delivery in _____days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address:	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Applicants must submit one (1) original and ten (10) copies of the proposal. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSALS CONSTITUTES AN OFFER BY THE PROPOSER. Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: http://www.cityoffortpierce.com, Demandstar.com and Public Purchase.com.

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

c. The invoice shall contain the Proposer's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISPROPOSAL OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

1.1 Proposals are due on or before **3:00 PM, Wednesday, November 12, 2014.** Eleven (11) copies (one original and ten copies) of sealed Proposals shall be mailed or delivered to:

Delivery Address:	**Mailing Address:**
City of Fort Pierce	**City of Fort Pierce**
100 North U.S. #1	**P.O. Box 1480**
Fort Pierce, FL 34950	**Fort Pierce, FL 34954-1480**

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of Demandstar.com (www.demandstar.com) and Public Purchase.com (www.publicpurchase.com).

Any Proposals proposals received after the designated time and date listed above will be returned unopened.

1.2 All proposals and Proposals will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

2. PRE-PROPOSAL CONFERENCE

3.1 A **Pre-Proposal Conference** will be held at **10:00 A.M., Thursday, November 4, 2014,** in the Second (2nd) Floor Conference Room, City Hall, 100 North U.S. #1, Fort Pierce, Florida. All interested bidders are **encouraged** to attend this pre-Proposals conference

3. INQUIRIES/QUESTIONS

2.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO	**COPY**
City of Fort Pierce	City of Fort Pierce
Nick Mimms	Gelencia Carter
Deputy City Manager	Purchasing Manager
P. O. Box 1480	P.O. Box 1480
Fort Pierce, FL 34954-1480	Fort Pierce, FL 34954-1480
Fax: (772) 460-6847	Fax: (772) 595-9948
Email: nmimms@city-ftpierce.com	Email: biddesk@city-ftpierce.com

2.2 No inquiries will be received within seven (7) calendar days of Proposal closing date.

4. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

5. CERTIFICATE OF INSURANCE

In order to do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with proposal submittal. If awarded, insurance must comply with the Required Limits of Insurance as indicated in Section III of the specifications.

6. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your proposal submittal.

7. PURCHASING CARD PROGRAM

7.1 The City has implemented a **Purchasing Card Program.** The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award**. If no such percentage is given, the City shall assume 0% discount applies.

7.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

SECTION III~
SPECIFICATIONS

CITY OF FORT PIERCE

Request for Proposals No. 2014-xxx

SURPLUS LAND SALE
South Third Street

Map

November 2014

REQUEST FOR PROPOSALS NO. 2014-

I. EXECUTIVE SUMMARY - REQUEST FOR PROPOSALS

The City of Fort Pierce invites interested and/or qualified developers to submit a proposal for the purchase of vacant land which has been identified as surplus. The use of this land for infill commercial or recreational development is encouraged.

II. SOLICITATION, EVALUATION, AND NEGOTIATION PROCEDURES

In the interest of limiting the initial investment of effort and cost on the part of respondents, the disposition process for RFP No. 2014-x is simplified into a single phase.

A. REQUEST FOR PROPOSALS (RFP)

Respondents shall submit the following information in their Proposals in response to this RFP:

1. A detailed description of the respondent's Proposals and experience.
2. A description of representative development projects completed by the respondent.
4. A preliminary development program including land use, intensity and development approach.

The CITY OF FORT PIERCE does not require nor expect respondents to submit a specific development plan or design concept based on detailed architectural and engineering work as a part of their Proposals. Each respondent must submit a conceptual development program indicating the proposed uses and intensity of uses that the respondent would intend to pursue. However, the CITY OF FORT PIERCE will consider any illustrative graphics submitted which indicate characteristic or quality which respondent would intend to pursue to subject property.

In the event that a respondent refers to a specific development project in describing the respondent's Proposal, experience and capability, the respondent should describe the role the respondent played in each such project. The CITY OF FORT PIERCE expects respondents to give special attention to a demonstration of the respondent's ability to secure construction and permanent financing.

The Proposals shall be submitted in bound form in an 8 ½ x 11 format. Respondents

may include documents larger than 8 ½ x 11 provided that such documents are folded and/or inserted in a pocket which is bound into the Statement.

One original and ten (10) copies of the respondent's Proposal are required to be submitted in a sealed envelope received by **3:00PM, Monday, December 1, 2014**.

Delivery:	***Mail:***
City of Fort Pierce	City of Fort Pierce
Attn: Purchasing Department	Attn: Purchasing Department
100 N. US 1	P.O. Box 1480
Fort Pierce, FL 34950	Fort Pierce, FL 34954-1480

All Statements of Proposals, which are received according to the noticed timetable, will be opened immediately after **3:00PM, Monday, December 1, 2014**, and reviewed for analysis.

City of Fort Pierce staff will prepare a rating matrix for evaluation of each of the respondents based on the Proposals received, and recommend an evaluation committee to review and evaluate Proposals.

City of Fort Pierce will select a respondent or respondents to interview. Following the interview(s), each respondent, City of Fort staff will evaluate the proposals, rank each of the respondents, and recommend a preferred developer. The City of Fort Pierce will then enter into negotiations with the highest ranked respondent for a period of ninety (90) days. If an agreement in principle cannot be reached with the highest ranked respondent within ninety (90) days, the City of Fort Pierce will commence negotiations with the next highest ranked respondent, and so on until an acceptable agreement has been reached with a qualified respondent.

C. CONTACT PERSON

Procedural questions related to the Surplus landdisposition process, see **page 7, item number 2, Inquiries/Questions.**

Requests for substantive clarification or information should be submitted in writing to the same address. **The deadline for submission of written questions and requests for clarification shall be no later than 5:00PM, Monday, November 24, 2014.**

D. EVALUATION CRITERIA

The evaluation criteria in the selection of respondents for the "short list" for the RFP stage of the disposition process will include but not be limited to the following:

1. Proposals and experience of the respondent and key members of the development team.
2. Financial capacity of the respondent to acquire and redevelop the subject property.
3. The extent to which the preliminary development program is consistent with the goals, policies, and objectives of the Community Redevelopment Plan and the Comprehensive Plan for the City of Fort Pierce.

III. REQUEST FOR PROPOSALS GUIDELINES

A. DEADLINE FOR SUBMITTAL OF PROPOSALS

- Proposals shall be submitted to the Procurement Department on or before **3:00PM, MONDAY, DECEMBER 1, 2014**

B. FORM AND NUMBER OF COPIES

- Each respondent shall submit one (1) original and ten (10) copies of their Proposals in 8 ½ x 11 format. The Statement of Proposal shall be submitted in a sealed envelope marked in bold:

PROPOSALS
CITY OF FORT PIERCE
RFP NO. 2014-x

C. ADDRESS FOR SUBMITTAL

Proposals shall be sent to:

Delivery
City of Fort Pierce
Attn: Purchasing Department
100 N. US 1
Fort Pierce, FL 34950

Mail
City of Fort Pierce
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce, FL 34954-1480

D. MINIMUM CONTENTS OF PROPOSALS

Each Statement of Proposal shall include the following information. To the extent that a respondent is comprised of one or more business entity or person, information relative to each member of such team shall be provided:

Proposals

1. Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
3. Respondent's organizational structure.
4. The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. List of references including contact names, addresses, telephone and facsimile numbers.

Preliminary Development Project Program

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
2. Description of types and numbers of structures, including anticipated dimensions and character of buildings.
3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
4. Description of special amenities or design features anticipated to be included in the development program.

In their Proposals, candidates are expected to focus the respondent's qualifications and experience and to illustrate the character of development proposed with illustrations of other development projects. In their Proposals, respondents must describe their experience with similarly situated properties or projects and to demonstrate their ability to understand and successfully deal with the physical and market environment influencing the project concepts. Respondents are encouraged to use available materials including graphic images (photographs and/or drawings) of projects in which the respondent was not involved, but are images that reflect concepts or ideas that the respondent proposes for redevelopment.

IV. DISCLOSURES AND DISCLAIMERS

The information contained in this Request for Proposals (RFP) is provided solely for the convenience of the proposer. The City of Fort Pierce has assembled the information in a good faith effort to assist in the disposition process; however, the City of Fort Pierce make no representation, warranty, or guarantee as to the accuracy of the information. It is the responsibility of the proposer to verify that the information is accurate.

The City of Fort Pierce reserves the right to accept any submittal and/or proposals deemed to be in the best interest of the City of Fort Pierce, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The City of Fort Pierce do not assume any financial or other obligation to any respondent. Any Proposals submitted in response to this RFP is at the sole risk and responsibility of the party submitting such Statement.

Neither the City of Fort Pierce, nor any of their advisor will pay a brokerage, finders, or referral fee to any party in connection with this RFP. In the event of any conflict between this section and the rest of the RFP, the provisions of this section shall take precedence.

V. DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

> The undersigned, as Respondent, declares that the only persons interested in this Proposals submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Proposals or any Proposal which may arise out of the Statement, that this Proposals is submitted without connection or arrangement with any other person and that this Proposals is true and correct and is in every respect fair, in good faith, and without collusion or fraud.
>
> The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposals and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

_____

Name of Firm, Individual or Corporation

Signature	Signature
(Title)	(Title)
Signature	Signature
(Title)	(Title)

SECTION VI - FORMS

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

_____does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

_____
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposals in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposals cover page (page 1) completed, signed and attached?	_____	_____
Include proof of proper licensing as stated in Proposal documents.	_____	_____
Proposals envelope is marked accordingly.	_____	_____
Is Drug-Free Workplace form signed and enclosed (if applicable)	_____	_____
Is Declaration of Interest form signed and enclosed	_____	_____
Are eleven (11) complete Proposals packages included (one original and ten copies) ?	_____	_____
Is each Addendum (when issued) signed and included?	_____	_____

PLEASE SIGN AND RETURN WITH PROPOSAL_____

FEE, DeROSS & FEE, P.L.

ATTORNEYS AT LAW

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
JOSEPH J. DeROSS, JR., P.A.

426 AVENUE A
FORT PIERCE, FLORIDA 34950

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020

POPPELL HOUSE
A Designated Historic Property

TELECOPIER
(772) 468-8461

Writer's Email
ffee@feederossfee.com

December 30, 2014

RECEIVED
DEC 30 2014
CITY OF FORT PIERCE
PLANNING & ZONING

City of Fort Pierce
Attention: Kori Benton,
Historic Preservation/Planning
P. O. Box 1480
Fort Pierce, Florida 34950

Hand Delivery

Re: Informal Bid No. 2015-015
Mosaics of America, Inc.,
d/b/b Artistry in Mosaics

Dear Mr. Benton:

I am attorney and agent in this behalf for Mosaics of America, Inc., d/b/a Artistry in Mosaics ("Company"). The Company is also served by John Foster, AIA, as Project Architect, 11205 Ridge Avenue, Fort Pierce, FL 34950, Phone: 772-370-9464 Other design principals engaged by the Company include:

Project Engineer:
Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983
Phone: 772-878-5079

Land Surveyor:
William Hayhurst
445 - 8th Street, SW - Unit 7
Vero Beach, FL 32962
Phone: 772-569-6680

Landscape Architect:
Larry Parr
Phone: 877-777-1393

The Company proposes to the City of Fort Pierce a project of development utilizing Company property, property to be abandoned or transferred by the City, and property to be retained by the City, of value and design providing "in kind" value to the City exceeding in value the appraised values suggested for the areas to be either abandoned or transferred to Company by the City. The proposals for development to be made at the cost and expense of Company is as generally outlined in the submittal of John M. Foster, Architect, dated December 22, 2014. This general proposal is subject to expansion and amplification as needed for clarity of commitment as shall be mutually agreed.

The proposal of Company is for "in kind" improvements, including those to be made to City property that will continue into the future, and is intended to offset expectation of any direct payment to the City. Consequently, the enclosed check for $500.00 is intended to ultimately be returnable when the City is satisfied as to the capability, capacity and good faith of Company to deliver its proposal.

On behalf of Company, a favorable consideration of this proposal for "in kind" value extended to the City, is sought and encouraged.

Respectfully submitted,

Frank . Fee, III

FHF:cs
Enclosure

REQUEST FOR QUOTATION
INFORMAL BID NO. 2015-015

CITY OF FORT PIERCE
PURCHASING DEPARTMENT
P. O. Box 1480
FORT PIERCE, FL 34954-1480

REMARKS
For additional information
contact Kori Benton, Historic Preservation
at (772) 467-3000 extension 3739

"AN EQUAL OPPORTUNITY EMPLOYER"

RESPONSE SUBMITTED BY:

MOSAICS OF AMERICA, INC., d/b/a ARTISTRY IN MOSAICS	Cell: (877)777-1393 (Andy Hochstetter)
Company Name	**Phone No.**
900 South US Highway #1 Fort Pierce, FL 34950	N/A
Address	**Fax No.**
Fort Pierce, FL 34950	andyh@artistryinmosaics.com
City, State, Zip Code	**Email Address**

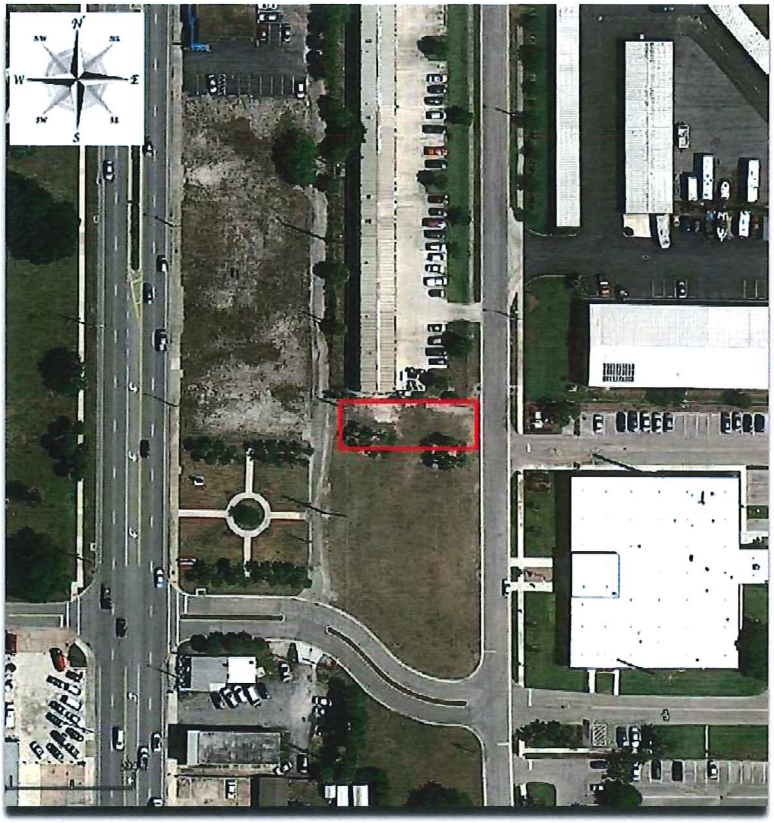
SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL

The City of Fort Pierce invites interested and/or qualified developers to submit a bid for the sale or transfer of surplus land located at approximately 903 South Third Street. The site is owned by the City of Fort Pierce and was acquired during for development of the Police Station. The station was constructed without use of the site; therefore the property has been identified as surplus. The City of Fort Pierce is seeking to provide an opportunity for use of the property to contribute to infill development, economic development, and job growth.

PROPERTY HIGHLIGHTS

- 5,187.5 sq. ft. site
- 41.5 ft. of Street Frontage
- Access to rear alleyway
- Legal Description: PINEWOOD S/D BLK 8 S 41.2 FT OF LOT 1

Aerial View of the Property



903 S 3rd Street—Looking West

903 S 3rd Street—Perspective View

SELECTION PROCESS

The highest bid, subject to the restrictions and provisions contained within this Invitation, will be provided 60 days to close on the transaction. In the event of a tie, the bid demonstrating the strongest financial capacity, in the City's sole opinion, to complete the transaction within 60 days will be selected. If the transaction fails to close within 60 days, the City may, at its sole discretion, choose to extend the time to close, or to cash or retain the bid bond and go to the second highest bidder for a 60 day period.

PLEASE NOTE: The Informal bids will be evaluated and all legal and survey cost associated with the acquisition of this City owned land will be funded by the prospective buyer.

The CITY OF FORT PIERCE does not require nor expect respondents to submit a specific development plan or design concept based on detailed architectural and engineering work as a part of their Proposals. Each respondent must submit a conceptual development program indicating the proposed uses and intensity of uses that the respondent would intend to pursue. However, the CITY OF FORT PIERCE will consider any illustrative graphics submitted which indicate characteristic or quality which respondent would intend to pursue to subject property.

In the event that a respondent refers to a specific development project in describing the respondent's Proposal, experience and capability, the respondent should describe the role the respondent played in each such project. The CITY OF FORT PIERCE expects respondents to give special attention to a demonstration of the respondent's ability to secure construction and permanent financing.

MINIMUM CONTENTS OF PROPOSALS

Each bid shall include the following information, to the extent that a respondent is comprised of one or more business entity or person, information relative to each member of such team shall be provided:

A. Bids

1. Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
3. Respondent's organizational structure.
4. The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. List of references including contact names, addresses, telephone and facsimile numbers.

B. Preliminary Development Project Program

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
2. Description of types and numbers of structures, including anticipated dimensions and character of buildings.
3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
4. Description of special amenities or design features anticipated to be included in the development program.

In their Proposals, candidates are expected to focus the respondent's qualifications and experience and to illustrate the character of development proposed with illustrations of other development projects. In their Proposals, respondents must describe their experience with similarly situated properties or projects and to demonstrate their ability to understand and successfully deal with the physical and market environment

influencing the project concepts. Respondents are encouraged to use available materials including graphic images (photographs and/or drawings) of projects in which the respondent was not involved, but are images that reflect concepts or ideas that the respondent proposes for redevelopment.

DISCLOSURES AND DISCLAIMERS

The information contained in this Invitation to Bid (ITB) is provided solely for the convenience of the proposer. The City of Fort Pierce has assembled the information in a good faith effort to assist in the disposition process; however, the City of Fort Pierce make no representation, warranty, or guarantee as to the accuracy of the information. It is the responsibility of the proposer to verify that the information is accurate.

The City of Fort Pierce reserves the right to accept any submittal and/or proposals deemed to be in the best interest of the City of Fort Pierce, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The City of Fort Pierce do not assume any financial or other obligation to any respondent. Any Proposals submitted in response to this BID is at the sole risk and responsibility of the party submitting such Statement.

Neither the City of Fort Pierce, nor any of their advisors will pay a brokerage, finders, or referral fee to any party in connection with this BID. In the event of any conflict between this section and the rest of the BID, the provisions of this section shall take precedence

BID SUBMITTAL REQUIREMENTS

A. Proposal containing the information listed on page 3, Minimum Contents of Proposals, items A and B.

B. Quotation Form stating the Name of the bidder(s) and the offer price for the subject property (offer price must be above appraised value).

C. Identity of any/all bidders, including the names, affiliation and addresses of principals (including any and all general partners, stockholders owning 5% or more of the stock, the president, vice-president, etc.).

D. Complete and substantiated evidence of bidder's financial capacity to close on the sale of the subject property at the offered price within 60 days. This may include financial statements, letters from reputable financial institutions documenting the bidder's ability to finance the proposed purchase or other evidence of the financial condition of the bidder, owner-corporations of bidder, and any person or business entity, who is a principal as defined herein, guaranteeing the ability of the bidder.

E. Certified check or bid bond, payable to the City of Fort Pierce in the amount of five- hundred dollars **($500.00)** to be held for a period of ninety (90) days.

F. Declaration of Interest Form

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Proposals submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Proposals or any Proposal which may arise out of the Statement, that this Proposals is submitted without connection or arrangement with any other person and that this Proposals is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposals and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

MOSAICS OF AMERICA, INC., d/b/a
ARTISTRY IN MOSAICS

Name of Firm, Individual or Corporation

Signature | Signature

Frank H. Fee, III, Attorney and Agent

(Title) | (Title)

Signature | Signature

(Title) | (Title)

This Form Must Be Returned With Your Bid

QUOTATION FORM

PLEASE SUBMIT QUOTATION IN INK OR TYPEWRITTEN

The undersigned, as bidder, does declare that no other persons other than the bidder herein named has any interest in this proposal or in the contract to be taken, and that it is made without any connection with any other person or persons making proposal for the same articles, and it is in all respects fair and without collusion or fraud.

SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL
LOCATED ON SOUTH THIRD STREET
LEGAL DESCRIPTION: PINEWOOD S/D BLK 8 S 41.2 FT OF LOT 1

The undersigned further declares that he has carefully examined the specifications and is thoroughly familiar with their provisions and penalties.

Purchase Price (Dollars) $ To be determined.

Written Purchase Price

In kind cost of construction, and improvements to City property and infrastructure, as contemplated by the outlined proposal of John M. Foster, Architect, dated December 22, 2014, having value in excess of the appraised value of City surplus property and alley.

Contact Information of person or firm concerning the bid

Firm Name: Mosaics of America, Inc., d/b/a Artistry in Mosaics

Signature: Frank H. Fee III

Name: Frank H. Fee, III

Title: Attorney and Agent in this Behalf - 426 Avenue A, Fort Pierce, FL 34950

Address: 900 South US Highway #1 - Fort Pierce, Florida 34950

City: Fort Pierce **State:** Florida **Zip Code:** 34950

RETURN THIS QUOTATION NO LATER THAN **3:00PM, FRIDAY, DECEMBER 19, 2014**

TO: PROCUREMENT DEPARTMENT, P.O. BOX 1480, FORT PIERCE, FLORIDA 34954-1480 **(BY MAIL)** OR **HAND-DELIVER TO**: 100 NORTH U.S. #1, FORT PIERCE, FLORIDA 34950, **EMAIL TO**: biddesk@city-ftpierce.com.

UNDER NO CIRCUMSTANCES SHALL BIDS DELIVERED AFTER THE TIME SPECIFIED BE CONSIDERED; SUCH BIDS WILL BE RETURNED UNOPENED.

December 18, 2014

CITY OF FORT PIERCE

SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL

INFORMAL BID NO. 2015-015

ADDENDUM NO. 1

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Friday, December 19, 2014, to:

3:00 PM, TUESDAY, DECEMBER 30, 2014

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Frank H. Fee, III, Attorney and Agent
Typed or Printed

Company Name: Mosaics of America, Inc., d/b/a Artistry in Mosaics

Address: 900 US Highway #1 - Fort Pierce, Florida 34950

_____

Date: December 30, 2014

/gc

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Ave., Fort Pierce, Florida 34982
Florida Reg. No. 8511 (772) 370-9464
jmfarch@gmail.com

December 22, 2014

Comment [1]:
John Foster Dec 23, '14, 9:21 AM

Artistry in Mosaics
900 South US Highway #1
Proposed Improvements

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce by redeveloping a property which was destroyed in the hurricanes of 2004-5. This infill development will utilize existing utilities, roadways and area-wide drainage improvements already completed by the City while adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

Additionally, the following benefits will accrue with the completion of this Project:

- Retention of a long-term 50 plus person employment base, creation of 5-10 FTE in first 3 years after completion..
- Construction of a 7200 SF corporate office and distribution building, Artistry in Mosaics Cost: Building $800,000.
- Reroute secondary egress to 3rd street (via lots 1, 25 & 26) instead of Hayes Street, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: $150,000
- Install Bicycle maintenance station, Artistry in Mosaics cost: $1,000
- Reconstruction of over 500 LF of alley per City engineering standards. Artistry in Mosaics cost $150,000.
- Landscaping of over 250 LF of vacant US 1 frontage.
- Replacement of two "cobra head" street lights with Ft. Pierce selected "downtown" selected light fixtures. Artistry in Mosaics Cost: $4,500.
- Improved site landscaping :
- Provision of a rainwater garden/retention area which will become an integral feature of the City Memorial Park.
- Extension of site landscaping into City park.
- Relocation of existing sabal palms into City Park.
- Provision of Artistry irrigation system into City Park.
- Artistry in Mosaics Cost: $50,000
- Continued maintenance of this highly visible US 1 frontage.
- Mosaic Tile Benches by Artistry in Mosaics - Community involvement - Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree. Artistry in Mosaics Cost: $2,500.

If you have any questions regarding this information, please contact me as listed above.

Sincerely,

John M. Foster - AIA

Artistry in Mosaics - Ft. Pierce, Florida

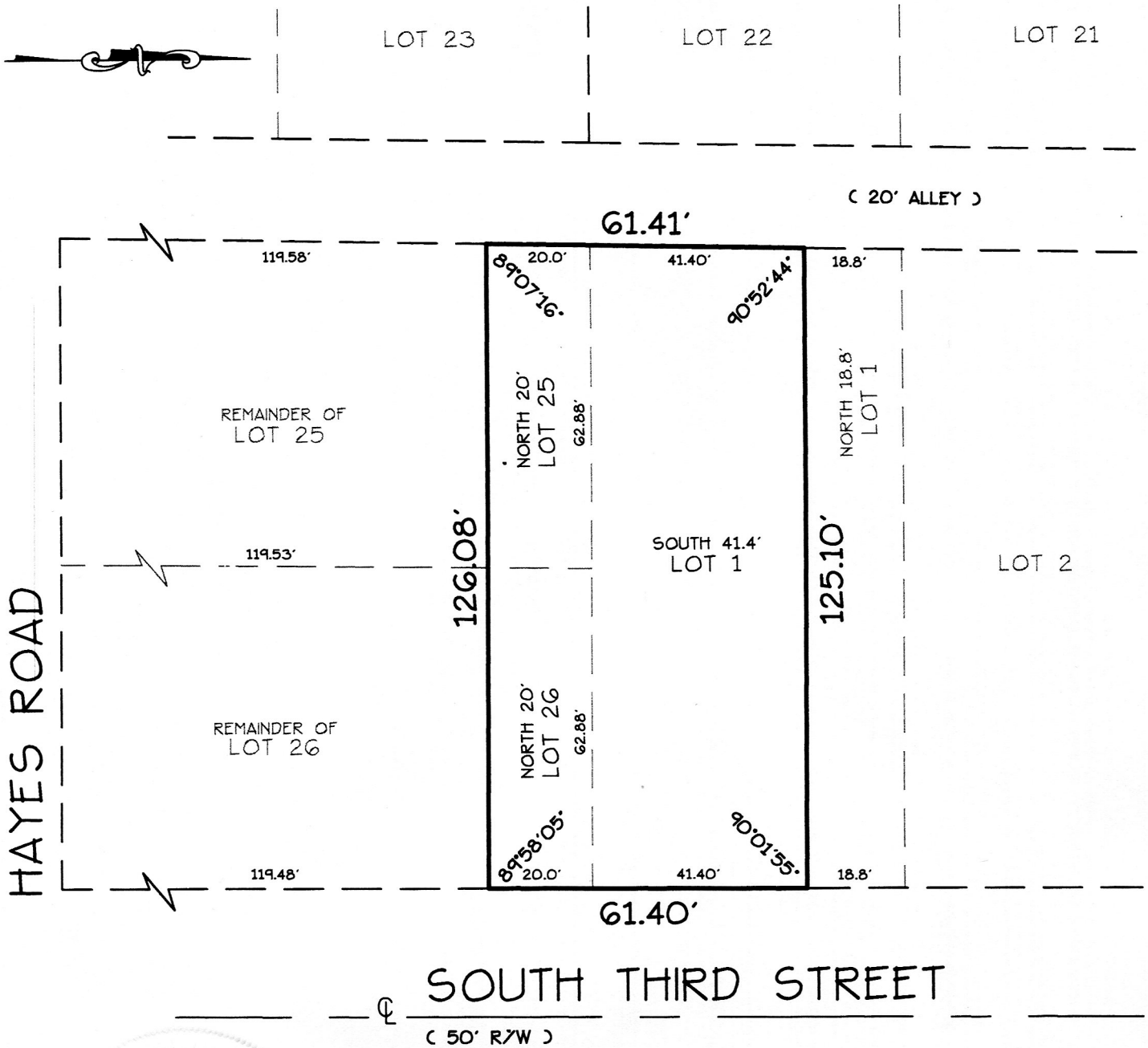
Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce. Recognized as a national leader in their field, the company is proposing a long term commitment to the economic health of the city in the form of redevelopment of a storm ravished commercial property.

Subsequent to the hurricanes of 2004 and 2005, the existing structures on this site, some dating from the 1920's were demolished. The proposed infill development will reuse existing utilities, roadways and area-wide drainage improvements already completed while expanding local employment and adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

In order to achieve these goals, abandonment of an existing alley, utilization of unbuildable city owned property and the grant of easements for access, utility maintenance and roadway construction will be required. It is proposed to continue existing building setbacks along the US 1 corridor and to use existing dedicated public alleys for access and egress from this site. Cross access easements will be granted to allow adjacent businesses to continue historic traffic & parking patterns.

The proposed development, designed by a local, award winning architect, will reflect the design and technical expertise which is demonstrated by Artistry in Mosaics in all of their work.

EXHIBIT 'C'



WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

12/12/12
DATE SIGNED

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.

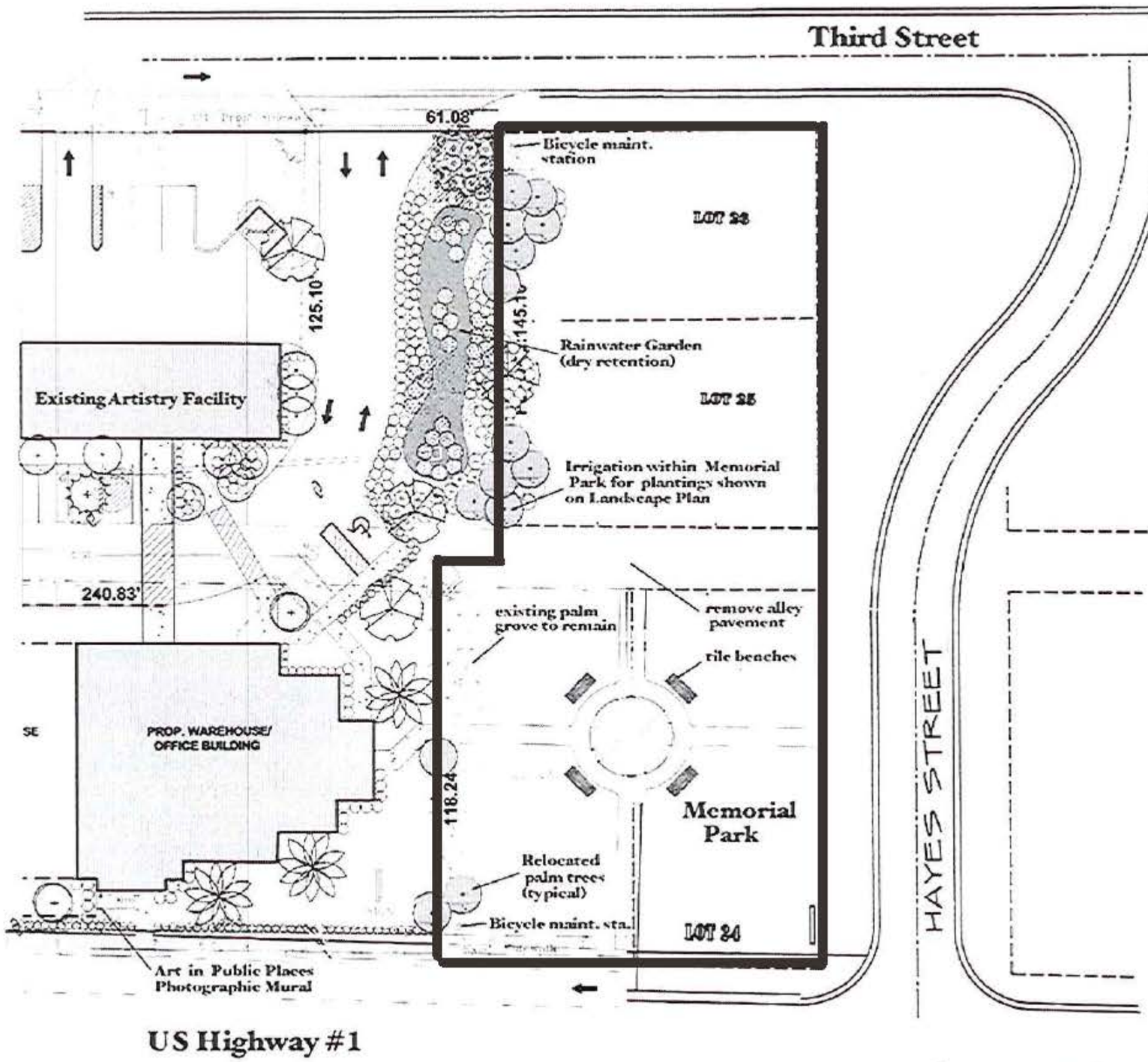
LEGAL DESCRIPTION:
THE SOUTH 41.40 FEET OF LOT 1 + THE NORTH 20.0 FEET OF LOTS 25-26. BLOCK 8. PLAT OF **PINEWOOD SUBDIVISION** AS RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. CONTAINING 0.18 ACRES MORE OR LESS.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61G17-6) PURSUANT TO SECTION 472.07, FLORIDA STATUTES SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7384)
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446

SURVEY TYPE:	SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY:	J.D.J.			
CHECKED BY:	W.E.H.			
FIELD BOOK:	218			
PAGE NO:	14			
FIELD DATE:	4/26/06			
SCALE:	1"=30'			
JOB NO:	06-176c			

Memorial Park Improvements - Site Plan



FIXIT bicycle repair station
- Powdercoat finish
- In-ground mount
- Air pump
- Verify Memorial Park location

Custom Design Art Tile benches
Magnet School of the Arts - four designs

Exhibit "E"

Artistry Funded Memorial Park Improvements

1) Relocation of palm trees from Lot 1.
2) Elements of new landscaping to extend into park property.
3) Irrigation for Item 2 above.
4) Removal of old roadway surface from remaining City owned portion of alleyway, clearing way for the city to create continuous greenway from US 1 to 3rd Street.
6) Community involvement - Artistry to install designs from local school students.
7) Install bicycle maintenance station in Memorial Park.

Partial
Landscape Plan

Laurence L. Parr
Landscape Architect
344 SW Winnachee Drive
Stuart, Florida 34994
772.219.3811
lpla1@bellsouth.net
LPLA

Revised June 3,2015

Artistry in Mosaics

Sheet LA-1 of 1

Jacquin & Sons

CONSTRUCTION

www.pjsi.com
CGC060473

Schedule of Values

Project: Artistry in Mosaics (AIM)
Address: 900 South US Hwy 1, Ft. Pierce, FL 34950
Date: 6/3/2015

Item	Unit	Quanity	Unit Cost	Total Cost	Comments
Div 1 General Conditions					
PJSI PM/Superintendent	LS	1	$2,360.00	$2,360.00	
Architect/Engineers	LS	1	$2,400.00	$2,400.00	
Permitting	LS	1	$615.00	$615.00	
General Expense	LS	1	$750.00	$750.00	
Division Total				**$6,125.00**	
Div 2 Site Work					
Survey	LS	1	$984.00	$984.00	
Relocate Palm Trees currently on Lot 1 to Memorial Park	Ea.	14	$141.45	$1,980.30	
Remove old roadway surface from alleyway to create greenspace to 3rd St.	LS	1	$4,766.25	$4,766.25	
Extend new landscaping into park property	LS	1	$5,867.10	$5,867.10	
Extend Irrigation into new property	LS	1	$5,178.30	$5,178.30	
Division Total				**$18,775.95**	
Div 10 - Specialties					
Mosaic tile benches. AIM to provide and install custom tile mosaics on benches supplied around memorial tree	Ea	4	$1,476.00	$5,904.00	
Concrete Benches for Mosaics	Ea	4	$738.00	$2,952.00	
Install bicycle maintenance	Ea	2	$553.50	$1,107.00	
Division Total				**$9,963.00**	
Construction Total				**$34,863.95**	

AN APPRAISAL OF

THE PARCEL LOCATED AT THE NORTHWEST QUADRANT OF HAYES ROAD AND SOUTH 3RD STREET IN FORT PIERCE, FLORIDA

FILE #14-77646-B

PREPARED FOR

ARTISTRY IN MOSAICS

AS OF

OCTOBER 17, 2014

BY

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May 27, 2015

Mr. Andrew Hochstetter
Artistry in Mosaics
901 South 3rd Street
Fort Pierce, FL 34950

Dear Mr. Hochstetter:

We have made an investigation and analysis of the parcel owned by the City of Fort Pierce, located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of October 17, 2014. The Subject Property is considered to be the parcel owned by the City of Fort Pierce, located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida.

This report has been prepared for our client, Artistry in Mosaics. The intended use was to assist the client in evaluation for possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of October 17, 2014 was:

$20,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-B
Attachments

PROPERTY TYPE	:	Vacant Commercial Land
LOCATION	:	The Subject Property is located at the northwest quadrant of Hayes Road and South 3rd Street, in Fort Pierce, Florida.
DATE OF VALUATION	:	October 17, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 0.463 acres, or 20,126 square feet
BUILDING	:	None
ZONING	:	The Subject Property is zoned OS-1, by the City of Fort Pierce. We have assumed C-3, Commercial zoning.
LAND USE PLAN	:	The Subject Property has a future land use of General Commercial by the City of Fort Pierce.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF OCTOBER 17, 2014	:	$20,000

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Qualifications:
Stephen G. Neill, MAI
Chris A. Blackwell

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not previously provided appraisal services for the property that is the subject of this report.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Stephen G. Neill, MAI and Chris A. Blackwell have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. I, Stephen G. Neill, MAI, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

15. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program of the Appraisal Institute.

Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-B

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

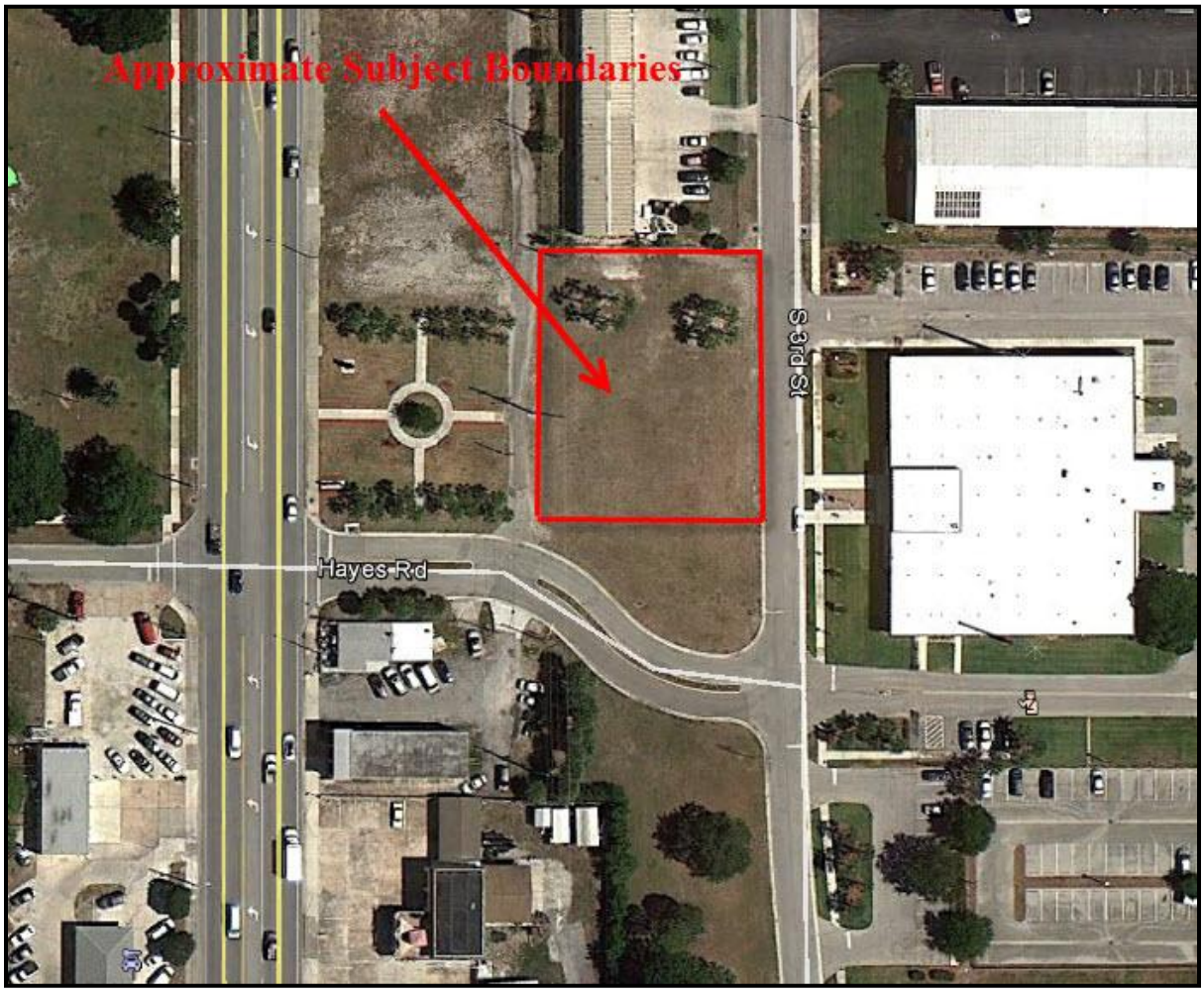
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.

VIEW OF SUBJECT PROPERTY LOOKING NORTH

VIEW OF SUBJECT PROPERTY FROM HAYES ROAD AND SOUTH 3RD STREET

VIEW LOOKING EAST ALONG HAYES STREET

VIEW LOOKING WEST ALONG HAYES STREET



AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of October 17, 2014.

Intended Use and User of Appraisal

This report has been prepared for our client, Artistry in Mosaics. The intended use was to assist the client in evaluation for possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

There was not a legal description available for the Subject Property. The Subject parcel is 160.88 feet x 125.10 feet that is located within the Pinewood Subdivision. The Subject size is based on information from surveyor's documents. The survey is located in the Addenda section of this report.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> a. buyer and seller are typically motivated;
>
> b. both parties are well informed or well advised, and acting in what they consider their own best interests;
>
> c. a reasonable time is allowed for exposure in the open market;
>
> d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Hypothetical Conditions or Extraordinary Assumptions

For the purposes of this report, we have assumed an Extraordinary Assumption that the Subject Property contains a C-3, Commercial zoning classification as this is a typical classification for the area. There were no Hypothetical Conditions associated within this report.

Exposure Time and Marketing Time

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Exposure Time** on page 73 as follows:

> "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute, defines **Marketing Time** on page 121 as follows:

> "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

Based on the comparable sales and our knowledge of the market it is our opinion that a marketing time of 12 months would have been needed for the Subject Property.

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property multiple times up until the date of value or October 17, 2014 by Stephen G. Neill, MAI and Chris A. Blackwell. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department.

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

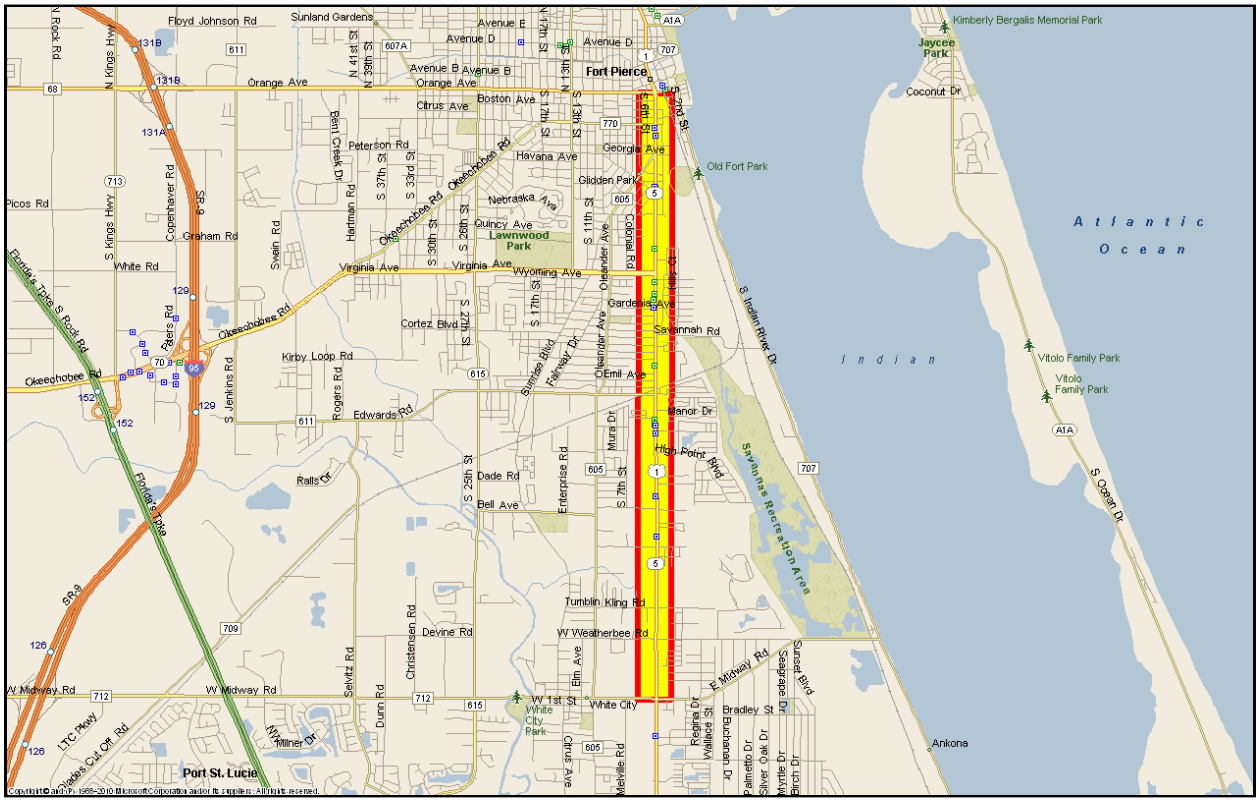
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment Sales Comparison Approach was used to value Subject Property.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	Orange Avenue
South	-	Midway Road
East/West	-	U.S. Highway 1 Corridor

There are five east/west corridors intersecting the neighborhood. These are Orange Avenue, Delaware Avenue, Virginia Avenue, Edwards Road, and Midway Road. Orange Avenue, Delaware Avenue, Virginia Avenue, and Midway Road all provide access to I-95 to the west. Development along U.S. Highway 1 within the specific area of the Subject Neighborhood is mixed. The majority of the land along this section of the U.S. Highway 1 corridor is developed until you reach the southern area. There are still several vacant parcels in this area of the neighborhood. Commercial developments within the neighborhood are dominated by local and national retail businesses, banks, fast food franchises, used automobile dealerships.

Other commercial developments include anchored shopping centers, drug stores, retail centers, and gas stations. Longstanding shopping centers in the area include one located on the northwest corner of U.S. Highway 1 and Virginia Avenue which is anchored by a Winn-Dixie and a K-Mart. There is a center located on the southeast corner of U.S. Highway 1 anchored by a Publix and Staples. In addition there is also a shopping center located on the northeast corner of U.S. Highway 1 and Midway Road that is anchored with a Winn-Dixie supermarket.

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue.

Toward the south of the Subject neighborhood there is an industrial area located near Farmers Market Road. This area provides such industrial services as fruit packing houses, equipment repair, produce supply, warehouse space, and other industrial oriented activities.

Conclusion

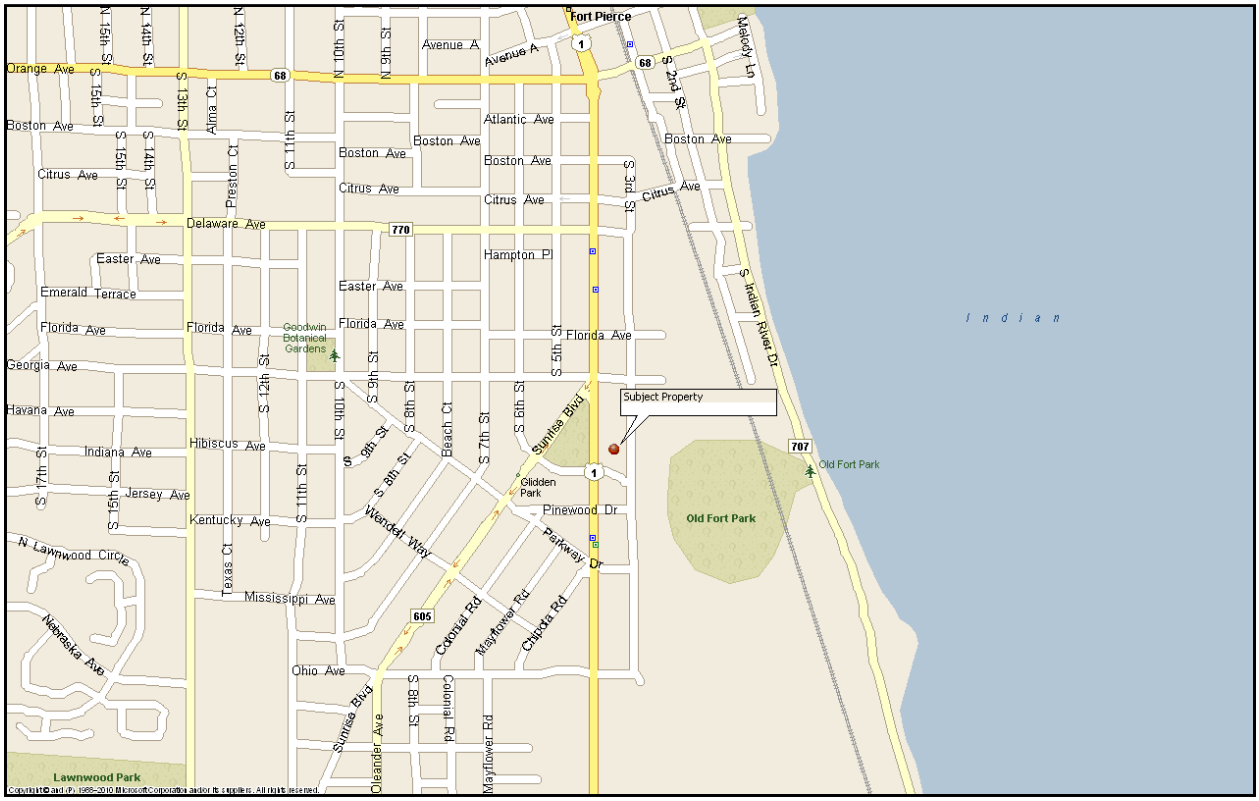
In our opinion the Subject Neighborhood should continue to see growth in the future when demand begins to improve and the market strengthens. The southern section of the neighborhood is one of the few areas along U.S. Highway 1 where there is still vacant land available for future development.

PROPERTY DATA

Location

The Subject Property is located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida. A location map is located below for the reader's convenience.

Location Map



Zoning

The site is zoned OS-1, General and Recreational Open Space, by the City of Fort Pierce. However, we have assumed a C-3, Commercial zoning classification as this is a typical zoning classification for the area.

The site is zoned C-3, General Commercial, by the City of Fort Pierce and is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 Zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector

streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The following uses and their accessory uses are permitted in a C-3 Zone:

- Uses allowed as semi-restricted uses in C-1 Zone
- Retail establishments
- Motel/hotels
- Personal service establishments
- Repair service establishments
- Educational service establishments
- Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities
- Private indoor amusement, entertainment and/or recreation establishments
- Taxi stations
- Commercial off-street parking lots
- Temporary uses
- Adult establishments

Lot Size and Dimensional Requirements

Lot size requirements for the C-3 District are shown below:

				MINIMUM YARD (Ft)					
MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
	10,000	70	90	25	15*	15*	15*	65	60%

*Minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Please note that the Subject is below the 10,000 square foot minimum lot size, however is developable according to Kori Benton with the City of Fort Pierce.

Land Use

The Subject Property has a land-use classification of General Commercial, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

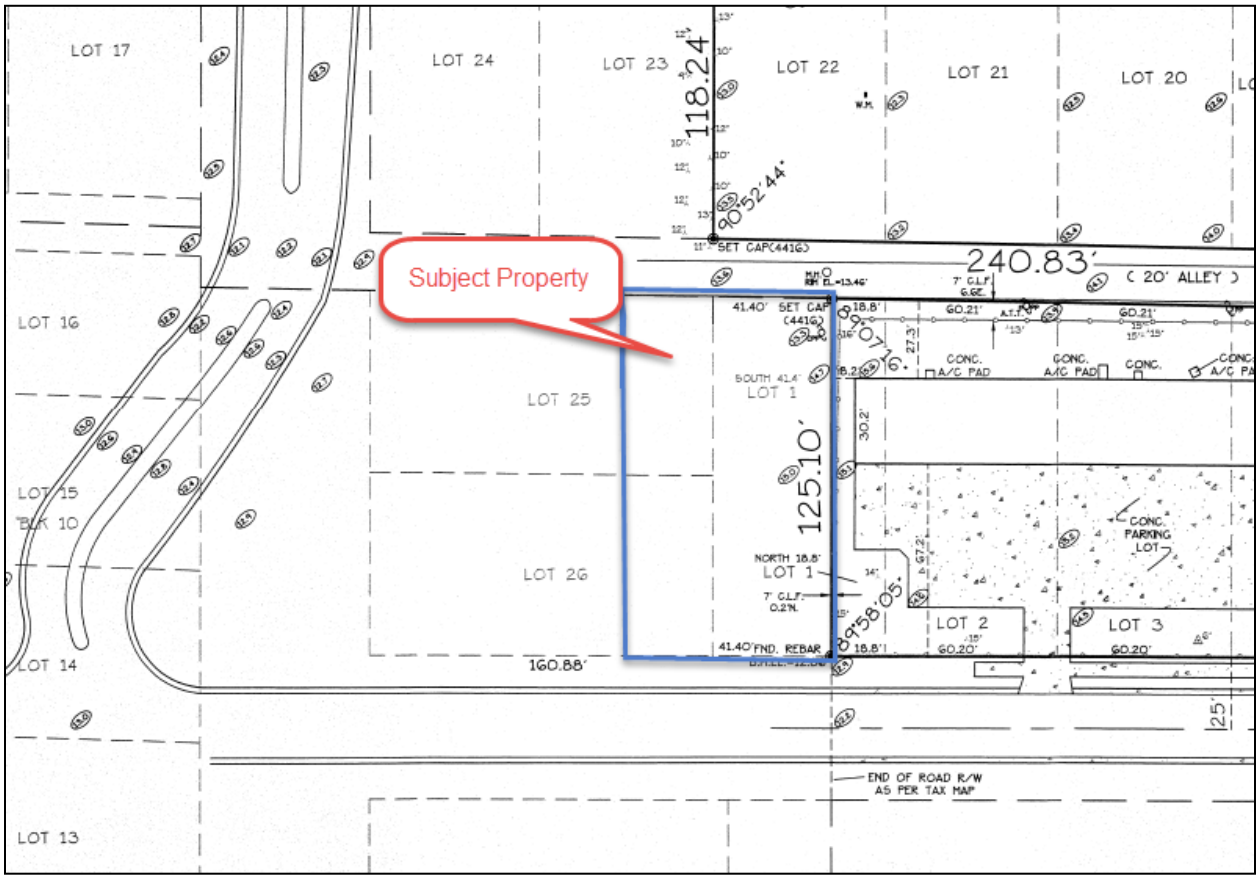
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

In 2011 the state legislature rescinded this law, and now each county can address these factors as they wish. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 7,711.85 square feet. We have used the measurements from the survey to determine the Subject size. Located below is a survey of the Subject Property.

Survey



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3805.00.

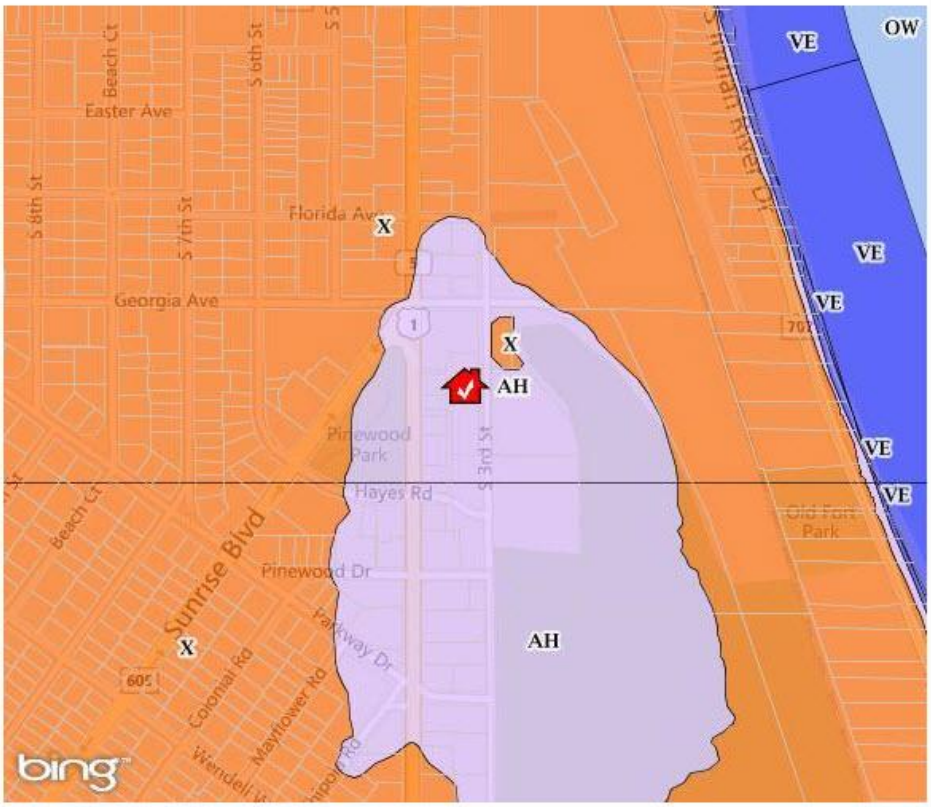
Flood Hazard Zone

Report Date: **10/20/2014** County: **ST LUCIE, FL**

Flood Zone Code	Flood Zone Panel	Panel Date
AH	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (X,AH)	FORT PIERCE

Flood Zone Description:

Zone AH-An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.



Flood Zones

- Coastal 100-year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- Unknown or Area Not Included
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned parcel.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject parcel is located at the northwest quadrant of Hayes Road and South 3rd Street.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Fifth Edition 2010, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

> "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The Subject Property is zoned OS-1, General and Recreational Open Space with a General Commercial Future Land-Use Classification. However, for valuation purposes of this report we have assumed a C-3, Commercial zoning classification. These classifications allow for commercial development. It is important to mention that the Subject size is below the minimum lot size of 10,000 feet. However, according to the City of Fort Pierce it could be developable as long as the setback requirements were met.
2. The Subject Property contains 7,711.85 square feet of land area and is rectangular in shape. The site size and shape allows for future commercial development, however the size is smaller than most typical development scenarios. The Subject Property does not have any U.S. Highway 1 frontage. However, there is good visibility from U.S. Highway 1. The Subject Property along with surrounding properties would have multiple development schemes including commercial development.
3. From all indications commercial development is financially feasible. While more recent market conditions have indicated a decline in demand for commercial properties, the location of the Subject and its development potential with the neighboring properties provide desirable qualities. The Subject Property will allow expansion of the surrounding properties.
4. The Subject Property is currently zoned OS-1 with an assumed zoning of C-3, Commercial. Given the Subject's current zoning classification and

the surrounding uses of C-3, Commercial, it is our opinion that the maximally productive use of the Subject Property would be for future commercial development permitted under C-3, Commercial zoning as demand warrants.

LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential.

We have looked at commercial land sales along or near the U.S. Highway 1 corridor that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, zoning/density, and access/frontage. The five comparable sales indicated a non-adjusted range from $1.93 to $5.39 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Land Sale 1

Property Identification

Record ID	2640
Property Type	Commercial, Commercial Land
Address	Fort Pierce, St. Lucie County, Florida
Location	East side of U.S. Highway 1, just south of Sunrise Blvd
Tax ID	2415-605-0083-0000

Sale Data

Grantor	Lloyd Properties Mosaics of America Inc.
Grantee	Mosaics of America Inc.
Sale Date	May 20, 2014
Deed Book/Page	3635/135
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$152,500
Cash Equivalent	$152,500

Land Data

Zoning	C3
Topography	Generally Level and at road grade
Utilities	All available

Land Size Information

Gross Land Size	0.650 Acres or 28,314 SF

Indicators

Sale Price/Gross Acre	$234,615
Sale Price/Gross SF	$5.39

Remarks

This is the May 2014 sale of 0.65 acres of commercially zoned land located on the east side of U.S. Highway 1 and just south of Sunrise Boulevard in Fort Pierce. The site has approximately 240 feet of frontage along U.S. Highway 1. It was purchased by an adjacent land owner to the east.

Land Sale 2

Property Identification

Record ID	2454
Property Type	Commercial
Address	1202 25th Street, Fort Pierce, St. Lucie County, Florida
Location	North & Southeast corners of 25th St & Mississippi Ave
Tax ID	2416-602-0158-000-3 (1 of 8)

Sale Data

Grantor	First Southern Bank
Grantee	Hutton Growth One, LLC

Sale Date	February 12, 2014
Deed Book/Page	3604/1856
Property Rights	Fee
Conditions of Sale	Arm's Length
Sale History	None in the past 3 years.
Sale Price	$385,000
Cash Equivalent	$385,000
Upward Adjustment	$30,000 Buyers Broker Fees
Adjusted Price	$415,000

Land Data

Zoning	C1, Commercial Office
Shape	Irregular
User 5	CO-Office Commercial

Land Size Information

Gross Land Size	1.971 Acres or 85,857 SF

Indicators

Sale Price/Gross Acre	$195,332 Actual or $210,553 Adjusted
Sale Price/Gross SF	$4.48 Actual or $4.83 Adjusted

Remarks

This property consists of eight separate parcels that total 1.971 acres and is Zoned C1 - Office with a CO - Commercial Office Land Use. The property has been listed since May 2013 at the current asking price of $399,000 or $4.65 per square foot before going to contract for a sales price $385,000. According to the Broker involved the contract price was agreed upon and the Buyer paid an additional $30,000 for third party Broker fees. Therefore, the adjusted price the Buyer paid was $415,000 for the property. It is also important to note that two of the parcels are located south of Mississippi Avenue while the remaining six parcels are north of Mississippi Avenue. The property was previously approved for a three story medical office building containing 30,000 square feet of space.

Land Sale 3

Property Identification

Record ID	2526
Property Type	Commercial, Commercial Land
Address	1001 N U.S. Highway 1, Fort Pierce, St. Lucie County, FL
Location	NWC of N. U.S. Highway 1 and Avenue I
Tax ID	2403-706-0003-000-1

Sale Data

Grantor	Creative Realty Management Inc.
Grantee	Treasure Coast Achoo, LLC
Sale Date	April 25, 2013
Deed Book/Page	3512/252
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$62,000
Cash Equivalent	$62,000

Land Data

Zoning	C-3, Commercial General

Land Size Information

Gross Land Size	0.280 Acres or 12,197 SF

Indicators

Sale Price/Gross Acre	$221,425
Sale Price/Gross SF	$5.08

Remarks

This site was purchased for the development of an ear, nose and throat medical office. This site has direct frontage to U.S. Highway 1 and Avenue I with no medians in place.

Land Sale 4

Property Identification

Record ID	2305
Property Type	Commercial
Property Name	Crossroads Park of Commerce
Address	Parkway Drive, Fort Pierce, St. Lucie County, Florida
Location	SE corner of Reynolds Drive and Parkway Drive
Tax ID	2324-342-0004-000-0

Sale Data

Grantor	Frabitore Investment Company, LLC
Grantee	Garden Court Suites, LLC
Sale Date	September 25, 2012
Deed Book/Page	3439/0076
Property Rights	Fee
Conditions of Sale	Arm's length
Financing	All Cash
Sale History	No prior sales in the past three years.
Sale Price	$100,000
Cash Equivalent	$100,000
Adjusted Price	$100,000

Land Data

Zoning	C-3
Topography	level and at road grade
Utilities	all available
Shape	rectangular
Land Use	CG

Land Size Information

Gross Land Size	1.190 Acres or 51,836 SF

Indicators

Sale Price/Gross Acre	$84,034
Sale Price/Gross SF	$1.93

Remarks

This is the sale of a 2.19-acre lot within the Crossroads Park of Commerce on September 25, 2012 for $100,000. The property was previously listed for a little over one year with an asking price of $199,000 or $3.84 per square foot. Prior to the sale the listing agent indicated that the property had generated limited activity and that the only previous offer was for someone interested in possibly doing a lease. The current Buyer then came to the table with an all cash offer of $100,000 and the Seller was highly motivated and took the offer. Additionally, this site has a C-3 Zoning which allows for similar commercial development as the CPI Zoning but not as much Industrial type development.

Land Sale 5

Property Identification

Record ID	2254
Property Type	Commercial, Commercial Land
Address	2448 Edwards Road, Fort Pierce, St. Lucie County, FL
Location	Northeast corner of Edwards Road and 25th Street
Tax ID	24-21-333-0001-0009

Sale Data

Grantor	Terpening Holdings LLC
Grantee	Collins, Carol
Sale Date	May 07, 2012
Deed Book/Page	3386/2811
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$205,000
Cash Equivalent	$205,000

Land Data

Zoning	CN, Commercial Neighborhood
Topography	Generally level and at road grade
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	1.390 Acres or 60,548 SF

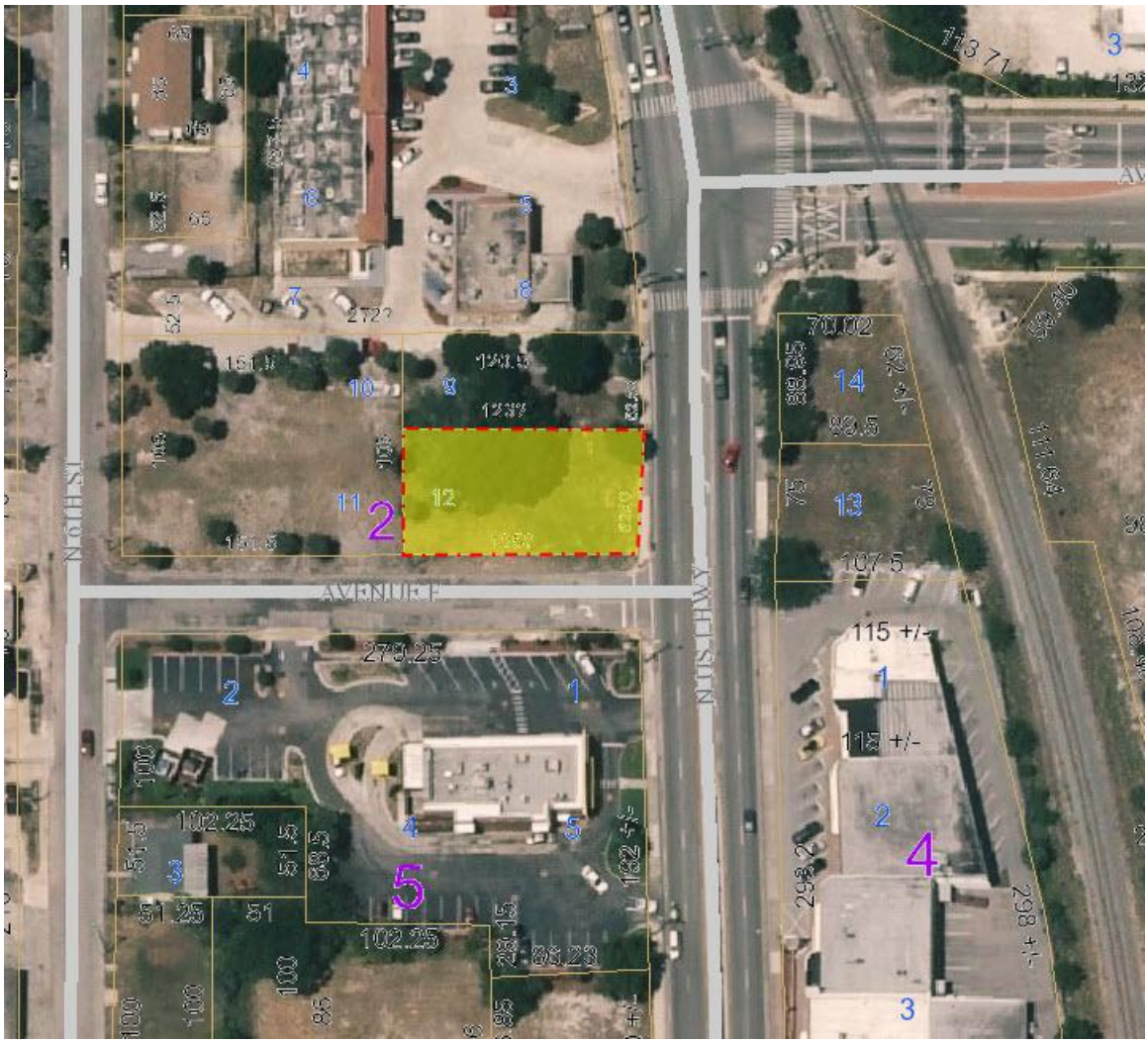
Indicators

Sale Price/Gross Acre	$147,483
Sale Price/Gross SF	$3.39

Remarks

The site was purchased by the adjacent owner to the east. The buyer has a pawn, loan, and bail bonds business on the parcel immediately east of the site.

Land Sale 6



Property Identification

Record ID	2527
Property Type	Commercial, Commercial Land
Address	Fort Pierce, St. Lucie County, Florida
Location	NW corner of N. U.S. Highway 1 and Avenue F
Tax ID	2403-717-0009-000-7

Sale Data

Grantor	Akhtar & Wynn Quraishi
Grantee	Indian River State College Foundation, Inc.
Sale Date	September 01, 2011
Deed Book/Page	3321/197
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller

Sale Price	$18,000
Cash Equivalent	$18,000

Land Data

Zoning	C-3, Commercial General

Land Size Information

Gross Land Size	0.149 Acres or 6,509 SF

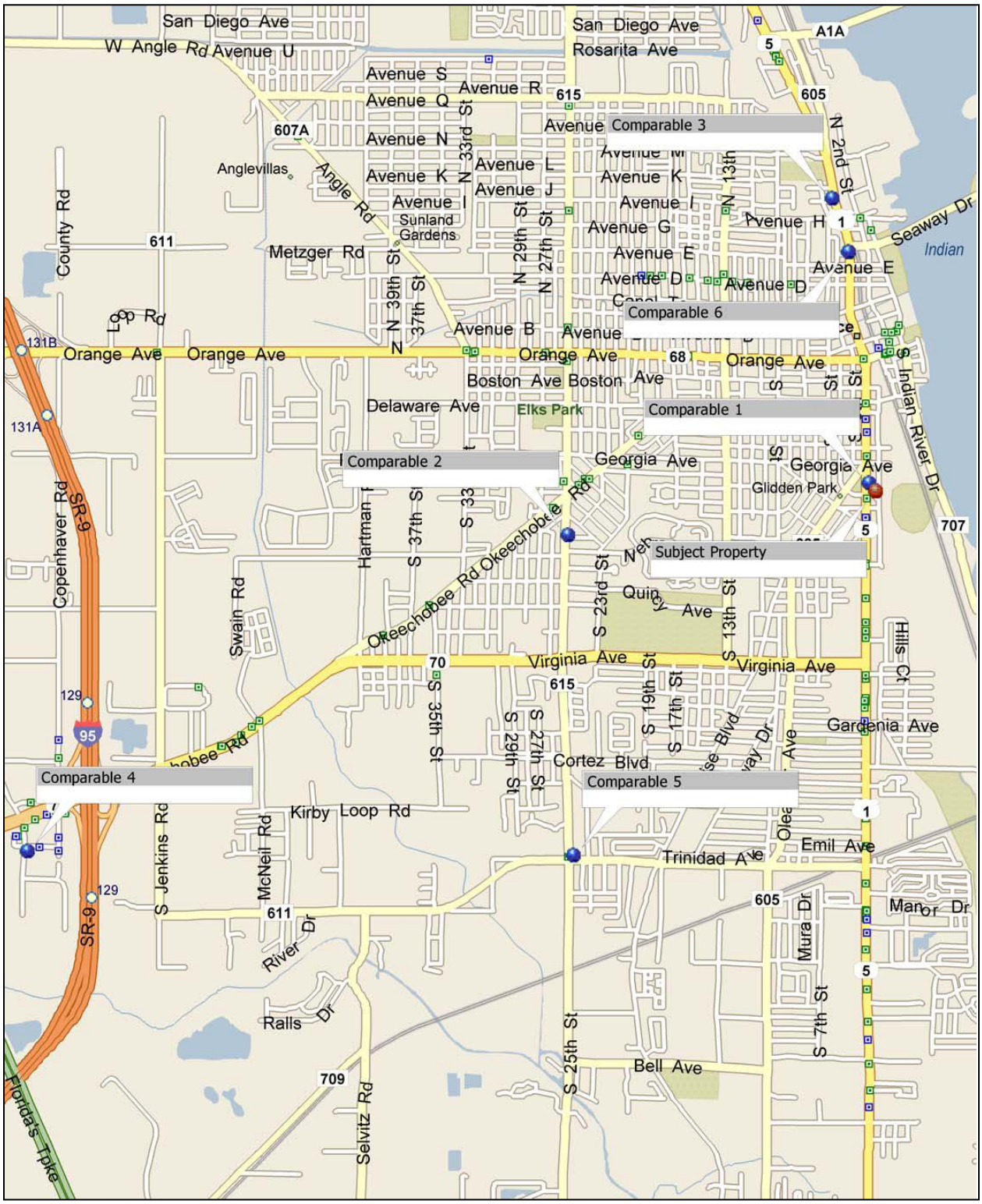
Indicators

Sale Price/Gross Acre	$120,461
Sale Price/Gross SF	$2.77

Remarks

This site was purchased for speculation and was sold by Indian River State College Foundation. This site was gifted to IRSC in July 2010. This site has direct frontage to U.S. Highway 1 and Avenue F with a median only allowing for right in/right out traffic flows.

Comparable Sales Location Map



Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The six comparable sales indicated a non-adjusted range from $1.93 to $5.39 per square foot.

Comparable Land Sales
Hayes Road & S. 3rd Street
Callaway & Price, Inc. #14-71646-B

Sale Number	Subject	1	2	3	4	5	6
Record ID #	**-**	**2640**	**2454**	**2526**	**2305**	**2254**	**2527**
ORBK/PG		3635/135	3604/1856	3512/252	3439/76	3386/2811	3321/197
Sale Price		$152,500	$415,000	$62,000	$100,000	$205,000	$18,000
Size Acres	0.177	0.650	1.97	0.280	1.19	1.39	0.15
Size - SF	7,711.85	28,314	85,857	12,197	51,836	60,548	6,509
Price/Square Foot		$5.39	$4.83	$5.08	$1.93	$3.39	$2.77
Location	SWC of Hayes Road & S. 3rd Street	East side of US Highway 1, just north of Hayes Road	1202 S.25th Street	1001 N. US Highway 1	SEC of Reynolds Drive & Parkway Drive	2448 Edwards Road	NW corner of US Highway 1 and Avenue F
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale (Contract)		May-14	Feb-14	Apr-13	Sep-12	May-12	Sep-11
Date of Value	Oct-14						
Zoning/Land Use	OS-1/GC	C-3/CG	C-1/CO	C-3/CG	C-3/GC	CN/GC	C-3/CG
Time Interval (Months)		5	8	18	25	29	37
Conditions of Sale		0%	0%	0%	0%	0%	10%
Market Condition Adj.	0%	0%	0%	0%	0%	0%	10%
Adjusted Price Per SF		**$5.39**	**$4.83**	**$5.08**	**$1.93**	**$3.39**	**$3.32**
Physical Adjustments							
Location	0%	0%	0%	0%	20%	0%	0%
Size	0%	-10%	0%	-10%	0%	0%	0%
Site Quality	0%	0%	0%	0%	0%	0%	0%
Zoning/Density	0%	0%	0%	0%	0%	0%	0%
Access/Frontage	0%	-40%	-40%	-40%	0%	-20%	-40%
Total Physical Adjustment		-50.00%	-40.00%	-50.00%	20.00%	-20.00%	-40.00%
Adjusted Price Per SF		$2.69	$2.90	$2.54	$2.31	$2.71	$1.99

	Price Per SF
Average	$2.52
Minimum	$1.99
Maximum	$2.90
Median	$2.62

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. We did make a slight adjustment for Comparable 6 as it was sold by a foundation and not a typical seller.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from September 2011 to May 2014. The only adjustment made was for Comparable 6, due to inferior market conditions in 2011. Therefore, no other adjustments were warranted for this characteristic.

Location

The Subject is located in the City of Fort Pierce. All of the comparables are located within the City of Fort Pierce in areas that are similar to the Subject with the exception of Comparable 4. Comparable 4 is located in St. Lucie County, west of much of the development. This is considered inferior to the Subject Property. Therefore, we have given Comparable 4 an upward adjustment. None of the remaining comparables warranted an adjustment for location.

Size

The Subject Property contains 7,711.85 square feet or 0.177 acres The comparable sales indicate a range from 0.15 acres to 1.97 acres. Typically, larger parcels sell for more per square foot than smaller properties, however the Subject is below the minimum lot requirements and below most development scenarios. In our opinion the smaller lot size would offset the adjustment for properties over an acre. For Comparables 1 and 3 that are less than an acre but above the minimum lot size requirement a small downward adjustment was made.

Site Quality

The Subject Property has good site quality and development potential. All of the comparables have the same or similar site qualities. Therefore, no adjustments were warranted for this characteristic.

Zoning

The Subject Property is currently zoned OS-1 as it is currently owned by the City of Fort Pierce. The surrounding parcels are zoned C-3, Commercial. Therefore, we have assumed a C-3 zoning for the Subject. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, no adjustments were warranted for this characteristic.

Access/Frontage

The Subject Property does not have frontage along a major roadway. However, there is good visibility from U.S. Highway 1. Comparables 1, 2, 3, 5, and 6 all have good primary roadway access/frontage that is considered superior to the Subject Property. Therefore, we have given adjustments accordingly to these comparables. No other adjustments were warranted for this characteristic.

Conclusion – Land Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $1.99 to $2.90 per square foot, with an average indication of $2.52 per square foot and median indication of $2.62 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing the most weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented by $2.75 per square foot. This indicates that the land value of the Subject Property is $20,000. This is calculated as follows:

7,711.85 square feet X $2.75 per square foot = $21,205

Rounded, $20,000

ADDENDA

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Since 1972

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com.com

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Fax (321) 726-0384

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Cert Gen RZ2085
clp@cpmel.com

October 7, 2014

Mr. Andrew Hochstetter
Artistry in Mosaics, Inc.
901 South 3rd Street
Fort Pierce, FL 34950

VIA EMAIL: andyh@artistryinmosaics.com

RE: Appraisal Fee Quote

Dear Mr. Hochstetter:

We would be pleased to prepare two appraisals owned by the City of Fort Pierce. They are generally known as the alley between parcels owned by Artistry in Mosaics and vacant parcel south of 901 South 3rd Street (northwest corner of South 3rd Street and Hayes Drive). It is our understanding that the purpose of the appraisals is to estimate the current Market Value of the Subject Property for possible acquisition purposes.

The reports will be prepared for the addressee. The intended use is to assist the client in possible acquisition. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be $2,200 for both appraisals. It is our policy to require a retainer and $1,100 will suffice for this purpose. The balance of the fee will be due and payable upon delivery of the reports. We will provide electronic copies of the final reports. Two hard copies of the reports will also be provided upon request.

We need you to supply the surveys, contact person for access to the properties, as well as any other information you deem appropriate.

We will have the reports completed in approximately two to three weeks from the day we receive your authorization and information requested; **be aware that delays in our receipt of information requested could postpone completion.**

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and the information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: 10/7/14
Signature Date

Name and Title (Printed or Typed): Andrew Hochstetter

Client Fed ID# or SS#: 65-0933394

Conditions of Agreement

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.

2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.

3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.

4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.

5. Cancellation: The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.

6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

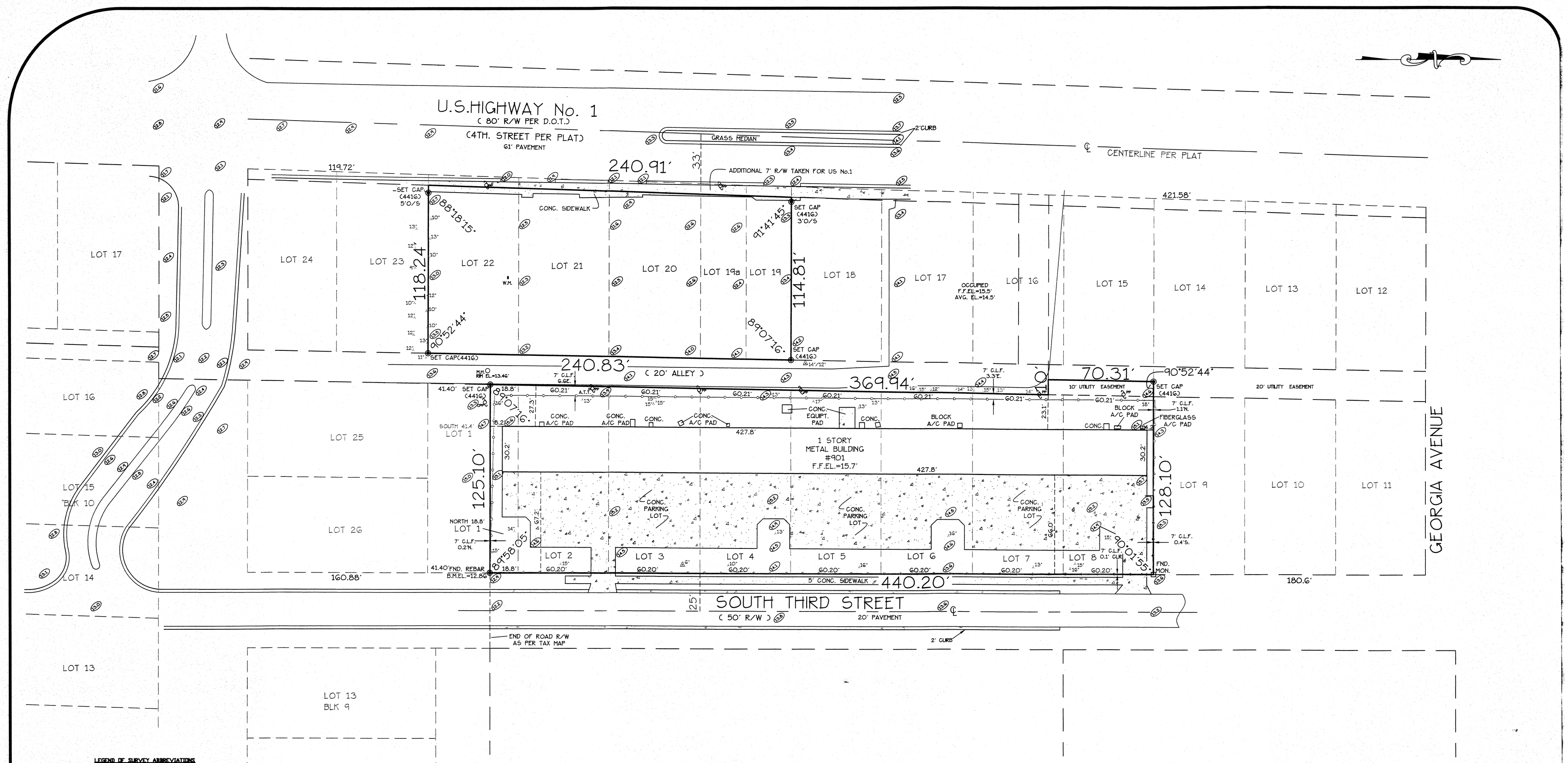
7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**

8. Limiting Conditions: This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Client _____ Date 10/7/14



LEGEND OF SURVEY ABBREVIATIONS

Δ	ARC DELTA	L	LENGTH
AC	ASH CONTAINER	LP	LIGHT POLE
AVE	AVENUE	M	MEASURED
AVG	AVERAGE	MH	MANHOLE
BM	BENCH MARK	MHWL	MEAN HIGH WATER LINE
BR	BEACH WALK	MON	MONUMENT
BLK	BLOCK	NAIL	NAIL & DISK
BLVD	BOULEVARD	N	NORTH
C	CURVE	No	NUMBER
CALC	CALCULATED	NOC	NOT INCLUDED
CB	CHORD BEARING	OE	OVERHEAD ELECTRICAL
C.B.S.	CONCRETE BLOCK STRUCTURE		WIRES
CD	CHORD DISTANCE	PG	PAGE
℄	CENTERLINE	PK	PARKER KALON NAIL
CLR	CLEAR	P	PLAT
C.L.F.	CHAIN LINK FENCE	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PI	POINT OF INTERSECTION
COR	CORNER	PL	PROPERTY LINE
CT	COURT	PL	POWER METER
C/S	CONCRETE SLAB	POB	POINT OF BEGINNING
D	DEED	PRC	POINT OF REVERSE CURVE
DB	DEED BOOK	PRM	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PP	POWER POLE
		PT	POINT OF TANGENCY
DF	DRAINFIELD	R	RECORD BY PLAT OR DEED
DIST	DISTANCE	RAD	RADIUS, OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
		S	SOUTH
DR	DRIVE	SEC	SECTION
DRAIN	DRAINAGE	SQ.FT.	SQUARE FEET
DWY	DRIVEWAY	S.R.	STATE ROAD
E	EAST	ST.	STREET
ESMT	EASEMENT	STA.	STATION
ELEC	ELECTRICAL	STRUC.	STRUCTURE
EL.	ELEVATION	SUB	SUBDIVISION
F.F.	FINISH FLOOR	T	TANGENT
FB	FIELD	TBM	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	TEL	TELEPHONE
FCM	FOUND CONCRETE MONUMENT	TRACT	TRACT
		TWP	TOWNSHIP
FPL	FLORIDA POWER & LIGHT	TC	TO CONCRETE
I.P.	IRON PIPE	U & D	UTILITY & DRAINAGE
I.R.	IRON ROD	UTIL	UTILITY
F	FIELD	V	VEST
F/N	FOUND NAIL	WF	WOOD FENCE
GOVT	GOVERNMENT	WM	WATER METER
GR.	GRADE	WV	WATER VALVE
GND	GROUND	Δ	DELTA ANGLE
HORZ	HORIZONTAL		COMBINED LOTS
HW	HEAD WALL		

NOTE: ALL SET POINTS ARE 18" LONG #5 REBAR WITH CAP LABELED PSM WEH 4416

TREE LEGEND:
△ = UNKNOWN TREE
⅄ = PALM TREE

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. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. ORIGINAL BM: N.G.S. DESIGNATION – E 401 (11.96' N.A.V.D.)

LEGAL DESCRIPTION:

THE NORTH 18.8 FEET OF LOT 1 AND ALL OF LOTS 2-8. BLOCK 8 ALONG WITH THAT PORTION OF AN EXISTING 20 FOOT ALLEYWAY LYING ADJACENT TO LOT 8 AND THE NORTH 10 FEET OF LOT 7. PINEWOOD SUBDIVISION.ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.
CONTAINING 1.25 ACRES MORE OR LESS

AND

LOTS 19, 19A. 20. 21 AND 2. BLOCK 8. PINEWOOD SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. LESS 5ND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY No. 1
CONTAINING 0.59 ACRES MORE OR LESS

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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

10/6/14
DATE

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

BASE FLOOD EL.=17.0'

SURVEY TYPE: BOUNDARY/SITE	DATE:	REVISIONS:	BY:	FLOOD ZONE: AH EFFECTIVE DATE 8/19/1991 PANEL No. 12111C0187 G
	10/3/14	TREE LOC./ADD ELEV.	JDJ	CERTIFIED TO:
CHECKED BY: W.E.H				ARTISTRY IN MOSAICS, INC.
DRAWN BY: J.D.J.				
FIELD BOOK No. 218				
PAGE No. 14				
FIELD DATE: 4/26/06				
SCALE: 1"=30'				
JOB No. 06-176				

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, STEPHEN GREY
1803 SOUTH 25TH STREET
SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6429714
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 10/01/12 128111078

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN GREY

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12100104217

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AC#6429714

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100104217

DATE	BATCH NUMBER	LICENSE NBR
10/01/2012	128111078	RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, STEPHEN GREY
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations/Licenses/Certifications

Florida State Registered Trainee Real Estate Appraiser #RI10869

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. – July 2005 to Present

Education

Appraisal Institute – USPAP
Gold Coast School of Real Estate – Course AB I
Appraisal Institute – Course 310
Gold Coast School of Real Estate – Mastering Real Estate Appraisal AB II
Williamson's School of Real Estate – Course AB III
IFFREC – 15-Hour National USPAP – AB IV

Appraising/Research Expertise

Agricultural Land
Citrus Groves
Funeral Homes
Gas Stations
Institutional Properties
Insurable Value
Marinas
Medical Office Buildings
Office Buildings
Single-Family Residential
Subdivisions
Townhouses
Vacant Land

Organizations and Affiliations

Southern Kingfish Association

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

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STATE OF FLORIDA AC# 685732
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RI10869 11/28/12 128153885

REGISTERED TRAINEE APPRAISER
BLACKWELL, CHRIS ALAN

HAS REGISTERED under the provisions of Ch.475
Expiration date: NOV 30, 2014 L12112801670

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STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12112801670

DATE	BATCH NUMBER	LICENSE NBR
11/28/2012	128153885	RI10869

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

City Commission Regular Meeting **Agenda Item # 14. a.**

Meeting Date: 08/03/2015

Re: City Manager's Departmental Activity Report

Submitted For: Robert Bradshaw, City Manager, City Manager

SUBJECT:

City Manager's Departmental Activity Report

Attachments

City Manager's Activity Report

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	07/29/2015 02:00 PM

Form Started By: Jennifer Robinson

Started On: 07/24/2015 08:04 AM

Final Approval Date: 07/29/2015

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO: The Honorable Mayor and Members of the City Commission
FROM: Robert J. Bradshaw, City Manager
RE: Department Activity Report
DATE: July 24, 2015

The information that follows is intended to keep the Commission abreast of the on-going activities, issues, programs and services within the City.

City Manager's Office

City Manager

- The City Manager and Deputy City Manager met with Doug Coward regarding an update on the Solar and Energy Loan Fund program.
- The Deputy City Manager and Senior Planner met with Kathleen Fredricks regarding the Backus Museum expansion project.
- The Economic Development Team met with representatives from Stuart & Shelby to discuss development options for The Oaks at Moore's Creek Phase II.
- The City Manager met with the City Attorney for updates on numerous topics.
- The Deputy City Manager participated in the Kids at Hope Leaders Limousine Scavenger Hunt.
- The Deputy City Manager, City Attorney and Building Official met with the owner of a local business.
- The City Manager and Deputy City Manager attended standing meetings with Mayor Hudson regarding current City issues.
- The Deputy City Manager met with the Planning Manager regarding the potential acquisition of FEC property.
- The Deputy City Manager and Police Chief met with Commissioner Sessions regarding media commentary and other concerns.
- The Economic Development Team met regarding 601 Seaway Drive.

City Clerk's Office

- **Business Tax Receipts –**
  New: 13 Renewals: 358 Transfers: 2

- **Vendor Permits Issued –**
  New: 6 Renewals: 0

- **Contractor Licensing –**
  New: 6 Renewals: 6

- **Public Records Requests** (not including Building Department) **–**
  New Requests: 10

- **Animal Registrations –**
  New/Renewals/Impound Fees: 8

- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 0

- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission Meeting – 07/20/2015
  2. Fort Pierce Redevelopment Meeting – 07/20/2015
  3. City Manager Conference Agenda – 07/13/2015

- **Special Projects**
  1. On-going records retention/destruction project
  2. Conversion of Annexation Agreement Listing from MS Word to Excel
  3. Review of all annexation agreements to verify accuracy and entry into database
  4. Reviewing BTR process to insure compliance with State Statutes
  5. Public Record Request Policy.

- **Meetings/Special Events Attended**
  1. City Clerk attended Expert Shutter Service Groundbreaking – 7/15/2015
  2. City Clerk attended Treasure Coast Council of Local Governments – 07/15/2015
  3. City Clerk visited the owner of newly annexed Garber Buick – 7/21/20155

Administrative Services Department

- **Procurement –**
  1. Processed Bid No. 2015-045, Veterans Memorial Park Stormwater Improvements - Advertisement dates: 7/22 and 7/29.
  2. Processed RFP No. 2015-046, Sale or Lease of Surplus Property (505 N 7th Street) - Advertisement dates: 7/15 and 7/22.
  3. Processed RFP No. 2015-047, Lease or Unit in City Marina Harbor Master Building - Advertisement dates: 7/22 and 7/29.
  4. Processed RFP No. 2015-049, Various Property & Casualty Insurance Coverages - Advertisement dates: 7/27 and 8/3.
  5. Informal training provided to various departments.
  6. Day to Day operations of the Purchasing Division.
  7. Processing and /or completion of awards to vendor/contractors approved by Commission.
  8. Meetings:
     a) Director of Administrative Services, Deputy City Manager and the Evaluation Committee met to discuss options for development of Bid No. 2015-027 Oaks of Moore's Creek Phase II, Stuart & Shelby.
     b) Director of Administrative Services, and the Deputy City Manager interviewed candidates for the Human Resources Manager Position

- **Human Resources –**
  1. Coordinate Pre-employment physicals and background checks for new hires.
  2. Create several Personnel Action forms for new hires and etc.
  3. Distributed monthly Reports to each department such as Accrual Register, Time Sheets and payroll register to all Departments.
  4. Verified car and clothing allowance along with payroll report.
  5. Processed employee evaluation forms.
  6. Complete Verification of Employment/Loss of Income forms.
  7. Create and process retirement package for employees.
  8. Handle complaints and concerns.
  9. Advertise Job Openings for open positions.
  10. Complete Family Medical Leave package for employees.
  11. Completed request for City Manager's Survey

- **Risk Management –**
  1. Processed Documents for Property & Casualty Proposal.
  2. Consulted with City Clerk regarding Liability Claims.
  3. Attended HR Onboarding Seminar.
  4. Processed day to day Risk Management Duties.
  5. Audited, Closed, and Processed WC Claims.
  6. Processed Insurance Subrogation.
  7. Consulted with the City Carrier Regarding Liability Claims.

Finance Department

- Preparation of FY 2016 General Fund Budget Document.
- Oversight of daily operations.

MIS Department

- Attended the Strategic Planning Workshop hosted by Lyle Sumek Associates, Inc.
- Working with Chief of Police on adding Police Department website services to the City's main website and wants for Police staffing at City Hall.
- Working on virtualizing and migrating all the Blade Center servers.
- Working with Marina on wireless meters and configuring the NuCore application which reads the water and electric usage.
- Working with SunGard – Public Sector to implement Click-2-Gov Employee Self Service Portal and Applicant Tracking.
- Working with Selectron Technologies, Inc. to migrate to the Interactive Voice Response (IVR) system with hosted services for the Building Department.
- Working with AT&T and Aastra support to implement HVS Voice over IP Telephone services for the Sunrise Theatre.
- Working to continue to upgrade cell phones with Text Guard application.
- Working with Diebold on upgrading hardware and software for Security System for City Hall.
- Working with Group Business Software on Transitioning Sunrise Theatre emails.
- Converting all sites to City Hall with a true WAN with River Walk, Marina, Indian Hills/Police Department and Public Works completed. Work has started on Sunrise Theatre.
- Migrated and updated PetData software on new server and testing with Animal Control Officers in the field.
- Searching for options for Commissioners to be able to engage in audio or video conferencing when not physically able to attend meetings.
- Upgrading out of lease copiers for several departments.
- Working on new switches, servers, racks and Intune software citywide.
- Exploring cloud based options for different applications.
- Working on a WorkOptiFlow pilot program with Indian Hills Department.
- Major problems with email due to virus attacks to our system (on-going).
- Servers and computer equipment for Sunrise Theatre are being processed for distribution.
- Software integrations citywide (on-going).
- Working with AT&T and State of Florida on the fiber optic installation preparation for Public Works/Solid Waste (ongoing).
- Updating MIS documentation and procedural policies (on-going).
- Received thirty three (33) new work orders and completed one-hundred and eight (108) work orders.

Building Division

- **Building Department Investigator –**
  1. 6 Cases seen before the Magistrate
  2. 2 Contractor Complaints brought before the Board

Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted 'Planner of the Day' duties on a rotating basis
  2. Walk-ins/Call-ins

- **Development Review –**
  1. Inlet Palms Townhomes PD - 1502 Seaway Drive
  2. Mariner Cove - Site Plan - 3200 Edwards Road
  3. Rocla Concrete Tie Manufacturing Facility - 600 S 3rd Street - CC Approval
  4. Artistry in Mosaics Site Plan - 890 S US Highway 1 - CC Approval
  5. Artistry in Mosaics Site Plan - 890 S US Highway 1 - Alleyway Abandonment - CC Approval of First Reading
  6. Artistry in Mosaics Site Plan - 890 S US Highway 1 - Lot Transfer - Developer's Agreement & Resolution Scheduled for August 3rd.
  7. St. Andrews School Expansion - 320 S Indian River Drive - PB Approval
  8. Iglesias Residence Variance - 2727 Oleander Ave - BOA Approval
  9. Daniel M. Foundation Conditional Use - 4488 & 4490 Okeechobee Road - TRC Review
  10. Neighborhood Bibleway - 525 North 13th Street - Temporary Certificate of Occupancy
  11. Causeway Cove - 601 Seaway Drive -Future Land Use Map Amendment & Zoning Atlas Amendment - TRC Review

- **Comprehensive Planning, Long Range Planning –**
  1. Village at Midway - Comprehensive Plan Text Amendment
  2. South Indian River Drive - Comprehensive Plan Map Amendment

- **Historic Preservation –**
  1. 2nd Street Bistro - 122 N 2nd Street- Rear Sign Installation - Approval
  2. St. Andrew's Revised Design - 320 S Indian River Drive -- HPB Staff Report

- **GIS/Mapping –**
  1. Updating City Limits Layer with recent annexations

- **Economic Development –**
  1. RFP - Oaks at Moore's Creek Phase 2 Meeting
  2. Rocla - Enterprise Zone State Incentive Meeting
  3. Vacation Rental Presentation & Research

Code Enforcement Division

- **Hearing –**
  1. Special Magistrate Blandino
     a) 8 regular hearings
        - 8 found in violation
     b) 3 lien reduction requests
        - Nava – recommended approval to excess tax sale proceed amount
        - Pereira – recommended reducing all liens to $2500
        - Pereira (2) – recommended reducing all liens to $2500

- **Code Enforcement –**
  1. Issued 1 written warnings
  2. Issued 1 citation
  3. Initiated 46 new cases
     - 33 general violations
     - 13 lot clearing violations
  4. Conducted 165 follow-up inspections
  5. Closed 56 cases

- **Animal Control –**
  1. All Animal Control Officers are now utilizing the Shelter Pro database to input calls. Database not complete yet. Reporting not accurate.

- **Revenue –**
  1. Conducted 35 title/lien searches.

- **Miscellaneous –**
  1. Code Compliance Manager met with Chief Hobley-Burney to discuss code enforcement and animal control and how the two departments work together.
  2. Code Compliance Manager began drafting a training program to be presented to the FPPD.
  3. Code Compliance Manager attended the Strategic Planning workshop.
  4. Code Compliance Manager attended the Commission conference agenda meeting.
  5. Animal Control did inspections of the animals at the circus that was held at the Fenn Center.
  6. Code Compliance Manager attended the monthly TRC meeting.
  7. Code Enforcement and Animal Control staff meeting was held to review computer programs and other staffing issues.
  8. Code Compliance Manager, Community Response Secretary and Animal Control staff met with Nick Mimms to discuss safety concerns and problems / issues within the department.
  9. Code Compliance Manager, City Clerk and the Marketing Specialist met with Garber Buick management to assist with transition from St. Lucie County to the City of Fort Pierce.
  10. Daily code enforcement and animal control activities.

Engineering Department

- **Development Reviews –** Intake of four (4) Building Permit, Site Plan, or Certificate of Occupancy reviews.
- **Traffic Control –** City continues maintenance of all signals. We continue system software upgrades for traffic controller, video detection cameras and CENTRACs system controller.
- **Stormwater Utility –** Stormwater utility roll submitted to St. Lucie County for inclusion with the TRIM notices.
- **City Marina Reconstruction – Phase II – Docks –** Marina Project is complete and we anticipate starting the FEMA closeout procedure within the next 3-4 weeks.
- **S. 21st Street / Havana Ave. Sidewalk Project –** On-going project management of the FDOT joint sidewalk construction project. Final completion scheduled for September 24, 2015.
- **Indian Hills Recreation Area - Stormwater Improvements –** Construction has begun on Phase II with approximately 11,000 CY of material transported to the King property to be stockpiled until need for the 2016 contamination removal. The mixing pump and injection points have been set for alum injection. Alum plant training and start-up has been delayed until the last week of July. Pedestrian bridges in Phase I have been stained and are open.
- **Veterans Memorial Park Phase II Stormwater Improvements –** The project is currently being advertised for bids. Bid opening is scheduled for August 13, 2015.
- **Melody Lane Fishing Pier –** FDEP pre-construction meeting was held on 7-8-15. Construction of the pile caps and piles have been completed. Contractor has submitted for Building Permit. Mobilization on-site expected July 30, 2015.
- **H.D. King Power Plant Clean-up –** Currently investigating the possibility of a design-build contract for the replacement of the seawall along Moore's Creek. Cardno construction to make proposal for replacement of seawall to be coordinated with 2016 clean-up work.
- **Lincoln Park Neighborhood Improvements –** Sidewalk and curb construction on-going. The proposed work includes sidewalk and curbing construction, along with drainage installation, and milling and resurfacing of 8th Street (Avenue C to Moore's Creek); 9th Street (Avenue C to Avenue D); 10th Street (Avenue D to Moore's Creek); Avenue C (10th Street to 7th Street); and Dundas (Avenue C to Avenue D). Final completion expected September 27, 2015.

Police Department

- **Staffing –** The police department twelve (12) vacancies as of this report: seven (7) sworn officer positions and five (5) civilian positions (Grant/Program Coordinator, Senior Accounting Clerks, Records Specialist, Accreditation Manager and Community Service Aide).
- **Front Porch Roll Call –** The new initiative has been well received from our community as well as the police officers. A "Roll Call" is where police officers received their assignments and mission of the day. The police department conducts four (4) roll calls a day. Residents or businesses can request a "Roll Call" meeting at their home or establishment. If there isn't a specific request, the Shift Commanders select a location based on crime patterns, trends, and/or events happening throughout our community. The Shift Commanders are conducting approximately twenty (20) "Roll Calls" each week. The police department has received a lot of positive feedback and comments about this new initiative.
- **Parking Problems –** The City's Parking Committee continues to meet to formulate long term plans to address the parking issues throughout Downtown and South Beach. The Downtown parking problem has lessened since the end of tourist season.
- **Homeless Initiative –** No new update, Committee (from the Salvation Army) submitted their RFP bid for 505 North 7th Street as a temporary shelter, a Jail Diversionary Shelter. The Committee is waiting to hear back on their proposal.
- **Pinewood Park –** The police department continues to patrol the park to curtail any panhandling, littering, drinking and public urination inside the park. Sarah's Kitchen is set to move their "Lunch" program to the Notre Dame Missionary Catholic Church as of August 1st. The police department has seen a noticeable difference in the number of complaints/problems.
- **Updates –**
  1. The police department and PAL hosted a summer camp for local children. During the camp the kids were able to interact with police officers and enjoyed our "static display" of our boat, SWAT vehicle, and numerous pieces of equipment.
  2. The police department was very proud to participate in our 5th year at the Annual Chili Cook-Off. We received the following awards: Top Public Safety Team, Commissioners Award of Conduct, 2nd Place in Fundraising, Second Place in the Challenge Cup (first time placing), and 2nd Place in Booth Design, Participation, and Overall Performance. We were also able to fundraise over $4,200 which was provided to the Boys and Girls Club of St. Lucie County.

Urban Redevelopment Department

- **Grants Administrator –**
  1. Closed out seven (7) commercial facade grant awards
  2. Continued project oversight for remaining 17 commercial facade grants and 14 public service grants
  3. Updated purchase orders, work plans, project tracking, etc. for Public Service Agencies that received additional funds from Allegany
  4. Created guidelines for FPAT booth setup, operation, etc.
  5. Continued work on Highwaymen Heritage Trail project
  6. Continued work on Job Fair for MLK, Jr. Make a Difference Day
  7. Continued work on RFP for the purchase of playground equipment for Maravilla Park
  8. Created draft budget for Fort Pierce Authentic Tours Program for PY 2015-2016
  9. Researched photos, verbiage for Melody Lane Public Fishing Pier historical sign
  10. Researched photos, verbiage, etc. for Lincoln Park Neighborhood entranceway sign
  11. Created materials then promoted City 'Summer Slam' Basketball program via social media
  12. Collaborated with Chief Diane Hobley-Burney to identify upcoming grant opportunities for the FPPD
  13. Investigated avenues for City to explore to address growing homeless population
  14. Collaborated with Legal Department to finalize their approval of interlocal agreement with SLC for Hurston Trail oversight
  15. Created and presented PowerPoint for PY2015-2016 CDBG Action Plan to City Commission.
  16. Meetings:
      a) Strategic Planning - River Walk
      b) City Commission - Public Hearing, presentation 7/20
      c) ED Team - Moore's Creek development
      d) Melody Lane Public Fishing Pier update
      e) Percy Peek Gym - Summer Slam Basketball Camp (on site)
      f) Arlo Koletzky, Camie Sellin - FPAT Booth operation guidelines
      g) Reverend Kenny Mills - Commercial Facade grantee
      h) Sharon Robinson - Public Service grantee
      i) Chief Diane Hobley-Burney - funding needs; potential grant opportunities

- **Program Analyst –**
  1. FEMA
     a) Marina Project
        - Request for close out on Project Worksheets 438 and 9399 completed
        - Finalizing files for project close out review
     b) Windows Expansion Project
        - Request for final payment of garage doors made to Finance
        - Working on final aspects of project close out.

  2. SHIP
     a) 3 rehabilitations completed using 2013-2014 funds.
     b) 5 rehabilitations completed using 2014-2015 funds.
     c) 6 rehabilitations in progress using 2014-2015 funds.
     d) 1-no quotes or bids received for rehabilitation and plumbing of 709 Easter Avenue. Searching for alternatives.
     e) 2015-2016 funding allocated. City of Fort Pierce SHIP funds estimated at $204,112.00.
     f) 15 Year Monitoring Plan created for Live Oak Villas rental development.
     g) Files updated.
     h) Updating Applications for the next cycle of funding.
     i) Final site visits for 714 N 24th Street and 906 Hickory Street completed. Projects closed.
     j) Working on Annual Reports for SHIP.
     k) Report of 2011-2012 SHIP compliance monitoring review received and draft of answers being created.

  3. NSP - 15 Year Monitoring Plan created for NSP homes that were sold and Orange Avenue Project that was transferred to Housing Authority.

Public Works Department

- **Energy Efficiency & Conservation –** The interior lighting retrofit is progressing rapidly with only City Hall remaining to do. Installation of the LED street lights has begun (3500 installed so far) and both chillers at City Hall and the PD have been replaced. The plumbing retrofits have been completed at City Hall and the HVAC control installations are nearing completion. PWD staff will be receiving training on the HVAC controls in the near future.
- **Dan McCarty Track Resurfacing –** Resurfacing of the walking track and LED light replacement is set to begin soon. This project is anticipated to be completed before the new school year begins.
- **HDRC Recreation –** Beginning June 6, 2015 the gym will be hosting a basketball program from 1:00-8:00 Monday-Friday for 10 weeks. The gym is also hosting the Kids at Hope summer food program on Wednesday afternoons from 3:30 – 5:30. The additional Score board is anticipated to be operational the week of July 28, 2015.
- **Eagle Scout Project at NW Pioneer Park –** This project has been completed.

Marina

- Oversee daily operations for City Marina and Fisherman's Wharf Marina.
- Marina staff working on programming dock and store inventory into new marina program. A second computer, phone and POS system is being added to the dock master office.

Golf Course

- Hosted the 2nd of 3 Junior Golf Camps with 15 participants.
- Began aerification of the fairways.
- Worked with MIS Department to get two new POS systems installed.
- Day-to-day operations.

River Walk Center

Park Permits	787.50
Programming	642.46
River Walk Center	2001.46
Garden Center	175.00
Special Events	250.00
Maravilla Center	395.77
Youth Activities	400.00
Historic City Hall	1130.00
Total	$5782.19

Sunrise Theatre

- Over the past weeks, the following performances and activities were presented in the Sunrise & Black Box Theatre: Fort Pierce Jazz and Blues Society and the Sunrise Theatre co-presented Tuesday Night Jazz Jam evenings on July 21; Comedy Corner Improv on Saturday, July 11; Performances on the Sunrise Theatre main stage included: A free showing of the movie Best Exotic Marigold Hotel on July 12, presented by the Sunrise Theatre and Sponsored by Humana; Sunrise Theatre and Missoula Children's Theatre week long camp July 13-17, with a production of Sleeping Beauty on July 17 at 7pm; A free showing of the movie It's Complicated on July 19, presented by the Sunrise Theatre and Sponsored by Humana; Sunrise Theatre and Missoula Children's Theatre week long camp July 20-24, with a production of The Little Mermaid on July 24 at 7pm.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Treasure Coast Food Bank, A Night of Comedy on August 14; The Butterfly Project Pure Zeppelin Experience on August 28: Dancing With The PAL'S on September 19; St. Lucie County Public School STE@M Rap Battle November 18 & 20.
- Meeting on July 17 with members of the Fort Pierce Jazz & Blues Society, to discuss next years' Jazz Festival and a headline show and reception.
- Meeting on July 17 with members of the Explorers and Officer Ortiz regarding a Breakfast with Santa event.
- Meeting on July 23 with Stanley Fidge, David Torbert and Sunrise staff regarding Sunrise Email Migration Project.
- Meeting on July 24 with Animal Emergency and Referral Center and Sunrise staff regarding hosting a reception to recruit new members.
- Marketing and Box Office information for the 2015/16 Season is being compiled and disseminated by and to appropriate staff to prepare for the season. This includes all marketing assets for the Sunrise Playbill and website. Show setup in Choice Ticketing for all 2015/16 shows is ongoing in anticipation of them going on-sale to members.
- Contracts for artists and attractions are being received and executed for the coming season.
- Research on artists, teleconferences with agents discussing artist fees, tour routing and availability for the 2015/16 season, along with offers, artist confirmations, and contract negotiations are ongoing on a daily basis.
- Preparation for the remaining camps continues.
- Information from all departments is collected on a daily basis for the monthly report on the activities of the Sunrise Theatre, which was requested by the City Manager's office, to be delivered on a monthly basis. This report includes the schedule of in-house shows, rentals, attendance, revenue, and expenditures (tech, marketing, etc.).
- Marketing and show sponsorship packages are being put together to solicit for next season. Foundation grant opportunities continue to be researched and grant applications continue to be written and submitted.
- Budget projections and adjustments for this and next year's fiscal year continue to be reviewed and implemented.