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

CITY COMMISSION AGENDA

Regular Meeting - Monday, September 21, 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 -** Father Michael McNally, St. Mark Evangelist Catholic Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the August 17, 2015 closed meeting.

   b. Approval of minutes from the September 1, 2015 Special Budget Meeting, the September 8, 2015 Regular Meeting and the September 14, 2015 Special Budget Meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing September 30, 2015 as Dads take your Children to School Day. Being received by Kevin Perry, St. Lucie County School District.

   b. Proclamation recognizing September 21, 2015 as Alzheimer's Awareness Day. Being received by Alice Delavante, Co-Chair, 2015 Treasure Coast Walk to End Alzheimer's.

   c. Proclamation recognizing September 22 as National Voter Registration Day. Being received by Gertrude Walker, Supervisor of Elections.

   d. Proclamation recognizing the retirement of Gloria Johnson, Finance Director.

e. Proclamation recognizing the retirement of Marjorie Gaskin, MIS Director.

7. **LETTERS TO COMMISSION**

a. South Beach Association's formal presentation of $20,000 to Chief Diane Hobley-Burney for the purchase of 2 ATVs for the Police Department.

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. Approval of the FY 2016 Humane Society Contract in the amount of $125,000.00.

b. Request to reduce code enforcement fines in the amount of $315,290.00 against 2110 S 33rd Street which was previously owned by Rita J. & Roy D. Richardson, 2110 S 33rd Street, Ft. Pierce, FL 34947 and currently owned by Feroz A. Chagani, 1989 S US
Highway 1, Ft. Pierce, FL 34950 to $24,000.00.

c. Approve the purchase of equipment and its installation from Pro Sound & Video in the total amount of $26,433.50 to outfit the second floor conference room with audio recording capabilities and to upgrade our broadcast equipment and scheduler to Tightrope to enable more effective control of our television station schedule.

d. Approval of Collective Bargaining Agreement between the City of Fort Pierce and Teamsters Local Union Number 769 (General Employee Unit) for the period of October 1, 2014 through September 30, 2017.

10. **PUBLIC HEARINGS**

a. Ordinance 15-051 – Rezoning properties generally located at 601 Seaway Drive containing 18.02 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial. SECOND READING

b. Ordinance 15-050 approving a Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District for properties located on S Indian River Drive. FIRST READING

c. Approval of a Site Plan and Design Review Application submitted by Mariner Cove Builders, LLC for property located at 3200 Edwards Road to construct a 216 unit rental apartment development. Property is zoned R-4, Medium Density Residential (Parcel IDs 2430-231-0001-000-4; 2430-234-0001-000-3).

11. **MISCELLANEOUS REPORTS & REQUESTS**

a. Presentation of an Overview of the FMPA by Nick Guarriello, General Manager and CEO, and Jody Finklea, Assistant General Counsel and Manager of Legal Affairs.

b. Presentation of the newly rebranded Treasure Coast International Airport and Business Park by John Wiatrak, Airport Manager.

c. Presentation on the financial status of the different funds of the City for the month ending August 31, 2015.

12. **CITY COMMISSION**

a. Discussion on Moore's Creek Revegetation Project at the request of Commissioner Alexander

b. Resolution 15-R24 re-appointing Daniel M. Delulio to the Fort Pierce Utilities Authority Board

c. Submittal of applications for re-appointment to the Historic Preservation Board.

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: 09/21/2015

Re: Minutes 08.17.2015 Shade

SUBJECT:

Approval of minutes from the August 17, 2015 closed meeting.

Attachments

08.17.2015 Closed meeting

Form Review

Form Started By: Linda Cox Started On: 09/03/2015 04:51 PM

Final Approval Date: 09/03/2015

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE THIRD FLOOR CONFERENCE ROOM, CITY HALL, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:00 P.M. ON MONDAY, **AUGUST 17, 2015.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions (arrived at 5:13)

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

Attendees: William Cornell, Esq., Co-Counsel via phone

4. Special Closed Meeting (Attorney-Client Session) pursuant to F.S. 286.011(8) at the request of the City Attorney to discuss settlement negotiations or strategy session related to litigation expenditures in connection with K & K, Inc. vs. City of Fort Pierce 56-2013-CA-002183(BC) and Foudy vs. City of Fort Pierce 2:14-CV-14324 US District Court.

5. Announcement of estimated length of attorney-client session.

   Closed session is anticipated to take approximately 1 hour and will be recorded by a certified court reporter. At this time, City Clerk Linda Cox left the meeting.

6. The session shall be recorded by a certified court reporter. (Note: The court reporter will prepare the transcript of the meeting and file it with the City Clerk within a reasonable time; it shall remain sealed until the conclusion of the litigation, at which time the transcript will be made part of the public record.)

7. Meeting reopened at conclusion of attorney-client session.

   City Clerk returned to the meeting and Mayor Hudson announced the session was reopened at 6:12 p.m.

8. ADJOURNMENT

Meeting was adjourned at 6:12 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re:

SUBJECT:

Approval of minutes from the September 1, 2015 Special Budget Meeting, the September 8, 2015 Regular Meeting and the September 14, 2015 Special Budget Meeting.

Attachments

09.01.2015 Budget

09.08.2015 Minutes

Becht 8B

09.14.2015 Budget

Form Review

Form Started By: Linda Cox Started On: 09/16/2015 11:44 AM

Final Approval Date: 09/16/2015

MINUTES OF A BUDGET HEARING 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 5:30 P.M. ON MONDAY, SEPTEMBER 1, 2015

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. 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

4. PUBLIC HEARING on the proposed 2015-16 General Fund Budget and Millage Rate for the City of Fort Pierce. All items to be discussed concurrently.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

City Manager Robert Bradshaw stated there will be a brief presentation of the General Fund balanced budget of $35.8 million based on a proposed millage increase of 3.8%, going from 6.57 to 6.90. Also included for discussion is a $1.4 million Capital Fund.

Chief Accountant Johnna Morris gave a brief review of a few changes to the budget.

- The revenue has increased $46,339 as the result of a Code Enforcement Officer being added into the expenses, this then decreased the unrestricted budget by that same amount. Thus changing the General Fund resources to $35,863,263.
- There will be no more listed personnel costs for the City Attorney. Since they are not employees of the City, those retainer costs will now be shown as expenses.
- $125,000 was moved from contingency back to Capital as requested by the Commission as specific for port development.

There was a discussion concerning contributing to Restoring the Village, this request and discussion took place after the budget process was complete and there is no funding addressed within the 2015-2016 budget. It was noted that instead of a monetary donation, an in-kind contribution was offered in the form of office space. It was the consensus of the Commission to revisit for consideration on next year's budget.

The Commission made a recommendation that the position of Grant Writer at the Police Department be filled as soon as possible. Chief Hobley-Burney stated they are currently in negotiations to put someone on contract from an outside source because the applicants have not been qualified for the position.

Mayor Hudson stated she supports the pay increase for staff and the economic development, but she does not support adding additional staff that is not fighting crime.

a. Consider any proposed amendments to the 2015-16 Budget.

There were no proposed changes.

b. Adopt the (amended) Tentative 2015-16 General Fund Budget.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to adopt the tentative 2015-2016 General Fund Budget.

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

Passed

c. Recompute (if necessary) and adopt the proposed Millage Rate.

No recomputing is necessary. There is a Millage Rate of 6.90 proposed for 2015-2016.

d. Announce the percentage, if any, by which the Millage Rate exceeds the Roll-Back Rate.

The proposed millage rate exceeds the roll back rate by 3.8%.

5. The Second Public Hearing will be held at a Special City Commission Meeting on Monday, September 14, 2015 which begins at 5:30 p.m. in the City Commission Chambers, City Hall, 100 North US Highway 1, Fort Pierce, FL.

The first reading of the Budget Ordinances will be held at the regular meeting of the City Commission on Tuesday, September 8, 2015 at 6:30 p.m. and the final reading of the ordinances will be held at a special meeting of the City Commission on Monday, September 14, 2015 at 5:30 p.m. Both meetings will be held in the City Commission Chambers, City Hall, 100 North US Highway 1, Fort Pierce, FL.

6. ADJOURNMENT

There being no further business, Mayor Hudson declared the meeting adjourned at 6:18 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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, SEPTEMBER 8, 2015.

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

2. OPENING PRAYER - Mayor Hudson offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Thomas Perona

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

5. **APPROVAL OF MINUTES**

Approval of minutes from the August 17, 2015 meeting.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve the Minutes of the Regular Meeting on August 17, 2015.

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

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a Proclamation recognizing September, 2015 as Adult Literacy Month. It was received by Ed Cox, Learn to Read.

b. Mayor Hudson issued a Proclamation recognizing September 17 through 23, 2015 as Constitution Week. It was received by Karen Evans, Chair, Cora Stickney Harper Chapter National Society Daughters of the American Revolution.

c. Mayor Hudson issued a Proclamation recognizing September as Hunger Awareness Month. It was received by Gary Porter, Rhonda Blakey and David Vaina, Treasure Coast Food Bank.

d. Mayor Hudson issued a Proclamation recognizing the retirement of Ishmel David Star from the Department of Public Works.

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

a. Letter from Southeast Florida Honor Flight, Inc. thanking the City of Fort Pierce for a $100 donation.

b. Letter from Charlie Hayek commending Pauline Lewis for being personable and giving a good impression for the City of Fort Pierce, as the receptionist at City Hall.

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

Mr. Alexander Gonano - Consent Agenda items **9d, 9e**
Mr. Bob Burdge - Consent Agenda item **9l**
Ms. Holly Theuns - Consent Agenda item **9j**

Item 11a was taken out of order. City Clerk Linda Cox made a staff recommendation be moved to be heard before Consent Agenda.

State Representative Larry Lee gave a brief presentation. This has been a difficult year; they passed a $78.7 billion budget. Stating normally there are close to 2000 bills introduced into legislature, this year there were about 1500 and only 220 of those bills were signed into law. He is proud of the passing of the Literacy Bill and education because for 3 years they worked with the Housing Authority, Early Learning Coalition, the Fort Pierce Police Department and the St. Lucie County School Board; they were all pulled together to help lay that bill out. Addressing the waterways, he stated we all need to keep the heat on the Legislators to make sure they understand the importance of our lagoon. In closing he thanked the Mayor and Commission for their support and expressed his appreciation of all they do.

9. CONSENT AGENDA

a. Waive interest, penalties, and administrative fees in the amount of $491.06 for lot clearing lien against 1116 S. 7th St., Ft. Pierce, FL previously owned by Noel Nava, 1116 S. 7th St., and currently owned by Carlson Family LLC, 2013 Sunrise Blvd., Ft. Pierce, FL contingent upon payment of $203.76.

b. Request to rescind all code enforcement fines in the amount of $21,790.00 (includes $40.00 recording fees) against 1012 N 22nd St., Ft. Pierce, FL previously owned by Lois Mitchell (Est) and Theresa Spears, 2098 SW Brisbane St., Port St. Lucie, FL 34984 and currently owned by Jasmine Wimes, 1012 N 22nd St., Ft. Pierce, FL .

c. Request to reduce code enforcement fines in the amount of $58,140.00 against 1116 S 7th Street which was previously owned by Noel Nava, 1116 S 7th Street, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $3,335.74.

d. Request to reduce code enforcement fines in the amount of $235,240.00 against 712 Emil Drive which was previously owned by Federal Home Loan Mortgage Corp., PO Box 50122, McLean, VA and currently owned by Branch Banking & Trust Co., PO 167, Winston Salem, NC 27102-0167 to $3,750.00 payable in 30 days.

e. Request to reduce code enforcement fines in the amount of $334,300.00 against 712 Emil Drive which was previously owned by Federal Home Loan Mortgage Corp., PO Box 50122, McLean, VA and currently owned by Branch Banking & Trust Co., PO 167, Winston Salem, NC 27102-0167 to $3,750.00 payable in 30 days.

f. Request to reduce code enforcement fines in the amount of $16,190.00 against 1116 S 7th Street which was previously owned by Noel Nava, 1116 S 7th Street, Ft. Pierce, FL 34950 and currently owned by Carlson Family LLC, 2103 Sunrise Boulevard, Ft. Pierce, FL 34950 to $3,335.74.

g. Request from Jasmine Wimes, 1012 N 22nd Street, Ft. Pierce, FL 34950 for an extension of 60 days to pay the reduced demolition lien of $1,250.00 and the reduced lot clearing lien of $70.53 against 514 N 26th Street, Ft. Pierce, FL 34950. On June 15, 2015 the City Commission approved reducing the liens and made payable in 90 days.

h. Approval for the police department to submit and accept the following grants: Victims of Crime Act (VOCA) - $38,278.00, JAG Local Grant - $27,111.50, JAG – Countywide - $31,363, Florida Coalition Against Domestic Violence (FCADV) InVest Grant - $74,654.00, and Florida Department of Health-Distracted Driving Prevention Grant - $5,000.00.

i. Approval for the police department to purchase thirty-five (35) laptop computers for field personnel in the total amount of $50,379.00.

j. Authorization to enter into contractual negotiations with the highest ranked respondent for the property located at 500 Orange Avenue pursuant to RFP No. 2015-039 - Sale or Lease of Surplus Property.

k. Approval of Fort Pierce advertising purchase in the 2016 Official Florida Visitor Guide in an amount not to exceed $15,955.25.

l. Approval of Interlocal Agreement with the School Board of St. Lucie County for Dan McCarty Middle School track improvements.

m. Approve the purchase of 624 ninety-six (96) gallon GREEN Trash Carts from Toter in an amount not to exceed $31,110.40.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander that the following items on the Consent Agenda be approved - **9a, 9b, 9c, 9f, 9g, 9i, 9k, 9m.** Commissioner Alexander and Commissioner Sessions pulled items **9d, 9e.** Commissioner Sessions also pulled items **9h, 9l.** Mayor Hudson and Commissioner Sessions pulled item **9j.**

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

Passed

As to item 9d and 9e, Commissioner Alexander voiced some confusion due to the similarities with items “d” and “e” and spoke of the items concurrently. Code Enforcement Director Peggy Arraiz clarified the items are two separate code cases, one before the Special Magistrate and the other went before the Code Enforcement Board which resorted in separate fines accruing. Commissioner Alexander feels the numbers are ridiculous and asked of staff that a cap be put on the accrual of fines.

Commissioner Becht would like to have a workshop where the Commission can discuss practical solutions and the possible legal complexities. Port St. Lucie is capping their fines and he has never seen a county fine over $5,000. In his opinion the City will not collect more than $5,000 and feels there is a lot of wasted staff time, the City can be practical and still remain legal.

Commissioner Sessions feels the forgiveness for banks and mortgage companies deserve more scrutiny and screening than it would an individual inheriting a problem property. Mr. Bradshaw added that it would be a prudent discussion as a policy issue for a Conference Agenda which was agreed to by the Mayor and Commission.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Conference Agenda items **9d, 9e.**

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

Passed

As to item 9h, Commissioner Sessions inquired as to why Westwood High School was excluded from the list of schools receiving the presentations. Chief Hobley-Burney responded it was an oversight and sees no problem including Westwood on the list of recipients.

In light of the information provided by Chief Hobley-Burney, Commissioner Sessions stated he is ready to make a motion.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht to approve item **9h.**

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

Passed

As to item 9j, the Commission wants to insure that sales of city owned property is done with all due fairness for the city to receive top dollar for the property for its citizens. The structure has received renovations since the City purchased this property, the cost to purchase and to renovate has to be considered when discussing a proposal. There was concern about the low listed appraised value of $110,000 as reported in the appraisal. It was identified as being because of the extensive repairs still needed to the interior of the structure that does affect the overall value. The public benefit of having office space would be the after working hours parking that would then be available.

Mr. Mimms indicated that if staff is authorized to enter into contractual negotiations with the highest ranked firm and an agreement cannot be reached, there is then a choice to go to the second ranked proposer or the City can decide to take no action and end the process. At that time, the City would evaluate their process to either reopen the RFP or advertise it in a different manner. The highest ranked proposal was for a physician’s office with opportunities for rental office space, stating this location is an opportunity to start redevelopment along the Orange Avenue corridor.

Mr. Schwerer added the City is not required to get appraised value for a property. However, in most circumstances it would be most prudent with the public.

Commissioner Becht shared with the Commission some creative ideas that may be of value, addressing to Mr. Mimms that had the public been aware of other possibles there may have been more bids come forward and submitted.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to **disapprove** item **9j,** for discussion.

Commissioner Sessions requested additional clarification, he cannot support this item with the figures being so far apart. Mr. Mimms responded the Commission would absolutely have input on the final sale price, this item is simply an authorization to enter into negotiations.

The Commission appreciates all that has been done. Commissioner Becht wished to go on record and vote to give the property to an organized group of Highwaymen if they could demonstrate a sustainable financial plan where they could renovate the structure and maintain the structure for 10 years.

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

Passed

As to item 9l, Commissioner Sessions expressed concern about loss of use, inquiring if a clause assuring the City use into the future. He is looking for how the citizens will have access to the track.

Mr. Schwerer responded that for the most part we are all relying upon the good graces of the school board because it is a public venue, they have had it open to the public for the use outside of school activities being conducted there. Conditions can be worked up and put into the agreement for the school board approval.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht to approve Consent Agenda item **9l** with the condition to add hours of operation and access to the public.

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

Passed

10. PUBLIC HEARINGS

a. Application for a Conditional Use, submitted by Orange Blossom Investment LLC and The Daniel M. Foundation, Inc. to operate of a specialized child care facility located at 4300 Okeechobee Road (Orange Blossom Business Center), Suites 48 & 48A, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 2418-431-0001-000-0).

Senior Planner Kori Benton appeared with a presentation of the proposed design and function of the facility. Staff recommends the City Commission approve the requested Conditional Use based upon consistency with the city's code and Comprehensive Plan.

Mayor Hudson opened the Public Hearing.

Mr. Greg Melton, Executive Director of the Daniel M. Foundation, shared the Daniel M Center was founded 15 years ago due to dealing with the issues of his stepson Daniel Meredith. He and his wife wanted to share what they learned and help others in in the same situation. The foundation has served over 500,000 hours for the children, their mission is to enhance the quality of life for these children and families struggling with emotional and behavioral issues. Every child deserves a chance by providing specialized care and help to change their behaviors.

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Conditional Use for the The Daniel M. Foundation at 4300 Okeechobee Road.

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

Passed

b. Application submitted by Bistro Buggy to operate a Mobile Food Vendor Unit at Sailfish Brewery, 407 N 2nd Street, Fort Pierce. Said use requires a variance from Sec. 9-111(b)(1) to operate within 1,000 feet from an approved special event and to locate within the Edgartown Settlement District (ES).

Planning Manager Rebecca Grohall appeared with a presentation detailing the proposed use and location of the mobile vending unit. Staff recommends the Commission hold a public hearing and approve the application with the listed recommendations:

1. Applicant obtain a driveway permit
2. Property owner works with FPUA to relocate the street light to the west

The applicant applied for the variance due to the proposed location being 625 feet from the riverfront where a number of special events occur. Ms. Grohall addressed a second technicality of the property was the zoning of mixed use for the Edgartown area. Adding there were no negative comments received from the surrounding property owners.

Mayor Hudson opened the Public Hearing.

Ms. Holly Theuns had the opportunity to meet the applicant, stating he was a class act. She would prefer the location of the unit be along the rear of the property instead of the proposed location along her property line and she had requested a 6 foot fence be erected between the two properties. Ms. Grohall clarified the application is specific to Bistro Buggy, it does not permit other food trucks to come to this location.

Mr. Albert Forte, the owner of Bistro Buggy, stated that he spoke with the neighbors in the area and discussed any possible issues. He supports the local farmers and fishermen, stating the foods he purchases is all local from within the Fort Pierce area. His previous 32 years of experience is with opening Ritz Carltons, Hiltons and Hyatt's, but he is looking to scale back and enjoy life and enjoy his cooking. He shared his vision of doing simple, really good things.

Mr. Tim O'Connell stated that Sailfish Brewery has been good for the area, agreeing they do need food. He suggested a fence around the beer garden should be considered along with the installation of an additional garbage can. In closing, he stated he was all for it.

Mr. Paul Beltram of Sailfish Brewing Company is pleased that everyone seems very happy about what they have been doing. He called it a common marriage between food truck's passionate chefs and passionate brewers coming together. He is really excited about moving to another level of impact to the culture of Fort Pierce and appreciates the Commission giving them the opportunity to see where it can lead.

Mr. Schwerer requested the Commission to keep in mind that this is a variance granted under section 9-97(d) of the code for a mobile food vending operation and as such the Commission is able to impose any condition which is necessary to protect the best interest of the surrounding properties or the public. He further explained that any condition such as fencing or location, etc. can be imposed if reasonably tied to protecting the public and surrounding properties.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve application for variance of mobile food vending unit at 407 North 2nd Street with the following conditions:

1. Driveway permit with curb cut is obtained
2. Mobile food unit to be located to the rear of the property
3. Light pole to be relocated, if necessary
4. Fence permit obtained and erected within 6 months, with additional 6 months if needed.

Commissioner Becht abstained due to owning property near this parcel and filed Form 8B as required.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Reginald Sessions

Passed

c. Ordinance No. 15-049 - Comprehensive Plan Text Amendment to eliminate the 40% total floor area minimum requirement for residential uses, reduce the required number of uses from three (3) to two (2) and modify the open and green space requirements. FIRST READING

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

Planner Clarissa Davis appeared with a brief presentation and staff recommendation the City Commission approve the Comprehensive Plan Text Amendment.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-049 on first reading.

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

Passed

d. Ordinance 15-051 – Rezoning properties generally located at 601 Seaway Drive containing 18.02 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial. FIRST READING

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

Senior Planner Kori Benton appeared with a presentation and staff recommendation for approval based upon consistency and compliance. The property has remained vacant since 2006; transitioning from the R-3 to C-5 district allows for permitted by right eating and drinking establishments, retail stores, indoor and outdoor entertainment, overnight accommodations, townhouse development, as well as a variety of conditional uses.

Mayor Hudson opened the Public Hearing.

Mr. Bill Stoddard stated that the property currently has an incompatibility with the desired land use and what is currently zoned. They are proposing the C-5 for tourist facilities and establishments, allowing for public access to the waterfront on that area of Hutchinson Island. He stated that permits have been submitted, approved and issued by FDEP and Army Corps of Engineers for a 198 slip marina and a boat ramp at that facility.

Mr. Harold Smyth stated they had expected to already be breaking ground for the marina. It has taken longer than anticipated, it is their hope the marina will be going in by the first of January. He spoke of the jobs that will be created, for the construction of the initial 68 boat slips, boat ramp, restrooms and dock master quarters as well as the positions to be filled upon completion. He commented that this is the first step, there is still a lot of work to be done to fulfill the Charrette.

Ms. Leslie Olsen wanted to speak in support of the rezoning to C-5 for this important site for the City of Fort Pierce. She wanted to encourage the Commission to remember the City's Comp Plan policies, the South Beach Overlay design standards and the Western Peninsula of South Beach Charrette to require public access to linear waterfront. She feels this project is a win, win situation for the City and the developer.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve Ordinance No. 15-051 with comment.

Commissioner Becht inquired of a gate for the occupants of Harbour Isle, on the southeast corner of the property there is connectivity that would allow for direct foot travel onto the property. He would like for the developer to be thinking about that while drawing up the plans.

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

Passed

e. Ordinance No. 15-052 Levying and collecting taxes for Fiscal Year beginning October 1, 2015 and ending September 30,2016; adopting Final Millage Rate. FIRST READING

City Clerk Linda Cox introduced the ordinance, read in its entirety into the record.

Mayor Hudson opened the Public Hearing.

Mr. Rick Reed stated he does not begrudge a salary increase for the City, it is probably well deserved. However, as the economy begins to get better he has concerns. The Post Office is unique to the City and he thinks should be sold at arms length, further commenting the process is dysfunctional. He stated he looked online at the School Board's budget of over $500 million as he watched the Commission give $23,000 to the school board. They are part of this community and he feels the City should not have to spend City resources to pave the track. Lastly, he commented on what lawsuits have cost the city, costing their time and reputation. He feels it is hard for the Commission to ask the taxpayers and property owners to be burdened with additional taxes when they allow the legal issues to continue.

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

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Ordinance No. 15-052 on first reading.

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

Passed

f. Ordinance No. 15-053 - Adopting a Final Budget for Fiscal Year 2016, beginning October 1, 2015 and ending September 30, 2016. FIRST READING

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

Finance Director Gloria Johnson clarified the proposed tax increase would be from last year's $11.7 million up to $13 million.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve Ordinance No. 15-053 on first reading.

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

Passed

11. MISCELLANEOUS REPORTS & REQUESTS

a. 2015 Legislative Wrap-Up by State Representative Larry Lee, Jr.

This agenda item was taken out of order and discussed before Consent Agenda item 9a.

12. CITY COMMISSION

a. Submittal of applications to serve on the Fort Pierce Utilities Authority Board

City Clerk Linda Cox indicated applications are attached and will come back at the next meeting in the form of a Resolution for approval.

b. Request by Mayor Linda Hudson for support of her advocacy on behalf of the Florida League of Cities for the 2016 Legislative Priorities and other issues as they arise.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Edward Becht to approve and support Mayor Hudson as advocate for Florida League of Cities.

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

Passed

13. COMMENTS FROM THE PUBLIC

There were no comments from the public.

14. COMMENTS FROM THE CITY MANAGER

a. City Manager' Departmental Activity Report

Mr. Bradshaw listed several reminders for the Commission. There will be a City and County Workshop on November 4, 2015 to discuss the Port and annexation issues, City and County staff will be meeting to discuss the proposed half cent sales tax increase on September 22, 2015, the Legislative Delegation will be meeting on September 25, 2015 and there has been a request from the County to address the City Commission with an update at the next Commission meeting on September 21, 2015 regarding the Treasure Coast International Airport and Business Park.

b. REMINDER: There will be a special budget meeting of the City Commission on Monday, September 14, 2015 at 5:30 p.m.

15. COMMENTS FROM THE COMMISSION

Commissioner Sessions had no comments.

Commissioner Becht feels there is willingness here in the City, with the county and with the state to work with the Highwaymen to find them a permanent home in Fort Pierce. He sent a message out requesting a cohesive movement from them to find a more permanent location, further stating his support.

Commissioner Alexander is concerned about the continuous speeding in school zones, specifically 5th Street and Avenue Q. He requested police support for that area. Chief Hobley-Burney thanked the Commissioner for bringing this to her attention and assured the Commission the concern will be addressed. Commissioner Alexander received an email complaining about mistreatment of property by FPUA as well as to the work at Taylor Creek, something has to be done. He wants everyone to be aware and pay attention. He requested Mr. Clay Lindstrom to look into the complaints. He observed there are no proclamations for the retiring department heads, he does not want it to be overlooked and he stated concerns with the hiring process for their replacements.

Mayor Hudson had two announcements. This Friday at 9:30 a.m. on the Indian River Lagoon the City and the family of CeeCee Ross Lyles will have a memorial ceremony for September 11th. Also, Garber Buick is using its new community room to host a youth job fair for 16 to 24 year olds from 11:00 a.m. till 2:00 p.m. on Friday, October 16, 2015.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Edward Becht **to excuse the absence of Commissioner Thomas Perona from the meeting.**

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

Passed

16. ADJOURNMENT

There being no further business, Mayor Hudson called the meeting adjourned at 9:29 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Beaht, Edward	City of Fort Pierce
MAILING ADDRESS 321 S. 2nd Street	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Fort Pierce COUNTY: St Lucie	NAME OF POLITICAL SUBDIVISION: City of Fort Pierce
DATE ON WHICH VOTE OCCURRED 9-8-15	MY POSITION IS: ☑ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Edward W. Bacht, hereby disclose that on September 8, 20 15:

(a) A measure came or will come before my agency which (check one or more)

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Bistro Buggy 10.b

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9-8-15
Date Filed

Edward W Bacht
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

MINUTES OF A SPECIAL 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 5:30 P.M. ON MONDAY, SEPTEMBER 14, 2015.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioner Edward Becht

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

4. PUBLIC HEARINGS

a. Ordinance No. 15-052 Levying and collecting taxes for Fiscal Year beginning October 1, 2015 and ending September 30,2016; adopting Final Millage Rate. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety into the record.

Finance Director Gloria Johnson publicly announced the City of Fort Pierce is proposing a millage rate of 6.90 to fund general funds 2016 budget of $35,853,263, the rate exceeds the rollback rate of 6.3806 by 8.14%. The increase is to establish and finance a capital outlay program and to fund public safety initiative.

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance No. 15-052 on second and final reading.

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

Passed

b. Ordinance No. 15-053 - Adopting a Final Budget for Fiscal Year 2016, beginning October 1, 2015 and ending September 30, 2016. SECOND READING

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

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 Ordinance No. 15-053 on second and final reading.

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

Passed

5. CITY COMMISSION

a. Resolution No. 15-R23 - Establishing a formal policy on the restriction of General Fund revenue for Fiscal Year 2016.

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

Ms. Johnson stated this resolution is in effect to restrict $600,000 of the general funds ad valorem taxes to pay the $1.4 million debt service annually and to allocate $400,000 toward capital outlay projects in the future.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve Resolution No. 15-R23.

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

Passed

b. Approval of FY2016 operating plan for Special Revenue and Enterprise Funds.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve FY2016 Special Revenue and Enterprise Funds Operating Plan

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

Passed

6. ADJOURNMENT

There being no further business, Mayor Hudson called the meeting adjourned at 5:42 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Dads Take your Child to School Day

SUBJECT:

Proclamation recognizing September 30, 2015 as Dads take your Children to School Day. Being received by Kevin Perry, St. Lucie County School District.

Attachments

Dads

Form Review

Form Started By: Linda Cox Started On: 09/04/2015 04:07 PM

Final Approval Date: 09/04/2015

WHEREAS, family involvement in a child's learning is critical to student success from preschool through college and sets the foundation for preparing our students to be life-long learners and meaningful contributors to society; and

WHEREAS, research shows that children whose fathers take active roles in their educational lives earn better grades, score higher on tests, enjoy school more and are more likely to graduate from high school and attend college; and

WHEREAS, research further indicates that when fathers are actively involved, students have fewer discipline problems and become more responsible adults; and

WHEREAS, a father is part of a good parent team and is critical to a strong family structure, and with encouragement and unconditional love, fathers guide their children and help them envision brighter futures; and

WHEREAS, even in a time when technology allows us to connect instantly with almost anyone on earth, there is still no substitute for a father's presence, care, and support; and

WHEREAS, a father who actively participates in the educational and social-emotional developmental life of a child is invaluable and irreplaceable as fathers provide essential contributions to our lives, our society and our nation.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim Wednesday, September 30, 2015 as:

"Dads take your Child to School Day"

and urge all schools and citizens to participate in this event by inviting fathers, grandfathers, foster fathers, stepfathers, uncles, big brothers, and other significant male role models to participate

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 21st day of September, 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Alzheimer's

SUBJECT:

Proclamation recognizing September 21, 2015 as Alzheimer's Awareness Day. Being received by Alice Delavante, Co-Chair, 2015 Treasure Coast Walk to End Alzheimer's.

Attachments

Alzheimer's

Form Review

Form Started By: Linda Cox Started On: 09/08/2015 03:43 PM

Final Approval Date: 09/08/2015

WHEREAS, Alzheimer's disease, a progressive neurodegenerative brain disorder, tragically robs individuals of their memories and leads to progressive mental and physical impairments; and

WHEREAS, over 5.3 million Americans are living with Alzheimer's disease, including an estimated 200,000 under age 65 living with younger-onset Alzheimer's disease; included in this number are an estimated 500,000 individuals in the State of Florida of which an estimated 40,000 reside in St. Lucie County; and

WHEREAS, every 67 seconds, someone in the United States develops Alzheimer's disease, the sixth leading cause of death in America; and

WHEREAS, Alzheimer's disease is the only cause of death among the top ten causes of death in America that cannot be prevented, cured or even slowed; and

WHEREAS, in 2015 in the United States, 15.7 million caregivers provided an estimated 17.9 billion hours of unpaid care valued at more than 220 billion dollars; in Florida, over 1 million caregivers provided over 1 billion hours of unpaid care valued at an estimated 16 million dollars; and

WHEREAS, Alzheimer's disease is the most expensive disease in the United States and in 2015 the direct costs to American society of caring for those with Alzheimer's disease will total an estimated 226 billion dollars; and

WHEREAS, the human cost of Alzheimer's disease is immeasurable and in recognition of the individuals, families, friends and caregivers dealing with Alzheimer's disease, the researchers who are seeking a cause or cure; and

WHEREAS, the State of Florida and the City of Fort Pierce recognize the efforts of the Alzheimer's Association to raise funds and promote awareness to fight Alzheimer's disease and related disorders, thereby improving the quality of human life for those living with Alzheimer's disease and their caregivers.

NOW, THEREFORE, I Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim September 21, 2015, as:

Alzheimer's Awareness Day

in the City of Fort Pierce and urge all residents to raise awareness in our community for this devastating disease through the Annual Treasure Coast Walk to End Alzheimer's on Saturday, October 3, 2015.

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 21st day of Septembr, 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Voter Registration

SUBJECT:

Proclamation recognizing September 22 as National Voter Registration Day. Being received by Gertrude Walker, Supervisor of Elections.

Attachments

Voter Registration

Form Review

Form Started By: Linda Cox Started On: 09/08/2015 04:17 PM

Final Approval Date: 09/08/2015

WHEREAS, in 2012, millions of Americans didn't vote because they missed a registration deadline or didn't know how to register to vote and in 2015, we want to make sure no one is left out; and

WHEREAS, the City of Fort Pierce is committed to strengthening democracy by encouraging voter registration and increasing participation in all elections; and

WHEREAS, civic-minded people and organizations have collaborated to establish September 22, 2015 as NATIONAL VOTER REGISTRATION DAY; and

WHEREAS, the goal for the 2015 NATIONAL VOTER REGISTRATION DAY is to create awareness of elections and motivate eligible Americans to register to vote in the coming months; and

WHEREAS, many people are unaware that they must make the correction to their voter registration when they change their address, change their name, or change their political party preference; and

WHEREAS, the strength of our democracy depends on the willingness of its citizens to participate by choosing the people who will lead us and by voicing their opinions on important matters that come before the voters on Election Day.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, do hereby proclaim September 22, 2015, as:

NATIONAL VOTER REGISTRATION DAY

in the City of Fort Pierce and encourage all eligible City of Fort Pierce residents to register to vote.

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 21st day of September, 2015.

_____

MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Gloria Johnson

SUBJECT:

Proclamation recognizing the retirement of Gloria Johnson, Finance Director.

Attachments

Gloria Johnson

Form Review

Form Started By: Linda Cox Started On: 09/10/2015 11:26 AM

Final Approval Date: 09/10/2015

WHEREAS, Gloria Johnson began her career on November 08, 1976, with the City of Fort Pierce as an Accounting Clerk; and

WHEREAS, Gloria Johnson was deeply devoted and committed to her responsibilities as a member of the Finance Department; and

WHEREAS, Over her career, Mrs. Johnson served as Accounting Clerk, Senior Accounting Clerk, Accountant, Chief Accountant, Assistant Finance Director and Finance Director; and

WHEREAS, During her term of service, Mrs. Johnson received and was responsible for the City receiving several prestigious awards, including:

- Award of Financial Reporting Achievement (GFOA)
- Certificate of Recognition for Budget Preparation (GFOA)
- Certificate of Achievement for Excellence in Financial Reporting (CAFR) – 26 years
- Distinguished Budget Presentation Award – 10 years
- Excellence in Local Government Award
- Community Service Award

WHEREAS, Mrs. Johnson, throughout her career, received numerous certificates and awards recognizing her for the professional manner in which she has handled her assignments; and

WHEREAS, Mrs. Johnson served the citizens of Fort Pierce for 38 years and 10 months with honor and selfless commitment toward protecting and safe guarding the City's financial assets; and

WHEREAS, Mrs. Gloria Johnson has chosen to retire on September 17, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, acting on behalf of and with the full support of the City Commission of the City of Fort Pierce, Florida do hereby issue this proclamation in honor of

GLORIA JOHNSON

in appreciation and recognition for her honorable and loyal service to the City of Fort Pierce.

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 21st day of September, 2015.

MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Marjorie Gaskin

SUBJECT:

Proclamation recognizing the retirement of Marjorie Gaskin, MIS Director.

Attachments

Marjorie Gaskin

Form Review

Form Started By: Linda Cox Started On: 09/10/2015 11:27 AM

Final Approval Date: 09/10/2015

WHEREAS, Marjorie B. Gaskin, began her career within the Finance Department for the City of Fort Pierce in May 1986; and

WHEREAS, Marjorie B. Gaskin was deeply devoted and committed to her responsibilities as a member of the Finance Department, MIS Division member within the Finance Department, and the MIS Department of the City of Fort Pierce; and

WHEREAS, Over her career, Ms. Marjorie B. Gaskin served in many of the positions within the Finance Department and later became the Data Processing Operator, she was promoted to the Data Processing Coordinator within the MIS Division of the Finance Department, and later in her career was promoted to the Director of MIS when the MIS Division became a free standing Department known as the Department of Management Information Systems; and

WHEREAS, during her term of service, Ms. Marjorie B. Gaskin received several awards, including:

- SunGard – Public Sector partnership appreciation award for 5, 10, 15, 20, and 25 years of partnership 2011.
- City of Fort Pierce 25 year employee service award 2011.
- Florida Local Government Information Systems Association (FLGISA) 10 year award of merit 2013

WHEREAS, Marjorie B. Gaskin, throughout her career, received numerous Certificates for MIS Training and for the professional manner in which she has managed her duties; and

WHEREAS, Marjorie B. Gaskin served the community of Fort Pierce for 29 years and 4 months with honor and selfless commitment toward Keeping Fort Pierce Beautiful; and

WHEREAS, Marjorie B. Gaskin has chosen to retire on September 17, 2015

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, acting on behalf of and with the full support of the City Commission of the City of Fort Pierce, Florida do hereby issue this proclamation in honor of

Ms. Marjorie B. Gaskin

in appreciation and recognition for his honorable and loyal service to the City of Fort Pierce.

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 21st day of September, 2015.

MAYOR COMMISSIONER

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

Meeting Date: 09/21/2015

Re: Formal Presentation to Chief of Police

Submitted For: Robert Bradshaw, City Manager, City Manager

SUBJECT:

South Beach Association's formal presentation of $20,000 to Chief Diane Hobley-Burney for the purchase of 2 ATVs for the Police Department.

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/15/2015 03:39 PM

Form Started By: Jennifer Robinson Started On: 09/04/2015 11:53 AM

Final Approval Date: 09/15/2015

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

Meeting Date: 09/21/2015

Re: 2016 Humane Society Contract

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

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SUBJECT:

Approval of the FY 2016 Humane Society Contract in the amount of $125,000.00.

SUMMARY:

Approval of the annual contract with the Humane Society. Contract highlights include:

- Flat rate fee of $125,000 for up to 1000 animals.
- Any animal in excess of 100 will be charged $125.00 per animal.
- Kitten litters (8 weeks old or less) will count as a single animal.
- The Humane Society will provide monthly reports to verify animal count accuracy.

RECOMMENDATION:

Approve the proposed contract.

ALTERNATIVES:

Deny or amend the proposed contract.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Nicholas Mimms, Deputy City Manager
Karen Emerson, Assistant City Attorney
David Robertson, Humane Society Operations Manager

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account:

Amount: $125,000.00

OTHER INFORMATION:

Payment of $125,000 from the General Fund to the Humane Society.

Attachments

FY 2016 Contract

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	08/10/2015 08:29 AM
Finance Department	Gloria Johnson	09/16/2015 11:27 AM
City Manager	Robert Bradshaw	09/16/2015 02:17 PM

Form Started By: Peggy Arraiz
Started On: 08/07/2015 01:45 PM
Final Approval Date: 09/16/2015

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

M E M O R A N D U M

TO: Peggy Arraiz, Code Compliance Manager

FROM: Karen Emerson, Esq., Assistant City Attorney

THROUGH: Robert V. Schwerer, Esq., City Attorney RVS

SUBJECT: HUMANE SOCIETY CONTRACT REVISIONS - 2015

DATE: August 5, 2015

Attached is the revised original of the 2015 Humane Society Agreement for placement on the City Commission agenda for its review and approval. It has been approved as to form.

Karen Emerson, Esq.
Assistant City Attorney

attachment

AGREEMENT

THIS AGREEMENT made this 1st day of October 2015, between the City of Fort Pierce, a municipal corporation, hereinafter referred to as "City", and the Humane Society of St. Lucie County, Inc., hereinafter referred to as "The Humane Society", enter into the following agreement for the purpose of the City providing reimbursement to The Humane Society for animals from within City's municipal boundaries, brought to The Humane Society as lost, abandoned, or neglected animals.

WHEREAS the City, through operation of its Animal Control Division and the enforcement of state and local laws regulating animal control and in protection of the health, safety, and welfare of the citizens of the City of Fort Pierce, takes into custody and impounds animals; and

WHEREAS The Humane Society has the ability to provide facilities for the impoundment and the provision of other services to the City's Animal Control Division, as well as to the citizens of the City of Fort Pierce; and

WHEREAS the parties agree to mutually cooperate for the purpose of controlling animals with the corporate limits of the City of Fort Pierce,

NOW THEREFORE, in consideration of the mutual benefits received by each party, the City and The Humane Society agree as follows:

1. The Humane Society shall be a provider of shelter, board, and care for domestic animals picked up within the City's corporate limits or received from the citizens of the incorporated areas of the City and delivered to the Humane Society by either the City's Animal Control Division or any citizen of the incorporated area of the City, until the animal is either returned to its owner, adopted, or otherwise disposed of at the discretion of the Humane Society and in accordance with state and local law. Delivery of any animal pursuant to this agreement shall be made to Humane Society's shelters at 100 Savannah Road, Fort Pierce, Florida or 8890 NW Glades Cut Off Road, Port St. Lucie, FL 34986. The Humane Society shall further provide quarantine for all animals which have been involved in a biting incident.

2. The Humane Society shall, at its discretion, provide appropriate medical care and preventative vaccinations whenever possible, to animals delivered to its shelter by the City's Animal Control Division or by any citizen of the incorporated areas of the City.

3. The Humane Society shall treat, whenever possible, flea and tick infestation of outer extremities of animals delivered to its shelter by City's Animal Control Division or by any citizen of the incorporated areas of the City.

4. The Humane Society agrees to comply with all local, state and federal laws, rules and regulations.

5. The Humane Society shall allow unannounced inspections of the facility by the City Manager, Animal Control Manager and Animal Control Officers to ensure that all animals under its care are being treated humanely and receiving the appropriate medical care as outlined in items #2 and #3 of this section as well as in accordance with State Statutes regarding Animal Care and Control.

6. The Humane Society shall provide the City with a monthly record of all animals delivered to the their shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned. The City will not be responsible for any animal that is dropped anonymously at the shelter. The monthly reports shall be produced by the Humane Society and delivered to the City on or before the fifth day of the month following the month for which the report is prepared.

7. The term of this agreement shall begin on October 1, 2015, and shall continue through and including September 30, 2016, and will automatically renew for an additional 12 months, unless otherwise terminated as provided in this agreement.

8. For and in consideration for the shelter services performed by the Humane Society in accordance with this Agreement, the City of Fort Pierce shall compensate the Humane Society in the lump sum amount of $125,000.00. Payment shall be due thirty (30) days following the execution of this Agreement by both parties.

    a. The agreed upon annual fee shall cover the impoundment of up to 1,000 animals as shown by the monthly records required in item #6 herein.

    b. Kitten litters without their dam will be impounded as a single animal. Kitten litters with their dam will be impounded as two animals. For purposes of this section, a kitten shall be any young cat approximately 8 weeks old or younger.

    c. If the number of impounds exceeds 1,000 animals verified by the reports required in item #6 as being a City animal, the City will be billed at a rate of $125.00 per animal.

9. In the event an animal is impounded by City Animal Control Officers due to animal abuse and the City exercises its discretion to pursue charges relating to such abuse, the City agrees to file the necessary paperwork with the Clerk of Court to obtain custody of such animals. The City will pay the following:

    a. $5.00 per day per animal until a final determination is made by the court.

    b. If needed to ensure the safety of both the staff and other animals impounded at the Humane Society, within thirty (30) days of impound, the City will pay $10.00 per animal for the necessary vaccinations, including rabies and bordetella.

    c. If the City is granted custody of the animal(s) by the court and the Humane Society deems the animals to be adoptable, the City will provide a free voucher to cover the costs of the animal to be spayed or neutered.

10. The Humane Society shall not release an animal impounded under this agreement until the following conditions have been met:

    a. The owner has paid a fee of $75.00 payable to the City of Fort Pierce, covering the fees and costs the City is charged by the Humane Society, in accordance with Section 4-76 (a) of the City Code.

b. The owner has paid an impoundment fee of $50.00 payable to the City of Fort Pierce, in addition to any other cost charged by the Humane Society, in accordance with Section 4-76 (b) of the City Code.

c. The owner of any dog or cat provides or acquires through the Humane Society proof of current and valid rabies vaccination and proof of registration as required by City Code 4-50. If the animal owner is unable or unwilling to use the Humane Society to provide these services, a Letter of Commitment stating that they are aware of their legal responsibility to obtain a rabies vaccination and City registration within 30 days must be signed by the animal owner and forwarded to the City's Animal Control Division.

11. If during the term of this agreement, there is an unexpected increase in The Humane Society's operating expense of such magnitude to cause a material and adverse financial burden upon them, The Humane Society shall provide proof of such increase to the City Commission, and upon mutual agreement by both parties, the annual fee may be adjusted accordingly, and if a mutual agreement cannot be reached within sixty (60) days for the date first proposed to the City Commission, The Humane Society shall have the right to exercise its option to terminate this agreement as provided herein, without penalty.

12. The Humane Society shall maintain all relevant books, documents, papers, and records involving transactions related to the monies paid hereunder as well as the records of all animals delivered to the shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned, for a period of no less than three (3) years from the expenditure of the funds paid under this agreement, or until any requested inspection or audit by the City is completed. The City shall have the right of inspection and access to all such records upon written notice to The Humane Society. The City shall have the right to audit the use of the monies paid hereunder. Should City wish to inspect such records or conduct an audit of monies expended under this agreement, the City shall give The Humane Society ten (10) days written notice.

13. The Humane Society hereby agrees to indemnify and hold harmless the City, its representatives, employees, elected, and appointed officials from and against claims, demands, legal fees, costs of action, losses, damages, or other expenses occasioned by any negligent act, conduct, error, or omission by The Humane Society, its agents and employees in the performance of this agreement. As consideration for this indemnity provision The Humane Society shall be paid a sum of ten dollars ($10.00).

14. The Humane Society is required to provide the City proof of certain insurance under its 1987 lease of the City's property; however, where such lease provisions conflict with the provisions required herein, the requirements of this Section shall control. The Humane Society shall maintain the following insurance coverage during the term of this Agreement:

A.) Commercial General Liability

The Humane Society shall maintain and, prior to commencement of this contract, provide the City with satisfactory evidence of commercial general liability insurance to include: 1) premises/operations, products/completed operations, (including XCU hazards) and personal and advertising injury for limits of not less than $1,000,000 per occurrence; 2) fire damage for limits of not less than $100,000 per occurrence; 3) medical payments for limits not less than $5,000 per person and 4) a general, per contract/project, aggregate limit of not less and $2,000,000. Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal and include City as an additional insures on a form no more restrictive than ISO Form CG 20 10 (Additional Insured-Owner, Lessees, or Contractors).

B.) Workers' Compensation and Employers Liability:

The Humane Society shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of workers' compensation insurance providing Florida statutory (F.S. 440) limits to cover all employees and include Employers Liability coverage with limits of not less than $500,000 for accidents and disease. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

C.) Satisfactory evident of compliance with the insurance required shall include one of the following forms of acceptable evidence of insurance:

1)

a. Fully completed satisfactory Certificate of Insurance evidencing all coverage required; and
b. A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying the inclusion of the City and the City's members, officials, officers, and employees as additional insureds in the Commercial General Liability; and
c. A copy of the actual endorsement for each required policy which provides that the City will be given no less than thirty (30) days advance written notice of any cancellation of the policy(ies), signed by an authorized representative of the insured(s).

2) The original of the policy(ies); or

3) Other evidence satisfactory to the City.

15. Either party may terminate this agreement with or without cause upon thirty (30) day written notice to the other. In the event of early termination, the Humane Society shall refund the pro rate amount of the lump sum payment provided in Paragraph 8 of this Agreement to the City of Fort Pierce based upon a 365 day term. Such refund shall be due within thirty (30) days of the effective date of the termination.

16. Any notice shall be in writing and sent registered or certified mail, postage and charges, prepaid, and addressed to the parties as follows:

CITY:	Fort Pierce City Manager P.O. Box 1480 Fort Pierce, Florida 34954
COPY TO:	Fort Pierce City Attorney
SOCIETY:	Humane Society of St. Lucie County, Inc. P.O. Box 3661 Fort Pierce, Florida 34948

17. No amendment, modification or waiver of this agreement shall be valid or effective unless in writing and signed by both parties and no waiver of any breach or condition of this agreement shall be deemed a waiver of any other conditions or subsequent breach whether of like or different nature. If the City, currently or subsequently, provides any forms for contract modifications, The Humane Society agrees to use said forms. The Humane Society shall not delegate, sublet, or subcontract any part of the work under this contract without the prior written consent of the City.

18. This agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this agreement shall supersede all previous communications, representations, or agreements, whether verbal or written between the parties hereto.

IN WITNESS WHEREOF, the parties have caused the execution by their duly authorized officers on the ____ day of _____, 2015.

CITY OF FORT PIERCE, FLORIDA

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to form and correctness

_____
Robert V. Schwerer, Esquire
City Attorney

HUMANE SOCIETY OF ST. LUCIE COUNTY, INC.

BY: _____
Stephen Navaretta, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized by the State and County aforesaid, to take acknowledgements, personally appeared **STEPHEN NAVARETTA, PRESIDENT OF THE HUMANE SOCIETY OF ST. LUCIE COUNTY, INC.** who executed the foregoing instrument and produced _____ as identification and who did take an oath.

WITNESS MY HAND AND SEAL in the County and State aforesaid this ____ day of _____, 2015.

_____
Notary Public signature

_____
Print name

My commission expires: _____

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

Meeting Date: 09/21/2015

Re: Lien Reduction Request - 2110 S 33rd Street - Case 11-1633

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

SUBJECT:

Request to reduce code enforcement fines in the amount of $315,290.00 against 2110 S 33rd Street which was previously owned by Rita J. & Roy D. Richardson, 2110 S 33rd Street, Ft. Pierce, FL 34947 and currently owned by Feroz A. Chagani, 1989 S US Highway 1, Ft. Pierce, FL 34950 to $24,000.00.

SUMMARY:

Mr. Chagani purchased this property through a tax deed sale. There is another code enforcement lien that is being presented tonight. The new owner's complied the violations immediately after they learned of them. They have continued to improve the property.

RECOMMENDATION:

The Special Magistrate heard Mr. Chagani's request and recommends to the City Commission to reduce the lien to $24,000.00.

Recommendation is based on:

1. An excess funds from tax sale receipt was received on July 24, 2015 in the amount of $31,111.00. The reduced recommendation is for a percentage of the funds payment with the balance going toward the other two liens.
2. Mr. Chagani has put additional money into improving this property and making it an attractive addition to the neighborhood.

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:	24,000.00

OTHER INFORMATION:

$24,000.00 to the general fund.

Attachments

Req Page 1

Req. Page 2,3

Tax Card

Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/15/2015 03:39 PM

Form Started By: Collen Greer Started On: 09/03/2015 04:28 PM

Final Approval Date: 09/15/2015

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:	8/18/2015				
Property address:	2110 S 33rd St., Ft. Pierce, FL 34950				
Owner(s) of record:	Feroz A Chagani				
Mailing address:	1989 S US Highway 1, Ft. Pierce, FL 34950				
Property tax ID #:	2417-433-0004-000-4				
Original purchase date:	6/1/2015	Original purchase price:	41,000.00		
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:	Feroz A Chagani	Relationship to owner(s):	Relationship to owner		
Telephone #:	772-418-1634	Mobile phone #:	407-490-5785		
E-mail:	nchagani@icloud.com	Preferred contact method:	Phone or email		
What are owner(s) intentions for property:	Click here to explain what do you plan to do with the property				
Amount of Fine:	315,290.00	Date Fine Initiated:	2/27/2012		
Are there current code violations?	☐ No	☐ Yes	Explain: (please attached notice) If yes, click to type explanation		
Is a lien filed against the property?	☐ No	☐ Yes	If yes, what is the lien amount?	315,290.00	
Is property listed for sale?	☐ No	☐ Yes	If yes, what is listing price?	Enter listing price	
Is property under contract for sale?	☐ No	☐ Yes	If yes, what is the sale price?	Enter sales price	

AMOUNT OF FINE / LIEN $ 315,290.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 291,290.00

DOLLAR AMOUNT I AGREE TO PAY $ 24,000.00

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.

_____ (Signature of Owner or Representative)

_____ (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: 2110 S 33rd St Fort Pierce FL 34950

Property Owner: Feroz A Chagani

Mailing Address: 1989 South US1 Fort Pierce FL 34950

Telephone #: 772 418 1634 Cell Phone #: 407-490-5785

E-Mail Address: nchagani@icloud

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, Feroz A. Chagani, 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:

I purchased reference property in June thru Tax deed Sale for over 41,000.00, not realizing it had such a large amount of code lien. We started upgrading the property without knowing about the lien. which shows that we maintain our property well, this house now is one of the best looking house on the block. Therefore I'm requesting the city of Fort Piere or anyone overseeing this matter to work with us and Waive the penalties & fines. As I mentioned we did alot to this house and in doing So we have spent over $20,000.00. We will be grateful if our request for the fines to be waived be considered. Thank you Chagani

Date: Aug 20 2015

Signed: Chagani

Print Name: FEROZ A. CHAGANI

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Feroz A. CHAGANI who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FLDLC250241541340 as identification.

SWORN TO AND SUBSCRIBED before me this 20 day of August, 2015.

CARYN CHASE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF183148
Expires 12/14/2018

Caryn Chase

Notary Public, State of Florida

Property Identification

Site Address: 2110 S 33rd ST	Parcel ID: 2417-433-0004-000-4	Account #: 131280	Sec/Town/Range: 17/35S/40E
Map ID: 24/17S	Zoning: R2	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Feroz Chagani

1989 S US Highway 1
Fort Pierce, FL 34950

Legal Description

17 35 40 COMM AT SW COR LOT 1 BLK 1 FAIRLAWN HOMES S/D RUN S ON E R/W S 33 ST 70 FT FOR POB, TH CONT S ALG SD R/W 70 FT, TH E 150 FT, TH N 70 FT, TH W 150 FT TO POB (OR 3754-2747)

Current Values

Just/Market:	$58,300	Assessed:	$58,300
Exemptions:	$0	Taxable:	$58,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$58,300	$58,300	$0	$58,300
2014	$53,900	$53,900	$0	$53,900
2013	$52,700	$52,700	$0	$52,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-08-2015	3754 / 2747	0111	TD	Richardson Rita J	$41,100
01-19-2001	1357 / 1758	01	QC	Richardson,Rita	$100
11-16-1995	0985 / 0284	01	QC	Heather Richardson	$100

Primary Building Information

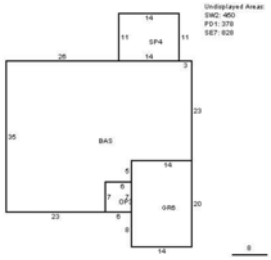
Finished Area of this building: 1,295 SF
Gross Area of this building: 3,427 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable	Building Type: HD+
Year Built: 1989	Frame:	Grade: D+	Effective Year: 1989
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,295
Gross Area (SF):	3,427
Land Size (acres):	0.24
Land Size (SF):	10,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL ENC-AVG	1	828	1991
POOL DK-AVG	1	378	1991
RES POOL AVG	1	450	1991
SITE DEV S-F	1	1	2001

This information is believed to be correct at this time but it is subject to change and is not warranted.
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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**
2110 S 33rd Street, Ft. Pierce, FL

DATE: September 21, 2015

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 11-1633	$315,250.00	$.00	$40.00
TOTAL	$315,250.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $315,290.00

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

Meeting Date: 09/21/2015

Re: Upgrade Broadcasting & 2nd Floor Conference Room

Submitted For: Marjorie Gaskin, Director, Management Information Systems, Management Information Systems

SUBJECT:

Approve the purchase of equipment and its installation from Pro Sound & Video in the total amount of $26,433.50 to outfit the second floor conference room with audio recording capabilities and to upgrade our broadcast equipment and scheduler to Tightrope to enable more effective control of our television station schedule.

SUMMARY:

Upgrade both 2nd floor conference room and broadcast equipment.

RECOMMENDATION:

To approve the purchase to further enhance the capabilities of City of Fort Pierce broadcasting.

ALTERNATIVES:

None

RESPONSIBLE STAFF:

MIS Senior Staff

COORDINATED WITH:

Pro Sound & Video technicians

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015

Account: 001-6000-513-64-10

Amount: $26,433.50

FISCAL IMPACT:

This cost of this purchase is budgeted in FY 2015.

Attachments

Tightrope Quote

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	09/14/2015 08:37 AM

Finance Department	Johnna Morris	09/14/2015 09:31 AM
City Manager	Robert Bradshaw	09/15/2015 03:49 PM
Form Started By: Marjorie Gaskin		Started On: 09/11/2015 05:06 PM
Final Approval Date: 09/15/2015		

PRO SOUND & VIDEO
1375 NE 123rd Street
Miami, FL 33161
Phone 954 472 9400 **Fax** 954 424 6065

Confidential Quotation

Date 09/02/15
Quote # FL1Q4405

Prepared For:

DeVoshay Johnson
City of Fort Pierce
100 N. US 1
Fort Pierce, FL 34950

Via Fax:

Pro Sound & Video is pleased to quote the following:

Item	Qty	Manufacturer	Model #	Description	Unit Price	Ext. Price
1	1	AJA	FS1	Universal HD/SD Audio/Video Frame Sync/Converter, 1RU	$3,083.85	$3,083.85
2	1	AJA	KUMO 1604	KUMO 16x4 Compact SDI Router, with 1 power supply	$1,230.90	$1,230.90
3	1	AJA	KUMO CP	1RU Hardware Control Panel for KUMO routers	$525.00	$525.00
4	1	Tightrope Media	CBL-SXLEHD-330	One SD/HD SDI decode, one SD/HD SDI encode, multi-format server with 4TB of storage in a 1 RU chassis. Selectable SD or HD SDI with embedded audio. Up-converts SD and down-converts HD. Includes Cablecast Automation and Carousel Server Software. Requires Cablecast CG330-SDI for Bulletin Board playout.Includes graphics, crawl, bug, bug text on output. MSRP $12,900	$11,295.00	$11,295.00
5	1	Tightrope Media	CBL-CG330-SDI	Carousel bulletin board configured for broadcast in a 1RU chassis. SDI and Composite outputs, genlock input, hardware accelerated graphics. All Carousel features as well as interface with the Cablecast schedule for display of "Airs Again On", "Coming up Next" and Cablecast schedule bulletins updated dynamically throughout the day. MSRP $3,750	$3,295.00	$3,295.00
6	3	Clear-One	910-001-014	3 Mic. Pod	$472.75	$1,418.25
7	1	Pro Sound	Misc. Items	Cable & Engraved Wall Panel	$312.50	$312.50
8	1	Pro Sound	Installation & Labor	Total of 4 Days 2 Men and 8 hours of engineering	$5,273.00	$5,273.00
9						

Prices do not include shipping , handling charges or applicable sales tax.
Terms are COD or Upon Receipt with established account. Pro Sound & Video Terms and Conditions apply.
Advanced deposit may be required.
Special handling orders may warrant additional fees. Quoted prices valid for 30 days and subject to change.

Item	Qty	Manufacturer	Model #	Description	Unit Price	Ext. Price
10				You will need an electrician to install a wall box which will be 8"x 8"x 4" and 1-1" conduit stubbing up above the ceiling area.		

Total	$26,433.50

Your source for equipment sales, system integration, service and installation.

Thank You

Charles E. Ross
Regional Manager

Quote Acceptance _____
Signature Date

Quote # FL1Q4405

Prices do not include shipping , handling charges or applicable sales tax.
Terms are COD or Upon Receipt with established account. Pro Sound & Video Terms and Conditions apply.
Advanced deposit may be required.
Special handling orders may warrant additional fees. Quoted prices valid for 30 days and subject to change.

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

Meeting Date: 09/21/2015

Re: Proposed Teamsters Contract

Submitted For: Robert Schwerer, City Attorney, City Attorney

SUBJECT:

Approval of Collective Bargaining Agreement between the City of Fort Pierce and Teamsters Local Union Number 769 (General Employee Unit) for the period of October 1, 2014 through September 30, 2017.

SUMMARY:

Staff has completed negotiations with the Teamsters Local Union Number 769 (General Employees Unit). This agreement has been approved as to form and correctness by the City Attorney.

The agreement is being presented to the City Commission for final approval.

RECOMMENDATION:

Approval

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Sheritta Johnson, Interim Director of Administrative Services
Mike Reals, Public Works Manager
Nick Mimms, Deputy City Manager
Tony Barnes, Director of Administrative Services

COORDINATED WITH:

Robert V. Schwerer, City Attorney
Gloria J. Johnson, Director of Finance

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount: $167,164.12

OTHER INFORMATION:

The funds are available in unrestricted reserve funds.

Attachments

Teamster's Agreement

Form Review

Inbox	Reviewed By	Date
Finance Department	Gloria Johnson	09/16/2015 05:03 PM
City Manager	Robert Bradshaw	09/16/2015 05:04 PM

Form Started By: Jennifer Robinson Started On: 09/09/2015 04:48 PM

Final Approval Date: 09/16/2015

CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2014 to SEPTEMBER 30, 2017

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

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ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered into by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to redetermine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive, but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders, hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

The parties (Teamsters and City Commission) agrees to add one (1) Union Bulletin Board at City Hall.

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a-half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 – STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 – STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until-only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confirned to the grievance submitted for this determination.

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and hich are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities.

D. The Arbitrator may make no award which extends the period covered by the grievance.

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred back to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses.

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 – DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification. Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Falls to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mall/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid off within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid off while there are emergency, temporary, part-time or probationary employees serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid off employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTIONS AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all of the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City or cumulative length of service in the classification if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

B. Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

C. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), Medical Plan 3359, Medical Plans 5168/5169, Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BiueShield (BCBS) contract which expires September30, 2016. Additionally, the present dental plans identified as Guardian Dental Plan 1 (Basic Plan) and Guardian Dental Plan 2 (High Plan) will be continued.

B. Bargaining unit members electing BCBS Medical Plans shall be required to pay the following per pay period: Medical Plan 3359 - $16.98, Medical Plan 3559 - $25.00, Medical Plan 5168/5169 - $39.21, and Medical Plan 0727 - $53.42; Affordable Care Act Plan 5901 - $0. In the event bargaining unit members elect dependent coverage under either medical plan, the City agrees to pay 50% of the premium of Medical Plan 3559 for such dependent coverage. Any additional expenses incurred for improved coverage under any Buy-up plan shall be paid by the bargaining unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

E. For FY 2015-2016 and FY 2016-2017 the parties agree to re-open this Article for negotiations. Such negotiations shall be re-opened for FY 2015-2016 upon ratification. Such negotiations for FY 2016-2017 shall be re-opened in June 2016.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which is within their jurisdiction, upon notifying and securing the approval of their immediate supervisor, without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for the Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

1. January 1st
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Veteran's Day
8. Thanksgiving Day
9. Day after Thanksgiving Day
10. Christmas Eve
11. Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before of the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if totals over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over- 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty-five (45) working days (effective October 1. 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3- PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED-** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE-** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other that 8:00 a.m. to 5:00p.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employees' household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE-** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action and subject to suspension or dismissal.

F. **UNUSED SICK LEAVE-** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the

City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave, divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

Section 21.0

The CITY agrees to reimburse employees for tuition costs for pre-approved work-related courses. This reimbursement is based upon the student achieving a grade "C" or better, from an accredited College or University, at the current State tuition rate.

ARTICLE 22

WAGES

SECTION 22.0

A. The City's Incentive Program for the Building and Code Department, Community Development, Police Department and Public Works Department implemented in the 1998-99 Contract year and/or amended the Contract year (1999-2001) will continue.

Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the effected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

B. For FY 2014-2015 the parties agree that the City shall increase Teamster bargaining unit employees wages by $.50/hour or three percent (3%), whichever is greater, effective October 1, 2014. For FY 2015-2016 and FY 2016-2017 the parties agree to re-open this Article for negotiations. Such negotiations shall be re-opened for FY 2015-2016 upon ratification. Such negotiations for FY 2016-2017 shall be re-opened in June 2016.

C. All employees in the following classifications will receive a two and one-half **(2 ½ %)** hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

D. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

ATTACHMENT A

DEPARTMENT: BUILDING & CODE ENFORCEMENT

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Violations inspector/ Code Enforcement Officer	FACE, AACE, SBCCI	5%
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:
Currently, an inspector/plan reviewer is approved to receive 5% pay increase for each certification obtained, limited to a maximum of three (3) certifications. Also, employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 13 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION	PLANS EXAM CLASSIFICATION
1 & 2 Fam. Dwelling Inspector	1&2 Fam. Dwelling Plans Examiner
Commercial Building Inspector	Commercial Building Plans Examiner
Commercial Electrical Inspector	Commercial Electrical Plans Examiner
Commercial Plumbing Inspector	Commercial Plumbing Plans Examiner
Commercial Mechanical Inspector	Commercial Mechanical Plans Examiner
Coastal Construction Inspector	
Certified Flood Plain Manager	
Certified Building Official	

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase*
5. Fifth certification compensated at 3% pay increase*
6. Sixth certification compensated at 3% pay increase*
7. All additional certifications compensated at 1% pay increase*

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Building Official, for a minimum of one calendar year from the date the certification is posted on the State DBPR website. This one year period will be referred to as the employee retention period, the employee will be responsible to refund the Building Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

DEPARTMENT: COMMUNITY DEVELOPMENT

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE*
Rehabilitation Specialist	Building, Plumbing, Mechanical & Environmental	5%

*Increases for each Certification/License which are not those required as minimum qualifications.

DEPARTMENT: PUBLIC WORKS / SOLID WASTE

ASE (Mechanic) Certification- Two percent (2%) each for a limit of three (3) Certifications per employee.

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

DEPARTMENT: POLICE

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	2%
Crime Analyst	Crime Analyst Certification	2%
Crime Analyst	Crime Prevention Techniques	2%
Crime Scene Investigator	NCIC/FCIC- User	2%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Clerk I & II	NCIC/FCIC - Limited Access	3%
Records Clerk I & II	NCIC/FCIC- User	2%
Records Clerk I & II	Terminal Agency Coordinator (TAC)	3%
Police Aide	NCIC/FCIC	2%
Police Aide	Terminal Agency Coordinator (TAC)	3%
Evidence Technician	NCIC/FCIC	2%
Secretary II	NCIC/FCIC	2%
Animal Control Officer	**Animal Control Certification:**	
	1) Chemical Capture	2%
	2) Euthanasia	2%
	3) Animal Cruelty Investigations	2%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and void; otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee *to* take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the

public, co-workers, or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse, and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals

offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

A. Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

B. Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

C. Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

D. Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

E. Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

F. The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union

organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10 -POLICE EVIDENCE SECTION AND CRIME SCENCE INVESTIGATOR PERSONNEL

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

Section 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

Section 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

Section 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grand parents-in-law, step grand parents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family members death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLAN

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

The pension benefits will be based upon the members best six (6) years of annual salary and shall increase by one (1) year each year until reaching eight (8) years. Such changes will begin to take effect upon ratification of the other bargaining units (IUPA,PBA).

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2014 and shall continue in full force and effect until midnight of September 30, 2017.

SECTION 28.1

The Contract will be open only for negotiation of wages (Article 22) and Insurance (Article 14) for the 2015-2016 and 2016-2017 fiscal years by either party.

The parties agree to open this Contract no later than the end of May,2017.

FOR THE CITY

MAYOR

CITY MANAGER

WITNESS

APPROVED AS TO FORM AND CORRECTNESS

BY: _____
City Attorney

FOR TEAMSTERS LOCAL UNION 769

UNION REPRESENTATIVE

UNION STEWARD

WITNESS

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

Meeting Date: 09/21/2015

Re: Ordinance 15-051 – Amending the Zoning Atlas - 601 Seaway Drive - Causeway Cove

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Ordinance 15-051 – Rezoning properties generally located at 601 Seaway Drive containing 18.02 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial. SECOND READING

SUMMARY:

- The property owner, G. Flash G.P., Inc. c/o Ashton de Peyster, and applicant, Harold H. Smyth, are requesting approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial for 18.02 acres of property located 601 Seaway Drive, known as the Causeway Cove property, formerly the Causeway Mobile Home Park.
- The applicant has expressed interest in pursuing the construction of a marina and support marine recreational and commercial uses in the near term as the local economy develops, and further exploration commences for strategies to relocate the wastewater treatment plant. The existing R-3, Single-Family Moderate Density Residential zoning designation restricts most commercial uses, including a commercial marina.
- The subject property features a Hutchinson Island Mixed Use (HIMU) future land use designation. This district is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre.
- The Planning Board, at their August 11th, 2015 meeting, voted unanimously to recommend approval of the requested Zoning Atlas Amendment.
- A total of 126 notifications of the proposed Zoning Atlas Amendment were mailed to the owners of property located within 500 feet of the subject property. As of August 27th, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:
Fiscal Year:
Account:
Amount:
OTHER INFORMATION:
Increased Ad-valorem Tax Revenue

Attachments

Staff Report
15-051
Application & Supporting Documents
Site Aerial
Zoning Map
Future Land Use Map
Future Land Use Element Excerpt - Comprehensive Plan
South Beach Overlay
South Beach Charrette - Report & Presentation Complete
FIRM Flood Map
Planning Board Minutes of the August 11th, 2015 Meeting - Unapproved

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/03/2015 09:14 AM

Form Started By: Kori Benton
Started On: 08/27/2015 04:23 PM
Final Approval Date: 09/09/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Robert Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Ordinance 15-051 –Amending the Zoning Atlas
Rezoning 18.04 acres +/- from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial
601 Seaway Drive - Causeway Cove

DATE: August 27, 2015

STAFF REPORT

Owner: G. Flash G.P., Inc. c/o Ashton de Peyster
306 Worth Avenue, Suite 4
Palm Beach, FL 33480

Applicant: Harold H. Smyth
P.O. Box 13088
Fort Pierce, FL 34979

Representative: William P. Stoddard, Ph. D., P.E.,
Schulke, Bittle, & Stoddard, LLC.
1717 Indian River Blvd. Suite 201
Vero Beach, FL 32960

Requested Action: Approval of Ordinance 15-051, encompassing a Zoning Atlas Amendment to adjust the zoning designation of 18.02 +/- acres of property located at 601 Seaway Drive from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial.

Location: 601 Seaway Drive

Parcel ID: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands)

Zoning: R-3, Single-Family Moderate Density Residential

Surrounding Zoning

North	East	South	West
OS-1	C-6/PD	A-2	OS-1

Future Land Use: Hutchinson Island Mixed Use (HIMU)

Parcel Size: 17.04 +/- acres & .98 +/- acres

Staff Analysis:

Request & Site History

The property owner and applicant are requesting approval of a Zoning Atlas Amendment (Rezoning) from R-3, Single-Family Moderate Density Residential to C-5, Tourist Commercial for 18.02 acres of property located 601 Seaway Drive, known as the Causeway Cove property, formerly the Causeway Mobile Home Park.

The subject property is the former home of the Causeway Mobile Home Park, which was shattered in during hurricanes Frances and Jeanne in 2004. The former mobile home park featured approximately 250 units prior to its completed removal in 2006. The property remains predominantly vacant, with decrepit driveways and a common area structure remaining on-site from the previous use.

The applicant has expressed interest in pursuing the construction of a marina and support marine recreational and commercial uses in the near term as the local economy develops, and further exploration commences for strategies to relocate the wastewater treatment plant. The existing R-3, Single-Family Moderate Density Residential zoning designation restricts most commercial uses, including a commercial marina.

The site is surrounded by South Causeway Park, Harbour Isle, the Smithsonian Marine Station, State Road AIA, and the FPUA Waste Water Treatment Plant. These adjacent uses present more intense activity than traditionally adjacent to a single-family residential development. The sites of Harbour Isle and the Smithsonian Marine Station were previously within the R-3 district until amendment to PD, Planned Development and C-6, Marine Commercial respectively, at the time of development.

R-3, C-5, & South Beach Overlay Districts

The R-3, Single-Family Moderate Density Residential and C-5, Tourist Commercial zones present distinct differentiation in intended purposes for development and use. The amendment would shift focus from single-family residential development to tourist related commercial and residential uses. Furthermore, the amendment in designation to the upland property shifts the prospects of development within the aquatic area, as the prospective marine related uses also become tourist commercial centered, in contrast with limitations of accessory structures and uses associated with upland single-family development.

The property is located within the South Beach Overlay District which provides unique use, design, and dimensional regulations to promote improved planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. Collectively, the overlay district emphasizes the preservation, protection, and enhancement of the unique barrier island environment through regulation of development and redevelopment of lots within the district. The amendment is consistent with the overlay district, as the Future Land Use of the property limits density of development to eight (8) units per acre. The allowable height increases to a maximum of 45 feet, however further design standards for the form and architecture of buildings with future commercial development are prompted. Furthermore, the Overlay seeks to maximize opportunities for public access to the water, and facilitation of waterfront connectivity amongst commercial development.

A comparison of the current and proposed zoning designation for the property is explored in Table 1: Existing and Proposed Site Information, to present the variation of intended uses and dimensional standards for development within the different districts.

Table 1: Existing and Proposed Site Information

	Existing	Proposed
Zoning	*R-3*	*C-5*
Purpose	The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities.	The intent of this district is primarily to provide suitable locations for tourist facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial or collector street. It also means that the uses allowed should be much more limited than those permitted in a C-3 or C-4 zone. Regulations for the district are designed to enhance the attractiveness and convenience of the facilities for tourist use.
Permitted Uses Excerpts	➢ Detached House ➢ Family Day Care ➢ Park & Open Space	➢ Eating & Drinking Establishments ➢ Retail Stores & Professional Offices ➢ Indoor & Outdoor Entertainment ➢ Overnight Accommodations ➢ Vertical Mixed-use ➢ Townhouses
Conditional Uses Excerpts	➢ Duplex ➢ Townhouse ➢ Mobile Home Park ➢ School ➢ Medical Facility ➢ Neighborhood Commercial Sale	➢ Recreational Vehicle Park ➢ Grocery or Liquor Store ➢ Boat & Auto Sales/Rental ➢ Marine-Related Commercial ➢ Commercial Parking
Maximum Lot Coverage	35%	60%
Maximum Building Height	28 ft. – Permitted 35 ft. – Conditional Use	45 ft.

The location and established environment around the subject site present an opportunity to establish limited commercial and mixed-use development, eligible within the C-5, Tourist Commercial zone, with minimal impacts to and from neighboring uses.

The subject property features a Hutchinson Island Mixed Use (HIMU) future land use designation. This district is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and a maximum, non-residential, floor area ratio (FAR) for construction of 1.0. The requested zoning

designation of C-5, Tourist Commercial, is consistent with this designation in providing opportunity for medium to high density and intensity residential, tourist commercial, and mixed use development to enhance and assimilate with South Hutchinson Island.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and is consistent with the current Future Land Use Designation of the site. Furthermore, the amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment will promote and protect the public health, safety and general welfare through an increase in variety of, and access to, tourist, marine, and recreational related activities.

City Code Section 22-58 maintains the capacity for Site Plan review of specific development proposals in order to review and determine compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property for multifamily construction exceeding twenty (20) living units on one lot, group of lots or parcel of land; and commercial, or public development where the principal structure exceeds four thousand (4,000) square feet of gross floor area. Future development proposals will be reviewed for impacts more intimately to ensure proper public facilities are provided to accommodate transportation demands, and provide community facilities and services consistent with the scale of development.

Technical Review Committee

All affected departments have reviewed and approved the Site Plan and Conditional Use based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their August 11th, 2015 meeting, voted unanimously to recommend approval of the requested Zoning Atlas Amendment.

Property Owner Response Summary:

A total of 126 notifications of the proposed Zoning Atlas Amendment were mailed to the owners of property located within 500 feet of the subject property. As of August 27th, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The requested Zoning Atlas Amendment is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends that the City Commission approve Ordinance 15-051, rezoning the subject property.

ORDINANCE NO. 15-051

ORDINANCE NO. 15-051 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REZONING PROPERTIES GENERALLY LOCATED AT 601 SEAWAY DRIVE, FROM R-3, SINGLE-FAMILY MODERATE DENSITY RESIDENTIAL, TO C-5, TOURIST COMMERCIAL; 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:

Parcel IDs: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64^0 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT,THENCE SOUTH 25' 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING,THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70' 49" EAST A DISTANCE OF 564.9 FT,THENCE NORTH 55^0 30' 00" EAST A DISTANCE OF 482.41 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 159.50 FT,THENCE NORTH 64^0 50' 00" EAST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 500 FT,THENCE CONTINUE SOUTH 64^0 50 00" WEST A DISTANCE OF 12 FT,THENCE NORTH 25^0 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR,THENCE SOUTH 62^0 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT,THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT,THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT,THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25^{0}28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70^{0}30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH

55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

and further depicted on Exhibit "A", attached hereto and incorporated herein,

shall be and the same is hereby rezoned from R-3, Single-family Moderate Density Residential to C-5, Tourist Commercial; said properties being located at 601 Seaway Drive in Fort Pierce, Florida.

SECTION 2. All Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. 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. 15-051 was duly advertised by title only in the St. Lucie News Tribune on August 24th, 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 September 8th, 2015; and was duly introduced, read by title only, and passed on second and final reading on September 21st, 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 21st day of September, 2015.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

EXHIBIT A
Page 1 of 2

Sketch of Subject Property

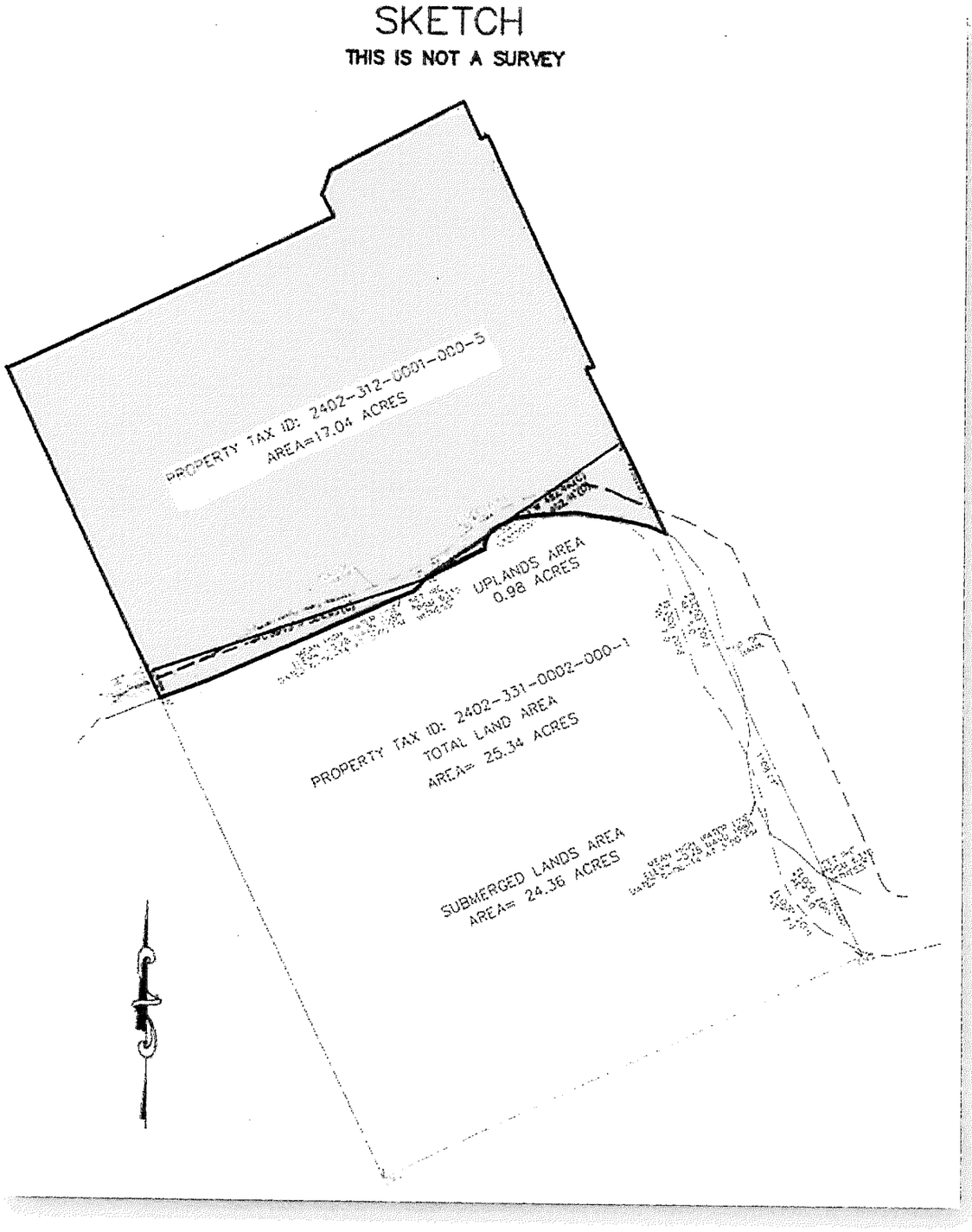

EXHIBIT A
Page 2 of 2

Legal Description of Subject Property

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN NORTH 64° 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT,THENCE SOUTH 25' 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING,THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70' 49" EAST A DISTANCE OF 564.9 FT,THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 482.41 FT,THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 159.50 FT,THENCE NORTH 64° 50' 00" EAST A DISTANCE OF 12 FT,THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 500 FT,THENCE CONTINUE SOUTH 64° 50 00" WEST A DISTANCE OF 12 FT,THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR,THENCE SOUTH 62° 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT,THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT,THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT,THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20' WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11 '19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

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 Additional supporting documents

1. Property Address/Location: 601 Seaway Drive, Fort Pierce, FL 34949
2. Property Tax ID(s): 2402-312-0001-000-5
3. Total Acreage: 17.43
4. Existing Future Land Use Designation: HIMU (Hutchinson Island Mixed Use)
5. Existing Zoning Classification: R3 (Single Family Moderate Density)

6. Proposed Zoning Classification: C-5

7. Other applications being submitted concurrent with this application, if any: Future Land Use Map Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant, previously Mobile Home Park

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Entitle land for future development of the Fort pierce Western Peninsula as described in the Charette for development of the Western Peninsula and relocation of the wastewater treatment plant

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Government	COS	OS1
South	Indian River Lagoon		A-2
East	Institutional Residential	HIMU HIMU	C-6 PUD
West	Government	HIMU	OS1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	R-3	8 du/ac FAR 1.0	17.43	AE 5.0 VE 7.0
Proposed	MXD	C-5	15 du/ac FAR 1.5		N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 55,121
Proposed Zoning	Total gallons per day 113,724

Change in Demand	**Total gallons per day** 58,603

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 51,325
Proposed Zoning	Total gallons per day 104,500
Change in Demand	**Total gallons per day** 53,175

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	2.23	2.25	+0.02
Urban District	5 acres per 1,000 people	8.92	8.98	+0.06
Community	2.5 acres per 1,000 people	17.84	17.96	+0.12
Neighborhood	1.36 acres per 1,000 people	32.79	33.02	+0.23

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	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	39.41	16.89
Proposed Zoning Enrollment Demand	73.71	31.59 (Maximum Single Family)
Change in Demand	+34.30	+14.70

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	20 yd
Proposed Zoning	36 yd
Change in Demand	+16 yd

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	No potential increase in stormwater volume discharge. See attached drainage analysis.

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	1218	84
Proposed Zoning	20538	1806
Change in Demand	19320 Trips	1722 Trips
Impact to Capacity	Roadway network will likely require future improvements	

12. Name of Owner(s): G. Flash G.P., Inc. c/o Ashton de Peyster
Mailing Address: 306 Worth Ave, Suite 4
City Palm Beach State FL Zip 33480
Phone # 561-267-2636
E-mail: bizashton@gmail.com

13. Name of Applicant: Harold H. Smyth
Mailing Address: P.O. Box 13088
City Fort Pierce State FL Zip 34979
Phone # 772-489-0168 Fax # 772-489-0077
E-mail: smythbuild@aol.com

14. Name of Representative: William P. Stoddard, Ph.D., P.E., Schulke, Bittle & Stoddard, LLC
Mailing Address: 1717 Indian River Blvd, Suite 201
City Vero Beach State FL Zip 32960
Phone # 772-770-9622 Fax # 772-770-9496
E-mail: wstoddard@sbsengineers.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

ZONING CHANGE

Smyth Builders Inc.

Applicant's Signature 6-22-15 Date

P.O. Box 13088 Ft. Pierce FL. 34979
Address State Zip

772-201-8230 Smythbuild@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.

G. Flagler G.P., Inc. Trustee 561/835-8126
Property Owner's Name (Please Print) Phone

306 Worth Ave. Palm Beach FL 33480
Address State Zip

Assistant Secretary, President 6/23/15
Property Owner's Signature Date

STATE OF ~~FLORIDA~~ Idaho)
~~ST LUCIE COUNTY~~) Blaine County

The foregoing instrument was acknowledged before me this 23 day of June, 2015, by

Assistant Secretary who is personally known to me or has produced DL as identification.

Amy K. Thompson
Signature of Notary

(Seal) AMY K. THOMPSON NOTARY PUBLIC STATE OF IDAHO

OFFICE USE:		
DATE RECEIVED:	Signed:	
File Number:	Check No:	Receipt No:
TRC Review:	Planning Board Review:	City Commission:
Ordinance No:	Date Approved:	

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 26, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment and Map Amendment to the Zoning Atlas Map
601 Seaway Drive, Ft. Pierce, FL
Parcel ID 2402-312-0001-000-5
Statement of Need

Dear Ms. Grohall:

On March 17, 2012, members of the City of Fort Pierce and the community met to discuss and plan the future of the Western Peninsula of Hutchinson Island. The property included in this study consisted of the existing waste water treatment plant facility (Parcel ID: 2402-323-0003-000-3) along with the adjacent privately owned 17.43 acres of uplands (Parcel ID: 2402-312-0001-000-5) and 25.39 acres of submerged lands (Parcel ID: 2402-331-0002-000-1). These properties offer an exceptional opportunity for development given the available contiguous parcel size, views of the intracoastal waterway and Ft. Pierce inlet, and the location at the entrance to Hutchinson Island.

The Master Plan that was developed during this charrette is predicated on the relocation of the existing waste water treatment facility. The City of Fort Pierce has made a commitment d to pursue the relocation of the facility on December 2, 2013 through issuance of resolution 13-27. The community's vision includes a mixed use type development including resort hotels, multi-family residential buildings, a waterfront marketplace, community gathering areas, as well as public access to the waterfront through piers, docks, and marinas. One of the steps as outlined in the report to implementing this vision includes an agreement with the private property owner to develop all parcels jointly in accordance with the Master Plan.

The private property owner, G Flash GP Inc (TR), who owns the upland and submerged land is in full support of this vision and would like to move forward now with the preliminary steps necessary in order to allow for the future development of the Master Plan.

The first step in this process involves amending the future land use and zoning district to allow for the mixed use type development and density described in the Community's Vision report. The privately owned upland parcel has a current residential land use designation of HIMU (Hutchinson Island Mixed Use) and a zoning of R-3 (Single Family Moderate Density). This limits development to a maximum of 139 residential units and a maximum of 20% of the floor area as non-residential. The current land use and zoning is inconsistent with Community's Vision and would not allow for development of the Master Plan. Section 9 Financial Strategy of the Vision report, offers the recommendation to increase density and intensity to

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

a) attract a use that was indicated as desirable by the community (i.e. a resort hotel) and; b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce"

G Flash GP Inc (TR) has secured permits from the Florida Department of Environmental Protection for construction of a 198 slip marina including a 2 lane boat ramp and 29 boat moorings. However, under the current zoning designation R-3 (Section 22-22(e) City of Fort Pierce Land Development Regulations) marine related commercial activity is not a permitted use within this zoning district.

After many discussions and meetings with the City of Fort Pierce Planning Staff about the future development of the Western Peninsula, the recommendation was to submit applications to amend the future land use for Parcel ID: 2402-312-0001-000- to MXD (Mixed Use Development) and the zoning district to C-5 (Tourist Commercial Zone). This would be more compatible and consistent with the goals and desires described in the Community's Vision report. The following Table is a comparison of the existing, proposed, and Community Vision development possibilities.

	Existing FLU: HIMU Zoning: R-3	Proposed FLU: MXD Zoning: C-5	Community Vision Report
FAR	1.0	1.5	1.0 to 7.5
Density	8 du/acre	15 du/acre	23 du/acre
Maximum Non-Residential	20%	60%	60%+

It is important that the future and use and zoning designations be amended to preserve the vison outlined for the Western Peninsula for the following reasons:

1. Currently the privately owned parcels are vacant and under single ownership. This offers a unique opportunity for future development of the Western Peninsula. However, as long as the waste water treatment plant is located adjacent to the site, mixed use type development as outlined in the vision report is highly unlikely. Under the current future land use and zoning designations the 17.43 acres of uplands could be subdivided and developed as single family residences. If this was to occur, it would create multiple property owners and improvements on the site. Future agreement among the property owners to redevelop the property as part of the Master Plan would be very difficult to achieve.

2. The current residential mixed land use HIMU allows non-residential uses to comprise no more that 20% of the total floor area. The Comprehensive Land Use plan for HIMU does not specify any required mixed use distribution. Under the proposed MXD commercial future Land use, development must contain a minimum of three different types of uses. This requirement of mixed uses is consistent with the Vision report and avoids the possibility of an exclusively residential development.

3. The existing R-3 zoning district does not allow for marine related commercial uses. As expressed by the community, marine related activities including marinas are desired in the future Development of the Western Peninsula. A change in the zoning designation to C-5 would allow for these marine related commercial activities. This would also grant the current property owner to generate income form the property through the

construction of a marina during the time required to relocate the waste water treatment plant.

This request for amending the future land use and zoning designation for Parcel ID: 2402-312-0001-000-5 is consistent with the community's and the property owner's long term vision of redevelopment of the Western Peninsula.

Sincerely,
Date: 6/22/15

William P. Stoddard, Ph.D., P.E.

Property Identification

Site Address: 601 SEAWAY DR
Sec/Town/Range: 02/35S/40E
Map ID: 24/02S
Zoning: R3

Parcel ID: 2402-312-0001-000-5
Account #: 15792
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

% Peter Harrison
23285 Orange Ave
Fort Pierce, FL 34945-4337

Legal Description

2 35 40 FROM REF PT IN E END OF S BRIDGE, SD PT BEING A CROSS IN DECK OF AFORESD BRIDGE RUN N 64 50 00 E ALG C/L SEAWAY DR 525 FT,TH S 25 09 E 154.91 FT TO S R/W SEAWAY DR AND POB,TH CONT S 656.44 FT TO HWM IND RIVER,TH MEANDER SHORE N 70 49 E 564.9 FT,TH N 55 30 00 E 482.41 FT,TH N 25 10 00 W 159.50 FT,TH N 64 50 00 E 12 FT,TH N 25 10 00 W 500 FT,TH S 64 50 00 W 12 FT,TH N 25 10 00 W 73.5 FT TO S R/W LI SEAWAY DR,TH S 62 52 16 W ALG S R/W LI 294.42 FT,TH SWLY ALG S R/W LI 50.34 FT,TH SLY ALG R/W LI 49.64 FT,TH SWLY ALG S R/W LI 708.38 FT TO POB (17.43 AC) (OR 1674-1067)

Total Areas

Land Size (acres):	17.43
Land Size (SF):	759,036

Current Values

Just/Market Value:	$4,009,100
Assessed Value:	$4,009,100
Exemptions:	$0
Taxable Value:	$4,009,100

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 759,036 SF / 17.43 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	17.43 Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1000	1900
ASP2 LOW	1	1000	1900
ASP2 LOW	1	1000	1900
CHAINLINK 6'	1	3360	2004

Permits

Number	Date	Description	Amount	Fee
9900001219		Tie Down for Mobile Home	$0	$0
F00-0000102		Alterations/Remodeling	$4,800	$0
F00-0000109		Roof	$5,192	$0
F00-0000233		Enclosure	$1,000	$0
F00-000085		Roof	$5,332	$0
F00-0001487		Roof	$2,509	$0
F00-0001526		Roof	$2,289	$0

F00-000214		Roof	$2,130	$0
F00-000222		Roof	$1,926	$0
F00-000233		Enclosure	$1,000	$0
F00-000288		Roof	$2,635	$0
F00-000289		Roof	$2,090	$0
F00-000354		Alterations/Remodeling	$2,000	$0
F00-000380		Alterations/Remodeling	$3,149	$0
F00-000396		Alterations/Remodeling	$1,568	$0
F00-000437		Alterations/Remodeling	$4,092	$0
F00-000686		Roof	$5,061	$0
F00-000822		Roof	$1,804	$0
F00-000828		Screen Porch	$500	$0
F00-001387		Additions to existing construction	$2,400	$0
F00-001432		Roof	$2,204	$0
F01-00001322		Carport	$2,000	$75
F01-0000210		Roof	$3,874	$0
F01-0000239		Roof	$0	$0
F01-0000240		Roof	$2,347	$0
F01-0000995		Roof	$6,645	$0
F01-000251		Carport	$1,500	$0
F01-000270		Roof	$4,453	$0
F01-000272		Alterations/Remodeling	$1,825	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F01-000329		Alterations/Remodeling	$2,343	$0
F99-0000124		Alterations/Remodeling	$4,032	$0
F99-0000125		Alterations/Remodeling	$3,110	$0
F99-000126		Alterations/Remodeling	$4,092	$0
F89001024	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001024M	Sep 1, 1989	Air Conditioning Only	$2,000	$2,000
F89001124E	Oct 1, 1989	Enclosure	$2,000	$2,000
F89001229E	Nov 1, 1989	Enclosure	$150	$150
F89001244M	Nov 1, 1989	Air Conditioning Only	$1,421	$1,421
9090000174	Oct 26, 1990	Shed	$400	$400
F93-001440	Oct 29, 1993	Trailer	$22,423	$22,423
F93-001460	Nov 10, 1993	Enclosure	$1,350	$1,350
F94-000095	Jan 13, 1994	Alterations/Remodeling	$5,600	$5,600
F94-000201	Feb 14, 1994	Shed	$400	$400
F94-000270	Feb 25, 1994	Roof	$600	$600
F94-000871	Jul 15, 1994	Enclosure	$1,200	$1,200
F95-000008	Jan 3, 1995	Roof	$1,280	$1,280
F95-000265	Mar 10, 1995	Alterations/Remodeling	$1,860	$1,860
F95-000291	Mar 20, 1995	Roof	$4,300	$4,300
F95-00413A	Apr 13, 1995	Enclosure	$250	$250
F95-000413	Apr 14, 1995	Enclosure	$1,500	$1,500
F95-000599	May 23, 1995	Air Conditioning Only	$1,800	$1,800
F95-000558	May 24, 1995	Air Conditioning Only	$1,800	$1,800
F95-001054	Sep 19, 1995	Roof	$615	$615
F95-001388	Dec 12, 1995	Roof	$2,084	$2,084
F95-000019	Jan 5, 1996	Roof	$1,987	$1,987
F95-000082	Jan 25, 1996	Shed	$300	$300
F95-000112	Jan 30, 1996	Slab	$100	$100
F96-000163	Feb 16, 1996	Slab	$200	$200
F96-000912	Jul 29, 1996	Roof	$2,495	$2,495
F97-000760	Jul 21, 1997	Roof	$1,600	$1,600
F97-000800	Jul 29, 1997	Heat and Air Conditioning	$1,450	$1,450
F97-000846	Aug 7, 1997	Roof	$1,500	$1,500
F97-001266	Nov 14, 1997	Alterations/Remodeling	$950	$950
F98-000061	Jan 15, 1998	Alterations/Remodeling	$1,400	$1,400
F98-000153	Feb 12, 1998	Alterations/Remodeling	$1,500	$1,500
F98-000155	Feb 12, 1998	Alterations/Remodeling	$0	$0
F98-000214	Feb 27, 1998	Tie Down for Mobile Home	$0	$0
F98-000267	Mar 10, 1998	Alterations/Remodeling	$920	$920
F98-001420	Nov 20, 1998	Shed	$375	$375
F98-001597	Dec 30, 1998	Shed	$2,945	$2,945
F99-000025	Jan 14, 1999	Slab	$900	$900
F99-000069	Jan 21, 1999	Alterations/Remodeling	$80,000	$80,000
F99-000114	Feb 1, 1999	Roof	$2,527	$2,527
F99-000115	Feb 1, 1999	Roof	$1,192	$1,192
F99-000216	Mar 11, 1999	Alterations/Remodeling	$1,000	$1,000
F95-000579	May 23, 1999	Air Conditioning Only	$2,000	$2,000

F99-001024	Aug 11, 1999	Roof	$2,103	$2,103
F01-00001417	Mar 5, 2002	Alterations/Remodeling	$2,200	$75
F01-1526	Mar 18, 2002	Exterior Siding	$850	$850
F01-1634	Mar 20, 2002	Additions to existing construction	$2,000	$75
F02-172	Jun 11, 2002	Carport	$1,500	$75
F02-234	Jun 12, 2002	Alterations/Remodeling	$1,500	$75
F02-0630	Sep 5, 2002	Roof	$3,950	$165
F02-0787	Sep 5, 2002	Heat and Air Conditioning	$0	$155
CRPT2002-1	Nov 25, 2002	Carport	$0	$100
CP2002-9	Dec 27, 2002	Concrete	$100	$50
RR2003-30	Mar 21, 2003	Alterations/Remodeling	$500	$75
MC2003-27	Mar 24, 2003	Air Conditioning Only	$2,500	$75
RF2003-83	Jul 24, 2003	Roof	$1,975	$75
CP2003-3	Jul 25, 2003	Concrete	$100	$50
CRPT2003-5	Aug 25, 2003	Carport	$1,500	$100
RR2003-66	Aug 25, 2003	Additions to existing construction	$2,500	$75
RFA20034	Aug 26, 2003	Roof	$1,800	$100
WD20041	Apr 12, 2004	Deck	$300	$75
MC200458	Jun 22, 2004	Air Conditioning Only	$2,459	$75
0700000955	Sep 17, 2007	Demolition	$16,000	$0
0700000956	Sep 17, 2007	Demolition	$0	$130
0800000678	Nov 10, 2008	Demolition	$0	$130
BP09-61	Aug 27, 2009	Additions to existing construction	$100,000	$1,300
BP09-208	Aug 31, 2009	Alterations/Remodeling	$1,000	$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
Jan 31, 2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100
Jun 28, 1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	$3,590,000
Mar 25, 1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	$3,394,300
Jul 3, 1990	0698 / 1162	02	WD		$3,330,000

Current Year Values

Current Values Breakdown

Building:	$200
Land:	$4,008,900
Just/Market:	$4,009,100
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$4,009,100
Exemption(s):	$0
Taxable:	$4,009,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	34.2	Fort Pierce Stormwater Charge	$1,846.80

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	$4,009,100	$4,009,100	$0	$4,009,100
2013	$4,009,100	$4,009,100	$0	$4,009,100
2012	$4,009,100	$4,009,100	$0	$4,009,100

This information is believed to be correct at this time but it is subject to change and is not warranted.
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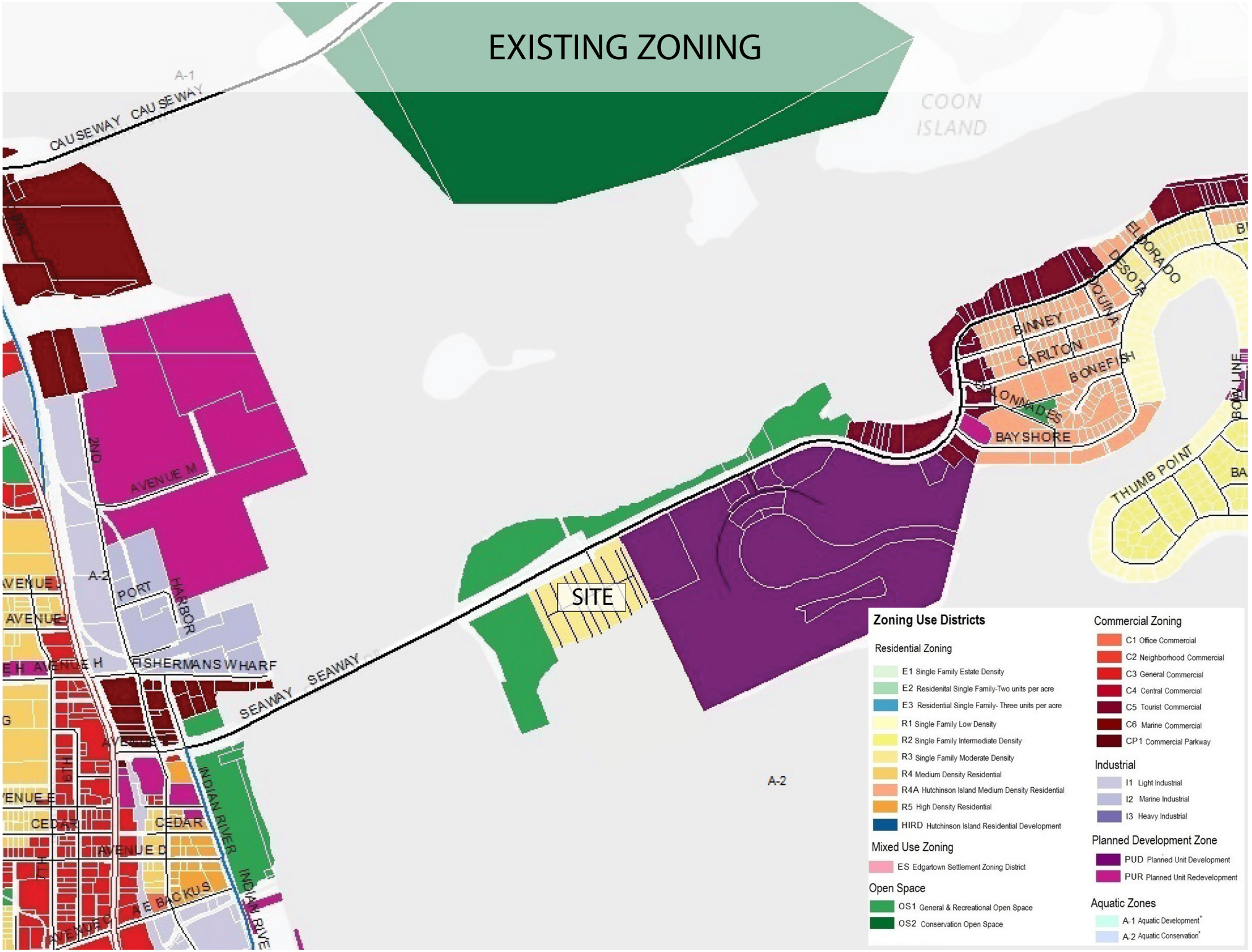
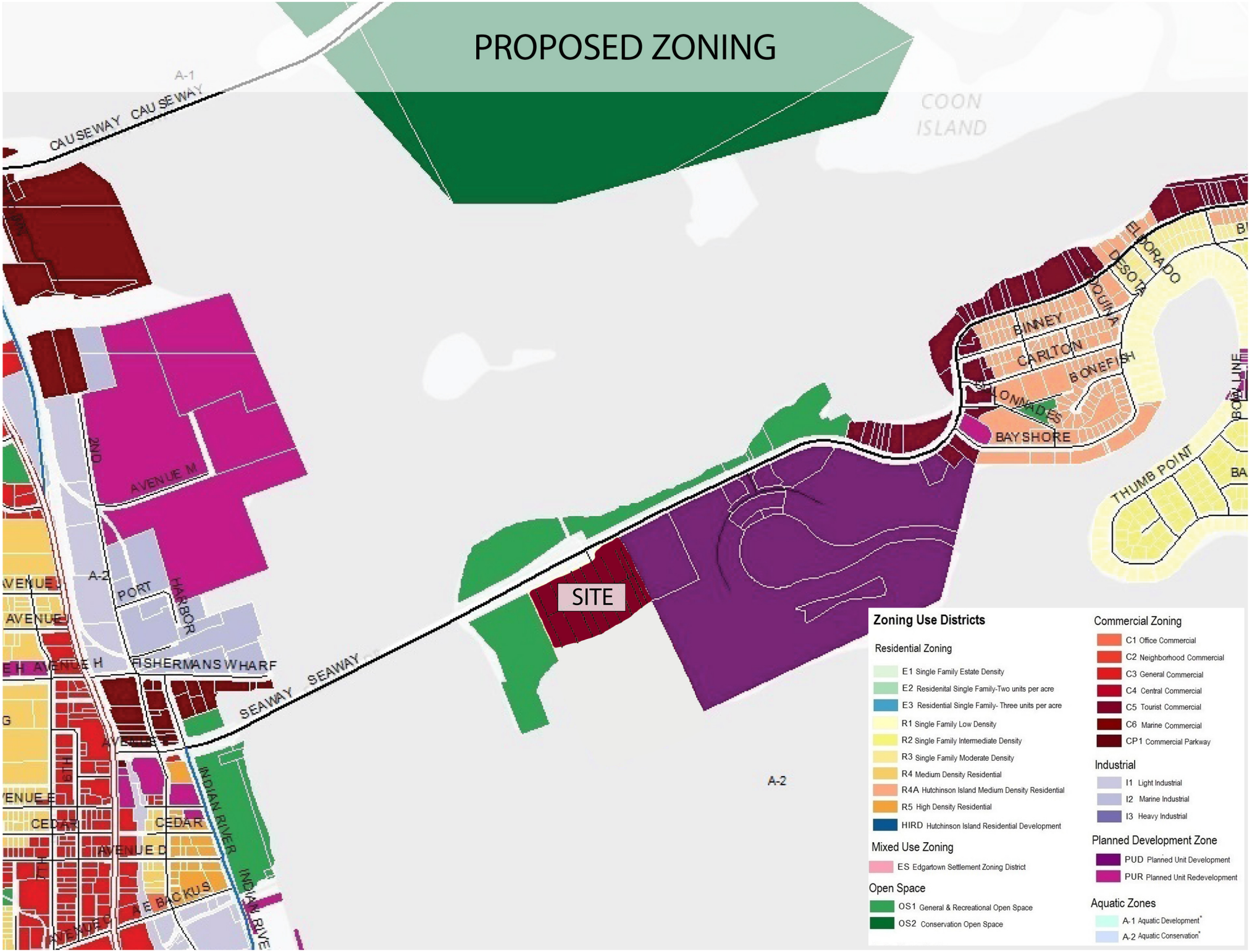
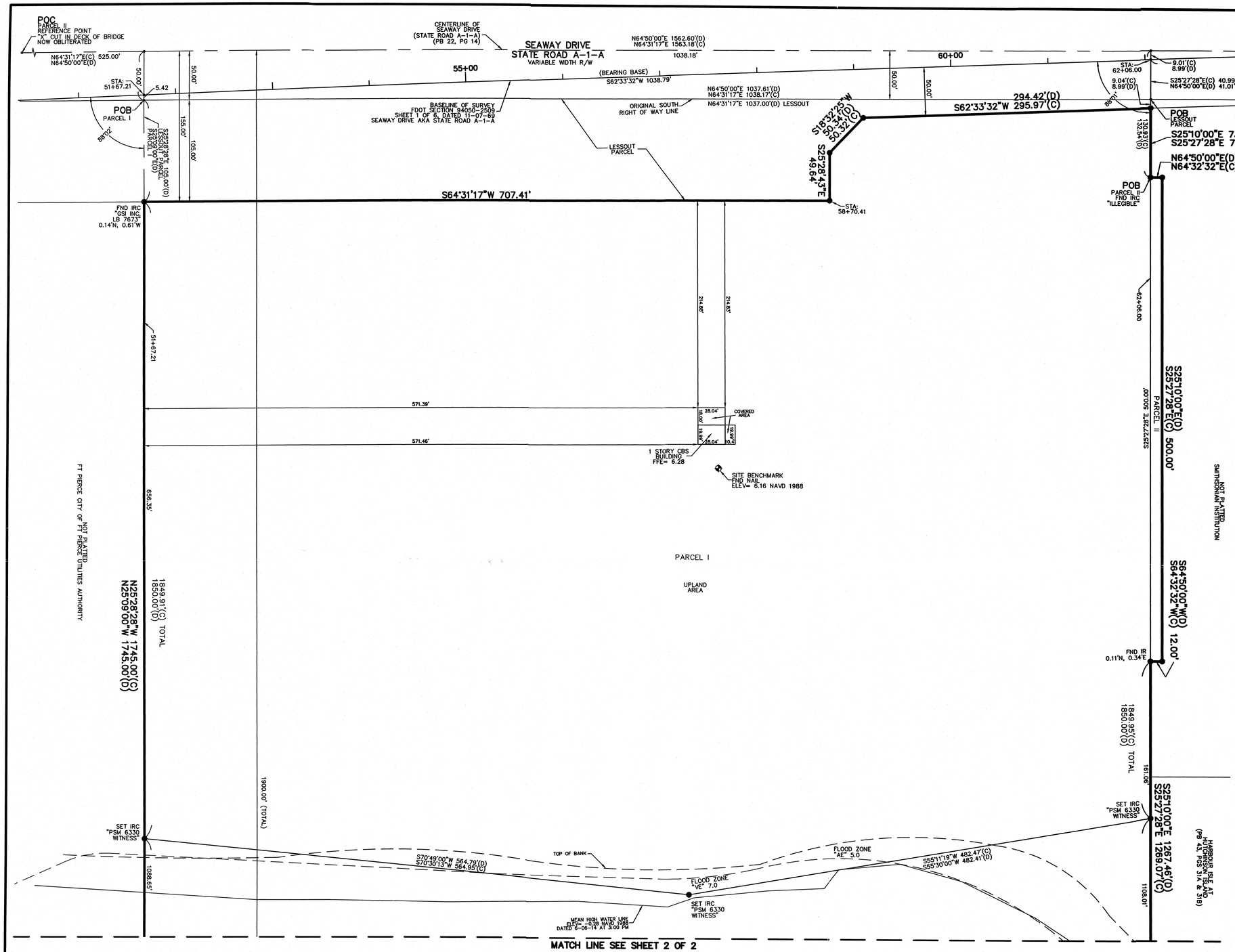
EXISTING ZONING



PROPOSED ZONING





LEGAL DESCRIPTION:

PARCEL I:

BEING A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70 DEGREES 58 1/2 MINUTES EAST, 1200 FEET; THENCE SOUTH 19 DEGREES 01 1/2 MINUTES EAST, 85 FEET; THENCE NORTH 70 DEGREES 18 MINUTES EAST, 2009.5 FEET TO A POINT OF REFERENCE ON THE EAST END OF EXISTING STATE HIGHWAY BRIDGE ACROSS THE INDIAN RIVER AT THE WEST SHORE OF CAUSEWAY ISLAND, SAID POINT BEING A CROSS ON THE DECK AT THE EAST END OF AFORESAID BRIDGE (NOW OBLITERATED).

FROM SAID POINT OF REFERENCE RUN NORTH 64 DEGREES 50 MINUTES EAST (REFERENCE BEARING), ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 525.0 FEET (SAID POINT BEING SOUTH 64°50' WEST A DISTANCE OF 3132.32 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF A 8°00', CURVE CONCAVE TO THE SOUTHEAST, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 25 DEGREES 09 MINUTES EAST, 50 FEET TO THE SOUTH RIGHT- OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING CONTINUE SOUTH 25 DEGREES 09 MINUTES EAST, ALONG THE EASTERLY LINE OF LANDS OF FORT PIERCE PORT AUTHORITY 1850 FEET TO A POINT IN THE INDIAN RIVER; THENCE NORTH 64 DEGREES 50 MINUTES EAST, ON A LINE PARALLEL TO AND 1900 FEET SOUTH OF THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), RUN 1038.18 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES WEST, ALONG THE WESTERLY LINE OF LANDS OF FORT PIERCE PORT AND TERMINAL COMPANY, 1850 FEET TO THE SOUTH RIGHT-OF- WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A); THENCE SOUTH 64 DEGREES 50 MINUTES WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE (STATE ROAD A-1-A), 1037.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE IN THE CENTER OF STATE ROAD A-1-A, SAID SPIKE BEING 1,955 FEET MORE OR LESS EASTERLY OF THE WESTERLY BANK OF CAUSEWAY ISLAND; THENCE RUN ALONG THE BASELINE OF SURVEY OF SECTION 94050-2509 STATE ROAD A-1-A, SOUTH 62°32'32" WEST* A DISTANCE OF 262.59 FEET; THENCE SOUTH 25°27'28" EAST A DISTANCE OF 41.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°27'28" EAST A DISTANCE OF 8.99 FEET; THENCE SOUTH 62°33'32" WEST A DISTANCE OF 294.42 FEET; THENCE SOUTH 18°32'25" WEST A DISTANCE OF 50.34 FEET; THENCE SOUTH 25°28'43" EAST A DISTANCE OF 49.64 FEET; THENCE SOUTH 64°31'17" WEST A DISTANCE OF 707.41 FEET; THENCE NORTH 25°28'28" WEST A DISTANCE OF 104.91 FEET TO THE EXISTING RIGHT- OF- WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 64°31'17" EAST A DISTANCE OF 1037 (FEET) TO THE POINT OF BEGINNING. ALL ACCORDING TO RIGHT-OF-WAY MAP OF SECTION 94050-2509, STATE ROAD A-1-A.

* BEARING BELIEVED TO BE A SCRIVENER'S ERROR, AS THE REFERENCED RIGHT-OF-WAY MAP SHOWS SOUTH 62°33'32" WEST.

TOGETHER WITH:

PARCEL II:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REFERENCE POINT IN THE EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN THE DECK OF AFORESAID BRIDGE (NOW OBLITERATED); THENCE RUN NORTH 64°50'00" EAST, ALONG THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A), A DISTANCE OF 1562.60 FEET; THE CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO; SAID POINT BEING SOUTH 64°50'00" WEST, A DISTANCE OF 2094.72 FEET FROM AN IRON PIPE FOUND AT THE POINT OF INTERSECTION OF AN 8°00' CURVE CONCAVE TO THE SOUTHEAST AS SHOWN ON THE RIGHT-OF-WAY MAP FOR STATE ROAD A-1-A, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°10'00" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 132.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 64°50'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 500 FEET; THENCE 64°50'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 25°10'00" WEST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,846,356 SQUARE FEET OR 42.3865 ACRES, MORE OF LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED FOUND MONUMENTATION, FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69, A SURVEY PREPARED BY GCY INCORPORATED FILE NUMBER 95-1057-01-01, DATED 6-06-95, A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. JOB NUMBER 7957, DATED 11-11-04.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: S62°33'32"W ALONG BASELINE OF SURVEY OF FDOT SECTION 94050-2509, SHEET 1 OF 6, DATED 11-07-69
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION= 5.0 & "VE" BASE FLOOD ELEVATION= 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J & 12111C0183 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE MARKING OF BOUNDARY LIMITS FOR FUTURE DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SMYTH BUILDERS, INC.
14. © COPYRIGHT 2014 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-12-14

DATE OF SURVEY: 6-12-14

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

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
DB	= DEED BOOK
FND	= FOUND
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

1 .5 0 1 2
GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

SYMBOLS:
● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

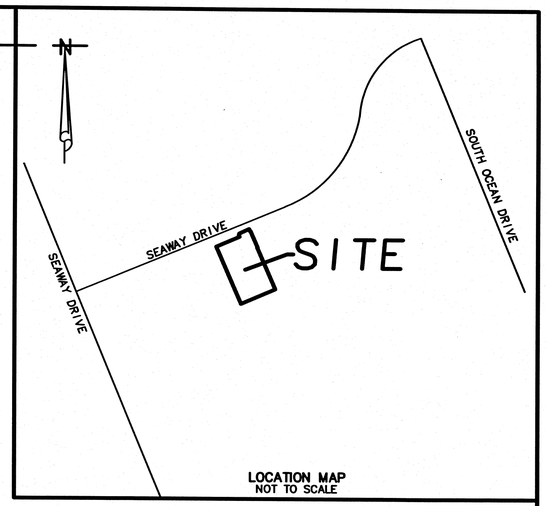
DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 14-1784
OFF	CJM		DATE 6-12-14
CKD	AJP	SHEET 1 OF 2	DWG D-590

MATCH LINE SEE SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

INDIAN RIVER

N25°28'28"W 1745.00'(C)
N25°09'00"W 1745.00'(D)

1088.65'

1900.00' (TOTAL)

SUBMERGED LANDS AREA

FLOOD ZONE AE= 6.0
FLOOD ZONE AE= 7.0

TOP OF BANK

S25°10'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

1108.01'

HARBOUR ISLE AT HUTCHINSON ISLAND
(PB 43, PGS 31A & 31B)

MEAN HIGH WATER LINE
ELEV= -0.09 NAVD 1988
DATED 6-06-14 AT 3:00 PM

SET IRC
"PSM 6330
WITNESS"

180.00'

FLOOD ZONE AE= 6.0
FLOOD ZONE AE= 7.0

CNS

S64°31'17"W 1037.63'(C)
S64°50'00"W 1038.16'(D)

CNS

INDIAN RIVER

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

1 .5 0 1 2

ABBREVIATIONS:

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POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
601 SEAWAY DRIVE
SEC 2, TWP 35S, RGE 40E
AS PREPARED FOR
SMYTH BUILDERS, INC.

CAD	K:\BUILDERS\\DWG2014\DWG\14-1784.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	14-1784
OFF	CJM			DATE	6-12-14
CKD	AJP	SHEET	2 OF 2	DWG	D-590

K:\BUILDERS\DWG2014\DWG\14-1784.dwg, 2/21/2015 1:21:18 PM

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT — SAINT LUCIE COUNTY
File Number: 2171786 OR BOOK 1674 PAGE 1067
Recorded:03/14/03 15:17

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

COPY

This instrument prepared without examination
of title at the request of the parties
by (and return to):
Richard S. Webb, IV, Esq.
Lutz, Webb & Bobo, P.A.
2 North Tamiami Trail, #500
Sarasota, Florida 34236
877-951-1800

Rel.

DEED TO TRUSTEE

THIS INDENTURE, made this 31st day of January, 2003, by and between ASHTON DePEYSTER (hereinafter referred to as "Grantor") and G. FLASH G.P., INC., a Florida corporation, Trustee, under unrecorded Land Trust Agreement dated December 13, 2002 (hereinafter referred to as "Trustee"), whose post office address is c/o DePeyster, 306 Worth Avenue, Palm Beach, Florida 33480.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations to it in hand paid by Trustee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, forever that certain real property situated in St. Lucie County, Florida, and more particularly described as follows, to wit:

Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to taxes for 2003 and subsequent years, existing mortgages and all valid and existing easements, restrictions and reservations of record, none of which shall be reimposed hereby.

This conveyance is made for no consideration and is exempt from documentary stamp tax pursuant to the provisions of Rule 12B.4.013(32)(a), Florida Administrative Code, as the Grantor is the sole beneficiary under the Land Trust Agreement referenced above.

COPY

TOGETHER WITH, all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining (all of the foregoing being hereinafter alternatively referred to as the "real estate" or the "property").

TO HAVE AND TO HOLD the above described real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate and any part of it and the Trustee is specifically granted and given the full power and authority (without limiting the foregoing):

COPY

(a) To protect and conserve said real estate or any part of it and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell and convey said real estate, or any part of it for cash or on credit, at public or private sale, to exchange said real estate or any part of it, for other property and grant options to sell said real estate or any part of it, and to determine the price and terms of such sales, exchanges and options;

(c) To execute leases and subleases of said real estate or any part of it for terms as long as 200 years, to subdivide or improve said real estate or any part of it and tear down or alter improvements thereon, to grant easements, licences, charges and other use rights, give consents and make contracts relating to said real estate or any part of it or its use, to release or dedicate any interest in said real estate and to submit said real estate or any part of it to condominium ownership;

(d) To borrow money and to mortgage, pledge or otherwise encumber any part or all of said real estate to secure payment thereof;

COPY

(e) To otherwise manage, control, develop, operate and dispose of said real estate or any part thereof, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, or any part thereof, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes;

(f) To convey to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers, privileges and authorities vested in the Trustee.

2. The Trustee shall hold said real estate and make distributions of said real estate or the proceeds derived therefrom in accordance with the terms, conditions and provisions of that certain aforementioned unrecorded Land Trust Agreement, collateral hereto, dated December 13, 2002.

COPY

3. In no case shall any party dealing with the Trustee in relation to said real estate, or any part of it, or to whom the real estate, any part of it, or any interests therein shall be conveyed, transferred, assigned, contracted to be sold, leased, mortgaged, or otherwise encumbered by said Trustee, be obligated to see to the application or disposition of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, [or be obliged to inquire into the identification or status of any beneficiary under this Deed, or their heirs or assigns, or any collateral instrument,] [or be obliged to inquire into or ascertain the authority of the Trustee to act within and exercise the powers granted by this Deed,] or said Trust, [or be obliged to inquire into the adequacy or disposition of any consideration, if any, paid to the Trustee,] [or be obliged to inquire into any of the provisions of said unrecorded Trust Agreement, collateral hereto, and any amendments thereto,] and every deed, trust deed, mortgage, lease, easement, license, condominium declaration, or any other instrument executed by said Trustee in relation of said real estate, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument (a) That at the time of its execution and delivery the trust created by this indenture and by the Trust Agreement was in full force and effect; (b) That such conveyance, mortgage, lease, easement, license, condominium declaration or other instrument was executed in accordance with the trust conditions and limitation contained in this Deed and in the Trust Agreement and is binding upon any and all beneficiaries under such instrument; (c) The said Trustee was duly authorized and empowered to execute and deliver every such conveyance, lease, mortgage, easement, license, condominium declaration, or other instrument; and (d) That if a conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor in trust and the trust.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.

5. The Grantor recites that this conveyance is made pursuant to and in conformance with the provisions of Section 689.071 of the Florida Statutes.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon him binding.

7. Any Trustee named hereunder shall serve without bond.

8. The Trustee hereunder may resign. In the event of the dissolution, resignation or insolvency of the Trustee, the beneficiaries of the Trust may designate a successor trustee by a majority vote of the beneficiaries of the Trust at the time of such resignation, dissolution or insolvency. Upon the resignation, dissolution or insolvency of the Trustee, the recording of an affidavit in the Public Records of St. Lucie County, Florida, by the successor or substitute

COPY

Trustee joined by a majority of the beneficiaries of the Trust reciting that the predecessor Trustee has either resigned, has been dissolved or is insolvent and that the successor trustee has been appointed by a majority vote of the Trust beneficiaries, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privilege of the predecessor Trustee and of the trust.

9. Grantor, does hereby convey all right, title and interest of Grantor.

10. Grantor does hereby warrant the title to said real property and will defend the title against lawful claims of all persons whomsoever; and further warrants that the said real property is free of all encumbrances except taxes for 2003 and subsequent years, existing mortgages, and all valid and existing easements and restrictions and reservations of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the date first above written.

In the presence of:

print name: JENNIFER DELBY

Ashton DePeyster

print name: LISA TOBIN

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31 day of January, 2003, by Ashton DePeyster,

✓ who is personally known to me,
___ who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

NOTARY PUBLIC

Print

State of Florida at Large (Seal)
My Commission Expires:

Kari Richardson
MY COMMISSION # CC904533 EXPIRES
May 6, 2004
BONDED THRU TROY FAIN INSURANCE, INC

I:\RSW\DePeyster\deed to trustee.5.wpd

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

(Being a parcel of land lying in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, and being desribed as:)

Commencing at the Southwest corner of Section 3, Township 35 South, Range 40 East, thence East 2240 feet; thence North 720 feet; thence North 70 degrees 58 1/2 minutes East, 1200 feet; thence South 19 degrees 01 1/2 minutes East, 85 feet; thence North 70 degrees 16 minutes East, 2009.5 feet to a Point of Reference on the East end of existing State highway bridge across the Indian River at the West shore of Causeway Island, said point being a cross on the deck at the East end of aforesaid bridge (now obliterated).

From said Point of Reference run North 64 degrees 50 minutes East (reference bearing), along the centerline of Seaway Drive (State Road A-1-A), 525.0 feet (said point being South 64 50' West a distance of 3132.32 feet from an iron pipe found at the point of intersection of a 8 00', curve concave to the southeast, as shown on the right-of-way Map for State Road A-1-A as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida); thence South 25 degrees 09 minutes East, 50 feet to the south right-of-way line of Seaway Drive (State Road A-1-A), and the POINT OF BEGINNING;

From said POINT OF BEGINNING continue South 25 degrees 09 minutes East, along the Easterly line of lands of Fort Pierce Port Authority 1850 feet to a point in the Indian River; thence North 64 degrees 50 minutes East, on a line parallel to and 1900 feet South of the centerline of Seaway Drive (State Road A-1-A), run 1038.16 feet to a point; thence North 25 degrees 10 minutes West, along the Westerly line of lands of Fort Pierce Port and Terminal Company, 1850 feet to the South right-of-way line of Seaway Drive (State Road A-1-A); thence South 64 degrees 50 minutes West, along the South right-of-way line of Seaway Drive (State Road A-1-A), 1037.61 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

A parcel of land in Section 2, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at a railroad spike in the center of State Road A-1-A, said spike being 1,955 feet more or less easterly of the westerly bank of Causeway Island; thence run along the baseline of survey of Section 94050-2509 State Road A-1-A, South 62 32'32" West* a distance of 262.59 feet; thence South 25 27'28" East a distance of 41.01 feet to the POINT OF BEGINNING; thence continue South 25 27'28" East a distance of 8.99 feet; thence South 62 33'32" West a distance of 294.42 feet; thence South 18 32'25" West a distance of 50.34 feet; thence South 25 28'43" East a distance of 49.64 feet; thence South 64 31'17" West a distance of 707.41 feet; thence North 25 28'28" West a distance of 104.91 feet to the existing right-of-way line of State Road A-1-A; thence North 64 31'17" East a distance of 1037 (feet) to the POINT OF BEGINNING. All according to right-of-way map of Section 94050-2509, State Road A-1-A.

Containing 42.25 acres more or less.

A and P

* Bearing believed to be a scrivener's error, as the referenced right-of-way map shows South 62 33'32" West.

[Legal description continued on next page]

COPY

OR BOOK 1674 PAGE 1071

COPY

EXHIBIT "A" - Continued
Legal Description

PARCEL II:

A parcel of land located in section 2, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at a reference point in the east end of south bridge, said point being a cross in the deck of aforesaid bridge (now obliterated); thence run north 64°50'00" east, along the centerline of seaway drive (State Road A-1-A), a distance of 1562.60 feet; the centerline of seaway drive (State Road A-1-A) is assumed to bear north 64°50'00" east and all other bearings referenced herein are relative thereto; said point being south 64°50'00" west, a distance of 2094.72 feet from an iron pipe found at the point of intersection of an 8°00' curve concave to the southeast as shown on the right-of-way map for State Road A-1-A, as recorded in plat book 22, page 14, of the public records of St. Lucie County, Florida; thence south 25°10'00" east, departing said centerline, a distance of 132.54 feet to the point of beginning of the herein described parcel of land; thence north 64°50'00" east, a distance of 12.00 feet; thence south 25°10'00" east, a distance of 500.00 feet; thence south 64°50'00" west, a distance of 12.00 feet; thence north 25°10'00" west, a distance of 500.00 feet to the point of beginning.

Said parcel containing 0.14 acres, more or less.

COPY

Maximum residential	100%	Minimum residential	80%
Maximum non-residential	20%	Minimum non-residential	0%

Site Area		FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area
ac											
17.43	759,251	1	8	80.00%	20.00%	759,251	139	607400.64	1500	139	151,850

Potable Water	
Demand (gpd)	55,121
Wastewater	
Demand (gpd)	51,325
Parks and Recreation	
Regional	2.23
Urban District	8.92
Community	17.84
Neighborhood	32.79

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	56.30	39.41	16.89
Multifamily	28.77	20.14	8.63

Solid Waste

20

		Maximum residential		100%		Minimum residential		40%					
		Maximum non-residential		60%		Minimum non-residential		0%					
	Site Area		FAR	Maximum Density	Percent Residential	Percent Commercial	Maximum Building Area	Maximum Dwelling Units	Residential Area	Average Area Dwelling Unit	Dwelling Units	Commercial Area	
ac													
	17.43	759,251	1.5	15	51.40%	48.60%	1,138,876	261	390254.9112	1500	260	368,996	

Potable Water Demand (gpd)	113,724
Wastewater Demand (gpd)	104,500

Parks and Recreation	
Regional	2.25
Urban District	8.98
Community	17.96
Neighborhood	33.02

Public Schools (Residential Classification Only)

	Students	K-8	High
Single Family	105.30	73.71	31.59
Multifamily	53.82	37.67	16.15

Solid Waste	
	36

A Traffic Impact Analysis of:

Causeway Cove

Located in:

City of Ft. Pierce
St. Lucie County, Florida

Prepared for:

Ashton de Peyster
306 Worth Ave, Suite 4
Palm Beach, FL 33480

Prepared by:

GIANGRANDE
Engineering & Planning
73 SW Flagler Avenue
Stuart FL, 34994
703 999 8972

Prepared:
June 2015

Prepared by:

Leo D. Giangrande, PE
PE Reg #68387
Date: 6-21-15

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St. Lucie County Traffic Counts

INTRODUCTION

Giangrande Engineering and Planning has been requested to provide traffic impact analysis in support of a rezoning application for the proposed land use of Mixed Use Development (MXD) on an existing site located at 601 Seaway Drive. The rezoning is for approximately 17.43 acres of R-3 (Single-Family Moderate Density) designation which is being proposed to be rezoned to Tourist Commercial (C-5) zoning to match the proposed future development of the Fort Pierce Western Peninsula as described in the Charrette for development of the Western Peninsula and relocation of the wastewater treatment plant..

The analysis performed in this report provides the potential impacts to the County's transportation system brought about by the proposed land use change. The analysis includes existing, background, committed trips, and the projected traffic volumes and the level of service for all affected roadways. Projected traffic volumes are based on the highest density/intensity allowed under the requested future land use designation.

The project development proposes the maximum residential building space of 455,550 sf (square feet) and the maximum commercial building space of 683,326 sf allowed per the Land Development Code, which is 40% residential building coverage. **Figure 1** below shows the location of the parcel in relation to the surrounding roadways.

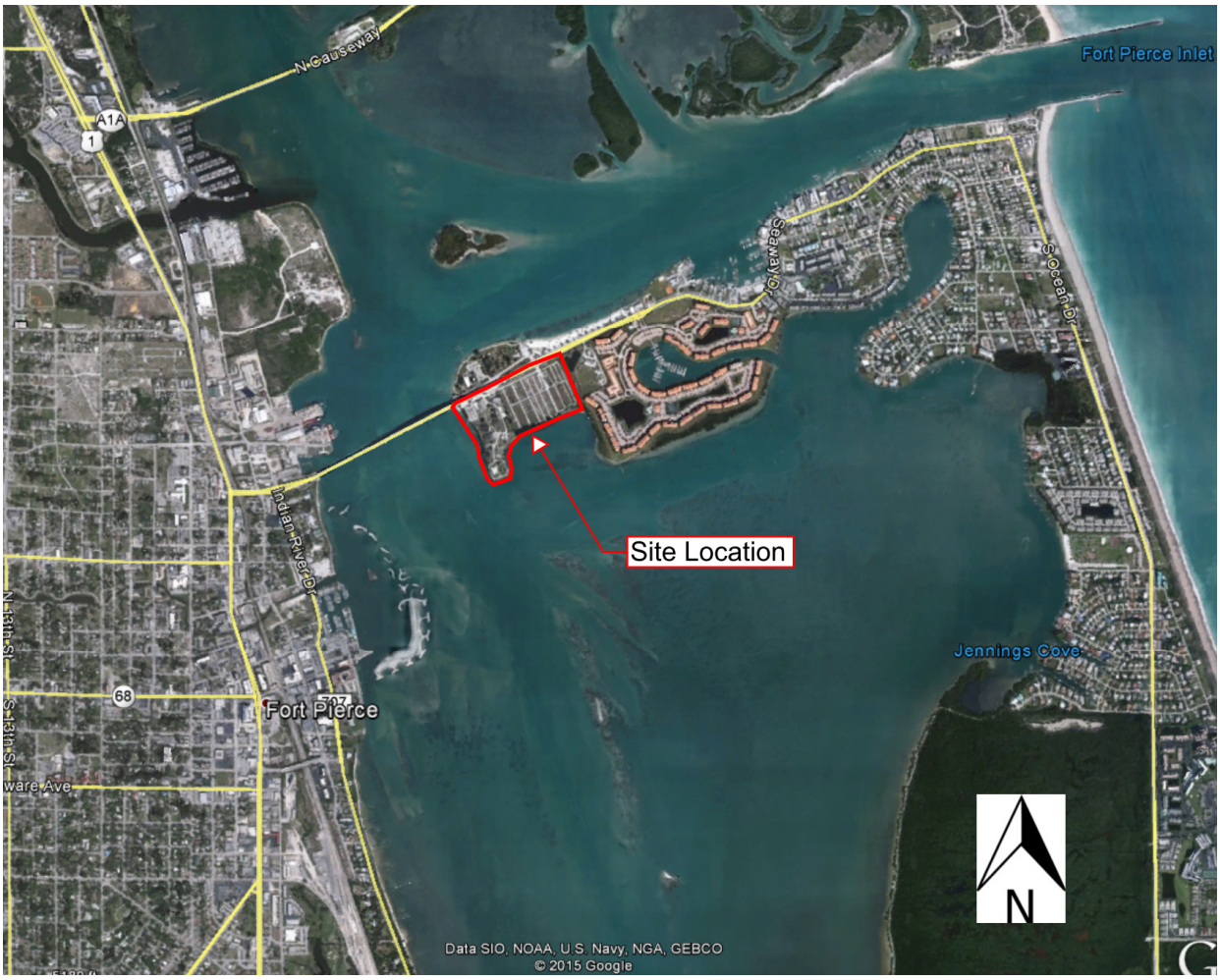

Figure 1 – Site Location

TRIP GENERATION

Trip generation has been based on the maximum allowable building space per the C-5 zoning. This proposed zoning change includes 105 units for the use of single family attached (SFA) luxury townhomes, a 421,966 sf building for the use of a shopping center, and a 174,240 sf building for the use of a hotel. For the analysis, a comparison was performed showing the calculated trips based on the existing zoning compared to the proposed land use change. **Tables 1 & 2** below depict an analysis of the calculated trips for the existing and proposed zoning, respectively. **Table 3** is provided below to illustrate a comparison of the existing land use verses the proposed commercial use. The site is currently zoned for residential development at 8 dwelling units per acre. Therefore a maximum of 8 residential units could be constructed under the current zoning and land use. The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition.

Table 1 – Existing Zoning Trip Generation

Causeway Cove Rezone Existing Zoning 9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	140 units	17	57	73	53	31	84	1,218
		Total	**17**	**57**	**73**	**53**	**31**	**84**	**1,218**

Table 2 – Proposed Trip Generation

Causeway Cove Rezone Proposed Zoning 9th Edition ITE Generation Rates									
			AM			PM			ADT
ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
233	Luxury Townhome SFA	105 units	14	45	59	36	21	57	914
820	Shopping Center	421,966 SF	229	146	375	755	817	1,572	17,313
310	Hotel	300 rooms	97	62	160	94	83	177	2,312
		Total	**340**	**254**	**594**	**884**	**922**	**1,806**	**20,538**

Table 3 – Existing Verses Proposed Trip Generation

Causeway Cove Rezone Existing Verses Proposed Trip Comparison 9th Edition ITE Generation Rates									
			AM			PM			ADT
	Type	Amount	In	Out	Total	In	Out	Total	Total
1	Existing Use Trips	N/A	17	57	73	53	31	84	1,218
2	Proposed Use Trips	N/A	340	254	594	884	922	1,806	20,538
	Total Increase in Trips		**323**	**197**	**520**	**831**	**891**	**1,722**	**19,320**

The equations utilized in the trip generation shown in **Tables 1 thru 3** are summarized as follows where T is equal to vehicle trips and X is the independent variable:

- **Single-Family Attached Housing – ITE Code 233 (X = # of dwelling units)**
  - AM Peak Hour: $\ln T = 0.76 \ln X + 54$
    - Entrance Split: 0.23
    - Exit Split: 0.77
  - PM Peak Hour: $T = 0.78X - 25.38$
    - Entrance Split: 0.63
    - Exit Split: 0.37

- **Shopping Center – ITE Code 820 (X = 1,000 sq. ft. gross floor area)**
  - AM Peak Hour: $\ln T = 0.61 \ln X + 2.24$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $\ln T = 0.67 \ln X + 3.31$
    - Entrance Split: 0.48
    - Exit Split: 0.52

- **Hotel – ITE Code 310 (X = # of rooms)**
  - AM Peak Hour: $\ln T = 1.24 \ln X - 2$
    - Entrance Split: 0.61
    - Exit Split: 0.39
  - PM Peak Hour: $T = 0.59X$
    - Entrance Split: 0.53
    - Exit Split: 0.47

TRIP DISTRIBUTION

A trip distribution was performed to show the traffic impact based on the total trips generated from the proposed project. The trip distribution has 100% of the project trips utilizing the project access from the west (mainland side) and 0% from the east (island side).

The project trips generated as shown in **Table 3** are distributed to the surrounding roadway system based on anticipated vehicular routes used to access and exit the site. Distribution is based on the potential population growth, demographics of the potential clients in the vicinity of the site and other similar uses of the surrounding area. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 4.**

Figure 2 – Trip Distribution

BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2018, have been calculated using the annual growth percentages shown in **Table 4.** Due to the population and economic trends of the Treasure Coast area, many of the roadway links have experienced a negative growth rate recently. Based on this information it has been estimated that an average of a 1.5% growth rate is a conservative approach for the surrounding roadway links.

Table 5 tabulates the expected traffic volumes for the roadway links in the vicinity of the project for the design year compared to the LOS service volume. Based on the build-out traffic for the proposed project, all the links that are expected to be utilized are below the LOS service volume established for that segment.

Table 4 – Build-Out Calculation

Road Name	From	To	Ex. LOS	2014 AADT	AM Peak HR Ex. Volume	Pm Peak HR Ex. Volume	Annual Growth	Project Assign.	AM Project Trips	PM Project Trips	2018 Peak Am Growth	2018 Peak PM Growth	2018 Peak AM Build-out	2018 Peak PM Build-Out
SR A1A South	Binney Dr	S Causeway Park	D	11,338	564	590	1.50%	0%	0	0	599	626	599	626
SR A1A South	S Causeway Park	Indian River Dr	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438
SR A1A South	Indian River Dr	US 1	C	9,799	539	487	1.50%	100%	340	922	572	517	912	1,438

Table 5 – LOS Build-Out Link Data

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2016 AM Buildout	2016 PM Buildout	LOS Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	599	626	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	340	922	912	1,438	1,550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	912	1,438	1,710	YES

LONG RANGE 2035 BUILD-OUT CONDITIONS

A long range traffic analysis was performed to verify that the surrounding roadway network will have the available capacity. The most conservative future analysis was performed utilizing the trip generation rates in **Table 4**. **Table 6** provided below shows that the capacity is available, in the year 2035.

Table 6 – 2035 Analysis

Road Name	From	To	Type	AM Project Trips	PM Project Trips	2035 AM Buildout	2035 PM Buildout	Service Volume	Below LOS Service Volume
SR A1A South	Binney Dr	S Causeway Park	4-ln	0	0	626	655	790	YES
SR A1A South	S Causeway Park	Indian River Dr	4-ln	204	553	802	1,094	1550	YES
SR A1A South	Indian River Dr	US 1	4-ln	340	922	938	1,462	1710	YES

PROJECT ACCESS

The site is located on the south side of State Road A1A, southwest of the Ft. Pierce Inlet, and within the northwest area of Hutchinson Island. Access to the site will be via an existing asphalt drive that intersects the southside of State Road A1A, entering the north portion of the property.

CONCLUSION

Based on this traffic analysis, the proposed zoning change is not anticipated to have detrimental adverse impacts to the surrounding roadway network based on build-out and long range conditions. The projected volumes generated by the anticipated use indicates that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX

Appendix – St. Lucie County Traffic Counts
Obtained from: http://www.stlucietpo.org/documents/StLucie_LOS_Report_Fall2014.pdf

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida

Property Tax ID Number:
2402-312-0001-000-5

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 601 Seaway Drive was conducted by DLS Environmental Services, Inc. The project area associated with this parcel totals 17.43 acres which are located on the south side of Seaway Drive in Fort Pierce in Section 2, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on May 21, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)
This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Palm Beach Fine Sand, 0 to 5 percent slopes (27)
This nearly level to gently sloping soil is excessively drained. It is on high dune-like ridges that are generally parallel to the coast. Slopes are smooth to convex. Included in this mapping layer are small areas of Canaveral soil. This soil does not have a water table within a depth of 80 inches annually and permeability is very rapid. Typical natural vegetative associations include cabbage palms, running oak, saw palmetto, and scrub oak.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

The property does not contain any gopher tortoise habitat. The soils throughout the property consisted of a hard-packed sand/rock/shell mix which does not support burrowing species.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on May 21, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site since the site did not contain any habitat for these species. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	likely
Least tern (*Sterna antillarum*)	not likely

Little blue heron (*Egretta caerulea*)	likely
Snowy egret (*Egretta thula*)	likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely
Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely

Rain lily (*Zephyranthes simpsonii*)	not likely
Johnson's seagrass (*Halophila johnsonii*)	likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds – none observed

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***193 – Urban land in transition***
  The property is vacant with asphalt roads and hard-packed soils throughout. It was previously a mobile home park but all mobile homes have been removed however, there is still one building near the center of the property.

- ***540 – Bays and estuaries***
  This property contains privately owned submerged bottoms which are vegetated with various seagrass species. *Halodue wrightii* and *Syringodium filiforme* were noted in the nearshore area and were visible from the shoreline.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, an intermittent strip of area along the shoreline varying in width from 10-feet to 15-feet landward of mean high water did contain wetland vegetation (red mangroves, white mangroves, black mangroves, buttonwood, sea oxeye, and salt grass) however it did not appear to have soils due to the fact that there were extensive areas of concrete rubble along the majority of the shoreline. This area of wetland vegetation was wider on the eastern end of the property but in that location, the soils consisted of the hard-packed sand/gravel/shell mix found throughout the rest of the property which would not be considered a hydric soil.

The state and federal agencies may be inclined to claim this area as wetlands based solely upon the presence of mangroves however based upon a preliminary review, the presence of mangroves and other wetland vegetation would not be sufficient justification for the agencies to claim this area as wetlands. In order to claim an area as wetlands, the state permitting agency (Florida Department of Environmental Protection) needs at least two of the three indicators (vegetation, soils, hydrologic indicators) to be present.

4.0 PREVIOUS IMPACTS

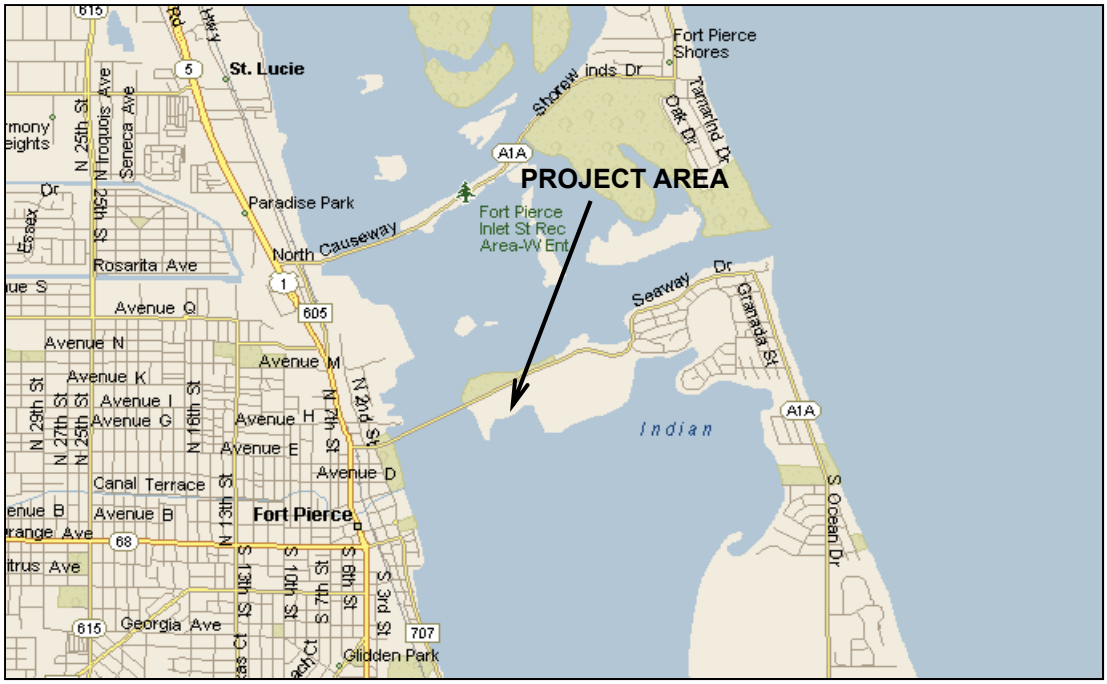
Based upon a review of aerials from 1994 to present, this location was previously a mobile home park. During the hurricanes of 2004, many of the mobile homes were damaged and it appears that all of them were eventually removed by 2009. The property still contains the asphalt roads, a single building, and concrete rubble along the shoreline which were part of the mobile home park.

5.0 OTHER INFORMATION

On September 6, 2012, a permit was issued by the Florida Department of Environmental Protection for a 198-slip docking facility with a wave attenuator and a boat ramp. It is assumed that there is also a U.S. Army Corps permit for this activity. According to the information in this permit, there are spotty areas of seagrass in this location and most of the seagrass is located in the nearshore area. The facility was designed to avoid impacts to the seagrass beds that were identified during the permitting process.

6.0 SUMMARY

Based upon the current conditions of the upland property and the documentation on file for the proposed marina, the proposed zoning change from R-3 (Single-Family Moderate Density) to C-5 (Tourist Commercial Zone) would not result in additional environmental impacts. The upland property contains no native habitat. Areas which contained wetland vegetation would not be considered native habitat due to the concrete rubble and hard-packed soils. There was also an extensive amount of exotic and nuisance vegetation (Australian pines, coin vine, half-flower, scavolea) in that same location. In order to verify if this narrow disturbed strip along the shoreline would meet the criteria of wetlands, the owner could request an informal determination from Florida Department of Environmental Protection. In addition, the marina facility has been designed (and permitted) to avoid impacts to seagrass beds.



ST. LUCIE COUNTY

SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE: N.T.S.		MAY 2015	FIGURE 1

Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on May 27, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PALM BEACH FINE SAND (27)

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Soils Map

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:			
N.T.S.		MAY 2015	FIGURE 2

FLUCFCS CODES:

URBAN LAND IN TRANSITION (193)
BAYS AND ESTUARIES (540)

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FLUCFCS Map

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SCALE:			
N.T.S.		MAY 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS

Photo looking at upland area of property.

Photo looking west along south side of property showing area of exotic vegetation adjacent to shoreline.

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Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
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SCALE:		MAY 2015	

Photo looking west along shoreline showing concrete rubble, coin vine, Australian pine and some mangroves.

Photo looking east along shoreline showing salt grass, exotics and white mangroves.

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Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

Photo looking at concrete rubble in shoreline area.

Photo looking south into east area of wetland vegetation (salt grass, sea oxeye, dollar weed, etc.). Solis are hard packed sand/shell/gravel and are not considered hydric soils.

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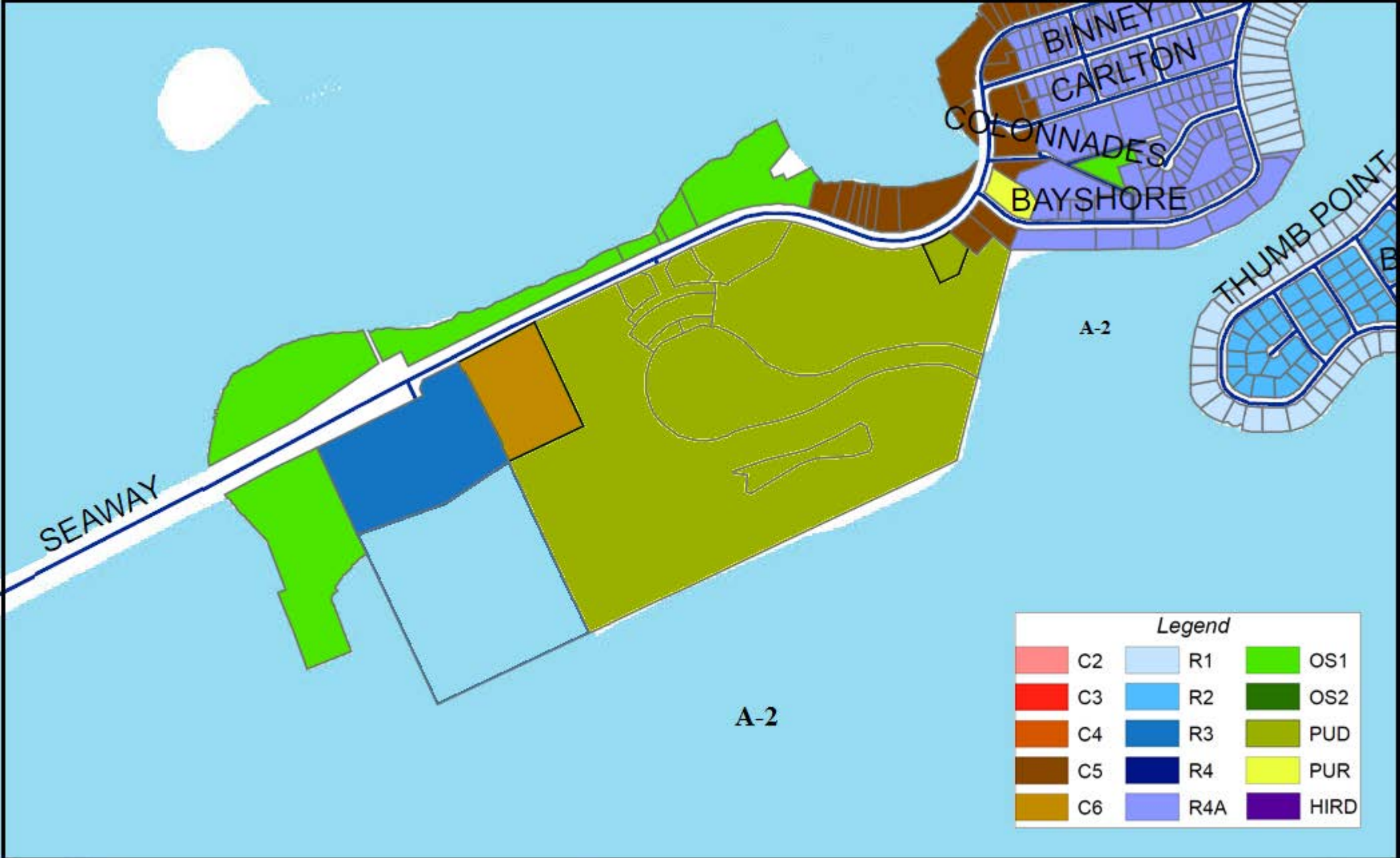
Photos of Site

Causeway Cove
601 Seaway Drive
Fort Pierce, Florida
PIN# 2402-312-0001-000-5

SCALE:		MAY 2015	

601 Seaway Drive

Site Aerial



601 Seaway Drive

Zoning Map

601 Seaway Drive

Future Land Use Map

GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
RESIDENTIAL			
Low Density Residential (RL)	1-6.5 du/ac	-	
Hutchinson Island Residential (HIR)	8 du/ac	-	
Medium Density Residential (RM)	6.5-12 du/ac	-	
High Density Residential (RH)	12-18 du/ac	-	
COMMERCIAL			
Boundary Commercial (BC)	N/A	1.0	N/A
Neighborhood Commercial (NC)	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
General Commercial (GC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Central Business District (CBD)	30 du/ac*	3.0	Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.
Marine Commercial (MC)	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.
Urban Neighborhood (UN)	15 du/ac	1.2	Residential uses may comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.
MIXED USE			
Hutchinson Island Mixed Use (HIMU)	8 du/ac	1.0	Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation.
Mixed Use Development (MXD)	15 du/acre	1.5	Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Land Use Category	***Residential Density (dwelling units per gross acre)**** *(Also refer density bonus outlined in Policy 1.1.5)**	***Non-Residential Floor Area Ratio (FAR)****	*Land Use Breakdown*
Offices - Professional and Business Services (OP)	10-18 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the OP future land use designation.
PUBLIC/INSTITUTIONAL			
Institutional (INST)	N/A	1.0	N/A
INDUSTRIAL			
Boundary Industrial (BI)	N/A	1.5	N/A
Industrial (I)	N/A	1.5	N/A
Heavy Industrial (HI)	N/A	2.0	N/A
CONSERVATION/OPEN SPACE			
Conservation and Open Space (COS)	N/A	0.25	N/A

* - Density bonus provisions are outlined in Policy 1.1.5 of the City's Future Land Use Element.

1.1.3 Policy:
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

A. Residential

Low Density Residential (RL): The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Hutchinson Island Residential (HIR): The Hutchinson Island Residential (HlR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

Medium Density Residential (RM): The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

High Density Residential (RH): The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Hutchinson Island Mixed Use (HIMU): The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson

Island/General Commercial (Rmhi/Cg) category has been renamed to Hutchinson Island Mixed Use.

B. Commercial

Boundary Commercial (BC): The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.0.

Neighborhood Commercial (NC): The Neighborhood Commercial designation permits lower intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include limited retail and commercial services such as convenience/grocery stores, beauty salons, day care facilities; offices; and multifamily residential. This land use designation allows a maximum density of 10 dwelling units per acre and a maximum FAR of 0.5. Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- Compact and intensive development pattern on a pedestrian scale;
- Buildings oriented to the street and define the streetscape and civic spaces;
- Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people;
- Vertical and horizontal integration of residential and non-residential uses;
- Good connection to transit and pedestrian facilities;
- Public parks and open space areas within walking distance of development;
- Parking that is integrated into street design and buildings or placed in separate structures; and
- Wide sidewalks with appropriate pedestrian amenities.

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Marine Commercial (MC): The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of three (3) of the following general land uses:

- Residential (single-family and/or multifamily)
- Commercial – General and/or Neighborhood
- Commercial – Town Center
- Hotel (minimum 100 units)
- Office Uses – Professional and/or medical
- Industrial
- Institutional

Residential uses shall comprise a minimum of 40% of the total floor area of the Mixed Use Development future land use designation.

Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Urban Neighborhood (UN): The Urban Neighborhood designation is characterized by established pedestrian–oriented neighborhoods that allow for low-intensity boutique-scale commercial uses that support the nearby residential uses within the neighborhood; low-intensity workshops for fabrication may be appropriate as an accessory use. Design and performance standards will be based upon adopted individual neighborhood plans. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.2. Residential uses shall comprise up to 35% of the total floor area of the Urban Neighborhood future land use designation.

C. Institutional

Institutional (INST): The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

D. Industrial

Boundary Industrial (BI): The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

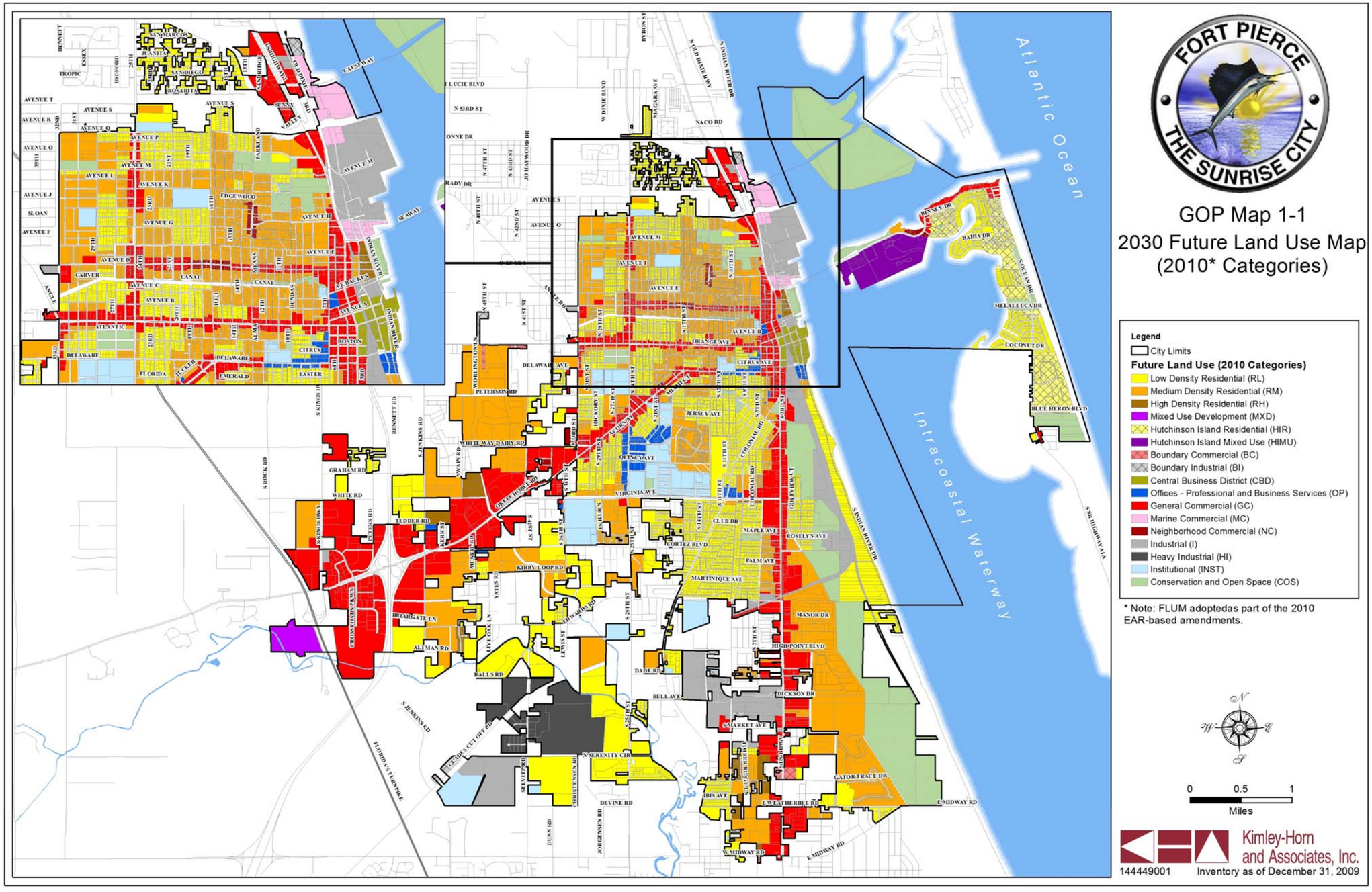
Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

Heavy Industrial (HI): The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

E. Conservation/Open Space

Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.

GOP Map 1-1 - Future Land Use Map (2030)

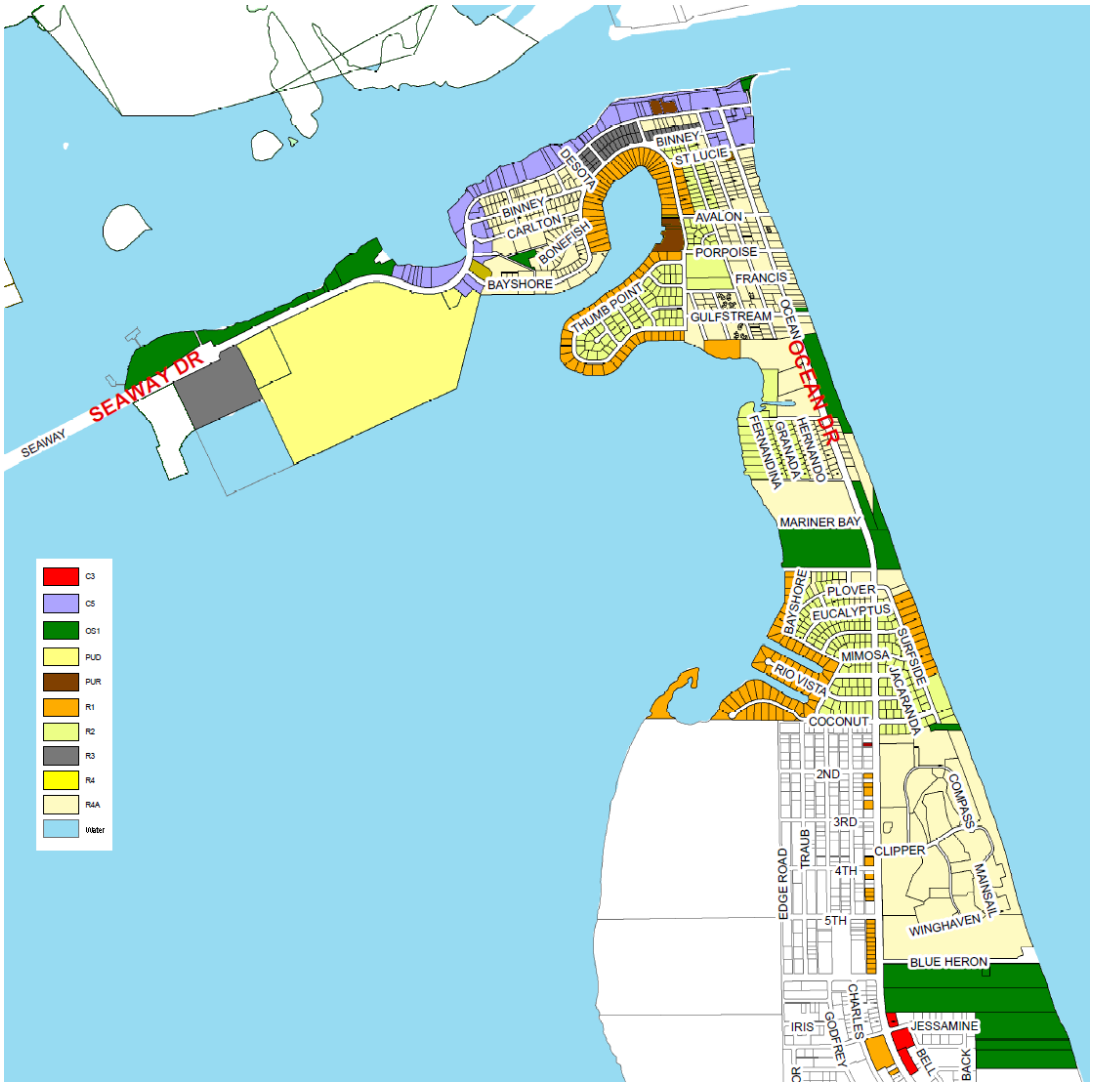


Sec. 22-16. - Designation of overlay districts.

The city's overlay zoning districts stipulate special provisions that, along with the provisions of the basic zoning district and other ordinance regulations, govern the use of property within the city limits.

(a) *South Beach Overlay District.*

(1) *Applicability and purpose.* The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. By way of this overlay district, the city seeks to preserve, protect and enhance the unique barrier island environment through regulation of development and redevelopment of lots within the district.



SOUTH BEACH OVERLAY DISTRICT

The standards allow for and promote design integration of the man-made improvements to the land with the natural elements of the land. All new development and changes to existing development in the district that require site plan or building permit approval are subject to the overlay district requirements in addition to other applicable regulations in this Code.

Due to ever-accumulating knowledge about the dynamics of a barrier island community, and new and better information about site design, the city's land development regulations will be monitored and reviewed on an on-going basis in order to assess their reasonability and effectiveness in promoting these purposes.

(2) *Delineation of the district.* The South Beach Overlay District includes all parcels designated in the shaded area as indicated in Figure 1. The boundary of the South Beach Overlay District shall be deemed to automatically adjust pursuant to any annexation approval on South Hutchinson Island.

(3) *District regulations.*

a. *Density.*

1. *Residential.* Residential density shall be based on the requirements of the underlying zoning district except that in no instance shall residential density in the South Beach Overlay District exceed eight (8) units per acre.

2. *Non-residential.* Non-residential density shall be based on the requirements of the underlying zoning district.

3. *Mixed use.* The residential component of a mixed use development shall not exceed eight (8) units per acre. The non-residential component of a mixed use development shall be based on the requirements of the underlying zoning district while factoring the affect and impacts of the residential component on the site.

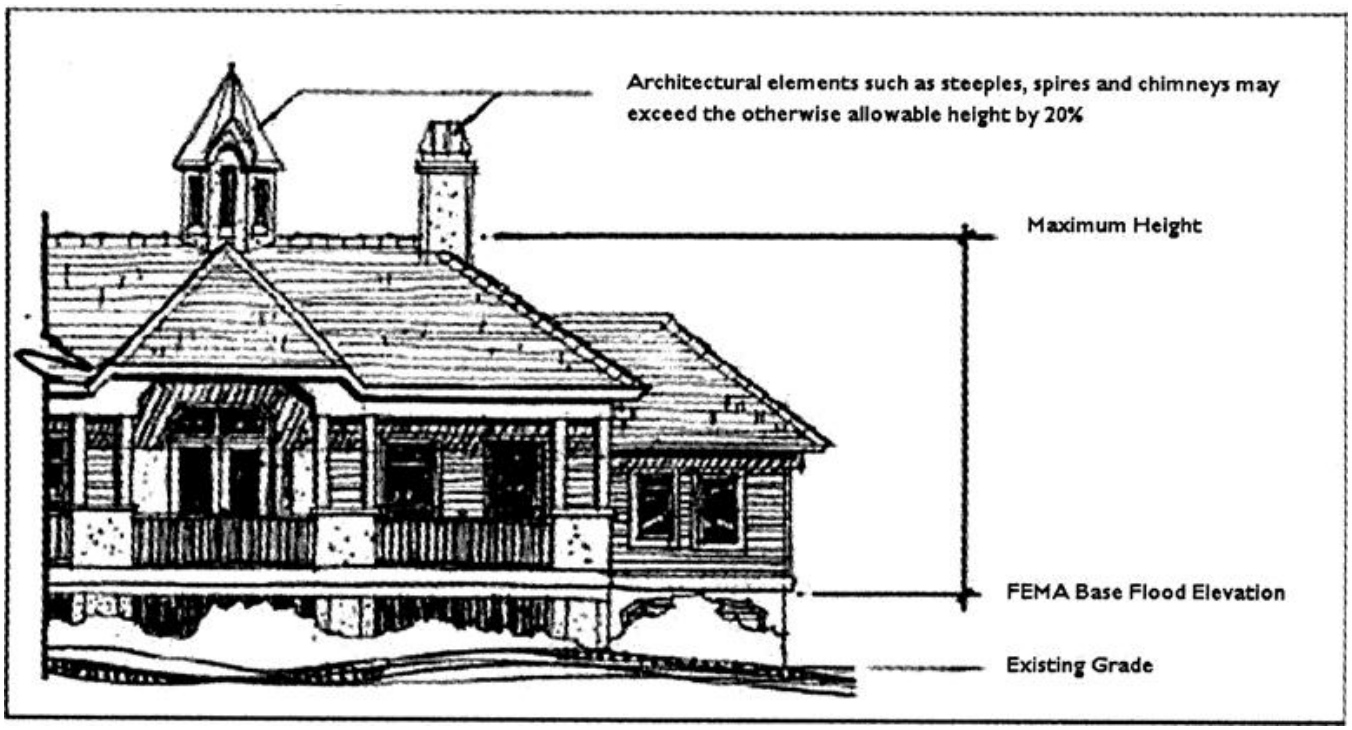
b. Height.

	OS-1	R-1	R-2	R-3	R-4A	C-3	C-5
Maximum height							
- Single family	**-**	**28**	**28**	**28**	**45**	-	-
- Duplex	-	-	-	28	45	-	-
- Triplex	-	-	-	-	45	-	-
- Quadraplex	-	-	-	-	45	-	-
- Multifamily	-	-	-	-	45	45	45
- Other	35	28	28	28	45	45	45
1. Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval.							
2. No habitable space is permitted above the maximum height specified in the zoning district.							
Not to Exceed							
- Single family	-	-	-	-	-	-	-
- Duplex	-	-	-	-	-	-	-
- Triplex	-	-	-	-	-	-	-
- Quadraplex	-	-	-	-	-	-	-

- Multifamily	-	-	-	-	4 stories	4 stories	4 stories
- Other	-	-	-	-	4 stories	4 stories	4 stories

c. *Calculation of height.*

1. Maximum structure height shall be calculated from the established FEMA Base Flood Elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



MAXIMUM STRUCTURE HEIGHT

2. The height of fences shall be measured from preconstruction grade.

d. *Height in excess of maximum.*

1. Equipment including, but not limited to, satellite dishes and heating and air conditioning equipment may be installed on top of buildings provided that the equipment is screened from horizontal view.

2. Non-habitable architectural elements that contribute stylistically to the building including, but not limited to, bulkheads, parapet walls, false fronts, cupolas, steeples, spires, and chimneys may exceed the maximum height requirement by 20 percent.

e. *Design standards.*

	Standards
1. Single-family residential	None.
2. Multifamily and non-residential	a) Architectural integrity and compatibility with nearby existing buildings both on- and off-site shall be demonstrated. Architectural considerations shall include building siting, massing, proportion, scale, materials, colors, details, facade treatments, fenestration, parapets, site features, lighting and signage. The openness of ground floor facades and view corridors which face pedestrian utilized roadways, circulation routes or waterways shall be maximized to promote pedestrian activity and increase visibility of activity from the interior of the buildings.
	b) The form of buildings and its architectural details should be designed to create visual interest at the street level using techniques such as incorporating porches, staggering the frontage of the buildings, recessing doors and windows, providing display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.
	c) Site and architectural design features shall substantially advance design standards reflected in local precedents or regional buildings. These may include traditional Mediterranean, Key West, Mission, Prairie, Streamlined Art Deco or Mid-Century Modern architecture or other appropriate architectural design compatible with the Florida tropical climate. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm.
	d) Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.

f. *Nonconforming situations.* Nonconforming uses and structures that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

1. The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be reestablished.

2. Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations.

3. The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

4. No expansion of gross floor area occurs;

5. The degree of nonconformity is not increased;

6. The replacement structure is in compliance with the city's adopted building code, Coastal Construction Control Line and FEMA regulations; and

7. A building permit is issued within twenty-four (24) months after the date of

destruction and the construction is diligently pursued to completion.

g. *Supplemental use regulations.*

1. *Condominium hotels.*

a. *General requirements.*

i. Condo-hotel facilities shall be created, sold and maintained under documentation, including condominium declaration, bylaws, sales brochures, and pre-construction agreements, with form and content approved by the city attorney, which adequately disclose and ensure that the condo-hotel facility will, in all respects, be permanently and exclusively operated as a transient accommodations facility and will not be occupied as a multi-family dwelling.

ii. Condo-hotel facilities must be permanently dedicated in their entirety to the complete control and management of a single hotel or resort hotel operator for operation as a transient accommodations facility.

iii. Condo-hotel facilities shall contain no dwelling units. Only individual sleeping units that are permanently dedicated for rental to the general public for transient occupancy for periods of less than twenty-eight (28) days on a full-time basis by the hotel or resort hotel operator shall be permitted; provided, however, that an owner of an individual sleeping unit in a condo-hotel may be permitted to occupy the owned sleeping unit without rental charge for up to twenty-eight (28) days in any calendar year.

iv. Condo-hotel sleeping units shall not be used for homesteading purposes or home occupational licensing, time share or fractional interests.

v. Condo-hotel facilities shall be licensed by all applicable state and local agencies that license traditional motels, hotels and/or resort hotels prior to the issuance of any certificate of occupancy. All required licenses must be kept current.

vi. Rental of condo-hotel sleeping units shall be subject to all applicable state and local tourist tax collections.

vii. Condo-hotel facilities shall be served by singly metered utility services and with a central telephone system and central cable television system installed in all individual sleeping units.

viii. Individual sleeping units shall not contain any lockable storage closet or cabinet unless access to such closet or cabinet is automatically and uniformly provided to each member of the public who rents the sleeping unit.

ix. Condo-hotel facilities shall provide an internally-oriented lobby/front desk area.

x. Condo-hotel facilities shall utilize a uniform key entry system managed by the hotel or resort hotel operator to receive and disburse keys for each condo-hotel sleeping unit.

xi. All condo-hotel facilities shall offer daily maid service, concierge as well as other customary hospitality services.

xii. The city may require affidavits of compliance with the criteria from the developer, management entity, and/or each condo-hotel sleeping unit purchaser/owner concurrent with annual renewal of any required occupational license.

b. *Conditions of approval.* The city commission may impose limitations on condo-hotel facilities, including but not limited to, the size and number of sleeping units and sleeping areas as well as the types of utility fixtures to ensure the viability of hospitality and transient accommodations and to limit impacts on local services including transportation, potable water, sanitary sewer and hurricane evacuation.

Towards A Destination

A Community's Vision for the Relocation of the Fort Pierce Waste Water Treatment Plant

July, 2012

City of Fort Pierce

Marcela Camblor & Associates, Inc.

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ACKNOWLEDGEMENTS

The vision for the Fort Pierce Western Peninsula, which includes the proposed relocation of the Fort Pierce Waste Water Treatment Plant, is the result of the hard work of a community and local government who aspired for a unified and cohesive plan for the area, and truly care about the community's future.

Our sincere gratitude to Mayor Bob Benton, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions; County Commissioners Chris Craft, Cris Dzadovsky, Tod Mowery, Paula Lewis and Frannie Hutchinson; the South Beach Association, City Manager David Recor, County Administrator Faye Outlaw, City staff: Matthew Margotta, Leslie Olson, David Carlin, Kori Benton; City Attorney Robert Schwerer; Chief Ron Parish, Bill Thiess, Jon Ward, Chairman Weaver, SLC Planning Director Mark Saterlee; and all those who participated in the public planning process. A special thank you for all those who assisted the design team, especially Carole Mushier, Ashton DePeyster, Ramon Trias, Doris Tillman, Mary Chapman, John Parry and Roy Whitehead

1 EXECUTIVE SUMMARY

Envisioned by residents and businesses working together, the Western Peninsula Master Plan is a collaborative effort, unified vision and business plan for the relocation of Fort Pierce's waterfront Waste Water Treatment Plant. It is also a guide for future growth of the of the island and a strategy to further Economic Prosperity in the City.

The City of Fort Pierce is a model for inspiration and wonder. It is one of the best examples in Florida and throughout the United States of a complete, sustainable community. The graceful character of the City is the result of the application of traditional town planning principles, an interconnected network of streets and blocks, exemplary architecture, remarkable civic spaces and a complete and integrated mix of uses. Like most traditional Towns and Cities, Fort Pierce's great structure allows it to be resilient and easily adapt to change.

Over the past two decades, the City and its residents have worked together to create a vision for their future. Plans have been envisioned and largely implemented. As a result of a continued public involvement, the City boasts one of the best urban environments in the region.

But despite many successfully implemented projects, the City has yet to reach its full potential. Many businesses (particularly retail and restaurants) are struggling. A large percentage of the locals'(residents) shopping occurs outside the City's boundaries, and despite the world class tourist attractions the City has to offer, tourism is not providing the economic engine it could to allow businesses to thrive. The job market is still in need of expansion, and

there is a need for more people to call Fort Pierce "home" year round.

The lands on the western tip of Hutchinson Island – also referred to as the "Western Peninsula", present an opportunity to strengthen the City as a destination and an economically prosper hub for its residents and the region as a whole.

With this in mind, on March 17th, 2012, City and community got together once again to decide the future of the Western Peninsula of Hutchinson Island.

The Waste Water Treatment plant located on the westernmost end of the island announces arrival to the beach and its neighborhoods, "anchors" the City's outstanding amenities (beaches, parks and museums), and lines one of the most diverse and pristine natural environments in the country.

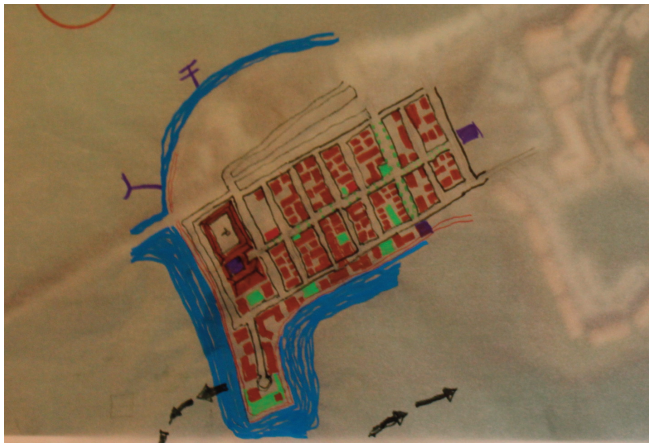
United, City and residents addressed specific planning issues for the Western Peninsula, and requested that the City develop a plan and strategy for the ultimate relocation of the waste water treatment facility. Participants in the effort expressed their desire to create a plan for the area that will not only ensure that growth and inevitable change happen on the community's terms, but also that this generation leaves as worthy a legacy to future generations as the one inherited from past ones.

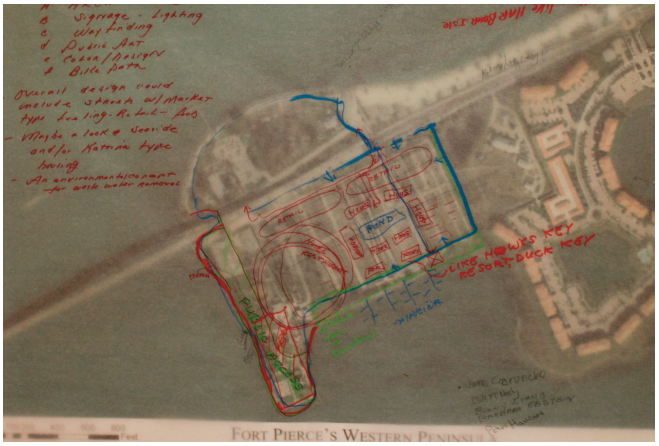
The public workshop was held at the River Walk Center, and was well attended by over 200 residents, property and business owners, representing a good cross section of the community.

During the workshop, citizens, the business community and elected officials, with the assistance of a professional team of consultants, addressed the many challenges affecting the study area, and proposed specific solutions. The overall Master Plan and specific project plans and sketches included in this Report are conceptual in nature, provided to graphically illustrate one possible solution to an identified problem or opportunity. They are not meant to represent the only solution, but to provide a starting point for additional discussion and detailed design.

2 THE PUBLIC PROCESS

Over 200 residents, business and property owners and community leaders participated in the day-long event.





The Citizens' plans.

3 A Basic Choice

If or When?

The Question:

Should the Waste Water Treatment Plant be relocated?

During the charrette, participants were asked to answer this but fundamental question.

The Consensus:

Yes.

Planning for the area should be aimed at the eventual relocation of the Plant.

The Condition:

Not at the community's expense.

Relocation costs should not result in increases taxes or utility fees for residents, property or business owners.

To that extent, this report analyzes and exposes the different alternatives and implications of this community decision, and recommends a process for its implementation.

4 THE GOAL

TO DEVELOP a business strategy and Master Plan for the relocation of the Fort Pierce Waste Water Treatment Plant and surrounding areas that:

a) announces arrival and sets a dignified stage for the island,
b) preserves and enhances surrounding natural resources and compliments surrounding parks and beaches,
c) allows public access to the waterfront,
d) promotes connectivity,
e) defines and enhances the existing greens and open spaces as a greenway system,
f) implements a "blueway",
g) complements and supports the City's existing retail and businesses,
h) preserves and improves the residents'quality of life, and above all,
i) accommodates uses that will further job creation and economic prosperity for the community as a whole,
j) ensures predictability.

5 The Citizens' Master Plan

The citizen's master plan is a community-based effort to create a vision for the North Hutchinson Island Western Peninsula Area that preserves, enhances and complements the surrounding neighborhoods and the City, while balancing the amount of development necessary to ensure that the cost of relocating the Waste Water Treatment Plant is paid overtime by development of the property, and does not become a cost to be absorbed by the community.

The Master Plan aims at Ensuring Predictability not only for investors, but for the citizens and community as a whole. To do this, it sets a series of Goals that seek to:

1) Announce Arrival: Marking the entrance to Hutchinson Island and the Beaches with development and physical improvements worthy of the City and its residents;
2) Compliment The Efforts And Investment In Existing Parks and Beaches: by establishing a system of interconnected public open spaces and public beaches. This is a system of greens, parks, plazas and boardwalks (or Rambla) that connect to, and build upon the existing public park system in place in the area and honors and enhances existing civic and public facilities;
3) Provide Access To The Waterfront: Making the waterfront publicly accessible as is the culture of the City;
4) Establish An Interconnected Network of Streets and Blocks: A system that can accommodate different increments of development and provide flexibility to house all necessary and complimentary uses in a variety of locations and in a manner that can be done over time and incrementally;
5) Define An Interconnected System Of Greens, Parks And Open Spaces: Connecting existing parks, greens, and waterfront paths with new proposed ones to create one of the most extensive and unique public amenities in the region.
6) Implement a "Blue Way": Establishing water connections between the City's special districts (the island, downtown, and the port) that is both a means of transportation and a tool to enhance economic competitiveness.
7) Establish Complimentary Commercial And Retail Uses: Located in a manner that supports those already in place in the City, and in an appropriate scale and direct relation to the location of new and existing development.

These Goals of the Citizens' Master Plan and the physical elements necessary to achieve these goals need to be adopted by the City's leadership, classified, valued and quantified. Achieving these Goals will result in the ultimate reorganization of land use entitlements for the area. This reorganization will provide a framework to modify or increase development rights to enable the relocation of the Waste Water Treatment Plant and fulfill specific community needs and desires, while preserving and enhancing the residents' quality of life.

This classification, value and quantification need to be determined and considered either at the time of reorganizing and changing land use entitlements (preferred), or when a clear set of development regulations (e.g. a form-based code or design regulations) is established to implement the plan. A matrix depicting both a classification and possible quantification is shown on this page.

Increases shall be considered only if necessary to enable the ultimate goal of relocating the Waste Water Treatment Plant, attracting a much desired resort hotel or job generator to the City, or achieving design-specific improvements such as the provision of public waterfront. To that effect, a final matrix with specific quantification (bonuses) needs to be developed.

For the purpose of applying increase bonus factors, design compliance with intended added values and degree of fulfillment of the Citizen's Master Plan Goals will be determined by staff and ultimately approved by the City Commission.

Finally, this plan *suggests increments to existing densities, permitted uses and height*, but only to be awarded as a result of the direct provision of design and implementation of the Goals and physical elements outlined in this report.

VALUE AND BONUS MATRIX

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height Increments shall be determined in accordance to the value added.

Other Ideas Proposed Beyond Main Goals

In addition to the Goals of the Citizen's Master Plan are numerous programmatic ideas proposed both during the public event and as part of other reports developed by residents and stakeholders such as "The Big Idea" .

All of these feasible ideas include:

- Marinas (currently undergoing review and approval process)
- Water sports (including a sailing club that could be operative immediately prior agreement of the parties on the privately owned vacant land east of the waste water treatment plan)
- Seaplane landing areas
- Education and research facilities

It is important to highlight that this community plan may be developed incrementally (i.e. the private and public parcels independently, as well as on a block-by-block basis within each parcel) and has built-in flexibility to allow for an extensive program and diverse location and organization of its elements listed on pages 12 and 14 (e.g. proposes two alternate approaches to locate first class resort hotels).

1. Hotel Site
2. Waterfront Market
3. Mixed Use Building
4. Residential
5. Parking (surface and structured)
6. Public Beach

6 A Great Vision. An Even Greater Future.

In the tradition of the City's exceptional architecture and urban design, future development of the site currently occupied by the Waste Water Treatment plant and surrounding parcels shall seek exceptional quality. This development will set the stage to attract a much desired resort hotel and further the aspiration of becoming a com--petitive world-class destination.

The residents envision this area as a place where the best concepts in town planning are applied to create an ideal urban experience in harmony with nature.

The approximately 36 acre site (18.7 WWT +17.5 privately owned) which occupies the last piece of beachfront property on the Treasure Coast Region, offers exceptionally long and uninterrupted views along the intracoastal waterway and just over 25 acres of submerged lands. If designed appropriately, it will enhance a condition unique to this area: the provision of both oceanfront and intracoastal beaches on pristine waters. A situation rarely avai|able in the entire southeast Florida, and a powerful marketing tool for the City.

The site is additionally located adjacent to a 65' tall bridge. And while moderate height may result necessary to achieve unique views where the bridge blocks them, this setting and configuration allow for the denser concentrations and any additional height to be shielded by the bridge itself, and to ensure that in a transect-like manner, less intense development extends towards the neighborhoods, parks and beaches, and the most intense sits by the bridge (ideal) or at the edge of the property (if necessary for second hotel site on vacant land).

Seeking to achieve an overall feeling of calm and simplicity for the town, the Plan accommodates not one, but two sites (*Figures 1 & 2*) where a resort hotel with extensive supporting meeting and conference space and special event facilities. The purpose of identifying two sites is to

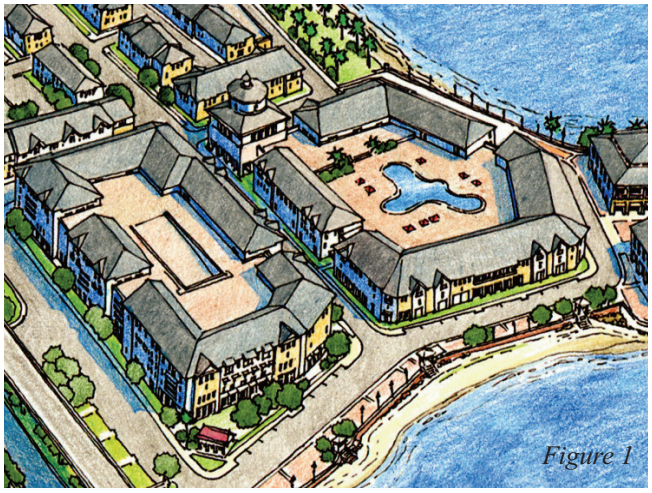
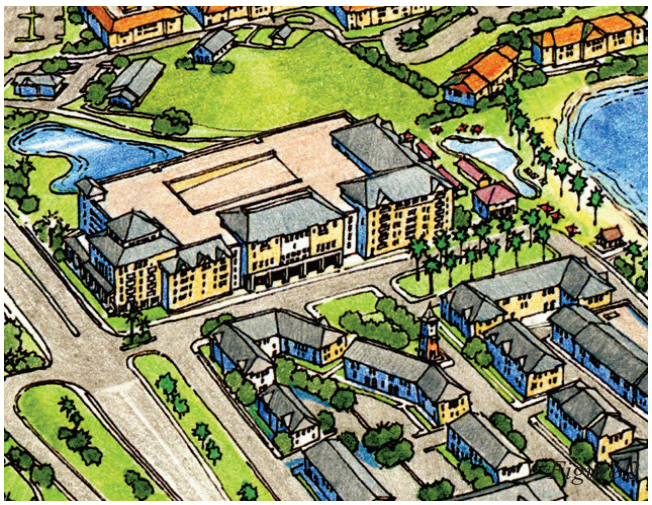


Figure 1



demonstrate how this use can fit on either or even both parcels, providing flexibility in the development process and a more competitive palette of options to attract the ultimate end-user.

Both parcels accommodate waterfront resorts and allow for exceptional views. The Hotel shown on Figure 1 fronts the water in a more urban manner. The hotel depicted on Figure 2 is directly connected to a sandy beach area. In this case, care and consideration to the transition to the property to the east should be taken.

Both hotel sites have been tested against four other first class, urban hotels to determine appropriateness of scale and layout. Proposed hotels respond to first class hotel room size, quantity and amenity requirements.

It is important to note that the direct connection to the beach where development meets the shore without a public road or sidewalk occurs on the edge of the site, so as not to interrupt the flow of public access. If appropriately designed, this condition could be replicated anywhere on site without impeding public access and connectivity.

All interior streets lead to the beach, with views of the water kept clear for as great a distance as possible. Special structures at the end of each street allow public access to the water and allow the public to step down into the lagoon.

An obelisk-type structure is located in a strategic corner, where water views are available in every direction. If this structure is designed in a manner to allow pedestrian access (as do many lighthouses), it would become a highly visited tourist attraction.

Both waterfront streets lead to a waterfront market. This serves as the primary gathering place in the community. As a beach-style urban center unlike any other in the region, the market will be a truly unique feature for the City.

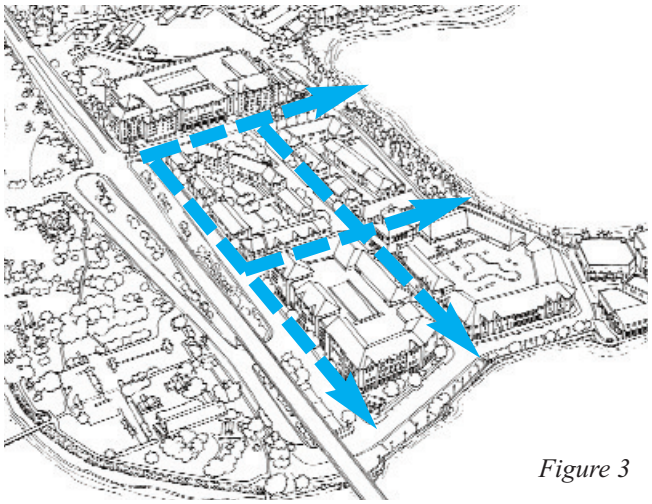


Figure 3

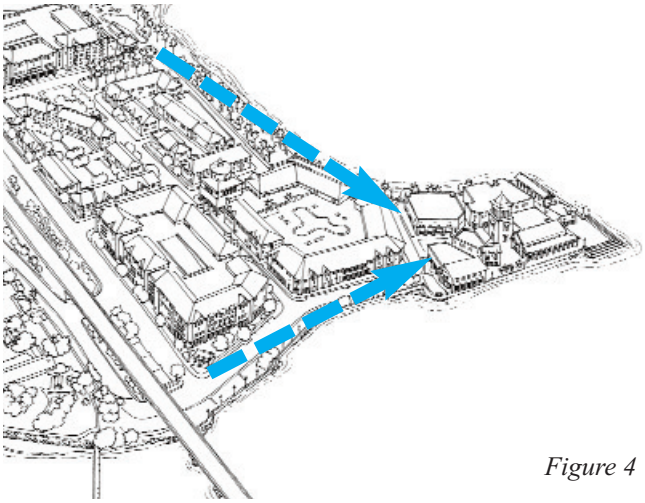


Figure 4

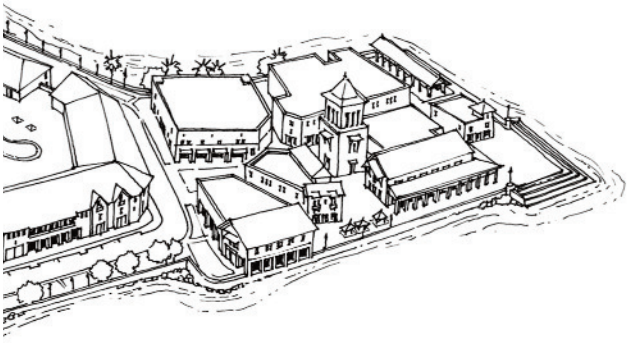


Figure 5

At the tip of the peninsula, wide steps lead down to the pristine emerald and turquoise waters that only Fort Pierce has to offer, and provide an ideal setting to enjoy the sunset over the City.

This architectural style and setting (see example images to the right) are aimed at ensuring the creation of place, which is only accomplished by development an interconnected network of streets lined with buildings, and the creation of safe and comfortable public open spaces.

Arcades, porches, cafes, small cottages acting as retail stores complete the waterfront market.

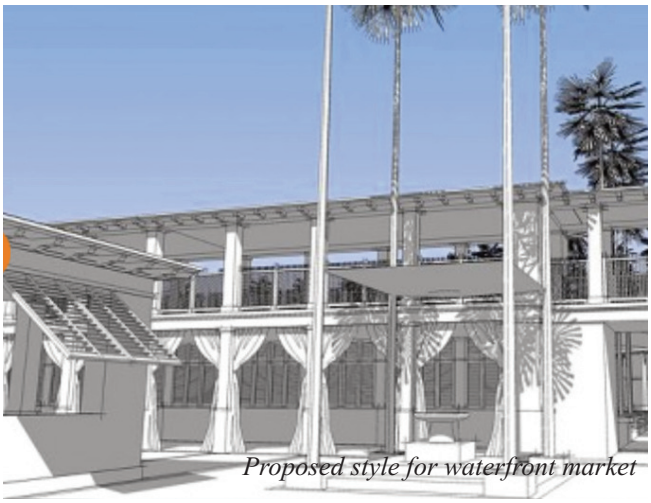
Piers and docks become the setting for an "interconnected blue-way", with the inclusion of a water taxi or tourist water-based attractions (kayak, canoes and boat rentals, eco-tours, boat excursions, etc.)

Two to three-story (and occasionally up to four-stroy), multi-family residential buildings and attached single-family homes (townhouses) line the remainder of the streets.

The analysis conducted has not identified a need to increase height beyond the four stories currently permitted strictly to accommodate residential uses. If the City chooses to increase height beyond this for residential uses, it should be limited to specific locations, and only allowed if or when the fabric is complete so as to not hinder demand. Height beyond four stories is only proposed for hotel sites.

The City should also employ and require from future developers the best available urban design and architecture techniques to create harmonious relationship between humans and the environment. Combined with the pedestrian friendly, mixed-use plan, these techniques will make Fort Pierce a leader in ecologically sound living in Florida.

Waterfront dining Pavilion with three-story fabric in the back



Proposed style for waterfront market

Proposed waterfront market

Mixed Use Building

Multifamily Building

Examples of vernacular architecture that is beach-appropriate, in multiple story, residential, mixed use and hotel type buildings.

Excellence in design and variety should be a requirement for development.

Mixed Use Building

Multifamily Building

Mixed Use Building

Waterfront Hotel

7 HOTEL STUDIES

Incorporating hotels into a City's plans for the future has historically been one of the most cumbersome components of development and redevelopment. Cities usually have to aggressively compete for first class hotels, and this many times results in attempts to fulfill programmatic needs that contradict a community's vision.

Very few destinations worldwide are so desireable to the tourism industry that they can require national hotel chains to modify typical models to conform to local regulations. Such is the case of Key West, FL. or Charleston, SCI, where first class hotels abide by strict height, parking, placement and design regulations. In Miami Beach, FL., first class hotels will happily remodel historic buildings following strict historic preservation regulations just for the privilege of having a presence at this desireable location. Most others towns and cities, including large international destinations such as downtown West Palm Beach need to compete aggressively for this coveted end user, and this competition usually results in compromises to a community's ultimate vision for the area. It is even harder to enter this competition for places, such as the City of Fort Pierce, which are not yet established as desireable first class or resort hotel markets.

The City of Fort Pierce has a great potential to establish itself as a sought out, unique, desireable destination. Unparalleled natural resources, recreational boating and world-class fishing tournaments, a distinctive built environment, a diversity of civic uses, museums, research facilities, an international port and airport, are just a few of the features the City has to capitalize on to be seri-

Figure 1

Figure 2

Figure 3

ously considered by the tourism and hotel industry.
To accomplish this, the City will need to seek design an aggressive marketing campaign, and seek outside assistance from a qualified hotel broker who understands, believes and can effectively communicate the community's vision, the area's value and the inward investment work that has been ongoing in the City during the past two decades.

It is important to note that the Citizens' Master Plan does not limit hotels in height or size, but does propose specific placement and accessibility. This intentional, "open-ended" intensity is aimed at facilitating the hotel development process and engage the locals in understanding the dynamics of the hotel market and ensuring a process that expeditiously removes obstacles to attracting hotel investment while preserving a community's vision.

The City Commission will additionally have to seek further input from its residents to define how much intensity is acceptable within the community's vision, as this is an issue that was not discussed in depth during the public involvement event.

This report strongly recommends that when seeking the appropriate hotel for the area, this be done by a marketing consultant with experience in traditional development and historic destinations, and that the entire Master Plan and vision be advertised.

How Other's Did It

Three first class hotels that have altered their conventional models in order to have a presence in desireable tourist destinations have been included in this report. The purpose of this inclusion is to showcase areas that have successfully attracted first class resorts and hotels, and have done so without compromising the built environment. These examples compare placement, scale, uses, land impact, and height treatment.

The hotels in this comparison are:

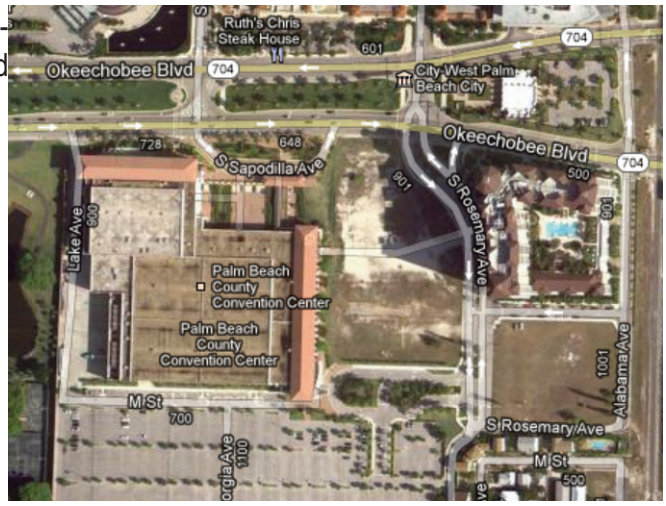
- Ritz Carlton Southbeach (Figure 1)
- Westin Key West (Figure 2)
- Charleston Place (Figure 3)
- St. Augustine Hilton (Figure 4)

Both the Ritz Carlton and the Charleston Place Hotel (Figures 1 & 3), have a 2 to 4 stories high base that match the height of the surrounding fabric, and place additional height in tower elements set back from the street.

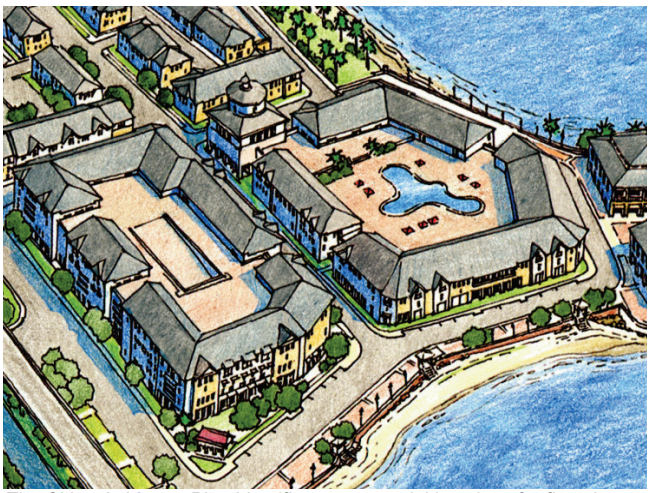
The Key West Westin accumulates room quantity and amenities within the heigh limits established in the City's Code. The St. Augustine Hilton takes the same approach. It is important to note here that these cities not only have strict development codes, but are such desireable tourist destinations that mainstream, first class hotels are amenable to changing their conventional models in order to have a presence in the city. This condition is hard to achieve in places that still need to establish them-

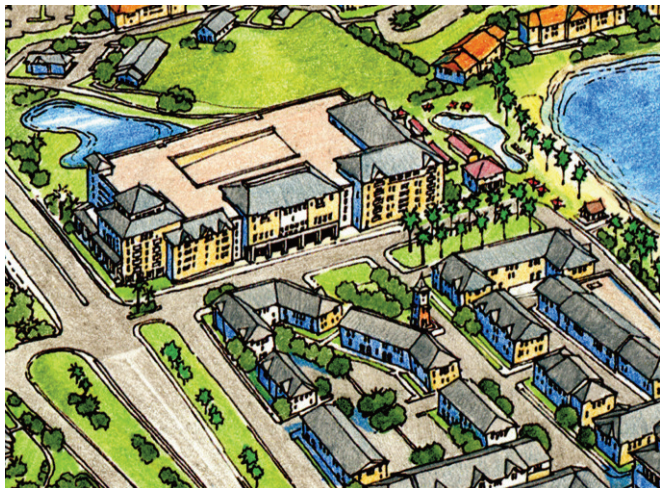
selves as destinations.

The images on pages 24-25 show how resort hotels with extensive program can be carefully embedded within the urban fabric and contribute to the creation of four of the most visited tourist destinations in the world.

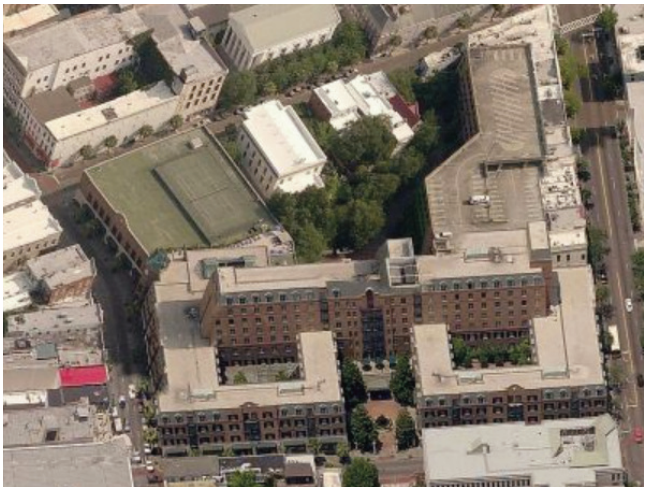


tourist destinations in the world. Attracting first class hotels is challenging. After almost a decade working to attract first class hotels to downtown West Palm Beach, the hotel site next to the convention center still lies vacant. Through an aggressive marketing campaign, the City was able to attract a first class hotel within the downtown's fabric.

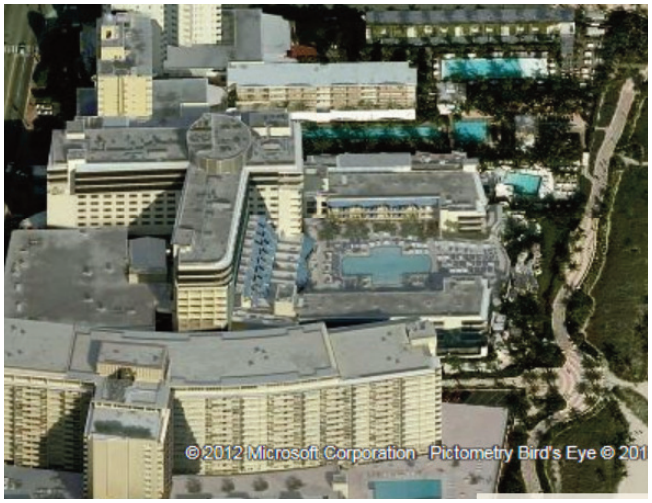




The Citizen's Master Plan identifies two potential locations for first class resort hotel(s).



COLLINS AVE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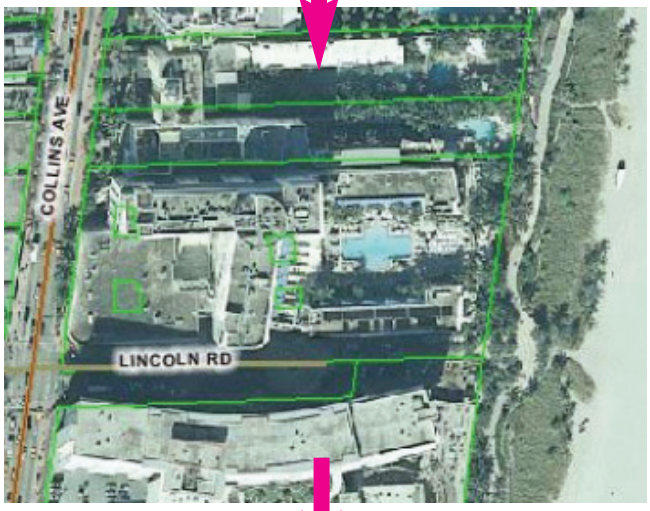
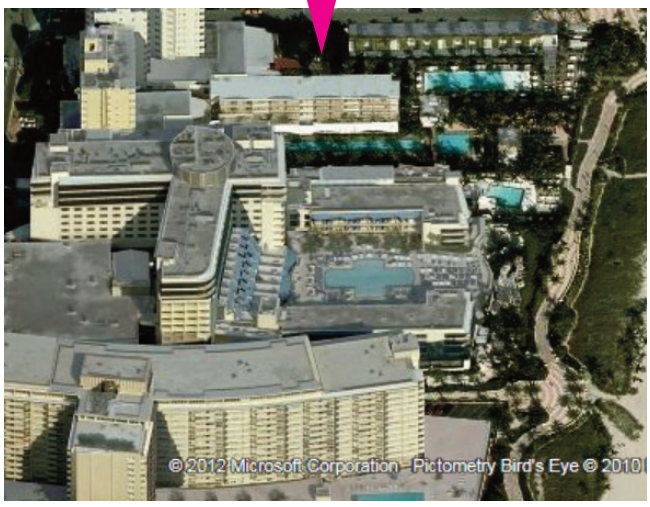

COLLINS AVE
LINCOLN RD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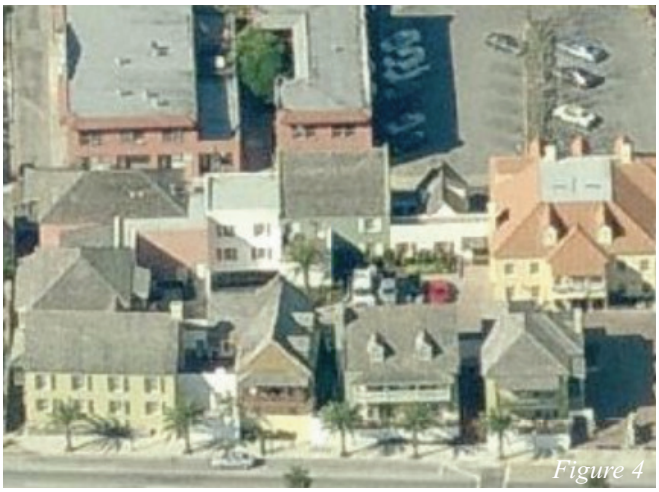
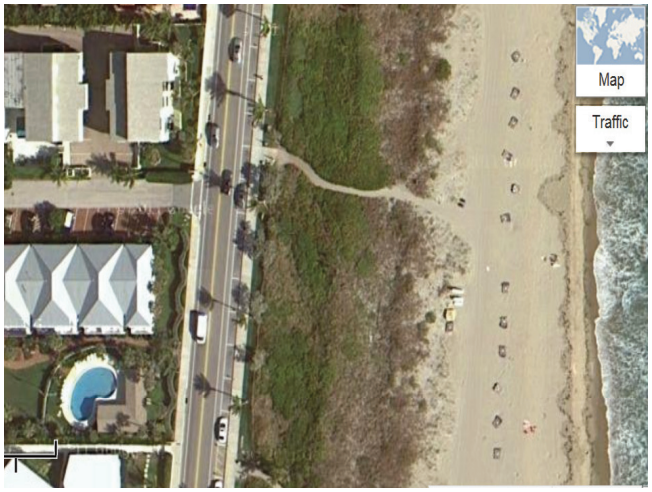


When the destination is very desirable to hotels, they are willing to "break" their conventional type and adapt to the local government's requirement. Such is the case of the St. Augustine Hilton, built in the late 2000's to resemble detached, two and three story mixed use buildings.



Public Access to the waterfront can be achieved whether a hotel fronts a public street that borders the water, or is directly adjacent to the sandy beach, as shown in images above.

8 PROGRAM

IMPLICATIONS OF RELOCATION COST UNDER CURRENT REGULATIONS:

A preliminary analysis of implication of current regulations on relocation costs shows that:

- Under currently allowed density, it is possible to build up to 150 residential units.
- Under currently allowed commercial uses, it is possible to build up to 162,914sf of commercial space (retail/office/hotel/etc., in addition to residential program)
- Under current Floor Area Ratio (FAR), it is possible to build 814,572sf.
- The current FAR allows for each of the 150 residential units in a single-use development as the one to the east, to be up to a maximum average of 4,344sf.
- This density and relocation costs result in a cost incidence per residential unit of $668,500.00. This is not a feasible base incidence.
- 162,914sf of commercial space yield a hotel with meeting rooms, amenities and support program yields roughly 317 rooms. A first class hotel typically has 500 rooms.
- The base cost incidence in this scenario per hotel room is $63,100.00. Developing a hotel with this base cost incidence is unlikely under current market conditions.
- It is possible to build the currently allowed density and intensity without exceeding 3 stories in height.

CURRENT CONDITION ANALYSIS
WASTE WATER TREATMENT PLAN SITE

Total Acreage (WWT)	18.7 acres (814,572sf)
FAR	1
Developable area	814,572sf
Commercial area	20% (162,914sf)
Maximum Height	45’
Density	8du/ac
Projected Relocation Cost	$100,000,000.00
Cost Incidence per acre	$5,347,593.00
Cost incidence per unit	$668,500.00
Cost incidence per hotel room	$63,100
Millage rate (2011)	5.7384

Under current regulations, only 20% of the development may be dedicated to commercial uses (e.g. hotel/resort). This number reflects an 80% residential 20% commercial program split.

CURRENT CONDITION ANALYSIS
PRIVATELY OWNED SITE

Total Acreage	17.43 acres (+ submerged lands)
Developable area	759,250sf
Commercial area	151,850sf (20%)
Maximum Height	45’
Density	8du/ac
Cost Incidence per acre	$ Solely dependent on the cost of land and hard and soft development soft costs.

PRELIMINARY CONCLUSIONS:

• With projected relocation costs ranging between 70 and 110 million dollars, the base incidence for development is such that construction will unlikely be financially feasible even if the maximum development potential under the Future Land Use is allowed.
• A 1st class hotel typically has 500 rooms (although there are successful resorts that have less than 500 rooms). The current commercial allocation does not contemplate this size of facility.
• A 500 room hotel requires a minimum of 256,410sf. plus additional area for supporting uses (outside of those provided by hotel).
• If a hotel is built, under current regulations there would not be sufficient development intensity available to support additional commercial uses (restaurants, retail, etc.) critical to the success of the hotel.
• The allowed FAR is such that it is possible to increase density from 8du/ac to an average of 23du/ac without changing the overall built area currently permitted (i.e. without changing size of buildings allowed). Given the property's FAR of 1, the above figures would allow for 150 residential units at 4,344sf each. A more marketable unit size averaging 1,500sf per unit would yield 434 units.
• If the site is to be developed on its own, (i.e. without any financial assistance, an FAR of 7.5 (equal to half of Manhattan's) and appropriate mix of uses would be necessary to absorb the current land plus Waste Water Treatment plant relocation costs at market rate. *This type of intensity is not inconsistent with the City's character and community's desires, but unlikely to be marketable in the area.*
• *Current projected relocation costs will result in improbable interest on the site due to financial implications.* If the cost of relocating the plant is not addressed independently from development on the site, financial assistance (outlined here and further described in Chapter 9) is necessary.

PROPOSED DEVELOPMENT STRATEGY

There are numerous ways to finance and develop this site. This report outlines a simple option that is based on "removing" the plant relocation cost from the land transactions (sale & development). This is in essence a "land-cost-only" development scenario. As a simple example, when a house is sold, it is generally sold for its actual value, not for the value of the house plus the cost of building a new house elsewhere.

It is important to point out that this option contemplates the relocation cost, but forsees this relocation cost being absorbed by a combination of local, state and federal funds, FPUA bonds, and by the ultimate (and fundamentally) revenue generated by new development on the site overtime.

In this scenario, land value is estimated at a maximum of $21,000,000.00 (most probably 16.5 to 17.5 million in today's market).

Estimated Development Program Under Land-Cost-Only Scenario Consistent with the Community's Vision:

• A balanced mix of uses allowing:
  • Residential uses of up to 23du/ac
  • Four-story height for residential uses
  • Retail/Commercial uses in the form of a Neighborhood Center (per the industry's definition), of up to 45,000sf. This Neighborhood Center contemplates the demand for the entire Master Plan as proposed. This is proposed independently and in addition to hotel uses.
  • Up to two Hotels (limiting form, not intensity or height)

9 Financial Strategy

The decision to relocate the waste water treatment plant has a significant economic impact for the future of the area.

The Citizens' Master Plan for the area is a single, cohesive and integrated plan and its implementation and design are not dependent on financial or partnership arrangements between the two developable sites impacted (i.e. the Waste Water Treatment site and the vacant site to the east of it). This means that independently of the financial agreements or timing of development of either site, the principles embedded in the Citizen's Master Plan shall apply, and the result will be a cohesive and integrated network of streets and blocks as outlined in the Community's Vision.

Financial analysis scenarios conducted indicate that there is great benefit associated with planning and marketing both sites jointly. Combining the parcels as a "packaged proposal" broadens possibilities and increases the City's ability to attract a larger number of qualified developers.

General Conclusions:

Regarding Program and Development:

1) Development can occur on either buildable site independently (i.e. the Waste Water Treatment Plant site can be developed without participation of the adjacent vacant site. Financial studies conducted to prepare this report assume both single-site and combined site development scenarios). It is ideal, but not necessary to combine both sites to allow for the development envisioned for the area to occur). This statement is of ultimate importance as it has direct impact on programmatic allowances, increases relative to the maximum densities and intensities currently allowed, and the process established to determine such potential increases.

2) Development potential on the vacant site may be hindered until the decision to relocate the plant is officially adopted and funds identified; or until relocation efforts effectively commence.

3) A delay in the development of the vacant site could affect financing for the overall proposal and negatively impact the City's ability to attract development or fund improvements.

4) Increases in density and intensity are only necessary as a result of the cost of relocating the Waste Water Treatment Plant.

5) Increases in density and intensity for parcels other than the Waste Water Treatment Plant are proposed solely to: a) attract a use that was indicated as desireable by the community (i.e. a resort hotel); and b) to encourage physical improvements that are important and valuable to the residents of Fort Pierce.

6) Proposed uses, program, density and intensity should be defined within the parameters established in Chapter 8.

7) Increases in densities, intensities and height should only be allowed only in exchange for the implementation of the principles and uses as outlined in the community's vision.

Regarding Relocation Cost:

A number of development scenarios have been tested as part of this effort and are based on relocation costs ranging between **$70,000,000** and $**110,000,000***[1].

8) Cost of relocation expressed above, while accurate, is determined (for the purpose of this report) as a range. The exact relocation cost and will be determined by many factors, not the least of them being the economic environment at the time of construction. More accurate estimates cannot be exacted until an official decision to move the plant is made, a "relocation committee" or similar body is appointed and established, and an independent or public bidding process is entered into.

9) The cost to relocate the Waste Water Treatment Plan cannot be fully absorbed (i.e. recovered) by a simple land-sale transaction.

10) In order for to attract cost-feasible development (whether residential, commercial, or mixed), the land on which the Plant sits needs to be sold at its assessed value based and be based on actual development potential.

11) Based on the different development scenarios and relocation cost estimates, to position the City in a competitive negotiating process, ideal land value should range between 15% and 25% of the total estimated relocation costs (between $16,500,000.00 and $17,500,000.00*[2]). It is recommended that land value in the current market should not exceed $21,000,000.00

11) Cost of relocation will only increase with time (given the particular economic climate at the time this plan is being prepared).

Regarding Funding:

12) Funds identified for the upfront relocation costs include:

- Land sale revenues - 15% to 25% (*[2])
- Bond Financing (FPUA) (up to 60%)
- Regional, State and Federal Funding and Grants
- City/County/FPUA earmarked (current or future) funds
- TIFF funds (CRA)
- Special District and Plan Area Development Impact Fees
- Revenue from utilities
- Cash Reserves (if any)
- TPO funding (general transportation funds)
- EPA grants
- Brownfield funds
- Impact Fees, and
- Public-Private Partnerships
- Drinking Water State Revolving Fund
  http://www.dep.state.fl.us/water/wff/dwsrf/index.htm

1Costs as determined by CMHHILL report minus adjustments to reflect a reduced contingency fee and current land and construction costs.
**2 Land value reflects 2012 sales and construction estimates, and should be adjusted to reflect actual costs at the time of sale.*

- Water Infrastructure Trust Fund legislation (potential source)
- Climate Ready Estuaries Program (potential source)

13) Funds borrowed to relocate the Waste Water Treatment Plan (estimated between 55% and 70% of the projected relocation cost) and interest accrued is anticipated to be recovered over time by revenues derived from the increase in property tax assessments, tourism tax, sales tax, and customer base and demand for the waste water services provided by the new plant.

14) Bond financing will be needed to upfront relocation costs. This type of financing should be limited to prudent levels as determined by the City and FPUA. Given the current millage, at a proposed borrowing bonding level of 60% of the relocation cost, debt could be retired in approximately 17 years.

15) A Waste Water Treatment Relocation Fund and source of funds to be earmarked should be established immediately (ideally as a result, and concurrent with the approval of the Citizens' Master Plan).

16) Increased tax revenues resulting from the appraisal of the property itself due to the removal of the Plant, plus that generated overtime from resulting development shall constitute the main income stream to cover the cost of moving the plant.

17) Private funding is an option at the time of the sale. Developers may be required to finance a percentage of the relocation cost and either receive fee credits or reimbursements for the required advancement of funds.

It is expected that costs (both projected relocation costs, land values and construction costs) will proportionally change over time. It is therefore important to ensure that each funding mechanism proposed include a method for adjusting the amount of funding to reflect current costs at the time of construction.

10 NEXT STEPS

The Next Steps towards the implementation of the Citizens' Master Plan are as follows:

a) Adopt the Citizens' Master Plan

b) Establish a "Plant Relocation Committee"

The proposed Citizens' Master Plan builds in flexibility to allow quick response to changes in market conditions.
In order to properly track and adapt to these changing conditions and make the maximum use of federal, state and regional funding mechanisms, the City, County and FPUA need to establish a "Plant Relocation Committee". This committee shall be appointed by the board, or the City can rely on many of the already formed not-for-profit organizations that do similar work in the area.
This committee or not-for-profit organization needs to be appropriately funded and staffed, and its purpose is to work towards the imminent relocation of the Plant, exploring and pursuing the different funding mechanisms, establishing general financing policies, updating and adjusting relocation costs to the time of sale and implementation, and serving as an additional review board for any proposed development in the area.

c) Hire a retail/marketing/development specialist

The City seek needs to secure the services of a nationally-recognized retail/marketing/development specialist with proven experience and clients. This will contribute to appropriately position the City in a competitive negotiation level and effectively market the area and the Citizens' Master Plan.

d) Secure An Agreement With Adjacent Privately-Owned Parcel

The City must work towards a sale Agreement with the adjacent property owner. This does not imply the a purchase agreement. It is a simple agreement that outlines procedures and compensation if the City or private land owner successfully secure an offer for the purchase and development of both parcels jointly in accordance with the Citizens' Master Plan.

e) Amend Current Regulations As Follows:

• Amend the City's Comprehensive Plan to allow for the increased intensities and densities outlined in this report. This should be possible without the need to amend the Future Land Use Map Hutchinson Island Mixed Use designation if the language is modified to include the proposed matrix tieing increases to specific improvements.
• Create simple, area-specific, form based regulations. An option to creating a new form based code is to adopt and simply calibrate the Smart Code available at http://www.smartcodecentral.org. The Smart Code is available for free to all local governments. Calibration is a simple process done by many qualified town planners.
• Establish architectural design regulations that simply but clearly outline the desired style for the area. It is also possible to adopt basic Design Guidelines created by the Treasure Coast Regional Planning Council (available to local governments in the region for free for every vernacular architectural style), and amend them accordingly to establish as regulations.

It is important to note that given recent changes to Florida

Statutes Chapter 163.3177and Chapter 9J-5.016 of the Florida Administrative Code, it is anticipated that, while the study area is in a Coastal High Hazzard Area, many of the implications resulting from the proposed changes can be addressed at the local level. Additionally:

• Given the combined size and magnitude of the project, the City or developer could apply for a Development of Regional Impact. While potentially costly, there are expedited venues available for proposals consistent with the Regional Planning Council's Strategic Regional Policy Plan.

• No major capital outlays except for the obvious generated by the relocation of the Waste Water Treatment Plant are anticipated.

• No significant changes to Level of Service (LOS) on Seaway Drive is anticipated as this road and bridge have excess capacity today.

• All development and infrastructure (roadways, water, sewer), including proposed boardwalks and other civic and public improvements are designed to be privately funded, in exchange for increased development entitlements.

• The proposed program is such that impact to schools should not be substantive.

One Final Thought

The City of Fort Pierce should commend and be proud of its residents, business community, staff and elected officials. Planning "in the Public" is a lengthy and cumbersome process, but it is also a very rewarding one when a common vision is agreed upon. The predictability resulting from such process is a very powerful development tool that should not be underestimated, especially in difficult economic times. The experience that this City and its residents have creating, adopting, implementing and respecting a clear vision will be the guiding principle that make it possible to overcome the many challenges that moving the Waste Water Treatment Plan will certainly present.

The outcome will be certainly worth the effort, and the resulting built environment will not only be an asset to the residents, but a major component towards a more prosperous and resilient future for the City and the community as a whole.

Towards a Destination

A Community's Vision to Relocate the Fort Pierce Waste Water Treatment Plant

August 1st, 2012

CITY OF FORT PIERCE – MARCELA CAMBLOR & ASSOCIATES

March 2012
Over 200 Participated!

The Study Area

Why Plan for the Future?

The Importance of A Vision:

" A County and its cities need to decide what they want and then tell us. Do they want to grow out, grow up, or not at all? It's too hard, and too inefficient, for us to guess. Instead of defining what they do not want , communities must define what they do want to be."

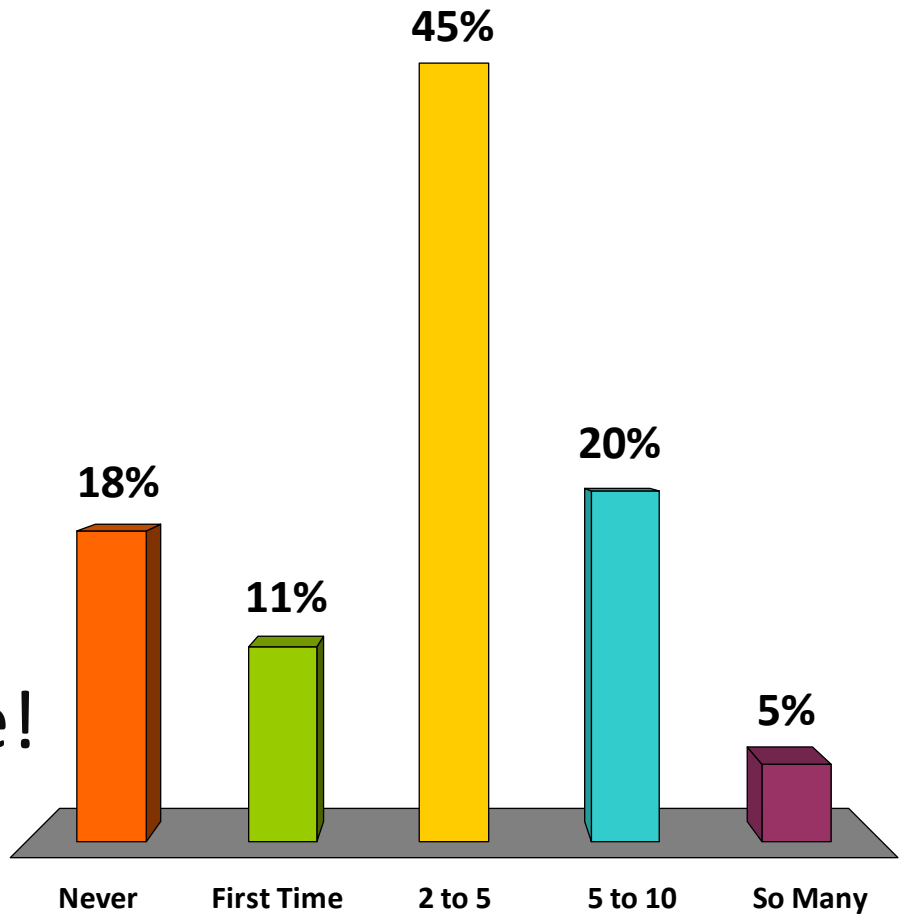
Bill Angelo, Vice President – Real Estate and the Workplace for Sun Microsystems

To Move OR Not To Move…..

Linna + Catherine Lozano
1 When
2 Master Plan in Place
A Architecture
B Signage - Lighting
C Way finding
d Public Art
e Color/Design
f Bike path
- Overall design could include streets w/ Market type feeling - Retail - Bus
- Maybe a look @ Seaside and/or Katrina type housing
- An environmental concept for waste water removal
Nothing like HARBOUR Isle
NO RV Park
RETAIL
HOUS
POND
LIKE HOWKS KEY
RESORT, DUCK KEY
MARINA
PUBLIC ACCESS
Juan Carrucho
Bill McNeely
Bunny Evans
Barbara Eastern
Peter Hansen
FORT PIERCE'S WESTERN PENINSULA
A Community's Vision
March 17th, 2012
MARCELA CAMBLOR &
1. Formal entrance into district
8. Ferry from downtown Ft. Pierce
9. Preserve Museum point park
10 Water feature

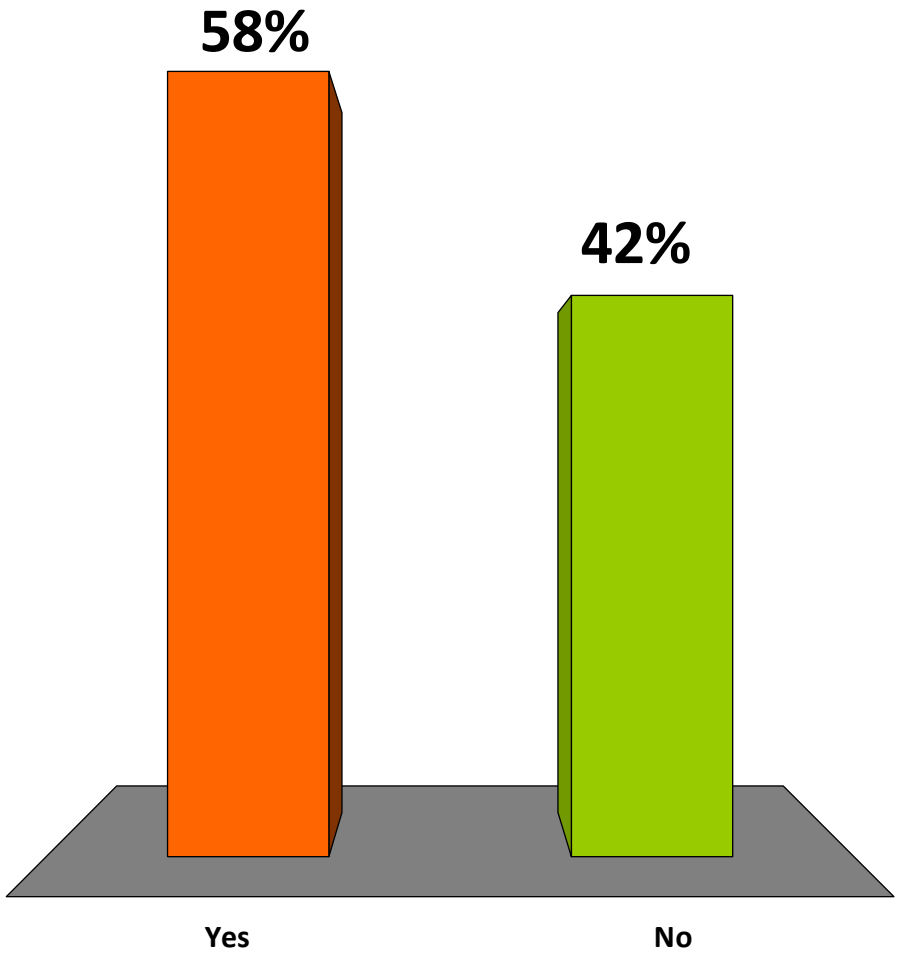
How Many Times Have You Participated In A Charrette?

1. Never
2. This Was My First Charrette
3. 2 to 5
4. 5 to 10
5. So Many I Should Be Running This Charrette!



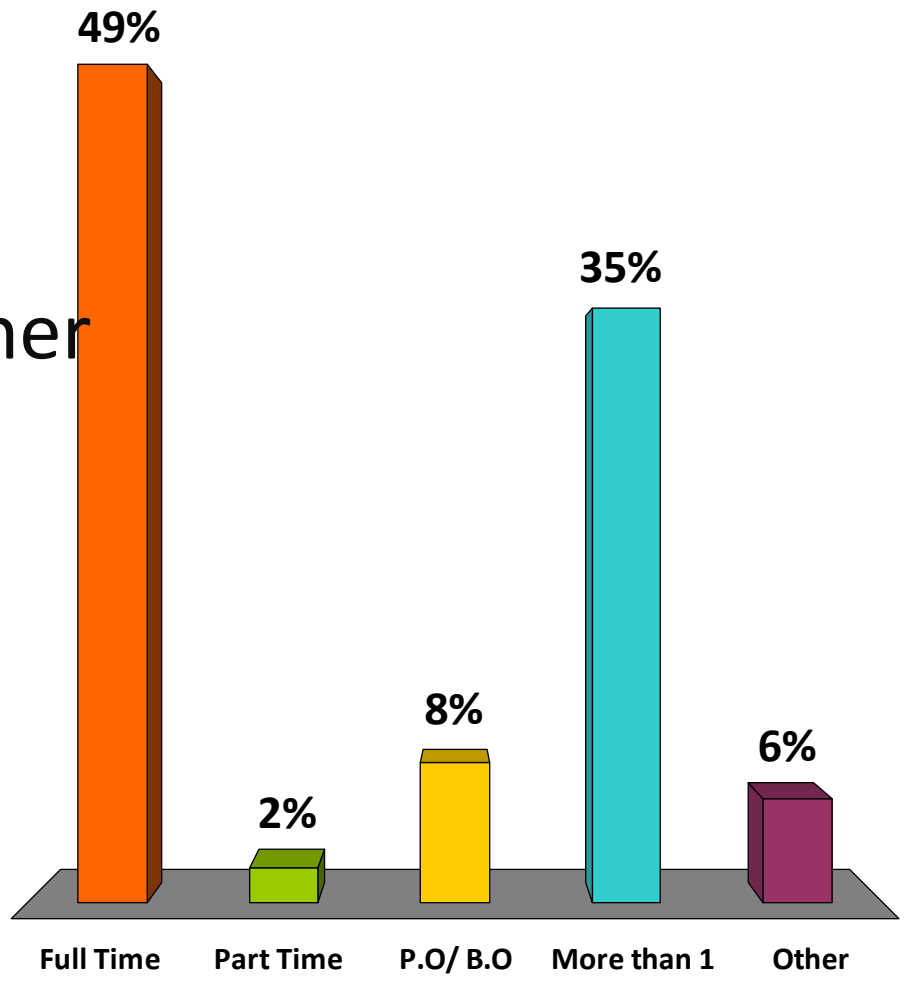
Did you attend/participate in the Charrette for the Waste Water Treatment Plant?

1. Yes
2. No



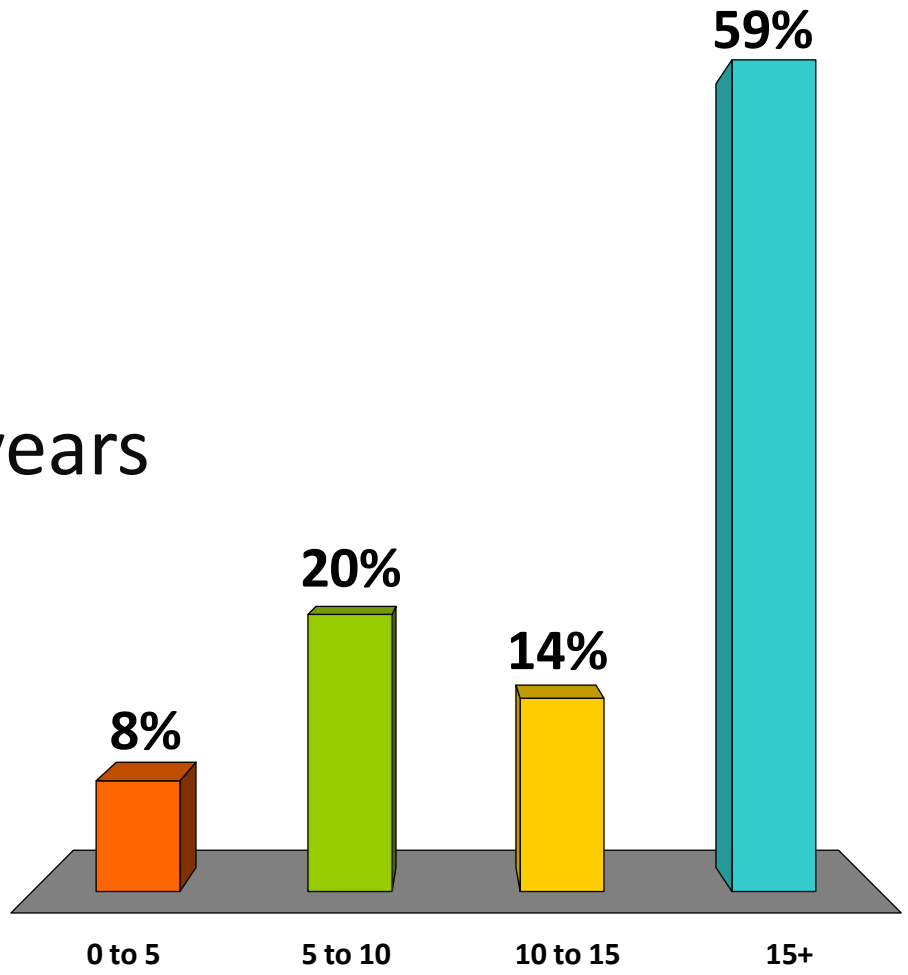
Which Best Describes Your Connection to Fort Pierce?

1. Full Time resident
2. Part Time Resident
3. Property/Business Owner
4. More Than One Option
5. Other

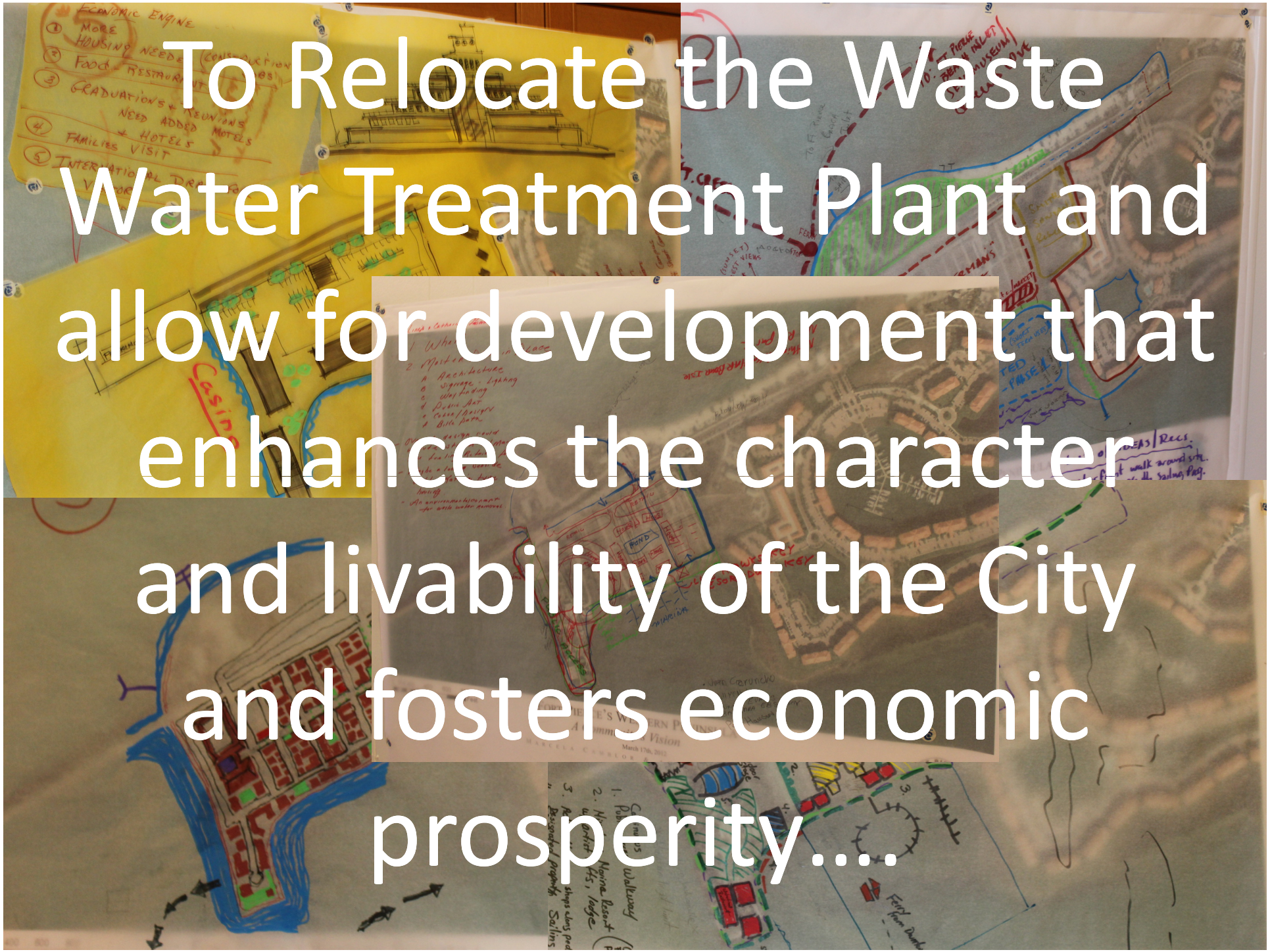


How Long Have You Been "Connected" To Fort Pierce?

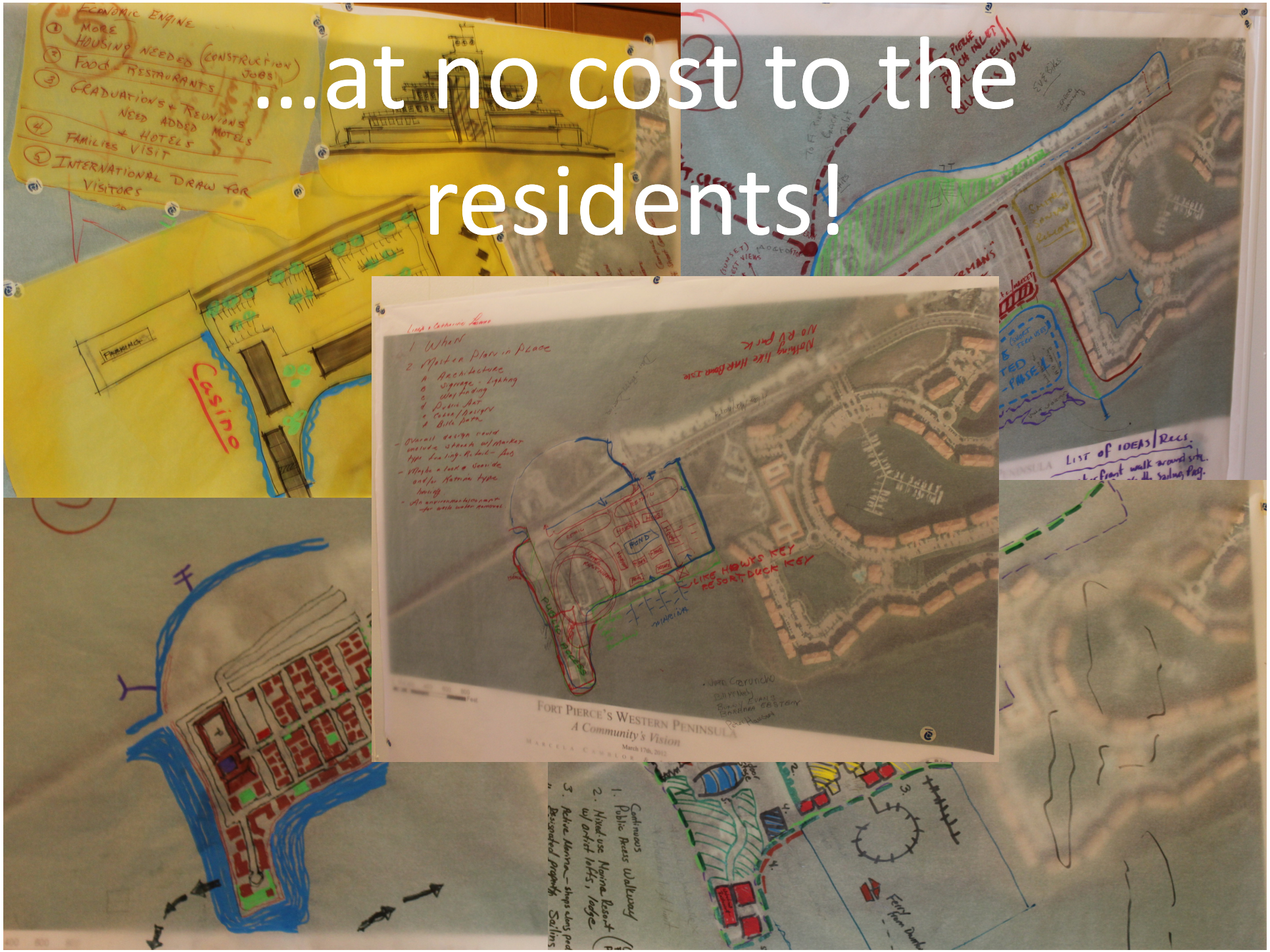
1. 0 to 5 years
2. 5 to 10 years
3. 10 to 15 years
4. More than 15 years

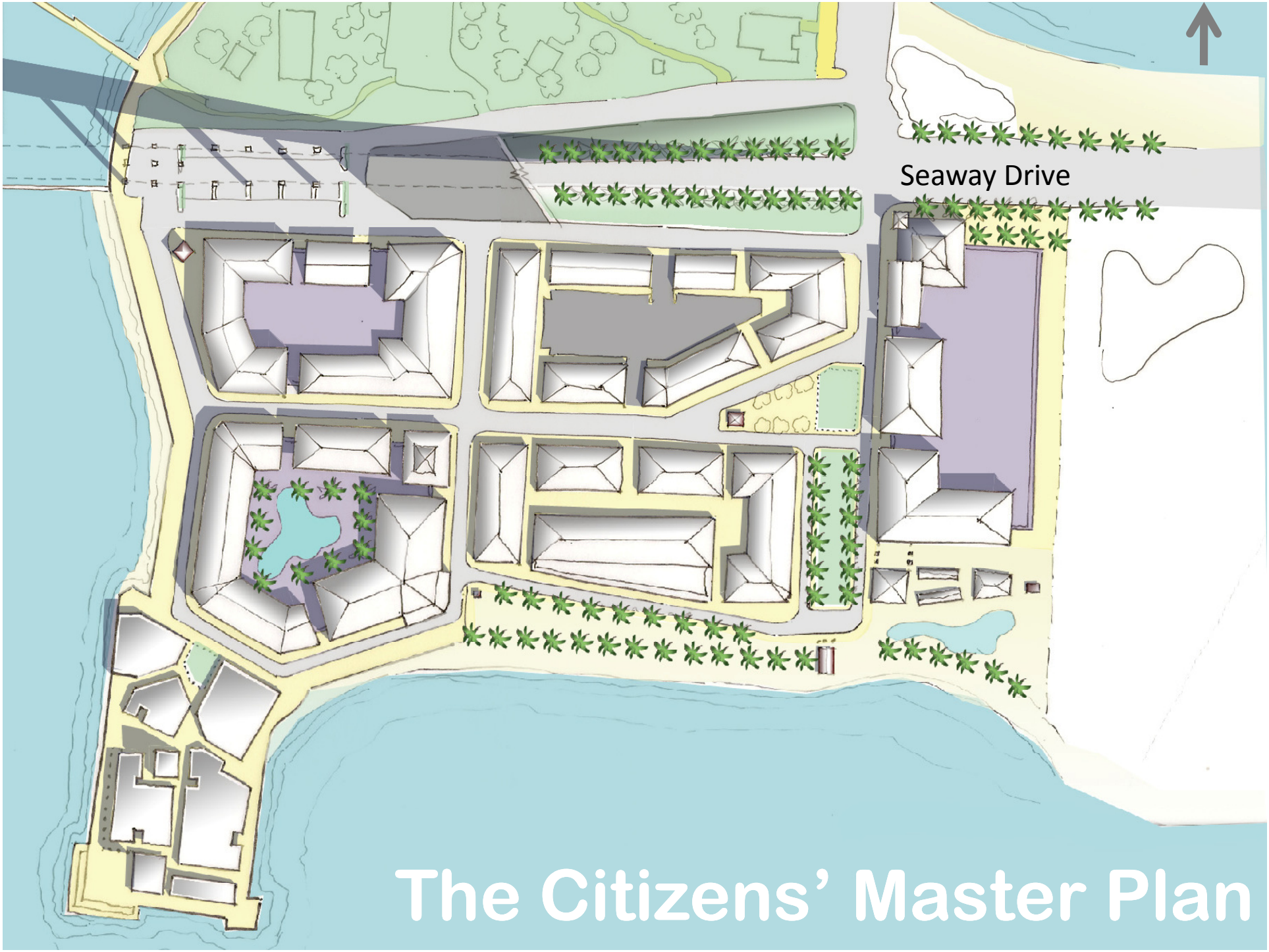


The Community's Vision For the Future:

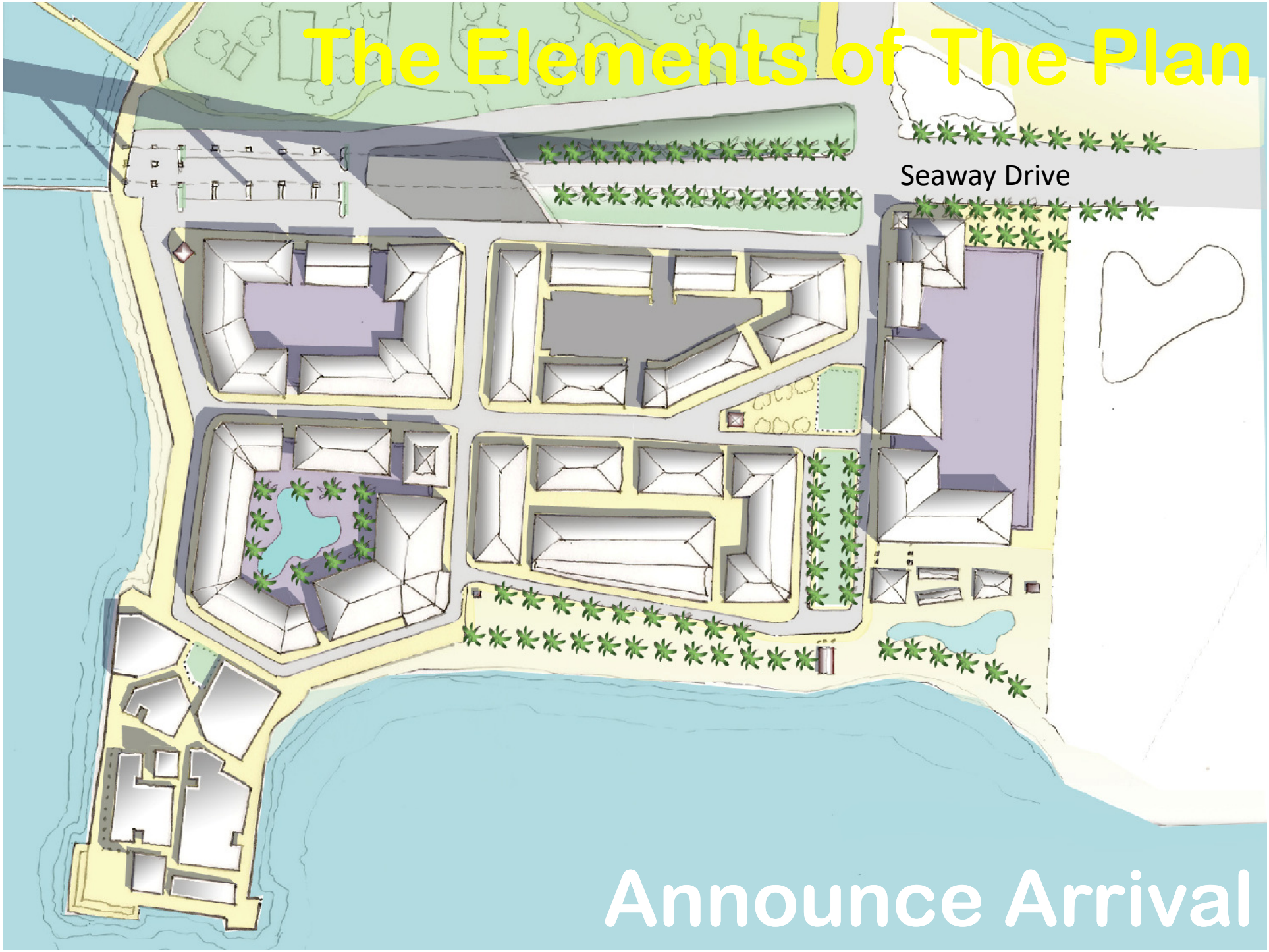

To Relocate the Waste Water Treatment Plant and allow for development that enhances the character and livability of the City and fosters economic prosperity….

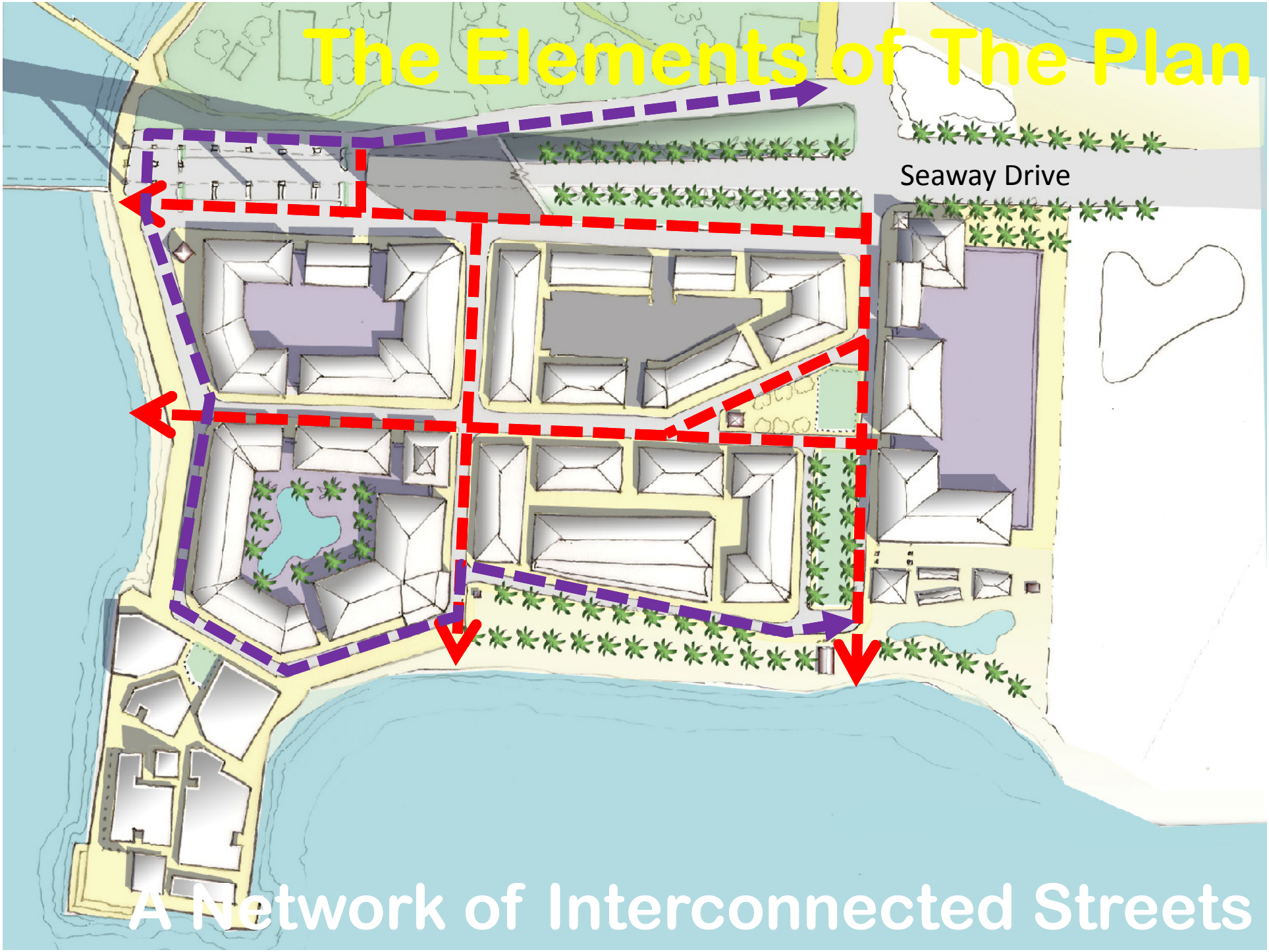
...at no cost to the residents!




Seaway Drive
The Citizens' Master Plan

The Elements of The Plan

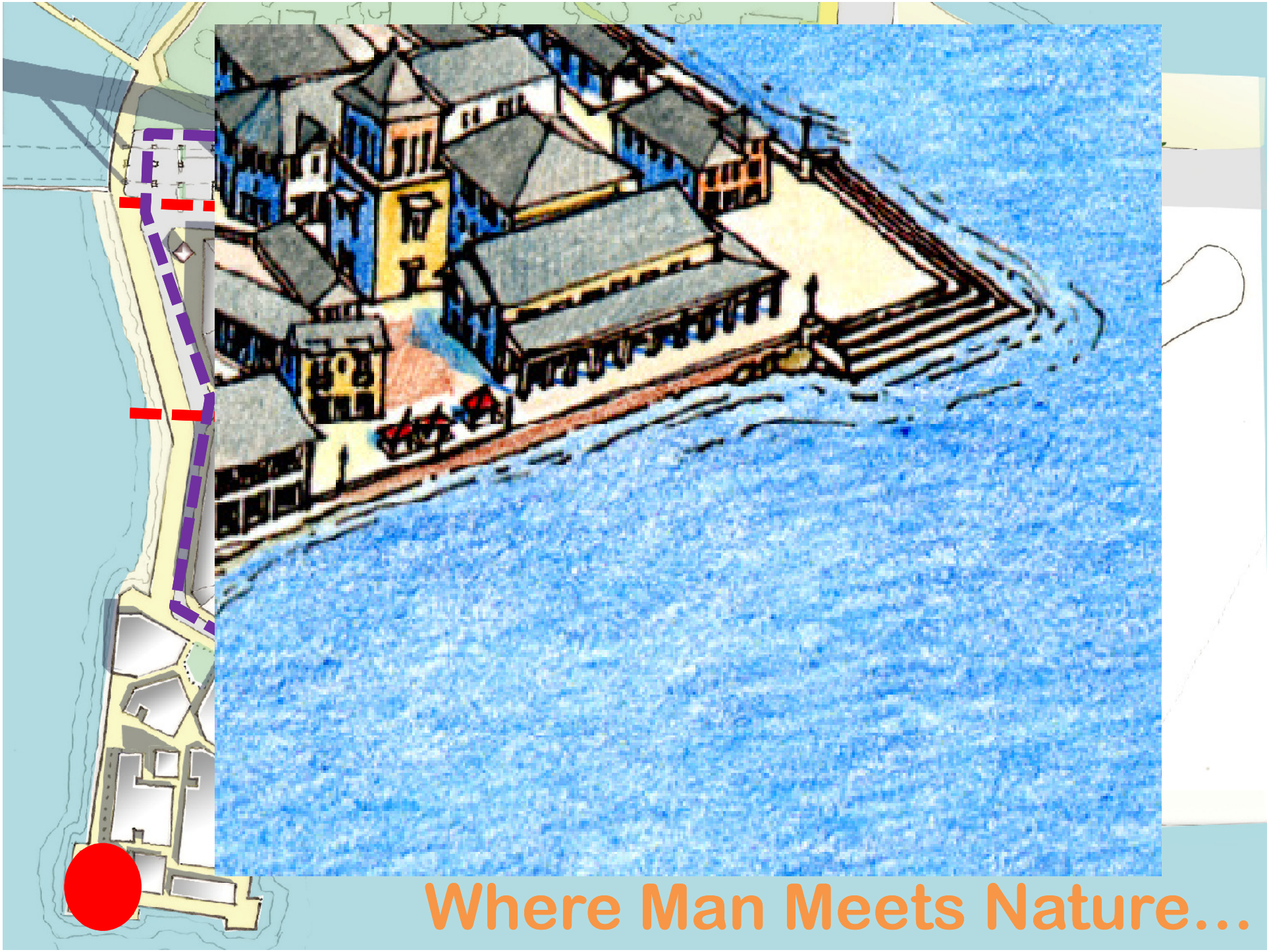



The Elements of The Plan
Seaway Drive
A Network of Interconnected Streets

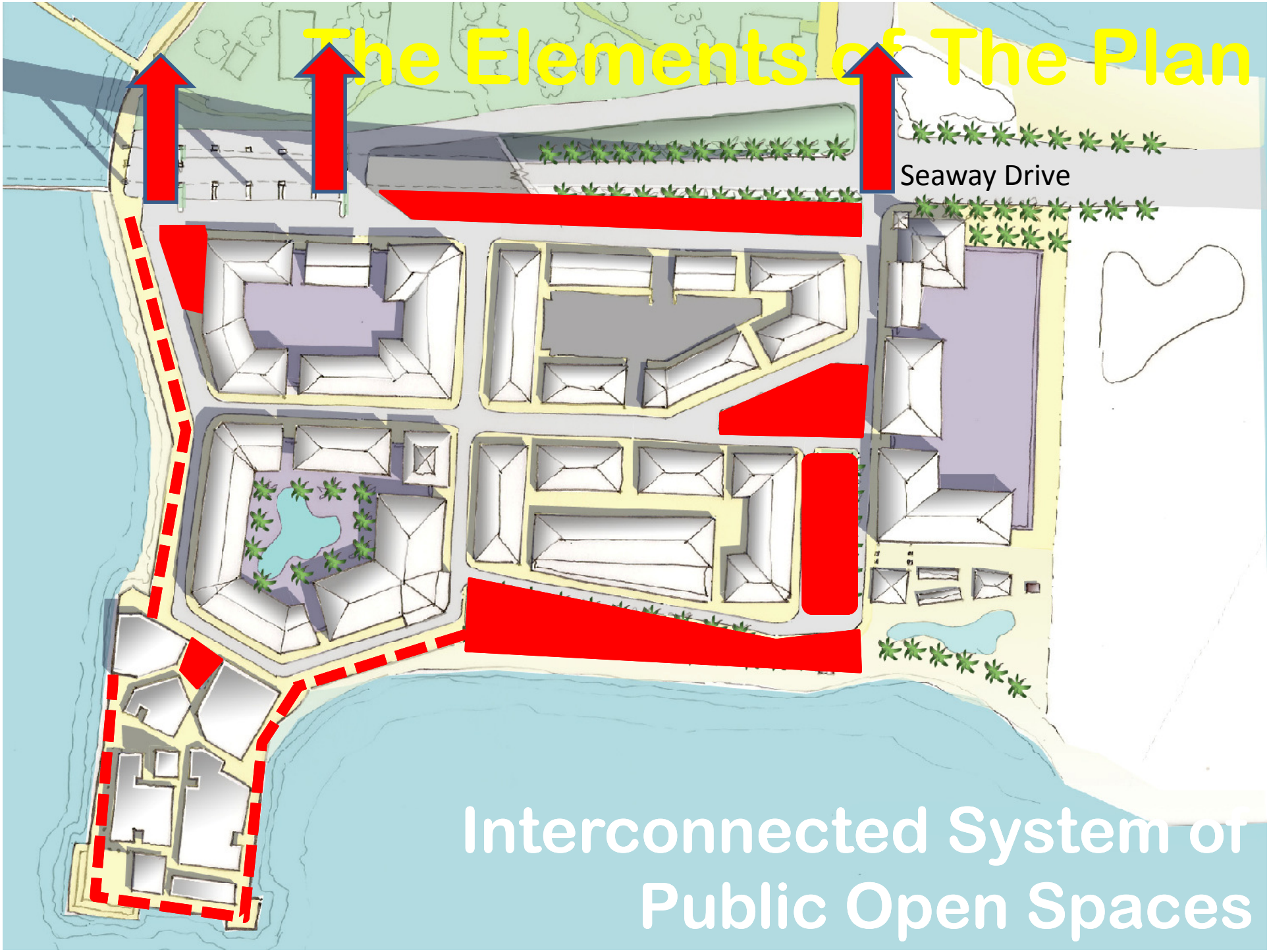
Endless Views

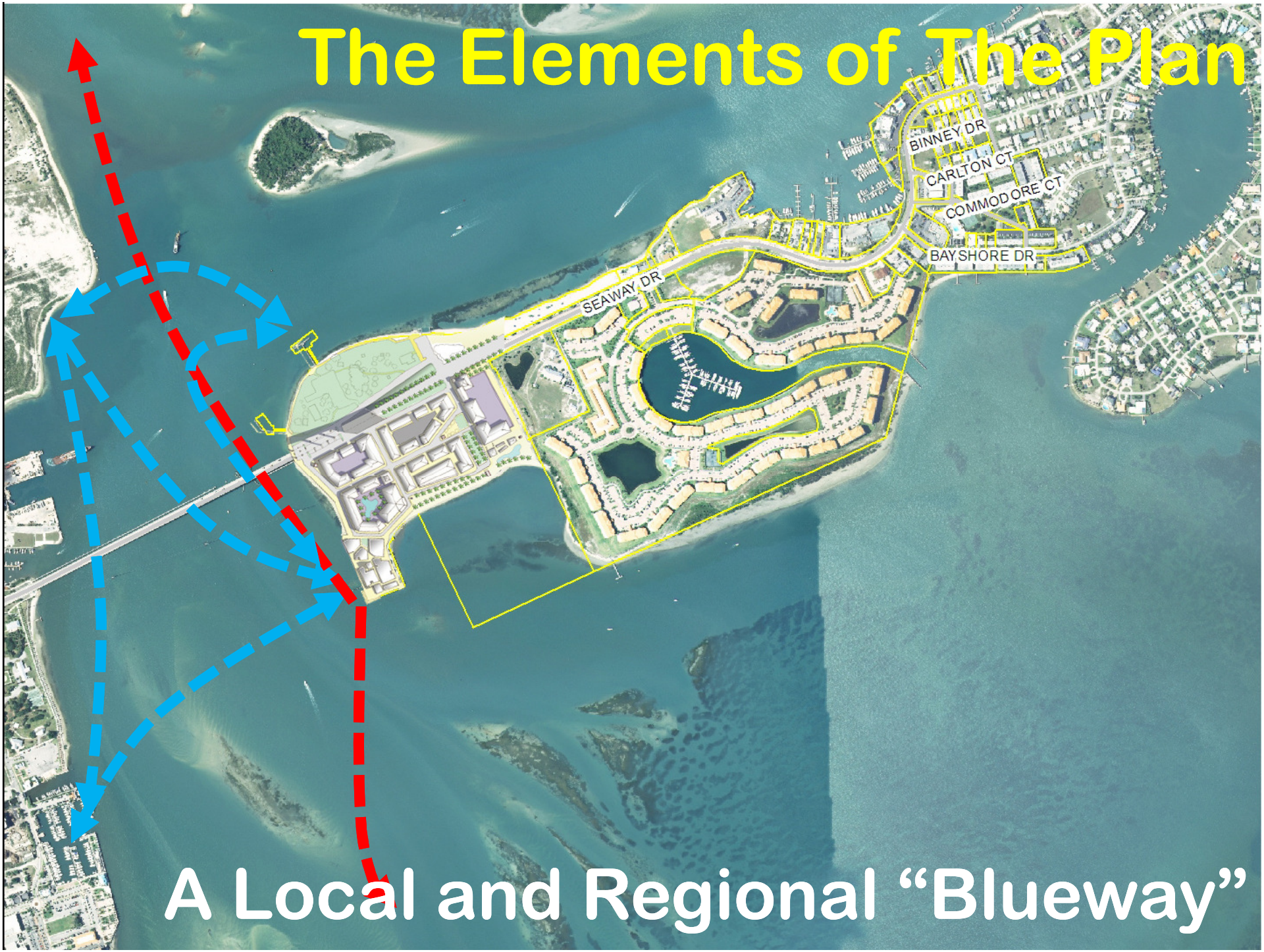
Where Man Meets Nature...

Plan
Where Man Meets Nature...


Where Man Meets Nature...

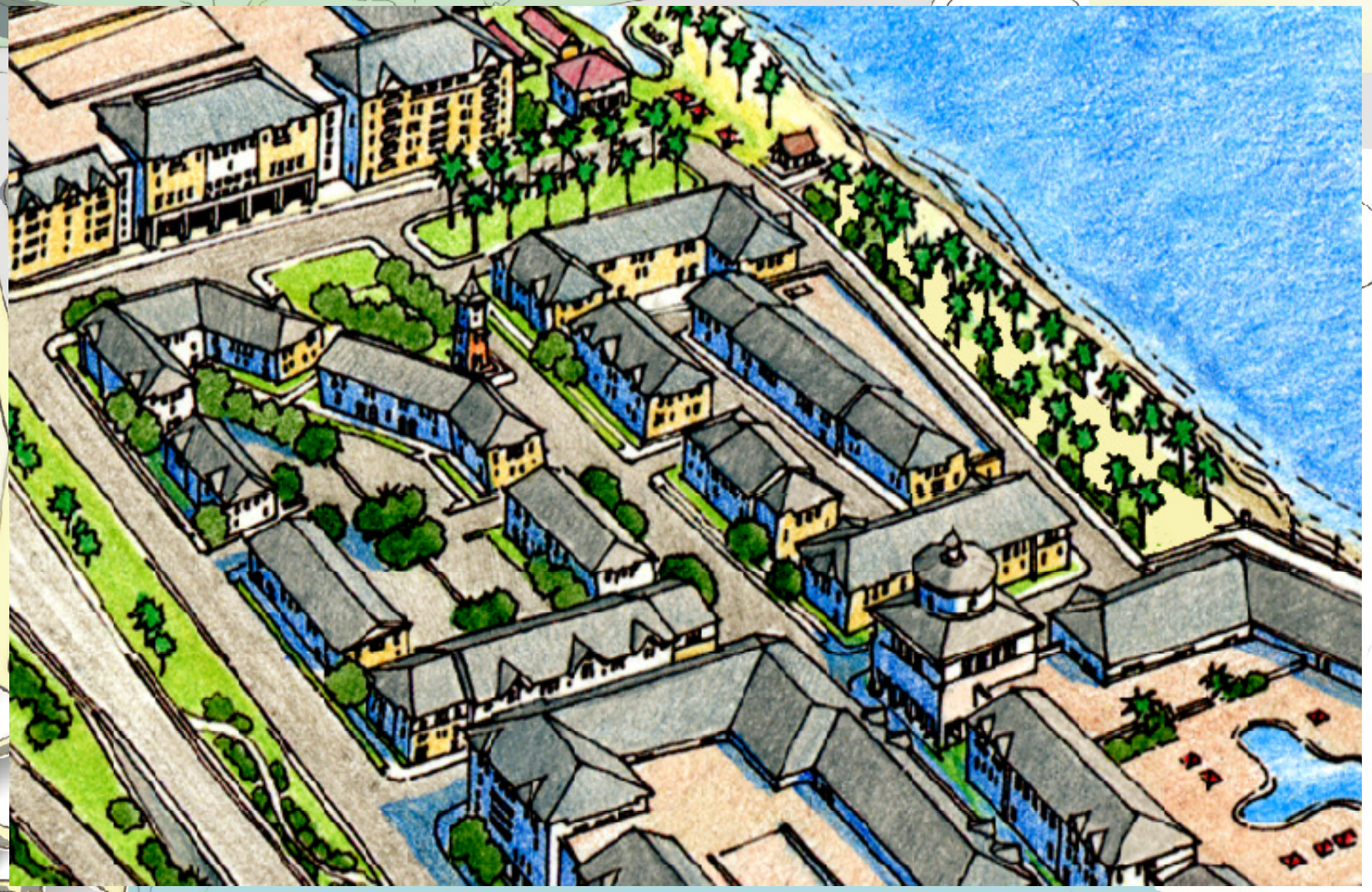
Segelschule Maschsee Nord
PASSION ORANGE
75


The Elements of The Plan
Seaway Drive
Interconnected System of
Public Open Spaces


The Elements of The Plan
BINNEY DR
CARLTON CT
COMMODORE CT
BAY SHORE DR
SEAWAY DR
A Local and Regional "Blueway"

Taking Full Advantage of the Water

The Elements of The Plan



A Balanced Mix of Uses

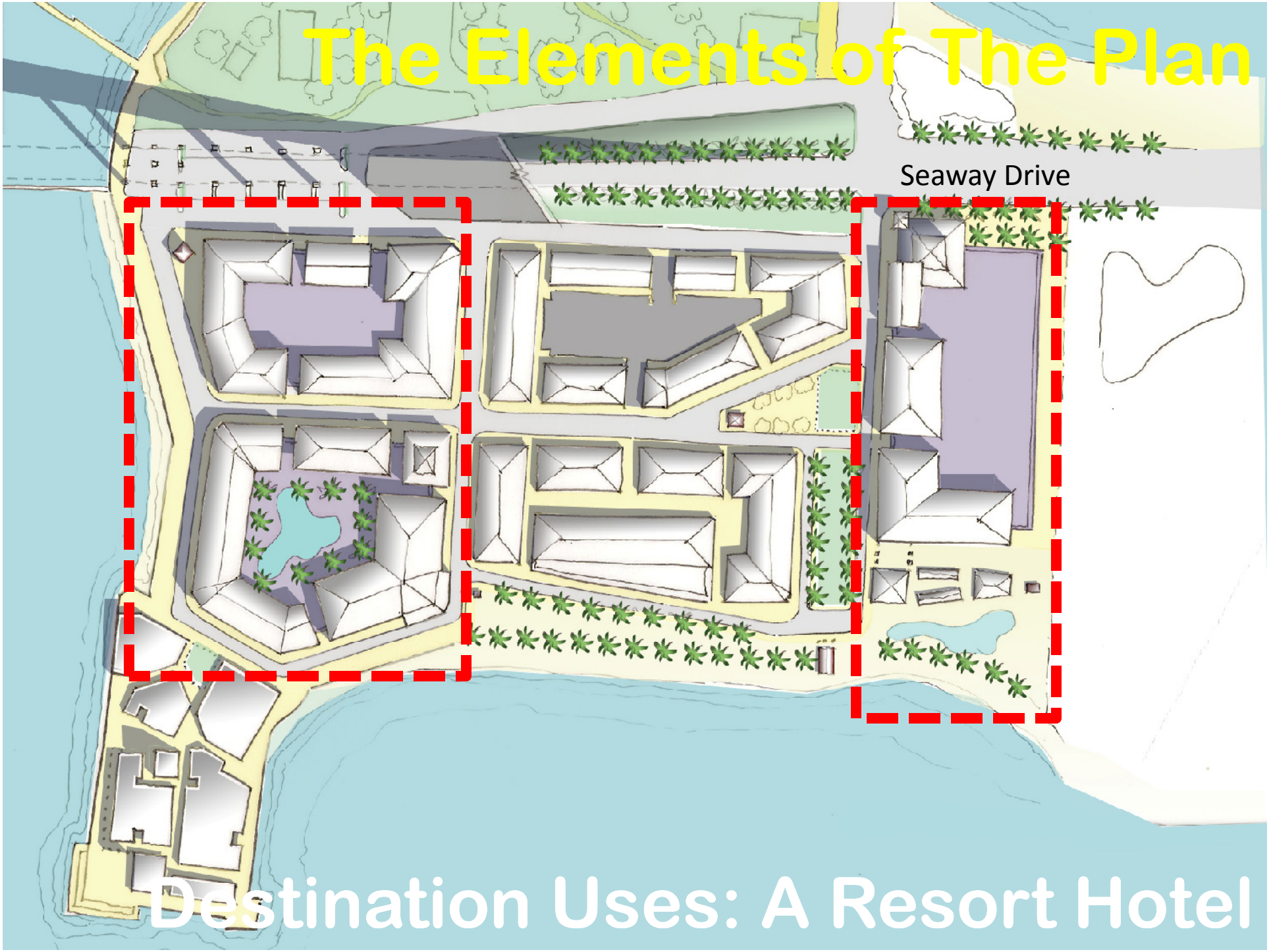
STOP

The Elements of The Plan

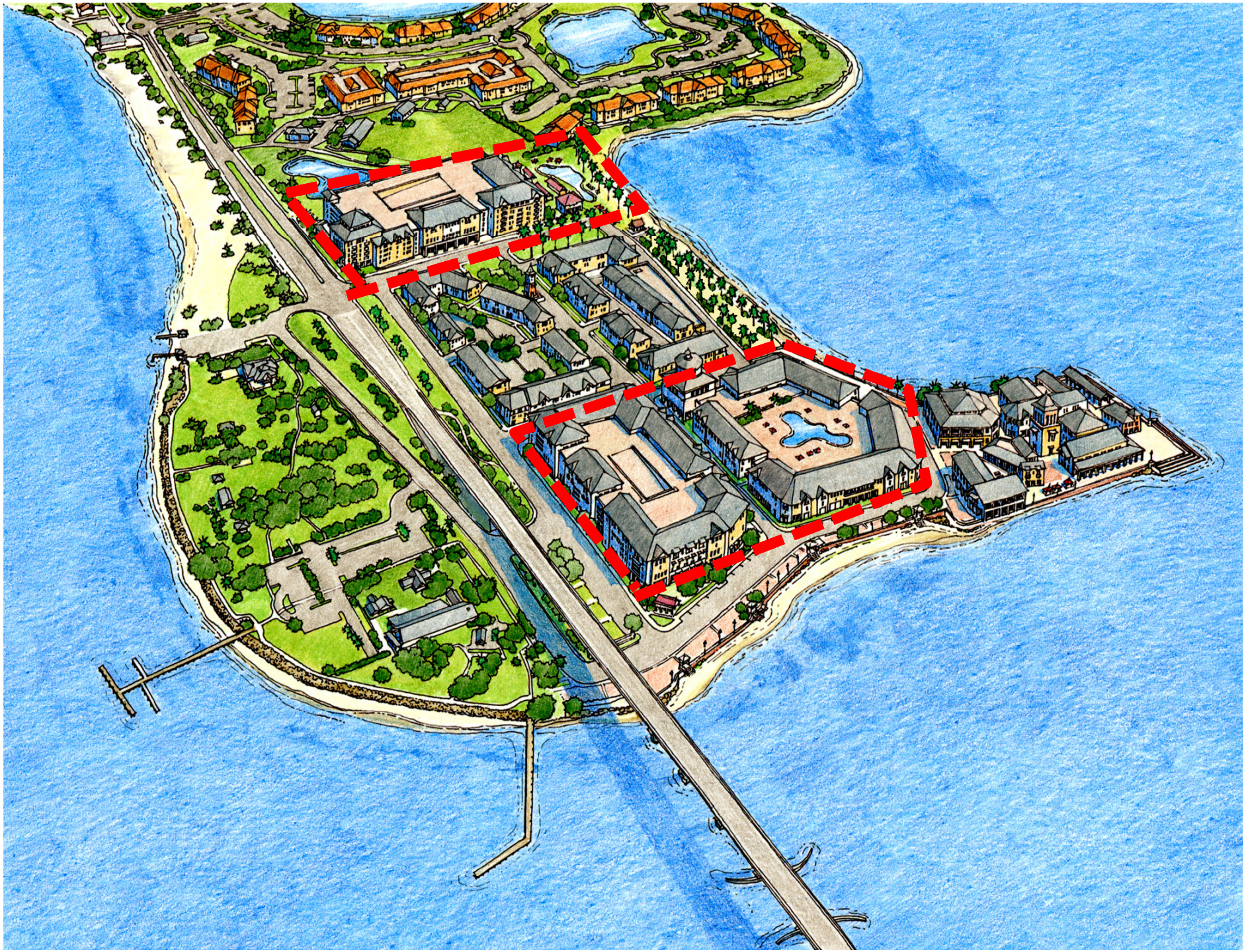
A “Beach Market”:
Complimentary Retail Uses

Insert Master Plan
A “Beach Market”:
Complimentary Retail Uses

The Elements of The Plan



Destination Uses: A Resort Hotel

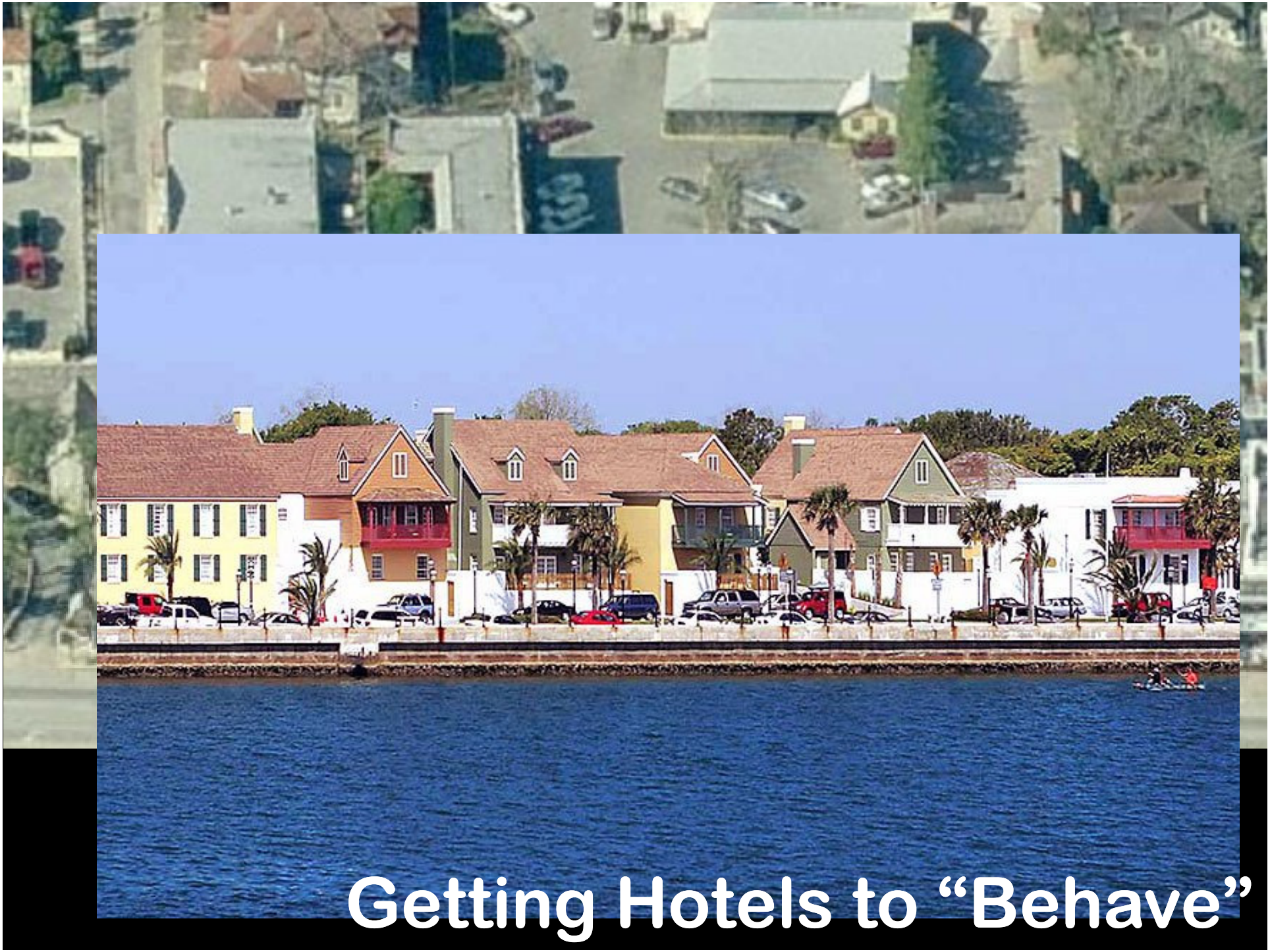


Scale Comparison

Scale Comparison

Getting Hotels to “Behave”

Getting Hotels to “Behave”



Getting Hotels to “Behave”

Research & Education Facilities

2404
3007
Sailing Center

Water Sports

Sea Port (The “Big Idea”)

Choose Your Future

Provide Flexibility to Attract What You Really Want

Fort Pierce is Not YET Established as a Sought After Resort Destination

- Pristine Environment
- Unique Beach and Park Conditions
- Impressive Civic Destinations
- A World-Class *(still untapped)* Downtown
- An Authentic "Beach Town"
- The Best Inlet in the Region
- A Strong Vision
- LEADERSHIP

Value And Bonus Matrix

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height increments shall be determined in accordance to the value added.

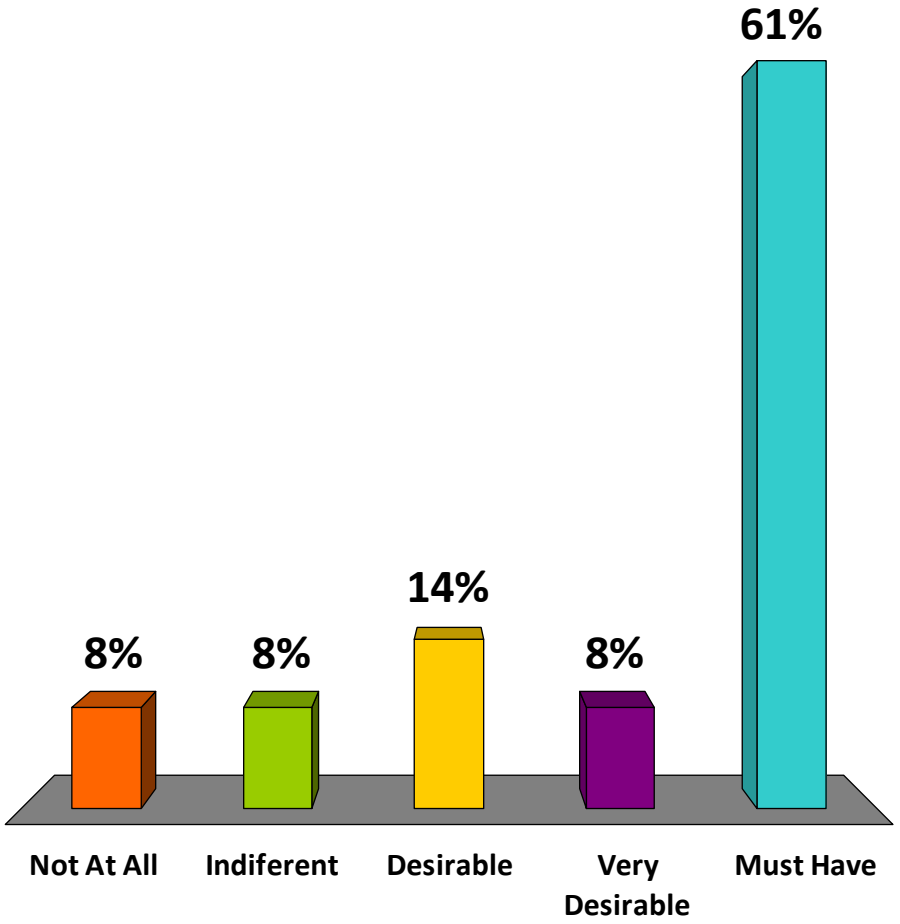
The Vision Cannot Be Implemented Under Today's Regulations

Choosing Your Future

On A Scale of 1 to 5 , with 1 being Not Desirable and 5 being Highly Desirable, Please Rate How Important the Elements of the Plan Are to You

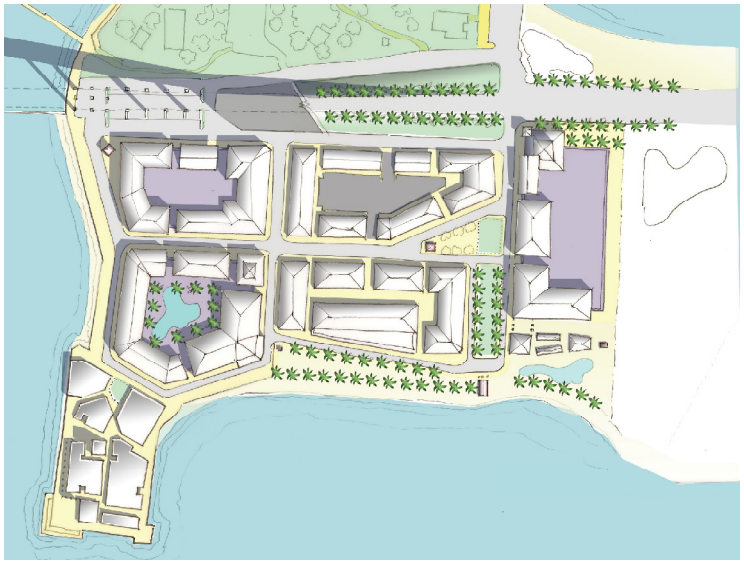
Public Access to the Waterfront

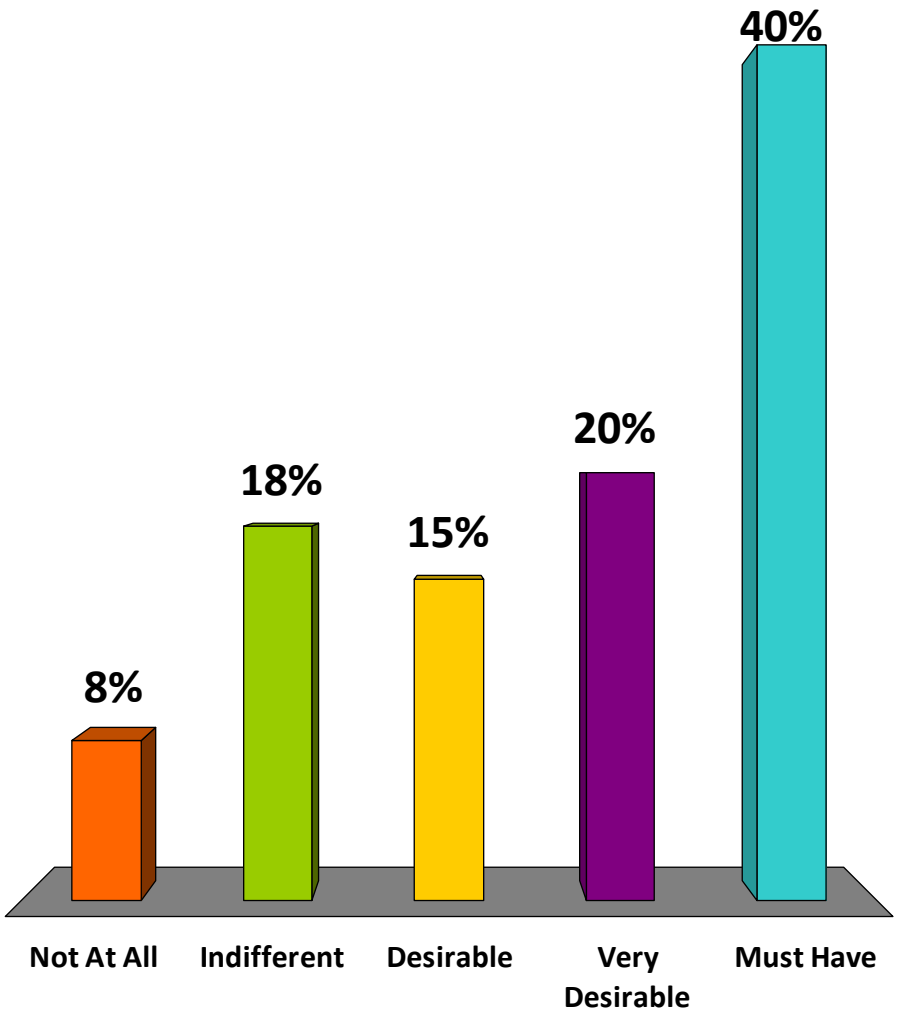
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!



Interconnected, Open Network of Streets

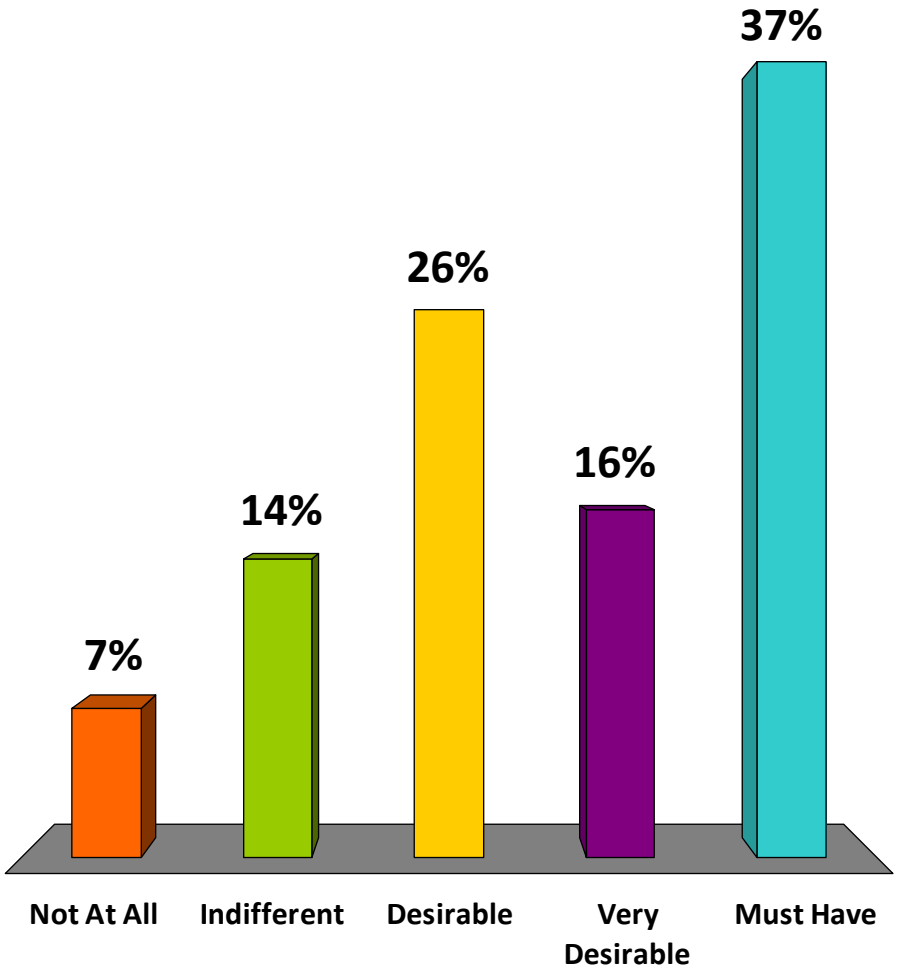
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!





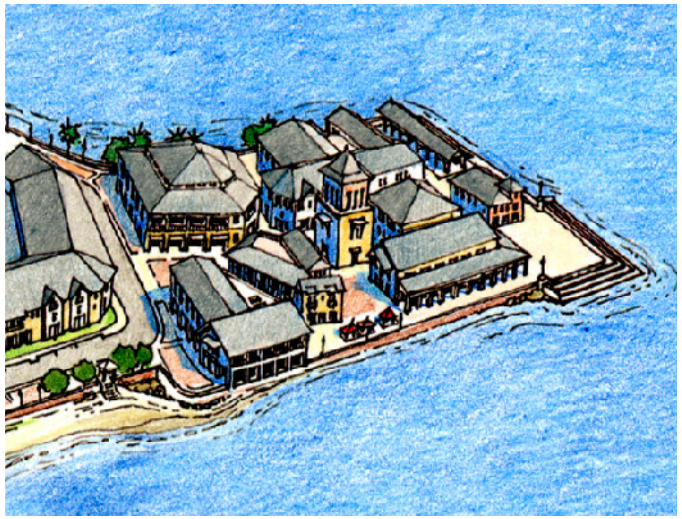
A Local & Regional Blueway

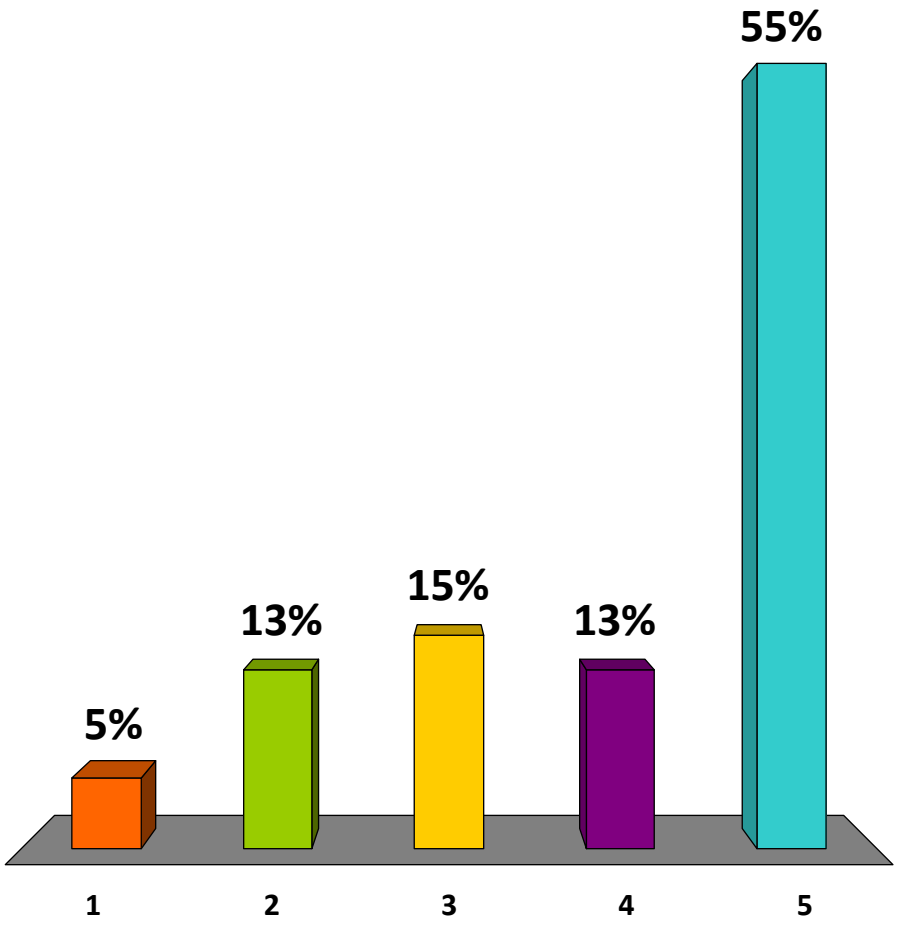
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!



Destination Restaurants & Retail

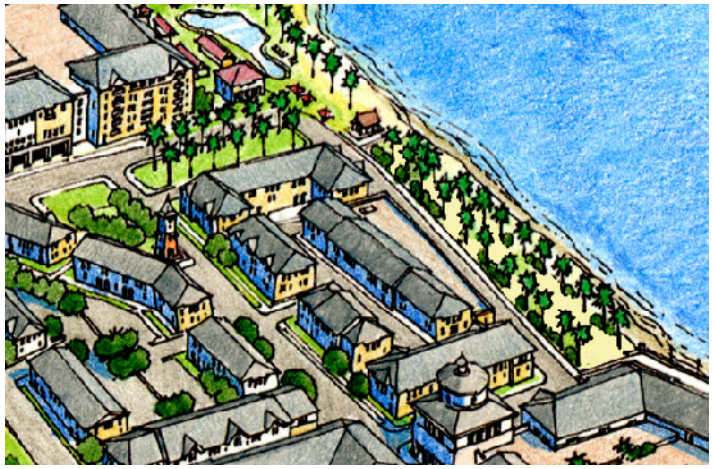
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!

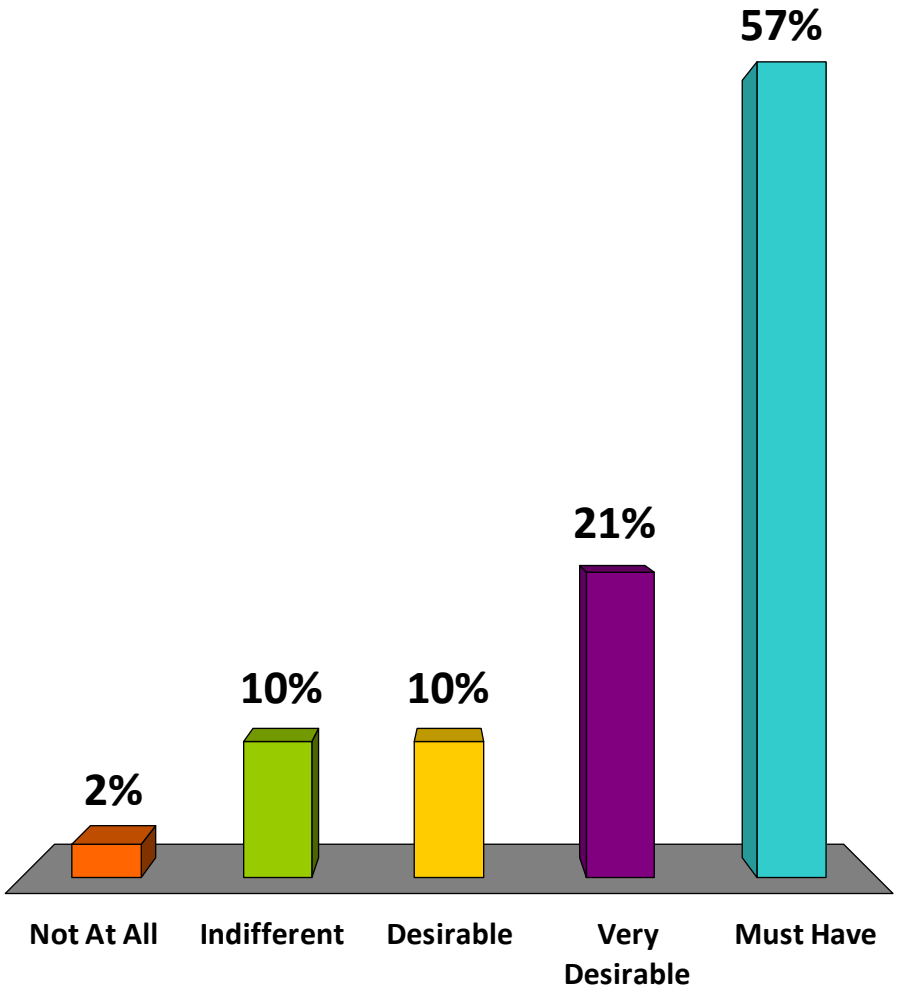




A Balanced Mix of Uses

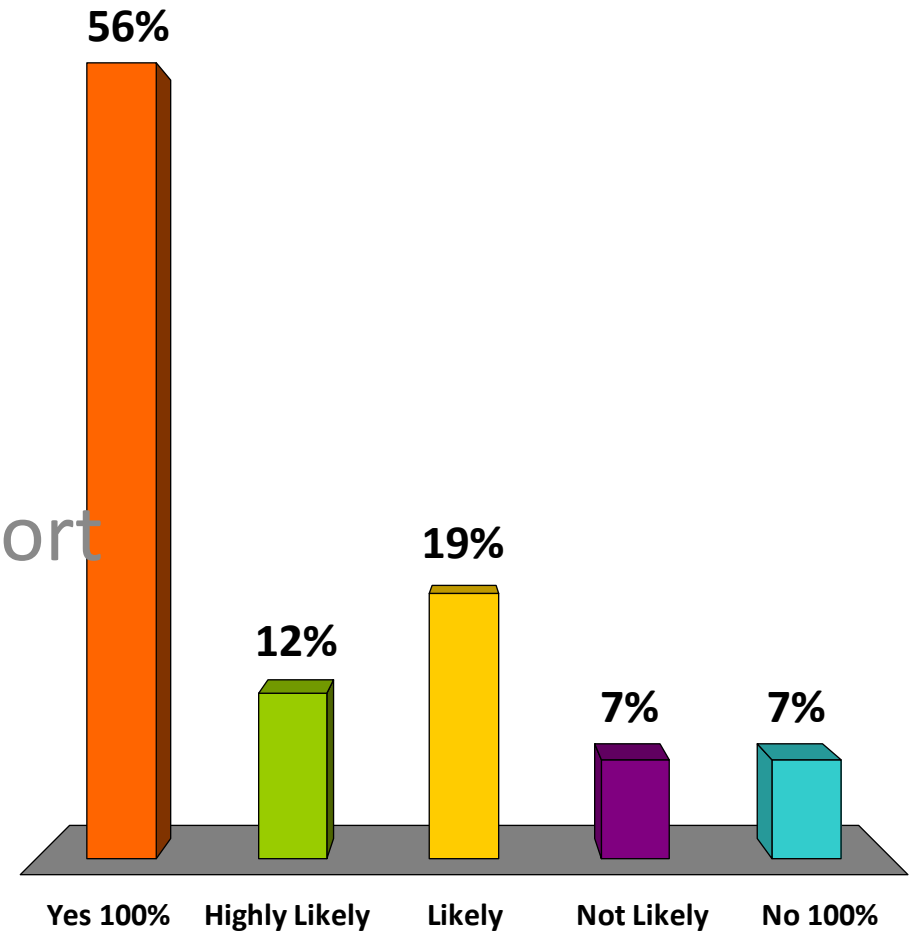
1. Not Desirable at all
2. Indifferent
3. Desirable
4. Very Desirable
5. Must Have!





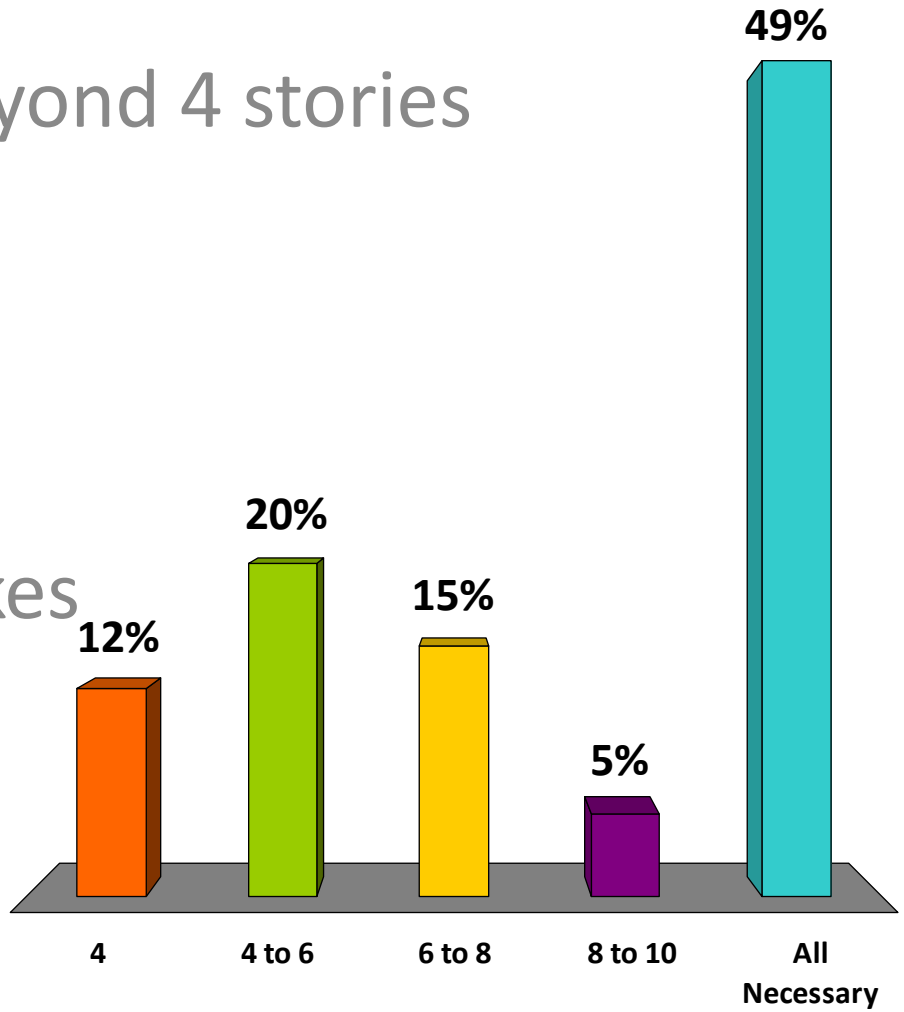
How likely Are You to Support Additional Height to Attract a Resort Hotel?

1. Would Support 100%
2. Highly Likely
3. Likely
4. Not Likely
5. Absolutely Won't Support



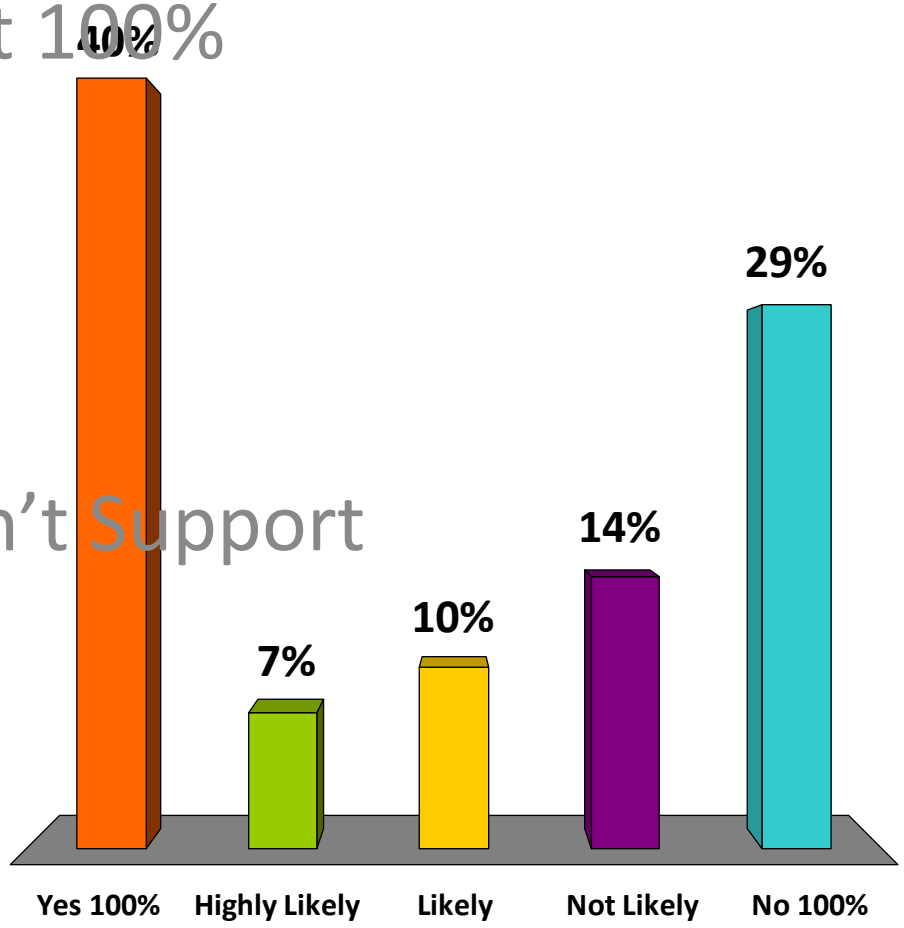
How Much Height Could You "Live" With? (for a Specific Hotel Use)

1. No Increase beyond 4 stories
2. 4 to 6 Stories
3. 6 to 8 Stories
4. 8 to 10 Stories
5. Whatever it takes



How likely Are You to Support Additional Height to Residential Uses?

1. Would Support 100%
2. Highly Likely
3. Likely
4. Not Likely
5. Absolutely Won't Support



About $

Current Condition Analysis
Waste Water Treatment Plan Site

Total Acreage (WWT)	18.7 acres (814,572sf)
FAR	1
Developable area	814,572sf
Commercial area	20% (162,914sf)
Maximum Height	45'
Density	8du/ac
Projected Relocation Cost	$100,000,000.00
Cost Incidence per acre	$5,347,593.00
Cost incidence per unit	$668,500.00
Cost incidence per hotel room	$63,100
Millage rate (2011)	5.7384

Under current regulations, only 20% of the development may be dedicated to commercial uses (e.g. hotel/resort). This number reflects an 80% residential 20% commercial program split.

Current Condition Analysis
Privately Owned Site

Total Acreage	17.43 acres (+ submerged lands)
Developable area	759,250sf
Commercial area	151,850sf (20%)
Maximum Height	45'
Density	8du/ac
Cost Incidence per acre	$ Solely dependent on the cost of land and hard and soft development soft costs.

- Current commercial allocation does not contemplate hotel needs.
- FAR is such that it is possible to increase density from 8du/ac to an average of 23du/ac without changing the overall built area currently permitted (i.e. without changing size of buildings allowed).
- If the site is to be developed on its own, (i.e. without any financial assistance, an FAR of 7.5 (equal to half of Manhattan's) would be necessary.

If the cost of relocating the plant is not addressed independently from development on the site, development will very likely be improbable.

Proposed Development Program (Land-Cost-Only Scenario) Consistent with the Community's Vision:

- Residential uses of up to 23du/ac
- Four-story height for residential uses
- Retail/Commercial uses in the form of a Neighborhood Center (per the industry's definition), of up to 45,000sf. This Neighborhood Center contemplates the demand for the entire Master Plan as proposed. This is proposed independently and in addition to hotel uses.
- Up to two Hotels (limiting form, not intensity or height)

Value And Bonus Matrix

Added Value	Description	Bonus Factor	Height Increase
Publicly Accessible Waterfront	- Minimum 50% - Every Addt'l 10%	1.75 1.1	Yes, **up to** 1 addtl' story
Parks and Public Open Spaces	- Within fabric - Waterfront	1.1 1.25	No
Resort Hotel	- With public ground level that engages the street	2	Yes TBD
Blueway	- Within fabric - Waterfront	1.5	No
Civic Buildings and Infrastructure	- Within fabric - Waterfront	1.5 1.75	Yes, **up to** 1 addtl' story
Public Parking (shielded)	- Surface - Structured	1.1 1.75	No

NOTE: The bonus factors shown here are merely depicted as examples. Actual bonus factors need to be determined at the time of either amending entitlements (preferred) or creating specific development regulations for this area. Also note that height increases are offered "across the board". Extense of height Increments shall be determined in accordance to the value added.

Financial Strategy

Relocation cost estimated between
$70,000,000 and $110,000,000*

1) Exact relocation cost will be determined by many factors, (e.g. economic environment at the time of construction). More accurate estimates cannot be exacted until an official decision to move the plant is made, a “relocation committee” or similar body is appointed and established, and an independent or public bidding process is entered into.

2) The cost to relocate the Waste Water Treatment Plan cannot be fully absorbed (i.e. recovered) by a simple land-sale transaction.

3) In order for to attract cost-feasible development (whether residential, commercial, or mixed), the land on which the Plant sits needs to be sold at its assessed value based and be based on actual development potential.

4) Based on the different development scenarios and relocation cost estimates, to position the City in a competitive negotiating process, ideal land value should range between 15% and 25% of the total estimated relocation costs (between $16,500,000.00 and $17,500,000.00). It is recommended that land value in the current market should not exceed $21,000,000.00

5) Cost of relocation will only increase with time (given the particular economic climate at the time this plan is being prepared).

6) The proposed program anticipates recovering relocation costs in 16 to 20 years.

Funding

- Land sale revenues - 15% to 25% (*2)
- Bond Financing (FPUA) (up to 60%)
- Regional, State and Federal Funding and
- Grants
- City/County/FPUA earmarked (current or future) funds
- TIFF funds (CRA)
- Special District and Plan Area Development
- Impact Fees
- Revenue from utilities
- Cash Reserves (if any)
- TPO funding (general transportation funds)
- EPA grants
- Brownfield funds
- Impact Fees, and
- Public-Private Partnerships
- Drinking Water State Revolving Fund, Water Infrastructure Trust Fund Legislation; Climate Ready Estuaries Program

• Adopt The Citizens' Vision
• Establish a "Plant Relocation Committee"
• Hire a Retail/Marketing Specialist
• Amend Current Regulations
• Enter into and Agreement with Adjacent Property Owner
Next Steps

Questions/
Comments

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS 0901. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by St. Lucie County and the Florida Geographic Data Library.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information eXchange (FMIX)** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached at its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

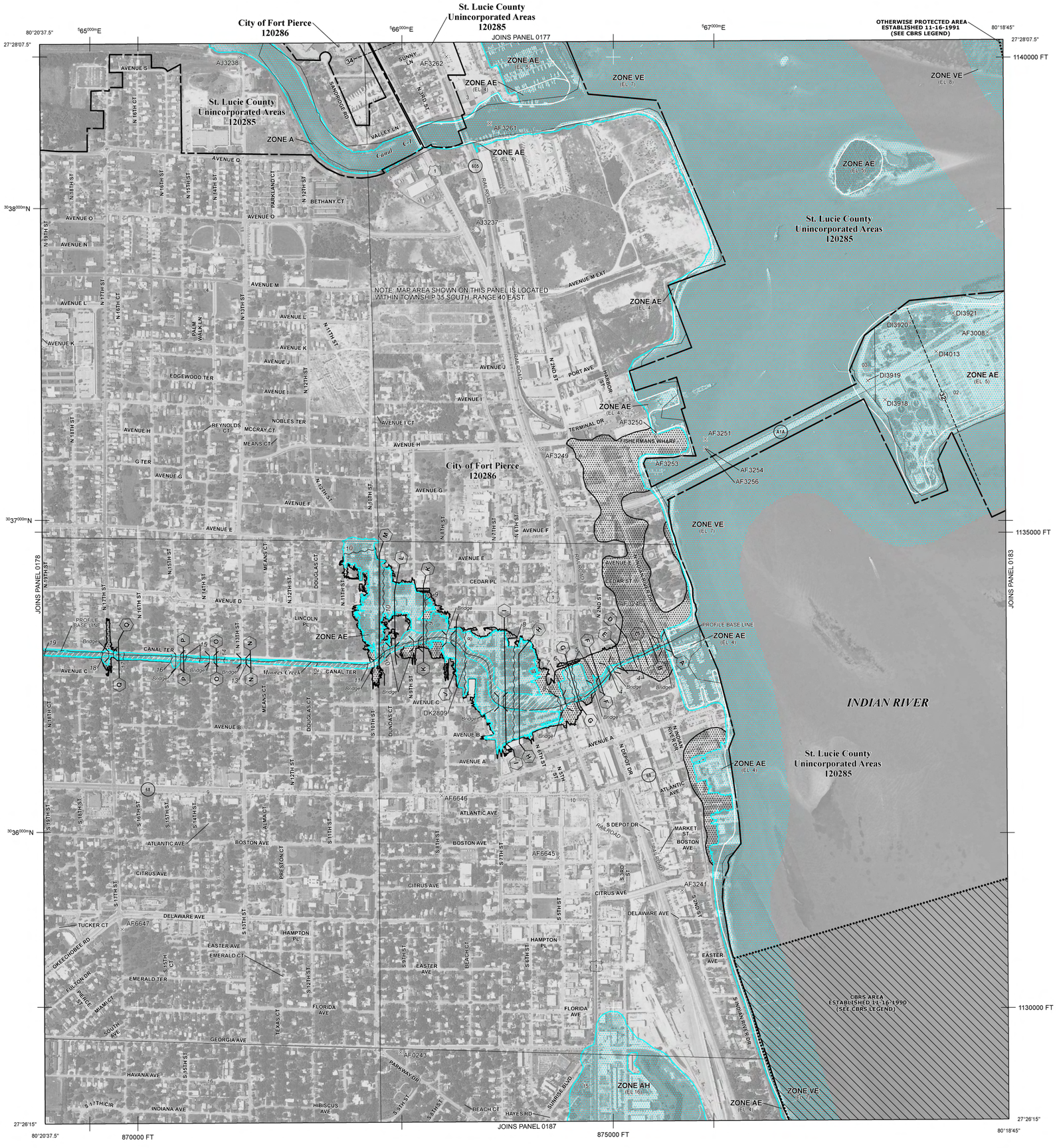
The **"profile base lines"** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND

11-16-1990 CBRS Area
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990 IN DESIGNATED CBRS AREAS.

11-16-1991 Otherwise Protected Area (OPA)
FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991 IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source map(s) for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at http://www.fws.gov. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (772) 562-3909.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4275000mE — 1000-meter Universal Transverse Mercator grid ticks, zone 17
- 6000000 FT — 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 0901), Transverse Mercator projection
- DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
August 19, 1991

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 4, 1992

June 30, 1999

February 16, 2012 - to update corporate limits, to add Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to update the effects of wave action, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0179J

FIRM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 179 OF 420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120286	0179	J
ST. LUCIE COUNTY	120285	0179	J

THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12111C0179J

MAP REVISED
FEBRUARY 16, 2012

Federal Emergency Management Agency

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, AUGUST 11, 2015, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Eduardo Mujica; Tim O'Connell; Robert Poitier; John George; Marcia Baker; Brian Paul; Charles Hayek; Steve Weaver; Mike Dahan; Bob Burdge, Chairman

Absent: Erica Klevers; Eloise Cumings

Staff Present: Rebecca Grohall, AICP, Planning Manager
James Walker, Assistant City Attorney
Kori Benton, Senior Planner
Clarissa Davis, Planner
Vennis Gilmore, Planning Analyst

4. CONSIDERATION OF ABSENCES

Motion was made by Tim O'Connell, and seconded by John George to approve the absences of Ms. Cumings and Ms. Klevers.

AYE: Mike Dahan, Steve Weaver, Charles Hayek, Brian Paul, Marcia Baker, John George, Robert Poitier, Tim O'Connell, Eduardo Mujica, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver and Mr. Poitier were made active members for the meeting.

6. APPROVAL OF MINUTES

a. Minutes of the July 14, 2015 meeting.

Motion was made by Charles Hayek, and seconded by John George to approve the minutes of the July 14, 2015 meeting.

AYE: Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Conditional Use - 4490 Okeechobee Road - Daniel M. Foundation, Specialized Childcare Facility

Mr. Benton noted a minor address update to the application. The correct address is 4300 Okeechobee Road, Suite 48 and 48A. Mr. Benton gave an overview of the conditional use application. The Board discussed the application and asked questions of Mr. Benton.

Greg Melton, Executive Director for the Daniel M. Center for Behavioral Change, provided additional information about the facility and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by Tim O'Connell to forward a recommendation to the City Commission for approval of the requested Conditional Use.

AYE: Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge

Passed

b. Zoning Atlas Amendment - 601 Seaway Drive - Causeway Cove

Mr. Paul recused himself from voting because he has an existing business relationship with the property owner.

Chairman Burdge asked Assistant City Attorney Walker if a recused member has the ability to ask questions and Mr. Walker stated no.

Mr. Weaver recused himself because he has an ongoing business relationship with the applicant.

Mr. Walker explained that only an elected public official may participate in discussion while abstaining from voting. An appointed member of a Board does not have the ability under the statue to participate in discussions.

Mr. Benton gave an overview of the application. Bill Stoddard from Schulke, Bittle and Stoddard provided additional information on the property. Greg Melton, Business Owner, inquired about the traffic impact and the boat ramp being available to the public.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the request.

AYE: Marcia Baker, Charles Hayek, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Chairman Bob Burdge

Passed

c. Site Plan and Design Review - 3200 Edwards Road - Proposed 216 unit rental apartment development

Ms. Davis gave an overview of the application for Mariner Cove apartments and stated the project was approved back in 2005/2006 but it has since expired. Ms. Davis answered questions from the Board.

Stanley Markofsky, Owner and Developer, clarified that he was not the original applicant in 2005-2006 and he also provided additional information on the playground area, lighting and security.

William McCain, Engineer of Record on the Project, explained how the parking was configured.

Buford Yates, Resident of 3424 Jenkins Road, inquired about road improvements and traffic on Edwards Road and Jenkins Road.

The Board discussed the application and asked questions of Mr. Markofsky and Mr. McCain.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission to approve the Site Plan and Design Review application with the condition that active security cameras be placed around the clubhouse and recreation area.

AYE: Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Charles Hayek, Steve Weaver, Chairman Bob Burdge

Passed

d. Comprehensive Plan Map Amendment - 401, 411, 426, 500, 507, 509 and 515 S. Indian River Drive

Ms. Davis gave an overview of the Amendment and answered questions from the Board.

William Stoddard, Applicant, provided additional information on the properties on Indian River Drive and also answered questions from the Board.

Mr. Benton, Senior Planner and Former Historic Preservation Officer explained the Historic Districts in the City of Ft. Pierce and benefits of being in a historic district.

Rick Reed, Resident who used to live in the neighborhood, explained the Historic District designation was placed upon the homes.

Motion was made by Brian Paul, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Brian Paul, Chairman Bob Burdge

Passed

e. Proposed Amendment to City Code Section 22-22 - Allowed uses; to allow Bed and Breakfasts as a Conditional Use within the C-1, Office Commercial District.

Mr. Gilmore gave an overview of the proposed amendment and answered questions from the Board.

Motion was made by Charles Hayek, and seconded by Marcia Baker to forward a recommendation of approval of the proposed amendment to the City Commission.

AYE: Brian Paul, Charles Hayek, Steve Weaver, Mike Dahan, Eduardo Mujica, Tim O'Connell, Robert Poitier, John George, Marcia Baker, Chairman Bob Burdge

Passed

8. BOARD COMMENTS

The next meeting will be held on Tuesday, September 15, 2015.

Mr. Walked expanded on discussion earlier in the evening regarding Board participation in conflict situations within the context of the motion. He stated that Board participation does not preclude the individual as a private citizen from speaking in the public portion of that agenda item.

9. ADJOURNMENT

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

Meeting Date: 09/21/2015

Re: Comprehensive Plan Map Amendment - S. Indian River Drive

SUBJECT:

Ordinance 15-050 approving a Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District for properties located on S Indian River Drive. FIRST READING

SUMMARY:

Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District for properties located at 401, 411, 426, 500, 507, 509, 515 S Indian River Drive

RECOMMENDATION:

Approval

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

15-050

Staff Report

Application

Property Record Cards

Warranty Deeds

Survey

Statement of Need
Capacity Analysis
Drainage Analysis
Environmental Statement
Historical Report
Traffic Statement
Existing Land Use Map
Proposed Land Use Map

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/15/2015 03:40 PM

Form Started By: Clarissa Davis
Started On: 09/11/2015 01:48 PM
Final Approval Date: 09/15/2015

ORDINANCE NO. 15-050

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING THE FUTURE LAND USE MAP** OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTIES GENERALLY LOCATED ON **SOUTH INDIAN RIVER DRIVE**, FROM OP, OFFICE PROFESSIONAL TO CBD, CENTRAL BUSINESS DISTRICT; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as depicted in Exhibit “B”:

From and after the effective date hereof, the following properties legally described as:

a) 401 South Indian River Drive, Parcel ID 2410-808-0017-000-7
Legal Description: ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)

b) 411 South Indian River Drive, Parcel ID 2410-808-0019-000-1
Legal Description: ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G) (OR 1814-1626)

c) 426 South Indian River Drive, Parcel ID 2410-808-0020-010-4
Legal Description: ANDREWS AND RICHARDS S/D BLK D THAT PART OF LOT 4 LYG E OF IND RIV DR (MAP 24/10G) (OR 3438-32, 34)

d) 500 South Indian River Drive, Parcel ID 2410-809-0001-000-5
Legal Description: LOWRY`S S/D BLK E LOT 1 (MAP 24/10H)(OR 3714-2415)

e) 507 South Indian River Drive, Parcel ID 2410-809-0002-000-2
Legal Description: LOWRY`S S/D BLK E LOTS 2 AND 3 (MAP 24/10H)(OR 3714-2415)

f) 509 South Indian River Drive, Parcel ID 2410-809-0004-000-6
Legal Description: LOWRY`S S/D BLK E LOT 4-LESS THAT PART DESC IN DBK 164-329- (MAP 24/10H) (OR 3714-2415)

g) 515 South Indian River Drive, Parcel ID 2410-810-0001-000-9
Legal Description: ANDREWS AND RICHARDS S/D THAT PARTOF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LIOF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH W ALG SD N LI TO E LI OFS 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3669-906)

shall be and the Future Land Use Designation is hereby changed from OP, Office Professional shown in Exhibit “A”, to CBD, Central Business District; said properties being generally located on South Indian River Drive in Fort Pierce, Florida.

SECTION 3. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

SECTION 4. Effective Date. This Ordinance is and the same shall become effective immediately upon final passage hereof, or as otherwise provide for by law.

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. 15-050 was duly advertised by title only in the St. Lucie News Tribune on September 11, 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 September

21, 2015; and was duly introduced, read by title only, and passed on second and final reading on October 5, 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 5th day of October, 2015.

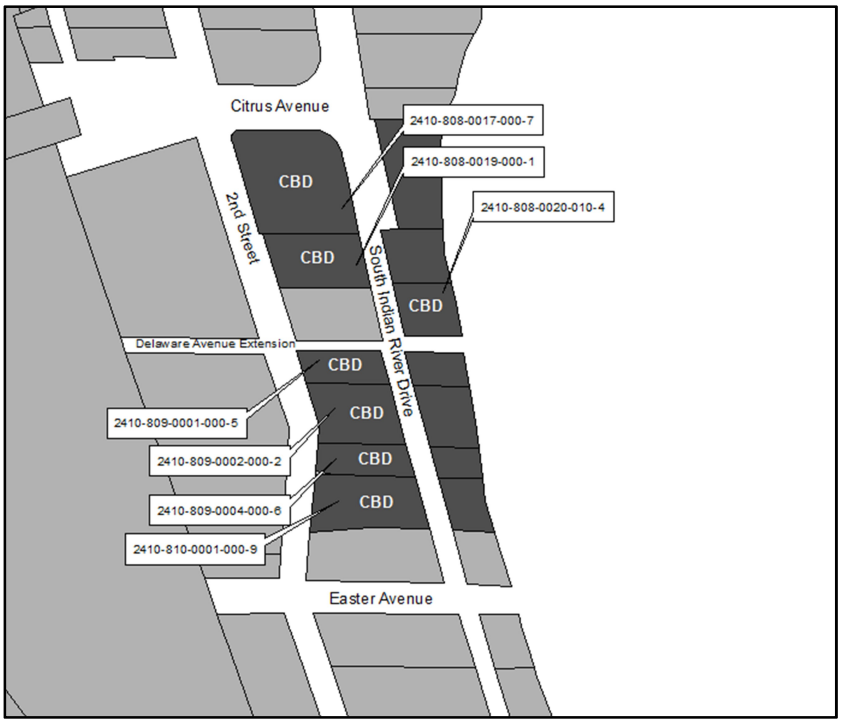
_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

Exhibit A: Current FLU

Exhibit B: Future FLU



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: Comprehensive Plan Map Amendment – S Indian River Drive (Seven Parcels)

DATE: September 9th, 2015

STAFF REPORT

Owner:	Susnar Realty, LLC 2340 S. Ocean Blvd., Palm Beach, FL 33480 TA1, LLC 266 Park Drive, Palatine, IL 60067 TMH, LLC 2277 N. Circle Drive, Palatine, IL 60067 Kraaz & Kraaz Finance, LLC 124-A N. 2nd Street, Fort Pierce, FL 34950
Applicant/Representative:	William P. Stoddard, Ph. D., P.E. Schulke, Bittle & Stoddard, LLC 1717 Indian River Blvd., Suite 201, Vero Beach, FL 32960
Requested Action:	Approval of a Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District
Location:	401 S Indian River Drive; 411 S Indian River Drive; 426 S Indian River Drive; 500 S Indian River Drive; 507 S Indian River Drive; 509 S Indian River Drive; 515 S Indian River Drive
Current Future Land Use:	OP, Office Professional
Proposed Future Land Use:	CBD, Central Business District

Current Zoning: C-1, Office Commercial

Surrounding Future Land Use:

North	East	South	West
CBD	n/a	OP	OP

Parcel(s) Size: 3.27 acres

Staff Analysis:

The applicant is requesting the approval of a Comprehensive Plan Map Amendment from OP, Office Professional to CBD, Central Business District, essentially extending the existing FLU of the Fort Pierce Downtown district southward to seven parcels.

The aforementioned properties are located along South Indian River Drive, south of Citrus Avenue. This area is also considered the River's Edge Historic District of Fort Pierce. The majority of these properties are vacant except for one "single-family home" that is being utilized as an office building located at 515 S Indian River Drive, and a small multi-family complex consisting of four residential units located at 426 South Indian River Drive. The current future land use designation is OP, Office Professional which allows for office and limited commercial uses and vertical mixed-use that does not directly sell, store or display goods and generates limited auto trips. OP, Office Professional also allows for a density of eighteen units per acre, with residential uses comprising up to twenty percent of the total floor area. The proposed future land use designation, CBD, Central Business District, permits single, vertical and mixed-use, high rise development that achieves retail and commercial uses (restaurants, cafes, boutiques, artist work and retail space, etc.) on the bottom floor and apartments and condominiums above. This designation's intent is to provide a higher density to the downtown Fort Pierce area, allowing thirty units per acre and a minimum of 25 percent total floor area being utilized as residential space.

The two future land use designations mirror each other in a lot of its uses, however the intensity of the use is raised when reviewing the Central Business District. While OP, Office Professional's intent is to allow commercial uses as long as they do not generate an adverse amount of motor vehicle traffic, CBD, Central Business District, allows and welcomes this traffic, and calls for parking that is integrated into the structures or on-street parking. From a residential aspect, the density is nearly doubled; going from eighteen units per acre to thirty units per acre. Though the Central Business District promotes high-rise, vertical mixed-use like development, the properties are currently zoned C-1, Office Commercial, which has a maximum height of sixty-five feet above grade.

A property located at 417 South Indian River Drive, which is not within this proposal, is a historic single-family home (est. in 1901) that is a contributing structure to the River's Edge Historic District and is placed on the Fort Pierce Register of Historic Places. It currently has a future land use designation of OP, Office Professional. The proposal for CBD surrounds this particular property and does not affect its current designation. If the properties within the application were to be built to its maximum allowance around this property, it could possibly be pressured with the possibility of demolition from future developers seeking to achieve the properties maximum allowance to conform and mirror the properties surrounding it.

TRC Comments:

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

Planning Board Recommendation:

At their August 11th meeting, the Planning Board voted unanimously to recommend approval.

Staff Recommendation:

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

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☑ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

☑ Warranty Deed & Legal Description

☑ St. Lucie County Property Record Card

☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☑ Current Survey

☑ Environmental Study

☑ Traffic Impact Report

☑ *** Capacity Analysis-Separate Form

☑ Drainage Analysis

☑ Historical Report

☑ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: 401, 411, 426, 500, 507, 509, and 515 South Indian River Drive
2. Property Tax ID(s): 2410-808-0017-000-7; -0019-000-1; 0020-010-4; 2410-809-0001-000-5; -0002-000-2; -0004-000-6;
3. Total Acreage: 3.27 and 2410-810-0001-000-9
4. Existing Future Land Use Designation: Office Professional (OP)
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: C-1
7. Other applications being submitted concurrent with this application, if any: None
8. Describe the existing uses, improvements and structures on the amendment lands: 426 S. Indian River Dr: 4 unit apartment; 515 S. Indian River Dr: 4,219 SF office building; 401 S. Indian River Dr: parking lot; all other parcels vacant
9. Are there any identified or possible historical structures on the amendment lands? Yes, 515 S. Indian River Dr
10. The reason for making this request: See attached statement of need

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Educational/Office Bldg	CBD	C1
South	Multi-Family Residential	RM	R4
East	N/A Indian River Lagoon	N/A	N/A
West	SF Residential/Vacant/ Professional	OP	C1/I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	18	3.27*	VE 7.0 / AE 4.0 / X
Proposed	CBD	C-1	30	3.27*	N/A

*Area based on data from St. Lucie County Office of the Property Appraiser.

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 18,924
Proposed Zoning	Total gallons per day 24,440
Change in Demand	**Total gallons per day** +5,516

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 16,075
Proposed Zoning	Total gallons per day 24,440
Change in Demand	**Total gallons per day** +8,365

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	2.22	+0.01
Urban District	5 acres per 1,000 people	8.85	8.89	+0.04
Community	2.5 acres per 1,000 people	17.71	17.79	+0.08
Neighborhood	1.36 acres per 1,000 people	32.55	32.70	+0.15

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	Fort Pierce	Fort Pierce
Distance		
Current Zoning Enrollment Demand	2.61	1.12
Proposed Zoning Enrollment Demand	13.62	5.84
Change in Demand	+11.01	+4.72

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	4
Proposed Zoning	14
Change in Demand	+10

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	

G. Transportation Analysis: ITE land use code 710 officeand 230 multi-family Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	OP 5445	291 / 267
Proposed Zoning LU OP CBD 8478		428 / 392
Change in Demand	3033 Trips	Trips 137 / 125
Impact to Capacity	All links operate at acceptable levels of service	

12. Name of Owner(s): See attached list of property owners/applicants
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: See attached list of property owners/applicants
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: William P. Stoddard, Ph.D., P.E.
Mailing Address: 1717 Indian River Blvd, Suite 201
City Vero Beach State FL Zip 32960
Phone # 772-770-9622 Fax # 772-770-9496
E-mail: wstoddard@sbsengineers.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Property Address	Name of Property Owner	Mailing Address	Phone Number	Email
401 South Indian River Drive	TA1, LLC	266 Park Dr Palatine, IL 60067	846-337-1756	mabinanti@comcast.net
411 South Indian River Drive	TMH, LLC	2277 N. Circle Dr Palatine, IL 60067	846-337-1756	mabinanti@comcast.net
426 South Indian River Drive	Susnar Realty, LLC	2340 S Ocean Blvd Palm Beach, FL 33480-5304	561-588-3308	lmsusnar@aol.com
500 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
507 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
509 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net
515 South Indian River Drive	Kraaz & Kraaz Finance, LLC	124-A N. 2nd St Fort Pierce, FL 34950	772-979-0308	hkraaz@boatloans.net

Applicant's Signature

Date 3-16-15

2340 S. Ocean Blvd, Palm Beach, FL 33480

Address State Zip

561 588 3308 lmsusnar@aol.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Susnar Realty, LLC

Property Owner's Name (Please Print) Phone

2340 S. Ocean Blvd Palm Beach, FL 33480

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 16th day of March, 20 15, by Lisa Susnar who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

Notary Public State of Florida
Brianne M Culliton
My Commission EE117086
Expires 07/31/2015

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No:_____	Receipt No:_____
TRC Review:_____	Planning Board Review:_____	City Commission:_____
Ordinance No:_____	Date Approved:_____	

Applicant's Signature

Date 3/17/2015

266 Park Drive, Palatine, IL 60067
Address State Zip

846-337-1756 mabinanti@comcast.net
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

TA1, LLC 846-337-1756
Property Owner's Name (Please Print) Phone

266 Park Drive Palatine, IL 60067
Address State Zip

Property Owner's Signature

Date 3/17/2015

STATE OF FL~~ORIDA~~) IL
~~ST LUCIE~~ COUNTY) cook

The foregoing instrument was acknowledged before me this 17th day of March, 20 2015, by Thomas M. Abinanti who is personally known to me or has produced Drivers License as identification.

Signature of Notary (seal)

OFFICIAL SEAL
DILEK IDRIZ
Notary Public - State of Illinois
My Commission Expires Jan 11, 2017

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No:_____ Receipt No:_____

TRC Review:_____ Planning Board Review:_____ City Commission:_____

Ordinance No:_____ Date Approved:_____

Thomas Abinanti 3-19-15

Applicant's Signature Date

2277 N. Circle Drive, Palatine, IL 60067

Address State Zip

846-337-1756 mabinanti@comcast.net

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

TMH, LLC 846-337-1756

Property Owner's Name (Please Print) Phone

2277 N. Circle Drive Palatine, IL 60067

Address State Zip

Thomas Abinanti 3-19-15

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 19th day of March, 2015, by Thomas Abinanti who is personally known to me or has produced Illinois license as identification.

Signature of Notary (seal)

SOPHONIE CHERUBIN
Notary Public - State of Florida
My Comm. Expires Nov 18, 2018
Commission # FF 176398

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Applicant's Signature 3/15/15 Date

124-A N. 2nd Street, Fort Pierce, FL 34950
Address State Zip

772-979-0308 hkraaz@boatloans.net
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Kraaz & Kraaz Finance, LLC 772-979-0308
Property Owner's Name (Please Print) Phone
124-A N. 2nd Street Fort Pierce, FL 34950
Address State Zip
Property Owner's Signature 3/15/15 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 17th day of March, 2015, by Hans Kraaz who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

NIKKI BATES
MY COMMISSION #EE832728
EXPIRES: SEP 10, 2016
Bonded through 1st State Insurance

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No:_____ Receipt No:_____

TRC Review:_____ Planning Board Review:_____ City Commission:_____

Ordinance No:_____ Date Approved:_____

Property Identification

Site Address: 401 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: C1

Parcel ID: 2410-808-0017-000-7
Account #: 23895
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

TA1 (IRD) LLC

266 Park Dr
Palatine, IL 60067-0000

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)

Current Values

Just/Market Value:	$631,700
Assessed Value:	$631,700
Exemptions:	$0
Taxable Value:	$631,700

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.93
Land Size (SF):	40,686

Land Information

Total Area: 40,686 SF / 0.93 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	27673 Sq Feet	0
2	15887 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F01-0000415		Additions to existing construction	$1,344	$0
F98-001205	Sep 22, 1998	Roof	$7,500	$7,500
MC2003-19	Feb 20, 2003	Air Conditioning Only	$2,350	$75
0800001239	Mar 30, 2009	Alterations/Remodeling	$2,000	$50
BP09-1483	Oct 15, 2010	Demolition	$0	$130
BP09-1483	Nov 15, 2010	Demolition	$0	$200

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
Jul 3, 2013	3546 / 2306	0130	WD	DCGG LLC,	$635,000
Jun 25, 2004	2008 / 0416	00	WD	Bryan Jr,Ben L	$1,500,000
Dec 1, 1986	0526 / 1175	00	CV		$300,000

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$631,700
Just/Market:	$631,700
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$631,700
Exemption(s):	$0
Taxable:	$631,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4	Fort Pierce Stormwater Charge	$216.00

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	$631,700	$631,700	$0	$631,700
2013	$631,700	$631,700	$0	$631,700
2012	$631,700	$631,700	$0	$631,700

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2014 Saint Lucie County Property Appraiser.

Property Identification

Site Address: 411 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: C1

Parcel ID: 2410-808-0019-000-1
Account #: 23896
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

TMH LLC
2277 No Circle Dr
Palatine, IL 60067-0000

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G)
(OR 1814-1626)

Current Values

Just/Market Value:	$332,000
Assessed Value:	$332,000
Exemptions:	$0
Taxable Value:	$332,000

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.53
Land Size (SF):	22,898

Land Information

Total Area: 22,898 SF / 0.53 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	13685 Sq Feet	0
2	9213 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F93-001012	Jul 16, 1993	Roof	$175	$175
F94-001036	Aug 25, 1994	Roof	$500	$500
F98-001468	Dec 21, 1998	Fence	$2,200	$2,200
BP09-1419	Dec 8, 2009	Demolition	$0	$0
BP09-1419	Oct 6, 2010	Demolition	$0	$130

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Sep 25, 2003	1814 / 1626	00	WD	MMG Holdings Llc,	$400,000
Sep 20, 2001	1444 / 1613	00	WD	Rech,Mitchell E	$282,000
Aug 1, 1972	0205 / 1844	00	CV		$30,000

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$332,000
Just/Market:	$332,000
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$332,000
Exemption(s):	$0
Taxable:	$332,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	1.4	Fort Pierce Stormwater Charge	$75.60

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	$332,000	$332,000	$0	$332,000
2013	$332,000	$332,000	$0	$332,000
2012	$332,000	$332,000	$0	$332,000

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: 426 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10G
Zoning: C1

Parcel ID: 2410-808-0020-010-4
Account #: 23898
Use Type: 0800
Jurisdiction: Fort Pierce

Ownership

Susnar Realty LLC

2340 S Ocean Blvd
Palm Beach, FL 33480-5304

Legal Description

ANDREWS AND RICHARDS S/D BLK D THAT PART OF LOT 4 LYG E OF IND RIV DR (MAP 24/10G) (OR 3438-32, 34)

Current Values

Just/Market Value:	$194,400
Assessed Value:	$194,400
Exemptions:	$0
Taxable Value:	$194,400

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	3,200
Gross Area (SF):	3,300
Land Size (acres):	0.22
Land Size (SF):	9,666

Building Information (1 of 2)

Finished Area: 1,600 SF

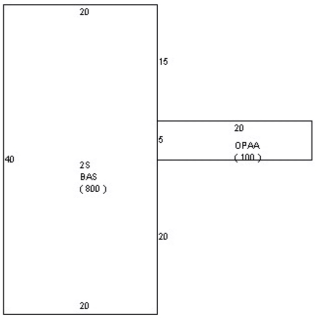
Gross Total Area: 1,700 SF

Exterior Data

View:	**Roof Cover:** Asph Shingle	**Roof Structure:** Hip
Building Type: MFH	**Year Built:** 1977	**Frame:**
Grade: MFFQ	**Effective Year:** 1977	**Primary Wall:** Frm Stucco
Story Height: 2 Story	**No. Units:** 2	**Secondary Wall:**

Interior Data

Bedrooms: 1	**Electric:** MAXIMUM	**Primary Int Wall:**
Full Baths: 2	**Heat Type:** FrcdHotAir	**Avg Hgt/Floor:** 0
Half Baths: 0	**Heat Fuel:** ELEC	**Primary Floors:** Carpet
A/C %: 100%	**Heated %:** 100%	**Sprinkled %:** 0%



Building Information (2 of 2)

Finished Area: 1,600 SF

Gross Total Area: 1,600 SF

Exterior Data

View:
Building Type: MFH
Grade: MFFQ
Story Height: 2 Story

Roof Cover: Asph Shingle
Year Built: 1977
Effective Year: 1977
No. Units: 2

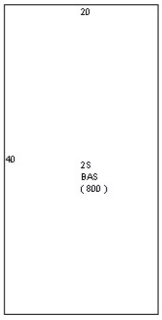
Roof Structure: Hip
Frame:
Primary Wall: Frm Stucco
Secondary Wall:

Interior Data

Bedrooms: 1
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%



Land Information

Total Area: 9,666 SF / 0.22 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	0 Sq Feet	0
Sequence Number	**Number/Type of Units**	**Depth for Front Feet**
1	9666 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1800	1977

Permits

Number	Date	Description	Amount	Fee
F95-000778	Jul 19, 1995	Alterations/Remodeling	$5,250	$5,250
MC2003-56	May 27, 2003	Air Conditioning Only	$1,243	$75
MC2003386	Jan 20, 2004	Air Conditioning Only	$1,230	$75
RR2005908	Nov 2, 2005	Alterations/Remodeling	$7,500	$150
RR2005909	Nov 2, 2005	Alterations/Remodeling	$7,500	$150
RF2005609	May 6, 2008	Roof	$7,000	$195
0800000125	Oct 27, 2008	Fence	$1,689	$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
Sep 18, 2012	3438 / 0034	0111	QC	Susnar,Lisa	$425,000
Sep 17, 2012	3438 / 0032	0111	WD	Lyman,John B	$100
Aug 17, 2012	3438 / 0030	0111	QC	Lyman,John B	$100
Aug 14, 2012	3438 / 0031	0111	QC	Lyman,John B	$100
Aug 14, 2012	3438 / 0029	0111	QC	Lyman,John B	$100
Feb 13, 2003	1659 / 0787	01	PR	Lyman Jr (EST),John B	$100
Jul 1, 1984	0437 / 2798	01	CV		$0

Current Year Values

Current Values Breakdown

Building:	$54,200
Land:	$140,200
Just/Market:	$194,400
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$194,400
Exemption(s):	$0
Taxable:	$194,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	$64.80

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	$194,400	$194,400	$0	$194,400
2013	$195,200	$195,200	$0	$195,200
2012	$195,500	$195,500	$0	$195,500

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: 500 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: C1

Parcel ID: 2410-809-0001-000-5
Account #: 23899
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kraaz and Kraaz Finance LLC
124 N 2nd ST Ste A
Fort Pierce, FL 34950-4401

Legal Description

LOWRY`S S/D BLK E LOT 1 (MAP 24/10H)(OR 3714-2415)

Current Values

Just/Market Value:	$175,500
Assessed Value:	$175,500
Exemptions:	$0
Taxable Value:	$175,500

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.27
Land Size (SF):	11,974

Land Information

Total Area: 11,974 SF / 0.27 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	7081 Sq Feet	0
2	5023 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F93-000557	Apr 27, 1993	Roof	$1,250	$1,250
F98-000045	Jan 30, 1998	Alterations/Remodeling	$2,195	$2,195
0700001210	Oct 26, 2007	Demolition	$0	$130

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 24, 2003	1853 / 2721	01	WD	MMG Holdings LLC ,	$360,000
Sep 6, 2002	1579 / 0950	02	WD	Adams,Jacklyn	$375,000

Dec 5, 1975	0246 / 1265	$1

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$175,500
Just/Market:	$175,500
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$175,500
Exemption(s):	$0
Taxable:	$175,500

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.4	Fort Pierce Stormwater Charge	$129.60

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	$175,500	$175,500	$0	$175,500
2013	$175,500	$175,500	$0	$175,500
2012	$175,500	$175,500	$0	$175,500

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: 507 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: C1

Parcel ID: 2410-809-0002-000-2
Account #: 23900
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kraaz and Kraaz Finance LLC
124 N 2nd ST Ste A
Fort Pierce, FL 34950-4401

Legal Description

LOWRY`S S/D BLK E LOTS 2 AND 3 (MAP 24/10H)(OR 3714-2415)

Current Values

Just/Market Value:	$311,600
Assessed Value:	$311,600
Exemptions:	$0
Taxable Value:	$311,600

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.52
Land Size (SF):	22,500

Land Information

Total Area: 22,500 SF / 0.52 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	13087 Sq Feet	0
2	8400 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F99-000008		Roof	$3,560	$0
F93-001346	Oct 1, 1993	Roof	$1,100	$1,100
0700000798	Sep 26, 2007	Demolition	$0	$130

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 24, 2003	1853 / 2721	02	WD	MMG Holdings LLC ,	$360,000
Sep 6, 2002	1579 / 0950	02	WD	Adams,Jacklyn	$375,000

Dec 5, 1975	0246 / 1265	$1

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$311,600
Just/Market:	$311,600
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$311,600
Exemption(s):	$0
Taxable:	$311,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

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	$311,600	$311,600	$0	$311,600
2013	$311,600	$311,600	$0	$311,600
2012	$311,600	$311,600	$0	$311,600

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Property Identification

Site Address: 509 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: C1

Parcel ID: 2410-809-0004-000-6
Account #: 23901
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kraaz and Kraaz
124 N 2nd ST Ste A
Fort Pierce, FL 34950-4401

Legal Description

LOWRY`S S/D BLK E LOT 4-LESS THAT PART DESC IN DBK 164-329- (MAP 24/10H) (OR 3714-2415)

Current Values

Just/Market Value:	$164,700
Assessed Value:	$164,700
Exemptions:	$0
Taxable Value:	$164,700

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Land Size (acres):	0.26
Land Size (SF):	11,540

Land Information

Total Area: 11,540 SF / 0.26 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	7593 Sq Feet	0
2	3765 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F93-000825	Jun 17, 1993	Alterations/Remodeling	$700	$700
F94-001642	Jan 4, 1994	Dock	$4,500	$4,500
F97-000053	Jan 22, 1997	Additions to existing construction	$3,500	$3,500
MC2004308	Dec 2, 2004	Air Conditioning Only	$2,475	$150
RF2004587	Dec 6, 2004	Roof	$6,000	$0
DK200412	Jan 26, 2005	Dock	$8,000	$0
0700000799	Sep 26, 2007	Demolition	$0	$130
0800001001	Jan 7, 2009	Demolition	$0	$260

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
Jul 3, 2013	3546 / 2309	0130	WD	MMG Holdings LLC,	$165,000
Apr 22, 2005	2227 / 1737	00	WD	McCurdy,Carson	$800,000
Oct 28, 1992	0959 / 1398	01	QC	FT PIERCE PRTNRSHP	$30,300
Jan 1, 1988	0574 / 0366	01	CV		$19,673
Jan 1, 1988	0574 / 0364	01	CV		$19,664
Jan 1, 1988	0574 / 0362	01	CV		$19,664

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$164,700
Just/Market:	$164,700
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$164,700
Exemption(s):	$0
Taxable:	$164,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

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	$164,700	$164,700	$0	$164,700
2013	$164,700	$164,700	$0	$164,700
2012	$164,700	$164,700	$0	$164,700

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: 515 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Map ID: 24/10H
Zoning: C1

Parcel ID: 2410-810-0001-000-9
Account #: 23903
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Kraaz and Kraaz Finance LLC
124-A N 2nd St
Fort Pierce, FL 34950-0000

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH W ALG SD N LI TO E LI OF S 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3669-906)

Current Values

Just/Market Value:	$244,700
Assessed Value:	$244,700
Exemptions:	$0
Taxable Value:	$244,700

Taxes for this parcel: SLC Tax Collector's Office

Total Areas

Finished/Under Air (SF):	4,219
Gross Area (SF):	4,295
Land Size (acres):	0.54
Land Size (SF):	23,490

Building Information (1 of 2)

Finished Area: 2,731 SF

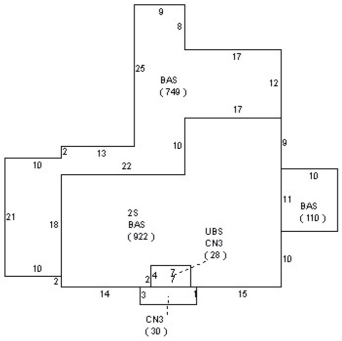
Gross Total Area: 2,789 SF

Exterior Data

View:	**Roof Cover:** Fibrglss Shg	**Roof Structure:** Hip
Building Type: HC-	**Year Built:** 1900	**Frame:**
Grade: C-	**Effective Year:** 1960	**Primary Wall:** CB Stucco
Story Height: 2 Story	**No. Units:** 1	**Secondary Wall:**

Interior Data

Bedrooms: 3	**Electric:** MAXIMUM	**Primary Int Wall:**
Full Baths: 2	**Heat Type:** FrcdHotAir	**Avg Hgt/Floor:** 0
Half Baths: 0	**Heat Fuel:** ELEC	**Primary Floors:** Carpet
A/C %: 100%	**Heated %:** 100%	**Sprinkled %:** 0%



Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Total Area: 1,506 SF

Exterior Data

View:
Building Type: HD
Grade: D
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1920
Effective Year: 1960
No. Units: 1

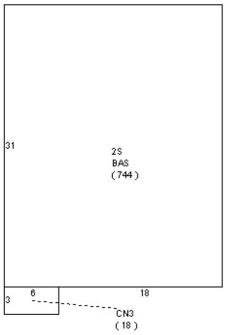
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 2
Full Baths: 1
Half Baths: 0
A/C %: 50%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 50%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%



Land Information

Total Area: 23,490 SF / 0.54 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	23490 Sq Feet	0
Sequence Number	**Number/Type of Units**	**Depth for Front Feet**
1	0 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee
F00-000394		Roof	$8,700	$0
F94-000209	Mar 1, 1994	Alterations/Remodeling	$60,000	$60,000
F94-00209A	Mar 22, 1994	Heat and Air Conditioning	$4,800	$4,800
MC2004198	Oct 21, 2004	Air Conditioning Only	$1,461	$75
DK20057	Mar 21, 2005	Dock	$20,000	$325
BP13-1899	Jun 26, 2013	Alterations/Remodeling	$1,500	$329
BP13-2100	Aug 5, 2013	Roof	$1,400	$79
BP13-3052	Nov 13, 2013	Patio	$200	$79
BP13-1899	Feb 7, 2014	Alterations/Remodeling	$1,800	$129
BP13-2100	Feb 7, 2014	Re Roof Permit	$1,400	$129
BP14-0608	Apr 22, 2014	Alterations/Remodeling	$1,900	$80

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
Sep 4, 2014	3669 / 0906	0205	WD	Weaver,Steven M	$320,000
Jul 19, 2013	3546 / 2272	0205	WD	MMG Holdings LLC,	$200,000
Nov 17, 2003	1848 / 0865	00	WD	Brennan (TR),John T	$370,000
Dec 31, 2001	1474 / 0684	03	WD	Brennan,John T	$370,000
Dec 5, 1975	0246 / 1265				$1

Current Year Values

Current Values Breakdown

Building:	$40,300
Land:	$204,400
Just/Market:	$244,700
Ag Credit:	$0
Mkt/Asmnt Differential:	$0
Assessed:	$244,700
Exemption(s):	$0
Taxable:	$244,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	$248.40

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	$244,700	$244,700	$0	$244,700
2013	$371,300	$371,300	$0	$371,300
2012	$485,500	$485,500	$0	$485,500

This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3863371 OR BOOK 3546 PAGE 2306, Recorded 08/07/2013 at 11:30 AM
Doc Tax: $4445.00

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DEROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

Consideration: $635,000.00
DOCUMENTARY STAMPS: $4,445.00
Tax ID No: 2410-808-0017-000-7

COPY

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of July, 2013 by **DCGG, LLC, a Florida limited liability company,** whose post office address is 426 Avenue A, Fort Pierce, FL 34950, hereinafter called the Grantor, to **TA1 (IRD), LLC, a Florida limited liability company** whose address is 266 Park Drive, Palatine, IL, 60067, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This deed was prepared without the benefit of title examination. Grantor and Grantee agree to hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a current search of the public records.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the Presence of:

DCGG, LLC, a Florida limited liability company

By:MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: _____
Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

_____
Witness Signature

Deborah L Carver
Printed Name

_____
Witness Signature

DAVID S. CARVER
Printed Name

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company, as Sole Member and Manager of DCGG, LLC, a Florida limited liability company,** the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said person is personally known to me. ☐Said person provided the following type of identification: DL.

Witness my hand and official seal in the County and State last aforesaid this 3 day of July, 2013.

NOTARY RUBBER STAMP SEAL

_____
Notary Signature

OFFICIAL SEAL
ANN E. ROCCHI
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NO. 623870
MY COMMISSION EXPIRES MAY 13, 2017

Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

COPY

EXHIBIT "A"

Lots 1 and 2, Block D, of ANDREWS AND RICHARDS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida; AND

From the NW corner of Lot 1, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida, public records, run South 89°58' East, 233.86 feet to the point of beginning of the lands herein described: From said point of beginning continue South 89°58' East, 59.9 feet to the West shore of Indian River; thence, meandering the West shore of Indian River, run South 8°26' East, 176.9 feet to the Eastward projection of the South line of Lot 2, Block D, of said ANDREWS AND RICHARDS RE-SUBDIVISION; thence West along the projection of the South line of said Lot 2, 48.3 feet; thence North 12°08' West, 178.9 feet to the point of beginning.

ALSO: A strip of land 4 feet in width measured at right angles to the East line of South Second Street, bounded on the East by the West lines of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida public records; on the North and South by the Westward extensions of the North and South lines, respectively, of said Lots 1 and 2; and on the West by the East edge of existing sidewalk on the East side of South Second Street, in the City of Fort Pierce, Florida; LESS AND EXCEPT right-of-way for Citrus Avenue.

TOGETHER WITH all riparian and littoral rights appertaining to the above described property and all right, title and interest of the grantor in and to any land lying in the bed of any street, road, alley, avenue or highway in front of, adjoining or contained within the above described real property; LESS AND EXCEPT the real property described in Circuit Court Minute Book 26, Page 309, and in O.R. Book 92, Page 524 and 525, respectively.

COPY

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COPY

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KOBLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950
Courthouse Box #25
Property Appraiser's Parcel Identification (Folio Number):
2410-809-0019-000/1
Grantee(s) S.S. #(s):

WARRANTY DEED

COPY

0.00
2,800.00
0.00
Doc Assump: $
Doc Tax $
Int Tax $

THIS WARRANTY DEED, made the 25th day of September, 2003, by **MMG HOLDINGS, LLC, an Illinois limited liability company**, having its principal place of business at **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173**, hereinafter called the Grantor, to **TMH, LLC, an Illinois limited liability company**, whose post office address is **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

All of Lot 3, Block D, of RICHARDS AND JAMES ANDREWS RE-SUBDIVISION of Lots 3, 4, 5 and 6 East of the Florida East Coast Railway of Tyler's Subdivision of Government Lot 4, in Section 10, Township 35 South, Range 40 East, being ANDREWS AND RICHARDS ADDITION to Fort Pierce, according to the Plat thereof as recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida, together with all riparian rights.

COPY

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283353 OR BOOK 1814 PAGE 1626
Recorded:10/06/03 15:53

COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

MMG HOLDINGS, LLC, an Illinois limited liability company

Witness Signature

By: _____
Eugene Jozwiak, Manager

David S. Carver
Printed Name

COPY

Witness Signature

LYNNE M. FOWLER
Printed Name

(CORPORATE SEAL)

STATE OF ILLINOIS
COUNTY OF Cook

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company**, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said persons is personally known to me. ☐Said person provided the following type of identification: _____.

COPY

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, 2003.

NOTARY RUBBER STAMP SEAL

_____
Notary Signature
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

"OFFICIAL SEAL"
DAVID S. CARVER
Notary Public, State of Illinois
My Commission Exp. 02/05/2005

OR BOOK 1814 PAGE 1627

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3753444 OR BOOK 3438 PAGE 34, Recorded 10/03/2012 at 08:44 AM
Doc Tax: $2975.00

Prepared by and return to:
Lisa Susnar
Suite 900, 1655 PB Lakes Blvd
West Palm Beach, FL 33401

(Space Above This Line For Recording Data)

Quit Claim Deed

COPY

This Quit Claim Deed made this 18th day of September, 2012, between Lisa Susnar whose post office address is 2340 S. Ocean Blvd, Palm Beach FL 33480, grantor, and Susnar Realty, LLC whose post office address is 1655 Palm Beach Lakes Blvd. Suite 900, W. Palm Beach FL 33401 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the **St Lucie County, Florida**, to-wit:

A parcel of land bounded on the North by the Easterly extension of the North line of Lot 4, Block D of ANDREWS & RICHARDS ADDITION TO FORT PIERCE, according to the Plat thereof, recorded in Plat Book 1, Page 191 of the Public Records of St. Lucie County, Florida; bounded on the South by an Easterly extension of the South line of said Lot 4, bounded on the East by the Indian River, bounded on the West by South Indian River Drive.

Parcel Identification Number: 2410-808-0020-010/4

This is not the homestead of the grantor

COPY

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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 our presence:

Witness Name: N. Perella

Lisa Susnar

Witness Name: Betty C. Brolmann

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 18th day of September, 2012, by **Lisa Susnar,** who (__) are personally known to me or (_x_) have produced ___photo i.d. _____ as identification.

N. J. PERELLA
MY COMMISSION # DD 791964
EXPIRES: September 24, 2012
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Ave, Suite 47
Fort Pierce, FL 34982

Parcel ID Number:

Warranty Deed

This Indenture, Made this 6th day of February , 2015 A.D., **Between** A.B. Lowry, LLC, a Florida limited liability company and White Oak Properties, LLC, a Indiana limited liability company of the County of Florida , State of St.Lucie , **grantors,** and Kraaz & Kraaz Finance, LLC, a Florida limited liability company

whose address is: 124-A North 2nd Street, Fort Pierce, FL 34950

of the County of St. Lucie , State of Florida , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

Parcel 1:

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East, according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of the public records of St. Lucie County, Florida; from thence run West to the East line of Second Street (formerly known as Pine Street); thence Southerly along the East line of said street to a point of 50 feet due South of said East and West line; thence East parallel with and 50 feet distance from aforesaid East and West line to River bank; thence Northerly along said bank to Point of Beginning. Excepting from above all rights of way for public roads. Said parcel being also described as Lot 1, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

A.B. Lowry, LLC, a Florida limited liability company

Printed Name: Melissa Harnage
Witness

By: Eugene Q. Jozwiak (Seal)
Eugene Jozwiak, Manager
P.O. Address:

Printed Name: COLLEEN BARNES
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of February , 2015 by Eugene Jozwiak, Manager of A.B. Lowry, LLC, a Florida limited liability company who is personally known to me or who has produced his Drivers License as identification.

MELISSA HARNAGE
Commission # EE 835343
Expires December 2, 2015

Printed Name:
Notary Public
My Commission Expires:

15293

Laser Generated by © Display Systems, Inc., 2015 (863) 763-5555 Form FDVD-1

Parcel ID Number:

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

White Oak Properties, LLC, an Indiana limited liability company

Jennifer Hurley
Printed Name: Jennifer Hurley
Witness

By: David Modrowski (Seal)
David Modrowski, Managing Member
P.O. Address:

Julie Swantko
Printed Name: Julie Swantko
Witness

STATE OF IN
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 5 day of February, 2015 by David Modrowski, Managing Member of White Oak Properties, LLC an Indiana limited liability company who is personally known to me or who has produced his Indiana State Driver's License as identification.

"OFFICIAL SEAL"
Jennifer R. Guhl
Resident of Lake County, IN
My Commission Expires
March 1, 2020

Jennifer R. Guhl
Printed Name: Jennifer R. Guhl
Notary Public
My Commission Expires: 3-1-20

Laser Generated by © Display Systems, Inc., 2015 (863) 763-5555 Form FLWD-2

Parcel ID Number:

Parcel 2:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approx. 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approx. 25 feet; thence South for a distance of approx. 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approx. 24.8 feet to the original point of beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3992192 OR BOOK 3669 PAGE 906, Recorded 09/05/2014 at 11:51 AM
Doc Tax: $2240.00

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Ave, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2410-810-0001-000-9

Warranty Deed

COPY

This Indenture, Made this 4th day of September, 2014 A.D., **Between**
Steven M. Weaver

of the County of St. Lucie, State of Florida, **grantor,** and
Kraaz and Kraaz Finance LLC, a Florida limited liability company

whose address is: 124-A North 2nd Street, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

AND

All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Melissa Harnage
Witness

Printed Name: Christy Parrish
Witness

Steven M. Weaver (Seal)
P.O. Address: 1615 Thumbpoint Drive, Fort Pierce, FL 34949

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 4th day of September, 2014 by Steven M. Weaver

who is personally known to me or who has produced his Florida driver's license as identification.

MELISSA HARNAGE
Commission # EE 885343
Expires December 2, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

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Warranty Deed - Page 2

Parcel ID Number: 2410-810-0001-000-9

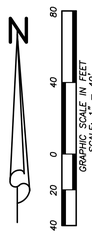
of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

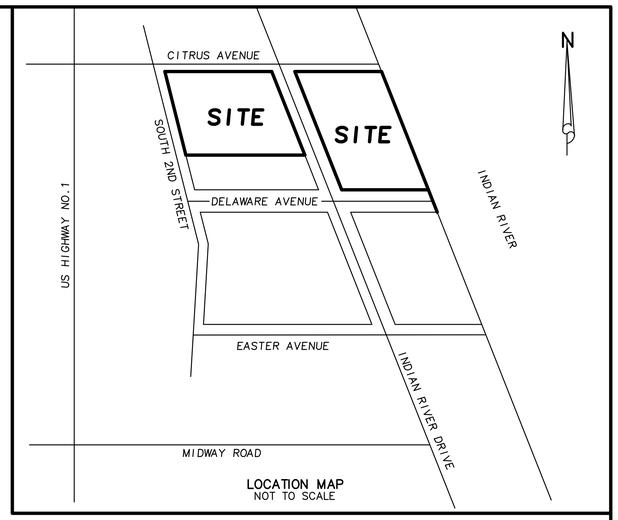
EXCEPTING THEREFROM all rights of way for public roads.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1615 Thumbpoint Drive, Fort Pierce, FL 34949.

COPY

COPY





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENTIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, BOUNDED ON THE EAST BY THE INDIAN RIVER, BOUNDED ON THE WEST BY SOUTH INDIAN RIVER DRIVE.

EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 93,981 SQUARE FEET OR 2.158 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ANDREWS & RICHARDS RESUBDIVISION OF TYLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11; STATE ROAD 707 RIGHT-OF-WAY MAPS AS RECORDED IN PLAT BOOK 23, PAGE 22 & PLAT BOOK 39, PAGE 28, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°51'35"W ALONG THE NORTH LINE OF DELAWARE AVENUE, A 25' RIGHT-OF-WAY.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 , ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE REZONING OF PROPERTY AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: MIKE ABINANTI
14. © COPYRIGHT 2015 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 2-24-15

DATE OF SURVEY: 2-25-15

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

ABBREVIATIONS:

CMB	= COMMISSIONERS' MINUTES BOOK
DB	= DEED BOOK
MAINT	= MAINTENANCE
MHWL	= MEAN HIGH WATER LINE
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE	= RANGE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SEC	= SECTION
TWP	= TOWNSHIP

SYMBOLS:

● = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
401, 411, 426, SOUTH INDIAN RIVER DRIVE
AS PREPARED FOR
MIKE ABINANTI

CAD	K:\REALTIME\IRDRIVE\DWG\15-1927.DWG		
REF	K:\		
FLD	CJM / AJP	FB. PG.	JOB 15-1927
OFF	CJM		DATE 2-25-15
CKD	AJP	SHEET 1 OF 1	DWG D-625

K:\REALTIME\IR DRIVE\DWG\15-1927.dwg, 2/26/2015 8:37:48 AM

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

May 13, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment
401, 411, 426, 500, 507, 509 and 515 S. Indian River Drive, Ft. Pierce, FL
Statement of Need

Dear Ms. Grohall:

Enclosed please find an application for Future Land Use Map Amendment for the above described properties. There are seven (7) contiguous parcels included in this application.

Property Address	Owner Name	Parcel ID	Current Use
401 S Indian River Dr	TA1 (IRD), LLC (Abinanti)	2401-808-0017-000-7	Vacant Land
411 S Indian River Dr	TMH, LLC (Abinanti)	2401-808-0019-000-1	Vacant Land
426 S Indian River Dr	Susnar Realty, LLC	2401-808-0020-010-4	Multi-Family Residential
500 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0001-000-5	Vacant Land
507 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0002-000-2	Vacant Land
509 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2401-809-0004-000-6	Vacant Land
515 S Indian River Dr	Kraaz & Kraaz Finance, LLC	2410-810-0001-000-9	Single Family Residential / Professional Office

The existing Future Land Use OP is primarily designated for office and limited commercial developments or horizontal and vertical mixed-use developments. Residential use is limited to a **maximum** of 20% of the total floor area.

Two of the properties are currently developed. 426 South Indian River Drive is being utilized as a 4-unit multi-family residence of which 100% of the floor area is residential use. This constitutes an existing non-conformity with respect to the underlying Future Land Use, OP. 515 South Indian River Drive is identified by St. Lucie County Property Appraiser as a single family residence but is currently being occupied as a professional office.

The five vacant properties included in this application have been on the real estate market for several years with little or no interest in commercial type development. These property owners/developers believe through market analysis that the best use and most financially

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
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feasible option is for a mixed use development which would allow for more than 20% of the floor area to be residential.

This Future Land Use Map Amendment application proposes to change the Future Land Use to CBD (Central Business District) which would eliminate the existing non-conformities and allow for mixed use type development with a **minimum** residential use of 25% of the total floor area. The current zoning designation is C-1 and no change is being proposed to the zoning. This proposed land use amendment would mirror the future land use and zoning designations that currently exist on the properties immediately north.

The possible benefits of changing the future land use to CBD include the following:

1. The ability to have greater residential floor area would allow for an increased number of residential units in the downtown waterfront area, this would spur commercial activity in the evening and weekend hours and provide an increased tax base.

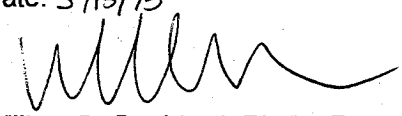
2. 426 South Indian River Drive and possibly 515 South Indian River Drive are considered non-conforming. Under the current OP future land use requirements, these two (2) property owners face a significant risk that they could not repair or rebuild their residences if they incurred storm damage greater than 50% of the current value of the dwelling. Beyond the code related issues, the owners may experience difficulty selling and acquiring loans on their property because the lending agencies often view the existing non-conforming land use as a risk.

3. A CBD mixed use development allows for a larger percentage of the floor area to be utilized for residential use, which would serve as a buffer or transition between the residential use to the south and the commercial developments to the north.

4. A compatible land use and zoning designation with the property to the north would complement the proposed developments at St. Andrews's Episcopal Academy and provide commercial services and nearby housing.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Date: 5/13/15



William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Educational/Office Building	CBD	C1
South	Multi-Family Residential	RM	R4
East	N/A - Indian River Lagoon	N/A	N/A
West	Single-Family Residential / Vacant / Professional	OP	C1 / I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	18	3.27*	VE 7.0 / AE 4.0 / X
****Proposed**	CBD	C-1	30	3.27*	N/A

*Area based on data from St. Lucie County Office of the Property Appraiser

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 18,924
**Proposed Zoning/FLU	Total gallons per day 24,440
**Change in Demand	Total gallons per day +5,516

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 16,075
**Proposed Zoning/FLU	Total gallons per day 24,440
**Change in Demand	Total gallons per day +5,516

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	2.22	+0.01
Urban District	5 acres per 1,000 people	8.85	8.89	+0.04
Community	2.5 acres per 1,000 people	17.71	17.79	+0.08
Neighborhood	1.36 acres per 1,000 people	32.55	32.70	+0.15

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	Fort Pierce	Fort Pierce
Distance		
Current Zoning/FLU Enrollment Demand	2.61	1.12
****Proposed Zoning/FLU Enrollment Demand**	13.62	5.84
****Change in Demand**	+11.01	+4.72

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning/FLU	4
****Proposed Zoning/FLU**	14
***Change in Demand**	+10

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	OP 5445	291/267
****Proposed Zoning/FLU**	LU OP CBD 8478	428/392
***Change in Demand**	3033 Trips	Trips 137/125
Impact to Capacity	All links operate at acceptable levels of service	

IV. Project Description

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

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

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

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Trip Generation Data Form (Part 1)

Land Use/Building Type:[1]	ITE Land Use Code:
Source:	Source No. (ITE use only)
Name of Development:	Day of the Week:
City: State/Province: Zip/Postal Code:	Day: Month: Year:
Country:	Metropolitan Area:

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☐ (3) Suburban (Non-CBD) ☐ (5) Rural
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural)
☐ (7) Not Given

Detailed Description of Development:[3]

Independent Variable: (include data for as many as possible)[2]	Actual	Estimated
_____ (1) Employees (#)	☐	☐
_____ (2) Persons (#)	☐	☐
_____ (3) Total Units (#) (indicate unit:_____)	☐	☐
_____ (4) Occupied Units (#) (indicate unit:_____)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
_____ (6) Net Rentable Area (sq. ft.)	☐	☐
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
_____ (8) Total Acres (% developed: _____)	☐	☐
_____ (9) Parking Spaces (% occupied: _____)	☐	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (16) Other _____	☐	☐
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☐ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

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Trip Generation Data Form (Part 2)

Summary of Driveway Volumes ***(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)***

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:																		
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time:																		
P.M. Peak Hour Generator[2] Time:																		
Peak Hour Generator[3] Time (Weekend):																		

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

☐**Check if Part 3, 4 and/or additional information is attached.**

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

Institute of Transportation Engineers

Trip Generation Data Form (Part 3)

Name/Organization: _____ **City/State:** _____

Telephone Number: _____

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: _____ *(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)*

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
8:45-9:00							8:45-9:00						
9:00-9:15							9:00-9:15						
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10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

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

May 13, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment
401, 411, 426, 500, 507, 509, 515 S. Indian River Drive, Ft. Pierce, FL
Parcel ID: 2401-808-0017-000-7; 2401-808-0019-000-1; 2401-808-0020-010-4; 2401-809-0001-000-5; 2401-809-0002-000-2; 2401-809-0004-000-6; and 2410-810-0001-000-9
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the parcels described above in preparation of this Drainage Analysis as part of the application for Future Land Use Map Amendment.

The Future Land Use Map Amendment proposes changing the current land use from Office Professional (OP) to Central Business District (CBD). The zoning will remain Office Commercial (C1).

Current Future Land Use: Office Professional (OP):
Offices – Professional and Business Services (OP): The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Proposed Future Land Use: Central Business District (CBD):
Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- *Compact and intensive development pattern on a pedestrian scale;*
- *Buildings oriented to the street and define the streetscape and civic spaces;*

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

- *Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people; Vertical and horizontal integration of residential and on-residential uses;*
- *Good connection to transit and pedestrian facilities;*
- *Public parks and open space areas within walking distance of development;*
- *Parking that is integrated into street design and buildings or places in separate structures; and wide sidewalks with appropriate pedestrian amenities.*

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

Current Zoning District:

Sec. 22-29. - Office Commercial Zone (C-1).

(a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Code requirements:

a. Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area.

b. Open space. No minimum requirements.

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. The proposed future land use will not require a change to the current zoning district and therefore, it will not have any increase in demand or adverse impact on the City of Fort Pierce public stormwater system.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date: 5/13/15

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
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APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida;* Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	not likely
Least tern (*Sterna antillarum*)	not likely
Little blue heron (*Egretta caerulea*)	not likely
Snowy egret (*Egretta thula*)	not likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	not likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely

Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely
Rain lily (*Zephyranthes simpsonii*)	not likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	*Cyanocitta cristata*	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***133 – Multiple dwelling units, low rise***
  This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.

- ***143 – Professional services***
  This property is currently a mixed use with a residence and an attorney's office.

- ***191 – Undeveloped land in urban areas***
  It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.

- ***193 – Urban land in transition***
  This property contains an asphalt parking lot however the future use is unknown.

- ***642 – Saltwater marshes***
  A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus)*, and salt grass (*Distichlis spicata)*.

- ***540 – Bays and estuaries***
  The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.

N

ST. LUCIE COUNTY

SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 1

Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on April 12, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PAOLA SAND (28)

DLS Environmental Services, Inc.
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Soils Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 2

FLUCFCS CODES:

MULTIPLE DWELLING UNITS, LOW RISE (133)
PROFESSIONAL SERVICES (143)
UNDEVELOPED LAND IN URBAN AREAS (191)
URBAN LAND IN TRANSITION (193)
SALTWATER MARSHES (642)
BAYS AND ESTUARIES (540)

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FLUCFCS Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:			
N.T.S.		APRIL 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS

Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.

Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.

Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking north along east side of Indian River Drive.

Photo of 519 S. Indian River Drive – law office and possibly residence.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.

Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

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

May 13, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Future Land Use Map Amendment
401, 411, 426, 500, 507, 509, 515 S. Indian River Drive, Ft. Pierce, FL
Parcel ID: 2401-808-0017-000-7; 2401-808-0019-000-1; 2401-808-0020-010-4; 2401-809-0001-000-5; 2401-809-0002-000-2; 2401-809-0004-000-6; and 2410-810-0001-000-9
Historical Report

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels in preparation of this Historical Report as part of the application for Future Land Use Map Amendment.

Property Information

Property Address	Parcel ID	Current Use	Year Built
401 S Indian River Dr	2401-808-0017-000-7	Vacant Land	N/A
411 S Indian River Dr	2401-808-0019-000-1	Vacant Land	N/A
426 S Indian River Dr	2401-808-0020-010-4	Multi-Family Residential	1977
500 S Indian River Dr	2401-809-0001-000-5	Vacant Land	N/A
507 S Indian River Dr	2401-809-0002-000-2	Vacant Land	N/A
509 S Indian River Dr	2401-809-0004-000-6	Vacant Land	N/A
515 S Indian River Dr	2410-810-0001-000-9	Single Family Residential/ Professional Office	1900

The two existing structures were constructed in 1977 and 1900. St. Lucie County Property Appraiser Records indicate permits have been issued by the City of Ft. Pierce Building Department for minor maintenance and repair items such as air conditioning and roofing, and also construction of accessory structures such as docks and fences. The two buildings at 426 and 515 S Indian River Dr are noncontributing structures although both sites are located within the River's Edge Historic District.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
Date: 5/17/15

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Indian River Drive LUPA

Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684

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Suite 402
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SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

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APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation
APPENDIX B 2035 Traffic Volumes and Roadway Network Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use,
- summary of existing lane geometrics,
- assessment of the change in trip generation
- summary of 2020 traffic volumes
- summary of 2035 traffic volumes

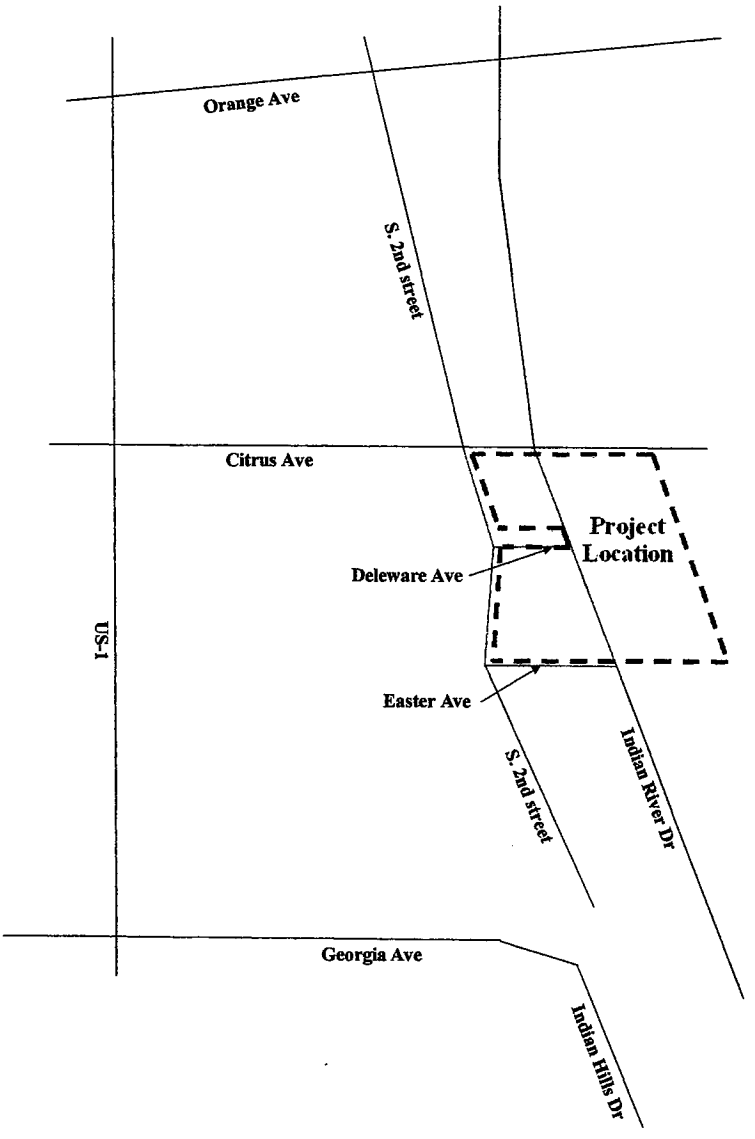
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 1

Project Location

Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 56 multi- family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations.

The project percent assignment is shown in **Figure 2.**

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	168,577	T= 32.2 (x)	5445	0	5445
Total		168577		5445		5445

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	Ln(t)=0.80+1.57	291	88	12	256	35	0	291	256	35
Total		168577		291			256	35		291	256	35

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	T=1.12(x)+78.45	267	17	83	45	222	0	267	45	222
Total		168577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	252,866	T= 32.2 (x)	8168	0.47%	8129
Condo Units	230	56	Ln(t)=0.87Ln(x)+2.46	388	10%	349
Total				8556		8478

AM

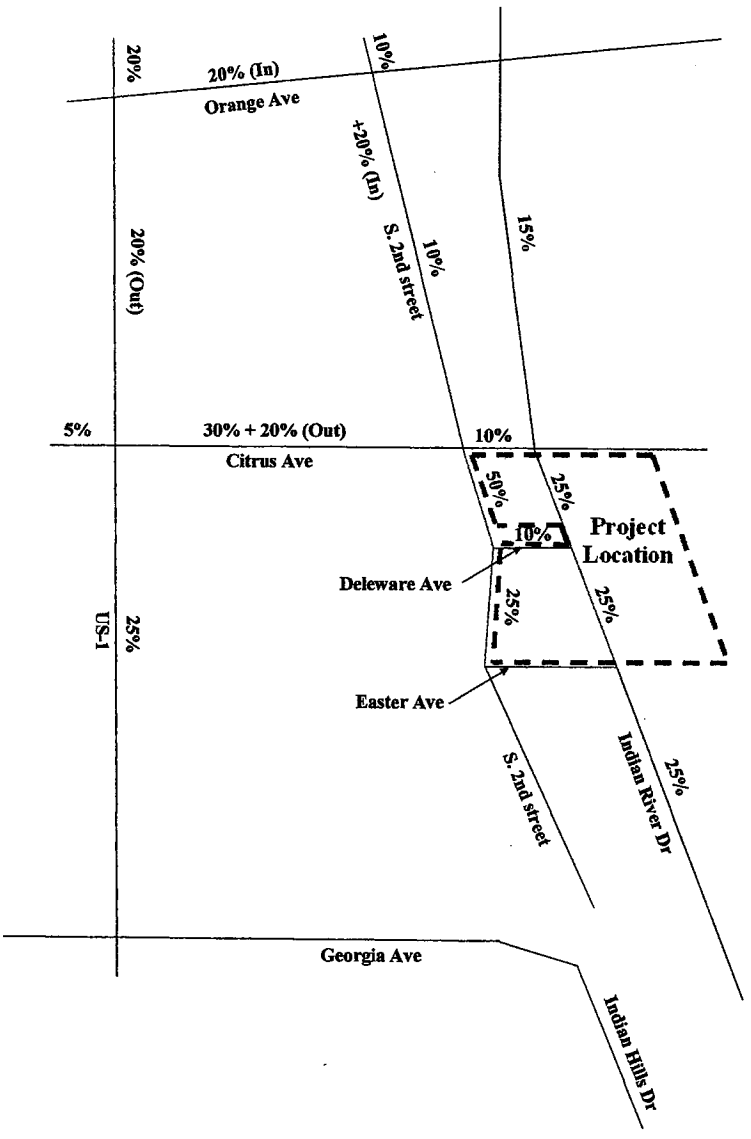
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	Ln(t)=0.80+1.57	402	88	12	354	48	0.75%	399	351	48
Condo Units	230	56	Ln(t)=0.80+0.26	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	T=1.12(x)+78.45	362	17	83	61	301	1%	358	61	297
Condo Units	230	56	Ln(t)=0.82Ln(x)+0.32	37	67	33	25	12	10%	34	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 2

Project Percent Assignment

Indian River Drive

TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification

2) FDOT 2012 Corresponding LOS

3) Inbound only

4) Inbound /outbound 30% plus 20% outbound

5) 20% Outbound Only

6) 10% plus 20% Inbound Only

Daily Trips In	1,517
Daily Trips Out	1,516
	1.010
	5
Total	3033

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1)	Years Grown	2020 + Growth	Existing FULA Trips	2020 Growth + Committed	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
*	Citrus Ave	Easter Ave	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
*	Easter Ave	Savannah Rd	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
*	Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1)St. Lucie County TPO 2014 ADT

*2014 Counts N/A on Indian River Drive south of Citrus Avenue; 2013 ADT used

	Net	Existing
Daily:	3033	5445
Growth	1.01	

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035	Years Grown	2035 AADT	Existing FULA Trips	2035 PM Growth	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

(1) 2035 Volume Estimated based on 2014 Volume grown to 2035 w/ 1% growth

	Net	Existing
Daily	3033	5445

APPENDIX A

2013 and 2014 Traffic Counts and Level of Service Report Fall Growth Rate Calculation

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Traffic Counts and Level of Service Report
Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.321	153	B	0.364
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	0.936	341	B	0.812
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.563	153	B	0.638
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	0.281	123	B	0.256
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	0.835	358	B	0.746
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	0.613	266	B	0.554
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.811	175	B	0.648
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	0.600	219	B	0.548
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.657	297	B	0.646
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.816	297	B	0.803
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.570	297	C	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	0.133	29	B	0.121
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	0.654	269	B	0.769
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	0.815	357	B	0.893
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	0.743	298	B	0.745
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	0.581	484	C	0.605
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	0.915	383	B	0.958
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	0.526	301	C	0.602
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	0.589	264	B	0.574
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	0.572	404	D	0.673
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	0.927	404	C	0.685
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	0.229	104	B	0.248
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	0.057	104	B	0.062
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	0.347	609	B	0.365
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	0.965	609	D	0.952
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	0.772	609	C	0.812
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	0.743	494	C	0.625

* Volumes shown were adjusted using FDOT Seasonal Factors
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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	0.164	41	C	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	0.206	85	C	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	0.337	116	C	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	0.369	116	C	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	0.338	107	C	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	0.044	14	C	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	0.044	14	C	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	0.633	367	D	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	0.570	367	D	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	0.841	269	C	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	0.984	308	C	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	0.638	194	C	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	0.556	133	C	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	0.871	297	C	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	0.525	166	C	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	0.525	166	C	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	1,090	C	0.542

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				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	640	299	C	0.934	286	C	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	0.744	448	D	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	0.739	528	C	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	0.391	129	C	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	0.683	244	C	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	0.235	143	C	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	0.497	148	C	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	0.487	318	C	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	0.212	559	C	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	0.323	868	C	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	0.249	620	C	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	0.267	677	C	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	0.280	792	C	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	0.198	533	C	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	0.147	406	C	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	C	0.345	292	C	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	0.231	74	C	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	0.592	407	C	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	0.837	667	C	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	0.776	544	C	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	0.285	218	C	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	0.334	277	C	0.390

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Fall 2014

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				Volume	LOS	V/C	Volume	LOS	V/C
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTDN RD	9,713	660	555	C	0.895	584	C	0.942
INDRID RD	JDHNSTDN RD to EMERSDN AVE	9,713	840	555	C	0.703	584	C	0.739
INDRID RD	EMERSDN RD to SEMINDLE RD	9,247	920	557	C	0.640	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	76	C	0.238
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	521	C	0.668
JDHNSTDN RD	ANGLE RD to L20	2,100	800	151	B	0.539	122	B	0.436
JDHNSTDN RD	L20 to MEADDWDDD DR	1,800	1,020	123	B	0.342	116	B	0.322
JDHNSTDN RD	MEADDWDOD DR to DLD JDHNSTDN RD	1,800	800	123	B	0.439	116	B	0.414
JDHNSTDN RD	DLD JDHNSTDN RD to INDRID RD	1,800	800	123	B	0.439	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0.751	432	C	0.758
JDHNSTDN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	225	C	0.402

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				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0.390	790	C	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0.456	861	C	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0.564	1,123	D	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0.936	749	D	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0.887	749	C	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0.962	749	E	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0.705	454	D	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0.786	391	D	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	0.792	193	C	0.772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	0.619	193	C	0.603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0.484	110	C	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0.123	66	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0.500	236	C	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	0.781	502	C	0.644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0.000	0	B	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0.408	132	C	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0.396	93	C	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	0.643	1,507	C	0.569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	0.862	2,128	C	0.765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	1.128	2,917	F	1.024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	1.182	2,917	F	1.072

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	0.490	1,372	C	0.444
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	0.443	1,332	C	0.431
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	0.697	1,418	C	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	0.703	1,352	C	0.708
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	0.823	1,352	D	0.829
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	0.782	1,218	D	0.747
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	0.746	1,096	D	0.672
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	0.744	1,378	C	0.686
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	0.783	1,378	C	0.721
US 1	OLD DIXIE HWY to AVENUE O	23,190	2,000	1,610	C	0.843	1,258	C	0.659
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	0.801	1,258	C	0.626
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	0.453	729	C	0.363
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	0.453	729	C	0.363
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	0.468	902	C	0.449
US 1	25TH ST to INDRIO RD	15,795	2,100	940	C	0.468	902	C	0.449
US 1	INDRIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	0.496	991	C	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	0.496	991	C	0.493
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	0.600	1,027	C	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	0.447	780	C	0.433

*. Volumes shown were adjusted using FDOT Seasonal Factors

*. AADT = Annual Average Daily Traffic

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82
					-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

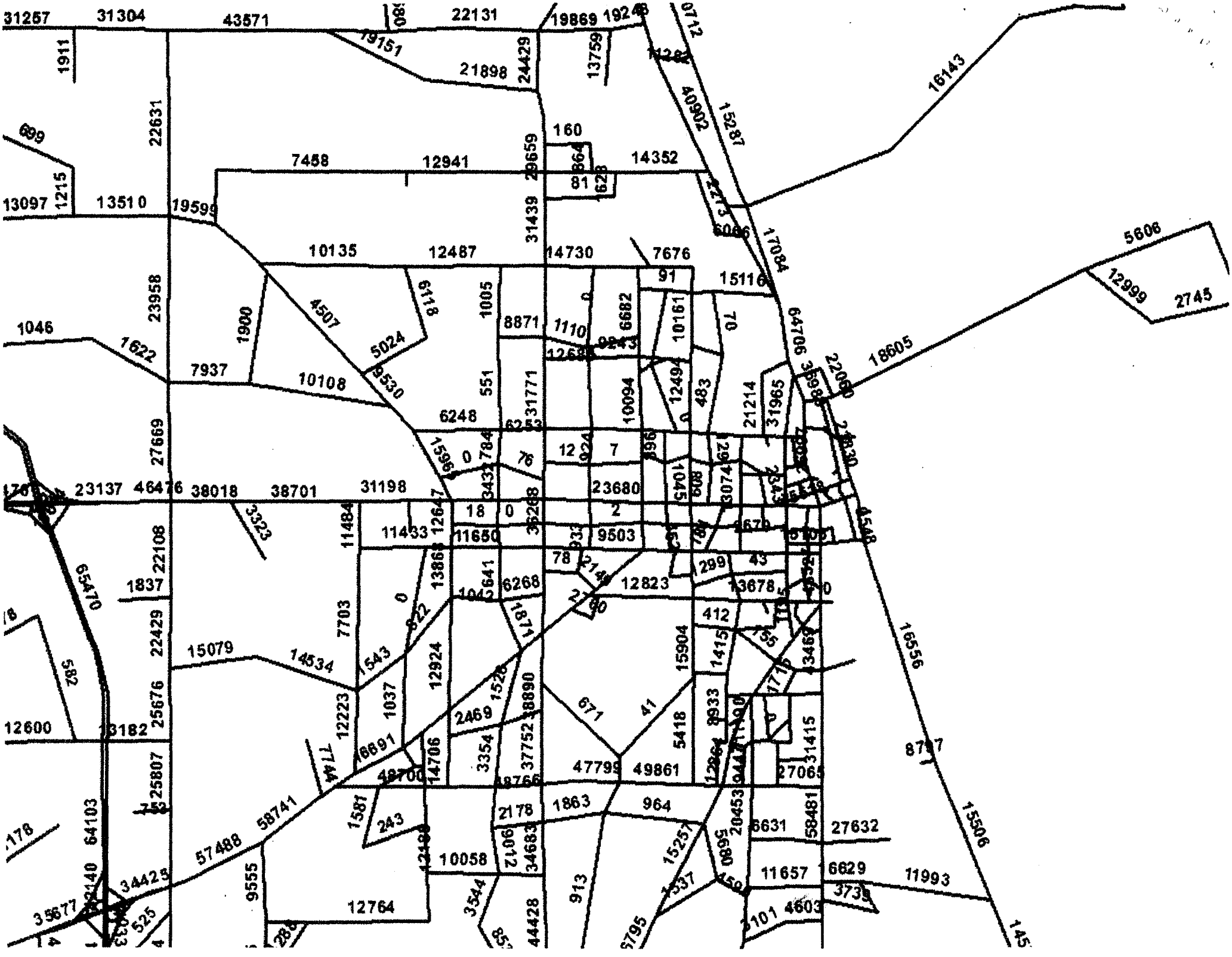
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

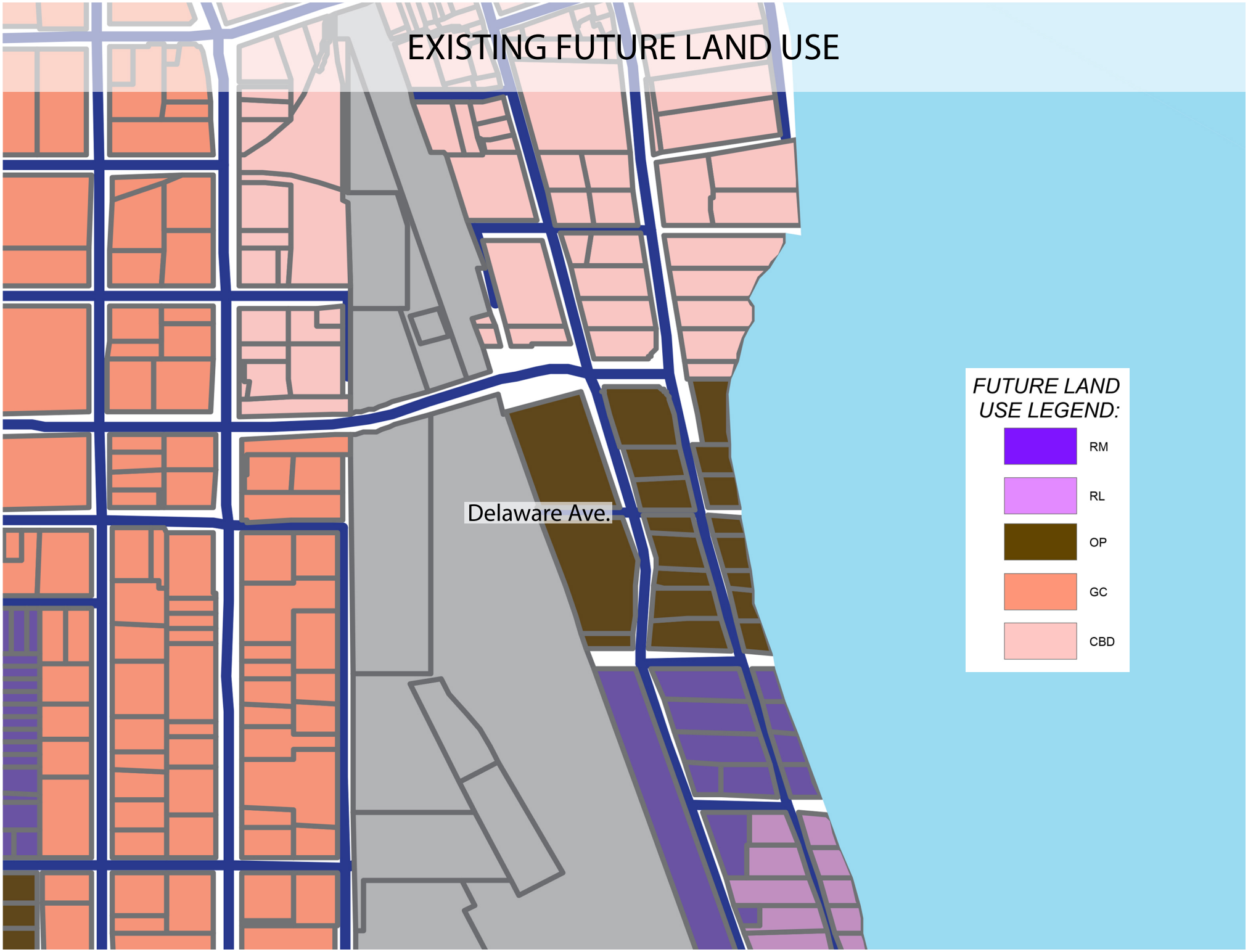
* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

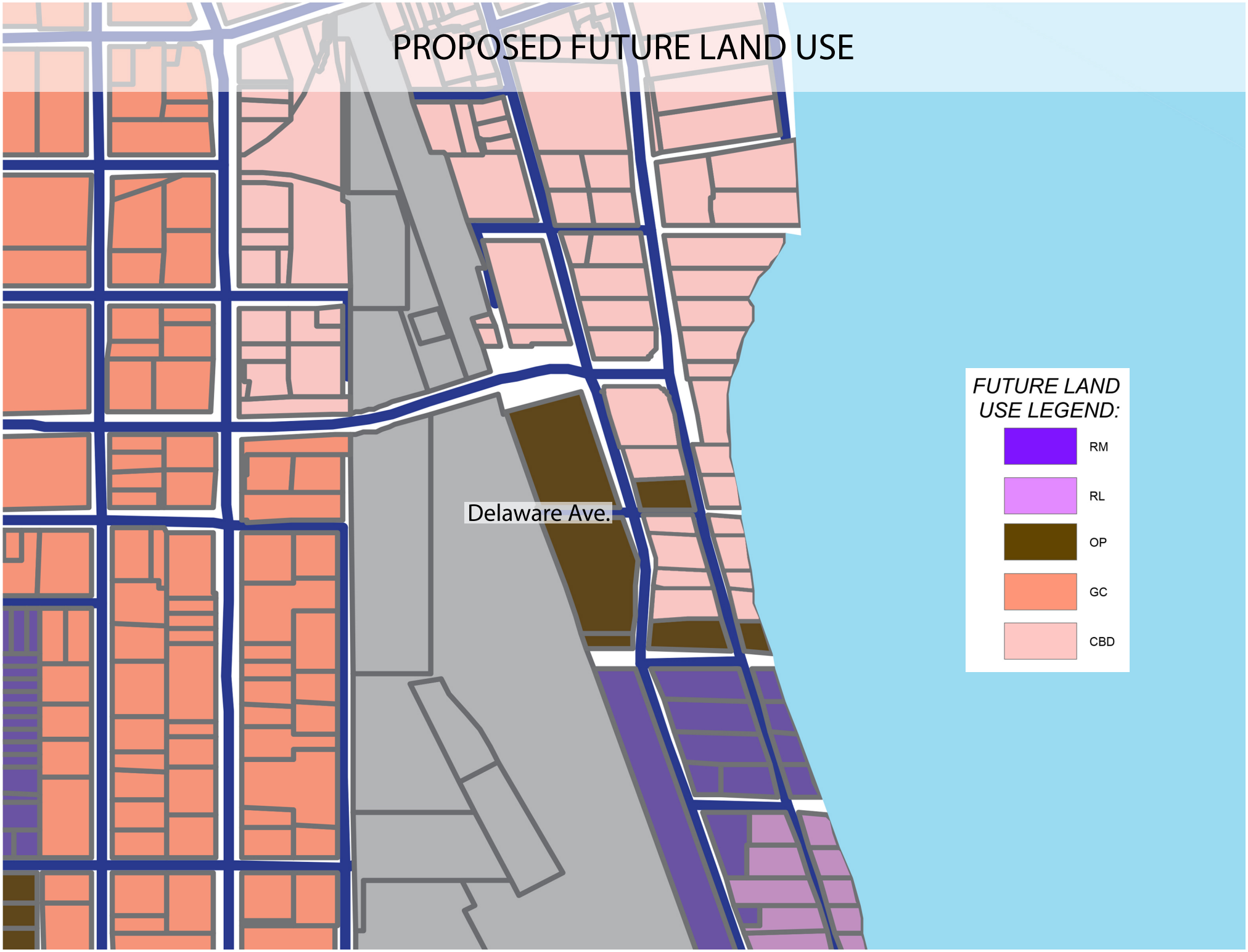
Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



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

Meeting Date: 09/21/2015

Re: Site Plan & Design Review - Mariner Cove - 3200 Edwards Road

---

SUBJECT:

Approval of a Site Plan and Design Review Application submitted by Mariner Cove Builders, LLC for property located at 3200 Edwards Road to construct a 216 unit rental apartment development. Property is zoned R-4, Medium Density Residential (Parcel IDs 2430-231-0001-000-4; 2430-234-0001-000-3).

SUMMARY:

Approval of a Site Plan and Design Review application proposing 216 unit rental apartment development at 3200 Edwards Road.

RECOMMENDATION:

Approval

ALTERNATIVES:

Approval 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:

No fiscal impact.

Attachments

Staff Report

Development Review Application

Design Review Application

Site, Plan, Civil, etc.

Elevations B&W

Color Renderings
Capacity Analysis
Photo Exhibit

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/15/2015 03:37 PM

Form Started By: Clarissa Davis
Started On: 08/31/2015 03:11 PM
Final Approval Date: 09/15/2015

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: Site Plan & Design Review – Mariner Cove – 3200 Edwards Road

DATE: September 9th, 2015

STAFF REPORT

Owner: Mariner Cove Builders, LLC
1400 East Oakland Blvd., Suite103, Fort Lauderdale, FL 33334

Applicant/Representative: Stanley Markofsky, Manager
1400 East Oakland Blvd., Suite 103, Fort Lauderdale, FL 33334

Requested Action: Approval of a Site Plan and Design Review application proposing 216 unit rental apartment development

Location: 3200 Edwards Road

Parcel IDs: 2430-231-0001-000-4; 2430-234-0001-000-3

Current Zoning: R-4, Medium Density Residential

Current Future Land Use: RM, Medium Residential

Surrounding Zoning:

North	East	South	West
R-4	R-1	R-3	R-2/RS-3 (County)

Parcel(s) Size: 39.1 acres

Staff Analysis:

The applicant, Mariner Cove Builders, LLC, is proposing a gated, 216 unit apartment complex located at the corner of Edwards Road and Jenkins Road. The location is made up of two parcels, both zoned R-4, Medium Density Residential with an RM, Medium Density Residential future land use. This zoning district allows a maximum of ten (10) units per acre. The applicant is proposing a density of 5.5 units per acre.

The project contains thirty (30) residential buildings on 39.1 acres of land. The development will have a clubhouse and pool amenities. Residential buildings, not exceeding 32' in height, will have a rental apartment function with a townhome architectural aesthetic. Residences will have an option to choose two bedroom or three bedroom ~~units~~, with each unit having its own private fenced yard. Three residential buildings will have attached garages while most units will utilize off-street parking and/or six (6) detached parking garages located throughout the site that provide six (6) spaces each. Pedestrian pathways will be provided to navigate the complex's grounds entailing approximately 33% of open space. More than ten (10) acres of the site is considered conservation area. A portion of this conservation area is dedicated to South Florida Water Management District. The County is currently coordinating with the applicants to amend the dedication language to include public access to assist with their green-ways and blue-ways initiative along Ten Mile Creek.

Three storm water tracts are placed throughout the property to ensure proper drainage control. Access points to the site are located on Edwards Road and Jenkins Road. Edwards Road, the developments main entrance, will have two lane means of egress and ingress, while the Jenkins Road secondary access point will have one lane egress and ingress.

TRC Comments:

TRC comments 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 August 11th meeting, the Planning Board unanimously voted to recommend approval.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Site Plan and Design Review application.

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: SE Corner of Edwards & Jenkins Roads, Fort Pierce, FL

Parcel ID #(s): 2430-231-0001-000-4 & 2430-234-0001-000-3

Project description: Proposed 216 unit 30 bldg residential townhomes with a clubhouse & pool on 39.1 acres w/driveway connections on Jenkins & Edwards

Mariner Cove Builders, LLC	Stanley Markofsky / Manager
Property Owner(s)	**Applicant/Representative, Title, Company**
1400 East Oakland Blvd., Suite 103	1400 East Oakland Park Blvd., Suite 103
Street Address	Street Address
Fort Lauderdale FL 33334	Fort Lauderdale FL 33334
City State Zip	City State Zip
954-567-5161 ext.14	954-567-5161, ext. 14
Phone Number	Phone Number
smskymark@comcast.net	smskymark@comcast.net
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA – BROWARD COUNTY

The foregoing instrument was acknowledged before me this 2nd day of JUNE, 2015, by STANLEY MARKOFSKY who is personally known to me or has produced _____ as identification.

Signature of Notary

(SEAL) RENEE LURIE
MY COMMISSION # FF 018623
EXPIRES: September 16, 2017
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

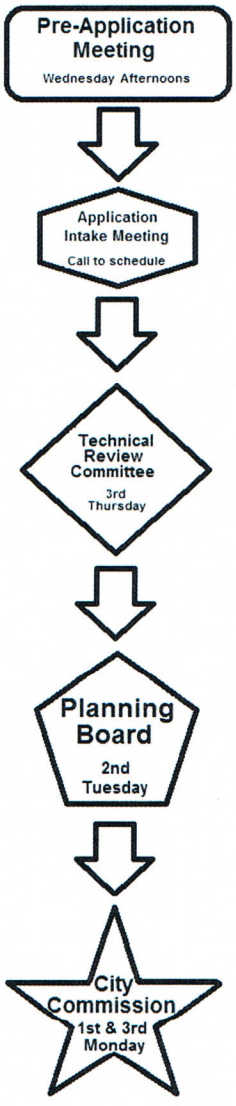
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

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: SE Corner of Edwards and Jenkins Roads. Fort Pierce, FL

Parcel ID #(s): 2430-231-0001-000-4 & 2430-234-0001-000-3

Project Description: Proposed 216 unit 30 bldg residential townhomes with a clubhouse & pool on 39.1 acres w/driveway connections on Jenkins & Edwards

Mariner Cove Builders, LLC	Stanley Markofsky / Manager
Property Owner(s)	Applicant/Representative, Title, Company
1400 East Oakland Park Blvd. Suite 103	1400 East Oakland Park Blvd., Suite 103
Street Address	Street Address
Fort Lauderdale FL 33334	Fort Lauderdale FL 33334
City State Zip	City State Zip
954-567-5161 ext.14	954-567-5161, ext 14
Phone Number	Phone Number
smskymark@comcast.net	smskymark@comcast.net
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (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 ~~Broward~~ COUNTY

The foregoing instrument was acknowledged before me this 2ND day of JUNE, 2015, by STANLEY MARKOFSKY who is personally known to me or has produced _____ as identification.

Signature of Notary

RENEE LURIE
MY COMMISSION # FF [illegible]23
EXPIRES: September 1[illegible] 2017
Bonded Thru Notary Public Under[illegible]
(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.

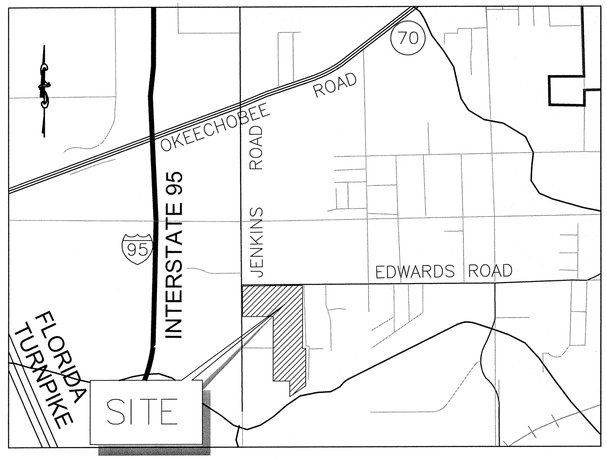
MARINER COVE

A 216 UNIT MULTI-FAMILY DEVELOPMENT

CITY OF FORT PIERCE, FLORIDA

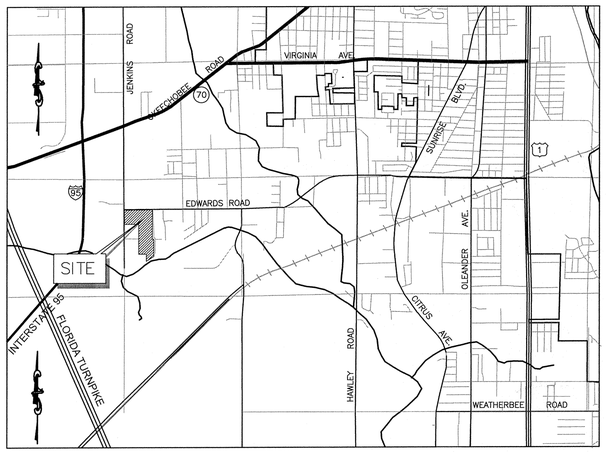
SECTION 30, TOWNSHIP 35S, RANGE 40E

JUNE 2015



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

ENGINEER

W.F. McCAIN & ASSOCIATES, INC.

INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221

1171 19th STREET
VERO BEACH, FL 32960
PHONE (772)-770-1093
FAX (772)-770-1508

SURVEYOR

ALEXANDER J. PIAZZA PSM, INC

619 SW BILTMORE STREET
PORT SAINT LUCIE, FLORIDA 34983
(561)-644-3085

OWNER

MARINER COVE BUILDERS, LLC
CONTACT: MR. STANLEY MARKOFSKY
1400 EAST OAKLAND BOULEVARD, SUITE 103
FORT LAUDERDALE, FL. 33334
PHONE: (954) 567-5161

SITE DATA

ENGINEER
W. F. MCCAIN & ASSOC., INC.
1171 19th STREET
VERO BEACH, FLORIDA 32960
PHONE (772)-770-1093
FAX (772)-770-1508

APPLICANT
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C/O STANLEY MARKOFSKY
1400 EAST OAKLAND BOULEVARD
SUITE 103
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SITE ADDRESS
SOUTH EAST CORNER OF
EDWARDS AND JENKINS ROAD

ZONING
R-4

FUTURE LAND USE
RM

SITE DATA
SITE AREA = 1,703,058 SF = 39.1 AC
OFFSITE CONTRIBUTING AREA = 49,223 SF 1.13 AC
AREA OF DEVELOPMENT = 1,186,319 SF = 27.23 AC = 100%
TOTAL LAKES @ NWL = 114,933 SF = 2.64 AC
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INCLUDING LAKES = 607,718 SF = 13.95 AC = 51.23%
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TOTAL PERVIOUS = 578,602 SF = 13.28 AC = 48.77%

SETBACKS
FRONT 25'
SIDE 10', SIDE CORNER 15'
REAR 25'

CONSTRUCTION SCHEDULE
COMMENCE DATE: 11/15
COMPLETION:11/16

PROPOSED FINISHED FLOOR ELEVATION
F.F.EL. = 17.00 FOR ALL BUILDINGS

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A PROPOSED 216 UNIT 30 BUILDING RESIDENTIAL RENTAL APARTMENT WITH A CLUBHOUSE AND POOL ON 39.1 AC. WITH DRIVEWAY CONNECTIONS ON EDWARDS AND JENKINS ROADS

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32' PROPOSED 34' - 2" MAX ALLOWABLE

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AND "AE" PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 12111C0167 J & 12111C0169 J, EFFECTIVE DATE 2-16-12

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216 UNITS X 5.9 TRIPS = 1275 ADT

STORMWATER
CONSTRUCT 3 ON-SITE
DETENTION PONDS

WASTEWATER DATA
CONNECT TO AN EXISTING FORT PIERCE UTILITIES FORCE MAIN ON EDWARDS ROAD

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WATER WILL BE PROVIDED VIA WATER MAIN CONNECTIONS TO EXISTING WATER MAINS ALONG EDWARDS ROAD AND JENKINS ROAD.

TAX PARCEL I.D. NO.
2430-231-0001-000-4
2430-234-0001-000-3

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- S.L.C. DRAINAGE PERMIT

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CIVIL	
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C3	MASTER PAVING, GRADING , DRAINAGE AND UTILITIES PLAN
C4	PAVING, GRADING & DRAINAGE PLAN - ELARGEMENT SOUTH
C4A	UTILITIES PLAN - ENLARGEMENT SOUTH
C5	PAVING, GRADING & DRAINAGE PLAN - ENLARGEMENT NORTHEAST
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C6	PAVING, GRADING & DRAINAGE PLAN - ENLARGEMENT NORTHWEST
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W. F. McCAIN & ASSOCIATES, INC.

△	REVISIONS	DATE	BY
1	SITE PLAN APPROVAL SUBMITTAL TO CITY OF FT. PIERCE	6-3-2015	BJK
2	REVISED BUILDING FOOTPRINTS TO MATCH ARCH. DWGS	7-24-2015	BJK
3	PLANNING AND ZONING SUBMITTAL TO CITY OF FT. PIERCE	7-27-2015	BJK
4			
5			
6			
7			
8			

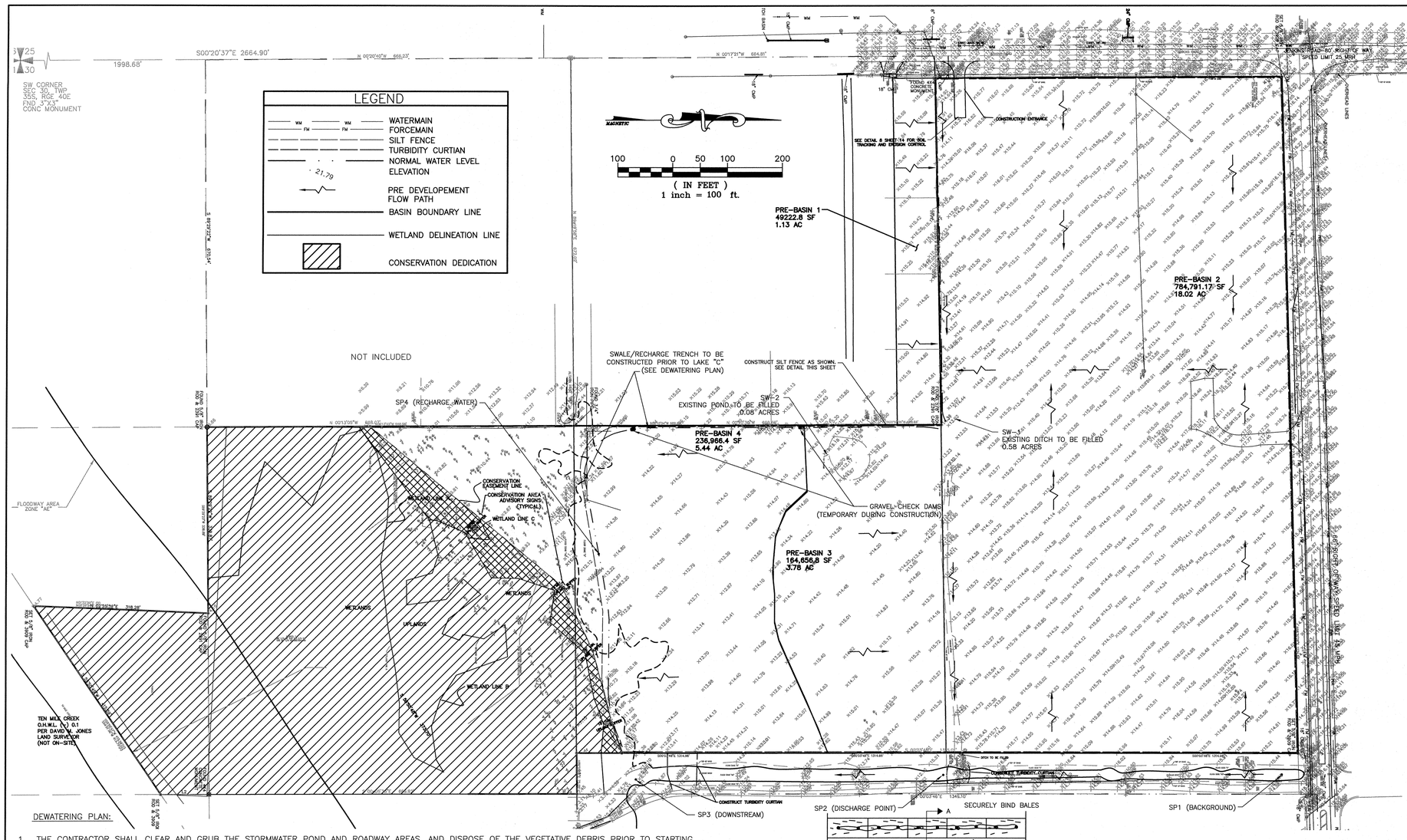
MARINER COVE

DESIGNED	WFM/BJK
DRAWN	BJK
CHECKED	WFM
DATE	JULY 2015
PROJECT #	14-173

ENGINEER'S PROJECT NO. 14-173

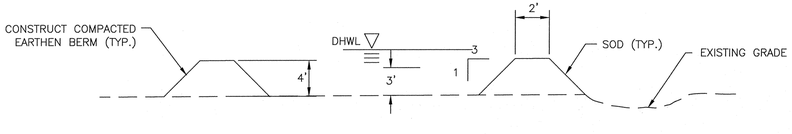
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ENGINEER

WILLIAM F. McCAIN, P.E. PE# 50046
DATE: JUL



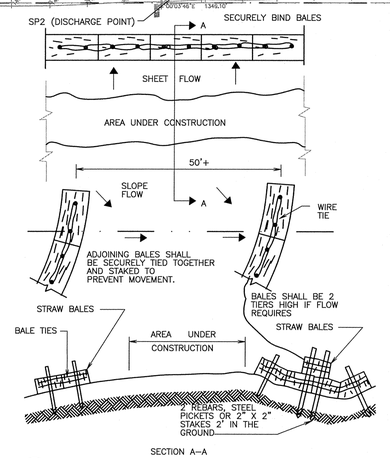
DEWATERING PLAN:

1. THE CONTRACTOR SHALL CLEAR AND GRUB THE STORMWATER POND AND ROADWAY AREAS, AND DISPOSE OF THE VEGETATIVE DEBRIS PRIOR TO STARTING EXCAVATION.
2. THE CONTRACTOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROL MEASURES (AS APPLICABLE) PRIOR TO STARTING EXCAVATION.
3. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT AND/OR STORAGE OF EXCAVATED FILL WITH THE ENGINEER AND COUNTY INSPECTOR.
4. STORMWATER MANAGEMENT (TRACT C) SHALL BE EXCAVATED USING A TEMPORARY SEDIMENTATION BASIN FOR DEWATERING DISCHARGE.
5. DEWATERING DISCHARGE SHALL BE KEPT ON-SITE AS POSSIBLE. CONTRACTOR SHALL ENLARGE THE SEDIMENTATION BASIN AS REQUIRED.
6. STORMWATER MANAGEMENT TRACTS A & B CAN BE USED FOR SEDIMENTATION DURING TRACT C DEWATERING IN LIEU OF A TEMPORARY BASIN.
7. PRIOR TO DEWATERING STORMWATER MANAGEMENT TRACT C, SWALES SHALL BE CONSTRUCTED WEST AND SOUTH OF THE LAKE FOR RECHARGE OF GROUNDWATER AND MITIGATE DRAWDOWN OF THE WETLAND.
8. A PORTION OF THE DISCHARGE FROM DEWATERING SHALL BE DIVERTED (AFTER SETTLING) TO THE SWALE USING A SMALL PUMP (3" DISCHARGE, ADJUSTED AS NEEDED) TO FILL THE SWALE/RECHARGE TRENCH. SWALE/RECHARGE TRENCH SHALL BE KEPT FULL DURING DEWATERING OF TRACT C.
9. DEWATERING DISCHARGE (INCLUDING RECHARGE) SHALL BE NO MORE THAN 29 NTU'S (TURBIDITY) ABOVE BACKGROUND. CONTRACTOR TO PROVIDE SEDIMENTATION OF DEWATERING DISCHARGE AS NEEDED.
10. THE CONTRACTOR SHALL COODINATE WITH THE ENGINEER OR HIS REPRESENTATIVE FOR ALL SEDIMENT/TURBIDITY/EROSION CONTROL.
11. AS AN ALTERNATE THE CONTRACTOR MAY "WET DREDGE" THE STORMWATER MANAGEMENT TRACTS WITHOUT DEWATERING.
12. PRIOR TO DEVIATING FROM THE DEWATERING PLAN THE CONTRACTOR MUST SUBMIT A REVISED PLAN TO THE ENGINEER, FORT PIERCE FARMS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ST. LUCIE COUNTY FOR APPROVAL.
13. IF DEWATERING DISCHARGE CANNOT BE KEPT ON-SITE. THE CONTRACTOR SHALL UTILIZE THE DEWATERING PERMIT CONDITIONS TO DISCHARGE WATERS OFF-SITE AS PER PERMIT REQUIREMENTS AND SEDIMENTIATION/TURBIDITY CONTROLS.



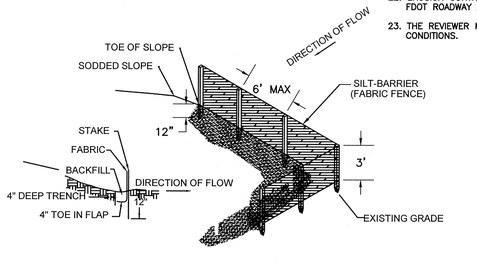
TYPICAL SECTION TEMPORARY SEDIMENTATION BASIN

N.T.S.



1 C1 STRAW BALE SEDIMENT BARRIER

N.T.S.



PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:
1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

2 C1 SILT FENCE DETAIL

N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOODPLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OR FLOODPLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY. MINIMUM STANDARDS:

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTRIBUTING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPED 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 STOCKPILES 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. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN, CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. 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. NONERODIBLE MATERIAL SHALL BE PROVIDED.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. 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. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF FDOT #1 STONE WITH TURBIDITY BARRIERS UPSTREAM AND DOWNSTREAM.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. 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 LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. 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. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.
19. 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, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102 AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1 (800) 432-4770 SUNSHINE STATE ONE CALL OF FLORIDA

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△	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

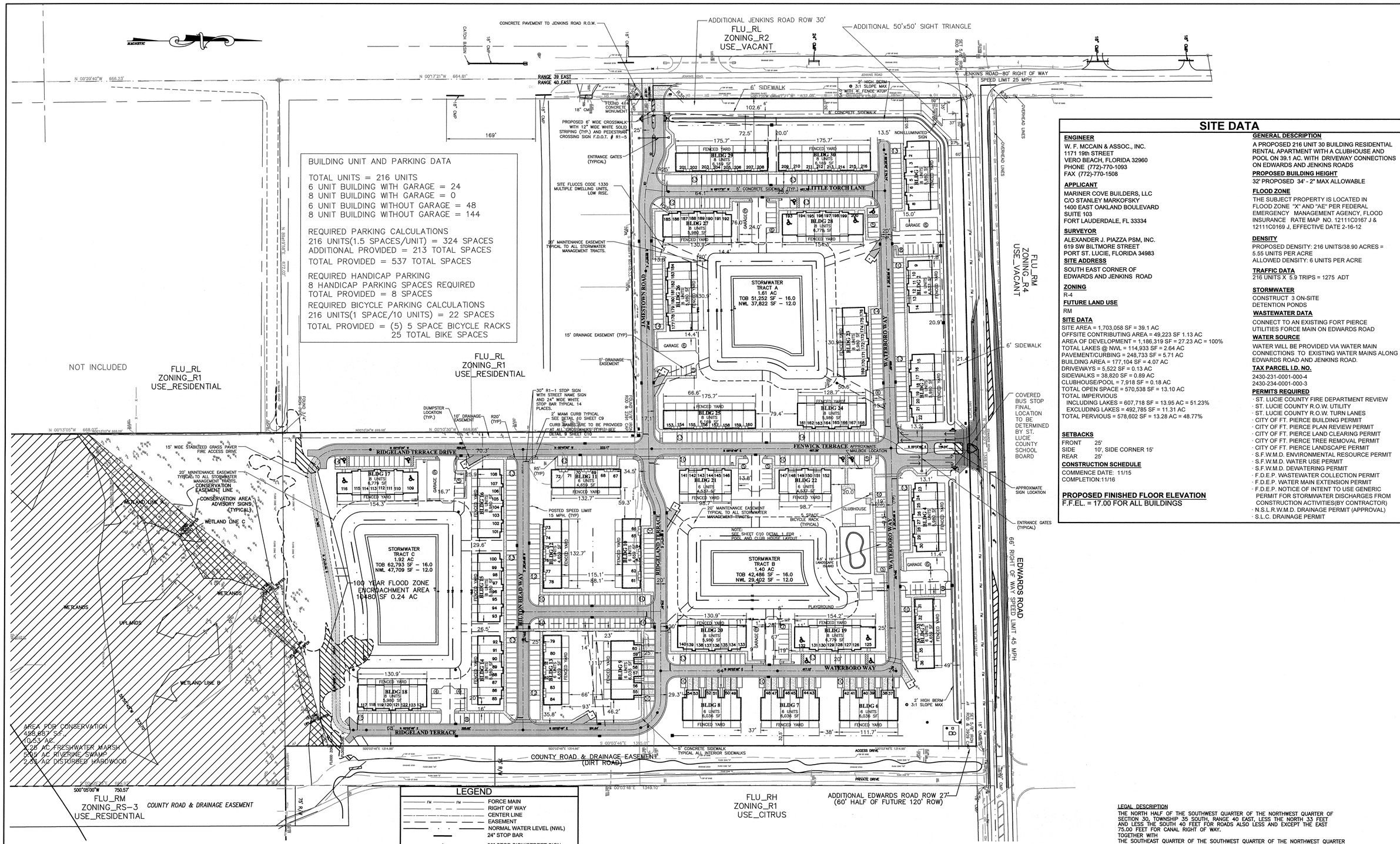
STORMWATER POLLUTION PREVENTION PLAN

DESIGN ENGINEER
No. 50046
STATE OF FLORIDA
WILLIAM F. McCAIN, P.E.# 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=100'

SHEET C1 OF 16

14-173



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619 SW BILTMORE STREET
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ZONING
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FUTURE LAND USE
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CONSTRUCT 3 ON-SITE
DETENTION PONDS

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TAX PARCEL I.D. NO.
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2430-234-0001-000-3

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- S.L.C. DRAINAGE PERMIT

LEGAL DESCRIPTION
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE NORTH 33 FEET AND LESS THE SOUTH 40 FEET FOR ROADS ALSO LESS AND EXCEPT THE EAST 75.00 FEET FOR CANAL RIGHT OF WAY.
TOGETHER WITH
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE FOLLOWING DESCRIBED PARCEL OF LAND;
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 30 MINUTES WEST, ALONG THE QUARTER -QUARTER SECTION LINE, A DISTANCE OF 653.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 30 MINUTES WEST, A DISTANCE OF 88.12 FEET TO A POINT ON THE NORTH TOP OF BLUFF OF TEN MILE CREEK; THENCE SOUTH 54 DEGREES 51 MINUTES 30 SECONDS WEST ALONG SAID CREEK, 413.7 FEET; THENCE NORTH 01 DEGREES 32 MINUTES EAST, A DISTANCE OF 318.28 FEET; THENCE NORTH 88 DEGREES 36 MINUTES EAST, A DISTANCE OF 330.67 FEET TO THE POINT OF BEGINNING.

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△	REVISIONS	DATE	BY
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MARINER COVE
CITY OF FT. PIERCE, FLORIDA

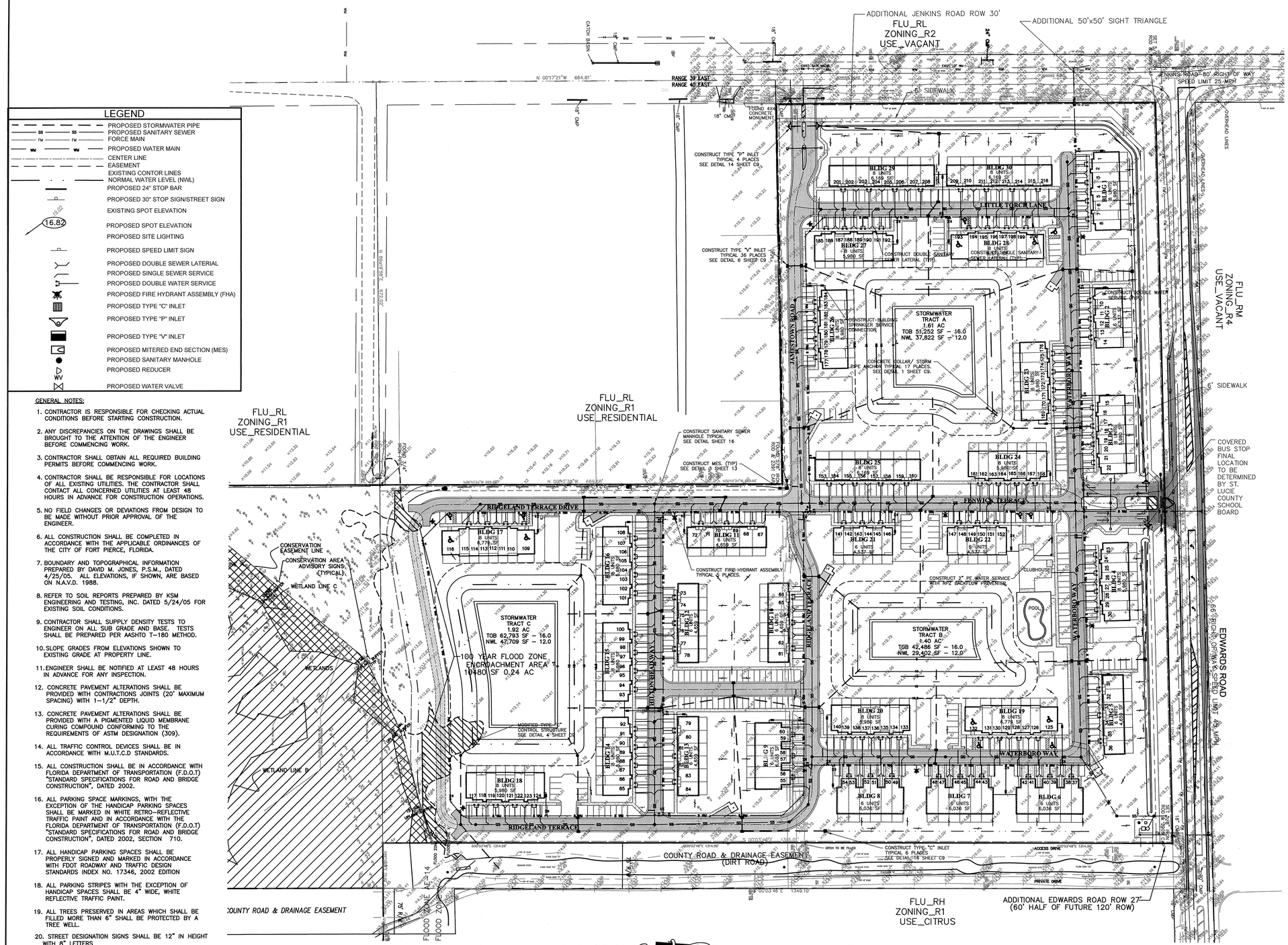
W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

MASTER SITE PLAN

DESIGN ENGINEER
No. 50046
STATE OF FLORIDA
WILLIAM F. McCAIN, P.E. FL# 50046
DATE:

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=80'

SHEET C2 OF 16
14-173



LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- FORCE MAIN
- PROPOSED WATER MAIN
- CENTER LINE
- EASEMENT
- EXISTING CONTOR LINES
- NORMAL WATER LEVEL (NWL)
- PROPOSED 24" STOP BAR
- PROPOSED 30" STOP SIGN/STREET SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SITE LIGHTING
- PROPOSED SPEED LIMIT SIGN
- PROPOSED DOUBLE SEWER LATERIAL
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY (FHA)
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "P" INLET
- PROPOSED TYPE "V" INLET
- PROPOSED MITERED END SECTION (MES)
- PROPOSED SANITARY MANHOLE
- PROPOSED REDUCER
- PROPOSED WATER VALVE

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS BEFORE COMMENCING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
6. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.
7. BOUNDARY AND TOPOGRAPHICAL INFORMATION PREPARED BY DAVID M. JONES, P.S.M., DATED 4/25/05. ALL ELEVATIONS, IF SHOWN, ARE BASED ON N.A.V.D. 1988.
8. REFER TO SOIL REPORTS PREPARED BY KSM ENGINEERING AND TESTING, INC. DATED 5/24/05 FOR EXISTING SOIL CONDITIONS.
9. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
10. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE.
11. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
12. CONCRETE PAVEMENT ALTERATIONS SHALL BE PROVIDED WITH CONTRACTIONS JOINTS (20' MAXIMUM SPACING) WITH 1-1/2" DEPTH.
13. CONCRETE PAVEMENT ALTERATIONS SHALL BE PROVIDED WITH A PIGMENTED LIQUID MEMBRANE CURING COMPOUND CONFORMING TO THE REQUIREMENTS OF ASTM DESIGNATION (309).
14. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D STANDARDS.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DATED 2002.
16. ALL PARKING SPACE MARKINGS, WITH THE EXCEPTION OF THE HANDICAP PARKING SPACES SHALL BE MARKED IN WHITE RETRO-REFLECTIVE TRAFFIC PAINT AND IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", DATED 2002, SECTION 710.
17. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 17346, 2002 EDITION
18. ALL PARKING STRIPES WITH THE EXCEPTION OF HANDICAP SPACES SHALL BE 4" WIDE, WHITE REFLECTIVE TRAFFIC PAINT.
19. ALL TREES PRESERVED IN AREAS WHICH SHALL BE FILLED MORE THAN 6" SHALL BE PROTECTED BY A TREE WELL.
20. STREET DESIGNATION SIGNS SHALL BE 12" IN HEIGHT WITH 8" LETTERS
21. ALL NUISANCE AND EXOTIC VEGETATION SHALL BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT
22. ALL STORM PIPE EXCEPT IN R.O.W.'S SHALL BE ALUMINUM SPIRAL RIBBED CORRIGATED PIPE.
23. SODDING WILL BE PROVIDED ON ALL RIGHT OF WAY'S AND ALL BANKS

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

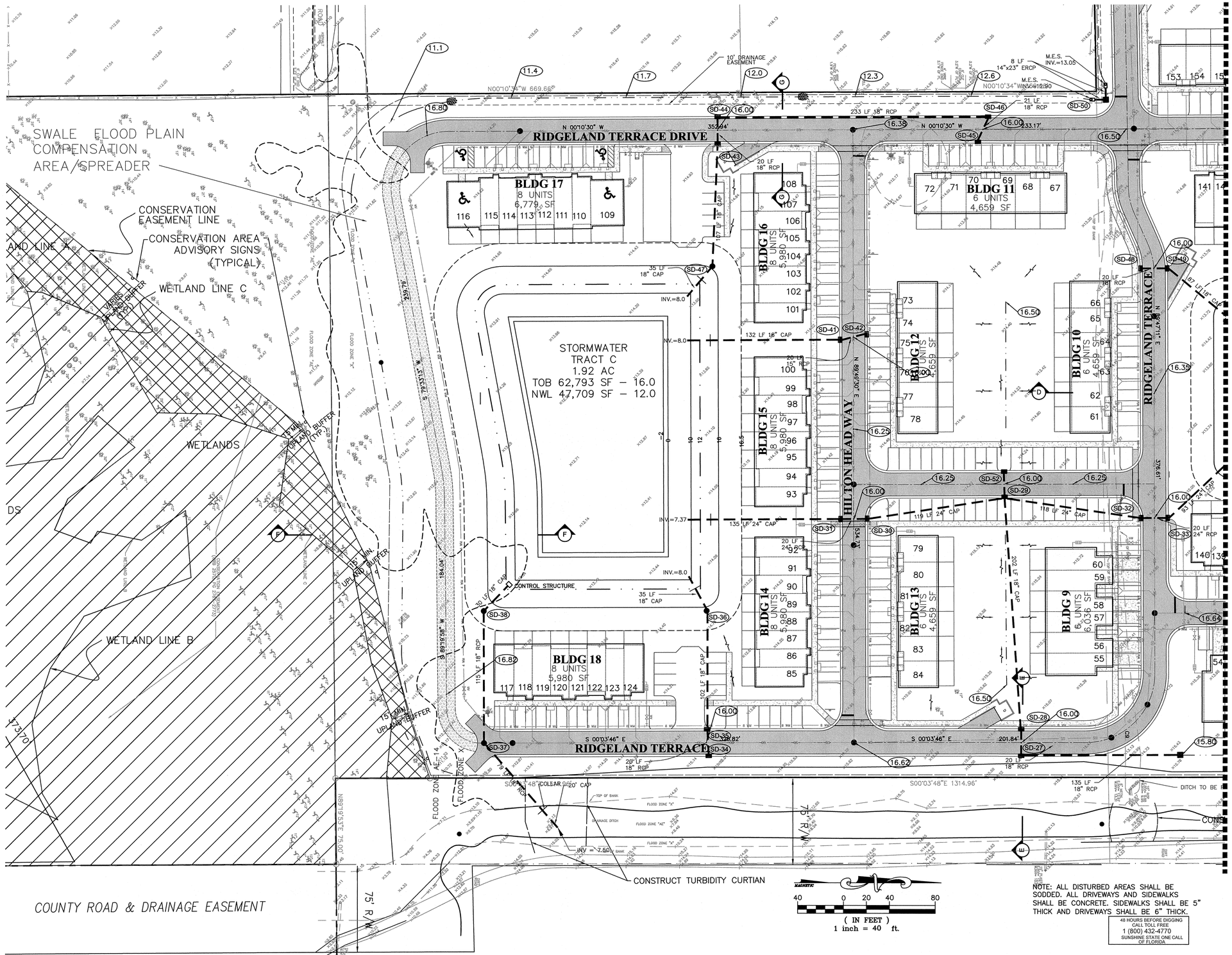
MASTER PAVING, GRADING, DRAINAGE AND UTILITIES PLAN

LICENSED ENGINEER
No. 50046
WILLIAM F. McCAIN P.E. FLA. 50046
DATE:

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=80'

SHEET C3 OF 16

14-173



NOTE: ALL DISTURBED AREAS SHALL BE SODDED. ALL DRIVEWAYS AND SIDEWALKS SHALL BE CONCRETE. SIDEWALKS SHALL BE 5" THICK AND DRIVEWAYS SHALL BE 6" THICK.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1 (800) 432-4770 SUNSHINE STATE ONE CALL OF FLORIDA

STRUCTURE TABLE

STRUCTURE NO.	TYPE	GRATE/RIM	N. INV.	S. INV.	E. INV	W.INV.
SD-1	P-4	15.80	12.05			
SD-2	P-4	15.80	11.91	12.01		
SD-3	C	15.80	11.49	11.49	9.59	
SD-4	P-4	15.76	12.01	11.91		
SD-5	P-4	15.76		12.05		
SD-6	V	15.64			8.37	8.87
SD-7	V	15.64			7.79	7.89
SD-8	V	15.64	12.05			
SD-9	V	15.64	11.83	10.66		
SD-10	C	15.80		8.51		
SD-11	V	15.64	7.51	7.41		
SD-12	V	15.64	7.36	7.26		
SD-13	V	15.64	8.22			
SD-14	V	15.64	8.13	8.14		
SD-15	C	15.80			12.05	
SD-16	V	15.64		12.05		
SD-17	V	15.64	12.01	11.91		
SD-18	V	15.64			11.00	10.00
SD-19	V	15.64			9.50	11.00
SD-20	P-3	15.56			11.52	11.62
SD-21	P-3	15.56			10.53	11.50
SD-22	C	15.80			9.87	9.88
SD-23	V	15.64	9.68	9.58		
SD-24	V	15.64	9.54	9.44		
SD-25	V	15.64				12.05
SD-26	V	15.64			12.01	11.91
SD-27	V	15.64	8.00	7.37		7.98
SD-28	V	15.64			7.94	7.84
SD-29	V	15.64	8.00	7.37	7.47	
SD-30	V	15.64	7.37	7.37		
SD-31	V	15.64	7.37	7.37		
SD-32	V	15.64	8.00	8.00		
SD-33	V	15.64	8.00	8.00		
SD-34	V	15.64				9.29
SD-35	V	15.64			9.25	9.15
SD-36	M.H.	16.25			8.94	8.84
SD-37	M.H.	16.61			7.51	7.61
SD-38	M.H.	16.25			7.84	7.94
SD-39	V	15.64	12.05			
SD-40	V	15.64	11.91	12.01		
SD-41	V	15.64	9.02	8.92		
SD-42	V	15.64		9.06		
SD-43	V	15.64			9.13	9.23
SD-44	V	15.64	11.44		9.27	
SD-45	V	15.64				12.05
SD-46	V	15.64		11.91	12.01	
SD-47	M.H.	16.10			8.14	8.24
SD-48	V	15.64			12.05	
SD-49	V	15.64			11.91	12.01
SD-50	C	15.00		13.00		13.00
SD-51	M.H.	16.50	10.50	10.40		
SD-52	V	15.64			8.00	

LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- FORCE MAIN
- PROPOSED WATER MAIN
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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

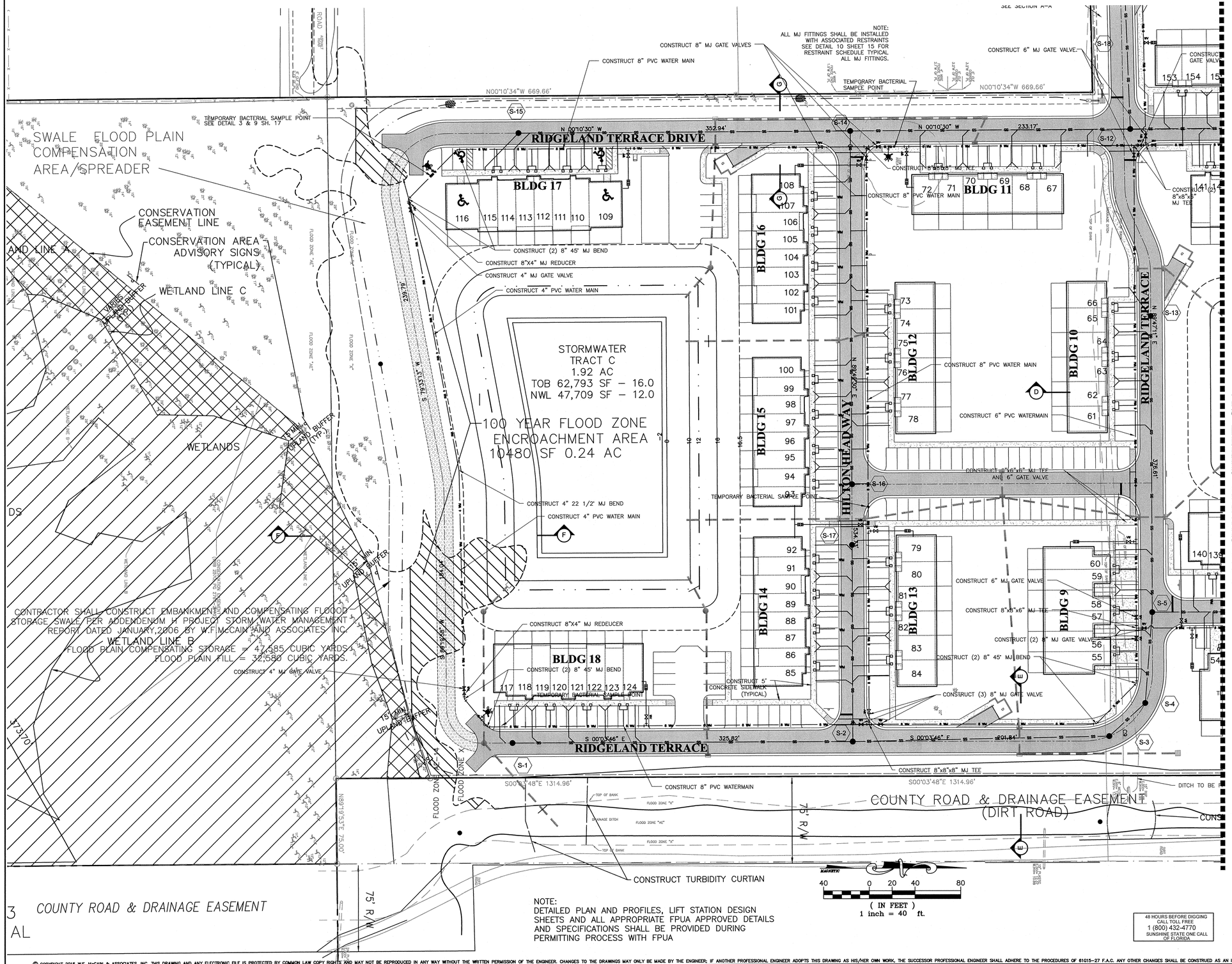
PAVING, GRADING & DRAINAGE PLAN
ENLARGEMENT - SOUTH

WILLIAM F. McCAIN, P.E. LICENSE No. 50046
STATE OF FLORIDA PROFESSIONAL ENGINEER
WILLIAM F. McCAIN, P.E. # 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET C4 OF 16

14-173

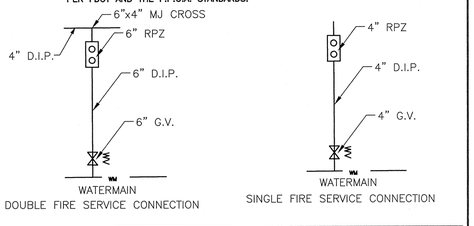


NOTE:
DETAILED PLAN AND PROFILES, LIFT STATION DESIGN SHEETS AND ALL APPROPRIATE FPUA APPROVED DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING PERMITTING PROCESS WITH FPUA

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

GENERAL NOTES:

1. ALL WATERMAINS SHALL BE INSTALLED AT A MINIMUM OF 5 FT. BEHIND BACK OF CURB.
2. ALL WATERMAINS SHALL MAINTAIN A MINIMUM 3 FT. SEPARATION BETWEEN ALL STORMWATER STRUCTURES.
3. RESTRAINT SHALL BE PROVIDED AT ALL BENDS, VALVES, AND FITTINGS PER PLANS & SPECIFICATIONS.
4. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY, CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION.
5. ALL HARD SURFACE DRIVES TO BE DIRECTIONAL BORED. IF DRIVEWAY IS DAMAGED, OR CAN NOT BE BORED, ENTIRE SECTION OF CONCRETE/ASPHALT FROM CUT TO PAVEMENT & CUT TO RIGHT OF WAY SHALL BE REPLACED IN KIND.
6. FINAL GRADE OF RESTORATION SHALL BE 2" BELOW SODDED GRADE TO ALLOW FOR SOD DIFFERENTIAL.
7. ALL DRIVEWAY AND ROAD CROSSINGS SHALL BE DIRECTIONAL BORED USING DR11 H.D.P.E.
8. LOCATION OF GATE VALVES & FITTINGS SHALL BE ADJUSTED AS REQUIRED TO AVOID INTERFERANCE WITH CURB AND OTHER PROPOSED UTILITIES. LOCATION ADJUSTMENTS SHALL BE MADE ONLY AFTER OBTAINING APPROVAL FROM THE ENGINEER OF RECORD.
9. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL FIELD CONDITIONS BEFORE STARTING CONSTRUCTION.
10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
11. CONTRACTOR SHALL OBTAIN COPIES OF ALL REQUIRED PERMITS FROM THE ENGINEER BEFORE COMMENCING WORK. ANY PERMITS REQUIRED FOR DEWATERING OR NIGHT TIME OPERATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE SUNSHINE STATE ONE CALL AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
13. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
14. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH DEP, DOT STANDARD SPECIFICATIONS AND THE APPLICABLE ORDINANCES OF F.P.U.A. & ST. LUCIE COUNTY, FLORIDA.
15. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL COMPACTED UTILITY INSTALLATIONS AND ON SUB-GRADE AND BASE SHOULD PAVEMENT RESTORATION BE REQUIRED. TESTS SHALL BE PREPARED PER AASHO T-180 METHOD.
16. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION AND FOR ANY INSPECTION.
17. ON ANY REQUIRED CONCRETE PAVEMENT ALTERATIONS/RESTORATIONS, ALL CONCRETE POURS SHALL BE PROVIDED WITH CONTRACTIONS JOINTS (20' MAXIMUM SPACING) WITH 1-1/2" DEPTH.
18. CONCRETE PAVEMENT ALTERATIONS SHALL BE PROVIDED WITH A PIGMENTED LIQUID MEMBRANE CURING COMPOUND CONFORMING TO THE REQUIREMENTS OF ASTM DESIGNATION (309).
19. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS IN ACCORDANCE WITH ALL STATE, CITY AND COUNTY REQUIREMENTS.
20. ALL DISTURBED AREA ON OR ABOVE GRADE SHALL BE RESTORED IN-KIND PER FDOT AND THE F.P.U.A. STANDARDS.



LEGEND

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- PROPOSED SANITARY SEWER
- FORCE MAIN
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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

UTILITIES PLAN
ENLARGEMENT - SOUTH

DESIGN ENGINEER
No. 50046
STATE OF FLORIDA
WILLIAM F. McCAIN, PE FL# 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET C4A OF 16
14-173

MATCHLINE SHEET C6

MATCHLINE SHEET C4

BLDG 25
8 UNITS
6,169 SF
153 154 155 156 157 158 159 160

BLDG 24
8 UNITS
5,980 SF
161 162 163 164 165 166 167 168

INDEX 304' (TYPICAL)

BLDG 11
6 UNITS
4,659 SF
72 71 70 69 68 67

BLDG 21
6 UNITS
4,537 SF
141 142 143 144 145 146

BLDG 22
6 UNITS
4,537 SF
147 148 149 150 151 152

BLDG 12
6 UNITS
4,659 SF
3 4 5 6 7 8

BLDG 10
6 UNITS
4,659 SF
66 65 64 63 62 61

BLDG 4
8 UNITS
5,980 SF
23 24 25 26 27 28 29 30

BLDG 13
6 UNITS
4,659 SF
79 80 83 84

BLDG 9
6 UNITS
6,036 SF
60 59 58 57 56 55

BLDG 20
8 UNITS
5,980 SF
140 139 138 137 136 135 134 133

BLDG 19
8 UNITS
6,779 SF
132 131 130 129 128 127 126 125

BLDG 5
6 UNITS
4,659 SF
31 32 33 34 35 36

BLDG 8
6 UNITS
6,036 SF
54 53 52 51 50 49

BLDG 7
6 UNITS
6,036 SF
48 47 46 45 44 43

BLDG 6
6 UNITS
6,036 SF
42 41 40 39 38 37

FENWICK TERRACE
N 00°10'30" W 233.17'
S 00°12'49" E 467.36'
S 00°12'49" E 149.04'

RIDGELAND TERRACE
N 89°47'11" E 376.61'

WATERBORO WAY
N 89°30'30" E 384.39'
S 00°03'46" E 417.12'

EDWARDS ROAD
66' RIGHT OF WAY SPEED LIMIT 45 MPH
N 00°30'26" E 1324.76'
S 00°03'46" E 1349.10'

STORMWATER
TRACT B
1.40 AC
TOB 42,486 SF – 16.0
NWL 29,402 SF – 12.0

M.E.S. INV.=13.05
8 LF 14"x23" ERCP
M.E.S. INV.=12.90
21 LF 18" RCP
29 LF 18" RCP
165 LF 24" RCP
165 LF 24" CAP
20 LF 18" RCP
18 LF 18" CAP
119 LF 24" CAP
118 LF 24" CAP
202 LF 18" RCP
83 LF 24" CAP
20 LF 24" RCP
140 LF 18" CAP
129 LF 24" CAP
96 LF 24" CAP
216 LF 18" CAP
23 LF 18" RCP
135 LF 18" RCP
20 LF 18" RCP
INV.=8.0

CONSTRUCT 5' CONCRETE SIDEWALK (TYPICAL)
2' SEPARATION (TYP.)
CONSTRUCT 6' CONCRETE SIDEWALK (TYPICAL)
COVERED BUS STOP FINAL LOCATION TO BE DETERMINED BY ST. LUCIE COUNTY SCHOOL BOARD
SEE OFF-SITE IMPROVEMENT PLANS BY W.F. McCAIN AND ASSOCIATES FOR WORK WITHIN ROAD RIGHT-OF-WAY

DITCH TO BE FILLED
CONSTRUCT TURBIDITY CURTIAN
ACCESS DRIVE
PRIVATE DRIVE
CITY ROAD & DRAINAGE EASEMENT (DIRT ROAD)

FLU_RH
ZONING_R1

ADDITIONAL EDWARDS ROAD ROW 27'
(60' HALF OF FUTURE 120' ROW)

MAGNETIC
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTE: ALL DISTURBED AREAS SHALL BE SODDED. ALL DRIVEWAYS AND SIDEWALKS SHALL BE CONCRETE. SIDEWALKS SHALL BE 5" THICK AND DRIVEWAYS SHALL BE 6" THICK.

STRUCTURE TABLE

STRUCTURE NO.	TYPE	GRATE/RIM	N. INV.	S. INV.	E. INV	W.INV.
SD-1	P-4	15.80	12.05			
SD-2	P-4	15.80	11.91	12.01		
SD-3	C	15.80	11.49	11.49	9.59	
SD-4	P-4	15.76	12.01	11.91		
SD-5	P-4	15.76		12.05		
SD-6	V	15.64			8.37	8.87
SD-7	V	15.64			7.79	7.89
SD-8	V	15.64	12.05			
SD-9	V	15.64	11.83	10.66		
SD-10	C	15.80		8.51		
SD-11	V	15.64	7.51	7.41		
SD-12	V	15.64	7.36	7.26		
SD-13	V	15.64	8.22			
SD-14	V	15.64	8.13	8.14		
SD-15	C	15.80			12.05	
SD-16	V	15.64		12.05		
SD-17	V	15.64	12.01	11.91		
SD-18	V	15.64			11.00	10.00
SD-19	V	15.64			9.50	11.00
SD-20	P-3	15.56			11.52	11.62
SD-21	P-3	15.56			10.53	11.50
SD-22	C	15.80			9.87	9.88
SD-23	V	15.64	9.68	9.58		
SD-24	V	15.64	9.54	9.44		
SD-25	V	15.64				12.05
SD-26	V	15.64			12.01	11.91
SD-27	V	15.64	8.00	7.37		7.98
SD-28	V	15.64			7.94	7.84
SD-29	V	15.64	8.00	7.37	7.47	
SD-30	V	15.64	7.37	7.37		
SD-31	V	15.64	7.37	7.37		
SD-32	V	15.64	8.00	8.00		
SD-33	V	15.64	8.00	8.00		
SD-34	V	15.64				9.29
SD-35	V	15.64			9.25	9.15
SD-36	M.H.	16.25			8.94	8.84
SD-37	M.H.	16.61			7.51	7.61
SD-38	M.H.	16.25			7.84	7.94
SD-39	V	15.64	12.05			
SD-40	V	15.64	11.91	12.01		
SD-41	V	15.64	9.02	8.92		
SD-42	V	15.64		9.06		
SD-43	V	15.64			9.13	9.23
SD-44	V	15.64	11.44		9.27	
SD-45	V	15.64				12.05
SD-46	V	15.64		11.91	12.01	
SD-47	M.H.	16.10			8.14	8.24
SD-48	V	15.64			12.05	
SD-49	V	15.64			11.91	12.01
SD-50	C	15.00		13.00		13.00
SD-51	M.H.	16.50	10.50	10.40		
SD-52	V	15.64			8.00	

LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED WATER MAIN
- CENTER LINE
- EASEMENT
- EXISTING CONTOR LINES
- NORMAL WATER LEVEL (NWL)
- PROPOSED 24" STOP BAR
- PROPOSED 30" STOP SIGN/STREET SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SITE LIGHTING
- PROPOSED SPEED LIMIT SIGN
- PROPOSED DOUBLE SEWER LATERIAL
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY (FHA)
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "P" INLET
- PROPOSED TYPE "V" INLET
- PROPOSED MITERED END SECTION (MES)
- PROPOSED SANITARY MANHOLE
- PROPOSED REDUCER
- PROPOSED WATER VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

48 HOURS BEFORE DIGGING CALL TOLL FREE 1 (800) 432-4770 SUNSHINE STATE ONE CALL OF FLORIDA

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△	REVISIONS	DATE	BY
1			
2			
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8			

MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

PAVING, GRADING & DRAINAGE PLAN
ENLARGEMENT - NORTHEAST

W.F. McCAIN LICENSED PROFESSIONAL ENGINEER No. 50046 STATE OF FLORIDA
DESIGN ENGINEER
WILLIAM F. McCAIN, PE FL# 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET C5 OF 16

14-173

MATCHLINE SHEET C6A

MATCHLINE SHEET C4A

CONSTRUCT 6" MJ GATE VALVE

N00°10'34"W 669.66'

BLDG 25

153 154 155 156 157 158 159 160

CONSTRUCT 8" GATE VALVE

BLDG 24

161 162 163 164 165 166 167 168

CONSTRUCT 8" PVC WATERMAIN

20 21 22

ENTRANCE GATE

COVERED BUS STOP
FINAL LOCATION
TO BE DETERMINED
BY ST. LUCIE
COUNTY
SCHOOL BOARD

CONNECT TO EXISTING 12 " WATERMAIN WITH 8"x12" TAPPING SLEEVE OPEN-CUT ROADWAY AND RESTORE IN KIND PER SLC STANDARDS.

TEMPORARY BACTERIAL SAMPLE POINT

CONSTRUCT 8" MJ GATE VALVE AND 8" PVC WATERMAIN

N 88°30'26" E 1149.64'

EDWARDS ROAD

66' RIGHT OF WAY SPEED LIMIT 45 MPH

FENWICK TERRACE

N 00°10'30" W 233.17'

S 00°12'49" E 467.36'

S 00°12'49" E 149.04'

CONSTRUCT 8" MJ CROSS

CONSTRUCT 8"x8"x8" MJ TEE

8" PVC WATER MAIN

72 71 70 69 BLDG 11 68 67

CONSTRUCT 8"x8"x8" MJ TEE

141 142 143 144 145 146 BLDG 21

147 148 149 150 151 152 BLDG 22

CONSTRUCT 8" MJ GATE VALVE

23 24 25 26 27 28 29 BLDG 4

30 CONSTRUCT 8" PVC WATERMAIN

TEMPORARY BACTERIAL SAMPLE POINT

CONSTRUCT 2" PE WATER SERVICE WITH RPZ BACKFLOW PREVENTER 1-1/2" WATER METER

CONSTRUCT 8" PVC WATERMAIN

WATERBORO WAY

S 00°03'46" E 394.34'

3 BLDG 12

4

5

6

7

78

CONSTRUCT 8" PVC WATER MAIN

BLDG 10

66 65 64 63 62 61

RIDGELAND TERRACE

N 00°03'46" W 376.61'

CONSTRUCT 6" PVC WATERMAIN

STORMWATER
TRACT B
1.40 AC
TOB 42,486 SF - 16.0
NWL 29,402 SF - 12.0

TEMPORARY BACTERIAL SAMPLE POINT

31 32 33 BLDG 5 34 35 36

CONSTRUCT 8"x8"x8" MJ TEE AND 6" GATE VALVE

79 80 BLDG 13 83 84

CONSTRUCT 6" MJ GATE VALVE

CONSTRUCT 8"x8"x6" MJ TEE

CONSTRUCT (2) 8" MJ GATE VALVE

CONSTRUCT (2) 8" 45° MJ BEND

CONSTRUCT (3) 8" MJ GATE VALVE

BLDG 9

60 59 58 57 56 55

BLDG 20

140 139 138 137 136 135 134 133

BLDG 19

132 131 130 129 128 127 126 125

S 00°03'46" E 417.12'

WATERBORO WAY

54 53 52 51 50 49 BLDG 8

TEMPORARY BACTERIAL SAMPLE POINT

48 47 46 45 44 43 BLDG 7

42 41 40 39 38 37 BLDG 6

CONSTRUCT 8" 90° MJ BEND PROPOSED 6' WALL

CONTROL BOX

COMMUNICATION TOWER

CONSTRUCT 8" MJ CAP FOR FUTURE USE

CONNECT TO EXISTING 6" FORCE MAIN. CONSTRUCT 6"X4" TAPPING SLEEVE AND VALVE AND 4"X3" REDUCER

CONSTRUCT 6" PVC FORCE MAIN PER FPUA STANDARDS

WET WELL

VALVE BOX

CONSTRUCT (2) 90° BENDS W/ ASSOCIATED RESTRAINTS

CONSTRUCT 1"-3"/2" RPZ BACKFLOW PREVENTER W/1-3" METER

NOTE: FOR DETAILED ELEVATIONS SEE LIFT STATION DETAIL (TBD)

CONNECT TO EXISTING 12" WATERMAIN WITH 2"x12" TAPPING SLEEVE. RESTORE IN KIND.

CONSTRUCT 2" PE WATER SERVICE WITH SCH 40 PVC CASING PER FPUA SPECS FOR WATER SUPPLY FOR LIFT STATION

CONSTRUCT 8"x8"x8" MJ TEE

S 00°03'46" E 1315.01'

S00°03'48"E 1314.96'

CITY ROAD & DRAINAGE EASEMENT
(DIRT ROAD)

ACCESS DRIVE

TOP OF BANK

FLOOD ZONE "X"

DRAINAGE DITCH

FLOOD ZONE "AE"

PRIVATE DRIVE

20' ACCESS DRIVE

S 00°03'46" E 1349.10'

S 00°03'46" E 201.84'

FLU_RH
ZONING_R1

ADDITIONAL EDWARDS ROAD ROW 27'
(60' HALF OF FUTURE 120' ROW)

MAGNETIC

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NOTE:
DETAILED PLAN AND PROFILES, LIFT STATION DESIGN SHEETS AND ALL APPROPRIATE FPUA APPROVED DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING PERMITTING PROCESS WITH FPUA

GENERAL NOTES:

1. ALL WATERMAINS SHALL BE INSTALLED AT A MINIMUM OF 5 FT. BEHIND BACK OF CURB.

2. ALL WATERMAINS SHALL MAINTAIN A MINIMUM 3 FT. SEPARATION BETWEEN ALL STORMWATER STRUCTURES.

3. RESTRAINT SHALL BE PROVIDED AT ALL BENDS, VALVES, AND FITTINGS PER PLANS & SPECIFICATIONS.

4. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY, CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION.

5. ALL HARD SURFACE DRIVES TO BE DIRECTIONAL BORED. IF DRIVEWAY IS DAMAGED, OR CAN NOT BE BORED, ENTIRE SECTION OF CONCRETE/ASPHALT FROM CUT TO PAVEMENT & CUT TO RIGHT OF WAY SHALL BE REPLACED IN KIND.

6. FINAL GRADE OF RESTORATION SHALL BE 2" BELOW SODDED GRADE TO ALLOW FOR SOD DIFFERENTIAL.

7. ALL DRIVEWAY AND ROAD CROSSINGS SHALL BE DIRECTIONAL BORED USING DR11 H.D.P.E.

8. LOCATION OF GATE VALVES & FITTINGS SHALL BE ADJUSTED AS REQUIRED TO AVOID INTERFERANCE WITH CURB AND OTHER PROPOSED UTILITIES. LOCATION ADJUSTMENTS SHALL BE MADE ONLY AFTER OBTAINING APPROVAL FROM THE ENGINEER OF RECORD.

9. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL FIELD CONDITIONS BEFORE STARTING CONSTRUCTION.

10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.

11. CONTRACTOR SHALL OBTAIN COPIES OF ALL REQUIRED PERMITS FROM THE ENGINEER BEFORE COMMENCING WORK. ANY PERMITS REQUIRED FOR DEWATERING OR NIGHT TIME OPERATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE SUNSHINE STATE ONE CALL AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

13. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

14. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH DEP, DOT STANDARD SPECIFICATIONS AND THE APPLICABLE ORDINANCES OF F.P.U.A. & ST. LUCIE COUNTY, FLORIDA.

15. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL COMPACTED UTILITY INSTALLATIONS AND ON SUB-GRADE AND BASE SHOULD PAVEMENT RESTORATION BE REQUIRED. TESTS SHALL BE PREPARED PER AASHO T-180 METHOD.

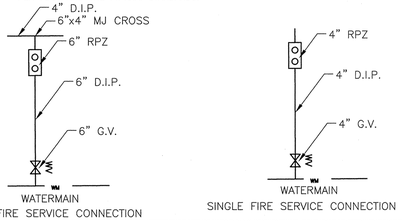
16. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION AND FOR ANY INSPECTION.

17. ON ANY REQUIRED CONCRETE PAVEMENT ALTERATIONS/RESTORATIONS, ALL CONCRETE POURS SHALL BE PROVIDED WITH CONTRACTIONS JOINTS (20' MAXIMUM SPACING) WITH 1-1/2" DEPTH.

18. CONCRETE PAVEMENT ALTERATIONS SHALL BE PROVIDED WITH A PIGMENTED LIQUID MEMBRANE CURING COMPOUND CONFORMING TO THE REQUIREMENTS OF ASTM DESIGNATION (309).

19. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS IN ACCORDANCE WITH ALL STATE, CITY AND COUNTY REQUIREMENTS.

20. ALL DISTURBED AREA ON OR ABOVE GRADE SHALL BE RESTORED IN-KIND PER FDOT AND THE F.P.U.A. STANDARDS.



LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- FORCE MAIN
- PROPOSED WATER MAIN
- CENTER LINE
- EASEMENT
- EXISTING CONTOR LINES
- NORMAL WATER LEVEL (NWL)
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- PROPOSED WATER VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

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△ REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

UTILITIES PLAN
ENLARGEMENT - NORTHEAST

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

WILLIAM E. McCAIN, PE FL# 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET
C5A
OF 16
14-173

FLU_RL
ZONING_R2
USE_VACANT

FLU_RM
ZONING_R4
USE_VACANT

ANGE 39 EAST
ANGE 40 EAST

JENKINS ROAD

24" CMP

EXIST. GATE VALVE

EXIST 12" WM

TEMPORARY BACTERIAL SAMPLE POINT SEE DETAIL 3 & 9 SH. 17

(BEARING BASIS) N00°17'25"W 5320.08'

N00°17'36"W 5320.08'

196 LF 18" CAP

42 LF 18" RCP

REAR YARD SWALE(TYP.)

BLDG 29
8 UNITS
6,169 SF
201 202 203 204 205 206 207 208

BLDG 30
8 UNITS
6,169 SF
209 210 211 212 213 214 215 216

20 LF 18" CAP

N 88°30'30" E 793.74'

CONSTRUCT 6' CONCRETE SIDEWALK (TYPICAL)

BLDG 1
8 UNITS
5,980 SF
1 2 3 4 5 6 7 8

N 00°17'21" W 457.70'

LITTLE TORCH LANE

BLDG 27
8 UNITS
5,980 SF
185 186 187 188 189 190 191 192

20 LF 24" RCP

BLDG 28
8 UNITS
6,779 SF
193 194 195 196 197 198 199 200

133 LF 18" CAP

CONSTRUCT 6' CONCRETE SIDEWALK (TYPICAL)

90 LF 18" CAP

140 LF 18" CAP

20 LF 18" RCP

BLDG 2
6 UNITS
4,537 SF
9 10 11 12 13 14

N 88°30'30" E 398.60'

211 LF 18" ALUMINUM

BLDG 3
8 UNITS
5,980 SF
15 16 17 18 19 20 21 22

S 88°55'11" E 381.87'

JAMESTOWN ROAD

BLDG 26
8 UNITS
5,980 SF
177 178 179 180 181 182 183 184

STORMWATER
TRACT A
1.61 AC
TOB 51,252 SF – 16.0
NWL 37,822 SF – 12.0

INV.=8.0 INV.=8.0 INV.=9.0

INV.=7.75 INV.=8.0 INV.=8.0

BLDG 23
8 UNITS
5,980 SF
169 170 171 172 173 174 175 176

WATERBORO WAY

5' DRAINAGE EASEMENT

141 LF 18" CAP

88 LF 18" CAP

20 LF 18" RCP

CONSTRUCT RAMP PER F.D.O.T. INDEX 304 (TYPICAL)

BLDG 25
8 UNITS
6,169 SF
153 154 155 156 157 158 159 160

BLDG 24
8 UNITS
6,169 SF
161 162 163 164 165 166 167 168

165 LF 24" CAP

8 LF 14"x23" ERCP

M.E.S. INV.=13.05

M.E.S. N00°10'34"W INV.=12.90

21 LF 18" RCP

29 LF 18" RCP

N 00°10'30" W 233.17'

S 00°12'49" E 467.36'

FENWICK TERRACE

69 LF 18" RCP

S 00°12'49" E 149.04'

ENTERPRISE ROAD

COVERED BUS STOP FINAL LOCATION TO BE DETERMINED BY ST. LUCIE COUNTY SCHOOL BOARD

NOTE: ALL DISTURBED AREAS SHALL BE SODDED. ALL DRIVEWAYS AND SIDEWALKS SHALL BE CONCRETE. SIDEWALKS SHALL BE 5" THICK AND DRIVEWAYS SHALL BE 6" THICK.

STRUCTURE TABLE

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SD-7	V	15.64			7.79	7.89
SD-8	V	15.64	12.05			
SD-9	V	15.64	11.83	10.66		
SD-10	C	15.80		8.51		
SD-11	V	15.64	7.51	7.41		
SD-12	V	15.64	7.36	7.26		
SD-13	V	15.64	8.22			
SD-14	V	15.64	8.13	8.14		
SD-15	C	15.80			12.05	
SD-16	V	15.64		12.05		
SD-17	V	15.64	12.01	11.91		
SD-18	V	15.64			11.00	10.00
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SD-27	V	15.64	8.00	7.37		7.98
SD-28	V	15.64			7.94	7.84
SD-29	V	15.64	8.00	7.37	7.47	
SD-30	V	15.64	7.37	7.37		
SD-31	V	15.64	7.37	7.37		
SD-32	V	15.64	8.00	8.00		
SD-33	V	15.64	8.00	8.00		
SD-34	V	15.64				9.29
SD-35	V	15.64			9.25	9.15
SD-36	M.H.	16.25			8.94	8.84
SD-37	M.H.	16.61			7.51	7.61
SD-38	M.H.	16.25			7.84	7.94
SD-39	V	15.64	12.05			
SD-40	V	15.64	11.91	12.01		
SD-41	V	15.64	9.02	8.92		
SD-42	V	15.64		9.06		
SD-43	V	15.64			9.13	9.23
SD-44	V	15.64	11.44		9.27	
SD-45	V	15.64				12.05
SD-46	V	15.64		11.91	12.01	
SD-47	M.H.	16.10			8.14	8.24
SD-48	V	15.64			12.05	
SD-49	V	15.64			11.91	12.01
SD-50	C	15.00		13.00		13.00
SD-51	M.H.	16.50	10.50	10.40		
SD-52	V	15.64			8.00	

LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- FORCE MAIN
- PROPOSED WATER MAIN
- CENTER LINE
- EASEMENT
- EXISTING CONTOR LINES
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- PROPOSED REDUCER
- PROPOSED WATER VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

MAGNETIC

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1 (800) 432-4770 SUNSHINE STATE ONE CALL OF FLORIDA

MATCHLINE SHEET C5

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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENG
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

PAVING, GRADING & DRAINAGE PLAN
ENLARGEMENT - NORTHWEST

WILLIAM F. McCAIN, P.E. NO. 50046
DATE:

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET C6 OF 16

14-173

FLU_RL
ZONING_R2
USE_VACANT

EXISTING DRIVEWAY AND CULVERT TO BE REMOVED

EXIST. GATE VALVE

EXIST. 12" WM

24" CMP

JENKINS ROAD

ANGE 39 EAST
ANGE 40 EAST

NOTE:
ALL MJ FITTINGS SHALL BE INSTALLED WITH ASSOCIATED RESTRAINTS SEE DETAIL 10 SHEET 15 FOR RESTRAINT SCHEDULE TYPICAL ALL MJ FITTINGS.

CONNECT TO EXISTING 12 " WATERMAIN WITH 8"x12" TAPPING SLEEVE OPEN-CUT ROADWAY AND RESTORE IN KIND PER FPUA SPECIFICATIONS

(BEARING BASE) N00°17'25"W 632.08

CONSTRUCT 8" PVC WATERMAIN

BLDG 29
201 202 203 204 205 206 207 208

BLDG 30
209 210 211 212 213 214 215 216

BLDG 1
1 2 3 4 5 6 7 8

CONSTRUCT 8" 45° MJ BEND

TEMPORARY BACTERIAL SAMPLE POINT

CONSTRUCT 8"X6" MJ REDUCER

LITTLE TORCH LANE

N 00°17'21" W 457.70'

CONSTRUCT 8"x8"x8" MJ TEE AND 8" MJ GATE VALVE

SEE DETAIL 6 & 9 SH. 17

185 186 187 188 189 190 191 192
BLDG 27

193 194 195 196 197 198 199 200
BLDG 28

CONSTRUCT 6"x6"x4" MJ TEE WITH 6" MJ GATE VALVE

TEMPORARY BACTERIAL SAMPLE POINT SEE DETAIL 3 & 9 SH. 17

JAMESTOWN ROAD

STORMWATER
TRACT A
1.61 AC
TOB 51,252 SF - 16.0
NWL 37,822 SF - 12.0

CONSTRUCT 6" PVC WATERMAIN

CONSTUCT 8" PVC WATER MAIN

BLDG 26
177 178 179 180 181 182 183 184

BLDG 2
9 11 12 13 14

BLDG 23
169 170 171 172 173 174 175 176

WATERBORO WAY

BLDG 3
15 16 17 18 19 20 21 22

CONSTRUCT 8" PVC

EXISTING DITCH TO BE FILLED CONSTRUCT SWALE ALONG PROPERTY LINE SEE SECTION A-A

CONSTRUCT 6" MJ GATE VALVE

CONSTRUCT 8" GATE VALVE

BLDG 25
153 154 155 156 157 158 159 160

BLDG 24
161 162 163 164 165 166 167 168

ENTRANCE GATE

N00°10'34"W 669.66'

N 00°10'30" W 233.17'

S 00°12'49" E 467.36'

S 00°12'49" E 149.04'

FENWICK TERRACE

EDWARDS ROAD

CONNECT TO EXISTING 12 " WATERMAIN WITH 8"x12" TAPPING SLEEVE OPEN-CUT ROADWAY AND RESTORE IN KIND PER SLC STANDARDS.

NOTE:
ALL MJ FITTINGS SHALL BE INSTALLED WITH ASSOCIATED RESTRAINTS SEE DETAIL 10 SHEET 15 FOR RESTRAINT SCHEDULE TYPICAL ALL MJ FITTINGS.

MAGNETIC
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

FLU_RM
ZONING_R4
USE_VACANT

4" D.I.P.
6"x4" MJ CROSS
6" RPZ
6" D.I.P.
6" G.V.
WATERMAIN
DOUBLE FIRE SERVICE CONNECTION

4" RPZ
4" D.I.P.
4" G.V.
WATERMAIN
SINGLE FIRE SERVICE CONNECTION

GENERAL NOTES:

1. ALL WATERMAINS SHALL BE INSTALLED AT A MINIMUM OF 5 FT. BEHIND BACK OF CURB.
2. ALL WATERMAINS SHALL MAINTAIN A MINIMUM 3 FT. SEPARATION BETWEEN ALL STORMWATER STRUCTURES.
3. RESTRAINT SHALL BE PROVIDED AT ALL BENDS, VALVES, AND FITTINGS PER PLANS & SPECIFICATIONS.
4. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY, CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION.
5. ALL HARD SURFACE DRIVES TO BE DIRECTIONAL BORED. IF DRIVEWAY IS DAMAGED, OR CAN NOT BE BORED, ENTIRE SECTION OF CONCRETE/ASPHALT FROM CUT TO PAVEMENT & CUT TO RIGHT OF WAY SHALL BE REPLACED IN KIND.
6. FINAL GRADE OF RESTORATION SHALL BE 2" BELOW SODDED GRADE TO ALLOW FOR SOD DIFFERENTIAL.
7. ALL DRIVEWAY AND ROAD CROSSINGS SHALL BE DIRECTIONAL BORED USING DR11 H.D.P.E.
8. LOCATION OF GATE VALVES & FITTINGS SHALL BE ADJUSTED AS REQUIRED TO AVOID INTERFERANCE WITH CURB AND OTHER PROPOSED UTILITIES. LOCATION ADJUSTMENTS SHALL BE MADE ONLY AFTER OBTAINING APPROVAL FROM THE ENGINEER OF RECORD.
9. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL FIELD CONDITIONS BEFORE STARTING CONSTRUCTION.
10. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
11. CONTRACTOR SHALL OBTAIN COPIES OF ALL REQUIRED PERMITS FROM THE ENGINEER BEFORE COMMENCING WORK. ANY PERMITS REQUIRED FOR DEWATERING OR NIGHT TIME OPERATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATIONS OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE SUNSHINE STATE ONE CALL AND ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
13. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
14. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH DEP, DOT STANDARD SPECIFICATIONS AND THE APPLICABLE ORDINANCES OF F.P.U.A. & ST. LUCIE COUNTY, FLORIDA.
15. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL COMPACTED UTILITY INSTALLATIONS AND ON SUB-GRADE AND BASE SHOULD PAVEMENT RESTORATION BE REQUIRED. TESTS SHALL BE PREPARED PER AASHO T-180 METHOD.
16. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION AND FOR ANY INSPECTION.
17. ON ANY REQUIRED CONCRETE PAVEMENT ALTERATIONS/RESTORATIONS, ALL CONCRETE POURS SHALL BE PROVIDED WITH CONTRACTIONS JOINTS (20' MAXIMUM SPACING) WITH 1-1/2" DEPTH.
18. CONCRETE PAVEMENT ALTERATIONS SHALL BE PROVIDED WITH A PIGMENTED LIQUID MEMBRANE CURING COMPOUND CONFORMING TO THE REQUIREMENTS OF ASTM DESIGNATION (309).
19. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS IN ACCORDANCE WITH ALL STATE, CITY AND COUNTY REQUIREMENTS.
20. ALL DISTURBED AREA ON OR ABOVE GRADE SHALL BE RESTORED IN-KIND PER FDOT AND THE F.P.U.A. STANDARDS.

NOTE:
DETAILED PLAN AND PROFILES, LIFT STATION DESIGN SHEETS AND ALL APPROPRIATE FPUA APPROVED DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING PERMITTING PROCESS WITH FPUA

LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED SANITARY SEWER
- FORCE MAIN
- PROPOSED WATER MAIN
- CENTER LINE
- EASEMENT
- EXISTING CONTOR LINES
- NORMAL WATER LEVEL (NWL)
- PROPOSED 24" STOP BAR
- PROPOSED 30" STOP SIGN/STREET SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED SITE LIGHTING
- PROPOSED SPEED LIMIT SIGN
- PROPOSED DOUBLE SEWER LATERIAL
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY (FHA)
- PROPOSED TYPE "C" INLET
- PROPOSED TYPE "P" INLET
- PROPOSED TYPE "V" INLET
- PROPOSED MITERED END SECTION (MES)
- PROPOSED SANITARY MANHOLE
- PROPOSED REDUCER
- PROPOSED WATER VALVE
- PROPOSED DOUBLE DETECTOR CHECK VALVE

MATCHLINE SHEET C5A

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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENG
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

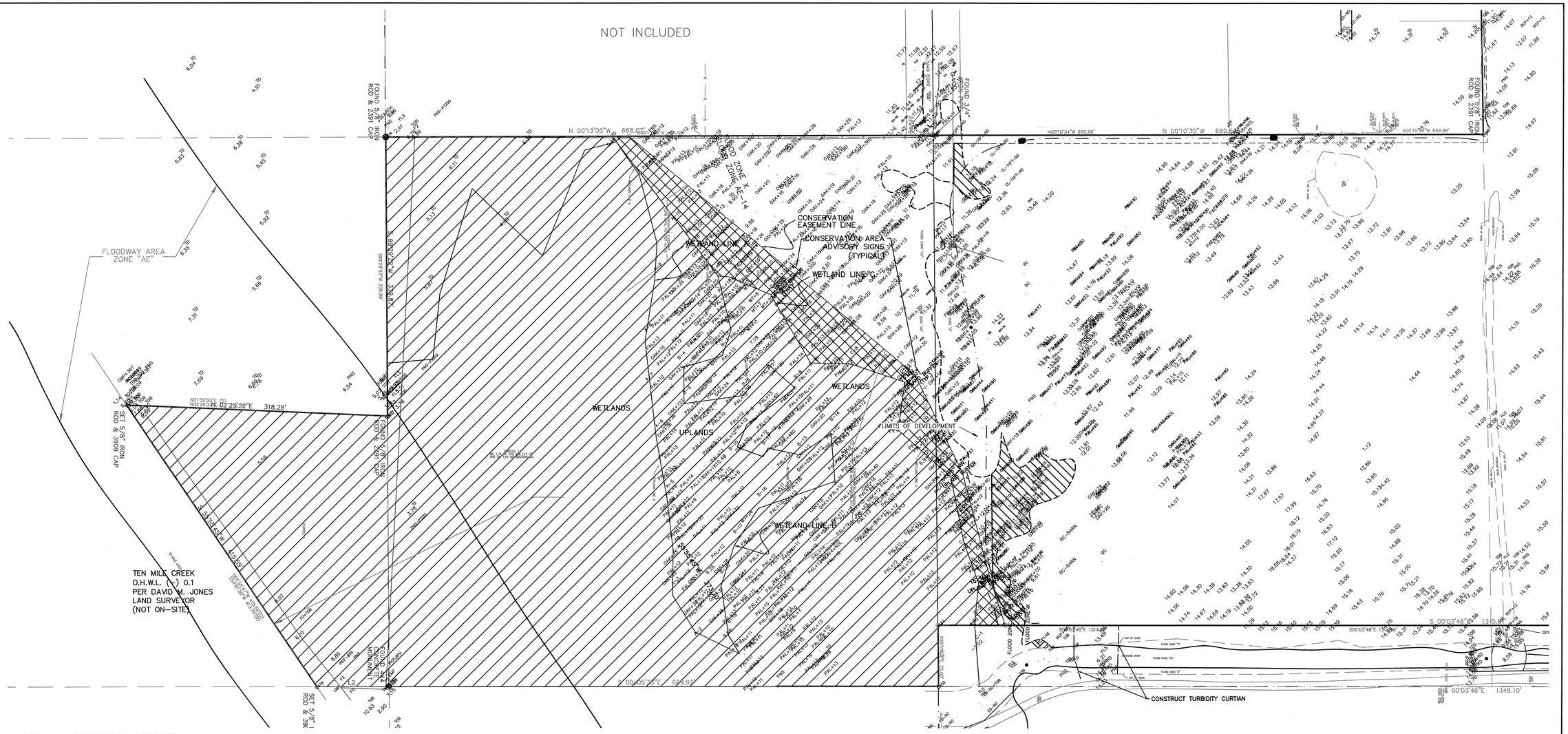
UTILITIES PLAN
ENLARGEMENT - NORTHWEST

WILLIAM F. McCAIN, PE FL# 50046
DATE PROFESSIONAL ENGINEER

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

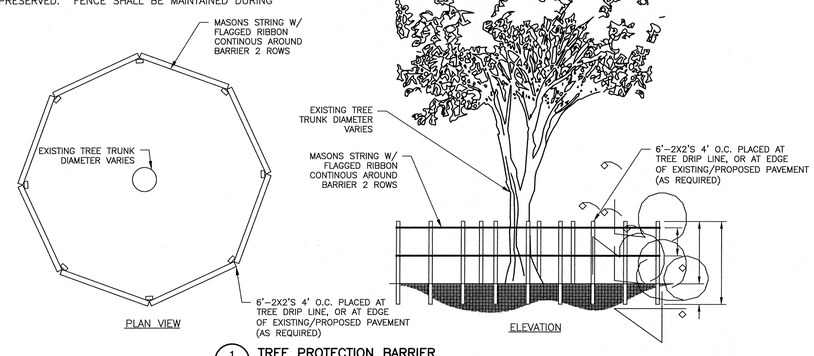
SHEET C6A OF 16

14-173



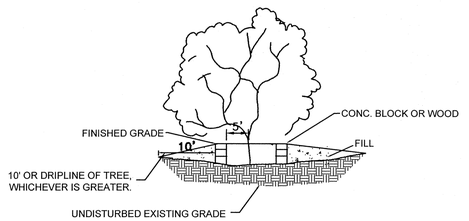
TREE PROTECTION NOTES:

1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITIY 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 TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.



1/8 TREE PROTECTION BARRIER

N.T.S.



NOTE:
WHERE FILL IS PLACED WITHIN THE ROOT ZONE/DRIP LINE, FLOWABLE FILL PER FDOT SPECS SHALL BE USED IN LIEU OF COMPACTED EARTHEN FILL. DRAIN TILES OR GRAVEL WELL TO BE USED UNDER ANY FILL (OUTSIDE THE DRIPLINE) TO AVOID POOLING OF WATER IN THE TREE WELL. AND; ANY EXISTING NATIVE VEGITATION WITHIN THE DRIPLINE AREA MUST BE PRESERVED AND PROTECTED AS WELL. THE REMOVAL OF ANY UNDESIRABLE PLANTS WITHIN THE CRITICAL ROOT ZONE MUST BE DONE BY HAND AND PROPERLY TREATED (I.E. NO SOIL DISTURBANCE BY PULLING OUT BY THE ROOTS). NOTHING MAY BE STORED, PARKED, PLACED OR DISPOSED OF WITHIN THE CRITICAL ZONE.

2/8 TREE WELL DETAIL

N.T.S.

FOR THR PURPOSES OF THE TREE PRESERVATION CALCULATION, ASSUME THE LOSS OF ALL TREES WITHIN THE DEVELOPMENT AREA. THE CONTRACTOR SHALL ENDEAVOR TO PRESERVE TREES WHERE SITE GRADING PERMITS. ALL TREES OUTSIDE OF THE DEVELOPMENT AREA SHALL BE PRESERVED. THE CONTRACTOR SHALL PROTECT TREES TO BE PRESERVED DURING CONSTRUCTION.

TREE CONSERVATION

TYPE OF TREE	SAVED IN CONSERVATION AREA	SAVED IN PROJECT AREA	REMOVED FROM PROJECT AREA	DIFFERENCE
OAK TREES IN INCHES	2240	1642	829	3053
PALM TREES	270	36	22	284
PINE TREES IN INCHES*	37	97	626	-492
MAPLE TREES IN INCHES	89	0	16	73

*TO BE MITIGATED BY LANDSCAPING PLAN

MAGNETIC
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

THIS PLAN BASED UPON A SURVEY BY DAVID M. JONES, FLORIDA LICENSE NUMBER LS 3909, DATED MAY 10, 2005.

48 HOURS BEFORE DIGGING CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

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CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

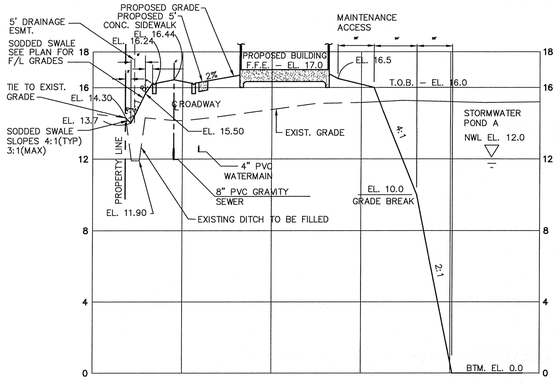
TREE PRESERVATION

WILLIAM F. McCAIN - REG. FL# 50046
DATE:

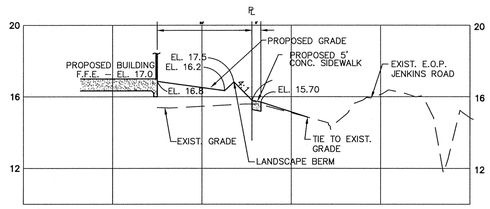
MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=60'

SHEET C7 OF 16

14-173



SECTION A-A



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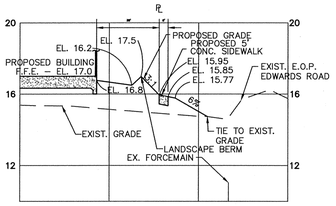

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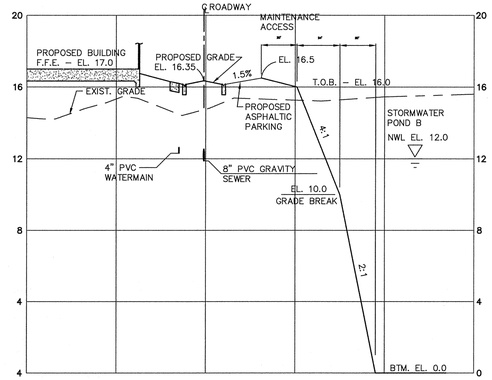

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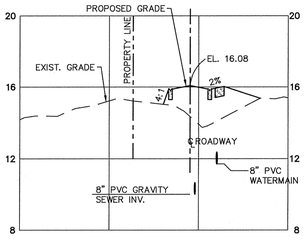

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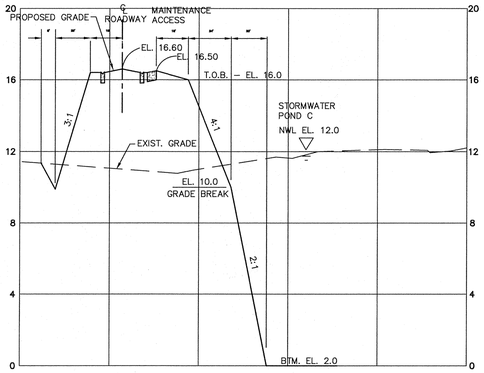

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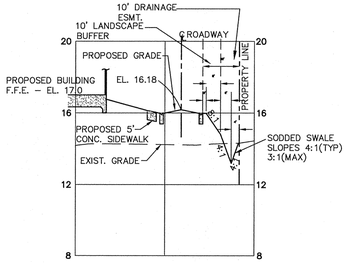

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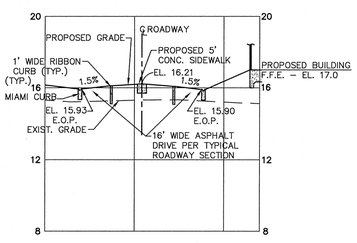
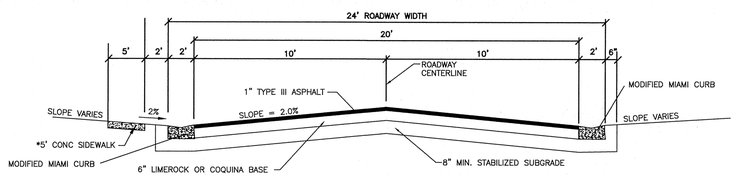


SECTION H-H

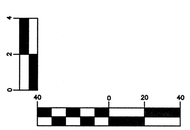
NOTE: SODDING WILL BE PROVIDED ON ALL RIGHT OF WAY'S AND BANK AREAS.



TYPICAL ROADWAY SECTION

NOT TO SCALE

* NOTE: CONCRETE SIDEWALKS SHALL BE MIN. 5" THICK.
SIDEWALKS SHALL BE MIN. 6" THICK WHERE THE CROSS DRIVEWAYS AND DUMPSTER APPROCHES.



(IN FEET)
1 inch = 40 ft. Hor.
1 inch = 4 ft. Ver.

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MARINER COVE

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CERTIFICATE OF AUTHORIZATION NO. 00008221
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VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

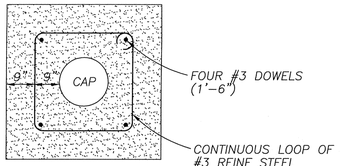
CROSS SECTIONS

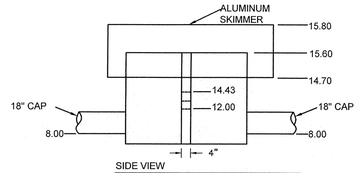
WILLIAM F. McCAIN, P.E. LIC. NO. 50046 STATE OF FLORIDA PROFESSIONAL ENGINEER
WILLIAM F. McCAIN, P.E. FL# 50046
DATE:

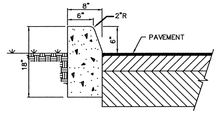
MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	1"=40'

SHEET C8 OF 16

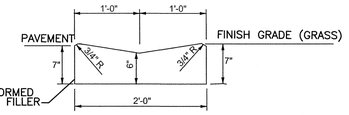
14-173



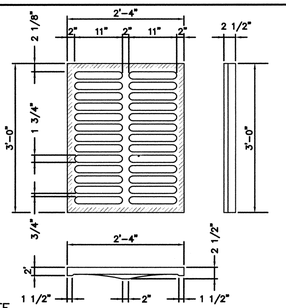




7 C9 TYPE 'D' CURB DETAIL N.T.S.

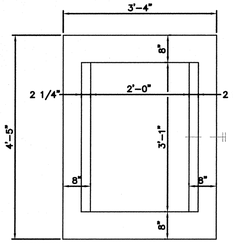


10 C9 MODIFIED MIAMI CURB DETAIL N.T.S.

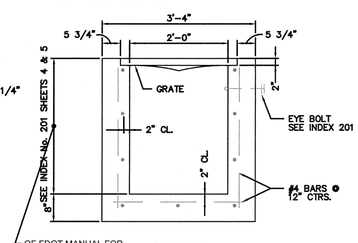


15 C9 TYPE "C" GRATE N.T.S.

APPROX. WEIGHT 235 LBS



PLAN

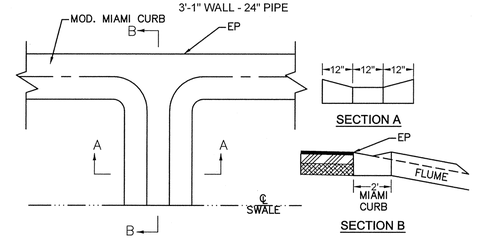


SECTION

OF FDOT MANUAL FOR REINFORCEMENT MODIFICATIONS AT DEPTHS 13' TO 15', 15' MAX.

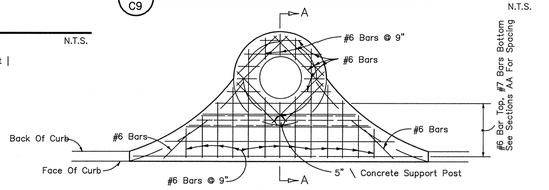
16 C9 TYPE "C" INLET N.T.S.

RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE

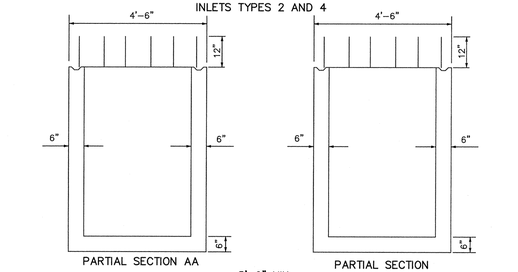


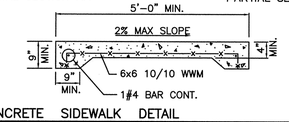
PLAN

17 C9 CONCRETE FLUME DETAIL N.T.S.

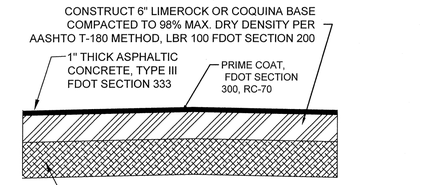


INLETS TYPES 2 AND 4

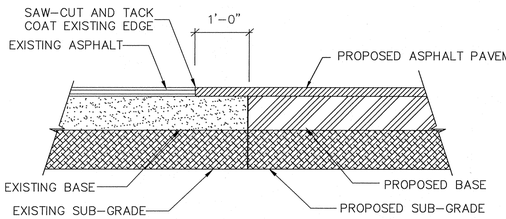




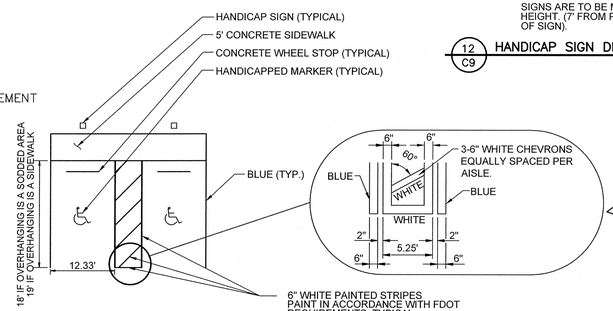
18 C9 CONCRETE SIDEWALK DETAIL N.T.S.



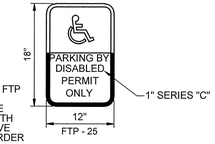
2 C9 ASPHALT PAVEMENT SECTION N.T.S.



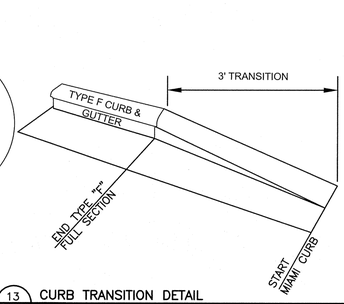
5 C9 PAVEMENT SAW CUT AND BUTT JOINT N.T.S.



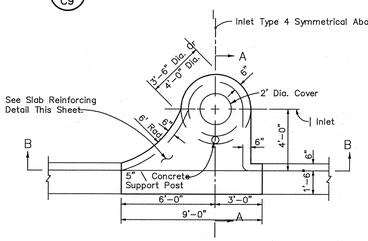
9 C9 HANDICAP PARKING DETAIL N.T.S.

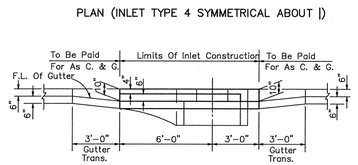


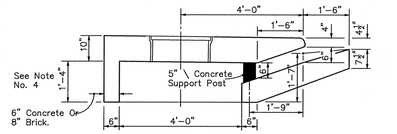
12 C9 HANDICAP SIGN DETAIL N.T.S.



13 C9 CURB TRANSITION DETAIL N.T.S.



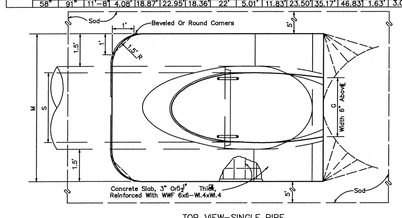


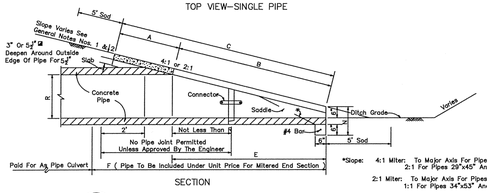


1. THE FINISHED GRADE AND SLOPE OF THE INLET TOPS ARE TO CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR BORDER.
2. WHEN INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO THE PLANS TO DETERMINE THE RADIUS AND, WHERE NECESSARY, MODIFY THE INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY.
3. ALL STEEL IN INLET TOP SHALL HAVE 1¾" MINIMUM COVER UNLESS OTHERWISE SHOWN. INLET TOPS SHALL BE EITHER CAST-IN-PLACE OR PRECAST CONCRETE.
4. THE REAR WALL PORTION OF INLET TOPS TYPES 1, 2, 3 & 4 MAY BE CONSTRUCTED WITH BRICK. DOWELS TO TOP SLAB REQUIRED.
5. ONLY ROUND CONCRETE SUPPORT POST WILL BE ACCEPTABLE.
6. FOR SUPPLEMENTAL DETAILS SEE INDEX NO. 201.
7. THESE INLETS ARE TO BE USED WITH CURB AND GUTTER TYPES E AND F. LOCATE OUTSIDE OF PEDESTRAIN CROSSWALK WHERE PRACTICAL.
8. FOR STURCTURE BOTTOMS SEE INDEX NO. 200.
9. INLET TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR INLETS (CURB) (TYPE_), EACH.

14 C9 TYPE "P4" INLET AND GRATE DETAILS N.T.S.

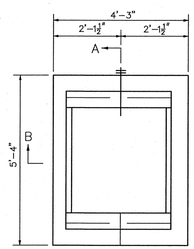
DIMENSIONS & QUANTITIES																											
	Rise R	Span S	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" CONC. SLAB (CY) Single Pipe	5½" CONC. SLAB (CY) Double Pipe	5½" CONC. SLAB (CY) Triple Pipe	5½" CONC. SLAB (CY) Quad. Pipe	SODDING (SQ. YDS.) Single Pipe	SODDING (SQ. YDS.) Double Pipe	SODDING (SQ. YDS.) Triple Pipe	SODDING (SQ. YDS.) Quad. Pipe
2:1 Slope	12"	18"	2'-10"	1.97	1.64	3.60	1.56	4'	1.50'	4.92	7.70	10.58	13.42	1.21'	0.30	0.49	0.67	0.85	21	24	27	30
	14"	23"	2'-4"	2.01	1.92	4.00	1.89	4'	2.00'	5.38	8.71	12.04	15.38	1.43'	0.33	0.55	0.76	0.98	22	25	28	32
	19"	30"	2'-4"	2.11	2.26	4.93	2.27	4'	2.37'	6.05	10.04	14.04	18.03	1.67'	0.37	0.63	0.88	1.14	23	27	31	35
	24"	36"	2'-4"	2.20	2.85	5.60	2.65	4'	2.65'	6.72	11.37	16.03	20.70	1.90'	0.42	0.71	1.00	1.29	24	28	33	37
	29"	45"	2'-5"	2.60	3.62	6.60	3.06	4'	3.19'	7.92	13.78	19.64	25.49	2.16'	0.55	0.93	1.32	1.70	26	31	37	42
	33"	53"	2'-5"	2.75	4.25	7.50	3.50	4'	3.75'	9.00	15.67	22.34	29.00	2.46'	0.64	1.07	1.51	1.94	28	34	41	47
	38"	60"	2'-7"	2.93	4.90	8.50	3.96	4'	4.25'	10.20	17.76	25.32	32.87	2.79'	0.73	1.21	1.72	2.20	30	37	45	52
	43"	68"	2'-8"	3.11	5.57	9.50	4.42	4'	4.75'	11.40	19.85	28.29	36.74	3.12'	0.82	1.36	1.92	2.46	32	40	49	57
	48"	76"	2'-9"	3.29	6.24	10.50	4.89	4'	5.25'	12.60	21.94	31.27	40.61	3.45'	0.91	1.50	2.13	2.72	34	43	53	62
	53"	83"	2'-10"	3.47	6.91	11.50	5.35	4'	5.75'	13.80	24.03	34.25	44.48	3.78'	1.00	1.65	2.33	2.98	36	46	57	67
	58"	91"	2'-10"	3.65	7.58	12.50	5.81	4'	6.25'	15.00	26.12	37.23	48.34	4.11'	1.09	1.79	2.53	3.24	38	49	61	72
4:1 Slope	12"	18"	2'-10"	2.36	1.06	4.42	1.93	6'	1.50'	4.92	7.70	10.58	13.42	1.21'	0.45	0.68	0.92	1.14	23	26	29	32
	14"	23"	2'-4"	2.42	1.75	5.18	2.40	6'	2.00'	5.38	8.71	12.04	15.38	1.43'	0.53	0.83	1.13	1.42	25	28	32	35
	19"	30"	2'-4"	2.62	3.47	6.69	3.16	8'	2.37'	6.05	10.04	14.04	18.04	1.67'	0.74	1.15	1.57	1.98	27	32	38	43
	24"	36"	2'-5"	2.82	4.18	7.77	3.73	10'	2.65'	6.72	11.37	16.03	20.70	1.90'	0.97	1.50	2.18	2.81	30	36	41	47
	29"	45"	2'-11"	3.05	5.20	11.85	5.70	15'	3.19'	7.50	13.42	19.33	25.25	2.38'	1.22	2.07	2.92	3.77	33	40	48	53
	33"	53"	2'-11"	3.27	6.00	13.50	6.50	15'	3.75'	9.00	15.67	22.34	29.00	2.79'	1.48	2.52	3.56	4.59	37	45	55	64
	38"	60"	2'-10"	3.39	11.99	15.36	11.70	15'	3.95'	8.92	16.73	24.58	32.42	3.45'	1.72	3.12	4.53	5.92	38	47	56	65
	43"	68"	2'-11"	3.66	13.71	17.22	13.36	15'	4.28'	9.67	18.08	27.50	36.92	3.78'	2.02	3.75	5.56	7.32	41	51	61	71
	48"	76"	2'-11"	3.74	15.43	19.16	15.03	15'	4.59'	10.42	20.43	30.25	40.17	4.54'	2.34	4.49	6.64	8.79	44	55	66	77
	53"	83"	2'-10"	3.83	16.70	20.97	16.70	20'	4.77'	11.08	21.79	32.42	43.06	4.98'	2.60	5.17	7.86	10.16	47	59	71	83
	58"	91"	2'-11"	4.08	18.87	22.95	18.36	22'	5.01'	11.83	23.50	35.17	46.83	1.63'	3.02	5.98	8.95	11.90	50	63	76	89

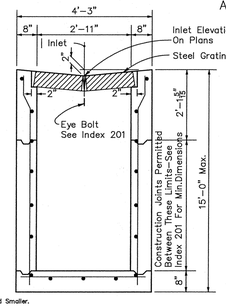


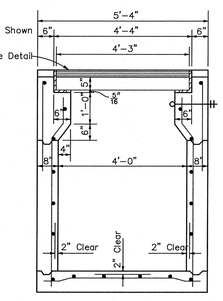


*Slope: 4:1 Miter: To Major Axis For Pipes 24"x38" And Smaller.
2:1 For Pipes 29"x45" And Larger.
2:1 Miter: To Major Axis For Pipes 29"x45" And Smaller.
1:1 For Pipes 34"x53" And Larger.

3 C9 MITERED END PLAN VIEW – SINGLE PIPE N.T.S.







Recomended Maximum Pipe Size:
2'-11" Wall – 24" Size
4'-0" Wall – 36" Size

6 C9 TYPE "Y" INLET SEE INDEX FDOT 221 N.T.S.

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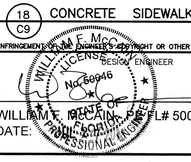
△	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

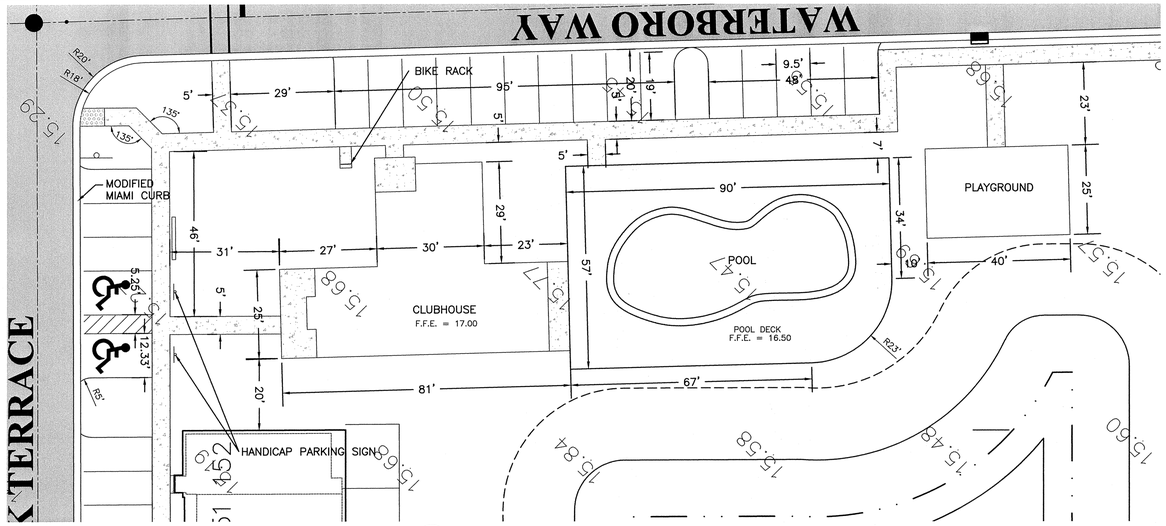
PAVING, GRADING & DRAINAGE DETAILS



DESIGN ENGINEER
WILLIAM F. McCAIN, P.E. FL# 50046
DATE:

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	AS SHOWN

SHEET C9 OF 16
14-173



1 C10 CLUBHOUSE DETAIL

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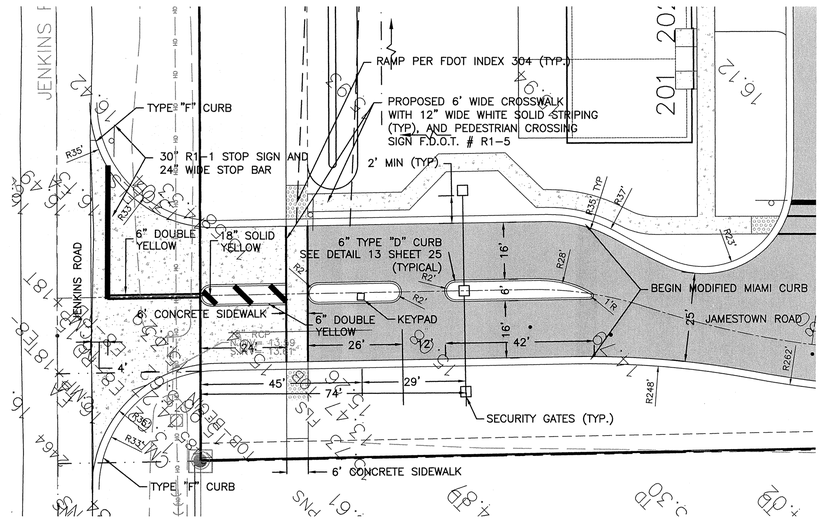
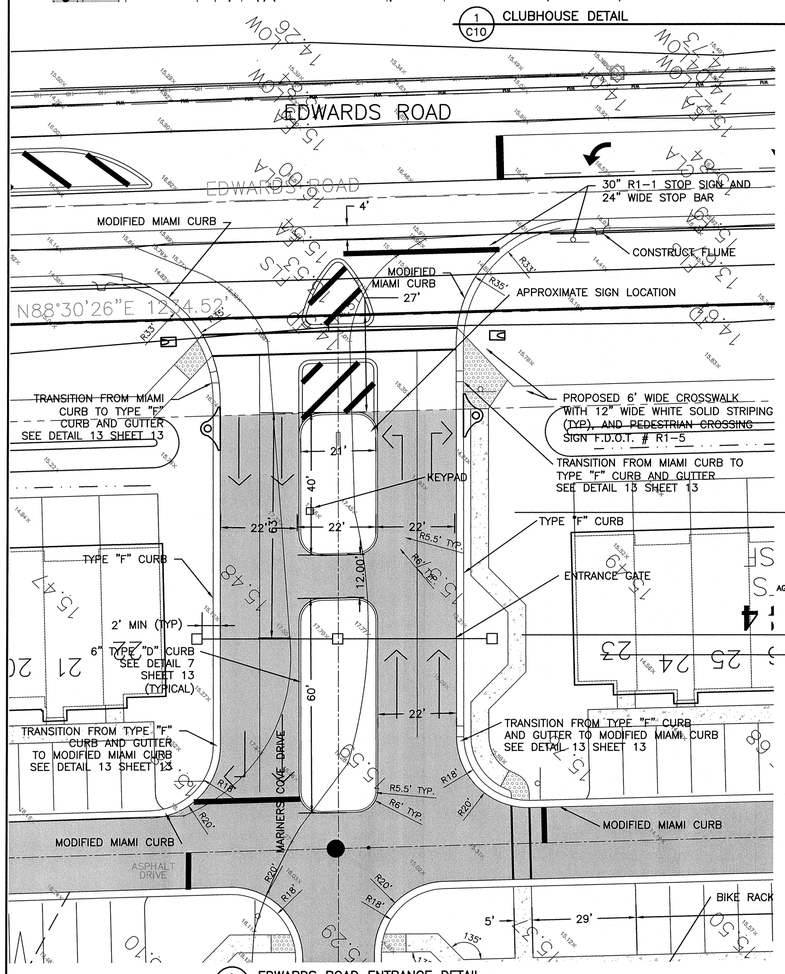


6 C10 JENKINS ROAD ENTRANCE DETAIL

N.T.S.



2 C10 EDWARDS ROAD ENTRANCE DETAIL

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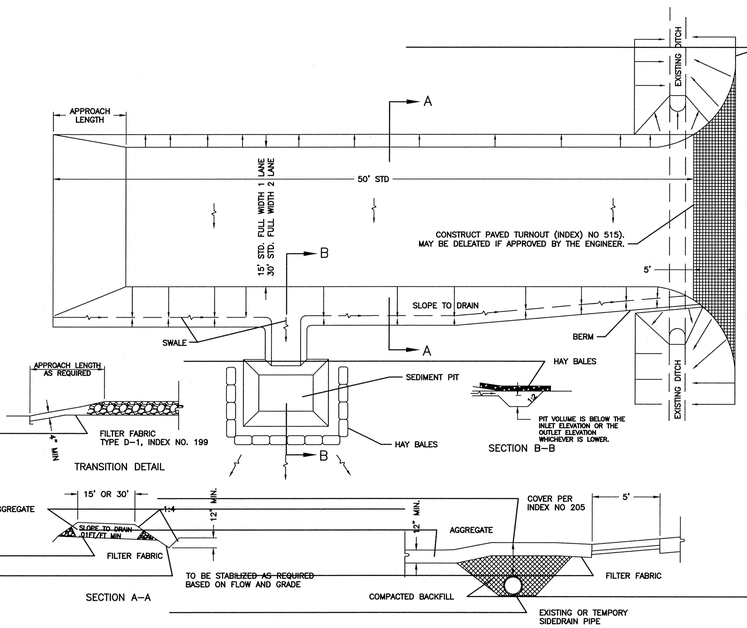
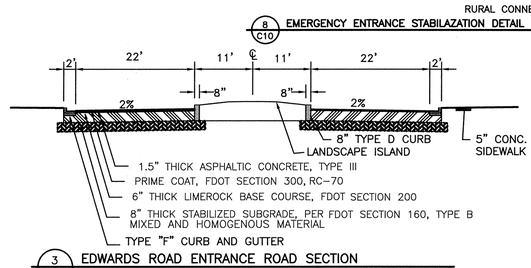


GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1, IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
   15'X 50' =100 FT3 30' X 50' = 200 FT3
   AS AN OPTION TO THE SEDIMENT PIT , THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HOS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, HOY BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
6. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. UITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDEDROIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (ONLY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BALED, EA. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SLAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD STPD IS 15' X 50'UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY

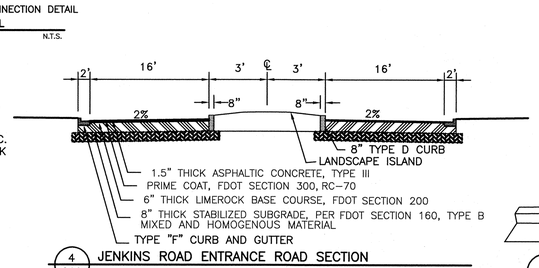
8 C10 EMERGENCY ENTRANCE STABILAZATION DETAIL

N.T.S.



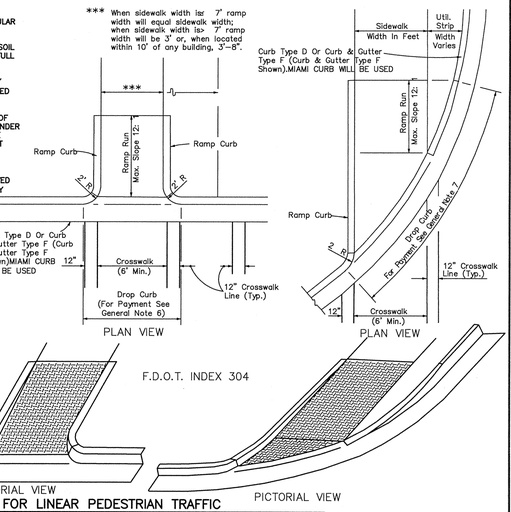
3 C10 EDWARDS ROAD ENTRANCE ROAD SECTION

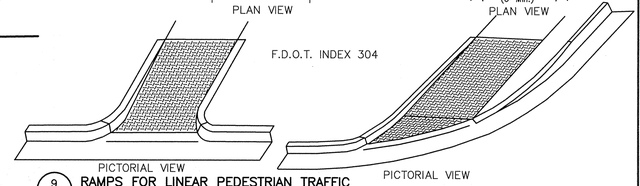
N.T.S.



4 C10 JENKINS ROAD ENTRANCE ROAD SECTION

N.T.S.





9 C10 RAMPS FOR LINEAR PEDESTRIAN TRAFFIC

N.T.S.

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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

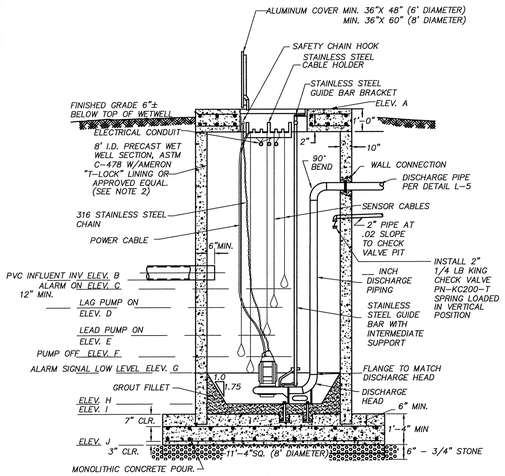
PAVING, GRADING & DRAINAGE DETAILS

WILLIAM F. McCAIN PE FL# 50046
DATE 06-15

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	AS SHOWN

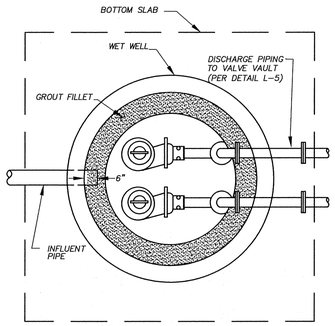
SHEET C10 OF 16

14-173



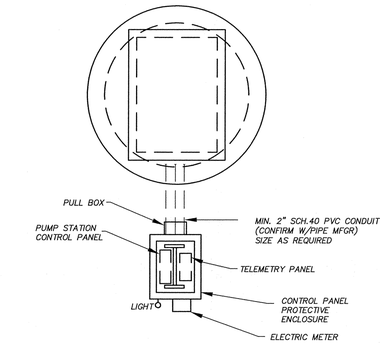
NOTES:
1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN- PER MANUFACTURERS SHOP DRAWINGS.
6. FLOTATION PER DESIGN ENGINEER.

1 / C11 LIFT STATION (SECTION VIEW) N.T.S.



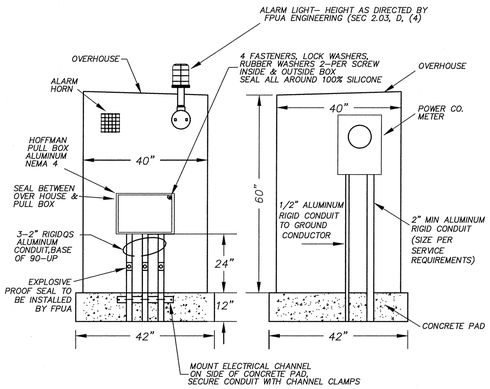
NOTE:
TOP SLAB NOT SHOWN FOR CLARITY

3 / C11 WET WELL (PLAN VIEW) N.T.S.



ENGINEER SHALL BE REQUIRED TO SUBMIT A DETAILED LIFT STATION SITE LAYOUT PLAN.

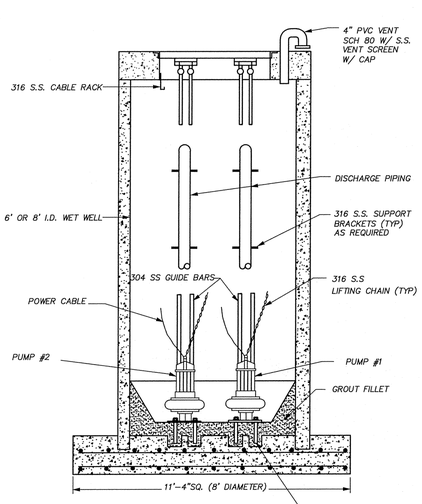
5 / C11 LIFT STATION (PLAN) N.T.S.



SIDE VIEW PULL BOX N.T.S.

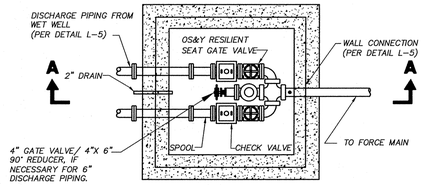
SIDE VIEW POWER METER N.T.S.

7 / C11 LIFT STATION CONTROL PANEL OVERHOUSE (SIDE VIEWS) N.T.S.



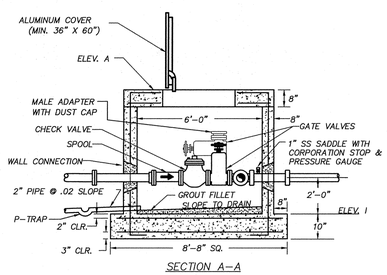
HOLES FOR STAINLESS STEEL ANCHOR BOLTS SHALL BE DRILLED A MINIMUM OF 4" INTO BOTTOM OF WET WELL & BOLTS SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT ALL ANCHOR BOLTS, NUTS & WASHERS TO BE 316 STAINLESS STEEL.

2 / C11 SECTION VIEW-DUPLEX (PUMP INSTALLATION) N.T.S.



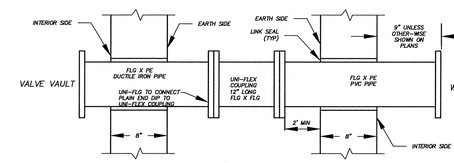
PLAN

NOTES:
1. TOP SLAB NOT SHOWN FOR CLARITY.
2. VALVES, PIPES & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR PIPING SHALL BE COATED PER SECTION 02735, NO. 2.05(C)

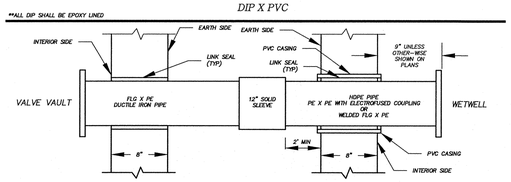


SECTION A-A

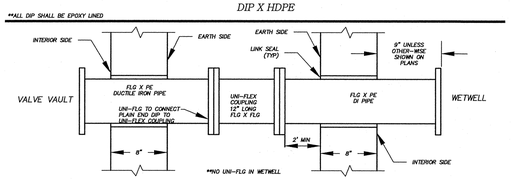
4 / C11 LIFT STATION (VALVE PIT) N.T.S.



DIP X PVC

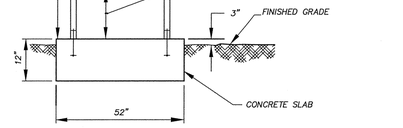


DIP X HDPE



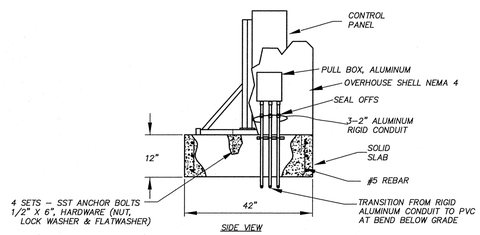
DIP X DIP

6 / C11 LIFT STATION TO VALVE VAULT (PIPING CONNECTION DETAIL) N.T.S.



RACK FRONT VIEW

NOTE:
1. ALL BOLTS, NUTS & WASHERS REQUIRED FOR ASSEMBLING FRAMING SHALL BE 316 STAINLESS STEEL.
2. FRAMING SHALL BE 2" SQ. 5052 ALUMINUM TUBING.



SIDE VIEW

8 / C11 LIFT STATION (EQUIPMENT MOUNTING RACK) N.T.S.

NOTE:
DETAILED PLAN AND PROFILES, LIFT STATION DESIGN SHEETS AND ALL APPROPRIATE FPUA APPROVED DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING PERMITTING PROCESS WITH FPUA

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△	REVISIONS	DATE	BY
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LIFT STATION DETAILS

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
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PHONE (772)770-1093
FAX (772)770-1508

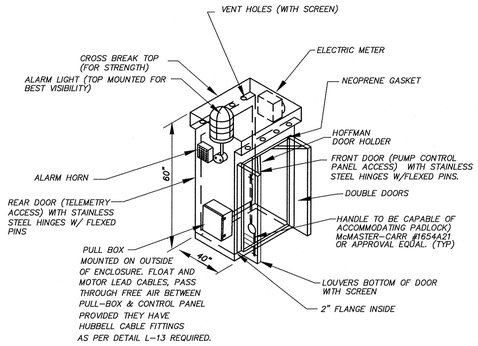
LIFT STATION DETAILS

PROFESSIONAL ENGINEER
WILLIAM F. McCAIN
LICENSE NO. 50046
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WILLIAM F. McCAIN, PE FL#50046
DATE: JUL 2 2015

MARINER COVE

DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	NTS

SHEET C11 OF 16
14-173

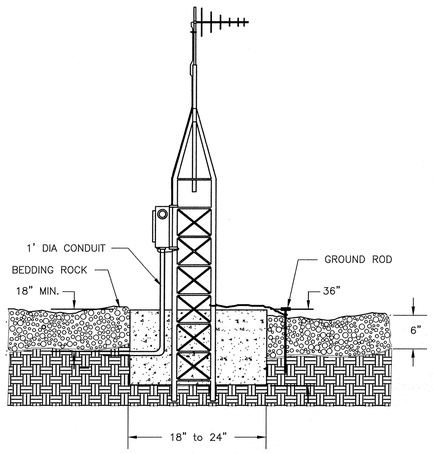


NOTE

1. ATTACH ENCLOSURE TO EQUIPMENT PAD WITH A MINIMUM OF 12- 3/8" x 3 1/2" STAINLESS STEEL DRILLED ANCHORS.
2. ENCLOSURE SHALL BE OF 1/8" GAUGE 5052 ALUMINUM.

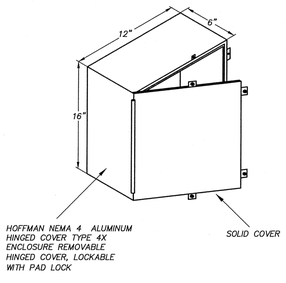
1 / C12 LIFT STATION (OVER-HOUSE CONTROL PANEL)

N.T.S.



2 / C12 RADIO TOWER LAYOUT

N.T.S.

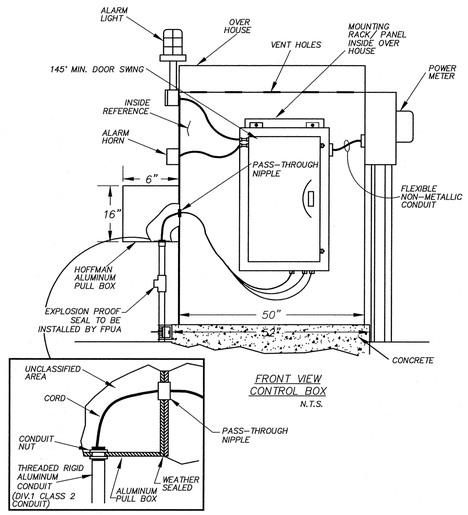


NOTES

1. MOTOR LEADS AND FLOAT LEADS SHALL BE CONTINUOS THROUGH PULL BOX.
2. CABLES FROM PULL BOX TO CONTROL PANEL SHALL BE SEALED OFF WITH HUBBLE FITTINGS P-200KLBK (SEE DETAIL L-11.)
3. CAT NO. A-16P12AL (18X12X6), LARGER ENCLOSER MAY BE REQUIRED.

3 / C12 LIFT STATION (PULL BOX)

N.T.S.



FRONT VIEW CONTROL BOX

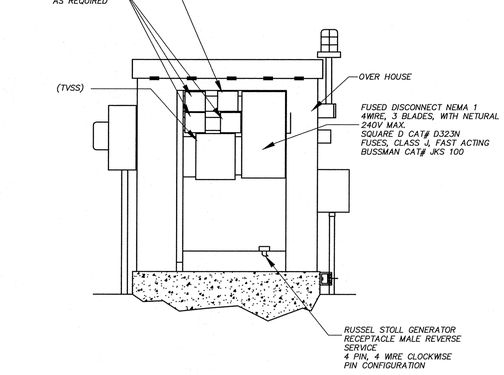
N.T.S.

TYPICAL CONNECTIONS INSIDE DETAIL

PULL BOX MUST BE NEMA 4, CONDUIT WILL BE ALUMINUM, RIGID AND THREADED ENDS, CONNECTIONS FROM ELBOW TO BOTTOM OF PULL BOX, AS PER "NFPA 820 STANDARDS, CLASS1 DIVISION2, AND NEC, SECTION 501-4 UNDER EXCEPTION4.

4 / ### CONTROL PANEL / OVERHOUSE (FRONT VIEW)

N.T.S.



5 / C12 CONTROL PANEL / OVERHOUSE (REAR VIEW)

N.T.S.

PUMP STATION GENERAL NOTES

1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS AGAINST FLOATATION OF WET WELL UNTIL ALL BACK FILL IS IN PLACE.
2. ALL CONCRETE SHALL BE CLASS A-A(4,000 P.S.I. FOR PRECAST AND 3,000 P.S.I. FOR CAST-IN-PLACE) UNLESS OTHERWISE SPECIFIED.
3. REINFORCING STEEL SHALL BE GRADE 60 FABRICATED AND PLACED IN ACCORDANCE WITH THE A.C.I. CODE SPLICES SHALL BE 6 TIMES THE BAR DIAMETER NUMBER SIZE OR 18" MIN. UNLESS OTHERWISE NOTED (STAG. SPL.,TYP.).
4. ALL BACKFILL AROUND THE PUMP STATION SITE SHALL BE COMPACTED @ 98% DENSITY.
5. CHAMFER EXPOSED CONCRETE EDGES 3/4" (TYP.).
6. WET WELL WALL SHALL CONTAIN A MIN. OF 0.22 SQ.IN./LINEAR FOOT REINFORCEMENT, IN THE VERTICAL AND HORIZONTAL DIRECTIONS.
7. ALL PIPING AT THE PUMP STATION SITE SHALL BE RESTRAINED.
8. PUMPS SHALL BE FLYGHT OR ABS, EXCLUDING FLYGHT GRINDER PUMPS AND ABS V2 PIRANA GRINDER PUMPS.
9. STAINLESS STEEL CABLE HOLDER SHALL BE LOCATED ON OPPOSITE SIDE OF WET WELL FROM THE INFLUENT PIPE.
10. BUOYANCY CALCULATIONS SHALL BE REQUIRED FOR ALL PUMP STATIONS ALONG WITH THE REQUIRED PUMP STATION CALCULATIONS.
11. NO UNI-FLANGE PIPE CONNECTIONS ALLOWED.
12. MAINTAIN MINIMUM OF 6" BETWEEN ANY PIPING, FITTINGS, ETC. AND PRECAST CONCRETE.
13. FIBERGLASS LINERS SHALL BE INSTALLED ON ALL MANHOLES RECEIVING PUMP SEWAGE.
14. PUMP STATION CONTROL PANEL SHALL BE PROVIDED WITH APPROPRIATE LIGHTENING ARRESTOR. VERIFY ALL DRIVER GROUNDS PER N.E.S.C.
15. AN ACCESS DRIVE SHALL BE PROVIDED TO ALL INDIAN RIVER COUNTY MAINTAINED LIFT STATIONS. ALL ACCESS DRIVES SHALL BE A MINIMUM OF 8' WIDE AND SHALL INCLUDE A 12' DEEP BY 12' WIDE (MIN.) APRON TURN AROUND. (SEE DETAIL THIS SHEET) DRIVES SHALL BE CONCRETE OR ASPHALT PER THE CONSTRUCTION REQUIREMENTS SET FORTH BY THE ENGINEERING DEPARTMENT OF FPUA. ACCESS DRIVE DETAILS SHALL BE SHOWN ON ALL SUBMITTED UTILITY PLANS AND APPROVED BY I.R.C. DEPT. OF UTILITY SERVICES ON A CASE BY CASE BASIS.

FLOAT CONTROL SYSTEM

PUMPING STATION DATA TABLE				
LIFT STATION NUMBER				
PRIMARY CONDITION	PUMPING CAPACITY	G.P.M.		
	TOTAL HEAD (±)	FEET		
	EFFICIENCY	%		
INTER-MEDIATE CONDITION	PUMPING CAPACITY	G.P.M.	--	
	TOTAL HEAD	FEET	--	
	EFFICIENCY	%	--	
SECONDARY CONDITION	PUMPING CAPACITY	G.P.M.	--	
	TOTAL HEAD (*)	FEET	--	
	EFFICIENCY	%	--	
MIN. SOLIDS PASS. IMPELLER		INCHES		
PUMP MODEL NUMBER		NO.		
PUMP IMPELLER		INCHES		
PUMP SPEED (DESIGN)		R.P.M.		
MOTOR NAMEPLATE H.P.		H.P.		
MAX. PUMP BRAKE H.P.		H.P.		
MAX. NPSHR @ SECONDARY		FEET	--	
MAX. MOTOR SPEED		R.P.M.		
INITIAL INFLUENT $^{\text{FLOW}}_{\text{RATE}}$ PEAK		G.P.M.		
MIN. PUMP CYCLE TIME		MINS.		
TOP OF STATION		ELEV."A"		
INFLUENT PIPE INV. ELEV.		ELEV."B"		
ALARM SIGNAL ON ELEV.		ELEV."C"		
LAG PUMP ON ELEV.		ELEV."D"		
LEAD PUMP ON ELEV. (+)		ELEV."E"		
PUMPS OFF ELEVATION		ELEV."F"		
ALARM SIGNAL LOW LEVEL		ELEV."G"		
BOTTOM OF WET WELL		ELEV."H"		
BOTTOM OF CONC. WETWELL		ELEV."I"		
TOP OF GRAVEL		ELEV."J"		
PUMP MANUFACTURER				

(*) PUMP WILL OPERATE BETWEEN PRIMARY AND SECONDARY POINTS.

FINAL DESIGN PENDING PER COORDINATION WITH FPUA

6 / C12 TYPICAL PUMPING STATIONS (DATA TABLE & NOTES)

N.T.S.

NOTE:
DETAILED PLAN AND PROFILES, LIFT STATION DESIGN SHEETS AND ALL APPROPRIATE FPUA APPROVED DETAILS AND SPECIFICATIONS SHALL BE PROVIDED DURING PERMITTING PROCESS WITH FPUA

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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

LIFT STATION DETAILS

WILLIAM F. McCAIN, PE FL# 50046
DATE: JUNE 2015

MARINER COVE	
DESIGNED	W.F.M.
DRAWN	B.J.K.
CHECKED	W.F.M.
DATE	JUNE 2015
SCALE	NTS

SHEET C12 OF 16

14-173

LIFT STATIONS, PUMPS, AND CONTROLS PART 1
GENERAL:
A. THIS SECTION INCLUDES THE GENERAL REQUIREMENTS FOR THE DESIGN CRITERIA AND INSTALLATION OF LIFT STATIONS, PUMPS, AND CONTROLS FOR THE FORT PIERCE UTILITIES AUTHORITY (FPUA).

B. THE RELEVANT PROVISIONS INCLUDED IN DIVISION 2. "TECHNICAL REQUIREMENTS, GENERAL", SECTION 02730, "WASTEWATER COLLECTION SYSTEM", SECTION 02732, "WASTEWATER FORCE MAINS", AND THE "FORT PIERCE UTILITIES AUTHORITY STANDARD DETAILS" SHALL BE APPLICABLE TO THIS SECTION, UNLESS OTHERWISE INDICATED HEREIN OR APPROVED BY FPUA ENGINEERING.
C. ON PROJECTS WHERE PRIME PUMP EQUIPMENT, PUMPS, APPURTENANCES, AND CONTROLS WILL BE SUPPLIED FROM PUMP MANUFACTURER WITH WARRANTY PACKAGE. ALL PIPING, FITTINGS, AND APPURTENANCES NOT INCLUDED IN PUMP MANUFACTURERS' PACKAGE SHALL BE WARRANTED PER FPUA WATER/WASTEWATER SUPPLY AGREEMENT AND/OR PER STANDARD MANUFACTURERS WARRANTY

DESIGN STANDARDS:
A. REQUIRED REFERENCE:
THE PLANS SHALL COMPLY WITH THE REGULATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. ADDITIONALLY, THE CRITERIA PROVIDED IN CHAPTER 30, "SEWAGE PUMPING STATIONS", OF THE "TEN STATE STANDARDS – RECOMMENDED STANDARDS FOR WASTEWATER WORKS", MAY GENERALLY BE UTILIZED AS DESIGN GUIDELINES, IF NOT IN CONFLICT WITH STATE, COUNTY, OR OTHER REGULATORY AGENCY REQUIREMENTS.

B. DESIGN FLOWS:
WASTEWATER LIFT STATIONS SHALL BE DESIGNED FOR THE TOTAL ULTIMATE DEVELOPMENT FLOW FROM ALL CONTRIBUTORY AREAS. SAID CONTRIBUTIONS SHALL INCLUDE THE IMMEDIATE GRAVITY SYSTEM, SUBSIDIARY SOURCES, AND KNOWN OR PROJECTED FUTURE DEVELOPMENT WITHIN THE DESIGNATED STATION SERVICE AREA. THE DESIGN AVERAGE DAILY FLOW SHALL BE COMPUTED AT THE UNIT RATES SET FORTH UNDER SECTION 02730, "WASTEWATER COLLECTION SYSTEM". THE MAXIMUM REQUIRED PUMPING CAPABILITY SHALL BE THE PRODUCT OF SELECTED PEAK FACTORS TIMES THE MAXIMUM MONTHLY AVERAGE DAILY FLOW (MMADF) FROM THE TOTAL SERVICE AREA. IN GENERAL, THE FOLLOWING FACTORS SHALL BE APPLICABLE FOR THE RANGE OF FLOW CONTRIBUTIONS INDICATED (MILLION GALLONS PER DAY – AVERAGE DAILY FLOW: MGD–ADF), UNLESS LARGER VALUES ARE REQUIRED OR SMALLER AMOUNTS ARE JUSTIFIED, WITH PRIOR APPROVAL FROM FPUA ENGINEERING.

FLOW RANGE (MMADF)	PEAK FACTOR
0.000 TO 0.050 MGD	4.0
0.050 TO 0.250 MGD	3.0
0.250 TO 1.000 MGD	2.5
1.000 TO 4.000 MGD	2.4

C. SITE:
LIFT STATIONS SHALL BE INSTALLED ON READILY ACCESSIBLE SITES NOT REQUIRING TRESPASSING OVER PRIVATE PROPERTY AND MUST BE APPROVED BY FPUA. SITES SHALL BE IN A MINIMUM, 30 X 30 EASEMENT, BE WELL DRAINED AND NOT SUBJECT TO FLOODING. SITE FENCING SHALL BE PROVIDED WHEN REQUESTED BY FPUA. A PAVED ACCESS ROAD, MINIMUM OF 12 FEET WIDE, SHALL PROVIDE ACCESS FOR WORK VEHICLES TO THE WET WELL AND VALVE VAULT

PART 2 – PRODUCTS
GENERAL REQUIREMENTS:
A. STRUCTURES:
1. WHERE BUILDINGS AND/OR STRUCTURES ARE CONSTRUCTED, THE RELEVANT PROVISIONS OF THE APPLICABLE AGENCY BUILDING CODES SHALL APPLY, WITH SPECIAL DESIGN CONSIDERATION, WHERE APPLICABLE. ALL STATE AND FEDERAL SAFETY CODES SHALL BE COMPLIED WITH.
2. LIFT STATION STRUCTURES SHALL BE OF ADEQUATE SIZE TO ALLOW EASY ACCESS TO ALL OPERATING EQUIPMENT FOR SERVICE AND MAINTENANCE.
3. STRUCTURAL OPENINGS SHALL BE PROVIDED THROUGH WALLS OR ROOFS TO FACILITATE EQUIPMENT REMOVAL, INCLUDING PUMPS AND MOTORS, STANDBY GENERATORS, OR BAR SCREENS AND OTHER LARGE ITEMS.
4. STRUCTURAL PROVISIONS SHALL BE MADE FOR FUTURE PUMPING STATION EXPANSION, IF ANTICIPATED OR PLANNED.
5. STRUCTURE LIDS SHALL BE PRECAST CONCRETE, 4000 P.S.I. @ 28 DAYS, ASTM C–478 WITH ALUMINUM HATCH COVER AND STAINLESS STEEL HARDWARE RATED FOR A STATIC LOAD OF 300 POUNDS PER SQUARE FOOT.

B. PIPING SYSTEM FOR LIFT STATIONS:
1. APPROVED PIPE, FITTINGS AND VALVES: THE FOLLOWING MATERIALS OR ITEMS SHALL BE SUITABLE FOR THE INDICATED OPERATIONAL SERVICE:
(A) WASTEWATER GRAVITY INFLUENT PIPE AND FITTINGS (WITHIN THE LIMITS OF THE SITE). THE INFLUENT PIPE SHALL EXTEND SIX (6) INCHES INTO THE WET WELL. PVC PIPE SHALL BE USED.
(B) WASTEWATER PRESSURE PIPE AND FITTINGS I. DUCTILE IRON WITH EPOXY INTERIOR LINING THAT MEETS ASTM SPECIFICATION NUMBER A746. II. CERTA–LOC PVC PIPE THAT MEETS AWWA C900 OR GREATER. III. HDPE PIPE THAT MEETS ASTM SPECIFICATION NUMBER D3350. (SPECIAL NOTE: NO RAW SEWAGE PIPING SHALL BE LESS THAN FOUR–INCH DIAMETER WITHOUT APPROVAL FROM FPUA.)
(C) WASTEWATER SERVICE VALVES – GATE VALVES (RESILIENT WEDGE), WITH NON–RISING STEM AND OPERATING NUTS FOR UNDERGROUND SERVICE OR RISING STEM AND HAND WHEELS FOR EXPOSED UNITS; CHECK VALVES, AS SPECIFIED IN SECTION 02600.
(D) POTABLE WATER SERVICE PIPING – POLYETHYLENE PIPING WITH APPROPRIATE GATE VALVES, CORPORATION STOPS, CURB STOPS, AND BACK FLOW PREVENTERS SEE SECTION 02600.
2. CONNECTIONS AT STRUCTURES: WHERE DUCTILE IRON PIPES OR PVC PIPES ARE TO EXTEND INTO OR THROUGH STRUCTURES FROM THE EXTERIOR, FLEXIBLE CONNECTIONS (MECHANICAL OR PUSH ON TYPE JOINTS PER DRAWINGS) SHALL BE PROVIDED AS PER FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL L–5 (I.E. – UNI–FLEX COUPLINGS).
3. WALL PENETRATIONS: FOR PIPES PASSING THROUGH STRUCTURAL WALLS, "LINK–SEAL", OR APPROVED EQUAL, SHALL BE INSTALLED. WHERE HDPE IS SELECTED AS THE DISCHARGE PIPING, A PVC CASING SHALL BE INSTALLED IN THE STRUCTURE WALL TO HOUSE THE HDPE PIPING. (PER FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL L–5)
4. PIPING FLEXIBILITY: IN ORDER TO PROVIDE FOR EXPANSION AND CONTRACTION OR EXPEDITE INSTALLATION AND MAINTENANCE, FLEXIBLE CONNECTIONS (FLANGED COUPLING ADAPTERS, EXPANSION JOINTS, COUPLINGS, ETC.) SHALL BE PROVIDED WITHIN FLANGED PIPING SYSTEMS. FOR BURIED PIPING, WASTEWATER PUMPS SHALL GENERALLY BE PRECEDED BY A FLANGED COUPLING ADAPTER AND FOLLOWED BY AN EXPANSION JOINT.
5. SUPPORTS AND RESTRAINING: SPECIAL CONSIDERATION SHALL BE GIVEN TO THE SUPPORT AND RESTRAINING OF PIPING SYSTEMS. THIS REQUIREMENT SHALL APPLY TO BOTH INTERIOR AND EXTERIOR SYSTEMS, WITH RESTRAINING OF FLANGED PRESSURE PIPING REQUIRED WHERE FLEXIBLE CONNECTIONS ARE USED. NO MECHANICAL JOINT RESTRAINTS SHALL BE USED IN WET WELL. ALL PIPE SUPPORTS SHALL BE 316 STAINLESS STEEL. FPUA STANDARDS SECTION 02735 PAGE 3 OF 19

C. LIFT STATION WATER SERVICE:
ALL WASTEWATER LIFT STATIONS SHALL BE PROVIDED WITH A 2–INCH WATER SERVICE WITH POLYETHYLENE PIPING AND ALL APPURTENANCES AS STATED IN SECTION 02600. THE SYSTEM WILL BE PROVIDED WITH A 1–1/2 INCH METER AND RPZ BACKFLOW PREVENTER BY FPUA AT DEVELOPER'S EXPENSE (ASSUMING THE LIFT STATION IS CONSTRUCTED FOR FPUA OWNERSHIP AS OUTLINED IN WATER/WASTEWATER SUPPLY AGREEMENT).
D. PRESSURE GAUGES: A PRESSURE GAUGE SHALL BE PROVIDED ON THE DISCHARGE PIPE EXITING THE VALVE VAULT AS PER FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL L–4. GAUGE SHALL BE OIL FILLED ONLY. THE GAUGE SHALL READ IN POUNDS PER SQUARE INCH AND/OR FEET OF WATER, WITH A RANGE SUITABLE FOR THE REQUIRED SERVICE. GAUGE SHALL HAVE A FOUR–INCH DIAL, STAINLESS STEEL CASE, AND SHALL BE "DURAGAUGE", AS MANUFACTURED BY ASHCROFT, OR APPROVED EQUAL. GAUGE SHALL BE EQUIPPED WITH STAINLESS STEEL SERVICE SADDLE AND CORPORATION STOP (NORMALLY CLOSED) TO FACILITATE REMOVAL OR REPLACEMENT OF THE GAUGE, AND SHALL BE INSTALLED AT AN ANGLE FOR EASE OF READING FROM GROUND LEVEL. 2.02

PUMPS:
A. WASTEWATER PUMPS AND MOTORS:
1. GENERAL: WASTEWATER PUMPING UNITS SHALL BE CAPABLE OF HANDLING RAW, UNSCREENED SEWAGE AND SHALL BE CAPABLE OF PASSING A SPHERE OF AT LEAST THREE INCHES IN DIAMETER. PUMPS SHALL BE ELECTRIC MOTOR DRIVEN AND OF A PROVEN DESIGN THAT HAS BEEN IN WASTEWATER SERVICE UNDER SIMILAR CONDITIONS FOR AT LEAST FIVE YEARS. PUMPS SHALL PROVIDE THE REQUIRED PEAK DESIGN PERFORMANCE REQUIREMENTS AND BE SUITABLE FOR OPERATION WITHIN THE TOTAL HYDRAULIC RANGE OF OPERATION.
2. PUMP MOTORS: MOTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH UNDER NATIONAL ELECTRICAL CODES AND SHALL ADDITIONALLY BE NON–OVERLOADING, EXCLUDING SERVICE FACTOR, THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMPS. TWO OR MORE NORMALLY CLOSED HEAT SENSING MINIATURE SWITCHES CONNECTED IN SERIES AND EMBEDDED WITHIN THE MOTOR WINDINGS SHALL BE PROVIDED TO SHUT OFF POWER AND INITIATE ALARM LIGHT FOR MOTOR OVER–TEMPERATURE CONDITION. SUBMERSIBLE PUMP MOTORS SHALL BE CAPABLE OF CONTINUOUS OPERATION UNDER SUBMERGED, AS WELL AS DRY CONDITIONS, WITHOUT DAMAGE. POWER CABLE SHALL HAVE A MINIMUM LENGTH OF THIRTY FEET, BUT SHALL BE SIZED BY THE MANUFACTURER FOR THE APPLICATION.
B. PUMP SELECTION:
1. LIFT STATIONS SHALL HAVE A MINIMUM OF TWO PUMPS PER UNIT. WHERE THE PEAK DESIGN FLOW EXCEEDS 1000 GPM, THREE OR MORE UNITS MAY BE REQUIRED IN THE FACILITY. IN ALL CASES, STANDBY–PUMPING CAPABILITY SHALL BE PROVIDED, SUCH THAT IF ANY ONE PUMP IS OUT OF SERVICE, AN ALTERNATE PUMP IS AVAILABLEAT EQUAL OR GREATER CAPACITY. PUMPS SHALL BE MANUFACTURED BY ONE OF THE FOLLOWING COMPANIES:
(A) BARNES
(B) HYDROMATIC
(C) MYERS
PUMPS SHALL BE SUBMERSIBLE, FM AND UL APPROVED. FPUA RESERVES THE RIGHT TO APPROVE AND ACCEPT THE PUMP MANUFACTURER THAT BEST FULFILLS THE DESIGN CRITERIA.
2.THE SELECTED WASTEWATER PUMP SYSTEM SHALL HAVE THE MINIMUM CAPABILITY OF PUMPING THE DESIGN PEAK FLOW AT THE MAXIMUM COMPUTED SYSTEM TOTAL DYNAMIC HEAD (TDH) REQUIREMENTS. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE PUMPING RATE PRODUCE A VELOCITY OF LESS THAN 2.0 FEET PER SECOND IN THE FORCE MAIN. ADDITIONALLY, FINAL SELECTION SHALL BE COORDINATED WITH FORCE MAIN SYSTEMS SIZING AS DESCRIBED UNDER PARAGRAPH C, "OPERATIONAL COST CONSIDERATIONS"
3. HEAD–CAPACITY CURVES SHALL BE PREPARED FOR THE PROPOSED PUMPING SYSTEMS IN ORDER TO DETERMINE THE VARIOUS OPERATIONAL CONDITIONS. HYDRAULIC COMPUTATIONS SHALL BE IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE, WITH PIPE FRICTION LOSS CALCULATED BY THE "HAZEN–WILLIAMS FORMULA", USING STANDARD FRICTION FACTORS BASED ON THE MATERIAL UTILIZED; HOWEVER, NOT GREATER THAN "C=140", UNLESS THE JUSTIFICATION FOR HIGHER VALUES IS AUTHORIZED BY THE FPUA ENGINEERING. HEAD–CAPACITY CURVES SHALL ALSO BE CALCULATED USING A FRICTION FACTOR OF "C=120", THAT WILL ALLOW FOR THE FUTURE OPERATING POINT TO BE DETERMINED DUE TO THE INCREASED FRICTION OBTAINED IN AN OLDER PIPING SYSTEM. IN ADDITION, A PUMP CURVE SHALL BE SELECTED TO ALLOW A MINIMUM OF ONE IMPELLER UPGRADE. THE SYSTEM HEAD–CAPACITY ANALYSIS SHALL PROVIDE THE FOLLOWING AND BE SUBJECT TO REVIEW BY FPUA:
(A) SYSTEM OPERATION UNDER PEAK FLOW CONDITIONS, WITH ONE PUMP OR MULTIPLE PARALLEL PUMPING, AS DESIGNED. SHOULD THE RECEIVING FORCE MAIN SYSTEM BE INTERCONNECTED TO ADDITIONAL PUMPING STATIONS, HYDRAULIC DESIGN CONDITIONS SHALL ALSO INCLUDE SAID PUMPING SYSTEMS OPERATING AT RATED CAPACITY.
(B) PUMPING CAPABILITY WITH ONE PUMP RUNNING, ALL UNITS OPERATING IN PARALLEL AND OTHER COMBINATIONS, IF APPLICABLE.
(C) FOR MULTIPLE LIFT STATION FORCE MAIN SYSTEMS, THE SYSTEM CURVE FOR ALL PROPOSED AND EXISTING PUMPING SHALL BE EVALUATED UNDER MAXIMUM FLOW CONTRIBUTION CONDITIONS.
C. LIFT STATIONS SHALL BE DESIGNED WITH SUBMERSIBLE PUMPS 230 VOLT, 3–PHASE, AND BE INSTALLED SUCH THAT EACH UNIT WILL BE AUTOMATICALLY CONNECTED TO THE DISCHARGE PIPING WHEN LOWERED INTO PLACE ON THE DISCHARGE CONNECTION. THE PUMP(S) SHALL BE EASILY REMOVABLE FOR INSPECTION OR SERVICE, REQUIRING NO BOLTS, NUTS, OR OTHER FASTENINGS TO BE REMOVED FOR THIS PURPOSE, AND NO NEED FOR PERSONNEL TO ENTER PUMP WELL. EACH PUMP SHALL BE FITTED WITH A 316 STAINLESS STEEL CHAIN AND LIFTING EYE OF ADEQUATE STRENGTH AND LENGTH TO PERMIT RAISING THE PUMP FOR INSPECTION AND REMOVAL. MINIMUM LENGTH OF CHAIN SHALL BE THREE FEET ABOVE WET WELL TOP SLAB TO LIFTING EYE OF PUMP WHEN SEATED IN PUMPING POSITION.
D. THE CONDUCTOR TO THE PUMP MOTOR SHALL BE OF CONTINUOUS STRANDED CABLE (NO SPLICES), IN COMPLIANCE WITH INDUSTRY STANDARD FOR LOAD AND RESISTANCE AGAINST SEWAGE. THE CONDUCTOR SHALL ENTER THE PUMP MOTOR CASING THROUGH A HEAVY–DUTY ENTRY ASSEMBLY TO PROTECT AGAINST LEAKAGE ONCE SECURED AND MUST HAVE A STRAIN RELIEF ASSEMBLY AS PART OF STANDARD CONSTRUCTION. THE PUMP MOTOR CONDUCTOR SHALL BE A MINIMUM LENGTH OF THIRTY FEET, BUT SHALL BE SIZED BY THE MANUFACTURER FOR THE APPLICATION.
E. EACH PUMP SHALL BE PROVIDED WITH A GUIDE RAIL ASSEMBLY DESIGNED SO THAT EACH PUMP AUTOMATICALLY CONNECTS TO THE DISCHARGE PIPING WHEN THE PUMP IS LOWERED INTO PLACE. LOWERING OF THE PUMP SHALL BE ACCOMPLISHED BY SIMPLE LINEAR DOWNWARD MOTION OF THE PUMP WITH THE ENTIRE WEIGHT OF THE PUMP GUIDED BY THE RAIL SYSTEM. EACH PUMP CASING SHALL HAVE A SEALING FLANGE TO MATE WITH THE DISCHARGE CONNECTORS PROVIDED WITH THE BOTTOM OF EACH GUIDE RAIL ASSEMBLY. DISCHARGE CONNECTION SHALL BE BOLTED TO THE SUMP FLOOR AND SHALL MATE AND SEAL WITH THE PUMP FLANGE WITHOUT THE IMMEDIATE INSTALLATION OF ANY BOLTS OR NUTS. WHEN LOWERED INTO PLACE, NO ROTARY MOTION OF THE PUMP SHALL BE REQUIRED FOR SEALING WITH THE DISCHARGE CONNECTION. THE PUMP TO GUIDE RAIL ASSEMBLY CONNECTION AND THE PUMP TO DISCHARGE PIPE CONNECTION SHALL BE NON–SPARKING FOR INSTALLATION IN CLASS I, GROUP C & D, DIVISION I ATMOSPHERES. FERROUS METAL TO FERROUS METAL CONTACT SHALL NOT BE USED.

ELECTRICAL CONTROLS:
A. LIFT STATIONS SHALL UTILIZE THREE–PHASE EQUIPMENT. ALL COMPONENTS SHALL BE SIZED TO CONSIDER ANY FUTURE UPGRADING OF THE STATION. ALL MOTOR CONTROLS SHALL BE 120 VOLT AC, EXCEPT INTRINSICALLY SAFE CIRCUITRY OR COMPONENTS, PRIOR TO THE FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL FOR LIFT STATIONS FOR APPROVED MATERIAL LIST AND TYPE.
B. OPERATION:
1. THE FUNCTION OF THE CONTROL CIRCUIT PROVIDES FOR ALTERNATING OPERATION OF THE LEAD PUMP UNDER NORMAL CONDITIONS. SHOULD THE INCOMING FLOW EXCEED THE PUMPING CAPACITY OF THE LEAD PUMP, THE LAG PUMP SHALL AUTOMATICALLY BE ACTIVATED, AND BOTH PUMPS SHALL OPERATE SIMULTANEOUSLY UNTIL DISENGAGED BY FLOAT #1–PUMPS OFF. IN THE EVENT OF A MALFUNCTION OR AN INCOMING FLOW THAT EXCEEDS THE PUMPING CAPACITY WITH BOTH PUMPS, AN AUDIBLE ALARM AND VISUAL LIGHT SHALL BE ENERGIZED BY THE "ALARM FLOAT" TO INDICATE ALARM CONDITIONS. A SILENCING SWITCH SHALL DISCONTINUE THE AUDIBLE ALARM, BUT THE ALARM LIGHT SHALL REMAIN ACTIVATED UNTIL THE HIGH LEVEL CONDITION IS CORRECTED.
2. IF ONE PUMP SHOULD FAIL FOR ANY REASON, THE SECOND PUMP SHALL BE ACTIVATED AT THE "LAG–PUMP–ON" ELEVATION. IN ADDITION, A LIGHT AND HORN SHALL GIVE VISUAL AND AUDIBLE INDICATION OF A HIGH LEVEL ABOVE THE PUMP ON ELEVATIONS. WHEN THE "HAND–OFF–AUTO" SWITCH IS IN THE "HAND" POSITION, THE "TURN–OFF" LEVEL CONTROL SHALL NOT KEEP EITHER PUMP FROM OPERATING.
C. BASIC CONTROL PANEL:
(1) FIBERGLASS ENCLOSURE.
(1) ALUMINUN INNER SAFETY DOOR.
(1) MAIN CIRCUIT BREAKER (SQUARE D OR APPROVED EQUAL).
(1) EMERGENCY CIRCUIT BREAKER OR (SQUARE D OR APPROVED EQUAL).
(2) MOTOR CIRCUIT BREAKERS (SQUARE D OR APPROVED EQUAL).
(1) CONTROL CIRCUIT BREAKER – 15–AMP (SQUARE D OR APPROVED EQUAL).
(2) SEAL LEAK SENSOR INDICATOR LIGHTS.
(1) LIGHTNING ARRESTER.
(1) EQUIPMENT GROUND TERMINAL MULTI LUG FAN BLOCK.
(1) FEEDER CONDUCTOR TERMINAL MULTI LUG FAN BLOCK.
(1) NEUTRAL TERMINAL MULTI LUG FAN BLOCK.
(1) 15–AMP CIRCUIT BREAKER FOR CONVENIENCE OUTLET (SQUARE D OR APPROVED EQUAL).
(1) PANEL MOUNTED DUPLEX RECEPTACLE (GFI) 125V.
(1) AUDIBLE ALARM HORN (EDWARDS CATALOG #876–N5 OR APPROVED EQUAL).
(1) VISUAL ALARM (EDWARDS PART NUMBER 92R–N5 OR APPROVED EQUAL).
(1) GENERATOR POWER RECEPTACLE (RUSSELL STOLL JRFB1044FR OR APPROVED EQUAL) WITH ENGRAVED PLATE, CLOCKWISE.
(3) ELAPSED TIME METERS WITH ENGRAVED NAMEPLATE (REDINGTON 711 SERIES MODEL 711–0160 OR APPROVED EQUAL), ETM–1, ETM–2, AND ETM–TOTALIZER.
(1) TELEMETRY CONTROL UNIT (DATA FLOW SYSTEMS, INC. TCU001–18) (2) RADIO TERMINAL UNIT (DATA FLOW SYSTEMS, INC.)
(3) FVNR NEMA MOTOR STARTERS WITH 115V HOLDING COILS (FURNAS CLASS 14 OR APPROVED EQUAL).

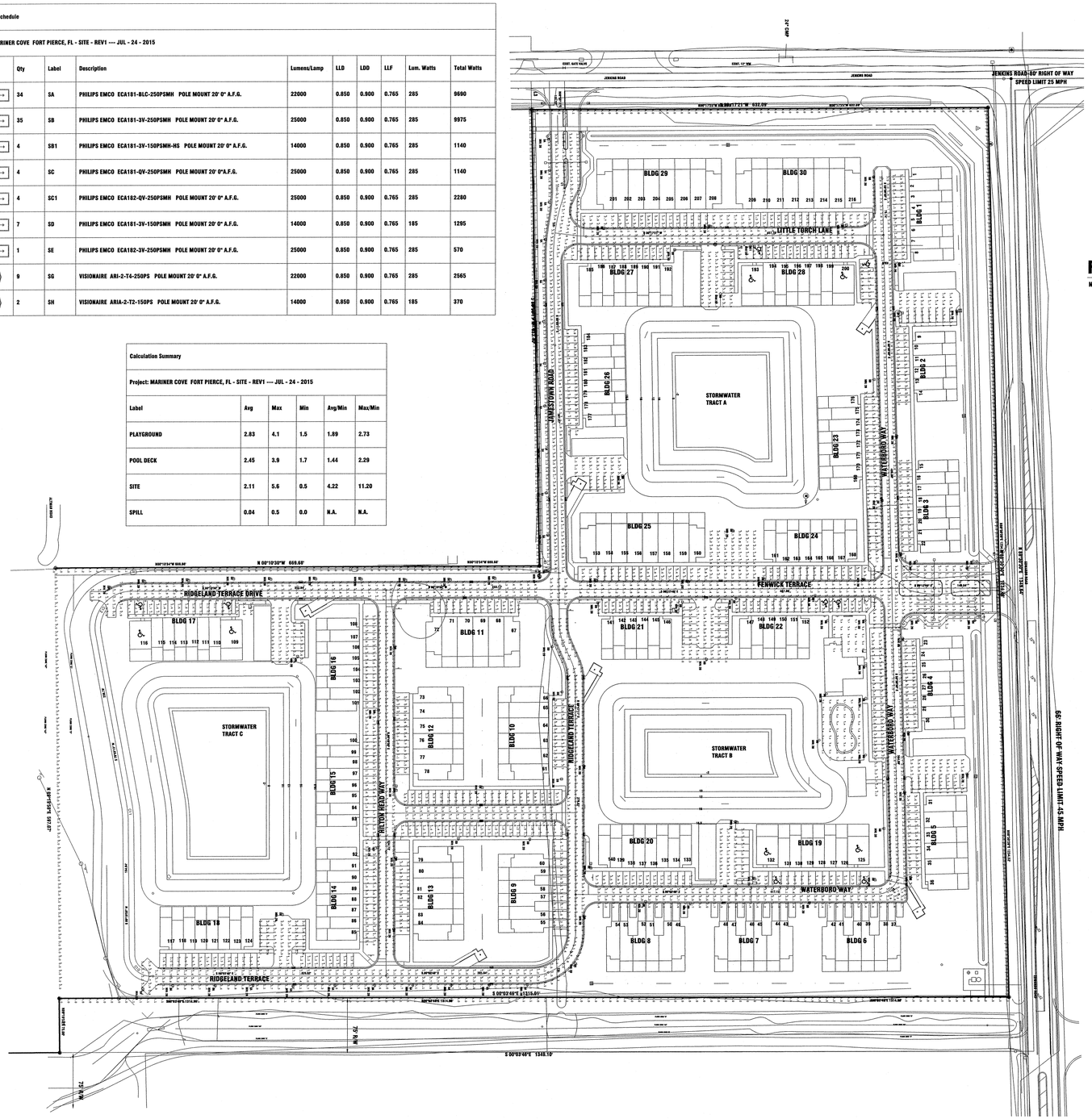
CLASS	HP RATING
14DSD32AA	2
14DSF32AA	7.5
15 14HSK32AA	30

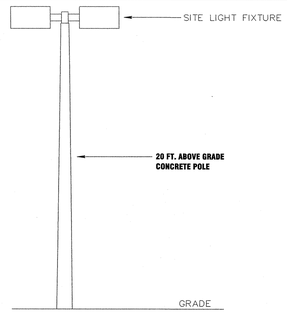
(1) ALL CIRCUIT BREAKERS, MODULAR CONTROL UNIT, AND OVERLOAD RESETS SHALL BE LOCATED TO ALLOW FOR OPERATION THROUGH THE INNER DOOR; ELAPSED TIME METERS AND CONVENIENCE RECEPTACLE SHALL BE MOUNTED ON THE INNER DOOR. D. COMPONENTS/FEATURES:
1. CONTROL PANEL ENCLOSURE: THE OVER–HOUSE SHALL BE NEMA 3R RATED PROTECTIVE ENCLOSURE WITH OVERALL DIMENSIONS OF 60 INCHES HIGH, 50 INCHES WIDE, AND 40 INCHES DEEP AS SHOWN ON FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL L–9. SCREENED VENT HOLES SHALL BE PROVIDED ON THE UNDERSIDE OF THE OVERHANG ABOVE THE DOORS. THE OVER–HOUSE SHALL HAVE FRONT AND REAR DOUBLE DOORS WITH PAD LOCKABLE HANDLES AND THREE POINT LOCKING SYSTEM. (MCMASTER–CARR SUPPLY–MODEL 1654A21 OR APPROVED EQUAL). THE DOORS SHALL BE EQUIPPED WITH HOFFMAN DOOR HOLDERS AND SCREENED LOUVERS. ALL HARDWARE INCLUDING FASTENERS, HINGE SYSTEM, AND DOOR HANDLE MECHANISM SHALL BE MADE OF CORROSION RESISTANT 316 STAINLESS STEEL.
2. PANEL ENCLOSURE: PANEL ENCLOSURE SHALL BE NEMA 4X FIBERGLASS REINFORCED POLYESTER CONSTRUCTION AND SHALL BE SIZED TO PROVIDE ADEQUATE ELECTRICAL CLEARANCES AND INTERIOR VOLUME TO LIMIT THE INTERNAL HEAT RISE TO PREVENT DAMAGE OR DETERIORATION OF COMPONENTS. A COMBINATION BREATHER–DRAIN ON THE BOTTOM OF THE PANEL SHALL BE PROVIDED. THE ENCLOSURE DOOR SHALL BE HINGED, AND HAVE MULTIPLE FASTENINGS TO BE PAD–LOCKABLE. ENCLOSURE SHALL CONTAIN AN INTERIOR SWING PANEL, WHICH SHALL BE THE DEAD–FRONT MOUNTING PANEL. ALL OPERATING COMPONENTS SHALL MOUNT ON OR THROUGH THIS PANEL TO ALLOW FOR OPERATION WITHOUT OPENING DEAD–FRONT PANEL. MAIN CIRCUIT BREAKER, GENERATOR CIRCUIT BREAKER, AND TELEMETRY CONTROL UNIT, (TCU) SHALL BE OPERABLE WITHOUT OPENING THE DEAD–FRONT PANEL. THE PANEL SHALL HAVE A MINIMUM SWING OF 145 DEGREES AND SHALL HAVE QUARTER–TURN HAND LATCHES WITH WIND RESTRAINTS.
3. MAIN AND EMERGENCY GENERATOR BREAKERS: THE PANEL ENCLOSURE SHALL INCLUDE CIRCUIT BREAKERS SIZED AS REQUIRED FOR MAIN POWER AND EMERGENCY POWER DISCONNECTS. BREAKER SHALL BE MOUNTED IN PANEL WITH HANDLES THROUGH INNER DOOR AND SHALL INCLUDE A MECHANICAL INTERLOCK ON THE HANDLES TO INSURE THAT ONLY ONE BREAKER CAN BE IN THE "ON" POSITION AT ANY ONE TIME. THE PANEL SHALL BE U.L. LISTED AND SUITABLE FOR USE AS "SERVICE ENTRY RATED" WITH A PERMANENTLY ATTACHED IDENTIFICATION INDICATING THIS RATING.
4. HIGH LEVEL ALARM SYSTEM: THE OVERHOUSE SHALL INCLUDE A VAPOR–PROOF RED LIGHT MOUNTED ON THE SIDE OF THE ENCLOSURE BUT ELEVATED ABOVE THE TOP OF THE OVERHOUSE FOR HIGH LEVEL ALARM VISUAL INDICATION. IN ADDITION, A WEATHERPROOF HORN SHALL BE MOUNTED ON THE OUTSIDE OF THE ENCLOSURE. THE ALARM LIGHT AND HORN SHALL BE PREWIRED TO TERMINALS TO OPERATE ON A HIGH–LEVEL CONTROL SIGNAL. AN ALARM SILENCE PUSH BUTTON LABELED "ALARM FPUA SILENCE" SHALL BE MOUNTED ON THE OUTSIDE OF THE ENCLOSURE AND PREWIRED TO A RELAY WHICH WILL SILENCE THE HORN UNDER ALL CONDITIONS, AND AUTOMATICALLY RESET WHEN HIGH LEVEL CONDITION IS CORRECTED. THE HIGH LEVEL LIGHT SHALL BE A RED EXTERNAL STROBE LIGHT, OR OTHER APPROVED EQUAL THAT IS VISIBLE 24 HOURS PER DAY AND ILLUMINATES AT THE HIGH LEVEL CONDITION. A MOMENTARY PUSH BUTTON SWITCH SHALL BE PROVIDED TO SIMULATE THE AUDIO AND VISUAL ALARM TO BE USED TO TEST THE ALARM SYSTEM.
NOTE: ALARM LIGHT SHALL BE DESIGNED AND POSITIONED AS PER DETAIL DRAWINGS TO PROVIDE UNOBSTRUCTED ACCESS AND VIEW.
5. ELAPSED TIME METERS: THE PANEL SHALL INCLUDE AN ELAPSED TIME METER (NON RESETTABLE) FOR EACH STARTER MOUNTED ON THE INNER DOOR TO RECORD THE ACCUMULATED RUNNING TIME OF EACH PUMP. A TOTALIZER TO RECORD RUNNING TIME OF BOTH PUMPS SHALL ALSO BE PROVIDED.
6. CONVENIENCE RECEPTACLE: THE PANEL SHALL HAVE A GFI (GROUND FAULT INTERRUPTER) TYPE CONVENIENCE RECEPTACLE MOUNTED ON THE INNER DOOR TO PROVIDE PLUG–IN 120V POWER.
7. SEAL FAILURE INDICATOR: THE PANEL SHALL HAVE A SEAL FAILURE (LEAK DETECTOR) INDICATOR PILOT LIGHT FOR EACH PUMP. THESE PILOT LIGHTS SHALL BE OPERATED BY MOISTURE SENSING MONITORS, WHICH ARE SIGNALED BY PROBES SUPPLIED IN EACH PUMP. MOMENTARY TEST SWITCHES TO SIMULATE SEAL FAILURE ARE TO BE INCLUDED AND SO MARKED WITH PERMANENT WEATHERPROOF NAMEPLATES.
8. LIGHTNING ARRESTER:
A. THE PANEL SHALL HAVE THREE–PHASE SECONDARY LIGHTNING ARRESTER PROTECTION. THE ELECTRICIAN SHALL WIRE THE ARRESTERS TO THE ENTRY POINT OF INCOMING LINE SERVICE. THE ARRESTER SHALL BE MOUNTED TO THE OUTSIDE OF THE FIBERGLASS ENCLOSURE BUT INSIDE THE OVERHOUSE.
B. THE THREE–POLE, THREE–PHASE SECONDARY SURGE ARRESTER FOR THE ELECTRICAL SERVICE SHALL BE CAPABLE OF HANDLING UP TO 600 VOLTS AC. THE LIGHTNING ARRESTER SHALL BE PARALLEL MOV DESIGN AND PROVIDE PROTECTION FOR CATEGORY C TRANSIENT SURGES AS DEFINED IN ANSI/IEEE C62.11–1991. THE ARRESTER SHALL PROVIDE PROTECTION BETWEEN EACH PHASE LINE AND THE GROUND LINE. THE ARRESTER SHALL BE U.L. LISTED AS A SECONDARY SURGE ARRESTER, UL CATEGORY OWHX. ALL ELECTRICAL CONNECTIONS SHALL BE SEALED IN A UL COMPONENT RECOGNIZED EPOXY TO EXCLUDE MOISTURE, DIRT AND CORROSION. LEADS SHALL BE COLOR–CODED AND A MINIMUM OF 18 INCHES LONG, SQUARE D MODEL SDSA3650 OR APPROVED EQUAL.
9. TVSS: SHALL BE A LINEMASTER–JBP 3–PH WIRE + G. 10,000 AMPS PER PHASE, THREE PHASE, TVSS UNIT INSTALLED ON THE BREAKER PROVIDED FOR IT (OUTSIDE THE CONTROL PANEL BUT INSIDE OVERHOUSE PER FORT PIERCE UTILITIES AUTHORITY STANDARD DETAIL L–12).

E. MAIN POWER DISCONNECT:
SHALL INCLUDE A FUSED CIRCUIT BREAKER SIZED AS REQUIRED FOR DISCONNECTING MAIN POWER TO PANEL BOX AND WILL BE HOUSED IN SEPARATE ENCLOSURE MOUNTED BEHIND MAIN PANEL BOX AS INDICATED ON DETAIL DRAWING.
F. HINGED AND LOCKABLE ELECTRICAL PULL BOX: PULL BOX SHALL BE NON–CORRODING HEAVY–DUTY TYPE TO BE INSTALLED ON OUTSIDE OF OVERHOUSE, HINGED AND LOCKABLE. PULL BOX TO BE OF HIGH QUALITY ALUMINUM CONSTRUCTION WITH WEATHERPROOF COVER WITH DIMENSIONS OF 18"X16"X10". CABLE FITTINGS SHALL BE PASS–THROUGH NIPPLE TYPE, SIZED TO ALLOW MINIMAL CORD RESISTANCE AND INSTALLED IN THE PULL BOX AS PER DETAIL.
G. EMERGENCY GENERATOR CONNECTIONS: FOR WASTEWATER LIFT STATIONS NOT EQUIPPED WITH STATIONARY STANDBY POWER GENERATORS, CONNECTIONS SHALL BE PROVIDED FOR PORTABLE EMERGENCY AUXILIARY GENERATOR. THE CONNECTOR SHALL BE A RUSSELL STOLL ENCLOSED MALE (REVERSE SERVICE) RECEPTACLE, (4) PIN, (4) WIRE, PART NUMBER (JRSB1044FR). THE RECEPTACLE SHALL BE WIRED DIRECTLY INTO THE EMERGENCY POWER GENERATOR BREAKER WITH A CLOCKWISE PIN CONFIGURATION AND MINIMUM OF 100A CAPACITY OR 200A CAPACITY (JRSB2044FR) IF REQUIRED. A ROTATION INDICATING PLATE SHALL BE AFFIXED ABOVE THE RECEPTACLE.
H. WIRING AND CONDUIT: ALL WIRING SHALL BE COLOR–CODED AS PER CODE. 120/208V BLACK, RED, BLUE, WHITE, GREEN. 277/480V BROWN, ORANGE, YELLOW, GRAY, GREEN AND NEATLY ARRANGED FOR EASY TROUBLESHOOTING, MAINTENANCE AND REPLACEMENT. ALL WIRE SHALL BE EQUIPPED WITH STRAIN RELIEF CORD GRIPS AT THE POINT OF ENTRY INTO THE CONTROL PANEL. ALL CONDUIT TO BE RIGID ALUMINUM ELECTRICAL TUBING UNLESS OTHERWISE SPECIFIED ON THE DRAWING "PROJECT LIFT STATION DETAILS". THE CONDUIT SHALL BE A MINIMUM OF TWO–INCHES IN DIAMETER FOR 10 HP OR UNDER AND OVER 10 HP SHALL BE PROPERLY SIZED TO ACCOMMODATE THE CONDUCTORS. CONDUITS SHALL EXTEND 6 INCHES INTO THE WET WELL UNLESS OTHERWISE APPROVED BY FPUA ENGINEERING. THE CONDUIT BETWEEN THE WET WELL AND THE ALUMINUM 90 DEGREE ELBOW BELOW THE PULL BOX SHALL BE SCHEDULE 40 PVC. ALL EXPLOSION PROOF SEALANT SHALL BE APPLIED BY FPUA AFTER INITIAL START–UP TEST. NOTE: ALL ELECTRICAL COMPONENTS TO BE AS PER DRAWING OR APPROVED EQUAL BY FPUA ENGINEERING.
I. TELEMETRY: THE TCU SHALL BE TCU001–18 MANUFACTURED BY DATA FLOW SYSTEMS, INC. DATA FLOW SYSTEMS WILL INSPECT AND START UP THE TCU AND REMOTE TERMINAL UNIT (RTU). THE TCU SHALL BE MOUNTED TO THE CONTROL PANEL IN CUT OUT SECTION OF THE INNER DOOR SO THAT IT MAY BE OPERATED WITH THE INNER DOOR SHUT.
J. RADI

Luminaire Schedule									
Project: MARINER COVE FORT PIERCE, FL - SITE - REV1 --- JUL - 24 - 2015									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
	34	SA	PHILIPS EMCO ECA181-BLC-250PSMH POLE MOUNT 20' 0" A.F.G.	22000	0.850	0.900	0.765	285	9690
	35	SB	PHILIPS EMCO ECA181-3V-250PSMH POLE MOUNT 20' 0" A.F.G.	25000	0.850	0.900	0.765	285	9975
	4	SB1	PHILIPS EMCO ECA181-3V-150PSMH-HS POLE MOUNT 20' 0" A.F.G.	14000	0.850	0.900	0.765	285	1140
	4	SC	PHILIPS EMCO ECA181-QV-250PSMH POLE MOUNT 20' 0"A.F.G.	25000	0.850	0.900	0.765	285	1140
	4	SC1	PHILIPS EMCO ECA182-QV-250PSMH POLE MOUNT 20' 0" A.F.G.	25000	0.850	0.900	0.765	285	2280
	7	SD	PHILIPS EMCO ECA181-3V-150PSMH POLE MOUNT 20' 0" A.F.G.	14000	0.850	0.900	0.765	185	1295
	1	SE	PHILIPS EMCO ECA182-3V-250PSMH POLE MOUNT 20' 0" A.F.G.	25000	0.850	0.900	0.765	285	570
	9	SG	VISIONAIRE ARI-2-T4-250PS POLE MOUNT 20' 0" A.F.G.	22000	0.850	0.900	0.765	285	2565
	2	SH	VISIONAIRE ARIA-2-T2-150PS POLE MOUNT 20' 0" A.F.G.	14000	0.850	0.900	0.765	185	370

Calculation Summary					
Project: MARINER COVE FORT PIERCE, FL - SITE - REV1 --- JUL - 24 - 2015					
Label	Avg	Max	Min	Avg/Min	Max/Min
PLAYGROUND	2.83	4.1	1.5	1.89	2.73
POOL DECK	2.45	3.9	1.7	1.44	2.29
SITE	2.11	5.6	0.5	4.22	11.20
SPILL	0.04	0.5	0.0	N.A.	N.A.





FIXTURE "SC1, SE" DETAIL

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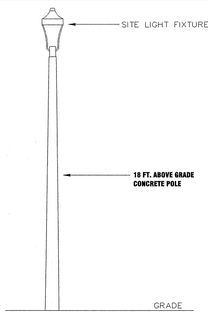

FIXTURE "SG, SH" DETAIL

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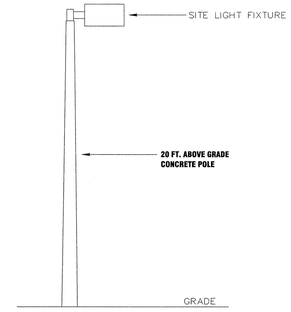

FIXTURE "SA, SB, SB1, SC, SD" DETAIL

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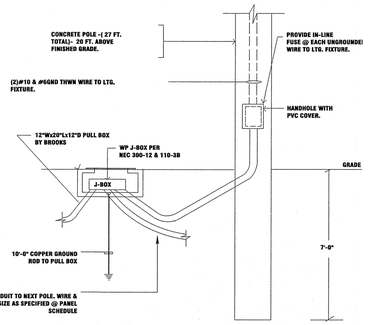
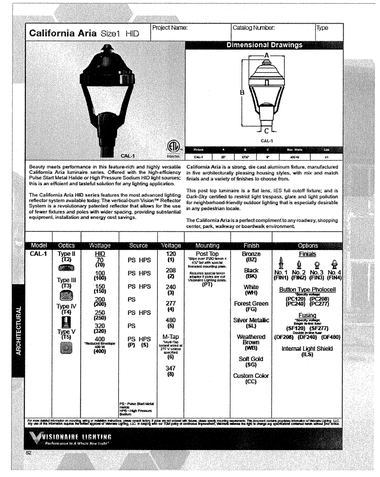


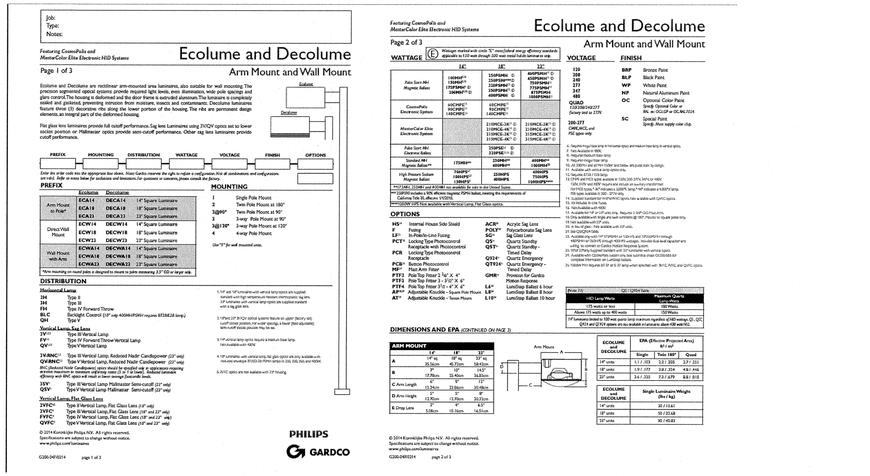
NOTE:
CONTRACTOR SHALL VERIFY CONCRETE POLE BURIAL REQUIREMENTS WITH A FLORIDA REGISTERED STRUCTURAL ENGINEER.

CONCRETE POLE MOUNTING DETAIL

N.T.S.



FIXTURE "SG, SH"



FIXTURE "SA, SB, SB1, SC, SD"

PHOTOMETRIC PLAN PROVIDED BY SESCO LIGHTING

MAGNETIC
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

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△	REVISIONS	DATE	BY
1			
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MARINER COVE

CITY OF FT. PIERCE, FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

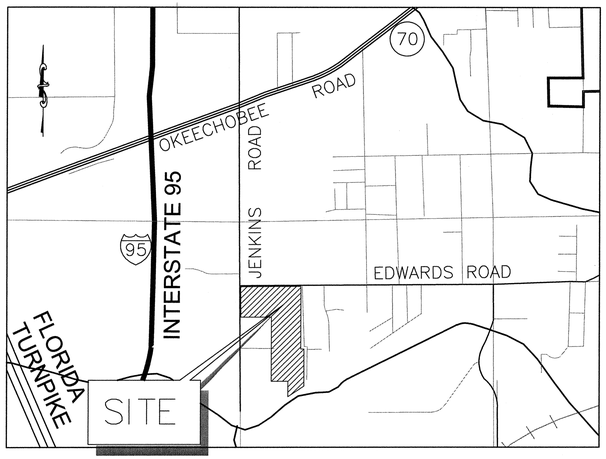
PHOTOMETRIC EXHIBIT

MARINER COVE	
DESIGNED	SESCO
DRAWN	SESCO
CHECKED	SESCO
DATE	JULY 2015
SCALE	1"=80'

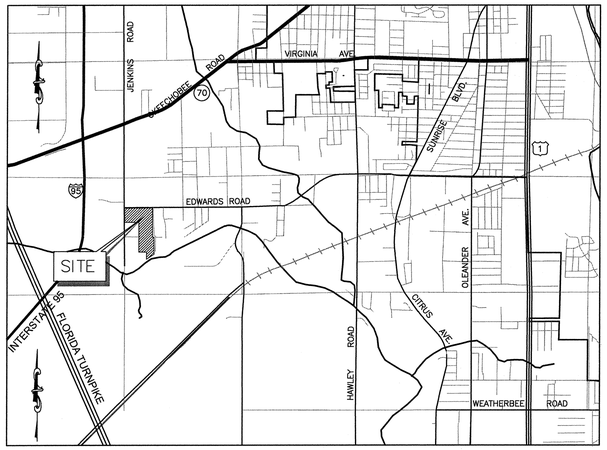
SHEET 1 OF 1
14-173

MARINER COVE

SECTION 30, TOWNSHIP 35S, RANGE 40E
LANDSCAPE AND IRRIGATION PLAN
CITY OF FORT PIERCE, FLORIDA
MAY 2015



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

ENGINEER

W.F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19th STREET
VERO BEACH, FL 32960
PHONE (772)-770-1093
FAX (772)-770-1508

LANDSCAPE DESIGNER

JEFFREY M. SMITH
1486 24TH STREET SW
VERO BEACH, FL 32962
PHONE (772)-532-6884
jmsvero@aol.com

SURVEYOR

ALEXANDER J. PIAZZA PSM, INC
619 SW BILTMORE STREET
PORT SAINT LUCIE, FLORIDA 34983
(561)-644-3085

OWNER

MARINER COVE BUILDERS, LLC
CONTACT: MR. STANLEY MARKOFSKY
1400 EAST OAKLAND PARK BOULEVARD, SUITE 103
FORT LAUDERDALE, FL. 33334
PHONE: (954) 567-5161

INDEX OF DRAWINGS

1. COVER SHEET
2. LANDSCAPE AND IRRIGATION MASTER PLAN
3. LANDSCAPE AND IRRIGATION PLAN, WEST ENLARGEMENT
4. LANDSCAPE AND IRRIGATION PLAN, SOUTH ENLARGEMENT
5. LANDSCAPE AND IRRIGATION PLAN, NORTH EAST ENLARGEMENT
6. TYPICAL BUILDING LAYOUT
7. LANDSCAPE INSTALLATION DETAILS
8. LANDSCAPE AND IRRIGATION DETAILS
9. IRRIGATION INSTALLATION DETAILS
10. LANDSCAPE SPECIFICATIONS
11. IRRIGATION SPECIFICATIONS

W. F. McCAIN & ASSOCIATES, INC.			
△	REVISIONS	DATE	BY
1			
2			
3			
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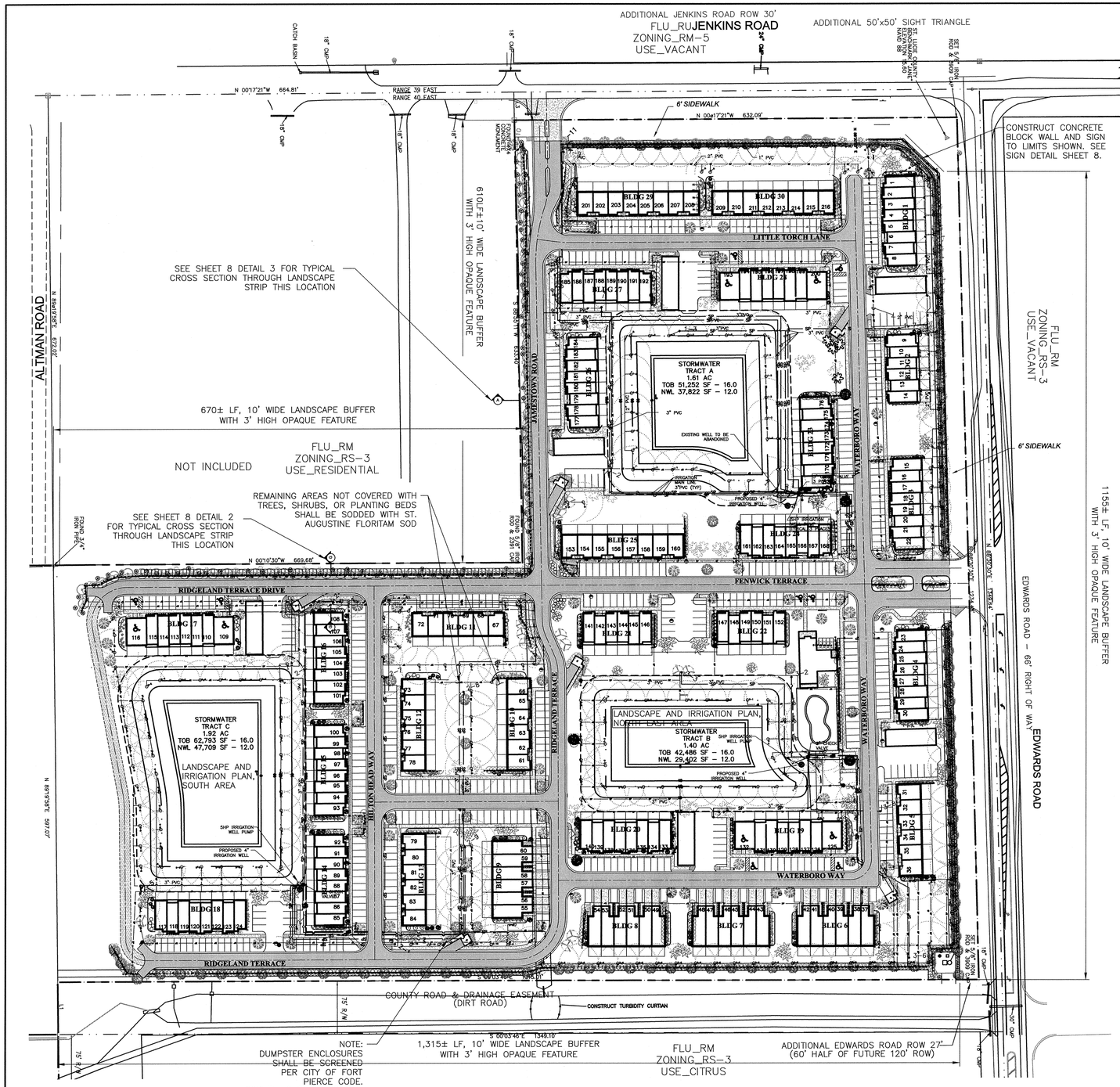
MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
PROJECT #	14-173A

ENGINEER'S PROJECT NO. 14-173A

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OF THE LANDSCAPE DESIGNER

FNGLA
CERTIFIED PROFESSIONAL
DESIGNER #0069 exp. 2018

JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015



LANDSCAPE REQUIREMENTS

NORTH PERIMETER

REQUIRED LANDSCAPING ADJACENT TO PUBLIC OR PRIVATE STREET OR ROAD RIGHTS-OF-WAY
1154.71 L.F. OF 10' WIDE LANDSCAPE STRIP = 11547.1 S.F. @
1 CANOPY TREE PER 300 SF. =38.49 TREES
A CONTINUOUS HEDGE OR DURABLE LANDSCAPE MATERIAL 3' HIGH AT TIME OF PLANTING

EAST PERIMETER

REQUIRED LANDSCAPING ADJACENT TO PUBLIC OR PRIVATE STREET OR ROAD RIGHTS-OF-WAY
1,315 L.F. OF 10' WIDE LANDSCAPE STRIP = 13,150 S.F. @
1 CANOPY TREE PER 300 SF. =43.83 TREES
A CONTINUOUS HEDGE OR DURABLE LANDSCAPE MATERIAL 3' HIGH AT TIME OF PLANTING

SOUTH PERIMETER

PERIMETER LANDSCAPING RELATING TO ABUTTING PROPERTIES
609.45 L.F. OF 10' WIDE LANDSCAPE STRIP = 6,094.5 S.F. @
1 CANOPY TREE PER 200 SF. =30.47 TREES
A CONTINUOUS HEDGE OR DURABLE LANDSCAPE MATERIAL 3' HIGH AT TIME OF PLANTING

SOUTH WEST PERIMETER

PERIMETER LANDSCAPING RELATING TO ABUTTING PROPERTIES
669.80 L.F. OF 10' WIDE LANDSCAPE STRIP = 6,698 S.F. @
1 CANOPY TREE PER 200 SF. =33.49 TREES
A CONTINUOUS HEDGE OR DURABLE LANDSCAPE MATERIAL 3' HIGH AT TIME OF PLANTING

WEST PERIMETER

REQUIRED LANDSCAPING ADJACENT TO PUBLIC OR PRIVATE STREET OR ROAD RIGHTS-OF-WAY
561.33 L.F. OF 10' WIDE LANDSCAPE STRIP = 5613.3 S.F. @
1 CANOPY TREE PER 300 SF. =18.71 TREES
A CONTINUOUS HEDGE OR DURABLE LANDSCAPE MATERIAL 3' HIGH AT TIME OF PLANTING

INTERIOR VEHICULAR USE AREA

254,256 SF OF VEHICULAR USE AREA @
1 SF OF LANDSCAPE AREA PER 15 SF OF VEHICULAR USE AREA = 16,950 SF OF LANDSCAPE AREA @
1 CANOPY TREE PER 100 SF. LANDSCAPE AREA =169.5 TREES

TOTAL TREES REQUIRED = 303 TREES
TOTAL TREES PROVIDED = 319 TREES

NOTE:
1.REFER TO SHEET 6 FOR TREE AND SHRUB PLANTING DETAILS.
2.SEE SHEET 7 FOR ALL LANDSCAPE SPECIFICATIONS.

LANDSCAPE LEGEND

QUANTITY	SYMBOL	DESCRIPTION	SIZE AT PLANTING
87		AZALEA, FLORIDA\RHODODENDRON AUSTRINUM	1 GALLON
192		BEGONIA, GOLDILOCKS\BEGONIA 'GOLDILOCKS'	EACH
89		BIRD-OF-PARADISE BUSH\CAESALPINIA GILLIESII	1 GALLON
*87 = 29		CABBAGE PALM\SABAL PALMETTO	MIN 10' CLEAR TRUNK
227		COCOPLUM\CHRYSOBALANUS ICACO	24" HIGH AT PLANTING
33		DIANA HIBISCUS\HIBISCUS SYRIACUS 'DIANA'	1 GALLON
33		GARDENIA\GARDENIA JASMINOIDES	1 GALLON
672		INDIA HAWTHORNE, PINK LADY\RHAPHIOLEPIS INDICA	24" HIGH AT PLANTING
16		MAGNOLIA, SOUTHERN\MAGNOLIA GRANDIFLORA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
92		OAK, LAUREL-LEAVED\QUERCUS LAURIFOLIA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
155		OAK, SOUTHERN LIVE\QUERCUS VIRGINIANA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
145		ORNAMENTAL GRASS \MISCANTHUS SINENSIS 'GRAZIELLA'	EACH
29		SILVER BUTTONWOOD \CONOCARPUS ERECTUS VAR. SERICEUS	24" HIGH AT PLANTING
444		VIBURNUM, SANDANKWA\VIBURNUM SUSPENSUM	24" HIGH AT PLANTING
*81=27		WASHINGTON PALM\WASHINGTONIA ROBUSTA	MIN 10' CLEAR TRUNK

* NOTE 3 PALM TREES COUNT AS ONE PER CITY OF FORT PIERCE REQUIREMENTS

IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	PART NUMBER	PRESSURE	FLOW	RADIUS
3		HUNTER PGJ-.75 PGJ-04	.75	40	0.75	16
44		HUNTER PGJ-1.0 PGJ-04	1.0	40	1	19
8		HUNTER PGJ-1.5 PGJ-04	1.5	40	1.5	22
6		HUNTER PGJ-2.0 PGJ-04	2.0	40	2	25
393		HUNTER PGJ-2.5 PGJ-04	2.5	40	2.5	28
1		HUNTER PGJ-3.0 PGJ-04	3.0	40	3	31
28		HUNTER PGJ-4.0 PGJ-04	4.0	40	4	34
23		HUNTER PGJ-5.0 PGJ-04	5.0	40	5	37
1		HUNTER PGJ-.75 PGJ-00	.75	40	0.75	16
37		HUNTER PGJ-1.0 PGJ-00	1.0	40	1	19
1		HUNTER PGJ-1.5 PGJ-00	1.5	40	1.5	22
1478		HUNTER MS-F	MS-F	40	0.56	5
879		HUNTER MS-H	MS-H	40	0.28	5
3		WILKINS 950 - 4" CHECK VALVE	950 - 4"			
3		4 INCH IRRIGATION PUMP	HBV-301E			
32		HUNTER HBV-301E-P CONTROL VALVE	HBV-301E-P			
SP SP		MAIN LINE IRRIGATION PIPE PVC.		NA	NA	NA
		LATERAL IRRIGATION PIPE		NA	NA	NA

LANDSCAPE AND IRRIGATION PHASING:
PRIOR TO C.O. OF EACH BUILDING PERIMETER LANDSCAPE AND IRRIGATION ASSOCIATED WITH EACH BUILDING AND BUILDING SPECIFIC LANDSCAPE AND IRRIGATION ACCORDING TO BUILDING TYPICALS SHOWN ON SHEET 6 OF 11, SHALL BE COMPLETED.

IRRIGATION NOTES:
1. CONTRACTOR TO ADHERE TO ANY AND ALL STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY OF FORT PIERCE AND THE FLORIDA IRRIGATION SOCIETY
2. ALL MAINLINE IRRIGATION PIPING SHALL BE 3" PVC
3. ALL LATERAL IRRIGATION PIPING SHALL BE A COMBINATION OF 2 1/2", 2", 1 1/2", AND 1' AS NEEDED.
4. ALL LOW VOLUME IRRIGATION IN PLANTING BEDS SHALL BE PIPED WITH LOW VOLUME POLYETHYLENE TUBING.
5. SPRINKLER AND PIPING PLACEMENT MAY VARY AND ARE TO BE FIELD DETERMINED AND VERIFIED BY THE CONTRACTOR.
6. CONTRACTOR TO CONSTRUCT (3) 4" IRRIGATION WELLS AND PUMP SYSTEMS COMPLETE
7. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY POWER VIA FLORIDA POWER AND LIGHT.
8. PUMP SPECIFICATIONS: MANUFACTURE- GOULDS, 5 HP, MODEL J+
9. PUMP SHALL PRODUCE 80 GPM SUSTAINED IRRIGATION FLOW WITH A WELL DRAW DOWN NOT MORE THAN 12' OVER A 6 HOUR PERIOD.
10. PRIMARY IRRIGATION SOURCE SHALL BE STORMWATER TRACTS UNLESS WATER LEVELS ARE UNSUSTAINABLE IN WHICH CASE A MANUAL SWITCH-OVER TO WELLS WILL BE MADE.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
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SUNSHINE STATE ONE CALL OF FLORIDA

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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

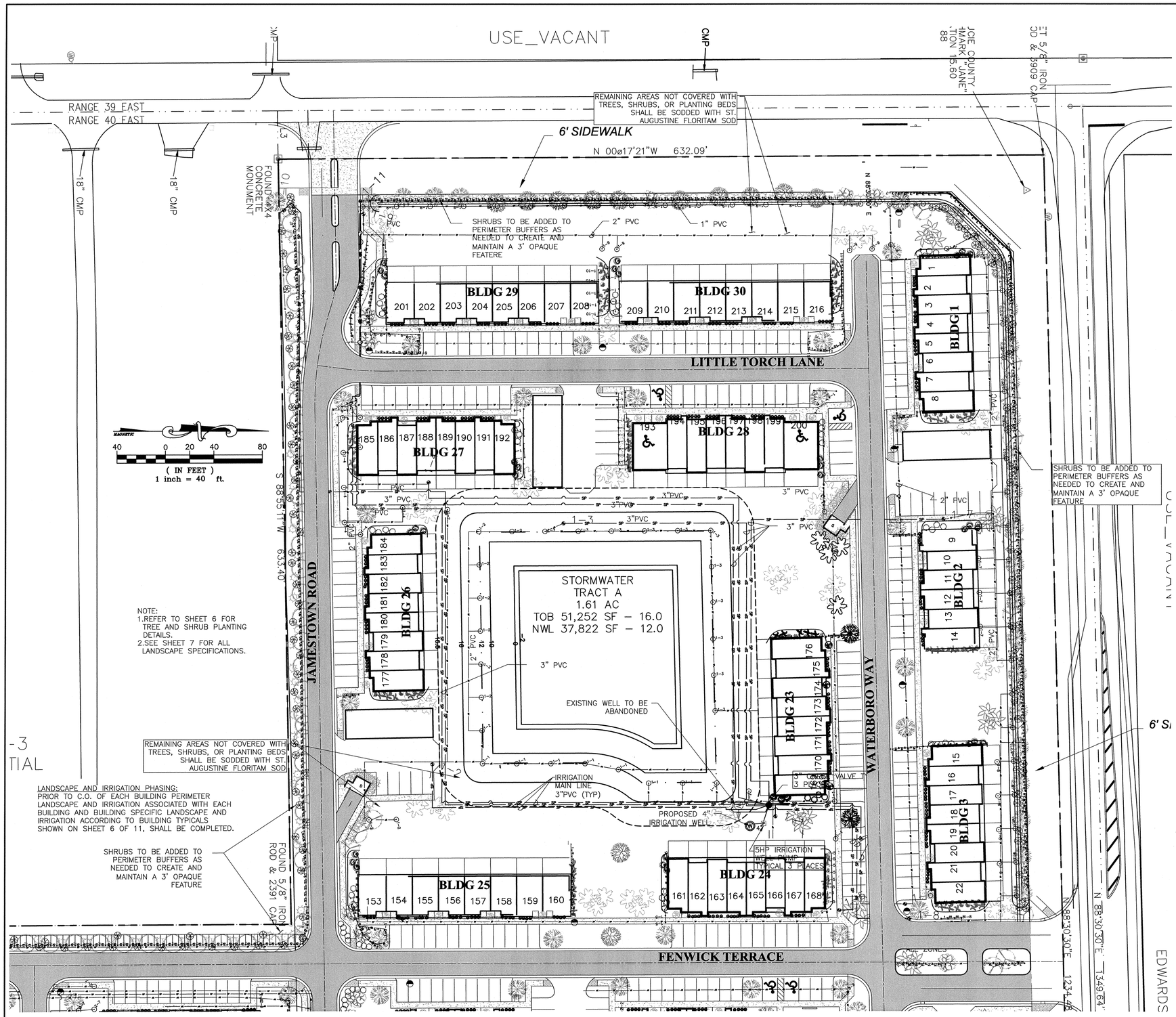
W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

MASTER
LANDSCAPE AND IRRIGATION
PLAN

DESIGN ENGINEER
CERTIFIED PROFESSIONAL DESIGNER #0069 exp. 2016
JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 27 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	1"=80'

SHEET 2 OF 11
14-173A



NOTE:
1. REFER TO SHEET 6 FOR TREE AND SHRUB PLANTING DETAILS.
2. SEE SHEET 7 FOR ALL LANDSCAPE SPECIFICATIONS.

-3
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LANDSCAPE AND IRRIGATION PHASING:
PRIOR TO C.O. OF EACH BUILDING PERIMETER LANDSCAPE AND IRRIGATION ASSOCIATED WITH EACH BUILDING AND BUILDING SPECIFIC LANDSCAPE AND IRRIGATION ACCORDING TO BUILDING TYPICALS SHOWN ON SHEET 6 OF 11, SHALL BE COMPLETED.

LANDSCAPE LEGEND

QUANTITY	SYMBOL	DESCRIPTION	SIZE AT PLANTING
87		AZALEA, FLORIDA\RHODODENDRON AUSTRINUM	1 GALLON
192		BEGONIA, GOLDILOCKS\BEGONIA 'GOLDILOCKS'	EACH
36		BIRD–OF–PARADISE BUSH\CAESALPINIA GILLIESII	1 GALLON
*87 = 29		CABBAGE PALM\SABAL PALMETTO	MIN 10' CLEAR TRUNK
227		COCOPLUM\CHRYSOBALANUS ICACO	24" HIGH AT PLANTING
33		DIANA HIBISCUS\HIBISCUS SYRIACUS 'DIANA'	1 GALLON
33		GARDENIA\GARDENIA JASMINOIDES	1 GALLON
54		INDIA HAWTHORNE, PINK LADY\RHAPHIOLEPIS INDICA	24" HIGH AT PLANTING
16		MAGNOLIA, SOUTHERN\MAGNOLIA GRANDIFLORA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
92		OAK, LAUREL–LEAVED\QUERCUS LAURIFOLIA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
155		OAK, SOUTHERN LIVE\QUERCUS VIRGINIANA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
145		ORNAMENTAL GRASS \MISCANTHUS SINENSIS 'GRAZIELLA'	EACH
29		SILVER BUTTONWOOD \CONOCARPUS ERECTUS VAR. SERICEUS	24" HIGH AT PLANTING
444		VIBURNUM, SANDANKWA\VIBURNUM SUSPENSUM	24" HIGH AT PLANTING
*81=27		WASHINGTON PALM\WASHINGTONIA ROBUSTA	MIN 10' CLEAR TRUNK
64		CYPRESS, BALD\TAXODIUM DISTICHUM	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL

* NOTE 3 PALM TREES COUNT AS ONE PER CITY OF FORT PIERCE REQUIREMENTS

IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	PART NUMBER	PRESSURE	FLOW	RADIUS
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8		HUNTER PGJ–1.5 PGJ–04	1.5	40	1.5	22
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37		HUNTER PGJ–1.0 PGJ–00	1.0	40	1	19
1		HUNTER PGJ–1.5 PGJ–00	1.5	40	1.5	22
1478		HUNTER MS–F	MS–F	40	0.56	5
879		HUNTER MS–H	MS–H	40	0.28	5
3		WILKINS 950 – 4" CHECK VALVE	950 – 4"			
3		4 INCH IRRIGATION PUMP	HBV–301E			
32		HUNTER HBV–301E–P CONTROL VALVE	HBV–301E–P			
		MAIN LINE IRRIGATION PIPE	PVC.	NA	NA	NA
		LATERAL IRRIGATION PIPE		NA	NA	NA

IRRIGATION NOTES:
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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

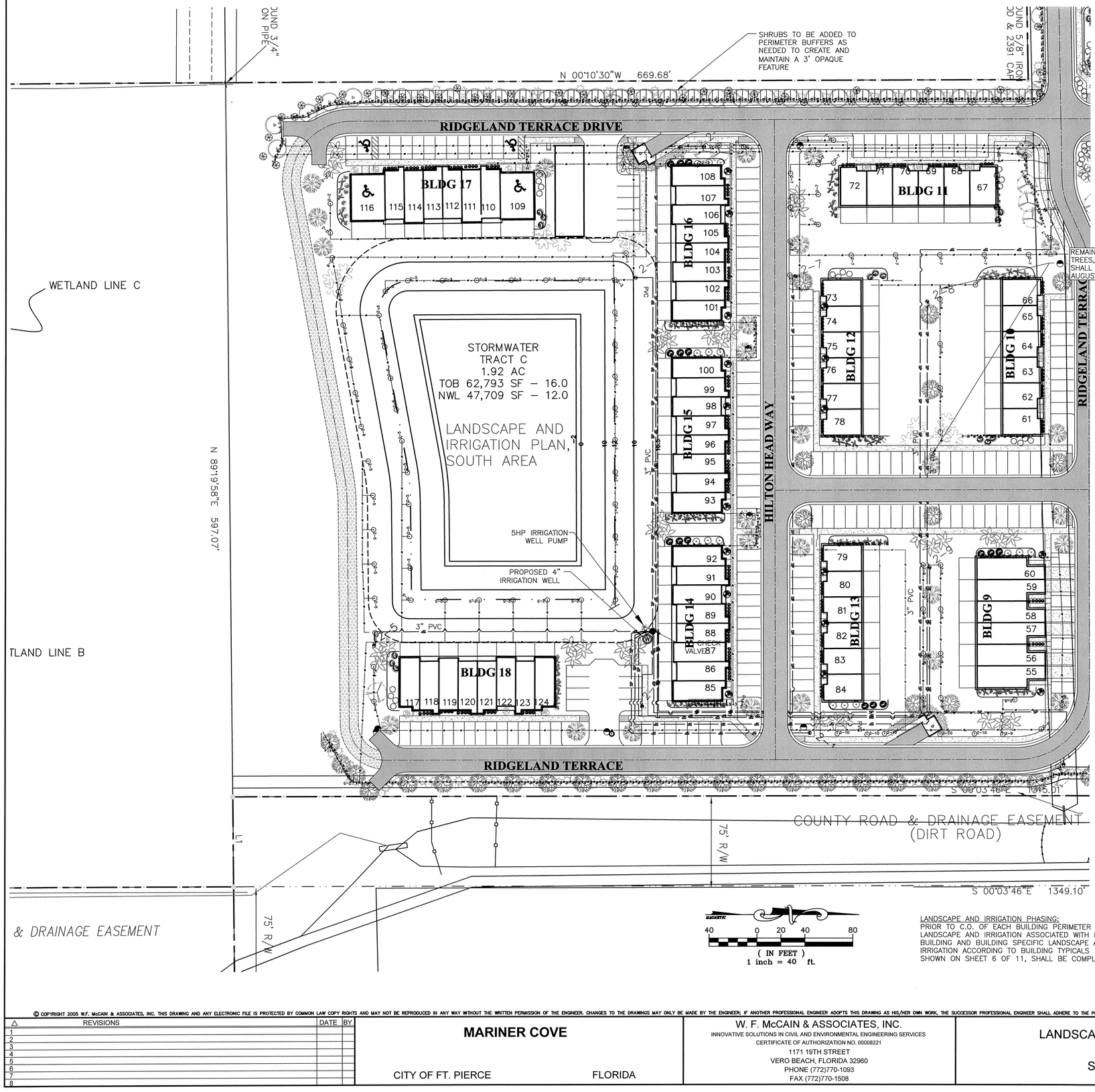
LANDSCAPE AND IRRIGATION PLAN
WEST AREA

JEFFREY M. SMITH, FLCD # 00069
DATE: JUL 2 7 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	1"=40'

SHEET 3 OF 11

14-173A



NOTE:
1. REFER TO SHEET 6 FOR TREE AND SHRUB PLANTING DETAILS.
2. SEE SHEET 7 FOR ALL LANDSCAPE SPECIFICATIONS.

SHRUBS TO BE ADDED TO PERIMETER BUFFERS AS NEEDED TO CREATE AND MAINTAIN A 3' OPAQUE FEATURE

LANDSCAPE AND IRRIGATION PHASING:
PRIOR TO C.O. OF EACH BUILDING PERIMETER LANDSCAPE AND IRRIGATION ASSOCIATED WITH EACH BUILDING AND BUILDING SPECIFIC LANDSCAPE AND IRRIGATION ACCORDING TO BUILDING TYPICALS SHOWN ON SHEET 6 OF 11, SHALL BE COMPLETED.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

LANDSCAPE LEGEND

QUANTITY	SYMBOL	DESCRIPTION	SIZE AT PLANTING
87		AZALEA, FLORIDA\RHODODENDRON AUSTRINUM	1 GALLON
192		BEGONIA, GOLDILOCKS\BEGONIA 'GOLDILOCKS'	EACH
36		BIRD–OF–PARADISE BUSH\CAESALPINIA GILLIESII	1 GALLON
*87 = 29		CABBAGE PALM\SABAL PALMETTO	MIN 10' CLEAR TRUNK
227		COCOPLUM\CHRYSOBALANUS ICACO	24" HIGH AT PLANTING
33		DIANA HIBISCUS\HIBISCUS SYRIACUS 'DIANA'	1 GALLON
33		GARDENIA\GARDENIA JASMINOIDES	1 GALLON
54		INDIA HAWTHORNE, PINK LADY\RHAPHIOLEPIS INDICA	24" HIGH AT PLANTING
16		MAGNOLIA, SOUTHERN\MAGNOLIA GRANDIFLORA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
92		OAK, LAUREL–LEAVED\QUERCUS LAURIFOLIA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
155		OAK, SOUTHERN LIVE\QUERCUS VIRGINIANA	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL
145		ORNAMENTAL GRASS \MISCANTHUS SINENSIS 'GRAZIELLA'	EACH
29		SILVER BUTTONWOOD \CONOCARPUS ERECTUS VAR. SERICEUS	24" HIGH AT PLANTING
444		VIBURNUM, SANDANKWA\VIBURNUM SUSPENSUM	24" HIGH AT PLANTING
*81=27		WASHINGTON PALM\WASHINGTONIA ROBUSTA	MIN 10' CLEAR TRUNK
64		CYPRESS, BALD\TAXODIUM DISTICHUM	MIN 12' HIGH AND 2½"DIA. @ 4½ ' ABOVE GROUND LEVEL

* NOTE 3 PALM TREES COUNT AS ONE PER CITY OF FORT PIERCE REQUIREMENTS

IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION	PART NUMBER	PRESSURE	FLOW	RADIUS
3		HUNTER PGJ–.75 PGJ–04	.75	40	0.75	16
44		HUNTER PGJ–1.0 PGJ–04	1.0	40	1	19
8		HUNTER PGJ–1.5 PGJ–04	1.5	40	1.5	22
6		HUNTER PGJ–2.0 PGJ–04	2.0	40	2	25
393		HUNTER PGJ–2.5 PGJ–04	2.5	40	2.5	28
1		HUNTER PGJ–3.0 PGJ–04	3.0	40	3	31
28		HUNTER PGJ–4.0 PGJ–04	4.0	40	4	34
23		HUNTER PGJ–5.0 PGJ–04	5.0	40	5	37
1		HUNTER PGJ–.75 PGJ–00	.75	40	0.75	16
37		HUNTER PGJ–1.0 PGJ–00	1.0	40	1	19
1		HUNTER PGJ–1.5 PGJ–00	1.5	40	1.5	22
1478		HUNTER MS–F	MS–F	40	0.56	5
879		HUNTER MS–H	MS–H	40	0.28	5
3		WILKINS 950 – 4" CHECK VALVE	950 – 4"			
3		4 INCH IRRIGATION PUMP	HBV–301E			
32		HUNTER HBV–301E–P CONTROL VALVE	HBV–301E–P			
		MAIN LINE IRRIGATION PIPE	PVC.	NA	NA	NA
		LATERAL IRRIGATION PIPE		NA	NA	NA

IRRIGATION NOTES:
1. CONTRACTOR TO ADHERE TO ANY AND ALL STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY OF FORT PIERCE AND THE FLORIDA IRRIGATION SOCIETY
2. ALL MAINLINE IRRIGATION PIPING SHALL BE 3" PVC
3. ALL LATERAL IRRIGATION PIPING SHALL BE A COMBINATION OF 2 1/2", 2", 1 1/2", AND 1' AS NEEDED.
4. ALL LOW VOLUME IRRIGATION IN PLANTING BEDS SHALL BE PIPED WITH LOW VOLUME POLYETHYLENE TUBING.
5. SPRINKLER AND PIPING PLACEMENT MAY VARY AND ARE TO BE FIELD DETERMINED AND VERIFIED BY THE CONTRACTOR.
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8. PUMP SPECIFICATIONS: MANUFACTURER – GOULDS, 5 HP, MODEL J+
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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

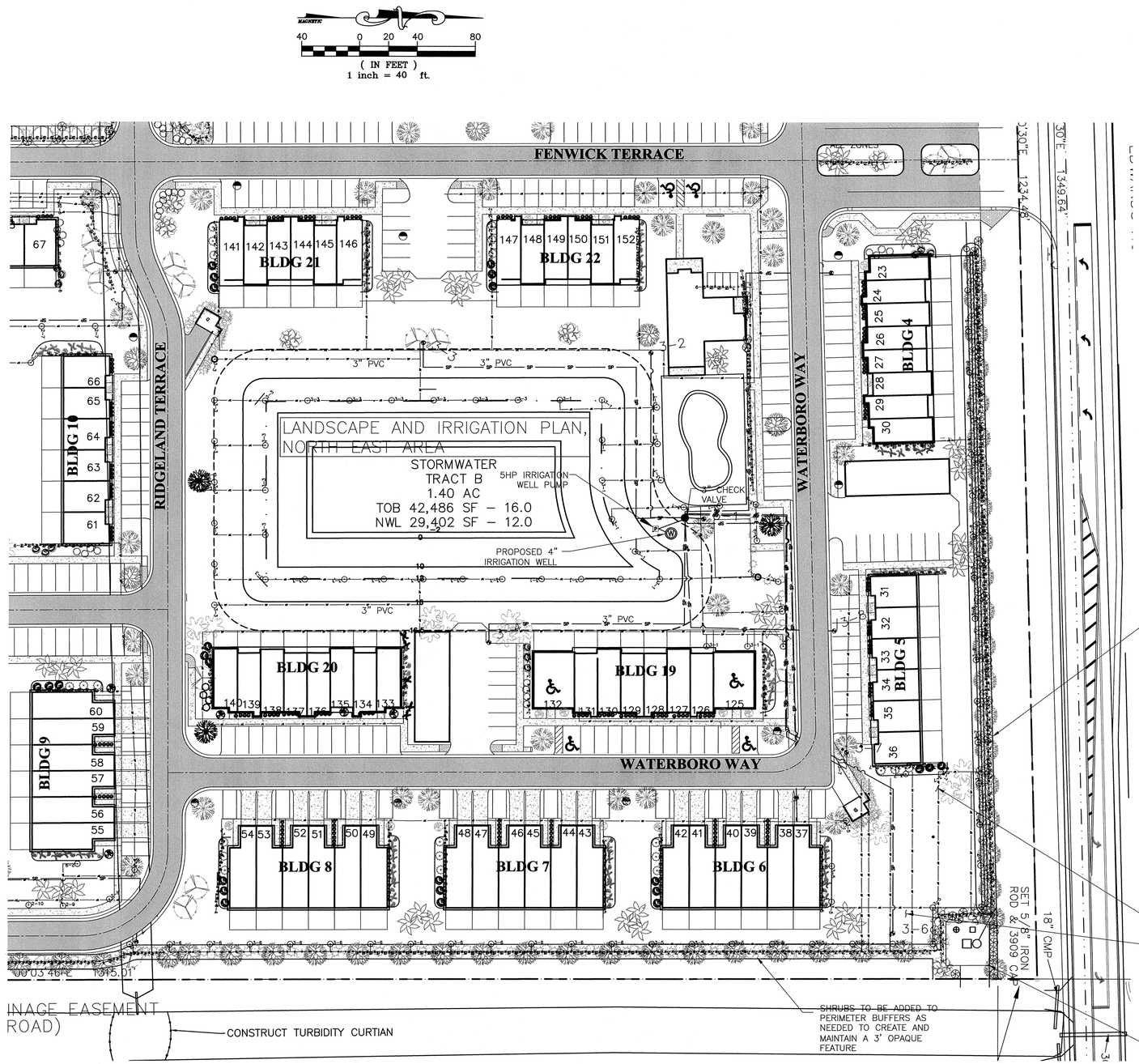
W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

LANDSCAPE AND IRRIGATION PLAN
SOUTH AREA

DESIGN ENGINEER CERTIFIED PROFESSIONAL DESIGNER #0069 EXP. 2016
JEFFREY W. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	1"=40'

SHEET 4 OF 11
14-173A



LANDSCAPE LEGEND

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3		4 INCH IRRIGATION PUMP	HBV-301E			
32		HUNTER HBV-301E-P CONTROL VALVE	HBV-301E-P			
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		LATERAL IRRIGATION PIPE		NA	NA	NA

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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

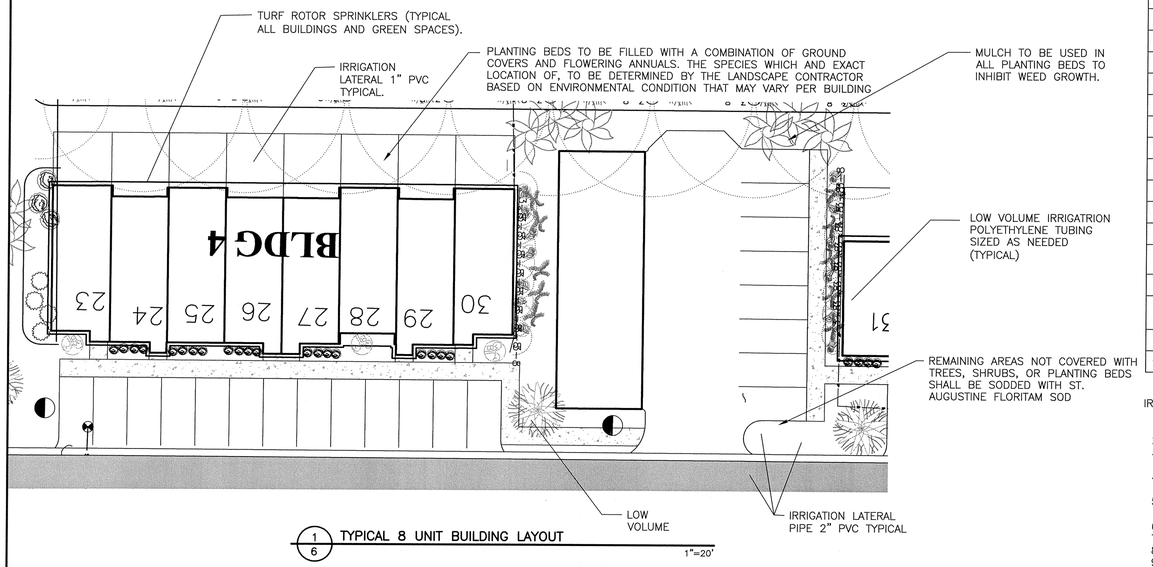
W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

LANDSCAPE AND IRRIGATION PLAN
NORTH EAST AREA

DESIGN ENGINEER
CERTIFIED PROFESSIONAL DESIGNER #0069 exp. 2015
JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	1"=40'

SHEET 5 OF 11
14-173A



1/6 TYPICAL 8 UNIT BUILDING LAYOUT
1"=20'

NOTES.:
1. PLANTINGS SHOWN PER TYPICAL BUILDING LAYOUTS ARE MEANT TO BE USED AS A PLANTING GUIDE. LOCATION AND SPECIES MAY VARIES DEPENDENT UPON SPECIFIC ENVIRONMENTAL CONDITIONS OF EACH BUILDING.

IRRIGATION LEGEND

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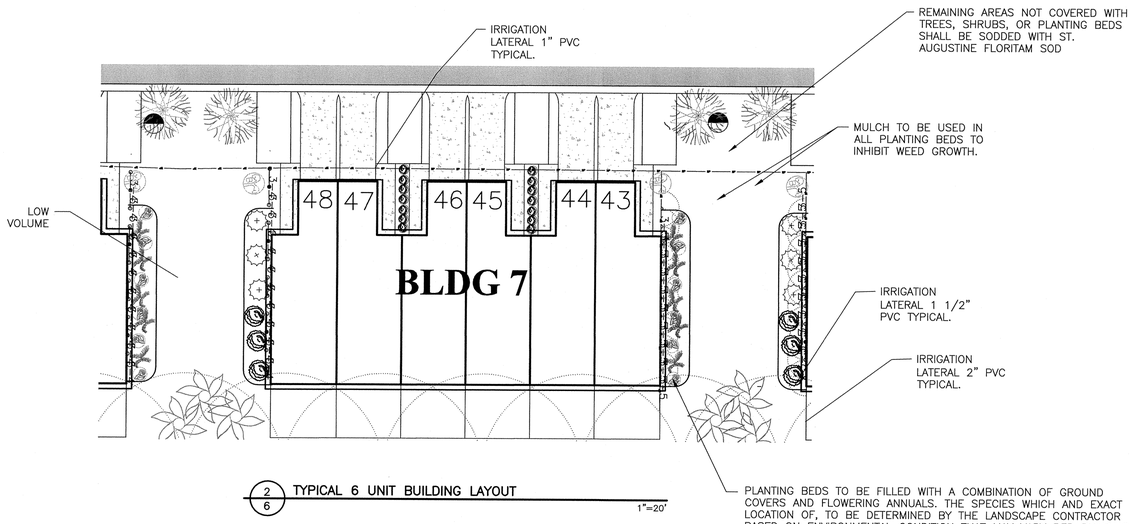
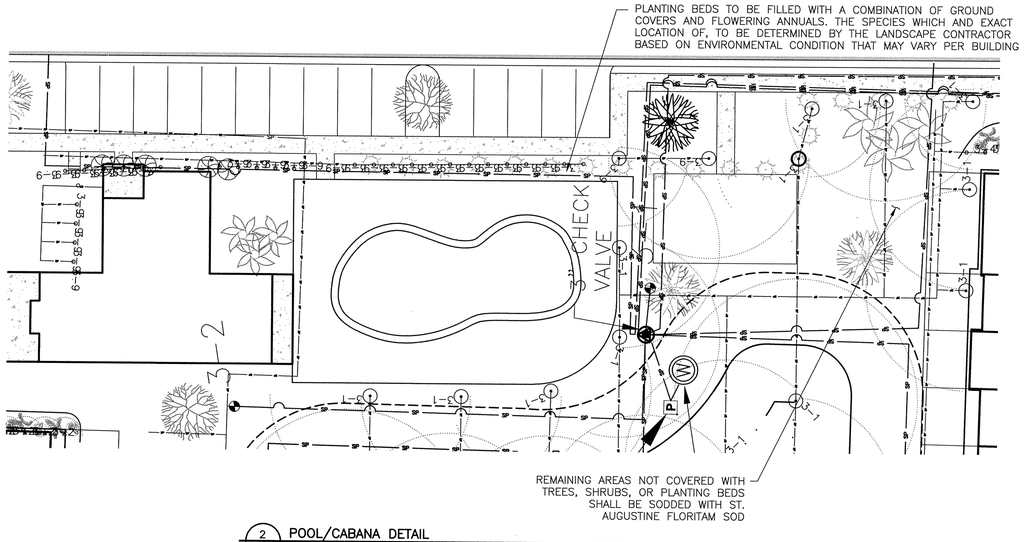


2/6 TYPICAL 6 UNIT BUILDING LAYOUT
1"=20'



2/6 POOL/CABANA DETAIL
1"=20'

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

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△	REVISIONS	DATE	BY
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

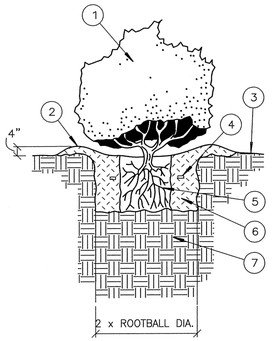
W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

TYPICAL BUILDING LAYOUT

JEFFREY W. SMITH, FCLD # 00069
DATE: JUL 27 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	AS NOTED

SHEET 6 OF 11
14-173A

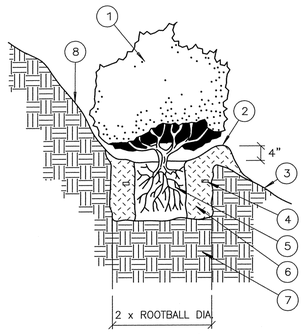


LEGEND

1. SHRUB OR VINE PER PLAN
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS
   1 GAL = 3, 5 GAL = 6, 15 GAL = 9
5. ROOTBALL (SET CROWN +/– ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL

1/7 SHRUB PLANTING

N.T.S.



LEGEND

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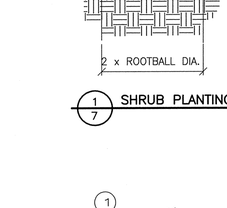
2. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
3. FINISH GRADE
4. 7 GRAM PLANT TABLETS
   1 GAL = 3, 5 GAL = 6
   15 GAL = 9, 24 GAL = 12
5. ROOTBALL (SET CROWN +/– ABOVE FINISH GRADE)
6. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
7. UNDISTURBED NATIVE SOIL
8. CUT INTO SLOPE TO CREATE LEVEL BASIN

2/7 SHRUB PLANTING – SLOPE

N.T.S.



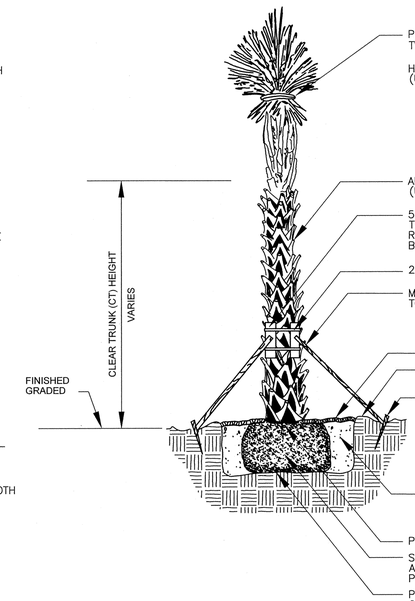
LEGEND

1. TREE CANOPY PER PLAN
2. ROOTBALL (DO NOT PENETRATE WITH STAKES)
3. (6) TREE TIES PER PLANTING SPECS/NOTES – 3 @ EACH HEIGHT LEVEL PER TREE PLANTING DETAIL
4. (3) 2" DIA. x 10' LONG LODGE POLE STAKES

NOTE: REFER TO TREE PLANTING DETAIL FOR PLANTING AND MATERIAL SPECIFICATIONS

5/7 TREE TRIPLE STAKE

N.T.S.



PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6–8 FRONDS)

HURRICANE CUT PALM TREES ARE ACCEPTABLE (UNLESS OTHERWISE NOTED)

ALL PALMS TO BE BOOTED (UNLESS OTHERWISE NOTED)

5 – 2"x4"x18" WOOD BATTENS. DO NOT NAIL BATTENS TO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING

2 STEEL BANDS

MINIMUM 3 – 2"x4" WOOD BRACES SHALL BE TOENAILED TO WOOD BATTENS

MULCH

FORM SAUCER WITH 4"–6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE

2"x4"x24" WOOD STAKE REMAINING ABOVE GRADE

BACKFILL AROUND ROOTBALL AS SPECIFIED

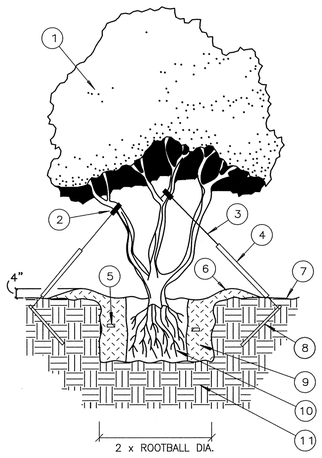
PLANT ROOTBALL 2"– BELOW FINISHED GRADE

SIZE OF ROOTBALL WILL BE IN PROPORTION TO SIZE AND TYPE OF PALM IN RELATION TO SOUND NURSERY PRATICE

PLACE ROOTBALL AT BOTTOM OF PLANTING PIT ON UNDISTURBED SUBGRADE

3/7 PALM TREE PLANTING

N.T.S.

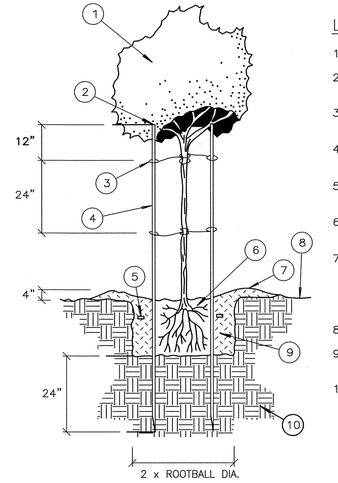


LEGEND

1. TREE PER PLAN
2. 1/2" DIA. BLACK RUBBER HOSE WHERE WIRE CONNECTS TO TREE
3. GALVANIZED WIRE (NO SPLICES)
   3 GUY SETS MINIMUM PER TREE
   12 GA. WIRE MINIMUM FOR 24"–36" BOX
   10 GA. WIRE MINIMUM FOR 42" + BOX
4. 1/2" DIA. x 36" LONG WHITE PVC SLEEVE 1 PER GUY WIRE
5. 7 GRAM PLANT TABLETS
   24" BOX = 12, 30" BOX = 15
   36" BOX = 18, 42" BOX = 21
   48" BOX = 24, 54" BOX = 27
   60" BOX = 30, 72" BOX = 33
6. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO HYDROSEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
7. FINISH GRADE
8. ANCHOR STAKES (2x2x30" REDWOOD OR 1" DIA. x 30" GALVANIZED PIPE)
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. ROOTBALL (SET CROWN +/– ABOVE FINISH GRADE
11. UNDISTURBED NATIVE SOIL

4/7 TREE GUYING

N.T.S.

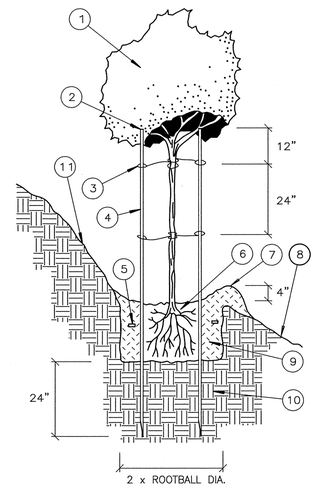


LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS
   5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/– ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL

6/7 TREE PLANTING

N.T.S.



LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS
   5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/– ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. CUT INTO SLOPE TO CREATE A LEVEL BASIN

7/7 TREE PLANTING – SLOPE

N.T.S.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1 (800) 432-4770
SUNSHINE STATE ONE CALL OF FLORIDA

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MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

LANDSCAPE INSTALLATION DETAILS

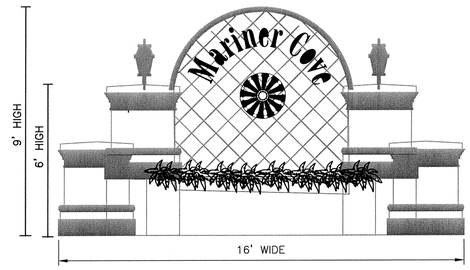
STATE OF FLORIDA
REGISTERED
CERTIFIED PROFESSIONAL
DESIGNER #0069 exp. 2015

JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

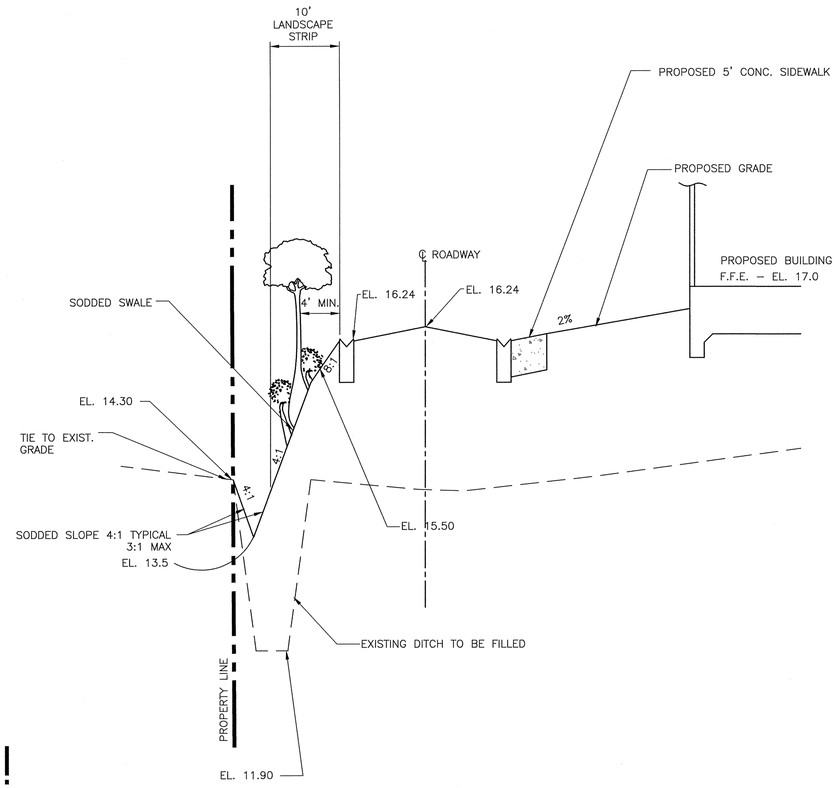
MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	N.T.S.

SHEET 7 OF 11

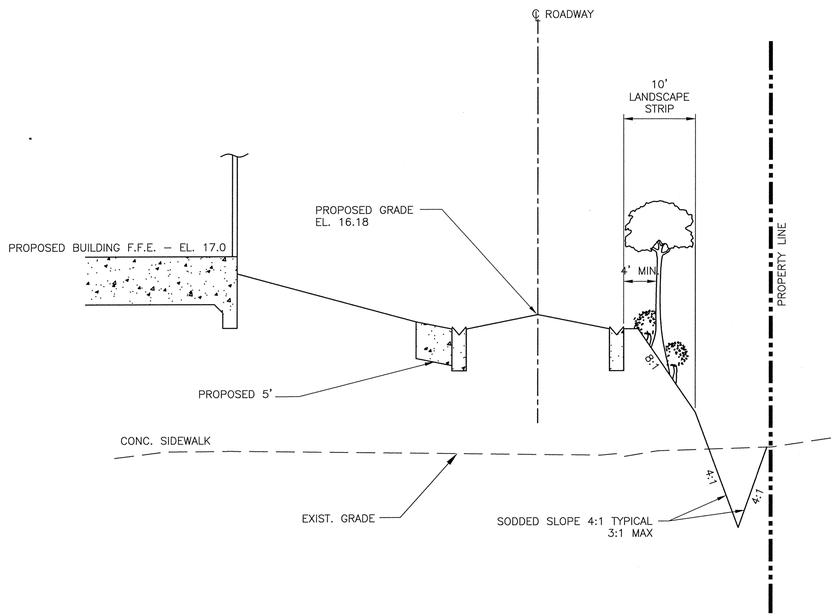
14-173A



1/8 PROPOSED SIGN
N.T.S.



3/8 SECTION A–A
N.T.S.



2/8 SECTION G–G
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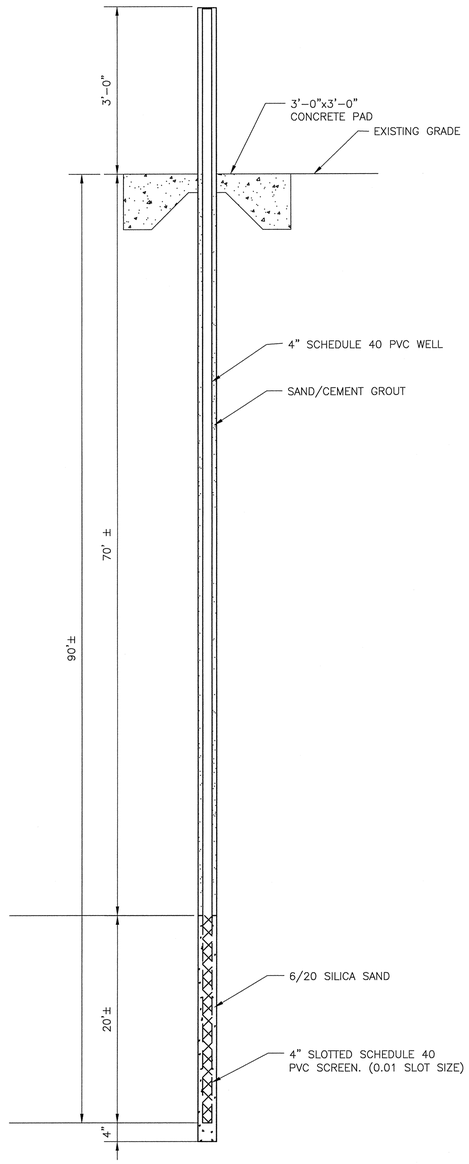

4/8 TYPICAL IRRIGATION WELL DETAIL
N.T.S.

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MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
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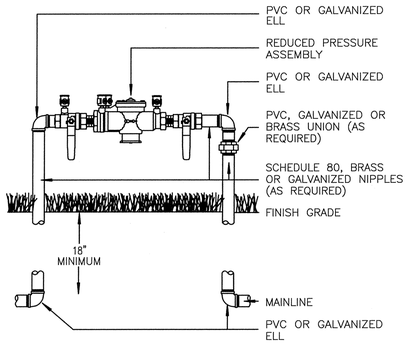
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

LANDSCAPE AND IRRIGATION DETAILS

DESIGN ENGINEER
CERTIFIED PROFESSIONAL DESIGNER #00069
JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

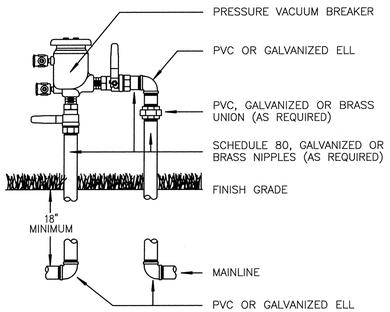
MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	N.T.S.

SHEET 8 OF 11
14-173A



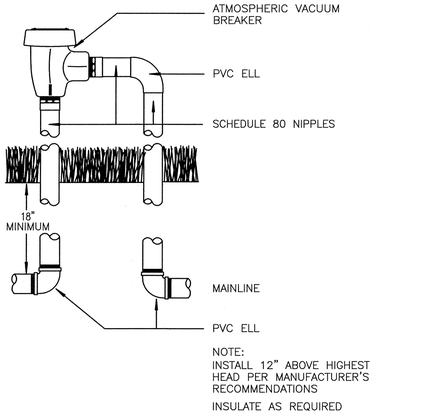
1/3 REDUCED PRESSURE ASSEMBLY

N.T.S.



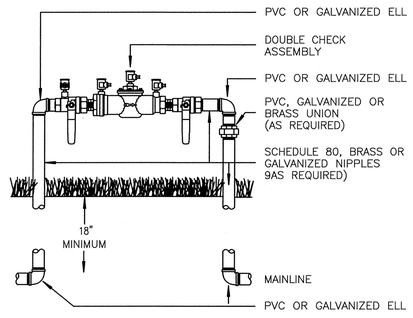
2/3 PRESSURE VACUUM BREAKER

N.T.S.



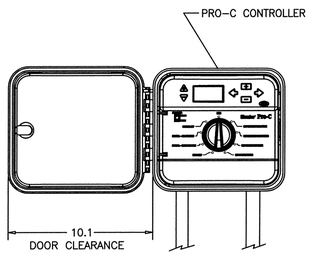
4/3 ATMOSPHERIC VACUUM BREAKER

N.T.S.



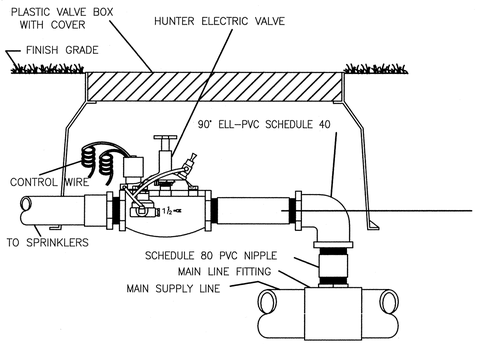
5/3 DOUBLE CHECK ASSEMBLY

N.T.S.



3/3 Hunter PS-00 SPRAY HEAD WITH HCV INSTALLATION DETAIL

N.T.S.



6/3 Hunter HBV PRES.REGU. IN VAL.-BOX INSTALLATION DETAIL

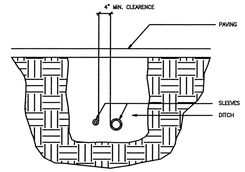
N.T.S.

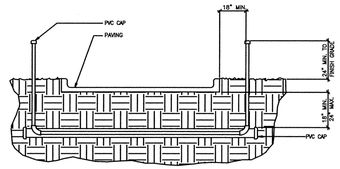
NOTES:

1. SUPPLY LINES 4 IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. A MINIMUM OF 6" OF CONCRETE SHALL BE POURED ON VIRGIN OR COMPACTED SOIL BENEATH EACH INSTALLATION.

7/3 CONCRETE THRUST BLOCKS

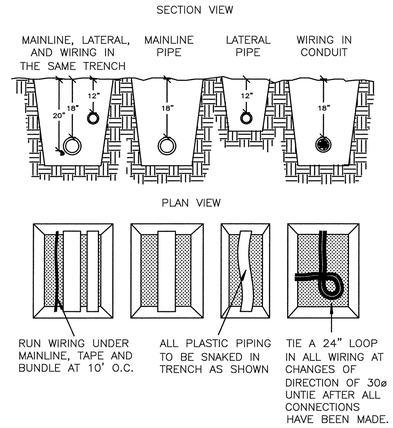
N.T.S.





8/3 IRRIGATION SLEEVING

N.T.S.



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

9/3 PIPE & WIRE TRENCHING

N.T.S.

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CALL TOLL FREE
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MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

IRRIGATION INSTALLATION DETAILS

ENGLA
DIVISION ENGINEER
REGISTERED PROFESSIONAL
DESIGNER #0069 exp.2015

JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	N.T.S.

SHEET 9 OF 11

14-173A

GENERAL LANDSCAPE 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 ORDINANCE (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 THRU 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 (2-1/2) INCHES AT A POINT FOUR AND ONE-HALF (4-1/2) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF 10').
(B) TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN ST. LUCIE 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). 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 50% OF REQUIREMENT SHALL BE TREES.
(C) FIFTY (50%) PERCENT 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) 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 OF FORT PIERCE 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 (36) 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 ST. LUCIE 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.

(2) LANDSCAPED AREAS. EACH SEPARATE LANDSCAPED AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS AS APPROVED BY THE DEPARTMENT, OR ONE OR MORE HEDGES, AND GROUND COVER. SO AS TO SUPPORT LONG TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH FIFTY (50) PERCENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS. THE PLANTING SOIL MEETING REQUIREMENTS OF THIS SUBSECTION SHALL EXTEND TO AN APPROPRIATE DEPTH SO AS TO ELIMINATE ANY HINDRANCE TO PLANTING OPERATIONS OR DETRIMENT TO GOOD PLANT GROWTH. COMPLIANCE WITH THESE SOIL REQUIREMENTS SHALL BE VERIFIED AS PART OF THE FINAL INSPECTION.

(3) LANDSCAPING DESIGN STANDARDS. FOR COMMERCIAL, PROFESSIONAL, MULTI-FAMILY, INDUSTRIAL AND INSTITUTIONAL STRUCTURES, THESE DESIGN STANDARDS ARE IN ADDITION TO, AND NOT IN PLACE OF, OTHER REQUIREMENTS IMPOSED BY THIS ARTICLE.

(4) LANDSCAPE STRIPS. BETWEEN STREET RIGHTS-OF-WAY AND VEHICULAR USE, BUILDING AND RETENTION/DETENTION AREAS, THERE SHALL BE A LANDSCAPED STRIP OF LAND, EXCEPT WHERE DRIVEWAYS ARE LOCATED, MEETING THESE REQUIREMENTS:
A. THE STRIP SHALL BE AT LEAST SIX (6) FEET WIDE FOR LOTS UNDER TEN THOUSAND (10,000) SQUARE FEET IN SIZE AND AT LEAST TEN (10) FEET WIDE FOR LOTS TEN THOUSAND (10,000) SQUARE FEET OR LARGER;
B. THE LANDSCAPE STRIP SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH THREE HUNDRED (300) SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE COMPLETELY COVERED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT AND SHALL ADDITIONALLY CONTAIN A SCREEN OF LANDSCAPING WHICH SHALL BE INSTALLED AND MAINTAINED SO AS TO FORM A THIRTY-SIX (36) INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER THE LANDSCAPING TAKES PLACE, EXCEPT IN CLEAR VISION AREAS REQUIRED IN SECTION 22-53.

(5) OTHER PROPERTY. ALL PROPERTY, OTHER THAN THE REQUIRED LANDSCAPE STRIP, LOCATED BETWEEN STREET RIGHT -OF-WAY AND BUILDINGS, SHALL BE COMPLETELY COVERED WITH GRASS OR OTHER GROUND COVER EXCEPT TO THE EXTENT THERE ARE PERMITTED, IMPERVIOUS SURFACE STRUCTURE SUCH AS SIDEWALKS, PLAZAS AND DRIVEWAYS.

(6) VEHICULAR USE. BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY. LANDSCAPE STANDARDS FOR THESE AREAS ARE AS FOLLOWS:
A. WHERE A VEHICULAR USE AREA DOES NOT ABUT A STREET RIGHT-OF-WAY BUT ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST TEN (10) FEET WIDE. WHEN A PROPERTY LINE ABUTS A BUILDING, ANOTHER STRUCTURE, A JOINT DRIVEWAY OR JOINT PARKING AREA, SUCH LANDSCAPED STRIP SHALL NOT BE REQUIRED.
B. THE LANDSCAPING STRIP REQUIRED BY THE IMMEDIATELY FOREGOING SUBSECTION SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH TWO HUNDRED (200) SQUARE FEET OF THE REQUIRED LANDSCAPE AREA. THE REMAINDER OF THE REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT. WHEN THE AREA TO BE SCREENED ABUTS RESIDENTIALLY ZONED PROPERTY, A SITE-OBSCURING FENCE OR PLANTED MATERIAL WHICH IS NOT LESS THAN SIX (6) FEET IN HEIGHT SHALL BE INCLUDED. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THREE-FOOT OR HIGHER CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER PLANTING. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN ST. LUCIE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

(7) INTERIOR VEHICULAR USE AREAS. THE FOLLOWING ARE STANDARDS RELATING TO LANDSCAPING OF INTERIOR VEHICULAR USE AREAS:
A. LOTS WITH VEHICULAR USE AREAS THAT ARE FOUR THOUSAND (4000) OR MORE SQUARE FEET IN SIZE SHALL HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH FIFTEEN (15) SQUARE FEET OF VEHICULAR USE AREA, EXCEPT THAT AREAS IN AN I-1 OR I-2 ZONE SHALL ONLY BE REQUIRED TO HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH THIRTY (30) SQUARE FEET OF VEHICULAR USE AREA. EACH SEPARATE LANDSCAPED AREA SHALL BE CURBED AND CONTAIN A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF AREA AND SHALL BE AT LEAST TEN (10) FEET WIDE AND TEN (10) FEET DEEP EXCLUSIVE OF CURBING IN ALL LOCATIONS. PROGRESSIVE URBAN PARKING AREA DESIGNS MAY BE USED TO PROVIDE ADEQUATE SPACE FOR MULTIPLE TREE PLANTINGS AND ALLOW FOR PROPER TREE ROOT DEVELOPMENT SO SHADE TREES CAN GROW AND DEVELOP LARGE CANOPIES TO REDUCE PARKING LOT HEAT ISLANDS.
B. INTERIOR LANDSCAPING SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH ONE HUNDRED (100) SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT. SUCH LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVING AND AT STRATEGIC POINTS TO GUIDE TRAFFIC FLOW AND DIRECTION.
C. WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED BY THE FOLLOWING AMOUNT FOR PRESERVING EXISTING TREES, PROVIDED THAT THE TOTAL AMOUNT OF THE INTERIOR LANDSCAPED AREA IS NOT REDUCED BY MORE THAN FIFTY (50) PERCENT. DIAMETER OF TREE REDUCTION IN INTERIOR 4.5 FEET ABOVE GROUND LEVEL LANDSCAPED AREAS OVER 12" 500 SQUARE FEET 6" TO 12" 400 SQUARE FEET UNDER 6" BUT OVER 3" 100 SQUARE FEET THESE REDUCTIONS IN THE INTERIOR LANDSCAPED AREAS SHALL ONLY APPLY WHERE THE PRESERVED TREE IS IN A PLANTING AREA WHICH HAS DIMENSIONS NOT LESS THAN THE RADIUS OF THE CROWN SPREAD MEASURED FROM THE TRUNK CENTER AND WHERE NO GRADE CHANGES WITHIN THE LANDSCAPED AREA MAY BE ANTICIPATED.

(8) LANDS ADJACENT TO STREET RIGHT-OF-WAY. LANDS IMMEDIATELY ADJACENT TO STREET RIGHT-OF-WAY SHALL MEET THE FOLLOWING REQUIREMENTS: A. TREES WILL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY IN A MANNER DIRECTED BY THE DEPARTMENT SO AS TO ASSURE SHADING FOR SIDEWALKS AND TO CONTRIBUTE TO THE STREETSCAPE DESIGN OF THE ROADWAY; B. PALMS, TREES AND SHRUBS MAY BE REQUIRED FOR DRIVEWAY ENTRANCES OR OTHER KEY POINTS OF INTEREST AS DETERMINED BY THE DEPARTMENT TO THE EXTENT THAT SUCH PLANTINGS DO NOT EXCEED REQUIREMENTS SET FOR CLEAR VISION AREAS AS SPECIFIED BY SECTION 22-53.

(9) RETENTION/DETENTION AREAS. ALL RETENTION/DETENTION AREAS SHALL BE LOCATED AT THE REAR OF THE PROPERTY AWAY FROM PUBLIC ROADWAYS AND SHALL BE LANDSCAPED WITH AT LEAST A THIRTY-SIX 36) INCH HEDGE AROUND THE PERIMETER SO AS TO SCREEN SUCH AREAS FROM VIEW OF VEHICLES USING THE PUBLIC ROADWAYS.

(10) OTHER AREAS. WHEN AN AREA OTHER THAN A VEHICULAR USE AND RETENTION/DETENTION AREA OF A DEVELOPED LOT IN A C-1, C-2, C-3, C-4, C-5, I-1, OR I-2 ZONE ABUTS A LOT IN AN E-1, R-1, R-2, R-3, R-4, R-5, OS-1, OR OS-2, SUCH AREA IN A COMMERCIAL OR INDUSTRIAL ZONE SHALL HAVE A SITE OBSCURING FENCE OR PLANTED MATERIAL SO AS TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN SUCH AREAS AND THE LOT IN THE RESIDENTIAL OR OPEN SPACE ZONE. SUCH FENCE WILL BE CONSTRUCTED FROM WOOD, STONE, BRICK OR OTHER SUITABLE MATERIAL AND BE A MINIMUM OF SIX (6) FEET HIGH. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY SIX (36) INCH OR HIGHER CONTINUOUS, UNBROKEN SOLID SCREEN. THERE SHALL BE AT LEAST ONE (1) SHRUB, BUSH OR VINE PLANTED ALONG THE FENCE FOR EACH TEN (10) FEET OF FENCE FOR THE PURPOSE OF BEAUTIFYING THE FENCE. SLATS SHALL NOT BE PUT INTO CHAIN-LINK FENCE TO OBSCURE THE VIEW. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN ST. LUCIE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX (6) FEET OR MORE.

(11) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTI-FAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX-FOOT HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.

(11) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTI-FAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX-FOOT HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.

(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 10 % 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 (1) 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.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1 (800) 432-4770 SUNSHINE STATE ONE CALL OF FLORIDA

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MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
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PHONE (772)770-1093
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LANDSCAPE SPECIFICATIONS

STATE OF FLORIDA JEFFREY M. SMITH 00069 REGISTERED PROFESSIONAL ENGINEER CERTIFIED PROFESSIONAL DESIGNER #0069 EXP. 2016

JEFFREY M. SMITH, FCLD # 00069
DATE: JUL 2 7 2015

MARINER COVE	
DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	5-22-15
SCALE	N.T.S.

SHEET 10 OF 11

14-173A

IRRIGATION SPECIFICATIONS

GENERAL PIPE AND FININGS

PIPE BEARING RECLAIMED WATER SHALL BE PURPLE COLORED OR IDENTIFIED BY OTHER ACCEPTED METHOD AS DESCRIBED IN S62-610FAC TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER.

PVC PIPE AND FITTINGS

A. PVC PIPE SHOULD COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D-1785-99, ASTM, D-2241-00, AWWA C-900-97, OR AWWA C-905-97. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26.
B. ALL SOLVENT-WELD PVC FITTINGS SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D-2466-01.
C. THREADED PVC PIPEFITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D-2464-99.
D. PVC GASKETED FITTINGS SHALL CONFORM TO ASTM D-3139-98. GASKETS SHALL CONFORM TO ASTM F-477-99.
E. PVC FLEXIBLE PIPE SHOULD BE PRESSURE RATED WITH STANDARD OUTSIDE DIAMETERS COMPATIBLE WITH PVC IPS SOLVENT-WELD FITTINGS.
F. PVC CEMENT SHOULD MEET ASTM D-2564-96A. PVC CLEANER SHOULD MEET ASTM F-656-96A .

DUCTILE IRON PIPE AND FITTINGS

A. GASKET FITTINGS FOR IRON PIPE SHOULD BE OF MATERIALS AND TYPE COMPATIBLE WITH THE PIPING MATERIAL BEING USED.

STEEL PIPE AND FITTINGS

A. ALL STEEL PIPE SHALL BE RATED SCHEDULE 40 OR GREATER AND BE HOT-DIPPED GALVANIZED OR BLACK IN ACCORDANCE WITH ASTM A-53-01.
B. THREADED FITTINGS FOR STEEL PIPE SHOULD BE SCHEDULE 40 MALLEABLE IRON.

POLYETHYLENE PIPE

A. SWING JOINTS SHALL BE THICK-WALLED WITH A MINIMUM PRESSURE RATING OF 75 PSI IN ACCORDANCE WITH ASTM D-2239-99.
B. LOW PRESSURE POLYETHYLENE PIPE FOR MICRO IRRIGATION SYSTEMS SHALL CONFORM TO ASAE S435.
C. USE FITTINGS MANUFACTURED SPECIFICALLY FOR THE TYPE AND DIMENSIONS OF POLYETHYLENE PIPE USED.

SPRINKLERS, SPRAY HEADS AND EMITTERS

A. SELECT UNITS AND NOZZLES IN ACCORDANCE WITH THE SIZE OF THE AREA AND THE TYPE OF PLANT MATERIAL BEING IRRIGATED.
B. USE EQUIPMENT THAT IS PROTECTED FROM CONTAMINATION AND DAMAGE BY USE OF SEALS, SCREENS, AND SPRINGS WHERE SITE CONDITIONS PRESENT A POTENTIAL FOR DAMAGE.
C. SUPPORT RISER-MOUNTED SPRINKLERS TO MINIMIZE MOVEMENT OF THE RISER RESULTING FROM THE ACTION OF THE SPRINKLER.
D. SWING JOINTS SHALL BE CONSTRUCTED TO PROVIDE A FLEXIBLE, LEAK-FREE CONNECTION BETWEEN THE SPRINKLER AND LATERAL PIPELINE TO ALLOW MOVEMENT IN ANY DIRECTION AND TO PREVENT EQUIPMENT DAMAGE.
E. SPRINKLERS AND EMITTERS USED WITH RECLAIMED WATER SHALL BE COLORED PURPLE OR IDENTIFIED BY OTHER ACCEPTED MEANS AS DESCRIBED IN S62-610FAC TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER.

VALVES

A. VALVES MUST HAVE A MAXIMUM WORKING PRESSURE RATING EQUAL TO OR GREATER THAN THE MAXIMUM PRESSURE OF THE SYSTEM, BUT NOT LESS THAN 125 PSI. THIS REQUIREMENT MAY BE WAIVED FOR LOW MAINLINE PRESSURE SYSTEMS (30 PSI OR LESS).
B. USE VALVES THAT ARE CONSTRUCTED OF MATERIALS DESIGNED FOR USE WITH THE WATER AND SOIL CONDITIONS OF THE INSTALLATION.
C. USE VALVES THAT ARE DESIGNED TO BE PROTECTED FROM DEBRIS BUILDUP IN THE CONTROL PASSAGES IF THERE IS A POTENTIAL FOR SUCH CONTAMINATION FROM THE WATER SUPPLY.
D. USE VALVES THAT ARE CONSTRUCTED FROM MATERIALS THAT WILL NOT BE DETERIORATED BY CHEMICALS INJECTED INTO THE SYSTEM.
E. VALVES USED WITH RECLAIMED WATER SHALL BE COLORED PURPLE OR IDENTIFIED BY OTHER ACCEPTED MEANS AS DESCRIBED IN S62-610FAC TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER.

VALVE BOXES

A. USE VALVE BOXES THAT ARE CONSTRUCTED TO WITHSTAND TRAFFIC LOADS COMMON TO THE AREA IN WHICH THEY ARE INSTALLED. THEY SHOULD BE SIZED TO ALLOW MANUAL OPERATION OF THE ENCLOSED VALVES WITHOUT EXCAVATION.
B. EACH VALVE BOX SHOULD BE PERMANENTLY LABELED TO IDENTIFY ITS CONTENTS.
C. VALVE BOXES USED WITH RECLAIMED WATER SHALL BE PURPLE OR IDENTIFIED BY OTHER ACCEPTED MEANS **AS DESCRIBED IN S62-61 OFAC TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER.**

LOW VOLTAGE WIRING

A. ALL LOW VOLTAGE WIRE, WHICH IS DIRECTLY BURIED, MUST BE LABELED FOR DIRECT BURIAL. WIRE NOT LABELED FOR DIRECT BURIAL MUST BE INSTALLED IN WATERTIGHT CONDUITS, AND BE UL LISTED TWN OR THHN TYPE WIRE AS DESCRIBED IN THE NEC.
B. CONNECTIONS ARE TO BE MADE USING UL APPROVED DEVICES SPECIFICALLY DESIGNED FOR DIRECT BURIAL.

IRRIGATION CONTROLLERS

A. ALL IRRIGATION CONTROLLERS SHALL BE UL LISTED, CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE, AND PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.THE CONTROLLER HOUSING OR ENCLOSURE SHALL PROTECT THE CONTROLLER FROM THE HAZARDS OF THE ENVIRONMENT IN WHICH IT IS INSTALLED.
C. USE CONTROLLERS THAT ARE PROGRAMMABLE FOR VARYING IRRIGATION DURATIONS THAT ARE CONSISTENT WITH THE WATER TO BE APPLIED IN EACH ZONE.
D. EQUIP COMMERCIAL INSTALLATIONS USING SOLID-STATE CONTROLS WITH SURGE SUPPRESSORS ON THE PRIMARY AND SECONDARY WIRING.

PUMPS AND WELLS

A. IRRIGATION PUMP ELECTRICAL CONTROL SYSTEMS MUST CONFORM TO NEC AND LOCAL BUILDING CODES.
B. THE PUMPING SYSTEM SHALL BE PROTECTED FROM THE HAZARDS OF THE ENVIRONMENT IN WHICH IT IS INSTALLED.
C. USE ELECTRIC MOTORS WITH A NOMINAL HORSEPOWER RATING GREATER THAN THE MAXIMUM HORSEPOWER REQUIREMENT OF THE PUMP DURING NORMAL OPERATION. MOTOR SHOULD HAVE A SERVICE FACTOR OF AT LEAST 1.15.
D. THE WELL SHALL BE CONSTRUCTED FOLLOWING LOCAL WATER MANAGEMENT DISTRICT REGULATIONS TO PROTECT THE AQUIFER FROM CONTAMINATION.
E. CASINGS FOR DRILLED WELLS MAY BE STEEL, REINFORCED PLASTIC MORTAR, PLASTIC, OR FIBERGLASS PIPE. ONLY STEEL PIPE CASINGS SHALL BE USED IN DRIVEN WELLS. STEEL PIPE MUST HAVE A WALL THICKNESS EQUAL TO OR GREATER THAN SCHEDULE 40. SEE NRCS CODE FL-642. STEEL CASINGS SHALL BE EQUAL TO OR EXCEED REQUIREMENTS OF ASTM A-589-96.

CHEMICAL INJECTION EQUIPMENT

A. CHEMICAL INJECTION EQUIPMENT MUST BE CONSTRUCTED OF MATERIALS CAPABLE OF WITHSTANDING THE POTENTIAL CORROSIVE EFFECTS OF THE CHEMICALS BEING USED. EQUIPMENT SHALL BE USED ONLY FOR THOSE CHEMICALS FOR WHICH IT WAS INTENDED AS STATED BY THE INJECTION EQUIPMENT MANUFACTURER.

BACKFLOW PREVENTION

A. AIR GAP SEPARATION: THIS METHOD CONSISTS OF A PHYSICAL SEPARATION BETWEEN THE WATER SUPPLY AND THE IRRIGATION SYSTEM, SO THAT THERE IS NO POSSIBILITY OF THE DISCHARGED WATER FLOWING BACK TO THE WATER SUPPLY. THE AIR GAP SEPARATION MUST BE A MINIMUM OF TWICE THE DIAMETER OF THE DISCHARGE PIPE OR 1-INCH, WHICHEVER IS LARGER. REFER TO LOCAL PLUMBING CODES FOR NON-STANDARD AIR GAP INSTALLATIONS.
B. BACKFLOW PREVENTION ASSEMBLIES:
1. AN ATMOSPHERIC VACUUM BREAKER CONSISTS OF AN AIR INLET PORT AND A FLOAT TYPE CHECK VALVE. THIS DEVICE MUST MEET ASSE STANDARD 1001.
2. A PRESSURE VACUUM BREAKER CONSISTS OF AN AIR INLET PORT, ONE POSITIVE SEATING CHECK VALVE AND AN INTERNALLY FORCE LOADED DISC FLOAT ASSEMBLY DOWNSTREAM OF THE CHECK VALVE, INSTALLED AS A UNIT BETWEEN TWO RESILIENT SEATED SHUTOFF VALVES AND FITTED WITH PROPERLY LOCATED TEST COCKS. THIS DEVICE MUST MEET ASSE STANDARD #1020 AND BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.
3. A DUAL CHECK CONSISTS OF INDEPENDENTLY ACTING, SPRING-LOADED CHECK VALVES IN A CORROSION RESISTANT MATERIAL. DUAL CHECKS USUALLY HAVE TO BE REMOVED FOR TESTING. THEY ARE NOT RECOMMENDED FOR HIGH HAZARD CONDITIONS. THIS DEVICE MUST MEET ASSE STANDARD #1024 AND BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.
4. A DOUBLE CHECK VALVE ASSEMBLY CONSISTS OF TWO POSITIVE-SEATING CHECK VALVES INSTALLED AS A UNIT BETWEEN TWO RESILIENT-SEATED SHUTOFF VALVES AND FITTED WITH PROPERLY LOCATED TEST COCKS. THIS DEVICE MUST MEET ASSE #1015 AND BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.
5. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTED CONSISTS OF TWO POSITIVE-SEATING CHECK VALVES AND AN AUTOMATICALLY-OPERATING PRESSURE DIFFERENTIAL RELIEF VALVE INTEGRALLY LOCATED BETWEEN THE TWO CHECK VALVES, INSTALLED AS A UNIT BETWEEN TWO TIGHTLY CLOSING, RESILIENT-SEATED SHUTOFF VALVES AND FITTED WITH PROPERLY LOCATED TEST COCKS. THIS DEVICE MUST MEET ASSE STANDARD #1013 AND BE APPROVED BY THE FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA.

FILTERS AND STRAINERS

A. USE FILTRATION EQUIPMENT AND STRAINERS CONSTRUCTED OF MATERIALS RESISTANT TO THE POTENTIAL CORROSIVE AND EROSIVE EFFECTS OF THE WATER, AND SIZED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
B. USE THE EQUIPMENT THAT IS CONSTRUCTED OF MATERIALS CAPABLE OF WITHSTANDING THE POTENTIAL MECHANICAL DAMAGE CAUSED BY CONTAMINANTS (FOR EXAMPLE, SAND) IN THE WATER.
C. THE FILTER ELEMENT, STRAINER, OR FILTRATION MEDIA MUST BE SIZED TO PREVENT THE PASSAGE OF FOREIGN MATERIAL IN SIZES OR QUANTITIES WHICH WOULD OBSTRUCT THE SPRINKLER/EMITTER OUTLETS, TYPICALLY 1/4 THE DIAMETER OF THE SMALLEST OUTLET OR THE MESH SIZE RECOMMENDED BY THE EMITTER MANUFACTURER.

RAINFALL SHUTOFF DEVICE

A. RAINFALL SHUT OFF DEVICES SHALL BE CAPABLE OF BEING INCREMENTALLY ADJUSTED TO ACTIVATE AT A RANGE OF RAINFALL AMOUNTS.

INSTALLATION

PRE-LNSTALLATION

A. VERIFY LOCATION OF EXISTING UTILITIES WITH MUNICIPAL AND PRIVATE UTILITIES AND WITH THE PROPERTY OWNER.
B. OBTAIN ALL NECESSARY PERMITS AND LICENSES.
C. INSPECT THE SITE FOR EXISTING CONDITIONS THAT WILL AFFECT THE IRRIGATION SYSTEM DESIGN OR INSTALLATION, AND DEVELOP A PLAN TO MINIMIZE DISTURBANCE OF EXISTING AND/OR PROPOSED STRUCTURES AND LANDSCAPE.

4.02 INSTALLATION OF BACKFLOW PREVENTION ASSEMBLIES

A. FLUSH AIL LINES BEFORE INSTALLING BACKFLOW PREVENTION ASSEMBLIES.
B. PROVIDE PROTECTION OF BACKFLOW PREVENTION ASSEMBLIES IF THEY ARE INSTALLED IN A MANNER THAT SUBJECTS THEM TO ANNUAL DAMAGE BY FREEZING TEMPERATURES.
C. ISTALL WITH ROOM TO ALLOW FOR SERVICE AND TEST. DCA AND RPZ DEVICES MUST BE INSTALLED HORIZONTALLY UNLESS APPROVED FOR VERTICAL INSTALLATION BY A RECOGNIZED TESTING AUTHORITY.

4.03 PIPE INSTALLATION

A. FLAG THE LOCATION OF ALL SPRINKLERS, VALVES, CONTROLLERS, SOURCE OF WATER AND ELECTRICAL COMPONENTS IN THE FIELD PRIOR TO INSTALLATION.
B. CONDUCT ALL NECESSARY EXCAVATION FOR THE PROPER INSTALLATION OF PIPELINES AND ACCESSORIES. DEWATER, SHORE, AND BRACE AS NEEDED TO COMPLETELY INSTALL THE PIPE.
C. PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARDS SUCH AS VEHICULAR TRAFFIC. DEPTHS OF COVER SHALL CONFORM TO NRCS-FL- 430-DD, WATER CONVEYANCE, AS FOLLOWS:

1. VEHICLE TRAFFIC AREAS

PIPE SIZE (INCHES)	DEPTH OF COVER* (INCHES)
1/2" - 2"	18"
3"-5"	24"
6" AND LARGER	36"

2. NON-TRAFFIC AND NON-CULTIVATED AREAS

PIPE SIZE (INCHES)	DEPTH OF COVER* (INCHES)
1/2" -1/2"	6"
2"-3"	12"
6" AND LARGER	24"

D. MAKE ALL PIPE JOINTS AND CONNECTIONS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PERFORM ALL SOLVENT-WELD CONNECTIONS IN ACCORDANCE WITH ASTM D-2855.
E. THRUST BLOCKS MUST BE FORMED AGAINST A SOLID, HAND-EXCAVATED TRENCH WALL UNDAMAGED BY MECHANICAL EQUIPMENT. THEY SHALL BE CONSTRUCTED OF CONCRETE, AND THE SPACE BETWEEN THE PIPE AND TRENCH SHALL BE FILLED TO THE HEIGHT OF THE OUTSIDE DIAMETER OF THE PIPE.
F. AFTER INSTALLATION, BACKFILL AND COMPACT THE EXCAVATED SOIL TO MINIMIZE POST-CONSTRUCTION SETTLEMENT IN THE PIPE TRENCH.
G. NATIVE EXCAVATED MATERIAL MAY BE USED TO BACKFILL THE PIPE TRENCH. HOWEVER, THE INITIAL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1 -INCH IN DIAMETER. AT THE TIME OF PLACEMENT, THE MOISTURE CONTENT OF THE MATERIAL SHALL BE SUCH THAT THE REQUIRED DEGREE OF COMPACTION CAN BE OBTAINED WITH THE BACKFILL METHOD TO BE USED. THE INITIAL BACKFILL MATERIAL SHALL BE PLACED SO THAT THE PIPE WILL NOT BE DISPLACED, EXCESSIVELY DEFORMED, OR DAMAGED. THE INITIAL FILL SHALL BE COMPACTED FIRMLY AROUND AND ABOVE THE PIPE TO THE DENSITY SPECIFIED BY THE DESIGNER TO PROVIDE ADEQUATE LATERAL SUPPORT TO THE PIPE. IF THE WATER PACKING METHOD OF COMPACTION IS USED, FILL THE PIPELINE FIRST WITH WATER. THE INITIAL BACKFILL BEFORE WETTING SHALL BE OF SUFFICIENT DEPTH TO INSURE COMPLETE COVERAGE OF THE PIPE AFTER CONSOLIDATION. WATER PACKING IS ACCOMPLISHED BY ADDING ENOUGH WATER TO DICED LENGTHS OF THE TRENCH TO THOROUGHLY SATURATE THE INITIAL BACKFILL WITHOUT EXCESSIVE POOLING. AFTER THE BACKFILL IS SATURATED, THE PIPELINE SHALL REMAIN FULL OF WATER UNTIL AFTER THE FINAL BACKFILL IS MADE. THE WETTED FILL SHALL BE ALLOWED TO DRY UNTIL FIRM BEFORE BEGINNING THE FINAL BACKFILL.
H. THE TRENCH BOTTOM MUST BE UNIFORM, FREE OF DEBRIS, AND OF SUFFICIENT WIDTH TO PROPERLY PLACE PIPE AND SUPPORT IT OVER ITS ENTIRE LENGTH. BLOCKING OR MOUNDING SHALL NOT BE USED TO BRING THE PIPE TO FINAL GRADE.
I. ENDS OF PIPE SHALL BE CLOSED TO PREVENT ENTRY OF FOREIGN MATERIALS WHEN PIPE LAYING IS NOT IN PROGRESS.
J. PIPE SLEEVES MUST BE USED TO PROTECT PIPES OR WIRES INSTALLED UNDER PAVEMENT OR ROADWAYS. USE PIPE SLEEVES AT LEAST TWO PIPE SIZES LARGER THAN THE CARRIER PIPE OR TWICE THE DIAMETER OF THE WIRE BUNDLE TO BE PLACED UNDER THE PAVING OR ROADWAY, AND EXTENDING A MINIMUM OF 3 FEET BEYOND THE PAVED AREA OR AS REQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). USE SLEEVE PIPE WITH WALL THICKNESS AT LEAST EQUAL TO THE THICKNESS OF SCHEDULE 40 OR PR 160 PIPE, WHICHEVER IS THICKER.
PIPING UNDER PAVED TRAFFIC AREAS SHALL BE ENCASED IN FULL LENGTHS OF SLEEVING MATERIAL TO AVOID PLACEMENT OF JOINTS UNDER PAVEMENT IF POSSIBLE. USE THE SAME TECHNIQUES TO PLACE PIPE SLEEVES TO SERVE AS CONDUITS FOR AUTOMATIC CONTROL WIRES OR TUBING. SLEEVE MATERIAL MAY BE STEEL OR PLASTIC PIPE, SUITABLE TO SLIDE PIPE, WIRE OR TUBING THROUGH. PROPER BACKFILL AND COMPACTION PROCEDURES SHOULD BE FOLLOWED.
K. PIPES CONVEYING RECLAIMED WATER SHALL BE SEPARATED FROM OTHER PIPING OR UTILITY SERVICES BY 3 FEET HORIZONTAL DISTANCE AN 18 -INCH VERTICAL SEPARATION SHALL BE MAINTAINED WHERE RECLAIMED LINES CROSS OTHER PIPING OR UTILITY SERVICES.

CONTROL VALVE INSTALLATION

A. VALVE INSTALLATION SHALL ALLOW ENOUGH CLEARANCE FOR PROPER OPERATION AND MAINTENANCE. WHERE VALVES ARE INSTALLED UNDERGROUND, THEY SHALL BE PROVIDED WITH A VALVE BOX WITH COVER EXTENDING FROM GRADE TO THE BODY OF THE VALVE. THE TOP OF THE VALVE BODY SHOULD HAVE A MINIMUM OF 6 INCHES OF COVER IN NON-TRAFFIC AND NON-CULTIVATED AREAS AND 18 INCHES OF COVER IN TRAFFIC AREAS.
B. AUTOMATIC CONTROL VALVES INSTALLED UNDERGROUND SHALL BE INSTALLED IN A VALVE BOX. IF AN AUTOMATIC VALVE IS INSTALLED UNDER EACH SPRINKLER, THEN THE VALVE BOX MAY BE OMITTED. VALVES MUST BE INSTALLED WITH ENOUGH CLEARANCE FOR OPERATION AND MAINTENANCE.
C. INSTALL VALVE BOXES SO THAT THEY DO NOT REST ON THE PIPE, THE BOX COVER DOES NOT CONFLICT WITH THE VALVE STEM OR INTERFERE WITH VALVE OPERATION AND SO THAT THE VALVE BOX LIDS ARE FLUSH WITH THE GROUND SURFACE.
D. INSTALL QUICK COUPLING VALVES ON SWING JOINTS OR FLEXIBLE PIPE WITH THE TOP OF THE VALVE AT GROUND LEVEL UNLESS INSTALLED IN A VALVE BOX.
E. VALVES BEARING RECLAIMED WATER SHALL BE PURPLE COLORED OR IDENTIFIED BY OTHER ACCEPTED METHOD AS DESCRIBED IN S62-610FAC TO DIFFERENTIATE RECLAIMED WATER FROM DOMESTIC OR OTHER WATER.

SPRINKLER INSTALLATION

A. ON FLAT LANDSCAPED AREAS, INSTALL SPRINKLERS PLUMB. IN AREAS WHERE THEY ARE INSTALLED ON SLOPES, SPRINKLERS MAY BE TILTED AS REQUIRED TO PREVENT EROSION.
B. SPRINKLERS SHOULD BE ADJUSTED TO AVOID UNNECESSARY DISCHARGE ON PAVEMENTS AND STRUCTURES.
C. PROVIDE A MINIMUM SEPARATION OF 4-INCHES BETWEEN SPRINKLERS AND PAVEMENT. PROVIDE A MINIMUM SEPARATION OF 12-INCHES BETWEEN SPRINKLERS AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
D. PIPING MUST BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER NOZZLES. SURFACE MOUNTED POP-UP HEADS SHALL BE INSTALLED ON SWING JOINTS, FLEXIBLE PIPE, OR POLYETHYLENE (PE) NIPPLES. ABOVE-GROUND (RISER MOUNTED) SPRINKLERS SHALL BE AT A MINIMUM MOUNTED ON SCHEDULE 40 PVC OR STEEL PIPE AND BE EFFECTIVELY STABILIZED.
E. MICRO-IRRIGATION DEVICES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC APPLICATION.

PUMP INSTALLATION

A. THE WELL SHALL BE DEVELOPED UNTIL IT STOPS PRODUCING DETRIMENTAL QUANTITIES OF SOLID PARTICLES AT A CONTINUOUS DISCHARGE RATE OF APPROXIMATELY 20% GREATER THAN THE ANTICIPATED NORMAL PRODUCTION RATE (SEE NRCS-FL-642) PRIOR TO SETTING THE PERMANENT PUMP.
B. SET PUMPS PLUMB AND SECURE TO A FIRM CONCRETE BASE. THERE SHOULD BE NO STRAIN OR DISTORTION ON THE PIPE AND FITTINGS. PIPE AND FITTINGS SHOULD BE SUPPORTED TO AVOID PLACING UNDUE STRAIN ON THE PUMP.
C. PUMPS MUST BE INSTALLED IN A MANNER TO AVOID LOSS OF PRIME. INSTALL SUCTION LINE TO PREVENT THE ACCUMULATION OF AIR POCKETS. ALL CONNECTIONS AND REDUCTIONS IN SUCTION PIPE SIZES SHOULD BE DESIGNED TO AVOID CAUSING AIR POCKETS AND CAVITATIONS.
D. PUMPS MUST BE LOCATED TO FACILITATE SERVICE AND EASE OF REMOVAL. APPROPRIATE FITTINGS SHOULD BE PROVIDED TO ALLOW THE PUMP TO READILY BE DISCONNECTED.
E. THE INSTALLER SHOULD VERIFY THAT THE ELECTRICAL CONNECTION PRODUCES CORRECT ROTATION OF THE PUMP MOTOR AND THAT THE ELECTRIC POWER SOURCE IS OF THE PROPER VOLTAGE AND PHASE

LOW VOLTAGE WIRE INSTALLATION

A. INSTALL LOW VOLTAGE WIRE (30 VOLTS OR LESS) WITH A MINIMUM DEPTH OF COVER OF 12 INCHES.
B. INSTALL WIRE THAT IS NOT UL LISTED FOR DIRECT BURIAL IN A WATER-TIGHT CONDUIT.
C. USE WIRE CONNECTORS THAT ARE APPROVED FOR DIRECT BURIAL.
D. PROVIDE A SUFFICIENT LENGTH OF WIRE AT EACH CONNECTION TO ALLOW FOR THERMAL EXPANSION/SHRINKAGE. AS A MINIMUM, PROVIDE A F2-INCH DIAMETER LOOP AT ALL SPLICES AND CONNECTIONS. TERMINATIONS AT VALVES WILL HAVE 24" MINIMUM FREE WIRE.
E. INSTALL ALL ABOVE-GROUND WIRE RUNS AND WIRE ENTRIES INTO BUILDINGS IN CONDUIT.
F. PROVIDE COMMON WIRES WITH A DIFFERENT COLOR THAN THE POWER WIRES (WHITE SHALL BE USED FOR COMMON WIRES).

HYDRAULIC CONTROL TUBING

A. FOR HYDRAULIC CONTROL SYSTEMS, USE A WATER SUPPLY THAT IS FILTERED AND FREE OF DELETERIOUS MATERIALS, AS DEFINED BY THE HYDRAULIC CONTROL SYSTEM MANUFACTURER.
B. INSTALL A BACKFLOW PREVENTION DEVICE WHERE THE HYDRAULIC CONTROL SYSTEM IS CONNECTED TO POTABLE WATER SUPPLIES.
C. INSTALL TUBING IN TRENCHES FREELY AND SPACED SO THAT IT WILL NOT RUB AGAINST PIPE, FITTINGS, OR OTHER OBJECTS THAT COULD SCORE THE TUBING, AND WITH A MINIMUM 12-INCH DIAMETER LOOP AT ALL TURNS AND CONNECTIONS. PROVIDE A MINIMUM DEPTH OF COVER OF 12-INCHES.
D. CONNECT TUBING WITH COUPLINGS AND COLLARS RECOMMENDED BY THE TUBING MANUFACTURER. ALL SPLICES SHOULD BE MADE IN VALVE BOXES.
E. PRE-FILL TUBING WITH WATER, EXPEL ENTRAPPED AIR, FLUSH PARTICULATES AND TEST FOR LEAKS PRIOR TO INSTALLATION.
F. INSTALL EXPOSED TUBING IN A PROTECTIVE CONDUIT MANUFACTURED FROM SCHEDULE 40 PVC OR ELECTRICAL CONDUIT.

RAINFALL SHUTOFF DEVICE

A. RAIN SENSOR SHALL BE PLACED ON THE TOP OF THE FASCIA OR PARAPET IF AT ALL PRACTICAL. IF NOT THE RAIN SENSOR CAN BE PLACED ON THE WALL BUT MUST EXTEND OUT A MINIMUM OF 18 INCHES FROM THE WALL. IT CAN ALSO BE PLACED ON OTHER STATIONARY STRUCTURES, SUCH AS POSTS OR FENCES.
B. THE DEVICE SHALL NOT BE LOCATED WHERE RAINWATER IS CHANNELED, TO AVOID FALSE READINGS.
C. THE VERTICAL AREA DIRECTLY ABOVE THE RAIN SENSOR SHALL BE UNOBSTRUCTED TO THE SKY.
D. THE RAIN SENSOR SHALL NOT BE INSTALLED OVER OR WITHIN 5 FEET OF THE EDGE OF EITHER AN AIR CONDITIONER'S COMPRESSOR OR A POOL HEATER UNIT.
E. RAIN SENSOR SHALL NOT BE INSTALLED ON A BACKFLOW PREVENTION ASSEMBLY.
F. RAIN SENSORS SHALL BE INSTALLED ABOVE THE HEIGHT OF THE SPRINKLER SPRAY. WHEN THIS IS NOT POSSIBLE, LOCATE THE SENSOR IN THE LAST ZONE TO OPERATE.
G. RAIN SENSORS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE CONTROL EQUIPMENT.
H. RAIN SENSOR WIRE THAT IS UV RESISTANT MAY BE LEFT EXPOSED TO SUNLIGHT. THE FIRST 18 INCHES WHERE THE WIRE LEAVES THE GROUND SHALL BE ENCASED IN A CONDUIT. IF THE WIRE IS NOT UV RESISTANT, ITS ENTIRE ABOVE GROUND LENGTH SHALL BE ENCASED IN A CONDUIT.
I. RAIN SENSOR WIRE THAT IS UL LISTED UF WIRE FOR DIRECT BURIAL MAY BE INSTALLED IN THE GROUND WITHOUT A CONDUIT, BUT THE FIRST 18 INCHES WHERE THE WIRE LEAVES THE GROUND SHALL BE ENCASED IN A CONDUIT. WIRE THAT IS NOT SO RATED MUST BE ENCASED IN A CONDUIT.
J. IN SYSTEMS PRESSURIZED BY A PUMP, PROVISION SHALL BE MADE TO ENSURE SHUTOFF DEVICE DOES NOT ALLOW PUMP TO ACTIVATE

TESTING & INSPECTIONS

PURPOSE

THIS SECTION ADDRESSES ITEMS WHICH ARE REQUIRED TO BE CERTIFIED IN WRITING TO THE OWNER BY THE INSTALLING CONTRACTOR PRIOR TO SCHEDULING AN INSPECTION BY A GOVERNING AGENCY.

PERIODIC INSPECTIONS

PERIODIC INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. THESE INSPECTIONS WILL BE MADE BY THE CONTRACTOR TO INSURE THAT THE INSTALLATION IS IN COMPLIANCE WITH THE DESIGN INTENT, SPECIFICATIONS, THESE STANDARDS, LOCAL AND STATE CODES AND ORDINANCES. INSPECTIONS WILL BE MADE ON THE FOLLOWING ITEMS:

A. SPRINKLER/EMITTER LAYOUT AND SPACING: THIS INSPECTION WILL VERIFY THAT THE IRRIGATION SYSTEM DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. TO PASS THIS INSPECTION, SPRINKLER/EMITTER SPACING SHOULD BE WITHIN + 5% OF THE DESIGN SPACING.
B. PIPE INSTALLATION DEPTH: ALL PIPE IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN THIS STANDARD.
C. CROSS CONNECTION CONTROL AND BACKFLOW PREVENTION
1. PUBLIC OR DOMESTIC POTABLE WATER SYSTEMS: CHECK THAT AN APPROVED BACKFLOW PREVENTION ASSEMBLY IS PROPERLY INSTALLED AND FUNCTIONING CORRECTLY. REVIEW THE LOCATION OF THE ASSEMBLY TO CHECK THAT IT IS NOT CREATING A HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC.
2. FOR WATER SYSTEMS OTHER THAN PUBLIC OR DOMESTIC WATER SYSTEMS, CHECK THAT THE PROPER BACKFLOW PREVENTION ASSEMBLIES ARE PROVIDED.
D. INSPECTION **LOG:** AN INSPECTION LOG SHALL BE KEPT AT THE JOB SITE. THIS LOG WILL SHOW SIGNATURES AND DATES WITH DESCRIPTION OF INSPECTIONS PERFORMED. THIS LOG MAY BE REQUIRED TO BE SUBMITTED TO THE GOVERNING AGENCY UPON THEIR REQUEST.

LEAKAGE TESTING

A. TEST ALL MAINLINES UPSTREAM OF THE ZONE VALVES AS FOLLOWS:
1. FILL THE COMPLETELY INSTALLED PIPELINE SLOWLY WITH WATER TO EXPEL AIR. ALLOW THE PIPE TO SIT FULL OF WATER FOR 24 HOURS TO DISSOLVE REMAINING TRAPPED AIR.
2. USING A METERING PUMP, ELEVATE THE WATER PRESSURE TO THE MAXIMUM STATIC SUPPLY PRESSURE EXPECTED AND HOLD THERE FOR **A** PERIOD OF 2 HOURS, ADDING WATER AS NEEDED TO MAINTAIN THE PRESSURE.
3. RECORD THE AMOUNT OF WATER ADDED TO THE SYSTEM OVER THE 2 HOUR PERIOD.
4. USE THE FOLLOWING FORMULAS TO DETERMINE THE MAXIMUM ALLOWABLE LEAKAGE LIMIT OF GASKETED PIPE.

FORMULA EIGHT

DUCTILE IRON:

$$L = \frac{S\ DP}{133{,}200}$$

WHERE:
L = ALLOWABLE LEAKAGE (GPHJ,
D = NOMINAL DIAMETER OF PIPE (INCHES),
P = AVERAGE TEST PRESSURE (PSI), AND
S = LENGTH OF PIPE (FT).

FORMULA NINE

PVC, GASKETED JOINT:

$$L = \frac{N\ D\sqrt{P}}{7400}$$

WHERE:
L = ALLOWABLE LEAKAGE (GPH),
N = NUMBER OF JOINTS,
D = NOMINAL DIAMETER OF PIPE (INCHES),
P = AVERAGE TEST PRESSURE (PSI).
B. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. POLYETHYLENE CONTROL TUBING LINES SHALL HAVE NO LEAKAGE.
C. WHEN TESTING A SYSTEM WHICH CONTAINS METAL-SEATED VALVES, AN ADDITIONAL LEAKAGE PER CLOSED VALVE OF 0.078 GPH/INCH OF NOMINAL VALVE SIZE IS ALLOWED.
D. REPAIR ALL LEAKS AND RETEST THE PIPELINE UNTIL IT PASSES THE TEST.

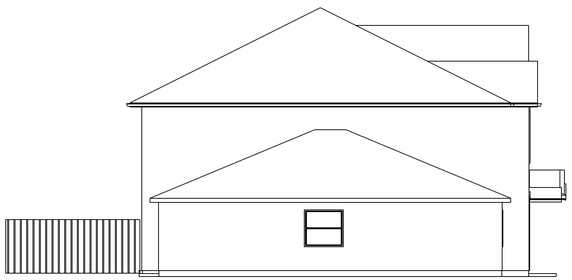
APPLICATION UNIFORMITY TESTING

A. THE UNIFORMITY OF APPLICATION IS A MEASURE OF SYSTEM PERFORMANCE. FACTORS AFFECTING UNIFORMITY ARE:
1. WIND.
2. SPACING OF SPRINKLERS.
3. WATER PRESSURE AT THE SPRINKLER.
4. NOZZLE SIZES AND COMPATIBILITY BETWEEN SPRINKLERS.
5. SPRINKLER DISCHARGE PATTERN.
6. SPEED AND UNIFORMITY OF ROTATION OF ROTARY SPRINKLERS.
7. R

Mariner Cove 8 Unit Building 6 Oak/ 2 HC

FRONT ELEVATION

SCALE: 1/8" = 1'0"



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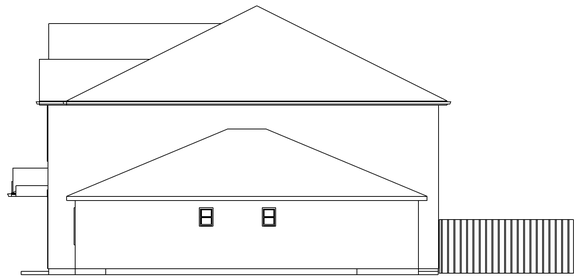

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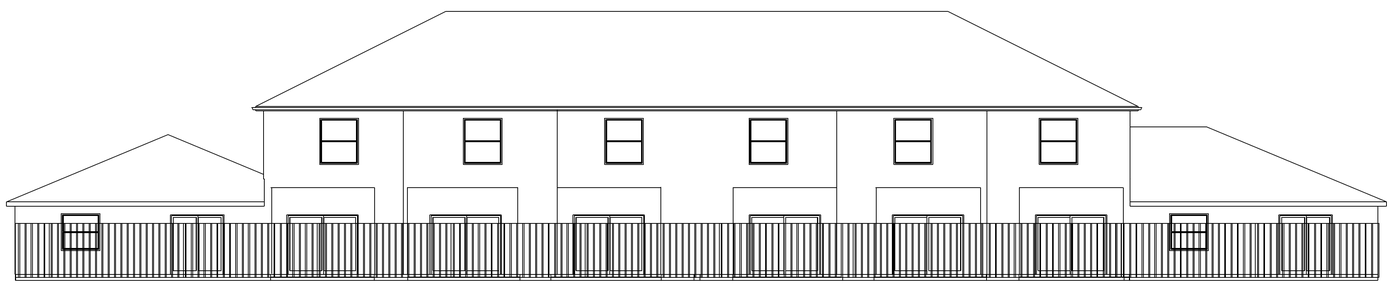


REAR ELEVATION

SCALE: 1/8" = 1'0"

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD - 9
WPB, FL 33411

TIFFANY CONSTRUCTION

JOB DESCRIPTION:
JOB NUMBER: 180640

"6" OAK MODEL - "2" ADA

FORT PIERCE SITE

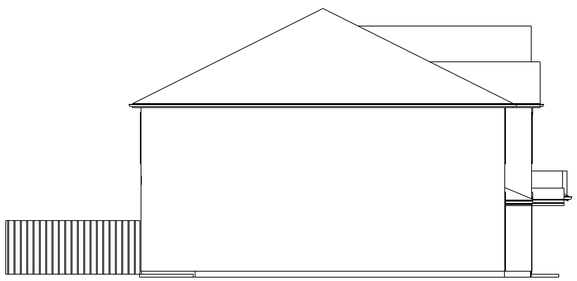
ELEVATION PLAN

SHEET
02

Mariner Cove 8 Oak Unit Building

FRONT ELEVATION

SCALE: 1/8" = 1'0"



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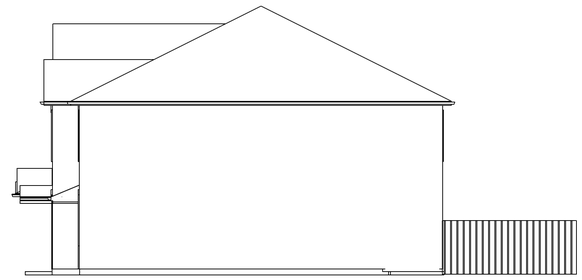

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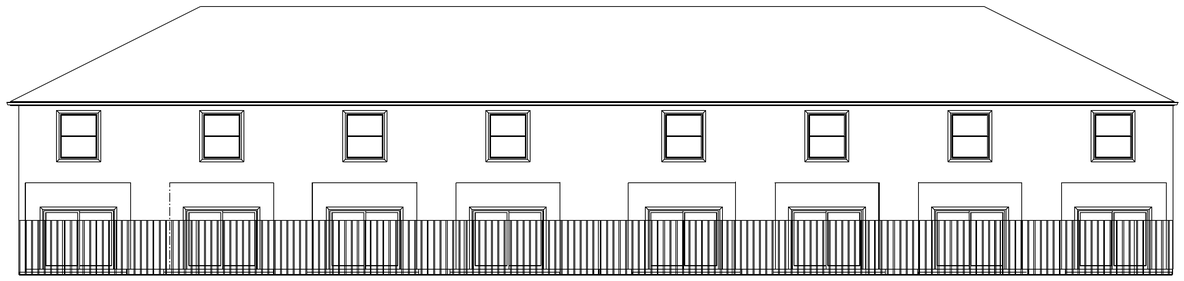

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5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD. #9
WPB, FL 33411

TIFFANY CONSTRUCTION

JOB DESCRIPTION: 8 UNIT OAK MODEL
JOB NUMBER: 150648

FORT PIERCE SITE

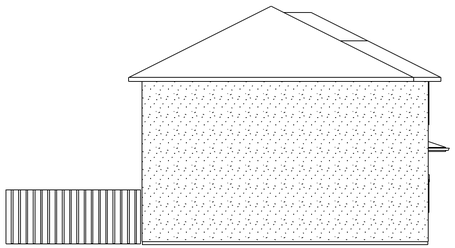
ELEVATIONS PLAN

SHEET
02

Mariner Cove 8 Unit B Type Building

FRONT ELEVATION

SCALE: 1/8" = 1'0"



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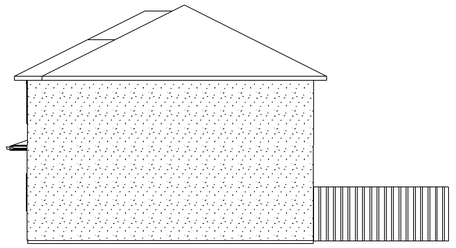

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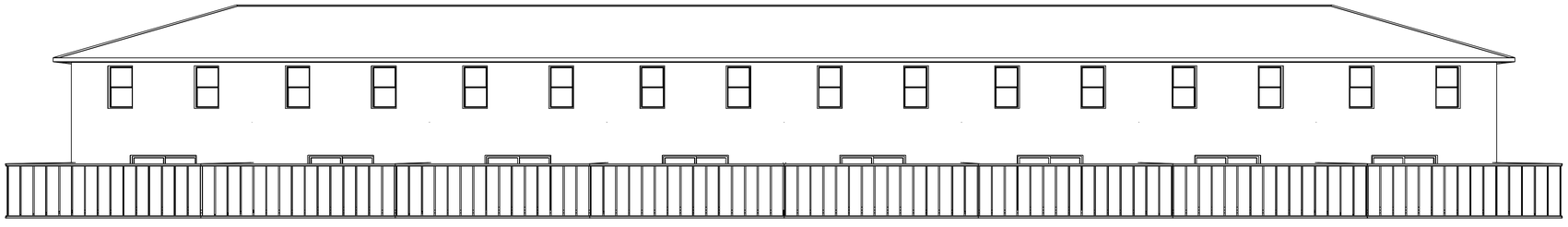


REAR ELEVATION

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3890

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD. #9
WPB, FL 33411

TIFFANY CONSTRUCTION

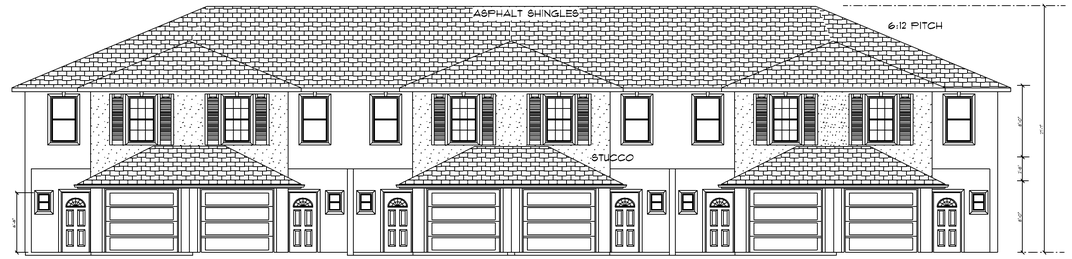
JOB DESCRIPTION: MODEL B
JOB NUMBER: 150645

FORT PIERCE SITE

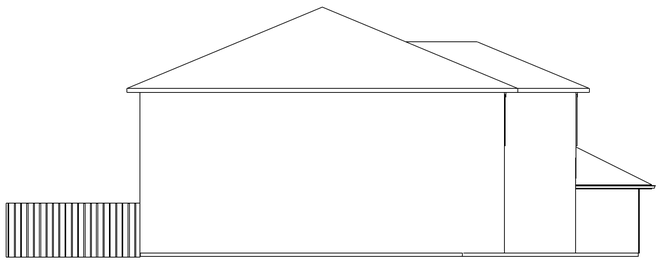
ELEVATION PLAN
8 Units

SHEET
02

Mariner Cove 6 Unit Holly Building



FRONT ELEVATION
SCALE: 1/8" = 1'0"



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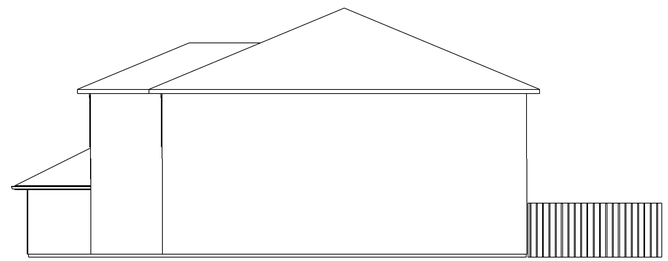

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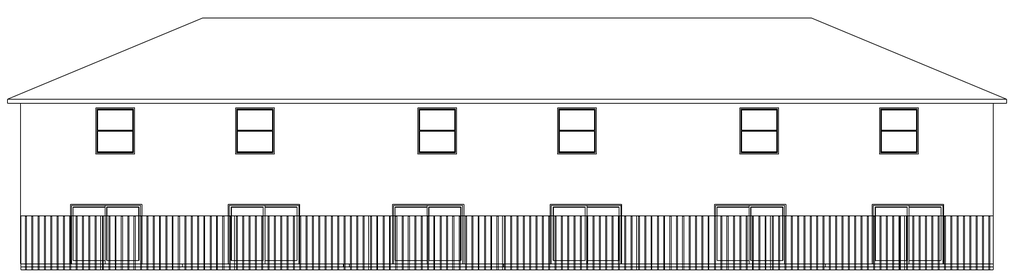


REAR ELEVATION

H. JOHN GRIFFIN II, PE
FL LIC: 38647
5398 SW 61 AVENUE
DAVIE, FL 33314
CONTACT NO: 561-722-3830

DRAFTED BY:
CORAL KEY
605 BELVEDERE RD. #3
WPB, FL 33401

TIFFANY CONSTRUCTION

6 UNIT HOLLY MODEL
FORT PIERCE, FL

JOB DESCRIPTION:
JOB NUMBER: 15049

ELEVATION PLAN

SHEET
03

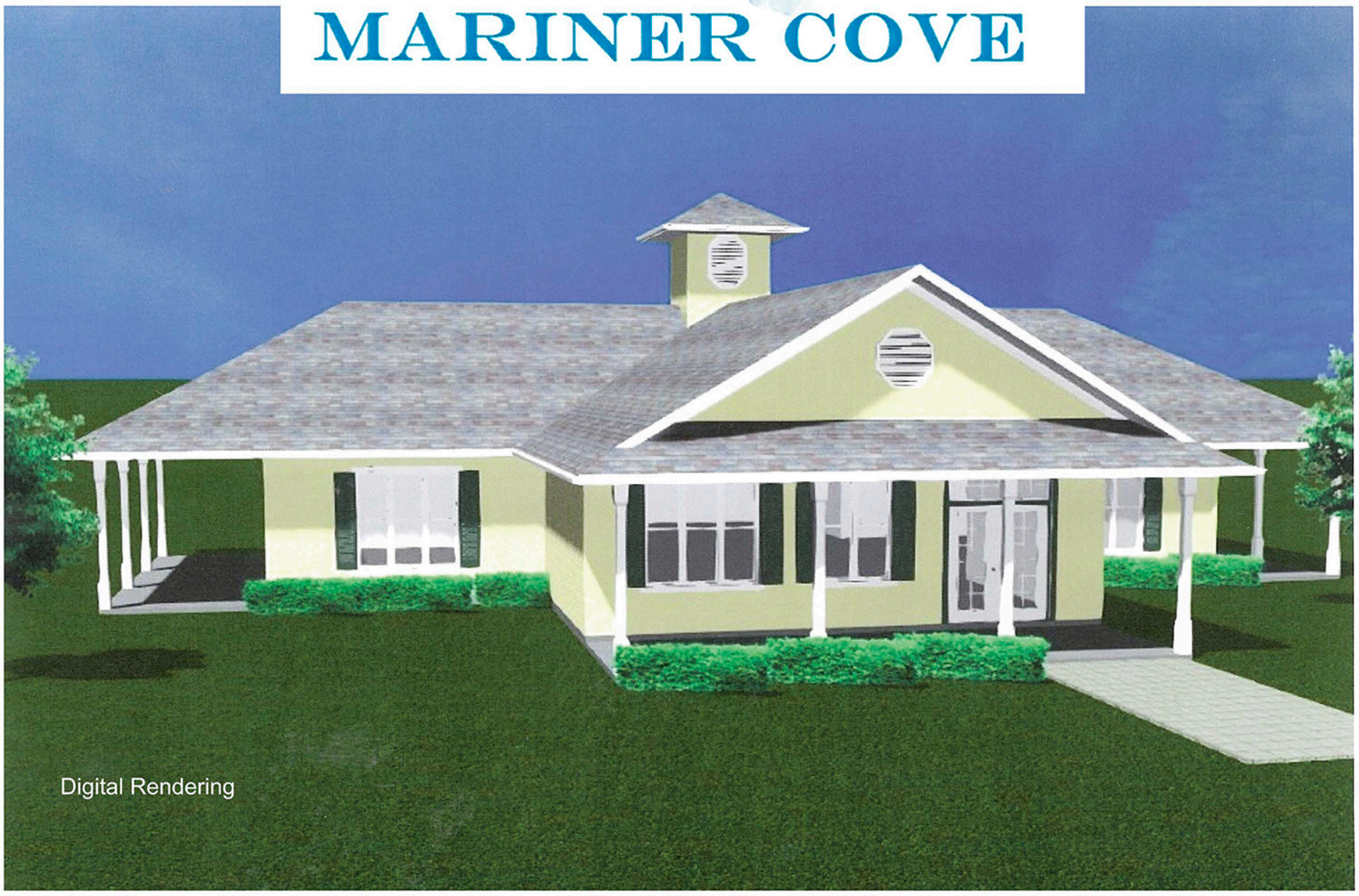
MARINER COVE

CITY OF FT. PIERCE FLORIDA

W. F. McCAIN & ASSOCIATES, INC.
INNOVATIVE SOLUTIONS IN CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION NO. 00008221
1171 19TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772)770-1093
FAX (772)770-1508

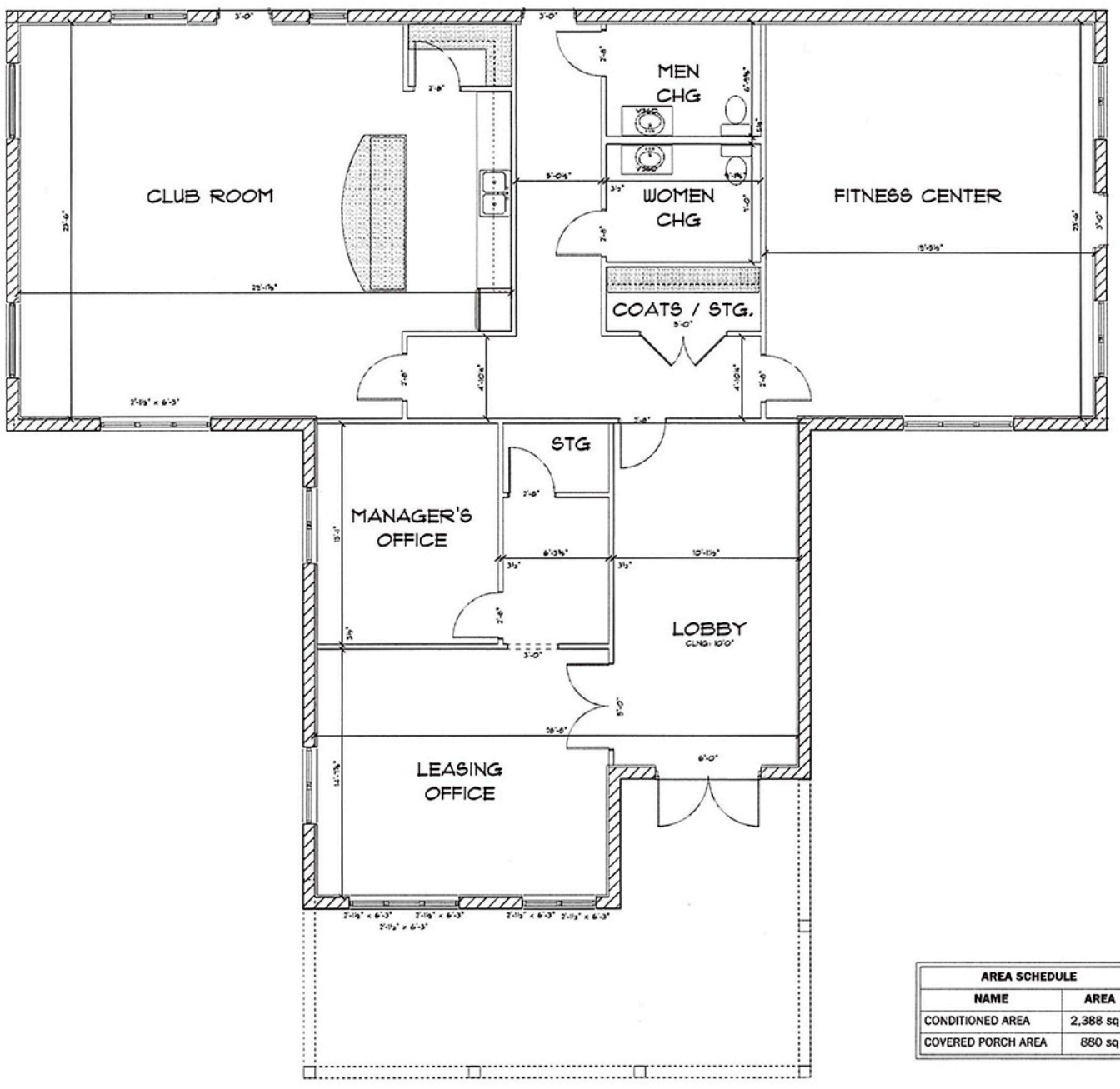
DEVELOPMENT EXHIBIT FOR
MARINER COVE BUILDERS, LLC

MARINER COVE



Digital Rendering

CLUBHOUSE



AREA SCHEDULE	
NAME	AREA
CONDITIONED AREA	2,388 sq ft.
COVERED PORCH AREA	880 sq ft.

MARINER COVE

Digital Rendering

HOLLY BUILDING

Digital Rendering

MARINER COVE

PINE BUILDING

Digital Rendering

OAK BUILDING

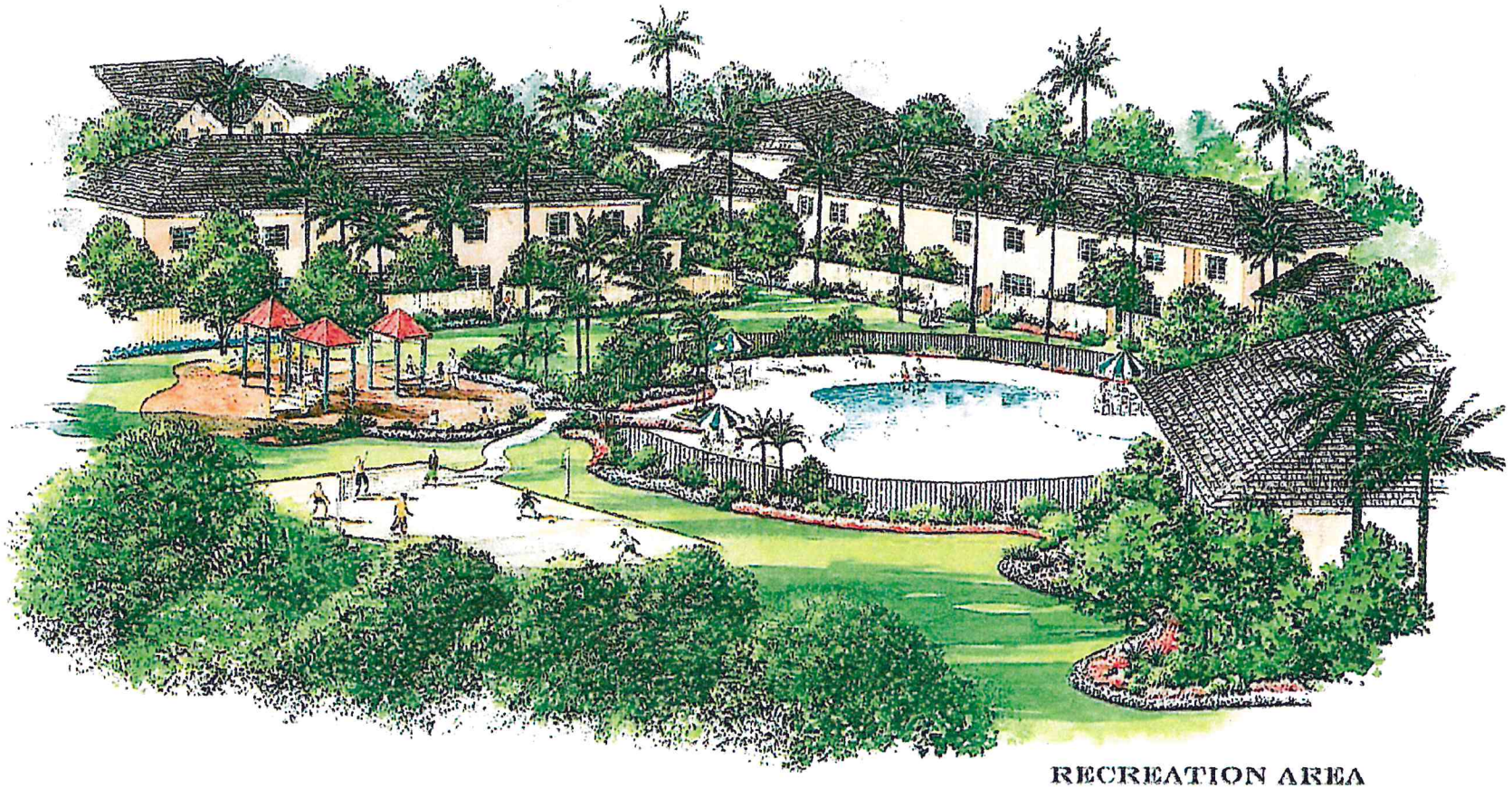
Digital Rendering

OAK / CEDAR BUILDING

Digital Rendering

MARINER COVE

TOWNHOMES



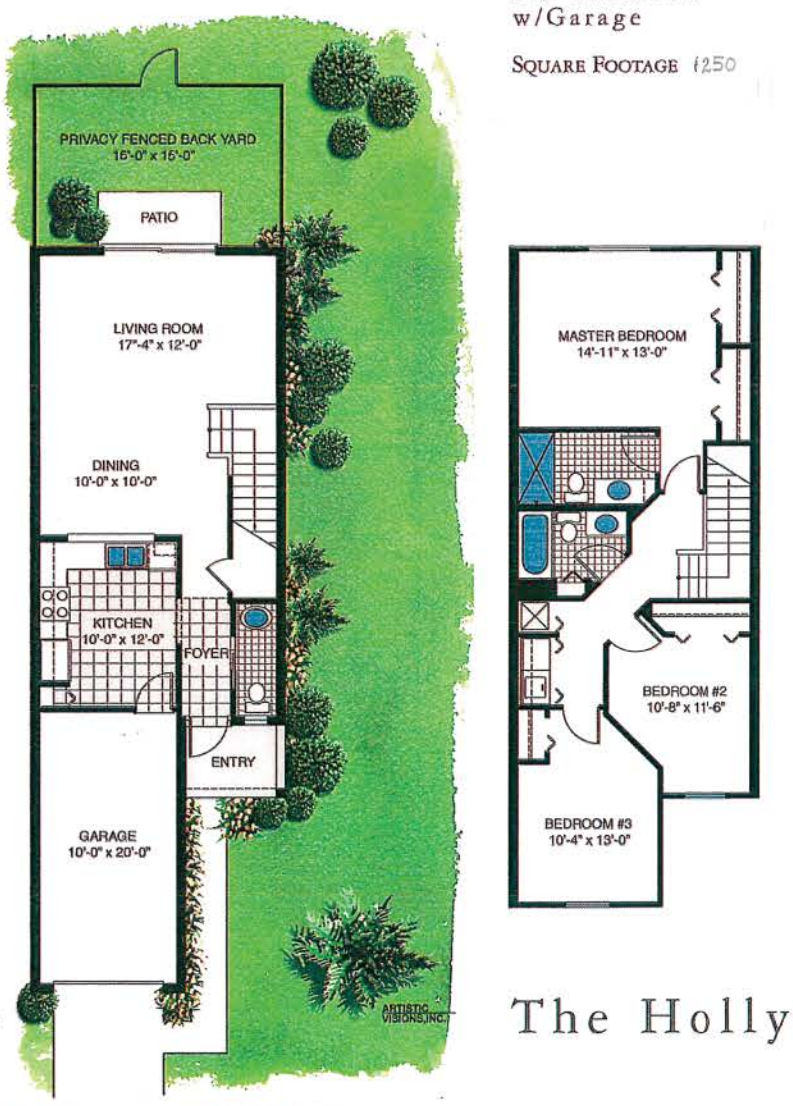
RECREATION AREA

ARTIST RENDERING

MARINER COVE

3 Bedroom,
2.5 Bathroom
w/Garage

SQUARE FOOTAGE 1250



The Holly

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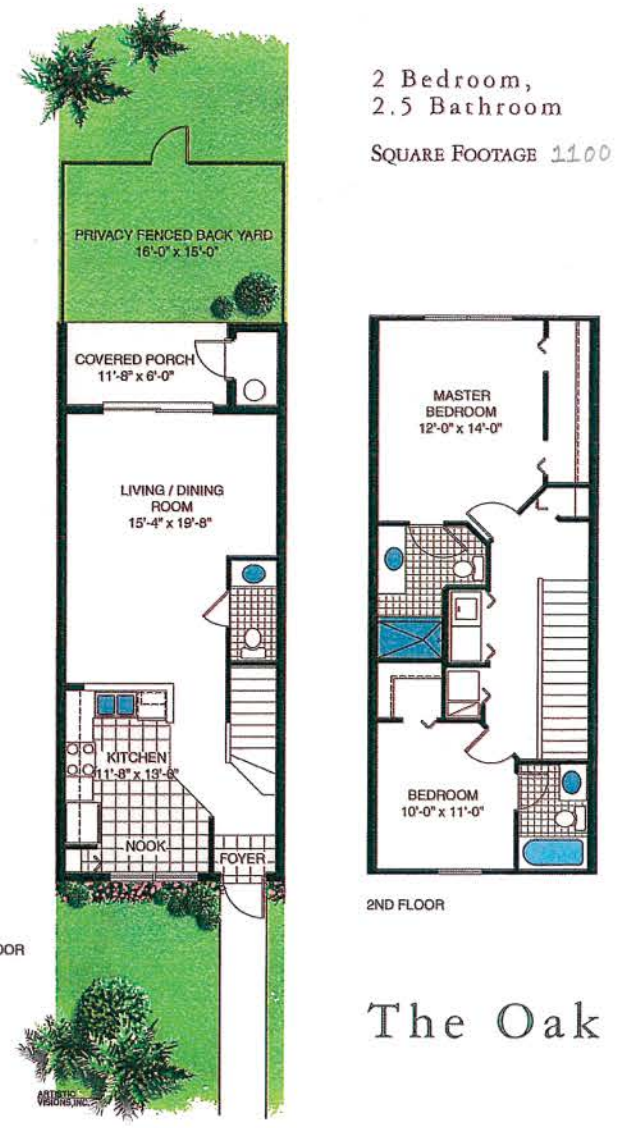
MARINER COVE

2 Bedroom,
2.5 Bathroom

SQUARE FOOTAGE 1100



The Oak

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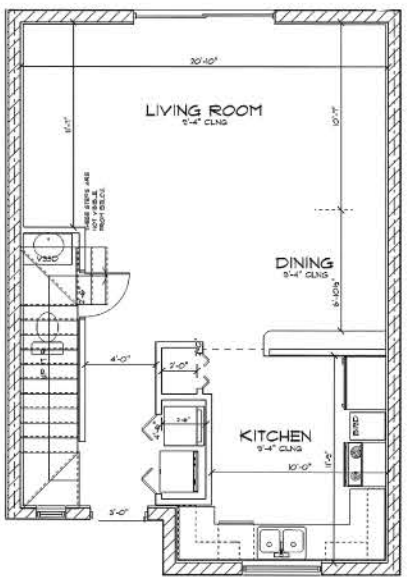
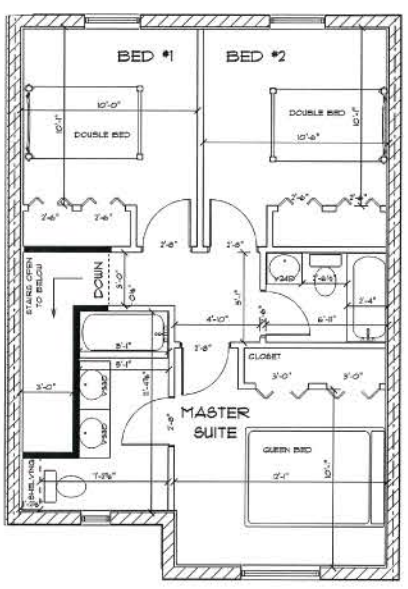


FIRST FLOOR PLAN

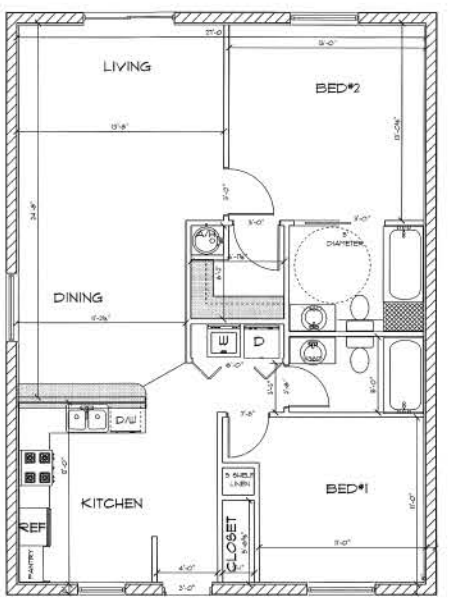


SECOND FLOOR PLAN

AREA SCHEDULE	
NAME	AREA
GROUND FLR	590.2 sq ft.
SECOND FLR	590.2 sq ft.

TOTAL: 1192.4 SF
INTERIOR FACE OF UNIT

The Pine



AREA SCHEDULE	
NAME	AREA
1/2 WALL ONE SHARED SIDE	1074.9 sq ft.

ADA Unit

The Cedar

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		see Traffic Study		
	AADT		**AM/PM Peak Hour Trips**	
Demand Analysis	Maximum	2072	Maximum	96/113
Current Zoning/FLU				
****Proposed Zoning/FLU**				
***Change in Demand**	Trips		Trips	
Impact to Capacity				

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [x] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 216 Single Family: N/A Multifamily: 216
Non-residential (square footage): clubhouse
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

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

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

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

C. Exemptions Requested:

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

PHOTO EXHIBIT

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6:

Photo 7

Photo 8

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 09/21/2015

Re: FMPA Presentation

Submitted For: Robert Bradshaw, City Manager, City Manager

SUBJECT:

Presentation of an Overview of the FMPA by Nick Guarriello, General Manager and CEO, and Jody Finklea, Assistant General Counsel and Manager of Legal Affairs.

Attachments

Overview of FMPA

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/16/2015 10:12 AM

Form Started By: Jennifer Robinson Started On: 08/25/2015 12:46 PM

Final Approval Date: 09/16/2015

Florida Municipal Power Agency
Community Power. Statewide Strength.®

Overview of FMPA

Presented to the
Fort Pierce City Commission

Sept. 21, 2015

Introduction to FMPA

Nick Guarriello

General Manager and CEO

FMPA is a wholesale power supplier owned by its 31 members

1. Alachua
2. Bartow
3. Blountstown
4. Bushnell
5. Chattahoochee
6. Clewiston
7. Fort Meade
8. Fort Pierce
9. Gainesville
10. Green Cove Springs
11. Town of Havana
12. Homestead
13. Jacksonville Beach
14. Key West
15. Kissimmee
16. Lake Worth
17. Lakeland
18. Leesburg
19. Moore Haven
20. Mount Dora
21. New Smyrna Beach
22. Newberry
23. Ocala
24. Orlando
25. Quincy
26. St. Cloud
27. Starke
28. Vero Beach
29. Wauchula
30. Williston
31. Winter Park

Community Power

+

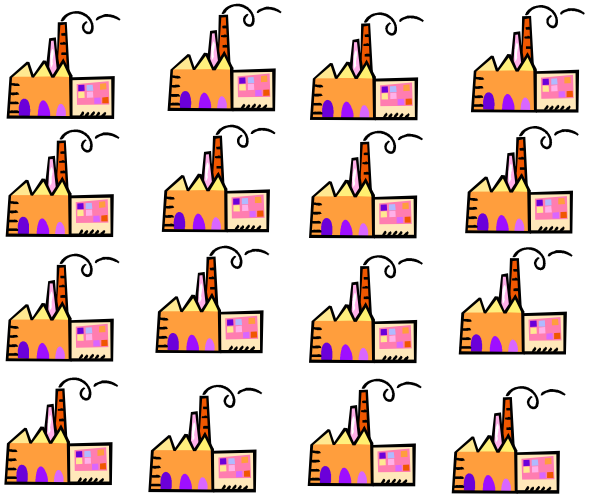
Statewide Strength

Municipal utilities offer exceptional reliability

- Average repair time quickest for past 11 years

Municipals joined together for economies of scale in generation

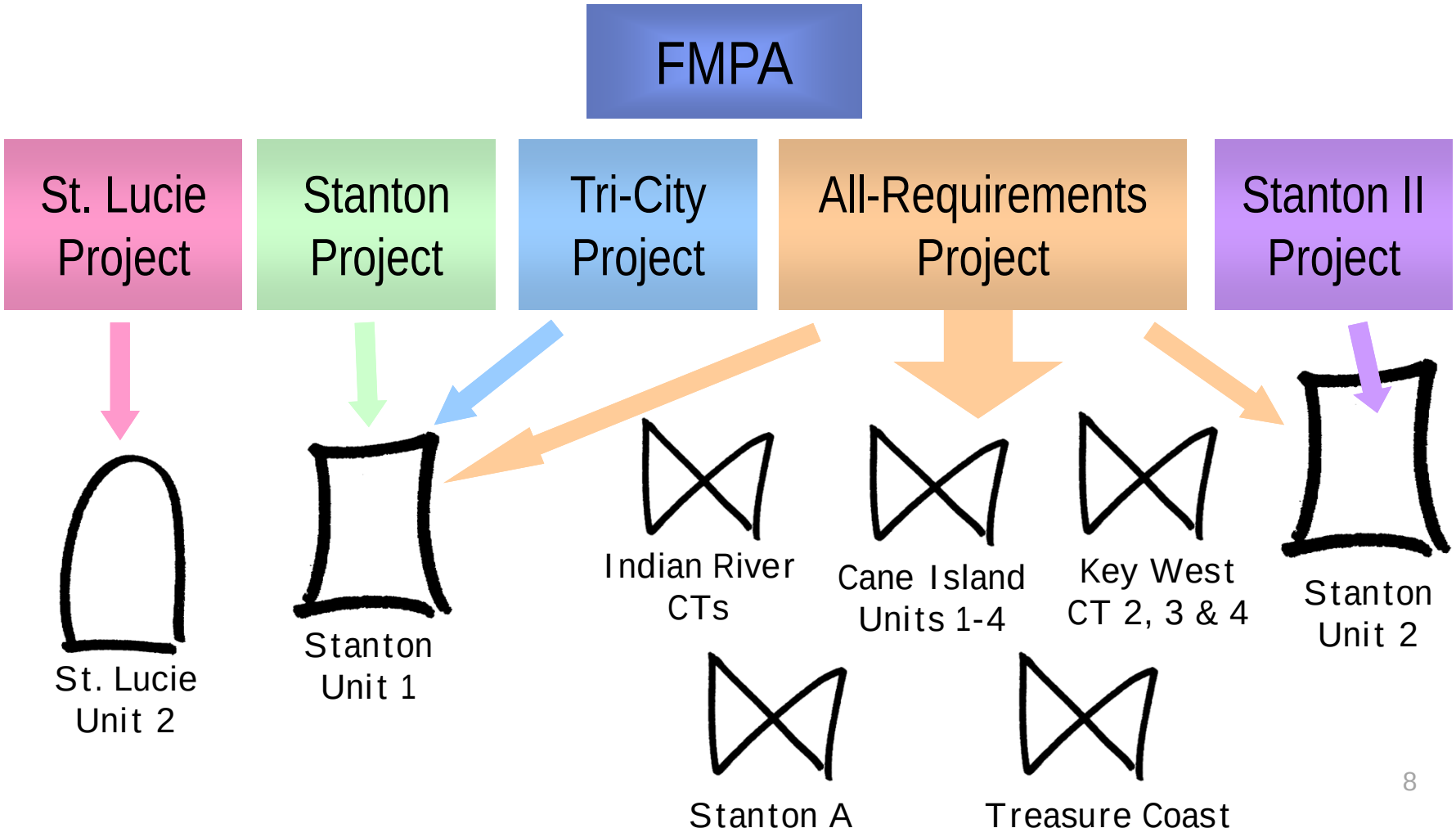
Share in a large, efficient unit



Rather than building smaller, less-efficient units

Economies of scale are available in FMPA member services, too

FMPA was established as a project-oriented agency



Cities govern FMPA through the Board and Executive Committee

Board of Directors
31 members, each appointed by their own city

Project Committees

- Stanton Project
- Tri-City Project
- Stanton II Project
- St. Lucie Project

Executive Committee
13 voting members, appointed by each All-Requirements city

- Conservation and Renewables Advisory Committee

Advisory and Standing Committees

- Nominating Committee
- Business Planning & Budget Committee
- Audit and Risk Oversight Committee
- Member Svcs. Advisory Committee
- Policy Makers Liaisons Committee

Local officials can get involved with FMPA through the Policy Makers Liaisons Committee

All-Requirements was created by municipals to control their destiny

- Serves communities from the Florida Panhandle to Key West
- Leverage economies of scale in power supply

All-Requirements Cities

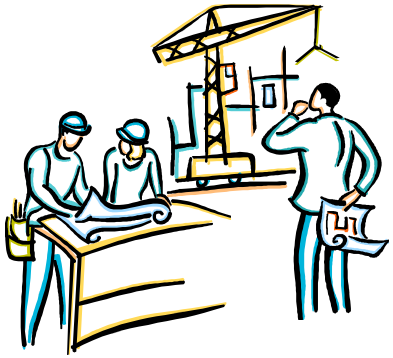
Bushnell	Key West
Clewiston	Kissimmee
Fort Meade	Leesburg
Fort Pierce	Newberry
Green Cove Springs	Ocala
Town of Havana	Starke
Jacksonville Beach	

All-Requirements owners

FMPA's statewide power resources

All-Requirements performs all the duties of a wholesale utility

Jointly planning for future power needs

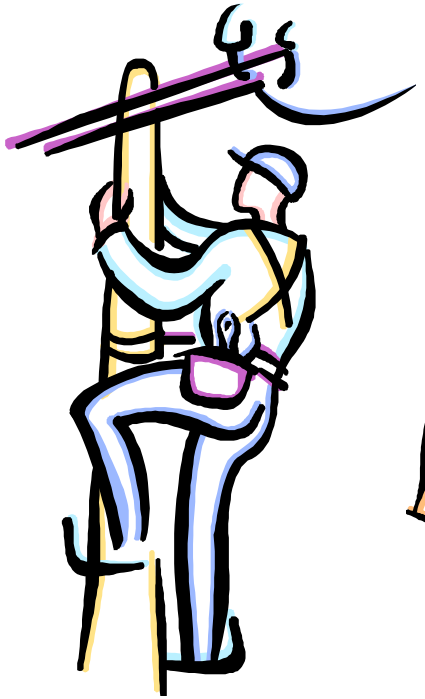


Developing new power resources

Financing ownership of power resources

Asset optimization of the power resources

All-Requirements owners perform the duties of a retail electric utility



Distributing power to local customers

Setting rates and billing

Community-owned, locally governed

ARP members all signed a 30-year contract

- Enables financing long-term assets or signing long-term power purchases
- Protects members from paying another city's share of the financings

We are shaping our future together

Understanding Wholesale Rates

All-Requirements Project Rates

Three fundamental facts govern how we must do business

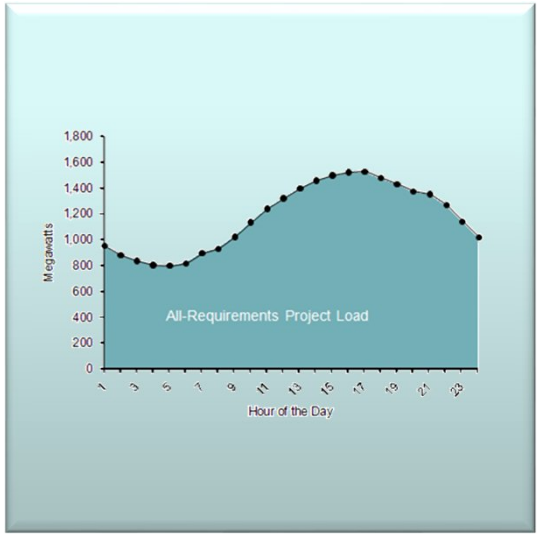
Fact 1: Bondholders expect payment

Fact 2: We pledge to pay the bills

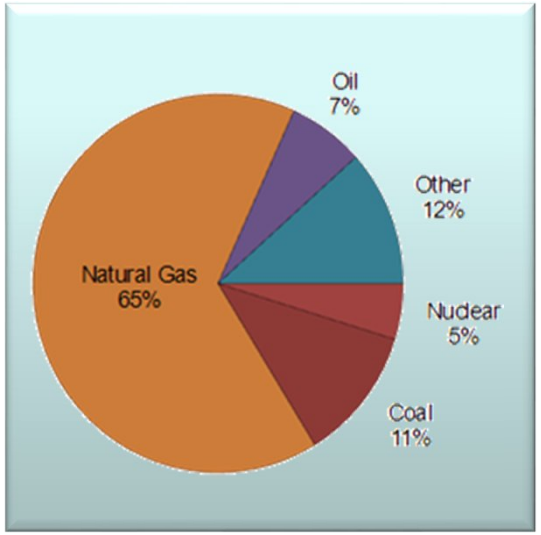
Fact 3: FMPA’s Costs = Participant Billings

The direction of wholesale rates is impacted by:

Natural Gas Costs

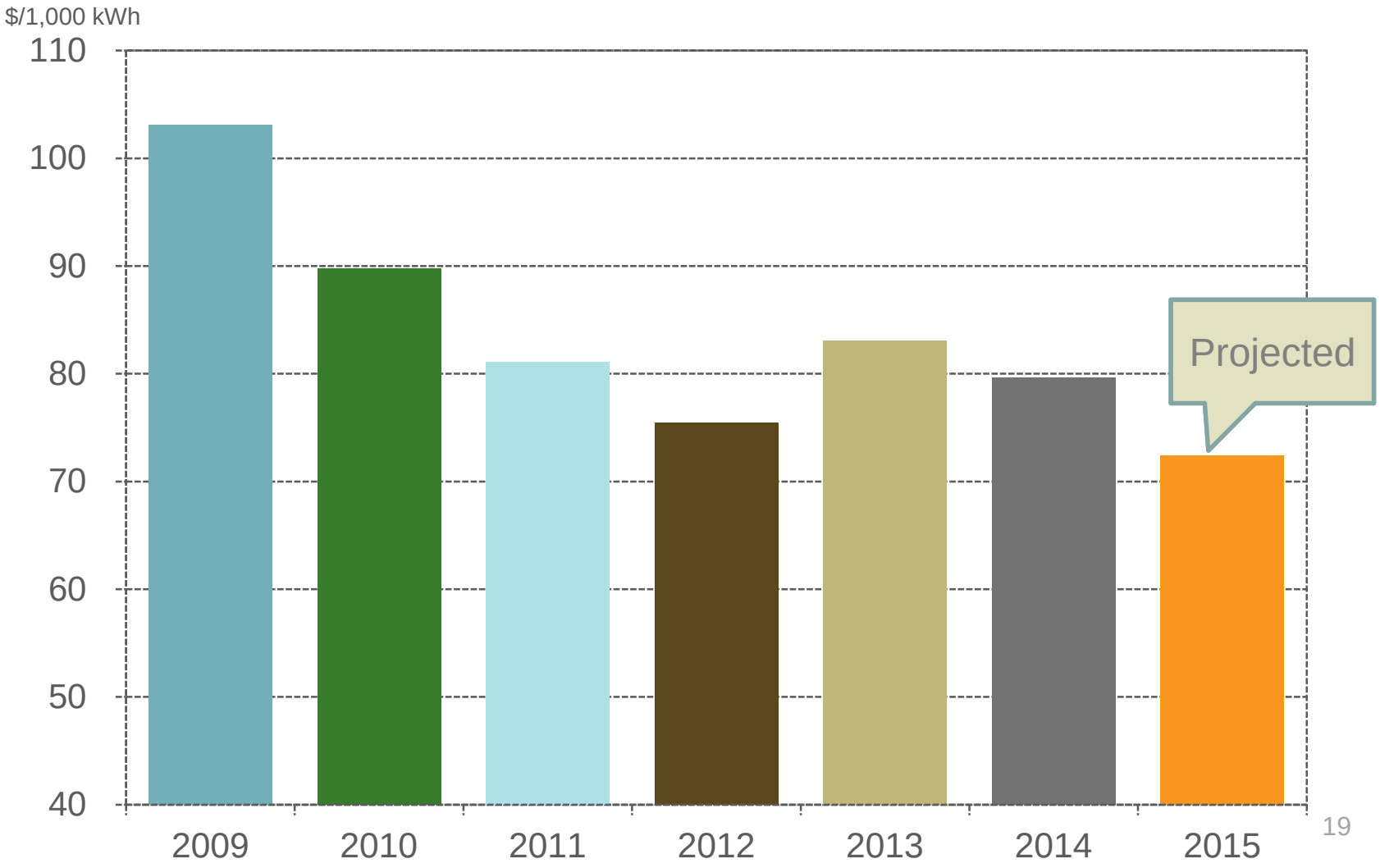


Load Factor



Resource Mix

Avg. annual rates have come down nearly 30% between 2009 and 2015

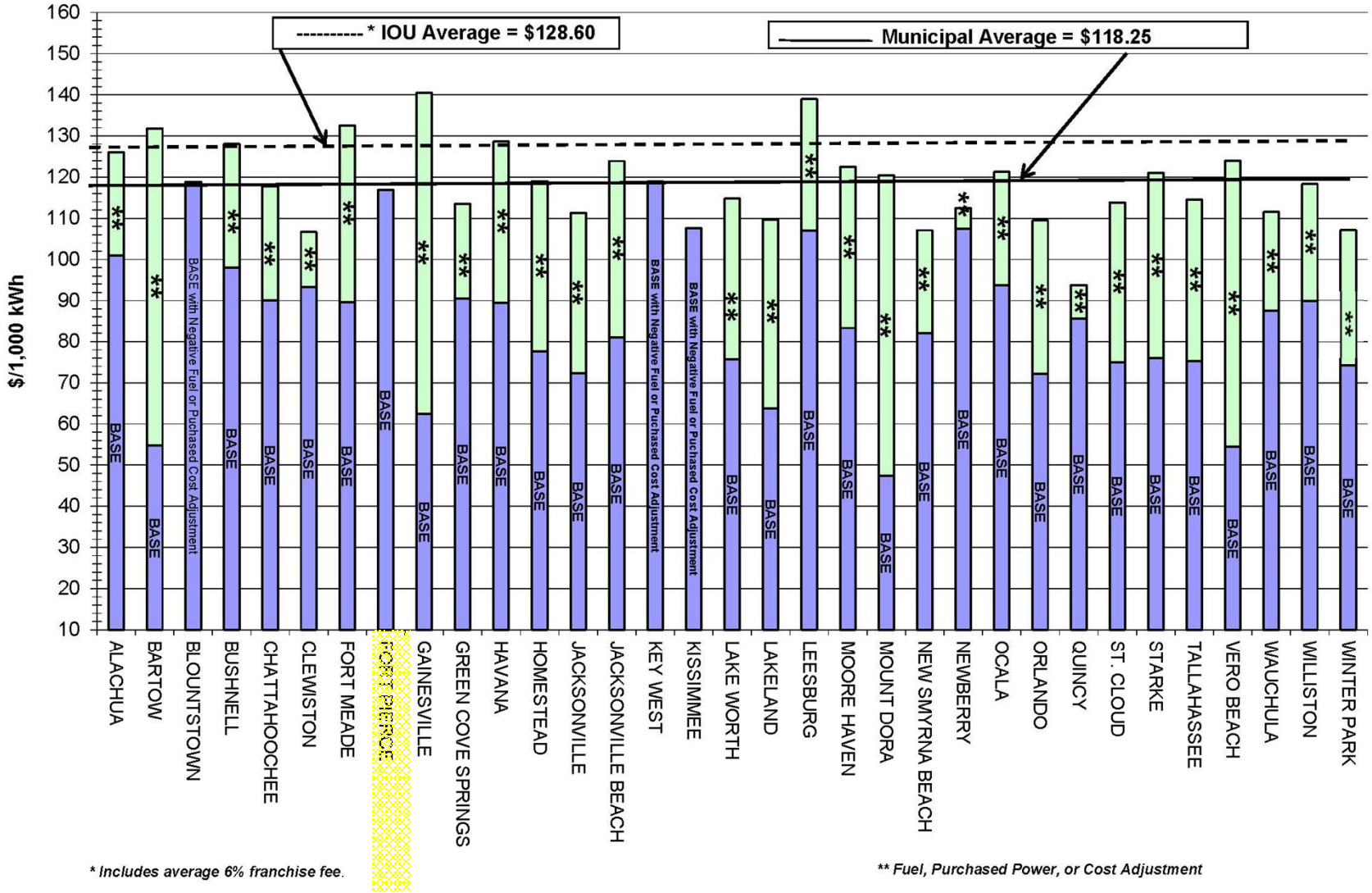


Understanding Wholesale Rates

Connecting to Retail Rates

1,000 kWh Residential Rate Comparison

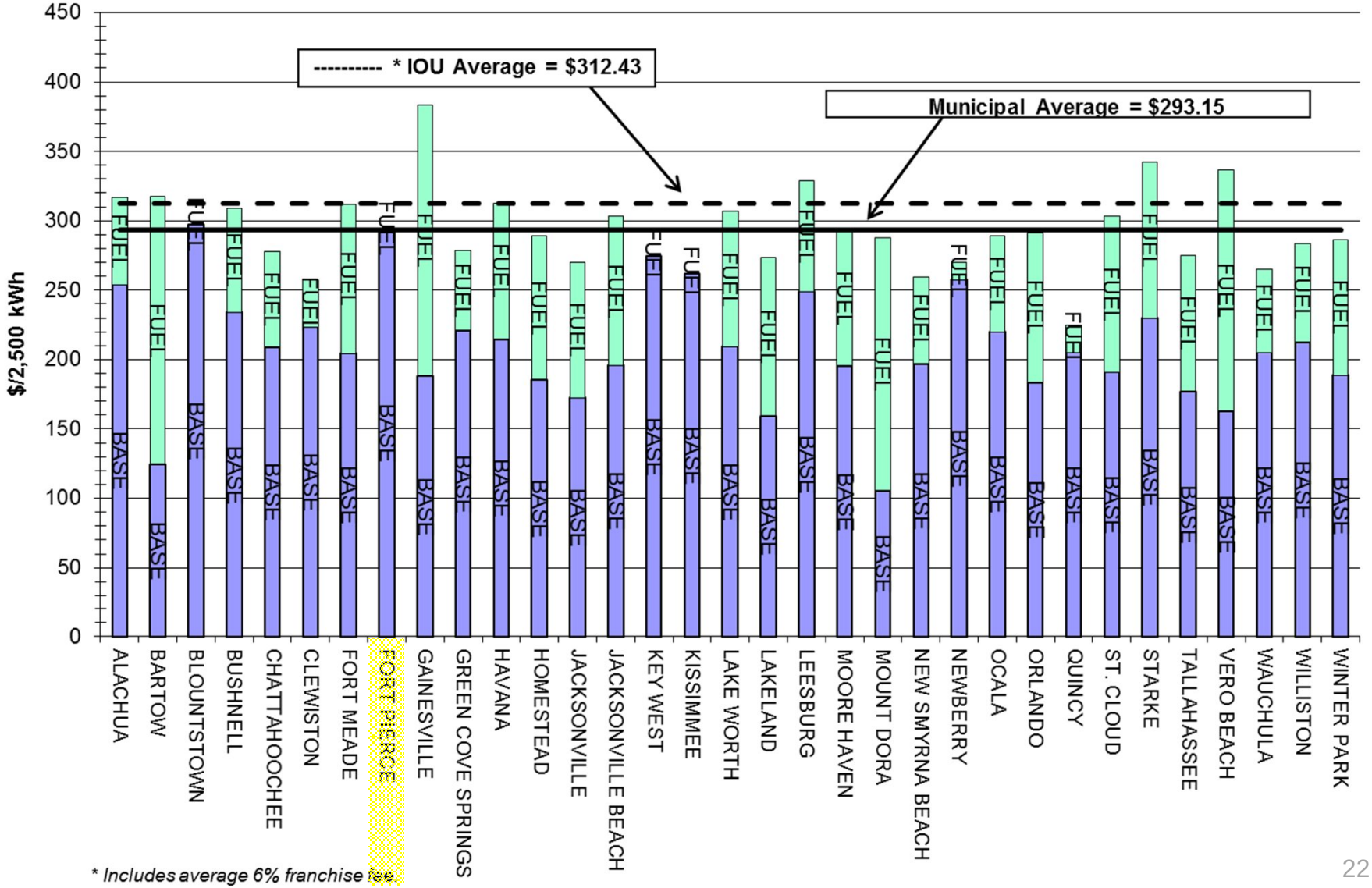
June 2015



Compiled by: Florida Municipal Electric Association - publicpower.com

2,500 kWh Residential Rate Comparison

June 2015



** Includes average 6% franchise fee*

Courtesy of the Florida Municipal Electric Association

Current Updates

Nick Guarriello
General Manager and CEO

Jody Finklea
Assistant General Counsel and
Manager of Legal Affairs

EPA carbon rule challenges even clean-power utilities, like FMPA

- Third lowest carbon-emitting generating utility in Florida
- Reliability of Florida grid may be a concern
- When rules implemented, electric rates could increase

Solar continues to grow in popularity

FMPA's approach to hedging has evolved over time

- FMPA started hedging natural gas in 2003
- FMPA's program had gains and losses from 2003 to 2014.
- FMPA is not hedging today

FMPA has terminated the “Taylor swaps”

- Swaps entered into for proposed coal-fired power plant
  - 2006 – Swaps entered into
  - 2007 – Project cancelled
  - 2008 – Recession hit, reduced demand
- Interest rate swaps lock in interest rates on future financings
- FMPA terminated the swaps this year

Vero Beach has been engaged in discussion about selling its system for years

- February 2013 – City signed sales agreement with FPL
- May 2014 – OUC notified Vero it could not take over Vero's FMPA commitments

Vero Beach electric system sale has not moved forward

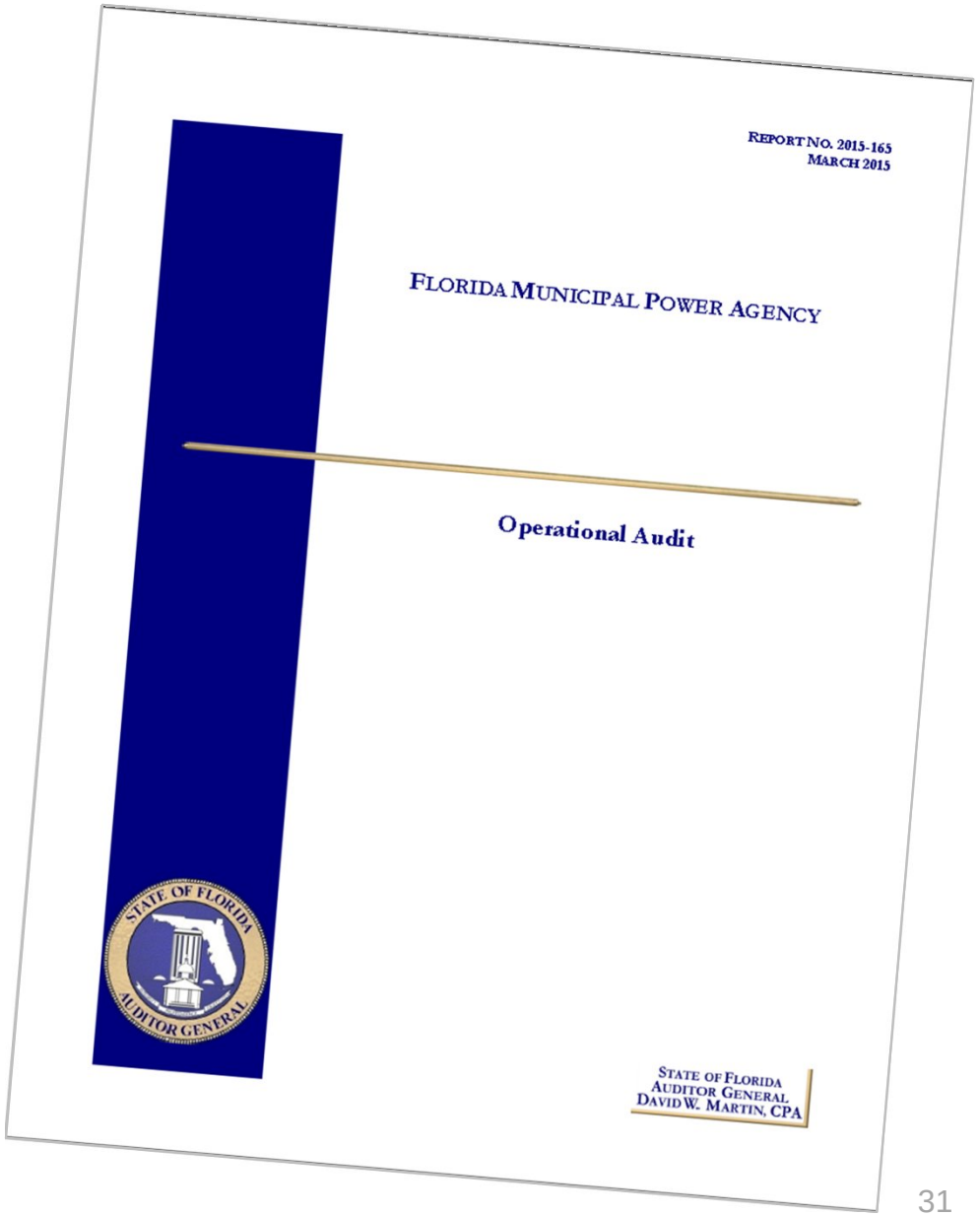
- No IRS private letter ruling
- No assumption of Vero Beach's project contracts by OUC
- No other eligible muni to assume contracts

FMPA must enforce and live by its contracts on behalf of its members

- FMPA does not oppose a Vero Beach system sale
- But must not pass risk or cost to other members
- Local issue, should be handled locally

Florida Auditor General has completed its audit of FMPA

- 10 of 15 findings have been acted on
- All will be addressed by year-end



Summary

- Fort Pierce is a member and owner of FMPA and participates in five FMPA power supply projects, including ARP
- ARP rates have declined nearly 30% since 2009
- In June, FPUA's rates were below the Florida municipal and IOU averages
- FMPA is actively addressing new trends
- FMPA supports its members
- The Auditor General operational audit was an opportunity to improve that FMPA is actively addressing

Florida Municipal Power Agency
Community Power. Statewide Strength.®

Questions?

City Commission Regular Meeting **Agenda Item # 11. b.**

Meeting Date: 09/21/2015

Re: Presentation by St. Lucie County

Submitted For: Robert Bradshaw, City Manager, City Manager

SUBJECT:

Presentation of the newly rebranded Treasure Coast International Airport and Business Park by John Wiatrak, Airport Manager.

Attachments

Airport Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/16/2015 10:19 AM

Form Started By: Jennifer Robinson Started On: 09/08/2015 02:56 PM

Final Approval Date: 09/16/2015

Treasure Coast International Airport Update

Fort Pierce City Commission Meeting

Monday, September 21, 2015

Update Agenda

- Airport Improvements and Economic Development
  - Fostering Partnerships
- Business & Marketing Plan
  - Community Value
  - Branding
  - Entrance Improvements
  - MRO Hangar
- Master Plan Update
- Freight Logistics Zone

Partners in economic development and job creation

TCIA Community Value

- 1300 Jobs -$50 million payroll – 12 MROs on the field
- $155 million in annual economic activity
- $261 million investment – infrastructure, buildings and land
- 3800 acres – larger than Miami, Ft. Lauderdale and PBI
- Over 160,000 operations per year – 22,000 clear Customs every year
- FAA ATCT, ARFF, ILS, US Customs, Part 139
- 100% Leased
- Zero Noise Complaints

90015
UNITED STATES OF AMERICA
C4 14-32

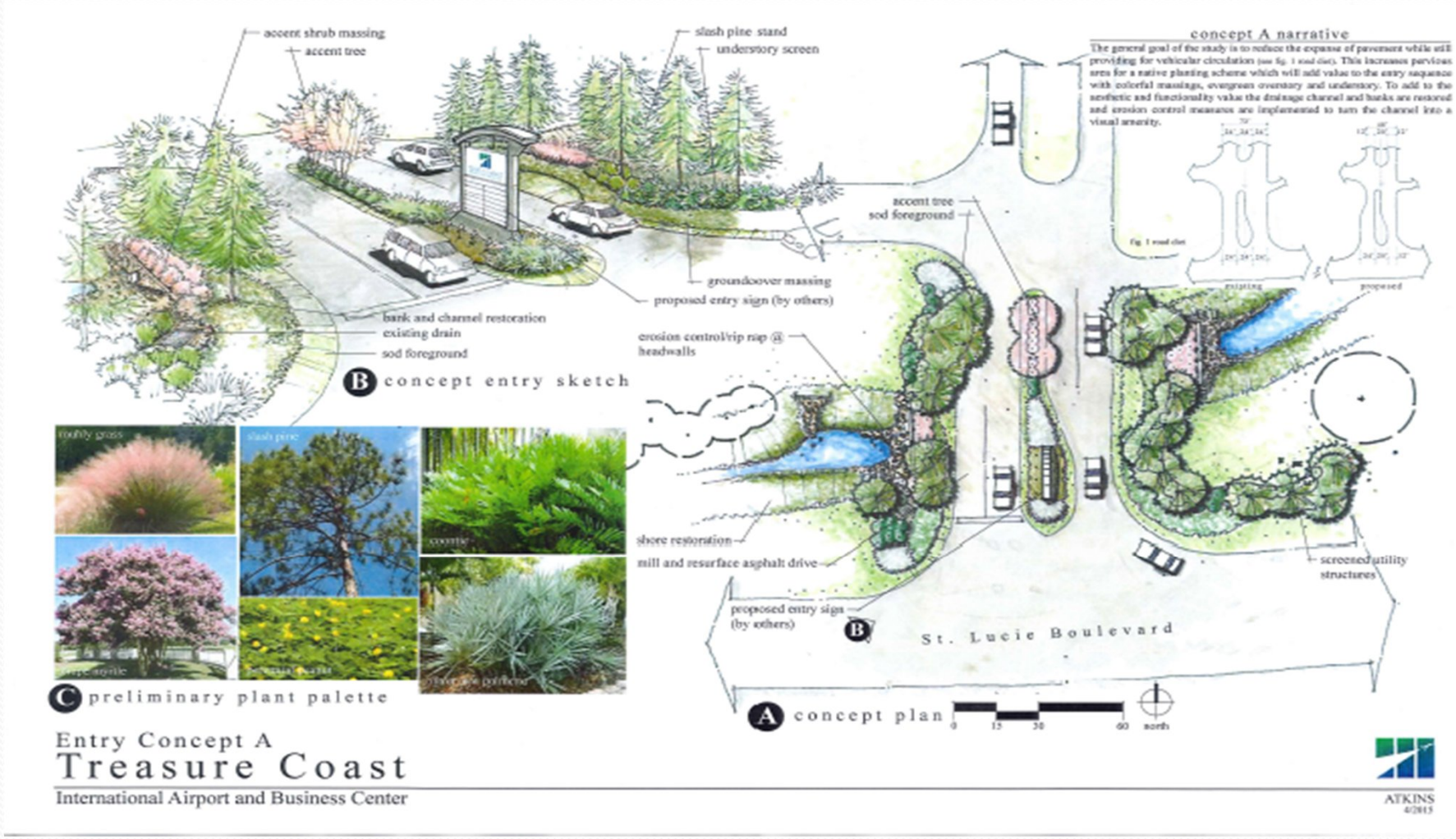
New Name, New Vision….

- Goal 1 – business plan to grow revenues for the airport operation – fuel sales and leasing space
  - New brand – new image
  - New MRO hangar
  - Increase other leasable land
- Goal 2 – add economic value and grow jobs
  - Promote job growth in aviation related industries
  - Use land around the Airport for logistics

Airport Business & Marketing Plan 2015

New Brand and Logo

Entrance Improvements



Entry Concept A

Treasure Coast

International Airport and Business Center

ATKINS

Economic Potential

Florida TaxWatch has identified Florida as having the potential to lead the nation in aircraft manufacturing

Why Aviation in Florida

- Strong existing aircraft industry/aviation infrastructure – most state aviation funding
- Low taxes
- Skilled and available work force
- Flight training and schools
- Specialize in support services such as avionics and other MRO activity
- Closer to major population centers
- Good weather

Local Opportunity
Aircraft Maintenance, Rehabilitation and Overhaul (MRO)

- Strong Florida aviation manufacturing and activity can have strong local spin-off
- TCIA has 12 MROs
- Good trade skills and good pay $55,000 and up
- Land, Land and more Land
- Great access
- Building strong local support

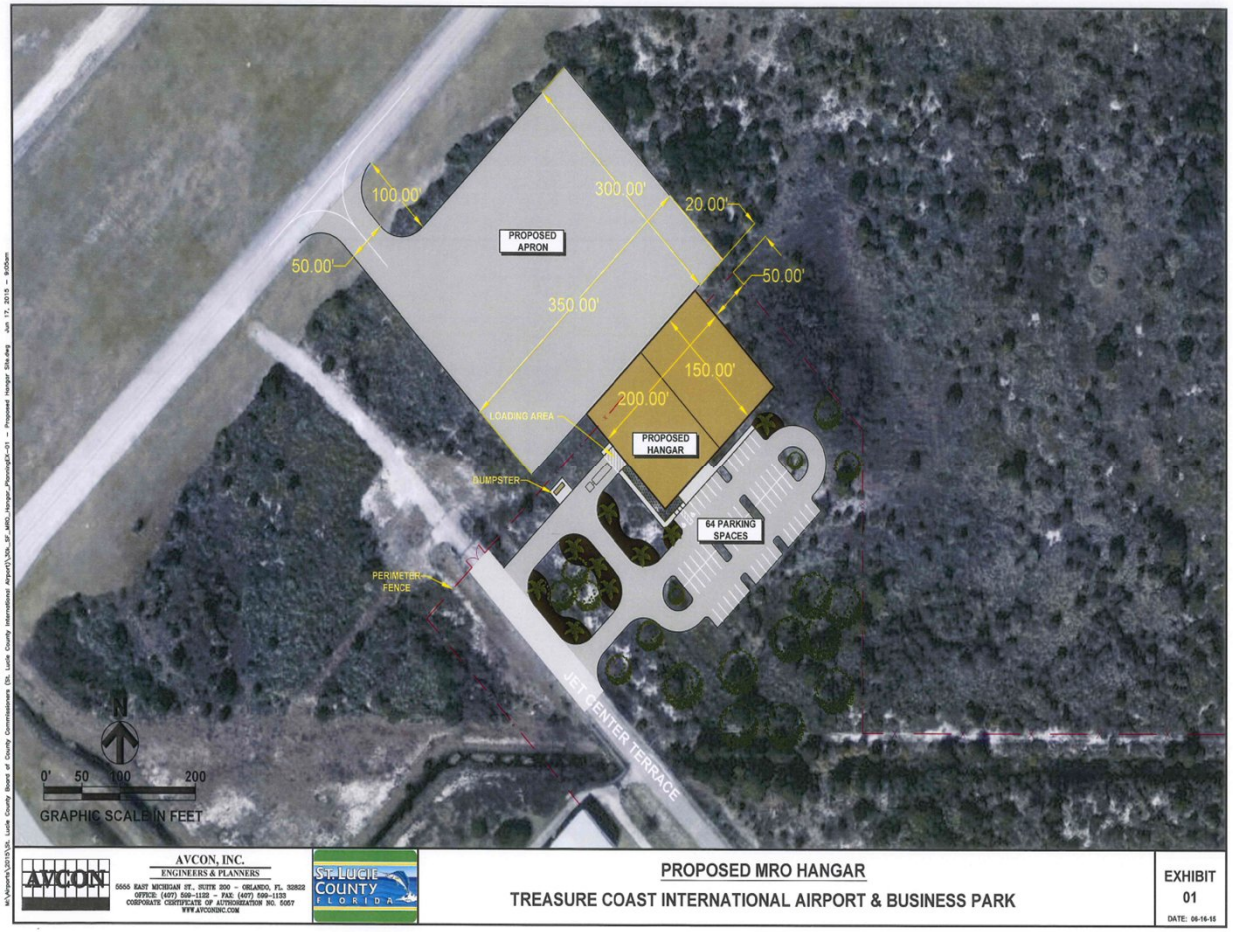
Current MROs at TCIA

- ACES – Aviation Consultant Expert Solutions – Silver Air
- Treasure Coast Jet Center
- Jetcraft Aerostructures
- Bell Aircraft
- Aircraft Maintenance Professionals
- Phoenix Metals
- AeroShade
- Chip's Painting
- Turbine Works

- TCIA staff, EDC and airport consultants have begun attending MRO trade shows
- Invite the City to attend
- Trade and Job Fair

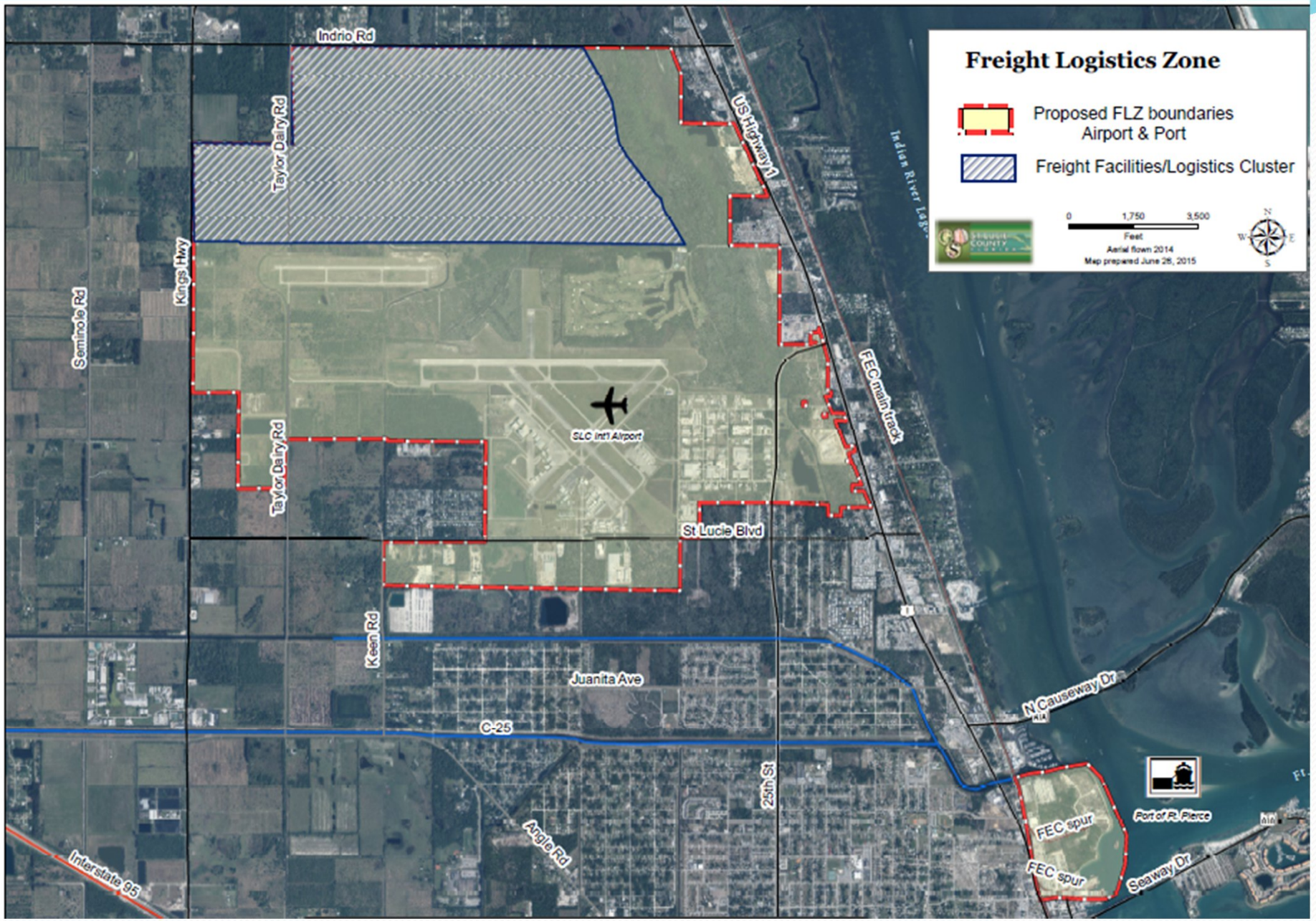
MRO Hangar

- 30,000 Square feet
- Can fit 2 737s
- 45 jobs



Jobs and Logistics Zone Concept

- Pursuant passage of HB 257, staff proposes working with the FDOT to create a strategic plan to designate an area in SLC
- County staff has had numerous discussions with FDOT District IV staff about the concept and they are supportive of looking at SLC
- Adoption of such a plan makes the zone eligible for priority in state funding and certain incentive programs


Freight Logistics Zone
Proposed FLZ boundaries
Airport & Port
Freight Facilities/Logistics Cluster
0
1,750
3,500
Feet
Aerial flown 2014
Map prepared June 26, 2015
N
W
E
S
Indrio Rd
Taylor Dairy Rd
US Highway 1
Indian River Lagoon
Seminole Rd
Kings Hwy
SLC Int'l Airport
FEC main track
Taylor Dairy Rd
St Lucie Blvd
Keen Rd
Juanita Ave
N Causeway Dr
C-25
25th St
Port of Ft. Pierce
FEC spur
FEC spur
Seaway Dr
Angle Rd
Interstate 95

- HB 257 defines FLZ as group of activities/infrastructure associated with freight transportation

- Builds on existing state Florida Freight Mobility and Trade Plan of 2012

- Creates an outline of a strategic plan
  - Maps, identification of workforce, transportation infrastructure along with policy and plans that support such activity

- Priority funding for designated FLZ may come from;
  - Strategic Intermodal System (SIS)
  - Economic Development Trust Fund
  - Intermodal Logistics Center Infrastructure Support Program
  - The Seaport Pr0gram
  - The Aviation Program
- Projects can obtain priority in the FDOTs 5-year Tentative Work Program

Masterplan Update

- The Airport Master Plan sets future development plan
- The update is intended to:
  - Inventory and update existing conditions
  - Develop aviation activity forecasts
  - Develop demand/capacity analysis & facility needs
  - Evaluate the industry for MRO demand and flight training
  - Identify unique location for logistics and
  - Complete tie-in with Business & Marketing plan goals

Next Steps

- Work with Cities, Chamber and EDC to promote the Airport
- Part of the EDC corridor plan – job creation
- Include the Cities in Masterplan update
- Build community support for MRO, flight training, FLZ, business jets, Customs and commercial air service
- Work with Department of Economic Opportunity, Enterprise Florida, TPO and the FDOT to continue growing activity at TCIA

Thank You
QUESTIONS?

City Commission Regular Meeting **Agenda Item # 11. c.**

Meeting Date: 09/21/2015

Re: Monthly Financial Report

Submitted For: Gloria Johnson, Finance Director, Finance Department

SUBJECT:

Presentation on the financial status of the different funds of the City for the month ending August 31, 2015.

Attachments

August Financial Report

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	09/10/2015 10:15 AM
City Manager	Robert Bradshaw	09/16/2015 10:38 AM
Finance Department	Jennifer Robinson	09/16/2015 02:23 PM
City Manager	Robert Bradshaw	09/16/2015 02:24 PM

Form Started By: Jennifer Robinson Started On: 09/09/2015 04:53 PM

Final Approval Date: 09/16/2015

City of Fort Pierce
Monthly Financial Report
For the Month Ending AUGUST, 2015
(92% Year Lapse)

General Fund				
Revenue		**Budget**	**FYTD**	**%**
Begnning Available Resources			**$ 5,251,412**	
Revenue:				
Taxes	$	18,220,166	$ 17,564,599	96.40%
Licenses & Permits		345,000	550,080	159.44%
Intergovernmental		2,860,000	3,230,755	112.96%
Charges for Services		200,600	235,789	117.54%
Fines & Forfeitures		167,500	224,478	134.02%
Miscellaneous Revenue		1,693,410	1,623,049	95.84%
Interfund Transfers		2,935,071	2,835,071	96.59%
Contribution from Enterprise		6,887,331	6,095,573	88.50%
Appropriated Fund Balance		1,508,000	0	0.00%
Restricted Revenue		(550,000)	0	0.00%
Total Revenue	**$**	**34,267,078**	**$ 32,359,393**	**94.43%**

Expenditures:		**Budget**	**FYTD**	**%**
City Commission	$	203,477	$ 191,203	93.97%
City Manager		543,041	539,989	99.44%
City Attorney		605,108	609,945	100.80%
City Clerk		278,910	239,750	85.96%
Administrative Services		637,848	546,886	85.74%
Finance		684,146	625,771	91.47%
MIS		920,740	788,849	85.68%
Planning		440,387	347,833	78.98%
Code Enforcement		869,689	737,645	84.82%
Police		12,547,822	11,014,057	87.78%
Public Works/Director		165,230	141,135	85.42%
Public Works/Fleet Maint.		475,538	411,429	86.52%
Public Works/Facilities Maint.		892,555	874,445	97.97%
Public Works/Parks & Grounds		1,881,565	1,592,021	84.61%
Public Works/Streets		1,669,249	1,514,832	90.75%
Engineering		1,057,844	727,975	68.82%
Riverwalk		155,457	131,957	84.88%
Administrative		10,238,472	10,135,463	98.99%
Total Expenditures	**$**	**34,267,078**	**$ 31,171,185**	**90.97%**

Net Resources	**$**	**1,188,208**
Total Available Resources	**$**	**6,439,620**
Less:		
10% Budget Reserve		(3,426,708)
Tax Reserve		(550,000)
Unrestricted Resources	**$**	**2,462,912**

Special Revenue Funds

FPRA	Budget	FYTD	%
Begnning Available Resources		**$ 802**	
Revenue:			
Taxes	4,069,623	4,101,702	100.79%
Licenses & Permits	0	5,009	0.00%
Intergovernmental	85,000	70,494	82.93%
Miscellaneous Revenue	133,100	1,211,790	910.44%
Transfers	2,051,629	2,051,629	100.00%
Total Revenue	**6,339,352**	**7,440,624**	**117.37%**
Expenses:			
Operating	306,500	279,402	91.16%
Capital Outlay	0	1,017,856	0.00%
Other Programs & Projects	20,000	261	1.30%
Transfers	6,012,852	5,809,425	96.62%
Total Expenses	**6,339,352**	**7,106,944**	**112.11%**
Net Resources		**333,679**	
Unrestricted Resources		**$ 334,481**	

CDBG	Budget	FYTD	%
Begnning Available Resources		**$764,122**	
Revenue:			
Intergovernmental Revenue	784,484	953,765	121.58%
Misc. Revenue	0	42,099	0.00%
Transfers	0	312,828	0.00%
Total Revenue	**784,484**	**1,308,692**	**166.82%**
Expenses:			
Administrative	204,363	159,376	77.99%
Rehabilitation Department	100,000	34,185	34.18%
Capital Outlay	0	228,325	0.00%
Economic Development	212,162	576,269	271.62%
Public Service	98,000	102,465	104.56%
Roll Over Expenditures	169,959	0	0.00%
Total Expenses	**784,484**	**1,100,621**	**140.30%**
Net Resources		**208,071**	
Unrestricted Resources		**$ 972,193**	

Grant Administration	Budget	FYTD	%
Begnning Available Resources		**$ 144,344**	
Revenue:			
Program Income	51,000	0	0.00%
Misc. Revenue	165,717	99,329	59.94%
Interfund Transfers	0	0	0.00%
Total Revenue	**216,717**	**99,329**	**45.83%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	216,717	45,998	21.23%
Transfers	0	0	0.00%
Total Expenses	**216,717**	**45,998**	**21.23%**
Net Resources		**53,331**	
Unrestricted Resources		**$ 197,675**	

Section 108 & BEDI	Budget	FYTD	%
Begnning Available Resources		**$ 730,122**	
Revenue:			
BEDI Grant	81,600	68,062	83.41%
Section 108 Loan	0	0	0.00%
Interest On Investments	100	505	504.83%
Other Interest/BEDI Acct.	1,500	313	20.88%
Other Interest/Section 108	0	0	0.00%
Total Revenue	**83,200**	**68,880**	**82.79%**
Expenses:			
Administrative	0	83	0.00%
Debt Service	0	0	0.00%
Total Expenses	**0**	**83**	**0.00%**
Net Resources		**68,797**	
Unrestricted Resources		**$ 798,919**	

SHIP	Budget	FYTD	%
Begnning Available Resources		**$ 130,053**	
Revenue:			
SHIP	194,664	206,321	105.99%
Program Income	0	40,159	0.00%
Misc. Revenue	300	531	177.13%
Carry Over Funding	145,000	0	0.00%
Total Revenue	**339,964**	**247,012**	**72.66%**
Expenses:			
Operating	5,840	3,414	58.46%
Grants/Programs & Projects	334,124	275,252	82.38%
Total Expenses	**339,964**	**278,666**	**81.97%**
Net Resources		**(31,654)**	
Unrestricted Resources		**$ 98,399**	

Emergency Services Grant Fund	Budget	FYTD	%
Begnning Available Resources		**$0**	
Revenue:			
Wind Mitigation	0	430,099	0.00%
Total Revenue	**0**	**430,099**	**0.00%**
Expenses:			
Project Costs	0	515,207	0.00%
Buildings/Windows	0	0	0.00%
Total Expenses	**0**	**515,207**	**0.00%**
Net Resources		**(85,109)**	
Unrestricted Resources		**$ (85,109)**	

Enterprise Funds

Marina	Budget	YTD	%
Begnning Available Resources		**$ 7,208,694**	
Revenue:			
Grants	5,538,023	365,968	6.61%
Charges for Services	630,000	771,447	122.45%
Misc. Revenue	1,328,800	1,293,008	97.31%
Debt Proceeds	0	1,100,000	0.00%
Approp Retained Earnings	6,537,588	0	0.00%
Total Revenue	**14,034,411**	**3,530,423**	**25.16%**
Expenses:			
Personnel Services	342,025	308,137	90.09%
Operating	2,325,004	2,349,216	101.04%
Capital	12,010,000	7,886,702	65.67%
Debt Service	96,343	355,193	368.68%
Non Operating	111,039	38,333	34.52%
Total Expenses	**14,884,411**	**10,937,581**	**73.48%**
Plus Depreciation		**694,634**	
Net Resources		**(6,712,524)**	
Unrestricted Resources Available		**$ 496,170**	

Solid Waste	Budget	YTD	%
Begnning Available Resources		**$ 716,871**	
Revenue:			
Charges for Services	6,078,600	5,827,211	95.86%
Misc. Revenue	4,000	13,735	343.37%
Approp Retained Earnings	617,319	0	0.00%
Total Revenue	**6,699,919**	**5,840,946**	**87.18%**
Expenses:			
Personnel Services	1,966,570	1,756,115	89.30%
Operating	3,277,349	3,123,432	95.30%
Capital	627,000	143,362	22.86%
Non Operating	1,204,000	301,000	25.00%
Total Expenses	**7,074,919**	**5,323,909**	**75.25%**
Plus Depreciation		**299,793**	
Net Resources		**816,830**	
Unrestricted Resources Available		**$ 1,533,701**	

Golf Course	Budget	YTD	%
Begnning Available Resources		**$ (75,722)**	
Revenue:			
Charges for Services	1,365,000	1,201,858	88.05%
Misc. Revenue	141,750	110,538	77.98%
Approp Retained Earnings	(21,652)	0	0.00%
Total Revenue	**1,485,098**	**1,312,396**	**88.37%**
Expenses:			
Personnel Services	617,250	551,118	89.29%
Operating	977,423	848,679	86.83%
Capital	12,000	8,917	74.31%
Non Operating	28,425	22,155	77.94%
Total Expenses	**1,635,098**	**1,430,870**	**87.51%**
Plus Depreciation		**128,621**	
Net Resources		**10,148**	
Unrestricted Resources Available		**$ (65,574)**	

Sunrise Theatre	Budget	YTD	%
Begnning Available Resources		**$ (95,255)**	
Revenue:			
Charges for Services	2,733,500	3,155,883	115.45%
Misc. Revenue	217,800	600,777	275.84%
Approp Retained Earnings	450,000	0	0.00%
Total Revenue	**3,401,300**	**3,756,660**	**110.45%**
Expenses:			
Personnel Services	575,922	412,238	71.58%
Operating	3,381,083	3,806,626	112.59%
Capital	500	2,053	410.55%
Non Operating	0	0	0.00%
Total Expenses	**3,957,505**	**4,220,916**	**106.66%**
Plus Depreciation		**493,281**	
Net Resources		**29,024**	
Unrestricted Resources Available		**$ (66,231)**	

Building	Budget	YTD	%
Begnning Available Resources		**$ 358,850**	
Revenue:			
Licenses & Permits	1,100,000	1,020,463	92.77%
Charges for Services	26,500	14,682	55.40%
Fine & Forfeits	2,000	1,700	85.00%
Misc. Revenue	0	21,488	0.00%
Transfers	0	197	0.00%
Approp Retained Earnings	96,728	0	0.00%
Total Revenue	**1,225,228**	**1,058,529**	**86.39%**
Expenses:			
Personnel Services	799,728	587,656	73.48%
Operating	458,000	370,385	80.87%
Capital	0	12,388	0.00%
Non Operating	0	0	0.00%
Total Expenses	**1,257,728**	**970,429**	**77.16%**
Plus Depreciation		**2,489**	
Net Resources		**90,589**	
Unrestricted Resources Available		**$ 449,439**	

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 09/21/2015

Re: Moore's Creek

SUBJECT:

Discussion on Moore's Creek Revegetation Project at the request of Commissioner Alexander

Attachments

Email from Jim Oppenborn
Moore's Creek Revegetation Aerial
Moore's Creek Spillway
Vegetation

Form Review

Form Started By: Linda Cox Started On: 09/15/2015 03:12 PM

Final Approval Date: 09/15/2015

To: "Jennifer D. Robinson (jrobinson@city-ftpierce.com)" <jrobinson@city-ftpierce.com>,
Cc:
Bcc:
Subject: Meeting with City Manager to Discuss Restoration of Moore's Creek
From: James Oppenborn <oppenbornj@stlucieco.org> - Tuesday 09/15/2015 03:00 PM

History: This message has been replied to and forwarded.

Pleased to Meet You Today Jennifer,

At the suggestion of Commissioner Alexander, Alyssa and I would like to schedule an appointment with Robert Bradshaw to discuss the subject project. We will be meeting with Commissioner Sessions on Thursday to try to gain additional support for this project. Alyssa (Florida Fish and Wildlife Conservation Commission) has been working tirelessly to help restore freshwater wetlands, including Moore's Creek, throughout St. Lucie County.

The proposed project:

- Will increase the fish habitat in Moore's Creek.
- Includes volunteer planting of Tapegrass (*Vallisneria Americana*) in Moore's Creek to stabilize the bottom sediments and absorb nutrients.
- May help with water quality entering the Indian River Lagoon, thereby benefitting oyster reefs that volunteers have deployed near the mouth of Moore's Creek.
- May help with sedimentation in Moore's Creek, thereby reducing the amount of dredging needed on the creek.
- Will raise awareness of water quality in municipal tributaries and the Indian River Lagoon.

From a water quality perspective, remediation of tributaries running through urban boundaries(i.e. Moore's Creek, Taylor Creek) has the greatest potential of influencing water quality in receiving waters (i.e. Indian River Lagoon) We would like to get full media attention for this project in order to show the potential benefits of volunteer, City, County, and State cooperation.

Please contact me at your convenience to schedule an appointment with Mr. Bradshaw, Alyssa, and myself to discuss this potential project.

Thanks,

James B. Oppenborn
St. Lucie County Coastal Resources Supervisor
Engineering Division
2300 Virginia Avenue
Fort Pierce, FL 34982

772.462.1713 (O)
772.519.6056 (C)

Moore's Creek Revegetation
&
Community Event
0
75
150
300 Feet
N
Indian River Lagoon
Moore Creek
Fort Pierce
Gazebo Park
Copyright © 2014 Esri, DeLorme, HERE, TomTom, Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo,
NORTH STREET
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235 +/-
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172 +/-
L:\Drawings\J-OPPENBORN\MOORES-CK-VEG-GRASS.dwg, 9/10/2015 5:01:33 PM, 1:100, SLOPWD-ENGR-DIV D S.Ard

11.05.2014 11:23

Valisneria americana

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 09/21/2015

Re: FPUA Applications

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 15-R24 re-appointing Daniel M. Delulio to the Fort Pierce Utilities Authority Board

SUMMARY:

The FPUA Board term of Daniel M. Delulio expires on September 30, 2015 and he is seeking reappointment. Historically, members of the FPUA Board are re-appointed for a second, four year term. Board Members may not serve more than two consecutive terms. The attached document provided by FPUA demonstrates the appointment and reappointment history.

RECOMMENDATION:

Reappoint Daniel M. Delulio to the FPUA Board to serve is second and final four-year term.

ALTERNATIVES:

Select one member from the 3 applications submitted.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Clay Lindstrom, Executive Director, Fort Pierce Utilities Authority

---

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

15-R24

Dan Delulio

Charlie Frank Matthews

Pearl Davis

Delulio Attendance

Historic Board Terms

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	08/24/2015 11:52 AM

Form Started By: Linda Cox Started On: 07/28/2015 01:18 PM

Final Approval Date: 09/10/2015

RESOLUTION NO. 15-R24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE REAPPOINTMENT OF DANIEL M. DELULIO AS A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that Daniel M. Delulio be and is hereby reappointed as a member of the Fort Pierce Utilities Authority Board for a term of four years; said term to commence October 1, 2015, and to expire on September 30, 2019, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of September, 2015.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: FORT PIERCE UTILITIES AUTHORITY BOARD

Name: DANIEL M. DEIULIO	Phone: (772) 332-5701
Home Address: 1647 S. THUMBPOINT DRIVE FORT PIERCE FL 34949	How long at this address? SINCE 2001
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: CERTIFIED PUBLIC ACCOUNTANT	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: DANIEL M. DEIULIO CPA CHARTERED — CPA FIRM 908 SUNRISE BLVD FORT PIERCE FL 34950	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: DANIEL M. DEIULIO CPA CHARTERED 908 SUNRISE BLVD FORT PIERCE FL 34950	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: CPA Describe your education, background, training and knowledge in the above area(s): • UNIVERSITY OF FLORIDA — MASTER OF ACCOUNTING DEGREES 1982. • DANIEL M. DEIULIO CPA CHARTERED SINCE 1993.	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: FORT PIERCE UTILITIES AUTHORITY BOARD MEMBER	
Have you ever been convicted of a crime? ☒ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of: DUI — MORE THAN 30 YEARS AGO (1982 OR 1983)	
Referred by: CLAYTON LINDSTROM FPUA BOARD Email Address: dandeiulio@bellsouth.net	
Date: 7.15.15	Applicant's Signature Dan M. DeIulio

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Fort Pierce Utilities Authories

Name: Charlie Frank Matthews	Phone: 772-530-1265
Home Address: 435 North 11th Street - P.O. Box 2593 Fort Pierce, FL 34954	How long at this address? 30 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Retired - Banking & Retail

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ■ No Engineering: ☐ Yes ■ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ☐ Yes ■ No Land Development: ■ Yes No Other:
Describe your education, background, training and knowledge in the above area(s):
College in Business Administration - Banker in charge of Real Estate, installments loans - 24 years experience in retail and property management.

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
(CRA) Community Redevelopment Agency Advisory Committee Note: Served as Vice Chair Citizen Advisory Utilities Board

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Commission R. Alexander Email Address: N/A

Date: July 22, 2015 Applicant's Signature Charlie Frank Matthews

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: FPUA

Name: Pearl M. Davis	Phone: (772) 240-2328
Home Address: 2006 Avenue Q, Fort Pierce, Fl. 34950	How long at this address? 8 Yrs.

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Credit Risk Review Manager, Senior Vice President

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
1901 S. US Hwy. 1, Fort Pierce, Fl. 34950
My office is located at the bank's Main Office at 815 Colorado Avenue, Stuart, Fl. 34994

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
Real Estate Sales- I am a former real estate agent for Coldwell Bankers, Kennesaw, Georgia. Listed and sold real estate within the SE region of the U.S. for the Federal Deposit Insurance Corporation (FDIC).
Contracting: As the Regional Director of the Office of Field Receivership Conservatorship Asset Management (OFRCAM) for the FDIC/RTC I negotiated, vetted, evaluated for appointment, and administered numerous contracts for various types of services. Presently, I oversee the performance of contractors for risk assessments at Seacoast Bank.

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
City of Fort Pierce Civil Service Appeals Board

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Previously applied (Read on City's website) Email Address: davisp7@aol.com

Date: 07/28/15	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

RE: FPUA Board Member Terms <Watchdog: Virus checked>
Florinda Mazzarella
to:
'Linda Cox'
08/18/2015 04:31 PM
Hide Details
From: Florinda Mazzarella <fmazzarella@fpua.com>
To: 'Linda Cox' <LCox@City-FtPierce.Com>

In the four years that Dan has been on the FPUA Board, he has only missed one meeting; August 19, 2014 because he was out of town.

Florinda Mazzarella
Executive Assistant
Fort Pierce Utilities Authority
Director of Utilities
206 South 6th Street
Fort Pierce, FL 34950
Telephone (772) 466-1600, Ext. 3201
Fax (772) 468-2412
E-mail: fmazzarella@fpua.com

From: Linda Cox [mailto:LCox@City-FtPierce.Com]
Sent: Tuesday, August 18, 2015 4:07 PM
To: Florinda Mazzarella <fmazzarella@fpua.com>
Cc: Clayton Lindstrom <clindstrom@fpua.com>; Daniel M. Deiulio <dandeiulio@bellsouth.net>
Subject: Re: FPUA Board Member Terms <Watchdog: Virus checked>

Can you please send me the attendance records for Dan during his term? Thanks.

Linda W. Cox, MBA
City Clerk
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34954-1480
Direct: (772) 467-3052
Fax (772) 467-3841
www.CityofFortPierce.com

From:	Florinda Mazzarella <fmazzarella@fpua.com>
To:	"Linda Cox (lcox@city-ftpierce.com)" <lcox@city-ftpierce.com>
Cc:	Clayton Lindstrom <clindstrom@fpua.com>, "Daniel M. Deiulio" <dandeiulio@bellsouth.net>
Date:	08/18/2015 01:56 PM
Subject:	FPUA Board Member Terms <Watchdog: Virus checked>

Linda, When you get a minute, would you please forward me or give me a list of the applications turned in for Dan DeIulio's position on our Board. I have attached for your convenience the schedule showing the Board terms and how many Board Members have been selected for a 2nd term in the past. I will let Dan know that you plan to put it on the City Commission agenda of Tuesday, September 8. Thanks, Florinda

Florinda Mazzarella
Executive Assistant
Fort Pierce Utilities Authority
Director of Utilities
206 South 6th Street
Fort Pierce, FL 34950
Telephone (772) 466-1600, Ext. 3201
Fax (772) 468-2412
E-mail: fmazzarella@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)
[attachment "Board Terms.docx" deleted by Linda Cox/cfp]

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FORT PIERCE UTILITIES AUTHORITY
BOARD MEMBERS
AND
TERMS OF OFFICE

NAME	TERMS OF OFFICE	REPLACING
Dennis Summerlin	8/27/72 - 12/18/72	Original Mayor
Chuck Padrick (Mayor)	12/5/72 - 12/16/74	Dennis Summerlin
Ernest E. Settle	8/27/72 - 11/15/76	Original Member
Ewell E. Menge	8/27/72 - 3/28/77 (Resigned to become Dir. of Util.)	Original Member
Sam Reilly	8/27/72 - 9/30/77	Original Member
Havert L. Fenn	8/27/72 - 9/30/78	Original Member
Ben L. Bryan, Jr. (Mayor)	12/16/74 - 12/20/76	Chuck Padrick
William Center (Died in Office)	11/15/76 - 7/23/77	Ernest E. Settle
Buell L. Brown (Mayor)	12/20/76 - 12/83	Ben L. Bryan, Jr.
Leroy C. Floyd, Sr. (To fill unexpired term of EEM)	4/13/77 - 9/30/79	Ewell E. Menge
	10/1/79 - 9/30/83	Re-appointed
	10/1/83 - 9/30/87	Re-appointed 2nd full term
James W. Sowinski	8/16/77 - 9/30/80	William Center
	10/1/80 - 9/30/84	Re-appointed 2nd term
James A. Strange	10/1/77 - 9/30/81	Sam Reilly
	10/1/81 - 9/30/85	Re-appointed 2nd term
Rex W. Nelson	10/1/78 - 9/30/82	Havert L. Fenn
	10/1/82 - 9/30/86	Re-appointed 2nd term
William R. Dannahower (Mayor)	1/84 - 12/95	Buell L. Brown
J. William Gall	10/1/84 - 9/30/88	James Sowinski
	10/1/88 - 9/30/92	Re-appointed 2nd term
Samuel R. Peterkin, Jr.	10/29/85 - 9/30/89	James A. Strange
	10/1/89 - 9/30/93	Re-appointed 2nd term
Bruce P. Center	10/6/86 - 9/30/90	Rex W. Nelson
	10/1/90 - 9/30/94	Re-appointed 2nd term
	(6/16/92 - 7/5/93)	Medical Disability Leave

NAME	TERMS OF OFFICE	REPLACING
James A. McNeill	10/1/87 - 9/30/91	Leroy C. Floyd, Sr.
	10/1/91 - 9/30/95	Re-appointed 2nd term
Robert I. Carman (Died in Office)	6/16/92 - 10/1/92 (Interim)	Bruce P. Center (Medical Disability Leave)
	10/1/92 - 3/30/96 (Deceased)	J. William Gall
Edward G. Enns	10/1/92 - 7/5/93 (Interim)	Bruce P. Center (Medical Disability Leave)
	10/19/93 – 1/2/96	Samuel R. Peterkin, Jr.
Edward G. Enns (Mayor) (4-Yr. Term)	1/2/96 – 1/04	William R. Dannahower (Retired)
Robert J. Benton III (Mayor)	1/04 – 12/07	Edward G. Enns
(Seated)	1/7/08 – 1/03/12	Re-elected 2nd term
	12/3/12	Term extended from odd yr to even yr by CC referendum
	11/20/12 last mtg.	Resigned to run for Cnty Com
Gloria Grimyser	10/4/94 - 9/30/98	Bruce P. Center
	10/1/98 – 9/30/02	Re-appointed for 2nd term
Thomas D. Siplin	10/3/95 - 9/30/99	James A. McNeill
	10/1/99 - 9/30/2003	Re-appointed for 2nd Term
	Term Exp.8/5/03	Moved out of City Limits
Louis I. Haynes III	1/2/96 - 9/30/97 (To fill unexpired term)	Edward G. Enns (Elected Mayor)
	10-1-97 - 9-30-01	Re-appointed
	10-1-01 – 9-30-05	Re-appointed 2nd term
Cleon Middleton (Died in office 9/21/02)	4/15/96 - 9/30/96 (To fill unexpired term)	Robert I. Carman (Deceased 3-30-96)
	10-1-96 - 9-30-2000	Reappointed 1st term
	10-1-00 – 9-30-04	Reappointed 2nd term
Thomas K. Perona	10/2/02 – 9/30/06	Gloria Grimyser
	10/01/06 – 9/30/2010	Reappointed 2nd term
	10/18/09	Resigned to run for City Comm.
Darrell Drummond	11/5/02 – 9/30/04 (To fill unexpired term)	Cleon Middleton (Deceased 9/21/02)
	10/01/04 – 9/30/08	Appointed 1st full term
	10/01/08 – 9/30/2012	Reappointed 2nd full term
Robert W. Summerhays, Jr.	8/05/03 – 9/30/03 (To fill unexpired term)	Thomas D. Siplin
	10/01/03 – 9-30/07	Appt. for 1st full term
	10/01/07 – 9/30/2011	Reappointed 2nd full term

NAME	TERMS OF OFFICE	REPLACING
Pamela K. Cully	10/1/05 – 9/30/09	Louis I. Haynes III
	10/01/09 – 9/30/13	Reappointed 2nd full term
Michael A. Perri, Jr.	12/01/09 – 9/30/2010	Appointed (To fill unexpired term of Tom Perona)
	10/1/10 – 09/30/2014	Reappointed for 1st 4-yr term
	10/1/2014 – 09/30/18	Reappointed 2nd full term
Daniel M. Deiulio	10/1/11 – 9/30/2015	Robert W. Summerhays, Jr.
Darryl T. Bey	10/1/12 – 9/30/2016	Darrell Drummond
Glynda Calvacanti	10/1/13 – 9/30/17	Pamela K. Cully
Mayor Linda Hudson	12/3/12-2016	Replaced Mayor Benton

City Commission Regular Meeting **Agenda Item # 12. c.**

Meeting Date: 09/21/2015

Re: Historic Preservation Board Re-Appointments

SUBJECT:

Submittal of applications for re-appointment to the Historic Preservation Board.

SUMMARY:

Recommend re-appointment of Paul Sampson, Peggy Harris and Susan Boardman to the Historic Preservation Board for a three year term expiring 10/4/2018. Approving the re-classification of Holly Theuns and Charlie Hayek to regular members. We are seeking other applications to fill two vacant positions.

RECOMMENDATION:

Approve resolution appointing Mr. Sampson, Ms. Harris and Ms. Boardman and the re-classification of Ms. Theuns and Mr. Hayek.

ALTERNATIVES:

Seek additional applications

RESPONSIBLE STAFF:

Maria Lewicka, Historic Preservation Planner

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Historic Preservation Board Reappointments

Historic Preservation Board Attendance 2015

Form Review

Inbox	Reviewed By	Date
City Manager	Robert Bradshaw	09/15/2015 03:38 PM

Form Started By: Alicia Rosenthal Started On: 09/01/2015 11:54 AM
Final Approval Date: 09/15/2015

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Historic Preservation Board

Name: Suzanne Boardman	Phone: 772 429 0082
Home Address: 524 N 2nd St Ft Pierce FL 34950	How long at this address? 12 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Fullfillment Account Specialist w/ LNS	
Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No If yes, list the address and nature of said business: partner Beachbay Carpentry, INC 524 N 2nd St. Ft Pierce FL 34950	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☑ No Other: Describe your education, background, training and knowledge in the above area(s): BA Marketing/Public Relation USC Cola. SC	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify:	
Have you ever been convicted of a crime? ☑ Yes ☐ No If yes, what was the nature of the crime(s) you were convicted of: Misedm.	
Referred by:	Email Address: Suzannes@landnsea.com
Date: 3/23/15	Applicant's Signature Suzanne Boardman

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Historic Preservation

Name: Paul Sampson	Phone: 772-577-0434
Home Address: 241 Bermuda Beach Dr	How long at this address? 1 year

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Contractor

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
TLC Experts Restoration Remodel and Cleaning
1237 Delaware Ave Fort Pierce Fl. 34950

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No
If yes, in what capacity?
Cleaning

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
TLC Experts Restoration Remodel and Cleaning
1237 Delaware Ave Fort Pierce Fl. 34950

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
State Certified Contractor State Licensed Mold Remeator

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
Historic Preservation

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Email Address: paul@tlcexperts.com

Date: 3/24/15 Applicant's Signature Paul M Sampson

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Historic Pres.

Name: Peggy Harris	Phone: 772-519-2579
Home Address: 2702 Avenue I	How long at this address? 53yrs
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Sunrise Board member	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Email Address:
Date: 8/28/15	Applicant's Signature: Peggy Harris

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

HISTORIC PRESERVATION BOARD
ATTENDANCE RECORD 2015

BOARD MEMBERS	1/6/2015	1/26/2015	2/23/2015	3/23/2015	4/27/2015	5/26/2015	6/22/2015	7/27/2015	8/24/2015	9/28/2015	10/26/2015	11/23/2015	12/28/2015
GATES, SUNNY	P	X	P	P	P	E	E	P	E				
CULVERHOUSE, BRAD	E	X	P	E	E	U	P	P	P				
SAMPSON, PAUL	P	X	P	P	E	P	P	P	E				
WILSON, JEAN ELLEN	P	X	P	P	P	P	P	P	Resigned				
HARRIS, PEGGY BROWN	P	X	P	E	E	U	E	P	P				
SUZANNE BOARDMAN	E	X	P	P	P	P	P	P	P				
KATE-JACKSON, ANNIE	E	X	P	E	E	E	U	Passed Away					
THEUNS, HOLLY	P	X	E	P	P	P	P	P	P				
HAYEK, CHARLIE	E	X	E	P	P	P	P	P	P				

P = PRESENT
E = EXCUSED
U = UNEXCUSED

City Commission Regular Meeting **Agenda Item # 14. a.**

Meeting Date: 09/21/2015

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	09/16/2015 05:13 PM

Form Started By: Jennifer Robinson Started On: 09/16/2015 05:11 PM

Final Approval Date: 09/16/2015

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: September 16, 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 met with the City Attorney, Code Compliance Manager, Finance Director, Chief Accountant and City Clerk regarding a revised policy for the processing of lien releases.
- The City Manager met with the FPUA Director of Utilities regarding the loan repayment.
- The City Manager and City Attorney participated in a conference call with the trial attorney regarding Anderson v. City.
- The City Manager met with the Police Chief and City Attorney regarding a proposed alarm ordinance.
- The City Manager met with Police Department staff regarding an update on an investigation.
- The City Manager attended the ROCLA Concrete Ties, Inc. groundbreaking.
- The City Manager and Deputy City Manager met with Mayor Hudson for a weekly update of current City issues.
- The City Manager held a Conference Agenda meeting on September 14, 2015.
- The City Manager attended a meeting regarding the pre-hiring screenings to determine the fitness for duty evaluations.
- The City Manager attended a court proceeding at the 4th District Court of Appeals in West Palm Beach.
- The Deputy City Manager held a CRA Advisory Committee meeting on September 16, 2016.
- The Deputy City Manager attended a Keep Fort Pierce Beautiful Board meeting.
- The Deputy City Manager attended the Communitywide Council meeting.

City Clerk's Office

- **Business Tax Receipts –**
  New: 20 Renewals: 187 Transfers: 4

- **Vendor Permits Issued –**
  New: 0 Renewals: 0

- **Contractor Licensing –**
  New: 11 Renewals: 181

- **Public Records Requests** (not including Building Department) **–**
  New Requests: 15

- **Animal Registrations –**
  New/Renewals/Impound Fees: 2

- **Enterprise Zone Applications –**
  Sales Tax Refund Applications: 2

- **Agenda Preparation and Meeting Minutes –**
  1. Fort Pierce City Commission Budget Hearing – 09/01/2015
  2. Treasure Coast Council of Local Governments – 09/02/2015
  3. Fort Pierce City Commission Meeting – 09/08/2015

- **Special Projects**
  1. On-going records retention/destruction project
  2. Public Record Request Policy.

- **Meetings/Special Events Attended**
  1. City Clerk attended Treasure Coast Public Information Officers Meeting – 09/04/2015
  2. City Clerk attended Rocla Concrete Ties groundbreaking ceremony – 09/08/2015
  3. City Clerk attended meeting with Mainstreet Fort Pierce – 09/08/2015

Administrative Services Department

- **Procurement –**
  1. Opened RFP No. 2015-049 Various Property & Casualty Insurance Coverages (09/0 3/15)
  2. Opened RFP No. 2015-051 Realtor Services (09/10/15)
  3. Processed Addendum No. 1 for RFP No. 2015-052 Non- Motorized Watercraft and Bicycle Rental.
  4. Processed Addendum No. 1 for RFP No. 2015-053 Kayak and Paddle Board Rental at the City Marina.
  5. Processed Bid No. 2015-054 Sale of Mixed Performance Mortgage Loans
  6. Advertisements dates 09/10/15 and 09/17/15
  7. Processed Purchase Orders and day to day operations of the Purchasing Division.
  8. Processing and / or completion of Awards to vendors contractors approved by Commission.
  9. Meetings:
     a) Director of Administrative Services met with Public Works Manager, and Risk Manager regarding a personnel issue.

- **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. Complete Family Medical Leave package for employees.

- **Risk Management –**
  1. Accident Investigations & Injury Review
  2. Audited, Processed and Closed WC Claims.
  3. Processed Insurance Subrogation.
  4. Consulted with the City Carrier Regarding Liability Claims.
  5. Processed day to day Risk Management Duties.

Finance Department

- Finalization of FY 2016 financial operating plan.
- Preparation of the documents and attendance of the Budget Hearing on 9/1/15.
- Oversight of daily operations.

MIS Department

- Working with Swagit, LLC to acquire hardware for 2nd floor conference room and broadcasting equipment quote.
- Completed work with Public Works and Solid Waste on switch failure.
- Working with Chief of Police on adding Police Department website services to the City's main website.
- Migration from the existing IBM Power 7 to the new IBM Power 8 system complete.
- 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 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-eight (38) new work orders and completed one-hundred and fifty-six (156) work orders.

Planning Department

- **Administrative/Meetings –**
  1. All Staff members conducted 'Planner of the Day' duties on a rotating basis
  2. Walk-ins/Call-ins
  3. Backus Museum - Draft Lease Submitted for Legal Review
  4. Florida State Senate Bill 1094 – Research
  5. Village at Midway meeting

- **Development Review –**
  1. Conditional Use - Daniel M. Foundation - 4300 Okeechobee Road - City Commission Approval
  2. Zoning Atlas Amendment - Causeway Cove - 601 Seaway Drive - City Commission Approval First Reading
  3. Conditional Use - The Perky Puppy - 509 Georgia Avenue – Planning Board Staff Report
  4. Conditional Use – Tropical Recycling – 1450 Bell Avenue – Planning Board Staff Report
  5. Final Plat - Inlet Palms Townhomes - 1502 Seaway Drive
  6. Site Plan - Mariner Cove - 3200 Edwards Road

- **Comprehensive Planning, Long Range Planning –**
  1. Annexations - South US Hwy 1 and Smallwood Avenue
  2. Text Amendment - R-5, Medium Density Residential
  3. Planned Development (Zoning Atlas Amendment) - Village at Midway
  4. Comprehensive Plan Text Amendment - Village at Midway
  5. Comprehensive Plan Map Amendment - South Indian River Drive

- **Historic Preservation –**
  1. 1105 Avenue D - Roof Replacement - Historic Preservation Board Report
  2. 225 Orange Avenue - Installation of Artificial Turf - Historic Preservation Board Report
  3. Old Fort Park – Erosion Control and Stabilization - Historic Preservation Board Report
  4. 512 S. 10th Street – Fence - Historic Preservation Board Report
  5. 607 S. Indian River Drive – Stucco and Paint - Pending

Code Enforcement Division

- **Hearing –**
  1. Code Enforcement Board
     a) 7 regular hearings
     b) 1 fine reduction request
     c) 3 lien reduction requests
  2. Special Magistrate Blandino
     a) 7 regular hearings
     b) 1 fine reduction request
     c) 1 extension of time request
  3. County Court – Judge Barnes
     a) COFP v. Deeco's – 2 counts of parking within 15 ft. of roadway – paid prior to hearing
     b) COFP v. Fassold – 2 counts of animal restraint – dismissed by judge. 2 counts of running at large – guilty – fined $50 each plus court costs.
     c) COFP v. Seymour – maintaining nuisance – guilty – fined $250 plus court costs.

- **Code Enforcement –**
  1. Issued 3 written warnings
  2. Issued 0 citations
  3. Initiated 79 new cases
     - 44 general violations
     - 33 lot clearing violations
     - 2 slum & blight violations
  4. Conducted 211 follow-up inspections
  5. Closed 95 cases

- **Animal Control –**
  1. Transferring all bite reports to Shelter Pro.
  2. Scanning in files for attachments in Shelter Pro.

- **Revenue –**
  1. Conducted 3 title/lien searches.
  2. All revenue line items are at or above estimated budget. We continue to see an increase in properties being sold at tax sale with excess funds that are being forwarded to the City to satisfy code liens.

- **Miscellaneous –**
  1. Code Compliance Manager worked with the FPPD to address a nuisance business.
  2. Code Compliance Manager attended the budget hearing.
  3. Code Compliance Manager met with City Manager Bradshaw Deputy City Manager Mimms and City Attorney Schwerer to discussed code enforcement liens.
  4. Code Compliance Manager drafted a new policy for releasing code liens and forwarded to the City Manager's office for review and approval.
  5. Daily code enforcement and animal control activities.

Engineering Department

- **Development Reviews –** Intake of six (6) 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. Continuing work adjusting and cleaning of the remaining 90 video detection cameras.
- **City Marina Reconstruction – Phase II – Docks –** Marina Project is complete. We requested closeout with FEMA and are awaiting further instructions from FEMA.
- **City Marina Dinghy Dock Construction –** The City has received an Environmental Resource Permit for construction of the dinghy docks.
- **S. 21st Street / Havana Ave. Sidewalk Project –** On-going project management of the FDOT joint sidewalk construction project. Final completion scheduled for September 2015.
- **Indian Hills Recreation Area - Stormwater Improvements –** Phase II construction is underway. Shop drawings for picnic shelters and pedestrian bridges have been submitted and review is currently underway by building department. Compiling back-up documentation for reimbursement request to FDEP.
- **Veterans Memorial Park Phase II Stormwater Improvements –** Bid opening was conducted on August 27, 2015. Three proposers submitted bids. Staff is currently working with the low bidder in hopes of reducing the construction cost and bringing the bid closer to budget.
- **Melody Lane Fishing Pier –** Construction underway. Staff is working with local artist Pat Cochran on the design of the pier benches.
- **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 along Avenue C. 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 October 2015.

Building Division

- ROCLA Concrete Tie, Inc. - 600 South 3rd Street: All Building Permits have been issued.
- Public Fishing Pier - 220 Melody Lane: Building Permit has been issued.
- Duplex, New Construction - 1020 Mayflower Road: Building Permit application received.
- Single Family Home, New Construction - 507 Hernando Street: Foundation Permit application received.
- **Building Department Investigator** –
  a) 7 Cases seen before the Special Magistrate, 7 in Violation
  b) 7 Cases seen before the Code Enforcement Board
  c) 4 Contractor Complaints brought before the Board
  d) 1 Unlicensed Contractor brought before the Board
  e) 0 Appeals presented to CBAA

Police Department

- **Staffing –** The police department has fourteen (14) vacancies as of this report: nine (9) 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 police department continues to receive a steady number of requests for the Front Porch Roll Call from residents and business owners. This has been a huge success in developing and strengthening relationships within our community.
- **911 Events–** The police department participated in several 911 events throughout the city on Friday, September 11th. These events included: Annual 911 Memorial Service in memory of former police officer and Flight 93 flight attendant, CeeCee Lyles, Jetson's Annual 911 Blood Drive, and the Treasure Coast Food Bank's "Pack the House" food drive. Officers also participated in the annual Blue Mass Ceremony on Sunday, September 13th at Holy Family Catholic Church.
- **Hibiscus Park Association & Crime Watch –** The residents of the Hibiscus Park Resident's Association/Crime Watch invited Police Chief D. Hobley-Burney to their September 15th meeting. Along with a pledge to bring positive change to the city, Chief Hobley-Burney encouraged the residents to get involved in Crime Watch and talked about the importance of it.
- **Fort Pierce Police Department Highlights –** The police department's FPPD Highlights continues to be a huge success. The publication highlights the police department's sworn and support staff with our community partners and their combined efforts in crime prevention and crime fighting. The publication highlights officers and support staff in action at community events, significant arrests or cases that have been made, and notable accomplishments.
- **Parking Problems –** The City's Parking Committee continues to explore different options to alleviate the parking complaints in Downtown and South Beach. The Committee will be making recommendations to the City Manager's Office within the next few weeks.
- **Homeless Initiative –** No new update from the Homeless Shelter Committee. We are continuing our efforts to find resources so that they may have productive lives.
- **Pinewood Park –** The police department continues to provide increased patrols inside the park to curtail any public concerns inside the park. We will continue to monitor the park's "food service" that is provided there.
- **Updates –**
  1. September 19th marks the annual showing of Dancing with PAL held at the Sunrise Theater. The police department encourages everyone to come out and help support our PAL Kids.

Urban Redevelopment Department

- **Grants Administrator –**
  1. Continued oversight of remaining commercial facade and public service grant-funded projects
  2. Received and submitted FLDEP permits required for grant awards to FL Boating Infrastructure Grant and Florida Inland Navigation District for floating dinghy dock project at City Marina
  3. Created, ordered and received promotional rack card for Highwaymen Heritage Trail
  4. Wrote article and purchased ad space in TC Almanac's Oct/Nov/Dec and Jan/Feb/March editions for Highwaymen Heritage Trail ribbon cutting
  5. Continued project oversight for Hurston Trail maintenance, website creation and promotion
  6. Created New Program - Paint Our Town - partnering with area churches and nonprofits who will provide volunteers to paint and provide minor repairs and landscaping to lower-income citizens homes; partnering with businesses to provide paint, building materials and landscaping supplies; Received 55 5-gallon buckets of primer from Habitat Re-Store for the project
  7. Transcribed minutes and created meeting agenda and backup materials for Communitywide Council meeting
  8. Ordered and oversaw delivery of cots for In the Image of Christ homeless services
  9. Began collaborative effort with St. Lucie County Library System to provide Resume Writing and Interview Skills workshops at Hurston Library prior to January Job Fair at Percy Peek Gym
  10. Continued oversight of Fort Pierce Authentic Tours Program - 2015-2016 marketing, membership, monthly meeting materials.
  11. Meetings:
      a) Pastor Vernon Shazier - Mount Bethel Ministries - Paint Our Town Program
      b) Habitat for Humanity - Paint Our Town Program
      c) Melody Lane Public Fishing Pier - Status Meeting
      d) Paul Bertram - Submittal of Keep Fort Pierce Beautiful application for National Improvement Award
      e) Fort Pierce Authentic Tours - monthly meeting
      f) Communitywide Council - monthly meeting
      g) Ana Castilla - TD Bank - affordable housing loan/construction program for lower-income citizens
      h) Mark Freed, Susan Jacob - SLC Library's commitment to provide resume writing and interview workshops prior to January job fair
      i) Economic Development Team

- **Program Analyst –**
  1. Marina Project
     a) Filed Quarterly Reports
     b) Completed final reconciliation with Ed Seissiger on expended funds for close out
     c) Scanning in remaining data

  2. Windows Expansion Project
     a) All close out information submitted and accepted. Expect to receive close out letter very shortly.
     b) Scanning in remaining information
     c) Preparing power point presentation of funds expended and window installations

  3. SHIP
     a) Filed Annual Reports
     b) Updating Applications for the next cycle of funding
     c) Reviewing waiting list for applicants still interested in rehabilitations
     d) Preparing information to create new SHIP link on CFP website
     e) Met with three homeowners to sign their revised mortgage and notes made necessary from change orders
     f) Scanning in completed files
     g) Preparing power point presentation of completed rehabilitations

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. The ILA has been approved and this project will begin shortly.
- **River Walk Center –** Beginning October 5, 2015 the RWC will begin hosting a Food Truck Invasion along the waterfront on the first and third Tuesday's of the month.

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

- Met with representatives from St. Andrew's Episcopal Academy regarding their golf program. Will be hosting practicing and match play.
- Preparing for aerification of the greens beginning Sept. 14.
- Met with various vendors regarding ordering needs for FY 2016.
- Day-to-day operations.

River Walk Center

Park Permits	801.58
Programming	501.31
River Walk Center	1733.46
Garden Center	400.00
Special Events	550.00
Maravilla Center	200.00
Historic City Hall	525.00
Youth Activity	75.00
Total	$4,786.35

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 September 1; Comedy Corner Improv on Saturday, September 12; Maintenance is being performed on the Sunrise Theatre main stage, and throughout the building in preparation for the 2015/16 Season.
- Assistance continues with future rental events and co-presentations with various community groups including, but not limited to: Dancing With The PAL'S on September 19; Treasure Coast Advocates for Seniors on November 21; Alpha Kappa Alpha's Fashionetta on November 8; St. Lucie County Public School STE@M Rap Battle November 18 & 20.
- Marketing and Box Office information for the 2015/16 Season continues to be 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.
- 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.