CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, February 10, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

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

6. **APPROVAL OF MINUTES**

   a. January 13, 2015 Meeting

7. **NEW BUSINESS**

   a. Conditional Use - Treasure Coast Bible Assembly Church - 4146 Edwards Road

   b. Conditional Use with New Construction and Site Plan - Diocese of Palm Beach Inc. - 2912 Delaware Avenue

   c. Site Plan - Family Dollar - 1210 S 25th Street (Approximate Address)

   d. Conditional Use and Site Plan - Artistry In Mosaics - 900 S US Highway 1 (Approximate Address)

   e. Abandonment - Artistry in Mosaics - Remaining Alleway located between Georgia Avenue and Hayes Road

   f. Sale or Transfer of Surplus Property - Informal Bid No. 2015-015 - Property (.18 acres) Located on South 3rd Street, between Georgia Avenue and Hayes Road

   g. Abandonment - James P. Flynn - 1906 S. Ocean Drive

h. Design Review - State Farmer's Market - 3503 S US Hwy 1

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

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

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

Planning Board **6. a.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION
January 13, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 1/13/2015

Form Review

Form Started By: Alicia Rosenthal Started On: 02/02/2015 10:55 AM
Final Approval Date: 02/03/2015

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, JANUARY 13, 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; Erica Ganzi; Robert Poitier; Eloise Cummings; John George; Marcia Baker; Mike Dahan; Steve Weaver; Bob Burdge, Chairman

Absent: Brian Paul

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

4. CONSIDERATION OF ABSENCES

Chairman Burdge stated since Mr. Paul did not call in, his absence will be unexcused.

Motion was made by Marcia Baker, seconded by John George to excuse Mr. Weaver's absence from the December 16, 2014 meeting.

AYE: Eduardo Mujica, Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver will be voting.

6. APPROVAL OF MINUTES

a. December 9, 2014 Meeting

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

AYE: Tim O'Connell, Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Chairman Bob Burdge

Passed

b. December 16, 2014 Meeting

Motion was made by Robert Poitier, seconded by John George to approve the minutes from the December 16, 2014 meeting.

AYE: Erica Ganzi, Robert Poitier, Eloise Cummings, John George, Marcia Baker, Mike Dahan, Steve Weaver, Eduardo Mujica, Tim O'Connell, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Conditional Use & Site Plan - Allied Well - 650 S. 29th Street

Mr. Benton gave an overview of the application. Board discussion ensued. Abraham Chabab, Agent for the Applicant, elaborated on what Mr. Benton said and answered questions from the Board. Mr. Walker encouraged the board to confine its attention to the facts that are brought before them, in light of the purpose for requiring conditional use approval.

Motion was made by Robert Poitier, seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Robert Poitier, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Steve Weaver

NAY: Marcia Baker, Tim O'Connell, Chairman Bob Burdge

Passed

Motion was made by Eduardo Mujica, seconded by Marcia Baker to reconsider Item 7A.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Chairman Bob Burdge

NAY: Robert Poitier

Passed

Motion was made by Steve Weaver, seconded by Robert Poitier to approve the proposed conditional use.

AYE: Eloise Cummings, Mike Dahan, John George, Erica Ganzi, Robert Poitier, Steve Weaver

NAY: Tim O'Connell, Eduardo Mujica, Marcia Baker, Chairman Bob Burdge

Passed

b. Proposed amendment to the LDC Section 22-420 - Impact Fee Mitigation Program

Mr. Benton gave an overview of the proposed amendment. Both Mr. Benton and Ms. Grohall answered questions from the board and added additional information.

Motion was made by Steve Weaver, seconded by Robert Poitier to forward a recommendation of the proposed ordinance and program to provide further opportunities to incentivize qualified target industries (QTI) to the City of Fort Pierce to support job growth, capital investment and greater quality of life.

AYE: Marcia Baker, Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Chairman Bob Burdge

Passed

c. Proposed amendment to LDC Section 22-40, Planned Unit Development zone (PUD)

Ms. Ramseth gave an overview of the proposed amendment. Ms. Grohall and Mr. Benton both provided further information and responded to board discussion.

Motion was made by Marcia Baker, seconded by Erica Ganzi to forward a recommendation of approval to the City Commission with the proposed changes and that open space will be 20% across the board.

AYE: Erica Ganzi, John George, Mike Dahan, Eloise Cummings, Eduardo Mujica, Tim O'Connell, Steve Weaver, Robert Poitier, Marcia Baker, Chairman Bob Burdge

Passed

d. Discussion of Section 2-223 with emphasis on (1) and (8) and discussion of Section 2-225. Requested by Chairman Burdge.

Chairman Burdge discussed the different code sections with the Board. Ms. Grohall responded to board questions and contributed additional information.

Motion was made by Robert Poitier, seconded by Mike Dahan to recommend to the City Commission that the compensation per board member per meeting go from $10.00 to $20.00.

AYE: John George, Eduardo Mujica, Robert Poitier, Chairman Bob Burdge

NAY: Mike Dahan, Eloise Cummings, Tim O'Connell, Steve Weaver, Erica Ganzi, Marcia Baker

Failed

8. BOARD COMMENTS

9. ADJOURNMENT

Planning Board **7. a.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Conditional Use - Treasure Coast Bible Assembly Church - 4146 Edwards Road

LOCATION

4146 Edwards Road

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Site Aerial
Zoning Map
Survey & Site Plan
Floor Plan
Landscape Plan
Lighting Plan
Utility Infrastructure Map

Form Review

Form Started By: Kori Benton Started On: 01/29/2015 08:53 AM

Final Approval Date: 02/03/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Conditional Use
Treasure Coast Bible Assembly
4146 Edwards Road

DATE: January 28, 2015

STAFF REPORT

Owner/Applicant: Treasure Coast Bible Assembly
3238 SW Hambrick St
Port St Lucie, FL 34953-4552

Representative: David Cleveland
Cleveland Design Group Inc.
100 Ave A, Suite 2E
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use to convert an existing single-family house into a Church.

Location: 4146 Edwards Rd

Parcel IDs: 2430-114-0002-000-1

Zoning: E-3 Residential Single-Family—Three units per acre.

Surrounding Zoning:

North	East	South	West
AR-1 (SLC)	R-1	AR-1 (SLC)	RS-3 (SLC)

Future Land Use: Low Density Residential (RL)

Parcel Size: 1.2 acres

Utilities: Located within the FPUA Retail Service Area
- Water Service Established
- New Septic Tank Proposed

Staff Analysis:

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use to convert a 1,216 square foot single-family house into a church, with no new construction.

The subject property is located at 4146 Edwards Road, on the north side of Edwards Road, just northwest of Selvitz Road. The subject property was annexed into the City on January 7, 2008 and is zoned E-3, Residential Single Family (3 units per acre) with a Land Use Designation of Low Density Residential (RL). The property adjacent to the east is zoned R-1, Single Family Low Density. The properties to the north and south are unincorporated with a St. Lucie County Zoning Designation of AG-1. The properties to the west are unincorporated with County designations of RS-3, Single-family (3 units per acre.

The proposed project includes the renovation of the building interior to consist of a meeting area, small classroom, office, coffee area, and restrooms. The exterior of the building will not be altered, remaining consistent with the surrounding buildings typologies.

The site improvements to support the conversion consist of a paved two-way driveway accessing Edwards Road and 16 parking spaces, 8 paved and 8 stabilized turf, in accordance with Section 22-60 (b) (6) of the City Code. A bicycle rack will be installed to accommodate members various methods of travel. A 5 ft. wide sidewalk connection is planned from the structure to a proposed 6 ft. wide sidewalk within the Edwards Road right-of-way.

The traffic statement projects the generation of up to 21 Average Daily Trips (ADT), with 3 during PM Peak Hour. Based on the predicted weekday traffic, the proposed project will have minimum effects on adjacent roadways, meeting the de minimus impact thresholds of City Code Section 22-281.

The review of the site presents 5 Oaks, 4 Palms, 11 Pine, and 3 Evergreens existing. The presented site and landscape plan propose the removal of the 3 Evergreens and 3 Pine trees, and the installation of 13 Live Oaks, and required hedges. The existing landscaping to be preserved and landscape plan presented complies with predominance of Section 22-187 of the City Code, with the exception of an identified deficiency of two trees within the required landscape strip along the eastern boundary of the proposed drive aisle, as required by City Code Section 22-187 (6)a. & b. An update to the presented landscape plan is encouraged prior to review by the City Commission.

The existing single-family house is serviced by a FPUA water connection, and existing septic tank system for waste water. The applicant has obtained an Onsite Sewage Treatment and Disposal System (OSTDS) construction permit from the State of Florida Department of Health, however, the construction and implementation of such a system is in violation of City Code Sections 20-40 (3) and (4), as public sewer infrastructure is located within one-hundred (100) feet of the property line. In order to comply with the requirements of City Code, the applicant should prepare plans to provide connection to established City sewer lines, available along Edwards Road.

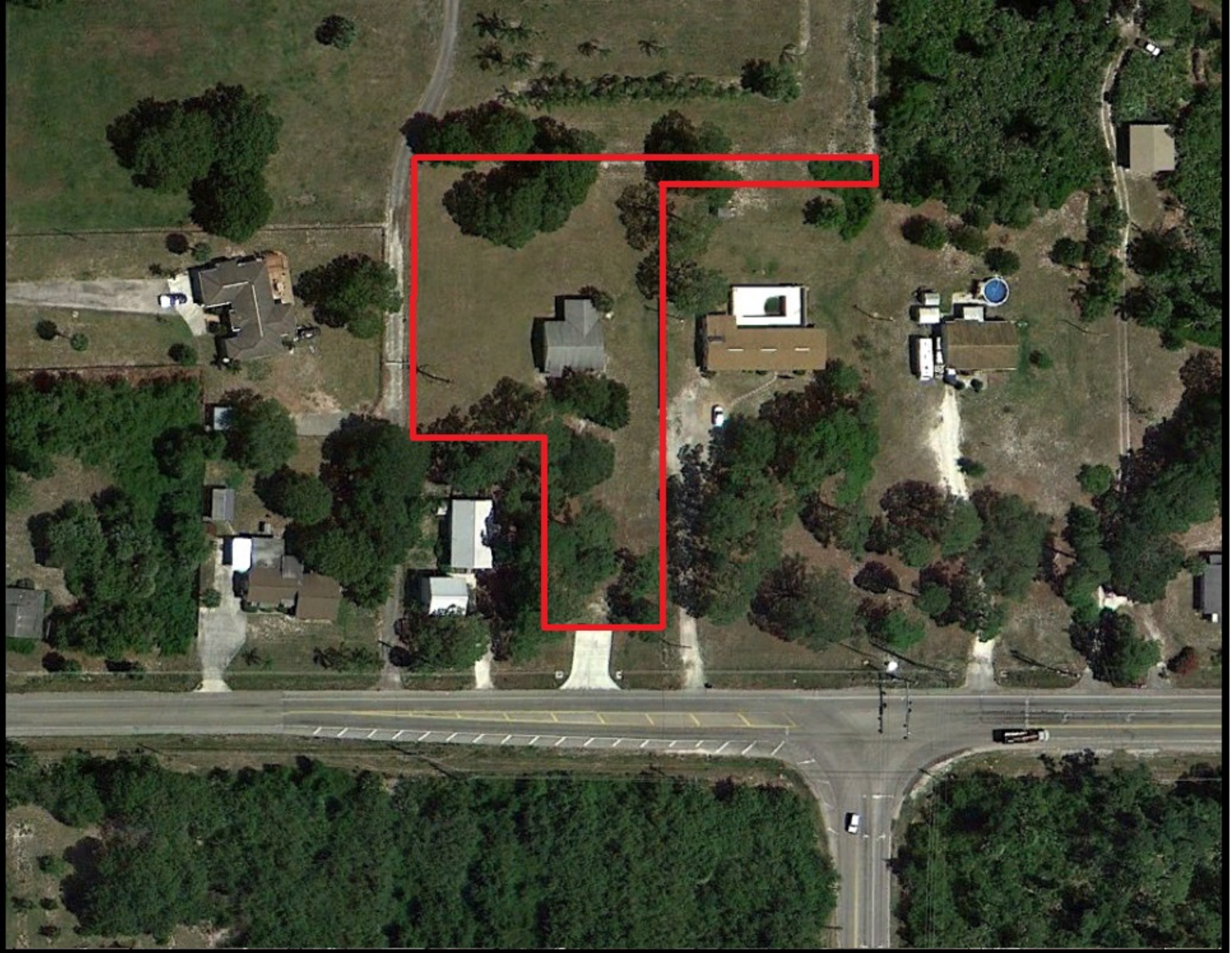
All affected Departments have reviewed the submittals and provided comments regarding the proposed conceptual development based on compliance with the requirements of the City Code, with the exception of the noted deficiencies. The comments generated are attached for review by the Board.

Staff Recommendation

The proposed Conditional Use meet the requirements of the City Code, and are in compliance with guidance of the City's Comprehensive Plan, with the noted exceptions; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval with the following conditions:

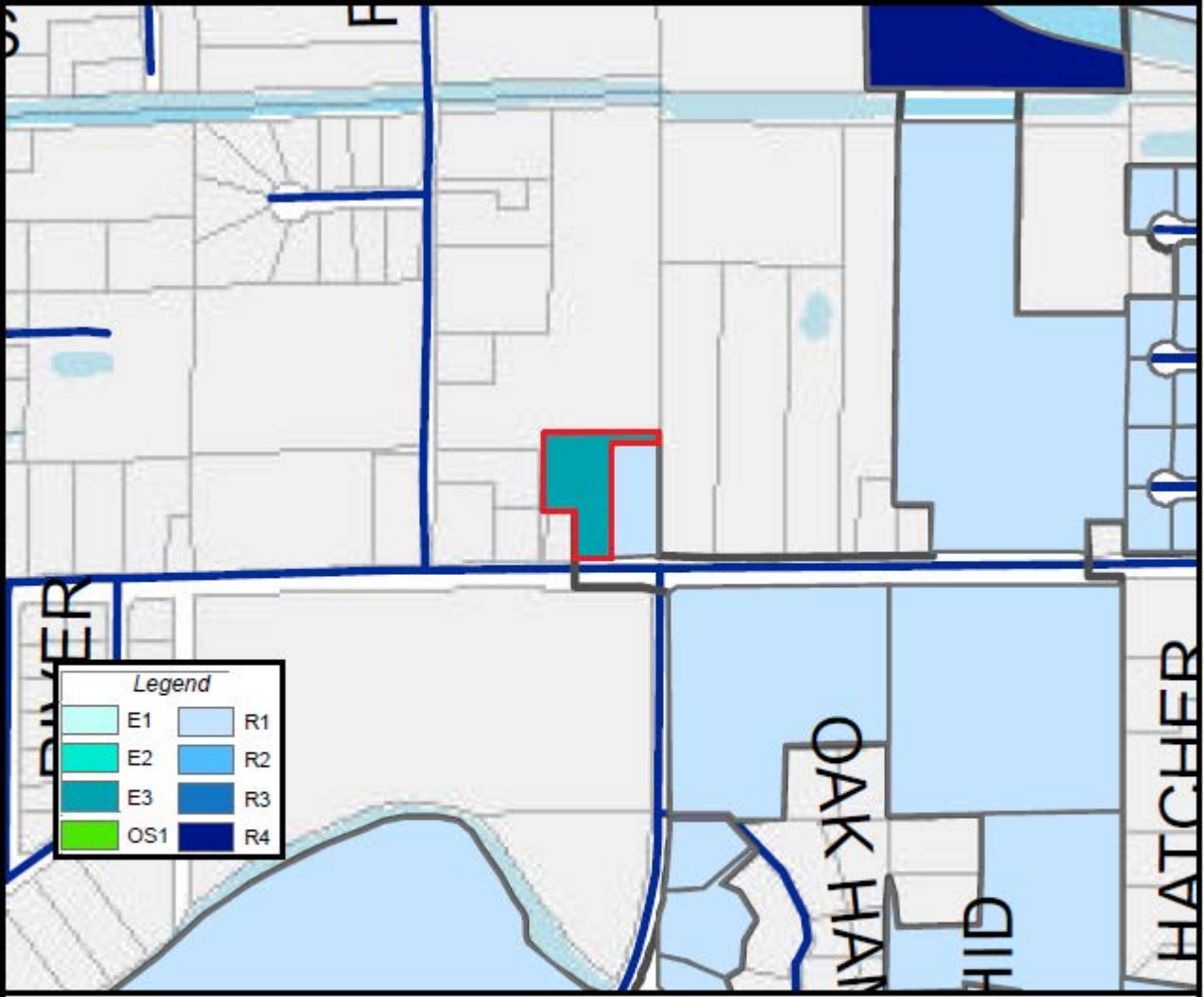
1) The proposed landscape plan is updated to comply with City Code Section 22-187 (6)a. & b., providing adequate landscaping along the eastern property line; and

2) The plan provide for the integration of the facility to existing FPUA sewer service pursuant to City Code Sections 20-40 (3) and (4).



4146 Edwards Rd

Site Aerial



4146 Edwards Rd

Zoning Snapshot

COVERSHEET

LANDSCAPE ARCHITECT

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE

GREG BOGGS
ASLA, RLA #901

TEL: 772.577.6473 • CELL: 772.486.5228
EMAIL: GBOGGS@GBPLANS.COM • WEB: WWW.GBPLANS.COM
100 AVENUE A • SUITE 2E • FT. PIERCE, FL. 34950

SURVEYOR

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

TREASURE COAST BIBLE ASSEMBLY
4146 EDWARDS ROAD
FORT PIERCE, FLORIDA

PARCEL # 2430.114.0002.000.1
SECTION 30, TOWNSHIP 35S, RANGE 40E

PLAN BY: CLEVELAND DESIGN GROUP INC.
100 AVE. A, SUITE 2E
FORT PIERCE, FLORIDA 34950
772.464.2010
VIDAND12@YAHOO.COM

SHEET INDEX

1. COVER
2. SURVEY
3. SITE PLAN
4. LANDSCAPE PLAN
5. PHOTO-METRICS
6. FLOOR PLAN

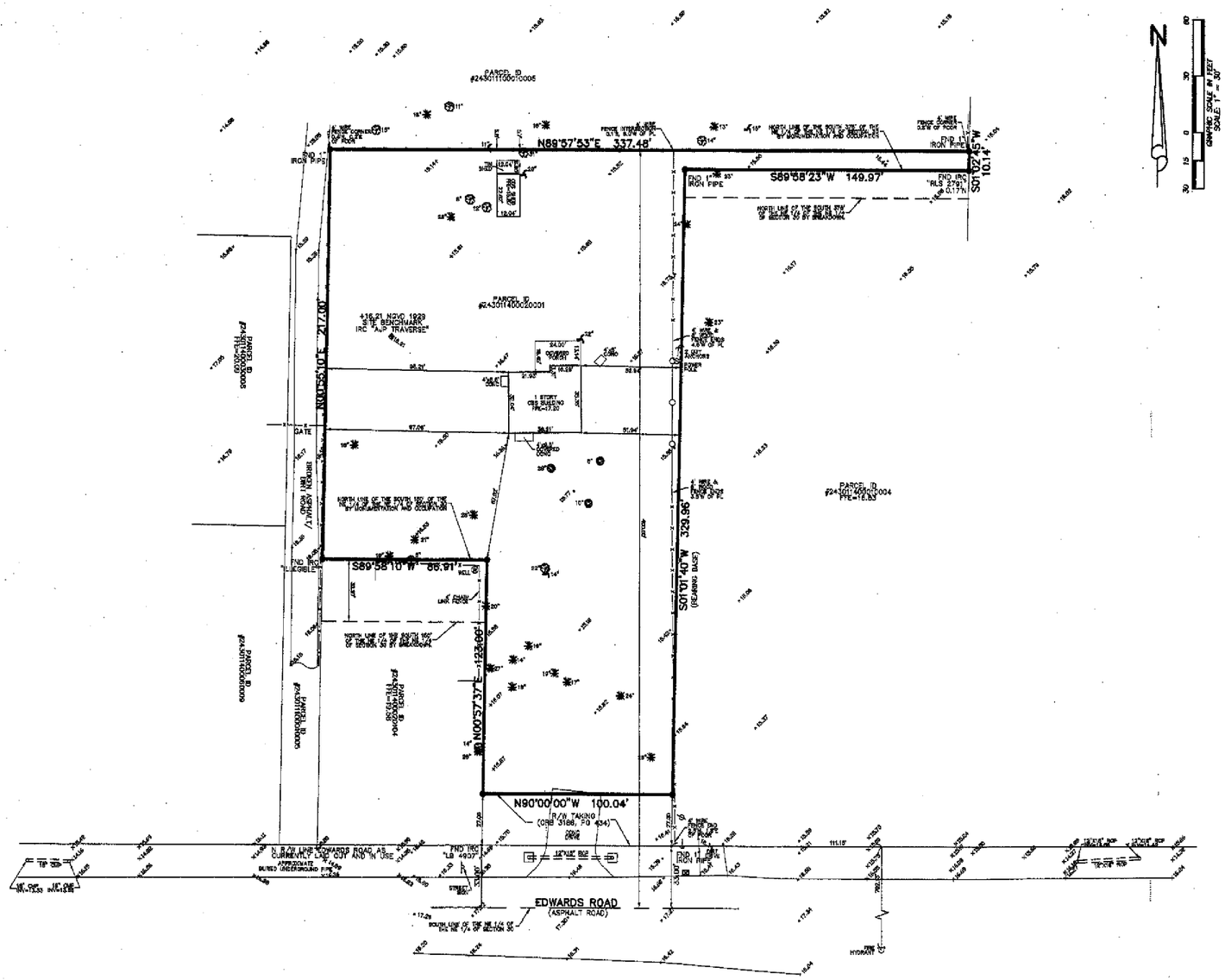
LAND USE; RL RESIDENTIAL, LOW-DENSITY

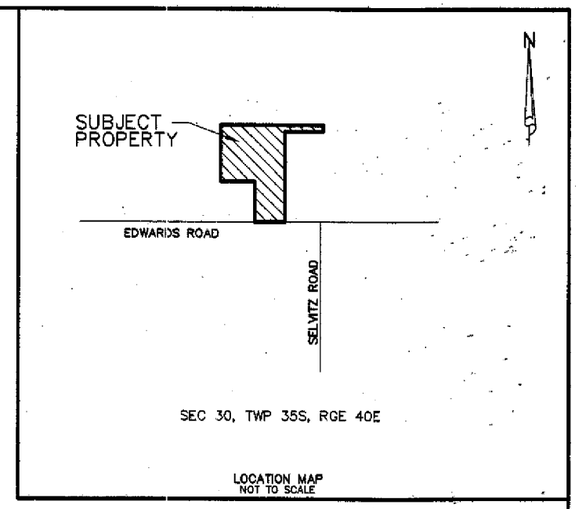
LAND ZONING; E-3, RESIDENTIAL SINGLE-FAMILY, THREE UNITS PER ACRE

BUILDING HEIGHT; 17'

NUMBER OF STORIES; ONE

UTILITIES
ELECTRICAL- FPUA (SERVICE TO BE UNDERGROUND)
WATER- FPUA
SEWAGE- ON SITE SEPTIC ALREADY PERMITTED;
HRS PERMIT # 56-SF-1549089
SOLID WASTE- FPUA





TREE SYMBOLS
- = OAK TREE
- = PALM TREE
- = PINE TREE
- = EVERGREEN

15" = DENOTES TREE TRUNK SIZE

SYMBOLS:
- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CLEANOUT
- = ELECTRIC BOX
- = SOUTHERN BELL BOX
- = MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = POWER POLE
- = SPRINKLER HEAD
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = CHAIN LINK FENCE
- = MAIL BOX

ABBREVIATIONS:

A/C	= AIR CONDITIONER
(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CMH	= CONFLICT MANHOLE
CNF	= COULD NOT FIND
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FH	= FIRE HYDRANT
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHW	= 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
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RC	= RAISED CURB
RCP	= REINFORCED CONCRETE PIPE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SLP	= STOP LIGHT POLE
SMH	= SANITARY MANHOLE
SBTMH	= SOUTHERN BELL TELEPHONE MANHOLE
STMH	= STORM MANHOLE
TB	= TRAFFIC BOX
TLP	= TRAFFIC LIGHT POLE
TV	= TELEVISION
UE	= UTILITY EASEMENT
WP	= WOOD POLE

LEGAL DESCRIPTION

THE SOUTH 400 FEET OF THE EAST HALF OF THE EAST HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THE SOUTH 375 FEET OF THE EAST 150 OF THAT PART OF NE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF EDWARDS ROAD AND LESS AND EXCEPTING THE SOUTH 100 OF THE WEST 87 FEET OF THE SOUTH 400 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE LESS SOUTH 80 FEET FOR ROAD RIGHT OF WAY.

CONTAINING 54,473 SQUARE FEET AND OR 1.251 ACRES MORE OR LESS.

SURVEY REPORT

1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE BOUNDARY SURVEY PERFORMED BY "DENUZZIO HOPKINS & ASSOCIATES", JOB #:07-0084-0, DRAWN BY: SG, DATED 10-4-07 AND SIGNED AND SEALED BY DAVID T. FLAHERTY, PSM ON 10/9/07 AND EXISTING MONUMENTATION AND OCCUPATION.
3. BEARING BASIS: S01°01'40"W ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS SHOWN BY BOUNDARY SURVEY PERFORMED BY "DENUZZIO HOPKINS & ASSOCIATES".
4. 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.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0188 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. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE CONSTRUCTION OF A CHURCH BUILDING AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(18)(b)(11), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
9. 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.
10. ELEVATIONS SHOWN ARE BASED ON NGVD OF 1929 AND ARE REFERENCED TO BENCHMARK "JEFF". A ST. LUCIE COUNTY BENCHMARK, ELEVATION=20.25 FEET. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. 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.
12. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: CARL KURTOIS
    TREASURE COAST BIBLE ASSEMBLY
    NEILL, GRIFFIN, TIERNEY, NEILL, & MARQUIS
13. ©COPYRIGHT 2013 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: 6-11-13 / 3/14/08

DATE OF SURVEY: 3/19/08

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6355

(2)

DATE:	REVISIONS:	BY:
6-11-13	ADD UPDATE SURVEY	CJM
7-21-08	ADD ADDITIONAL TOPO	CJM
7-09-08	ADD ADDITIONAL TOPO	CJM

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

TOPOGRAPHIC & TREE SURVEY
4146 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
TREASURE COAST BIBLE ASSEMBLY

CAD	K:\BUILDERS\DWG2008\dwg\08-359				
REF	K:\				
FLD	BMG/AJP	FB. 33	PG. 60	JOB	08-0359
OFF	BMG			DATE	3/19/08
CKD	AJP	SHEET 1	OF 1	DWG	D-0280'

K:\BUILDERS\DWG2008\DWG\08-359.dwg, 6/11/2013 3:29:14 PM

LEGAL DESCRIPTION

THE SOUTH 400 FEET OF THE EAST HALF OF THE EAST HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THE SOUTH 375 FEET OF THE EAST 150 OF THAT PART OF NE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF EDWARDS ROAD AND LESS AND EXCEPTING THE SOUTH 150 OF THE WEST 87 FEET OF THE SOUTH 400 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE LESS SOUTH 60 FEET FOR ROAD RIGHT OF WAY.

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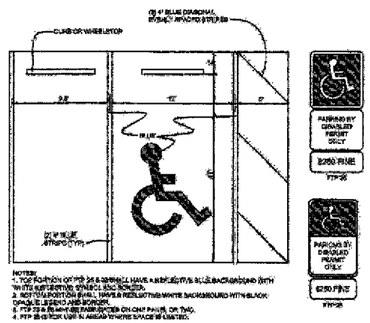
ZONING: E3, RESIDENTIAL SINGLE FAMILY
LAND USE: RL, RESIDENTIAL, LOW DENSITY

TOTAL SITE AREA: 1.251 AC
DEVELOPABLE AREA: 1.251 AC
IMPERVIOUS AREA: 0.241 AC (10,472.55 SF)
BUILDINGS: 1,638 SF (ASSEMBLY AREA = 525 SF)
ASPHALT VEHICULAR USE AREA: 7,594.3 SF
SIDEWALKS AND PEDESTRIAN AREA: 1,221.5 SF

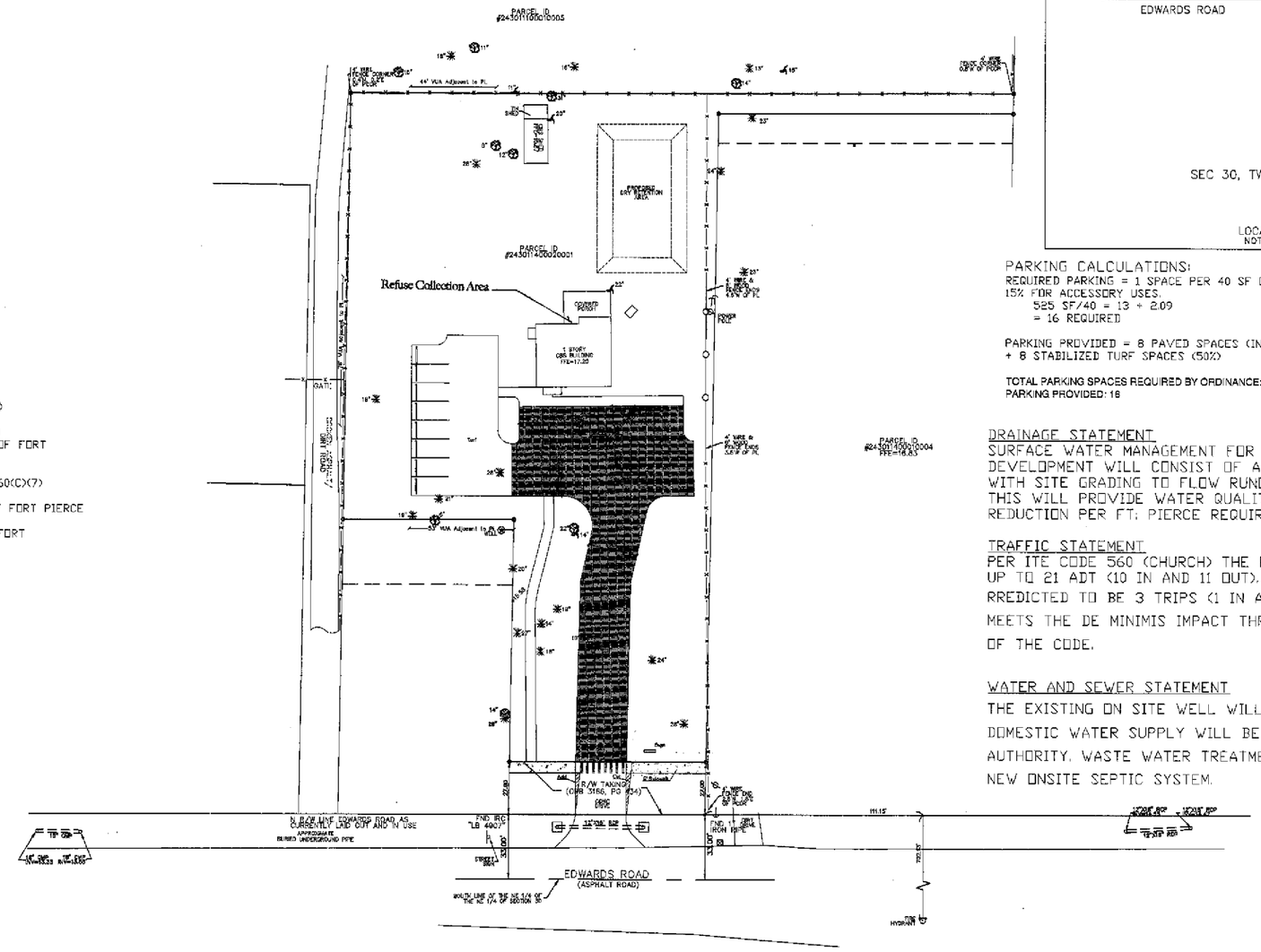
PERVIOUS AREA: 1.010 AC (44,021.01)
LANDSCAPE AREA: 2,127.1+ SF
PERVIOUS VEHICULAR USE AREA: 3,677 SF
DRY RETENTION AREA (ESTIMATE)
TOP AREA: 2,980 SF
BOTTOM AREA: 1,865 SF

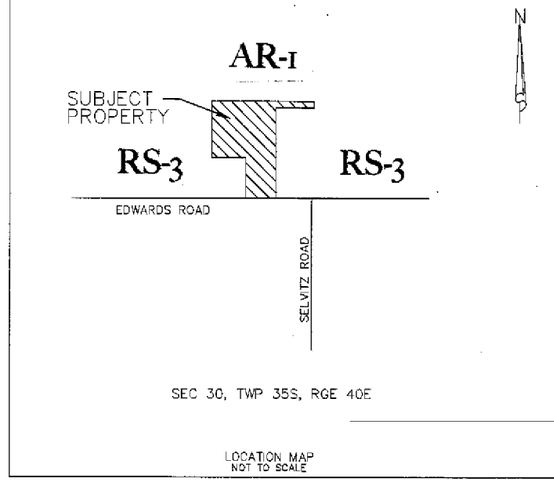
GENERAL NOTES:

1. PARKING SPACE STRIPING SHALL CONFORM TO SECTION 22-60(c)(8) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
2. A FENCE SHALL BE PLACED AROUND ALL BACK FLOW PREVENTION DEVICES IN ACCORDANCE WITH SECTION 22-7(cd) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
3. ALL INTERIOR SIDEWALKS TO BE 5' WIDE MINIMUM.
4. PARKING SPACE BUMPER RAILS SHALL COMPLY WITH SECTION 22-60(C)(7) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
5. CHAPTERS 17 AND 22, AS WELL AS ARTICLE XII, OF THE CITY OF FORT PIERCE CODES AND ORDINANCES SHALL BE ADHERED TO.
6. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 15 OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.



Standard & Handicap Parking Space Detail
Not to Scale





PARKING CALCULATIONS:
REQUIRED PARKING = 1 SPACE PER 40 SF OF ASSEMBLY AREA + 15% FOR ACCESSORY USES.
525 SF/40 = 13 + 2.09
= 16 REQUIRED

PARKING PROVIDED = 8 PAVED SPACES (INCL. 1 HC) + 8 STABILIZED TURF SPACES (50%)

TOTAL PARKING SPACES REQUIRED BY ORDINANCE: 16
PARKING PROVIDED: 16

DRAINAGE STATEMENT
SURFACE WATER MANAGEMENT FOR THE PROPOSED SITE DEVELOPMENT WILL CONSIST OF A DRY RETENTION BASIN WITH SITE GRADING TO FLOW RUNOFF INTO THIS AREA. THIS WILL PROVIDE WATER QUALITY AND QUANTITY REDUCTION PER FT. PIERCE REQUIREMENTS.

TRAFFIC STATEMENT
PER ITE CODE 560 (CHURCH) THE PROJECT WILL GENERATE UP TO 21 ADT (10 IN AND 11 OUT). PM PEAK TRAFFIC IS RREDICTED TO BE 3 TRIPS (1 IN AND 2 OUT). THE PROJECT MEETS THE DE MINIMIS IMPACT THRESHOLDS OF SECTION 22-281 OF THE CODE.

WATER AND SEWER STATEMENT
THE EXISTING ON SITE WELL WILL BE USED FOR IRRIGATION. DOMESTIC WATER SUPPLY WILL BE FROM THE FORT PIERCE UTILITY AUTHORITY. WASTE WATER TREATMENT WILL BE PROVIDED BY A NEW ONSITE SEPTIC SYSTEM.

NORTH

COMPUTER FILE REF.	FIELD BK./PG.

PLAN PREPARED BY:
CLEVELAND DESIGN GROUP INC.
100 AVENUE A, SUITE 2E
FORT PIERCE FLORIDA 34950

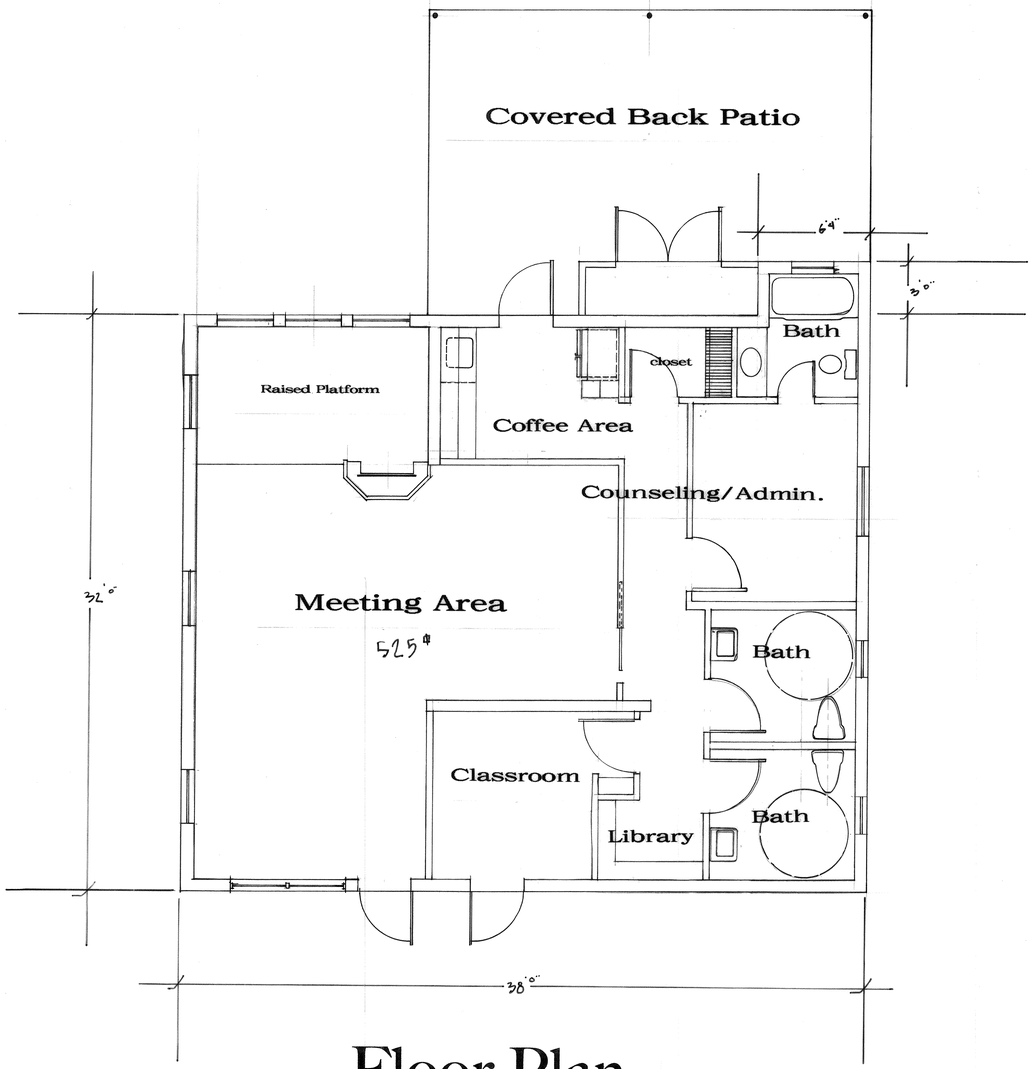
– REVISIONS –	BY	DATE
As per planning dpt.		06-2014

	BY	DATE
DRAWN	DN	04-07-14
CHECKED	DC	04-08-14
APPROVED		

TREASURE COAST BIBLE ASSEMBLY

SITE PLAN

DATE: 04-07-14
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No.
SHEET 1 OF 1



Floor Plan

Scale is 1/4" = 1'0"

Tabulations

1235 Square Feet of Conditioned Area

Existing Building

Connect to FPUA central water service.
Upgrade existing septic system.
Electrical service supplied by FPUA.

Treasure Coast Bible Assembly
4146 Edwards Road
Fort Pierce, Florida

Parcel# 2430.114.0002.000.1
Section 30, Township 35s, Range 40E

Plan By: Cleveland Design Group Inc.
100 Ave. A, Suite 2e
Fort Pierce, Florida
ph. 772.464.2010, vidand12@yahoo.com

LEGAL DESCRIPTION

THE SOUTH 400 FEET OF THE EAST HALF OF THE EAST HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THE SOUTH 375 FEET OF THE EAST 150 OF THAT PART OF NE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF EDWARDS ROAD AND LESS AND EXCEPTING THE SOUTH 150 OF THE WEST 87 FEET OF THE SOUTH 400 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE LESS SOUTH 60 FEET FOR ROAD RIGHT OF WAY.

CONTAINING 54,473 SQUARE FEET AND OR 1.251 ACRES MORE OR LESS.

ZONING: E3, RESIDENTIAL SINGLE FAMILY
LAND USE: RL, RESIDENTIAL, LOW DENSITY

TOTAL SITE AREA: 1.251 AC
DEVELOPABLE AREA: 1.251 AC
IMPERVIOUS AREA: 0.241 AC (10,472.55 SF)
BUILDINGS: 1,638 SF (ASSEMBLY AREA = 525 SF)
ASPHALT VEHICULAR USE AREA: 7,594.3 SF
SIDEWALKS AND PEDESTRIAN AREA: 1,221.5 SF

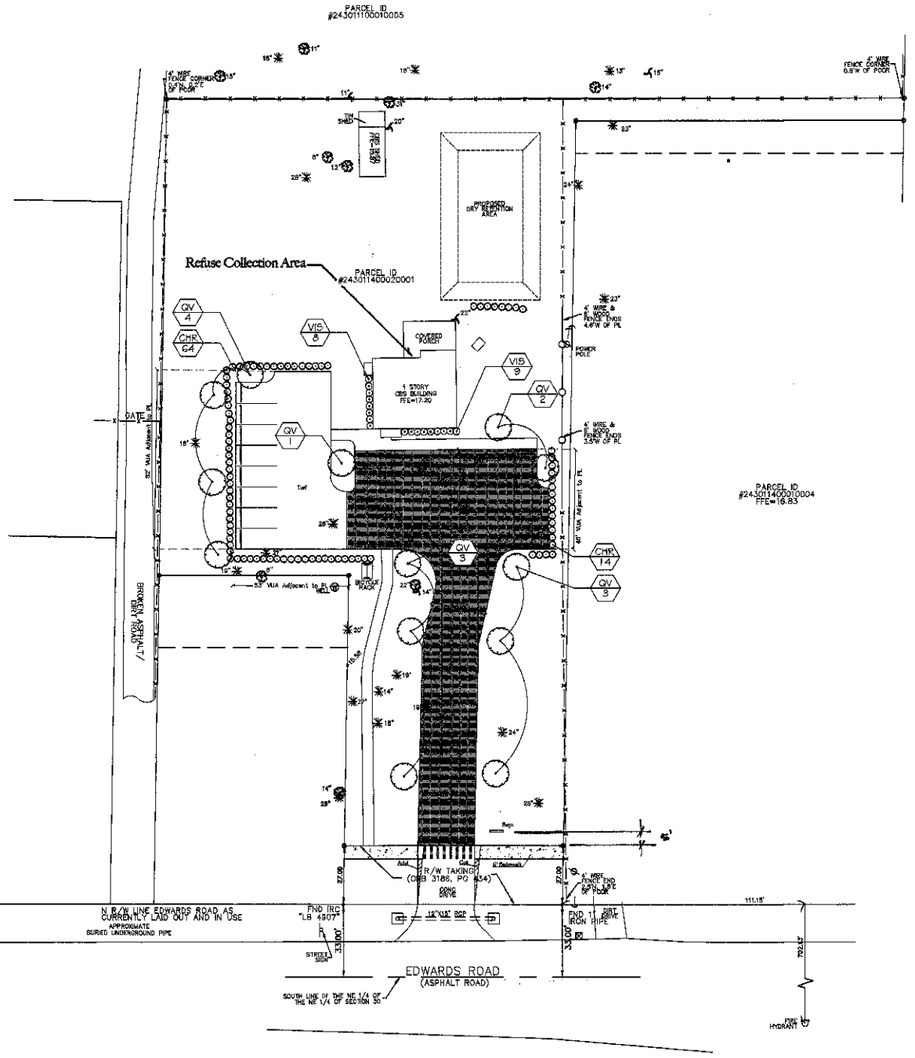
PERVIOUS AREA: 1.010 AC (44,021.01)
LANDSCAPE AREA: 2,186+ SF
PERVIOUS VEHICULAR USE AREA: 3,677 SF
DRY RETENTION AREA (ESTIMATE)
TOP AREA: 2,980 SF
BOTTOM AREA: 1,865 SF

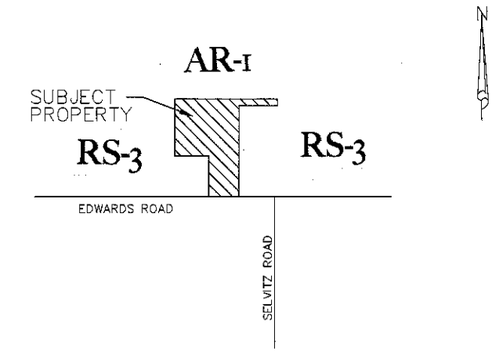
Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free ofdisease and insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All landscaping within vehicular use areas shall be protected by a six inch non-mountable curb
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.

City of Fort Pierce Landscape Requirements:

Vehicular Use Area along Property Lines
181 Linear ft. along Property Line
181x 10 = 1,810 square ft. required Landscape Area
(1,810)/200 = 9 Trees Required
Vehicular Use Area along Right of Way
0 Linear ft. along Right of Way
0 x 10 = 0 square ft. required Landscape Area
(0)/300 = 0 Trees Required
Interior Vehicular Use Area:
11,272 square feet total Vehicular Use Area
11,272/30 = 376 square ft. required Landscape Area
376/100 = 4 Trees Required
Total Landscape Area Required = 2,186 Square Ft.
Total Trees Required = 0
Existing Trees to Remain = 16/14" Above ; 9.45 CALIPER INCHES
Trees Provided = 15
Total Landscape Area Provided = 2,186+ Square Ft.





SEC 30, TWP 35S, RGE 40E

LOCATION MAP
NOT TO SCALE

Mitigation Data:

Total Caliper Inches Removed 92"
Total Caliper Inches Preserved 345"

12" Tree Preserved
12" Tree Removed

PLANT SCHEDULE

TREES	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY
QV	Quercus virginiana / Live Oak	25 gal	2.5" DBH	12' HT	13
SHRUBS	BOTANICAL/COMMON	CONT			QTY
CHR	Chrysobalanus icaco / Red Tipped Cocoplum 24" OA, Full	3 gal			64
VIB	Viburnum suspensum / Viburnum 24" OA, Full	3 gal			17

LAND USE; RL RESIDENTIAL, LOW-DENSITY

LAND ZONING; E-3,RESIDENTIAL SINGLE-FAMILY, THREE UNITS PER ACRE

BUILDING HEIGHT; 17'

NUMBER OF STORIES; ONE

UTILITIES
ELECTRICAL- FPUA (SERVICE TO BE UNDERGROUND)
WATER- FPUA
SEWAGE- ON SITE SEPTIC ALREADY PERMITTED;
HRS PERMIT # 56-SF-1549089
SOLID WASTE- FPUA

4

NORTH

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
GREG BOGGS
ASLA, RLA #901
TEL: 772.577.6473 • CELL: 772.486.5228
EMAIL: GBOGGS@GBPLANS.COM • WEB: WWW.GBPLANS.COM
100 AVENUE A • SUITE 2E • FT. PIERCE, FL 34950

– REVISIONS –	BY	DATE
Per Planner Inc.		1/20/15

	BY	DATE
DRAWN	DH	04-07-14
CHECKED	DO	04-08-14
APPROVED		

TREASURE COAST BIBLE ASSEMBLY

LANDSCAPE PLAN

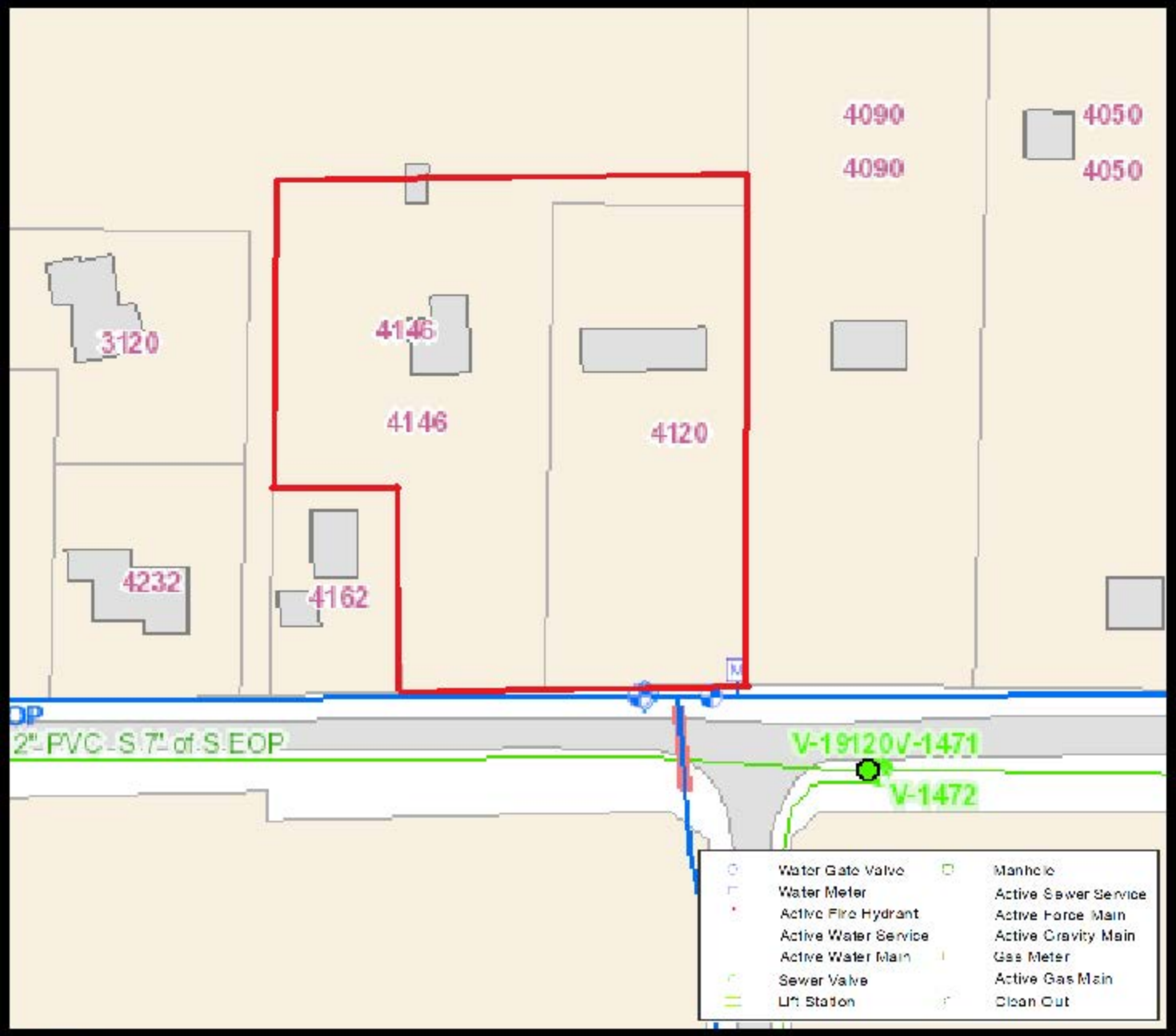
DATE: 04-07-14
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No.
SHEET 1 OF 1

PHOTOMETRIC LIGHTING PLAN

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	A3	SINGLE	22000	0.800	EMCO AVA-3-250PSMH
	3	AF	SINGLE	22000	0.800	EMCO AVA-F-250PSMH

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	3.11	6.33	0.70	4.44	9.04

PLAN PREPARED BY:
CLEVELAND DESIGN GROUP INC.
100 AVENUE A, SUITE 2E
FORT PIERCE FLORIDA 34950
772.464.2010, YIDANDI2@YAHOO.COM



4146 Edwards Rd

Utility Infrastructure

Planning Board **7. b.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Conditional Use with New Construction and Site Plan - Diocese of Palm Beach Inc. - 2912 Delaware Avenue

LOCATION

2912 Delaware Avenue

RESPONSIBLE STAFF

Alison Rutkowski Planning System Analyst

RECOMMENDATION

Approval

Attachments

Staff Report
Application
TRC Response Letter from Representative
Zoning Snap Shot

Form Review

Form Started By: Alison Rutkowski Started On: 01/30/2015 10:07 AM

Final Approval Date: 02/04/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Alison Rutkowski, Planning Systems Analyst

SUBJECT: 2912 Delaware Avenue- Conditional Use and Site Plan Review

DATE: January 28, 2015

STAFF REPORT

Owner/Applicant: Diocese of Palm Beach, Inc.
9995 N. Military Trail
Palm Beach Gardens, FL 33410

Representative: Elizabeth Colome'
Colome' & Associates
530 24th Street
West Palm Beach FL, 33407

Requested Action: Approval of Conditional Use with New Construction and Site Plan

Location: 2912 Delaware Avenue

Parcel ID: 2408-805-0051-000-1

Current Future Land Use: RL, Low Density Residential

Current Zoning: R3, Single Family Moderate Density

Surrounding Zoning:

North	East	South	West
R3	R3	C1	R3

Surrounding FLU:

North	East	South	West
RL	RL	IST	RL

Parcel(s) Size: .78 acres/33,948 sf

Utilities: Water, Waste Water, GAS, and Electric provided by FPUA.

Applicant Request:
The applicant is requesting the review and approval of a Conditional Use with New Construction and Site Plan to construct an off-site church parking lot for over flow parking. Figure 1, below depicts the location of the existing church and proposed off-site parking lot.



Figure 1

Per Sections 22-26(a) of the City Code, certain nonresidential uses, such as churches, are permissible in the Single Family Moderate Density Zone (R-3). The applicant states, "The intent of the project is to provide safe parking for the adjacent church. The parish community has found a need for additional parking spaces, and this site would serve that need."

Staff Analysis:
The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

In accordance with Sections 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction and Site Plan to construct an off-site parking lot for over flow parking for the parcel located at 2912 Delaware Avenue.

This new off-site parking will replace a single family home. It will accommodate 52 spaces; combined with current onsite parking, total parking spaces will increase to 90.

Design features include asphalt drive aisles, parking stalls consisting of stabilized sod, new ADA compliant 5' wide sidewalk along S. 30th St, and a pedestrian crosswalk that will provide safe access between the properties.

Lighting, average foot-candle (Fc) proposed is 2.89Fc with minimum 1.3Fc, exceeding the required 1-foot candle minimum for churches.

Site landscaping, per the attached drawing, will reflect perseveration of three of its largest oak trees, after construction landscape will include 51 trees, 10' wide buffer landscape strips, a large interior landscape island, and raised curb end islands.

TRC Comments:
Planning Comments:

1. Request for a crosswalk from the proposed new parking lot to the existing church lot.
2. Request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.
3. Need verification of the landscape area calculation; currently there is discrepancy in calculation.
4. The off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see section 17-29 paving and drainage construction of our code of ordinance to assist with materials.

Applicant Response:
Comment 1: A pedestrian crosswalk should be placed closer to the entrance of the church. Below I provided a rough sketch of where the crosswalk should be placed. Please see section 22-62: sidewalks of our code of ordinance for more detail.

Response: The requested pedestrian crosswalk and associated sidewalks have been added to the site plan. Also, a note has been added that all construction will comply with section 22 of the city of fort pierce code of ordinances.

Comment 2: request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.

Response: The 2-way drive aisle measurements are included in the dimension string to the right of the site plan. A clarification note, "type at 2-way drive aisle" has been added at the appropriate dimensions

Comment 3: need verification of the landscape area calculation; currently there is a discrepancy in calculation.

Response: A clarification note has been added to the calculation for the landscaping interior to parking area.

Comment 4: the off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see section 17-29 paving and drainage construction of our code of ordinance to assist with materials.

Response: The site plan has been revised to show asphalt-paved drive aisles. Also, a note has been added that all construction will comply with section 17 of the city of fort pierce code of ordinances.

FPUA Water/Wastewater*:* Owner will need to submit for removal of water, wastewater, gas and electric that may be onsite.

Applicant Response:
Comment 1: Owner will need to submit for removal of water, wastewater, gas and electric that may be

onsite. Response this requirement will be included as part of the building permit submittal

FPUA Electric*:* Electric & Gas is available.

Applicant Response:
Comment 1: Electric & gas is available but no additional comments.
Response: Acknowledged

FP Building:
1. Is there a need for a crosswalk across 30th Street?
2. They will need to hire a demolition contractor to get the existing structures removed.

SLC Engineering:
1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce. Construction activities within the abutting roadways will be permitted by the aforementioned entity.
2. It is noted that the existing right of way of South 30th Street is 50'. The City Engineering Department may require an additional 5' right of way easement for South 30th Street.
3. It is noted that Ft. Pierce Engineering will require a pedestrian easement for that portion of the proposed sidewalk crossing at the southwest corner of the subject parcel.
4. No objections to the proposed conditional use.

FP Engineering:
1. Being as Delaware Road is classified as a St. Lucie County Urban Collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.
2. ADA compliant handicapped ramps are required for the sidewalk connections at Citrus/30th and 30th/Delaware.
3. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
4. Citrus Avenue and South 30th Street currently have 50 feet wide right-of-way widths. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. A sketch and description along with a recent owners and encumbrances search will be required to be submitted at time of Building Permit submittal. Specific information may be obtained from the Planning and Zoning Department.
5. The Paving, Grading, and Drainage Plan is a conceptual plan at this point and will be reviewed in detail during the Building Permit application process.
6. Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.
7. Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a Unity of Title.
8. The drive aisles should be delineated and a hardened surface.

Applicant Response:
Comment 1: Being as Delaware road is classified as a St. Lucie county urban collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.
Response: Based on 1/23/15 conversation with Mr. Ron Harris, county surveyor for St. Lucie County, the 60' right-of-way on Delaware road is sufficient.

Comment 2: ADA compliant handicapped ramps are required for the sidewalk connections at citrus/30th and 30th/Delaware.

Response: A note to replace ramps to comply with current FDOT curb ramp requirements reference FDOT index 304, CR-G was added to the civil engineering plan.

Comment 3: Provide a note on the site plan that all construction shall comply with sections 17 and 22 of the city of Fort Pierce code of ordinances.

Response: The note was added to the site plan

Comment 4: Citrus avenue and south 30th street currently have 50 feet wide right-of-way widths. in accordance with the city of fort pierce code of ordinances the minimum right-of-way width for a local road shall be 60 feet. the applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. a sketch and description along with recent owners and encumbrances search will be required to be submitted at time of building permit submittal. Specific information may be obtained from the planning and zoning department.

Response: The 5' easement has been shown on the site plan. Documentation will be provided at time of building permit submittal as requested.

Comment 5: The paving, grading, and drainage plan is a conceptual plan at this point and will be reviewed in detail during the building permit application process.

Response: Acknowledged.

Comment 6: Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.

Response: Acknowledged.

Comment 7: Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a unity of title.

Response: Acknowledged.

The following departments had no comments: FP Code, SLC TPO, SLC Planning, FP Police

Staff Recommendation:

Forward a recommendation of **Approval** with the following conditions:

All Engineering comments are satisfied at the time of building permit application.

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR SITE PLAN

Project Name: Offsite Parking - San Juan Diego Catholic Mission

Site plan review is intended for developments other than planned unit developments which due to their size or other characteristics require special review to determine their compatibility with the surrounding area and suitability for on-site activities consistent with the natural features of the property.

1. Project description for which site plan approval is requested. Demolish exist structure, clear site (save 3 oak trees) for parking on stabilized earth.
2. Property Tax ID(s): Parcel ID 2408-805-0051-000-1
3. Property address: 2912 Delaware Avenue, Fort Pierce, FL
4. Zoning district R-3 **5.** Future Land Use RL **6.** Total Acreage 0.78
7. Building Height N/A **8.** Building (S.F.) N/A **9.** Dwelling Units N/A
10. Lot Coverage % N/A **11.** Parking spaces proposed 52
12. Historic District (Y/N) N **13.** Historic Property (Y/N) N
14. Name of Owner(s): Celeste J. DeFlorio
    Signature of Owner(s): Celeste J. DeFlorio
    Mailing Address: 1775 Trowbridge Road
    (City) Fort Pierce (State) FL (Zip) 34945
    Phone # 772-464-0146 AND 772-971-1516
15. Name of Applicant: Diocese of Palm Beach, Inc
    Signature of Applicant: Dan C. Hamel, CFO
    Mailing Address: 9995 N. Military Trail
    (City) Palm Beach Gardens (State) Florida (Zip) 33410
    Phone # 561-775-9500 c/o Mr. Dan Lewis dlewis@diocesepb.org
16. Name of Representative: Elizabeth Colome' - President Colome & Assoc, Inc
    Signature of Representative:
    Mailing Address: 530 24th Street
    (City) West Palm Beach (State) Florida (Zip) 33407
    Phone # 561-833-9147 Fax # 561-833-9356
    E-mail: lcolome@colome-arch.net

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

Celeste J. DeFlorio — 772-464-0146 / 772-971-1516
Property Owner's Name (Please Print) — Phone

1775 Trowbridge Road, Fort Pierce — FL — 34945
Address — State — Zip

Celeste J. DeFlorio — 12/11/14
Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11 day of DECEMBER, 2014, by CELESTE J. DEFLORIO who is personally known to me or has produced FL DL D146-110-32-785-0 as identification.

Patricia A Stanton
Signature of Notary (seal)

PATRICIA A. STANTON
MY COMMISSION # FF112242
EXPIRES: June 03, 2018

Sec. 22-80 - Authorization of conditional use shall be void after one (1) year unless substantial construction has taken place.

APPLICATION REQUIREMENTS:

a. **Application fee**

b. **Application submission shall include the following:**

- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below

1. Site Plan
2. Traffic Study
3. Survey
4. Storm Drainage Plan
5. Landscape Plan
6. Lighting Plan
7. Elevations/Floor Plan

An Intake meeting with Planning staff will be required before any submittals are accepted

Date Received 12/22/14	By Alison Rutkowski
Fee rec'd 12/22/14	Receipt Number 3113

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR CONDITIONAL USE
WITH NEW CONSTRUCTION

Project Name: Offsite Parking - San Juan Diego Catholic Mission

1. Project description: Demolish existing residential structure and clear site(save 3 large oak trees) for overflow parking on stabilized earth.
2. Property Tax ID Parcel ID 2408-805-0051-000-1
3. Property address 2912 Delaware Avenue, Fort Pierce, FL
4. Zoning District R-3 5. Future Land Use RL 6. Total Acreage 0.78
7. Building Height max N/A 8. Building (sf) N/A 9. Dwelling Units N/A
10. Historic District (Y/N) N 11. Lot Coverage (%) N/A
12. Parking spaces required: N/A 13. Parking Spaces proposed: 52
14. Name of Owner(s): Celeste J. DeFlorio

Signature of owner(s): Celeste J. DeFlorio
Mailing Address: 1775 TROWBRIDGE RD
(City) FT. PIERCE (State) FL (Zip) 34945
Phone # 772 464 0146

15. Name of Applicant: Diocese of Palm Beach, Inc

Signature of Applicant: CFO
Mailing Address: 9995 N. Military Trail
(City) Palm Beach Gardens (State) Florida (Zip) 33410
Phone # 561-775-9500 c/o Mr. Dan Lewis dlewis@diocesepb.org

16. Name of Representative: Elizabeth Colome' - President, Colome' & Assoc, Inc

Signature of Representative:
Mailing Address: 530 24th Street
(City) West Palm Beach (State) Florida (Zip) 33407
Phone # 561-833-9147 Fax # 561-833-9356
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Celeste J. DeFlorio — 772-464-0146 / 772-971-1516
Property Owner's Name (Please Print) — Phone

1775 Trowbridge Rd, Ft. Pierce — FL — 34945
Address — State — Zip

Celeste J. DeFlorio — 12/11/14
Property Owner's Signature — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11 day of December, 2014, by CELESTE J. DE FLORIO who is personally known to me or has produced FL DL D146-110-32-785-0 as identification.

Patricia A Stanton
Signature of Notary (seal)

PATRICIA A. STANTON
MY COMMISSION # FF112242
EXPIRES: June 03, 2018

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- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below

1. Site Plan
2. Traffic Study
3. Survey
4. Storm Drainage Plan
5. Landscape Plan
6. Lighting Plan
7. Elevations/Floor Plan

An Intake meeting with Planning staff will be required before any submittals are accepted

Date Received 12/22/2014	By Alison Rutkowski
Fee rec'd 12/22/14	Receipt Number 3113

San Juan Diego – Parking Lot: 2912 Delaware Avenue, Ft. Pierce, Florida

The intent of the project is to provide safe parking for the adjacent church. The parish community has found a need for additional parking spaces, and this site would serve that need.

The design includes preserving the largest oak tree, as well as 2 others; providing stabilized sod parking, lighting, storm water retention and landscape buffers.

The parking lot at the existing church has 38 spaces. The proposed, off-site parking will accommodate 52 spaces. There are 4 accessible parking spaces in the existing church parking lot, as required for the total of 90 parking spaces.

Saint Lucie County, Florida Office of the Property Appraiser
Web Mapping Print



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3803564 OR BOOK 3487 PAGE 1588, Recorded 02/21/2013 at 12:07 PM
Doc Tax: $0.70

Warranty Deed

PREPARED BY AND RETURN TO:
ROBERT J. KULAS, Esq.
2100 SE Hillmoor Drive, Suite 105
Port St. Lucie, Florida 34952
PREPARED FOR:
CELESTE J. DE FLORIO
2912 Delaware Avenue
Fort Pierce, Florida 34947
Parcel I.D. # 2408-805-0051-000-1

COPY

SPACE ABOVE FOR RECORDER'S USE

This Warranty Deed made on January 22, 2013, between CELESTE DE FLORIO A/K/A CELESTE J. DE FLORIO, an unremarried widow, Grantor, to CELESTE J. DE FLORIO, Trustee, or her successors in trust, under the CELESTE J. DE FLORIO LIVING TRUST dated January 10, 2013, and any amendments thereto, Grantee, whose address is 2912 Delaware Avenue, Fort Pierce, Florida 34947.

The Grantor, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situate in the County of St. Lucie, State of Florida:

Lot 7 and the West thirteen (13) feet of Lot 8, of Block 6, of Wyldwood Park Subdivision according to plat thereof as shown in Plat Book 5, at page 54, of the public records of St. Lucie County, Florida,
and
The East thirty-seven (37) feet of Lot 8, and the West twenty-three feet (23) of Lot 9, of Block 6, of Wyldwood Park Subdivision according to plat thereof as shown in Plat Book 5, at page 54, of the public records of St. Lucie County, Florida.

COPY

and the Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. The Grantor confers upon said Grantee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed, pursuant to Section 689.071, Florida Statutes. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Signed, sealed and delivered
in our presence:

Witness Signature

SUSAN CUPP
Printed Name

Witness Signature

Julie Maher
Printed Name

Celeste J. De Florio
CELESTE DE FLORIO A/K/A CELESTE J. DE FLORIO
2912 Delaware Avenue
Fort Pierce, Florida 34947

COPY

STATE OF FLORIDA)
SS
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this January 22, 2013 by CELESTE DE FLORIO A/K/A CELESTE J. DE FLORIO, who is personally known to me or who has produced a driver's license as identification.

Notary Public My Commission Expires:
(NOTARY SEAL)

Julie Maher
Name of Acknowledger

JULIE MAHER
MY COMMISSION # EE 215218
EXPIRES: September 25, 2016
Bonded Thru Notary Public Underwriters

San Juan Diego Catholic Mission

2912 Delaware Ave, Ft Pierce, FL - Offsite Parking

Diocese of Palm Beach

Bishop Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

Site Plan Approval

Dated: December 22, 2014

Offsite Parking

Architect
Colome' & Associates, Inc.

Electrical Engineer
Beacon Consulting Engineers

Civil Engineer
Civil Design, Inc

Landscape Architect
Studio Sprout

Surveying
Bloomster Professional Land Surveyors, Inc

GENERAL NOTES

1. THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR WORK WHICH IS NOT IN COMPLIANCE WITH THE INTENT AND REQUIREMENTS OF THE DRAWINGS, OR WHICH HAS BEEN PERFORMED BASED UPON THE INTERPRETATION OF INTENT OF THE DRAWINGS BY PARTIES OTHER THAN THE ARCHITECT AND ENGINEER.

2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.

3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 INCLUDING ADOPTED LOCAL AMENDMENTS, AS WELL AS THE LATEST EDITION OF ALL GOVERNING STATE AND NATIONAL CODES.

4. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF PLANS, SECTIONS, AND DETAILS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING AND FITTING OF ALL WORK IN A NEAT AND WORKMANLIKE MANNER. PROTECT ALL ADJACENT SURFACES FROM DAMAGE. PATCH AND REPAIR ALL WORK DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL OR BETTER CONDITION.

6. VERIFY SIZES OF ALL EQUIPMENT AND MATERIALS N.I.C. AND COORDINATE OPENINGS, CLEARANCES, ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.

10. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT AND 2012 FLORIDA ACCESSIBILITY CODE.

DRAWING INDEX

COVER COVER SHEET

SURVEYING:
1 OF 1 SURVEY

ARCHITECTURAL:
SP-1 SITE PLAN - PROPOSED PARKING LAYOUT
SP-2 DEMOLITION SITE PLAN

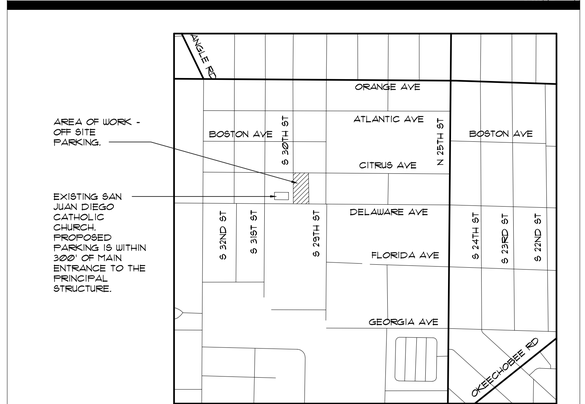
CIVIL:
C-1 CIVIL ENGINEERING PLAN

LANDSCAPING:
DT-1 TREE TRANSPLANT AND REMOVAL PLAN
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE PLAN
IR-1 IRRIGATION PLAN

ELECTRICAL:
E-1 ELECTRICAL SITE PLAN AND PHOTOMETRICS

SITE LOCATION MAP

N.T.S.



COLOME'
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
ARCHITECT: ELIZABETH A. G. COLOME'
REG. NUMBER: AR 0014839

SAN JUAN DIEGO
CATHOLIC MISSIONARY
OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce
Florida

PROJECT NO.
2014.18

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER

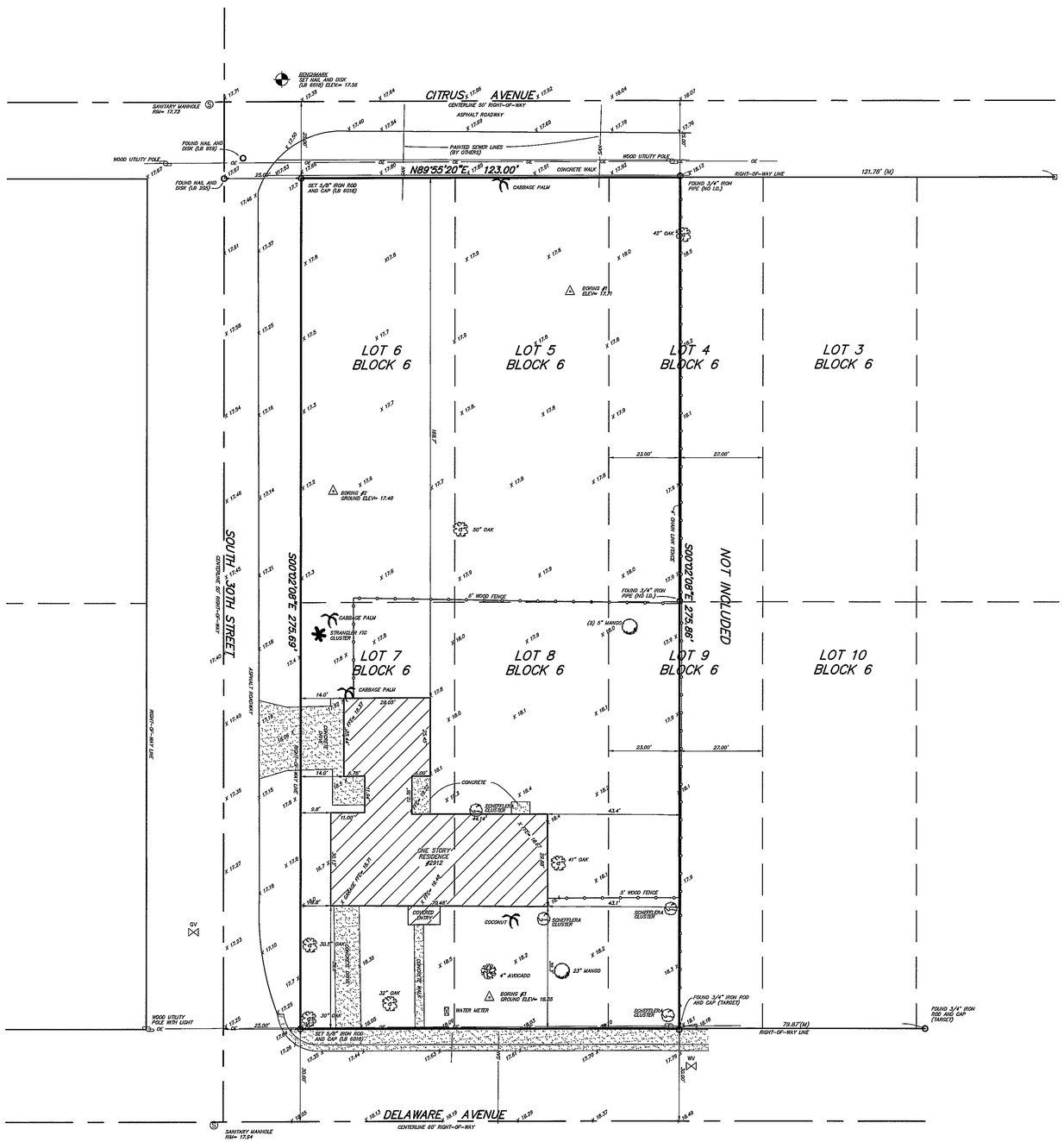
REVISIONS:

DATE
12-22-14
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
COVER

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BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION:

THE WEST 23 FEET OF LOT 4 AND 9 AND ALL OF LOTS 5, 6, 7, AND 8, BLOCK 6, WYLDWOOD PARK SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S00°02'08"E. ALONG THE EAST RIGHT-OF-WAY LINE SOUTH 30TH STREET
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988, AND REFERENCE BENCHMARK, "BEN" ELEVATION= 6.302' NAVD 88 (ST LUCIE COUNTY BENCHMARK)
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. SITE AREA: 33919.91 SQUARE FEET
8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C-0178-J, DATED: FEBRUARY 16, 2012
9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFICATIONS:

1. DIOCESES OF PALM BEACH

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND

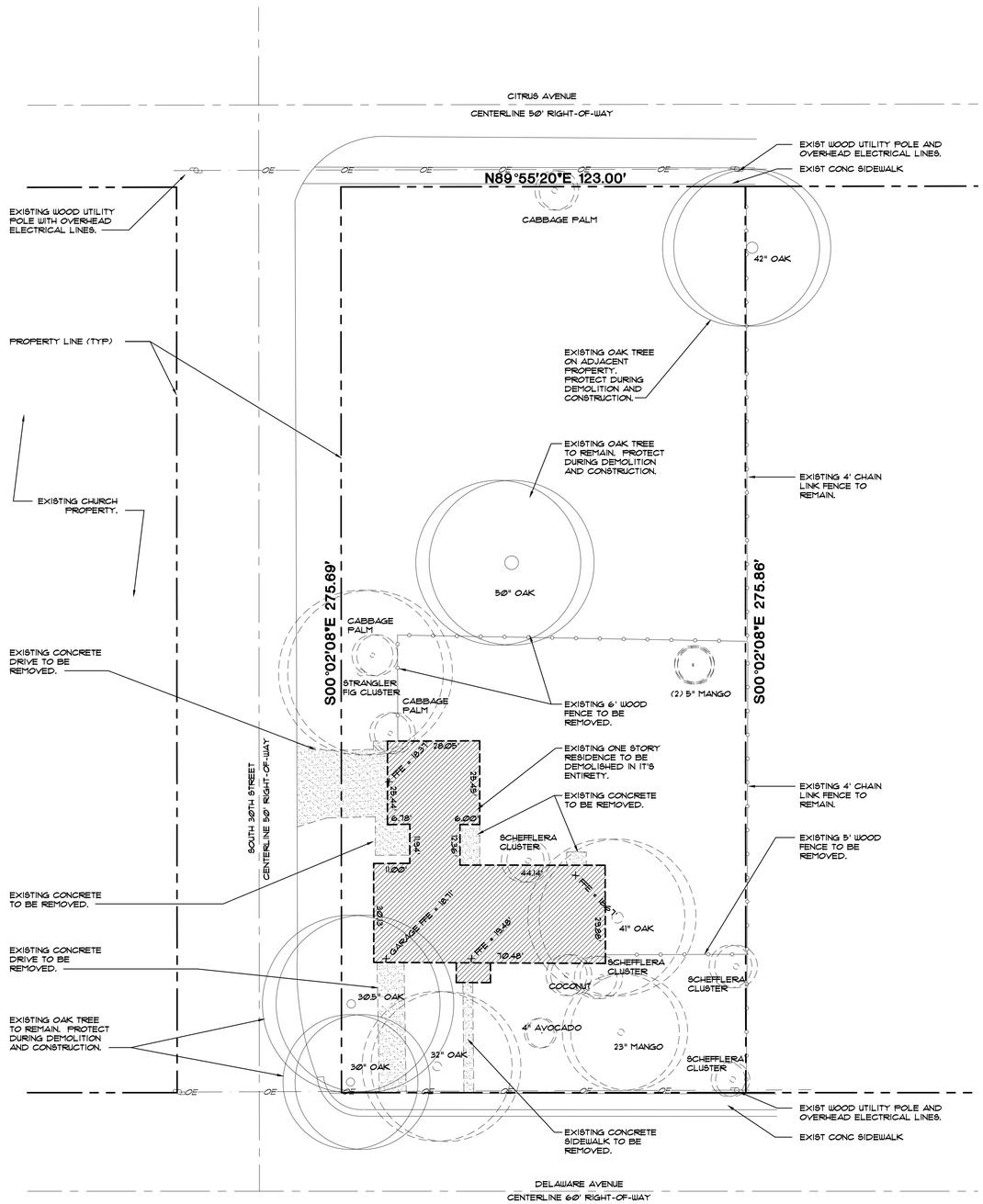
- GAS VALVE
- POWER POLE
- I.D. IDENTIFICATION
- OE OVERHEAD UTILITY LINES
- MANHOLE
- LIGHT POST
- INV. INVERT
- ELEV. ELEVATION
- C.B.S. CONCRETE BLOCK STRUCTURE
- WATER VALVE
- SPOT ELEVATIONS
- PALM TREE
- TREE
- (M) MEASURED

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY:	JWH	
SCALE:	1" = 20'	
DATE:	9/12/14	
FIELD BOOK:	SKETCH	
JOB NO.	12787	
REVISIONS		
DATE:	DESCRIPTION:	BY:

PREPARED FOR: DIOCESES OF PALM BEACH
2912 DELAWARE AVENUE
FORT PIERCE, ST LUCIE COUNTY, FLORIDA



NOTE:
SEE SHEET DT-1 OF 1 FOR EXISTING PLANT LIST, TREE REMOVAL AND MITIGATION REQUIREMENTS.

GENERAL DEMOLITION NOTES

THE INTENT OF THE DEMOLITION DOCUMENTS ARE AS A GENERAL GUIDE RECOGNIZING THAT MORE COMPREHENSIVE DEMOLITION MAY BE REQUIRED OF THE GENERAL CONTRACTOR TO PRODUCE THE INTENDED RESULTS OF THE CONTRACT DOCUMENTS.

A. THE DEMOLITION CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE WORK ADDITIONALLY, HE OR SHE SHALL MAKE ANY AND ALL REQUIRED SCHEDULES NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES. SAFE AND LEGAL DISPOSAL OFF-SITE.

B. EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR ANY EXISTING STRUCTURE. EXTREME CAUTION SHALL BE EXERCISED TO INSURE THAT ABSOLUTELY NO DAMAGE OCCURS TO ITEMS WHICH ARE TO REMAIN. DEMOLITION CONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGE TO ADJOINING SURFACES, FINISHES OR STRUCTURE CAUSED BY CONSTRUCTION OPERATIONS.

C. THE DEMOLITION CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY EXAMINE THE EXISTING SURFACES, CONDITIONS AND EXTENT OF THE WORK INVOLVED PRIOR TO BIDDING AND CONSTRUCTION. A DEMOLITION SCHEDULE SHALL BE PREPARED AND SUBMITTED IN WRITING TO THE OWNER FOR THEIR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL EXISTING PLANT MATERIALS IN THE AREA OF WORK UNLESS THEY HAVE BEEN OTHERWISE INDICATED TO REMAIN.

E. ALL EXISTING UTILITIES TO BE REMOVED AND CAPPED/TERMINATED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL ORDINANCES.

EXISTING SITE PLAN - DEMOLITION PLAN

NORTH

SCALE: 1" = 20'

COLOME'
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
ARCHITECT ELIZABETH A. COLOME'
REG. NUMBER: AR 0014839

SAN JUAN DIEGO CATHOLIC MISSIONARY OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce
Florida

PROJECT NO.
201478

NOT FOR CONSTRUCTION

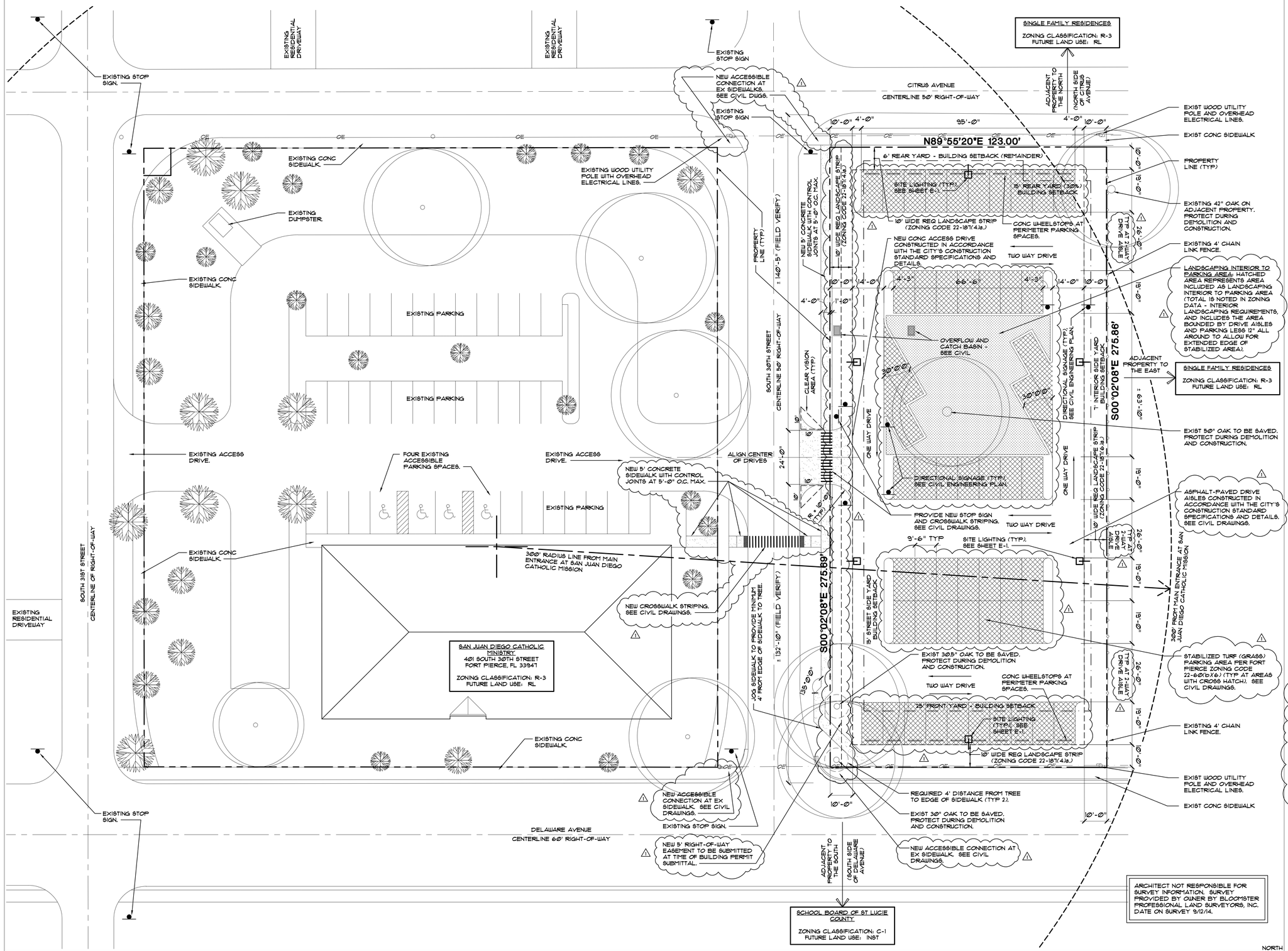
SHEET TITLE:
DEMOLITION SITE PLAN

REVISIONS:

DATE
12-22-14
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
SP-2

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SITE PLAN - PROPOSED PARKING LAYOUT

ZONING DATA

NOTE:
ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

ZONING SUMMARY:

ZONING CLASSIFICATION:
R-3 SINGLE-FAMILY MODERATE DENSITY

FUTURE LAND USE:
RL - LOW DENSITY RESIDENTIAL

MINIMUM LOT WIDTH: 65'
ACTUAL: 123'

MINIMUM LOT DEPTH: 100'
ACTUAL: 275.69'

MINIMUM LOT AREA: 7,200 SF
ACTUAL: 33,920 SF

LANDSCAPE STRIPS REQUIRED: 10'
PROVIDED: 10'

YARDS: N/A
(NO BUILT STRUCTURES - REQUIRED YARDS SHOWN ON SITE PLAN)

LOT COVERAGE: N/A
(NO BUILT STRUCTURES)

PARKING SUMMARY:

TOTAL OFFSITE PARKING: 52 SPACES

TOTAL ONSITE PARKING: 38 SPACES

TOTAL COMBINED SPACES: 90 SPACES

ACCESSIBLE SPACES REQUIRED:
4 ACCESSIBLE FOR 76 TO 100 TOTAL

ACCESSIBLE SPACES PROVIDED:
4 ACCESSIBLE FOR 90 TOTAL

INTERIOR LANDSCAPING REQUIREMENTS

PARKING AND DRIVE AISLE AREA:
26,345 - 3,378 + 650 = 23,617 SF

LANDSCAPING INTERIOR TO PARKING AREA:
3,060 SF
(SEE HATCHED AREA AND NOTE ON SITE PLAN DENOTING THIS AREA)

1 SF INTERIOR LANDSCAPING REQUIRED PER 15 SF VEHICULAR USE AREA:
(ZONING CODE 22-187(7)a.)
23,617 / 15 = 1,575 SF
3,060 SF SATISFIES THE 1,575 SF REQUIREMENT

IMPERVIOUS AREA SUMMARY

STABILIZED TURF AREA:
9,715 SF

IMPERVIOUS AREA:
STABILIZED TURF = 9,715 SF X 50% = 4,858 SF (AFTER 50% CREDIT)
CONCRETE DRIVE = 650 SF
ASPHALT DRIVE = 11,960 SF
TOTAL = 17,468 SF

PREVIOUS IMPERVIOUS AREA:
4,299 SF

NOTE: SEE CIVIL DRAWINGS FOR DRAINAGE CALCULATIONS.

SITE ADDRESS:
2912 DELAWARE AVENUE
FORT PIERCE, FLORIDA

PARCEL ID:
2408-805-0051-000-1

LEGAL DESCRIPTION:
THE WEST 23 FEET OF LOT 4 AND 9 AND ALL OF LOTS 5, 6, 7, AND 8, BLOCK 6, WYLDWOOD PARK SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 5, PAGE 54, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

LOT SIZE:
33,920 SF = 0.78 ACRES

COLOME'
& Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
ARCHITECT ELIZABETH A & COLOME'
REG. NUMBER: AR 0014639

SAN JUAN DIEGO CATHOLIC MISSIONARY OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce
Florida

PROJECT NO.
201478

NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN PARKING LAYOUT

REVISIONS:
REV 1 1-23-15 COMMENTS

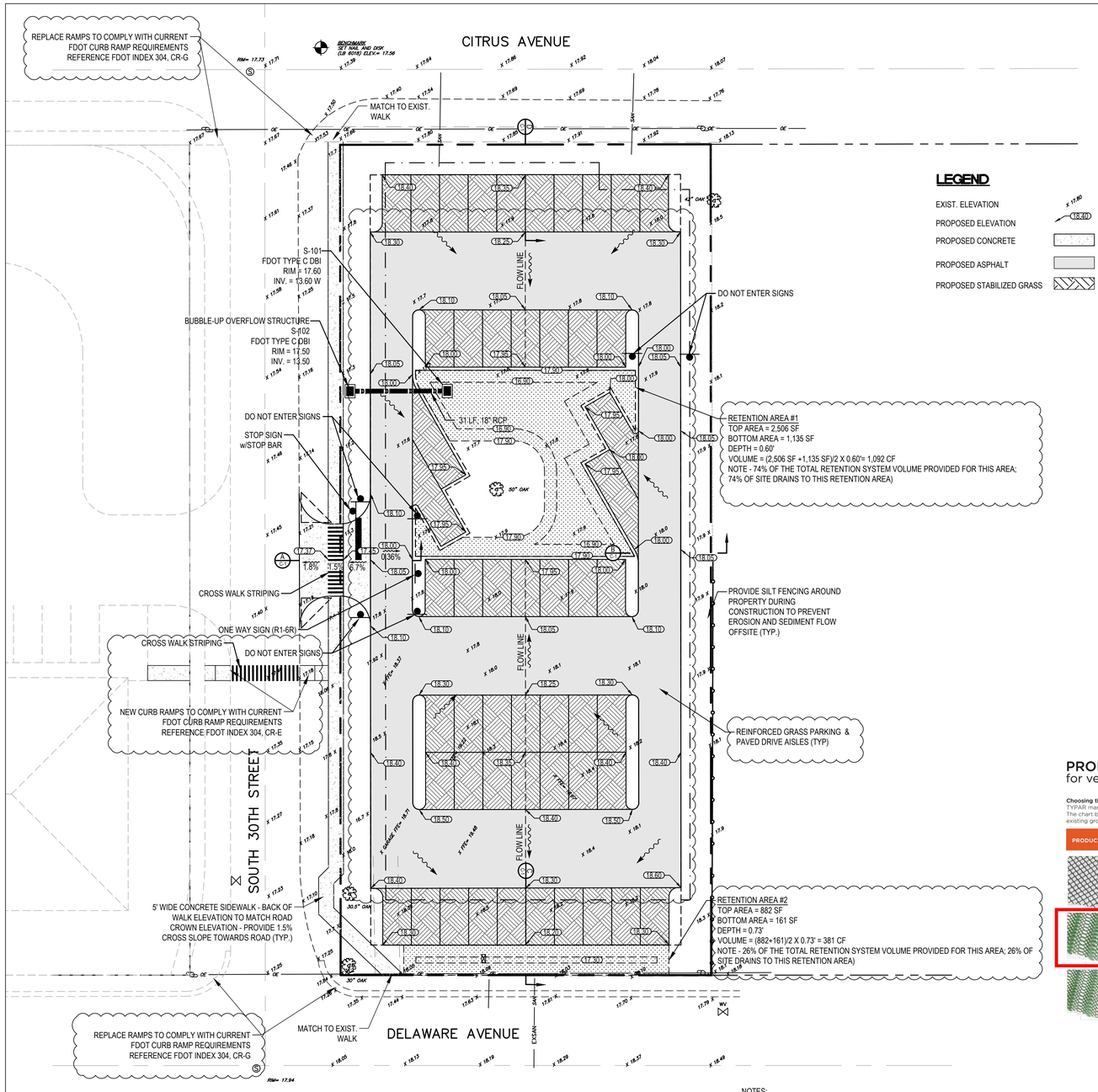
DATE
12-22-14

DRAWN BY:
HDM

CHECKED BY:
EAC

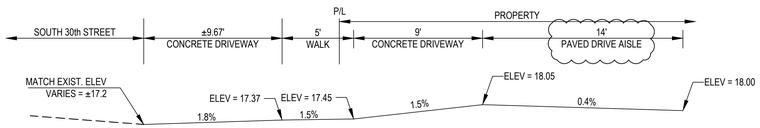
SHEET NUMBER:
SP-1

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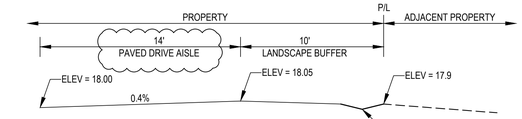


LEGEND

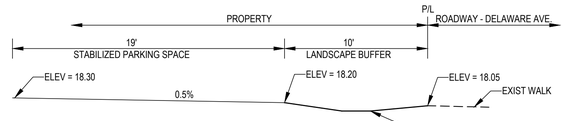
- EXIST. ELEVATION — x 17.90
- PROPOSED ELEVATION — 18.40
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STABILIZED GRASS



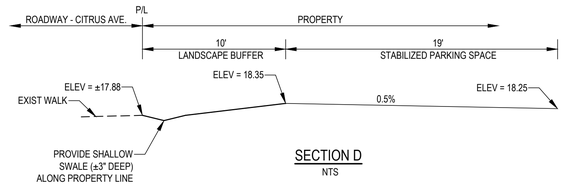
SECTION A
NTS



SECTION B
NTS



SECTION C
NTS



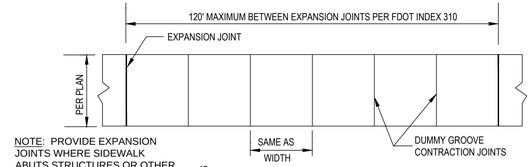
SECTION D
NTS

PRODUCT SELECTOR
for vehicular applications

Choosing the correct product
TYPAR manufactures a large range of products to reinforce, stabilize and protect grass and gravel surfaces. The chart below gives an overview of which product may be best suited for your project as determined by the existing ground conditions, the application and the frequency of use.

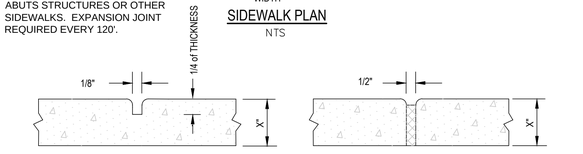
PRODUCT	APPLICATION	MAXIMUM LOAD CAPACITY	LOAD INDICATOR	PAGE
TURFPROTECTA Mesh .12" thick Hexagonal mesh	Permanent, grassed paths, pedestrian areas, access routes and occasional use car parking on firm, well-drained ground. Mesh is installed directly onto existing grass or an area to be seeded	Pedestrian and occasional light vehicle usage		6
GRASSPROTECTA Mesh .43" thick (Standard grade)* Oscillated mesh filaments to aid traction	Permanent, grassed overflow car lots, wheelchair access routes, golf cart paths and heavily pedestrianized grass paths on firm, well-drained ground. Mesh is installed directly onto existing grass or an area to be seeded	Light vehicle and heavy pedestrian usage		5
GRASSPROTECTA Mesh .55" thick (Heavy grade)* Oscillated mesh filaments to aid traction	Permanent, grassed overflow grassed car lots, access lanes, light aircraft taxiways, RV and trailer park areas and equestrian surfaces. Mesh is laid directly onto the existing grass surface or areas to be seeded on well drained, firm ground.	Standard vehicle loads up to HS and heavy pedestrian usage		8

GRASS PROTECA MESH LITERATURE
NTS



NOTE: PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS STRUCTURES OR OTHER SIDEWALKS. EXPANSION JOINT REQUIRED EVERY 120'.

SIDEWALK PLAN
NTS



TYPICAL SIDEWALK SECTION
NTS

PAVING & CONCRETE SPECIFICATIONS				
TYPE	WEARING SURFACE	BASE	SUB-GRADE	CONCRETE
ASPHALT AISLES	1" TYPE S-III ASPHALT	4" MIN. LIMEROCK BASE COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180	6" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 & STABILIZED TO 75 PSI (FBV)	4" THICK CONCRETE (3,000 PSI) TO BE PLACED AT TIME OF CONSTRUCTION WITH 4" COMPACTED BASE (SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS WITH W1.4 6x6 REINFORCING). SIDEWALKS TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. EXPANSION JOINTS REQUIRED EVERY 120 FEET PER FDOT INDICES 305 & 310, AT EACH CHANGE OF DIRECTION, AND WHEN SIDEWALK ABUTS BUILDING/STRUCTURES.
GRASS PARKING	1½" THICK SOD WITH TOP SOIL ROOT MAT TO BE PLACED AND ROLLED TO YIELD SMOOTH SURFACE (1" MIN. ROLLED THICKNESS). ALL SODDING IS TO BE IN ACCORDANCE TO THE LANDSCAPE PLAN AND SPECIFICATIONS.	NONE. - GEOTEXTILE FABRIC SIMILAR TO ACF GRASS TRAC OR GRASSPROTECTA MESH. CONSTRUCT PER MANUFACTURER'S REQUIREMENTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180	

NOTES:
1. REFER TO SURVEY FOR BENCHMARK INFORMATION
2. REFER TO SURVEY FOR EXISTING INFORMATION NOT DEPICTED HEREIN.
3. REFER TO ARCHITECTURAL DEMOLITION PLAN FOR REQUIREMENTS AND LIMITS OF DEMOLITION.
4. EXISTING & PROPOSED ELEVATIONS REFER TO NAVD '88.
5. COMPLY WITH ALL RELEVANT FDOT INDICES 2014 AND STANDARD SPECIFICATIONS 2015, LATEST EDITIONS.
6. COMPLY WITH FDEP NPDES REQUIREMENTS FOR SITE DEMOLITION, EROSION CONTROL & DUST CONTROL.

DRAINAGE COMPUTATIONS:
1. EXISTING IMPERVIOUS = 4,299 SF
2. PROPOSED IMPERVIOUS = 17,468 SF DETERMINED AS FOLLOWS:
   - 2.1. CONCRETE = 650 SF
   - 2.2. ASPHALT DRIVE AISLES = 11,960 SF
   - 2.3. STABILIZED AREAS = 9,715 SF x 50% = 4,858 SF (AFTER 50% CREDIT)
3. IMPERVIOUS INCREASE = 17,468 SF - 4,299 SF = 13,169 SF
4. WATER QUALITY = 2.5" x ADDITIONAL IMPERVIOUS AREA = 2.5" x 1'/12" x 13,169 SF = 2,744 CF
5. 50% CREDIT ALLOWED FOR RETENTION SYSTEM - THEREFORE 2,744 CF/2 = 1,372 CF
6. PROVIDED RETENTION AREA = 1,092 CF + 381 CF = 1,473CF > 1,372 CF (MIN. REQUIRED FOR WATER QUALITY)

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Sunshine State One Call of Florida, Inc.

PREPARED BY:
CIVIL DESIGN, INC.
ENGINEERING CONSULTANTS
1400 Centrepark Blvd, Suite 905
West Palm Beach, FL 33401
T: 561.659.5760
F: 561.659.5772
www.civil-design.com
Certificate of Authorization 9664

NORTH

SCALE: 1' = 20'

CIVIL ENGINEERING PLAN - PROPOSED PARKING LAYOUT

COLOME' & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-91
Architect: ELIZABETH A. G. COLOM
REG. NUMBER: AR 001483

SAN JUAN DIEGO CATHOLIC MISSIONARY OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce
Florida

PROJECT NO.
201478

NOT FOR CONSTRUCTION

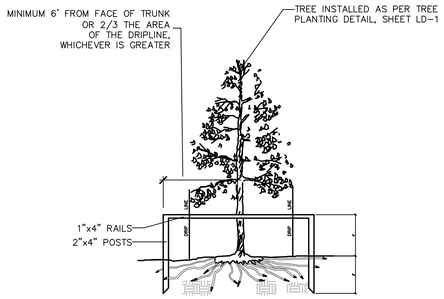
SHEET TITLE:
CIVIL ENGINEERING PLAN
PARKING LAYOUT

REVISIONS:
1 1-23-15 COMMENTS

DATE
12-22-14
DRAWN BY:
HDM
CHECKED BY:
EAC

SHEET NUMBER:
C-1

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TREE PROTECTION DETAIL (NOT TO SCALE)

EXISTING PLANT LIST

	BOTANICAL NAME	COMMON	DBH	CANOPY COVER	TREE CONDITION	ACTION	NOTES	MITIGATION RQMT	PRESERVED TREE CREDIT
1	*SABAL PALMETTO*	CABBAGE PALM				REMOVE		1 PALM	
2	*QUERCUS* SPP.	OAK	42"			TO PROTECT DURING DEMOLITION AND CONSTRUCTION	ON ADJACENT PROPERTY		
3	*QUERCUS* SPP.	OAK	50"			TO PRESERVE			50"
4	*MANGIFERA INDICA*	MANGO	5"			REMOVE		5"	
5	*SABAL PALMETTO*	CABBAGE PALM				REMOVE		1 PALM	
6	*FICUS AUREA*	STRANGLER FIG	CLUSTER	18'		REMOVE		18"	
7	*SABAL PALMETTO*	CABBAGE PALM				REMOVE		1 PALM	
8	*SCHEFFLERA*	SCHEFFLERA	CLUSTER			REMOVE		41"	
9	*QUERCUS* SPP.	OAK	41"			REMOVE			
10	*SCHEFFLERA*	SCHEFFLERA	CLUSTER			REMOVE			
11	*SCHEFFLERA*	SCHEFFLERA	CLUSTER			REMOVE			
12	*COCOS NUCIFERA*	COCONUT TREE				REMOVE		1 PALM	
13	*QUERCUS* SPP.	OAK	30.5"			TO REMAIN	TO PROTECT DURING DEMOLITION AND CONSTRUCTION		30,5"
14	*QUERCUS* SPP.	OAK	30"			TO REMAIN	TO PROTECT DURING DEMOLITION AND CONSTRUCTION		30"
15	*QUERCUS* SPP	OAK	32"			REMOVE		32"	
16	*PERSEA AMERICANA*	AVOCADO	4"			REMOVE		4"	
17	*MANGIFERA INDICA*	MANGO	23"			REMOVE		23"	
18	*SCHEFFLERA*	SCHEFFLERA	CLUSTER			REMOVE			
	TOTAL							**123", 3 PALMS**	**110,5"**

Mitigation Requirements

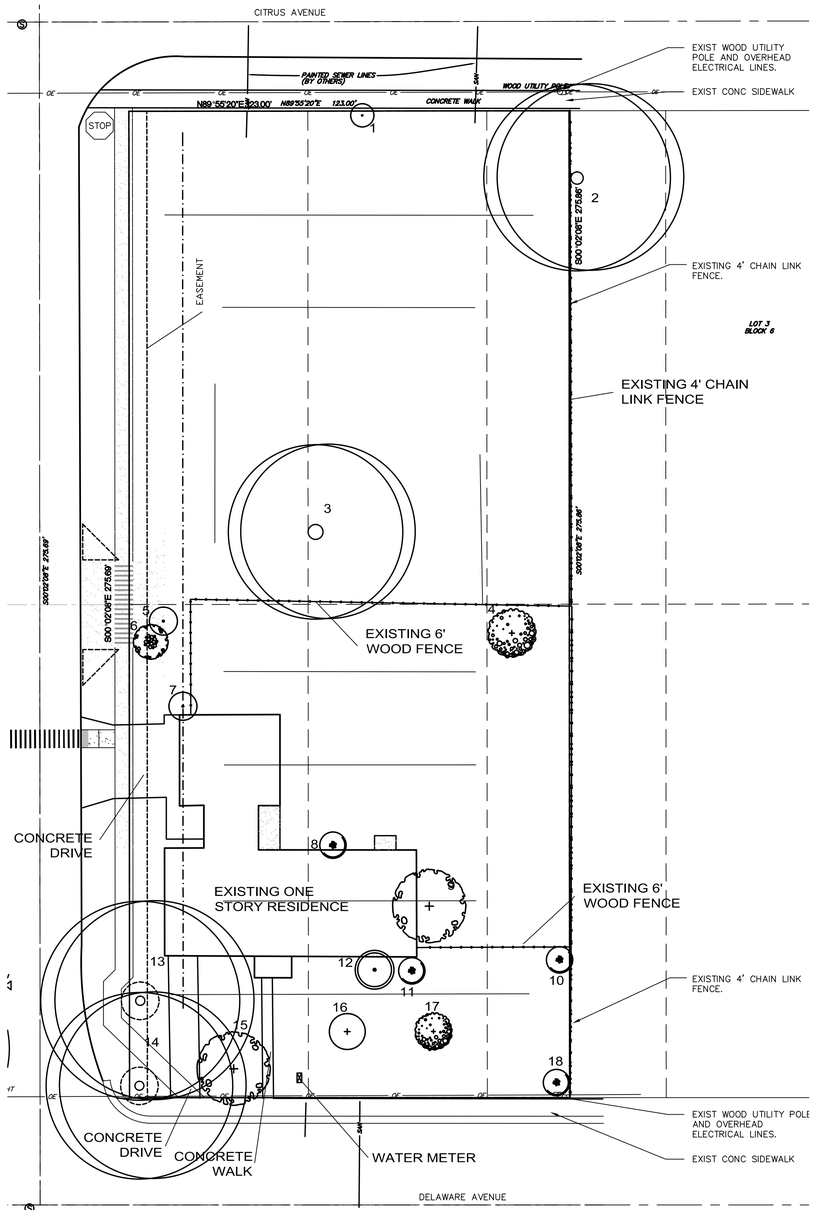
123 Caliper inches to be removed, plus 3 palms

110.5 Caliper inches to be preserved

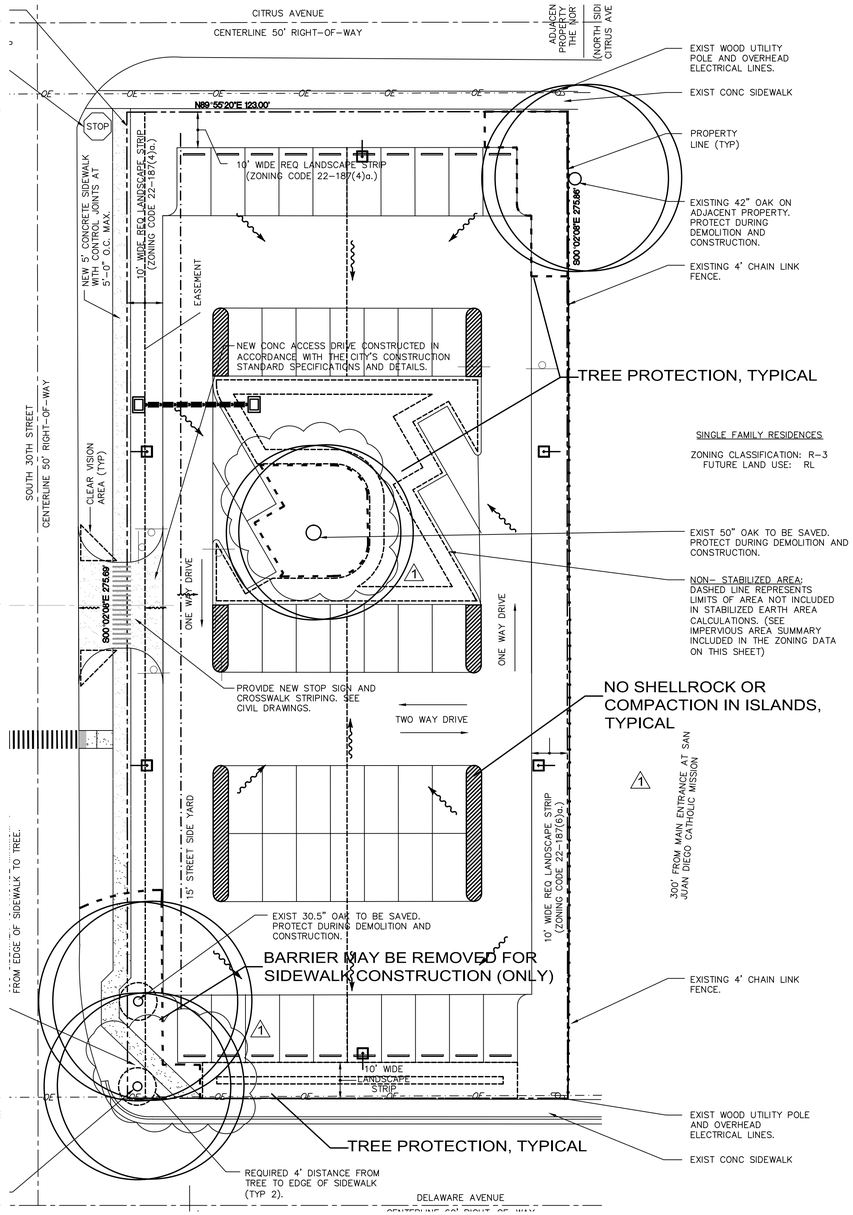
12.5 Caliper inches to be replaced, plus 3 palms

NOTES:

- No soil may be removed under canopy of existing trees
- No fill material may be stored, deposited and/or disposed of within a protected area under the canopy of a tree.
- Landscaping may not be installed following the designation of the protected area without a permit.
- No equipment including vehicles, may be driven, parked or stored within the designated area.



EXISTING CONDITIONS



PROPOSED SITE PLAN

SINGLE FAMILY RESIDENCES

ZONING CLASSIFICATION: R-3
FUTURE LAND USE: RL

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NOTE:
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Fax (561) 747-0281
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STUDIO Sprout

SCALE	1"=20'-0"
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.22.14
REVISIONS	1 1.23.15 comments

SAN JUAN DIEGO DIOCESE
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FORT PIERCE, ST.LUCIE COUNTY, FL

TREE TRANSPLANT AND REMOVAL PLAN, SITE PREPARATION NOTES

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES. PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING
CAB	14	*CALLICARPA AMERICANA*	BEAUTY BERRY	#3	36" O.C.
IEP	5	*ILEX X ATTENUATA 'EAST PALATKA'*	EAST PALATKA HOLLY	12'x5', MIN 5'CT, 2.5" CAL	AS SHOWN
ILG	123	*ILEX GLABRA*	ILEX	#3	36" O.C
JMM	2	*JACARANDA MIMOSIFOLIA*	JACARANDA	12'x5', MIN 5'CT, 2.5" CAL	AS SHOWN
LI	8	*LAGERSTROEMIA 'NATCHEZ'*	WHITE CRAPE MYRTLE	12'x6', 5'CT MULTISTEM, MIN. 3 TRUNKS AT 1.5" CAL	AS SHOWN
MC	102	*MYRICA CERIFERA*	WAX MYRTLE	#7	24" O.C.
QVC	10	*QUERCUS VIRGINIANA* CATHEDRAL	LIVE OAK	12'x5', MIN 5'CT, 2.5" CAL	AS SHOWN
SP	32	*SABAL PALMETTO*	SABAL PALM	14-22' OA, STAGGER HGHTS 10' CT MIN	AS SHOWN
SPC	7	*SABAL PALMETTO*	SABAL PALM	18-26' OA CURVED TRUNK	AS SHOWN
SPB	148	*SPARTINA BAKERII*	SAND CORDGRASS	#3	36" O.C.
VOB	162	*VIBURNUM OBOVATUM*	WALTER'S VIBURNUM	#3 FULL, 24" HIGHT	24" O.C
SS	10	*SENNA SURATTENSIS*	GLAUCOUS CASSIA	12'x5', MIN 5'CT, 2.5" CAL	AS SHOWN

Planting soil shall consist of existing soil mixed with 50% recycled top soil.
This specification overrides any other notation on these plans regarding planting soil.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

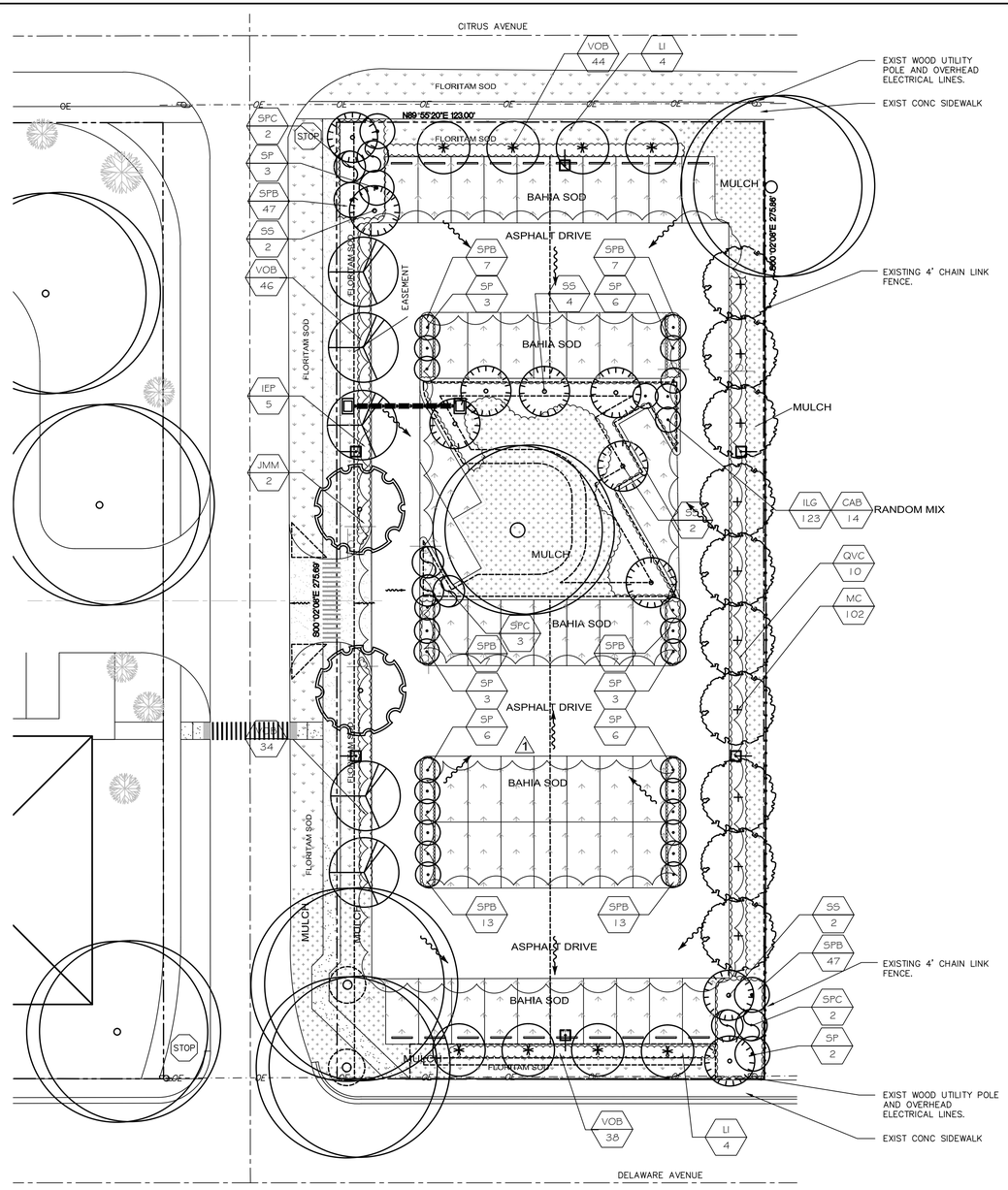
MEASUREMENTS:

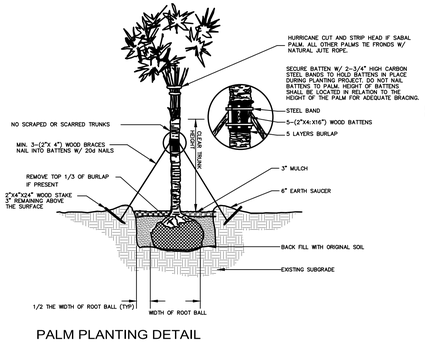
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

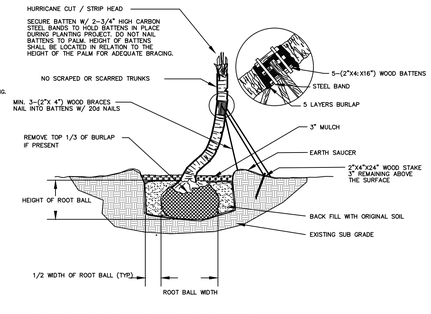
Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

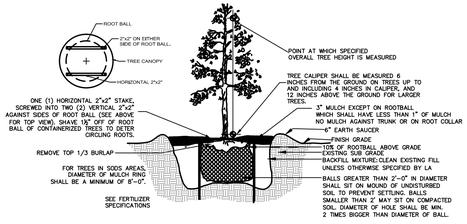




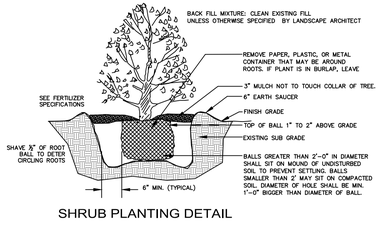
PALM PLANTING DETAIL



CURVED SABAL PLANTING DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

521 25th St,
West Palm Beach
FL 33407
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
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STUDIO Sprout

SCALE	1"=20'-0"
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.22.14
REVISIONS	1 1.23.15 comments

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LANDSCAPE PLAN

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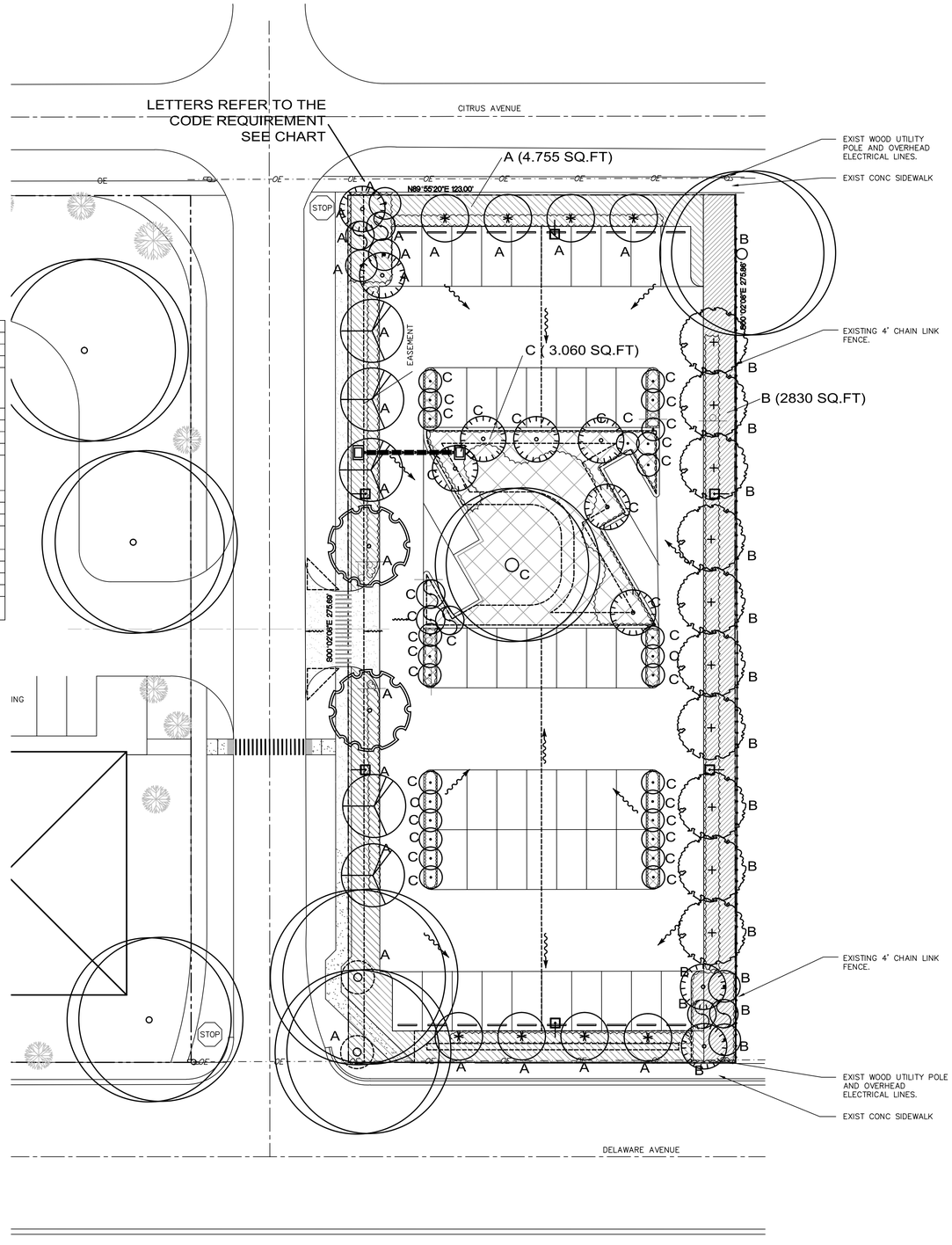
LANDSCAPE CODE REQUIREMENTS

CODE	LANDSCAPE REQUIREMENTS	Required	Existing	Proposed	Total Provided	Mitigation credits
A	**Perimeter Buffer Landscape Requirements between VUA and ROW**					
	10' wide landscape buffer	4,740 sq.ft		4,755 sq.ft.	4,755 sq.ft.	
	1 tree per 300 sq.ft. or required landscape area; 4,740 sq.ft/300=16	16	2	17 canopy trees 3 palms/3=1 tree, 2 palms for mitigation 18 trees total	20	4 trees, 2 palms
	Continuous hedge				provided	
B	**Perimeter Buffer Landscape Requirements between VUA and adjacent property**					
	10' wide landscape buffer	2,760 sq.ft		2,830 sq.ft	2,830 sq.ft	
	1 tree per 200 sq.ft. or required landscape area; 2,760 sq.ft/200=14	14	1	12 canopy trees + 3 palms/3=1 tree 1 palm for mitigation 13 trees total	14	1 palm
	Continuous hedge or fence 6' high				provided	
C	**Interior VUA landscaping**					
	1 tree for each 100 sq.ft. of the required landscape area; 1,596/100= 16	16	1	6 canopy trees + 30 palms/3=10 trees) 16 trees total	17	1 tree
	1 sq.ft. of landscape area for each 15 sq.ft of VUA; 23,935 sq.ft/15=1,596 sq.ft	1,596 sq.ft		3,060 sq.ft	3,060 sq.ft	
	TOTAL PROJECT PLANTS					
	Total trees	46	4	47	51	5 trees, 3 palms
	Max 50% of required trees can be palms		4		35 of the required trees are canopy trees 24% of required trees are palms	

Mitigation Requirements

5 additional trees at 2.5" caliper = 12.5

3 additional palms



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STUDIO Sprout

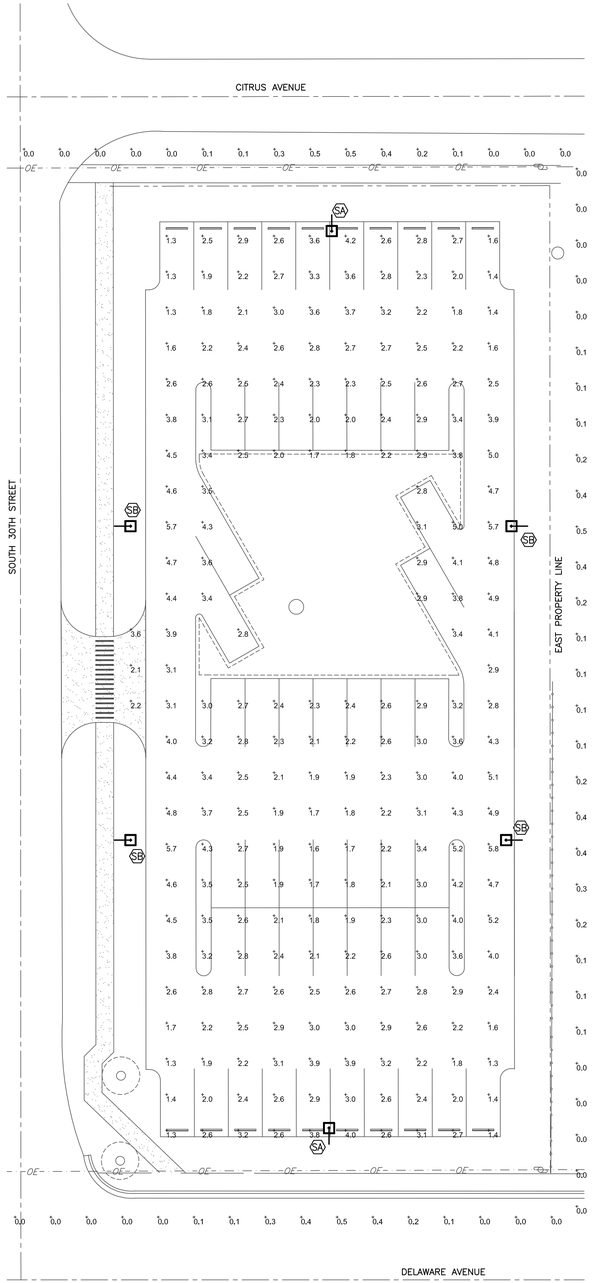
SCALE	1"=20'-0"
DESIGNED BY	CRF
DRAWN BY	GF
CHECKED BY	CRF
CAD DWG.	
DATE	12.22.14
REVISIONS	1 1.23.15 comments

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2912 DELAWARE AVENUE
FORT PIERCE, ST.LUCIE COUNTY, FL

LANDSCAPE PLAN

Luminaire Schedule				
Label	Qty	Description	LLF	Lum. Lumens
SA	2	COOPER #: GLEON-AE-03-LED-E1-T4W / MTD AT 20' AFG	0.900	15556
SB	4	COOPER #: GLEON-AE-04-LED-E1-SL4 / MTD AT 20' AFG	0.900	19669

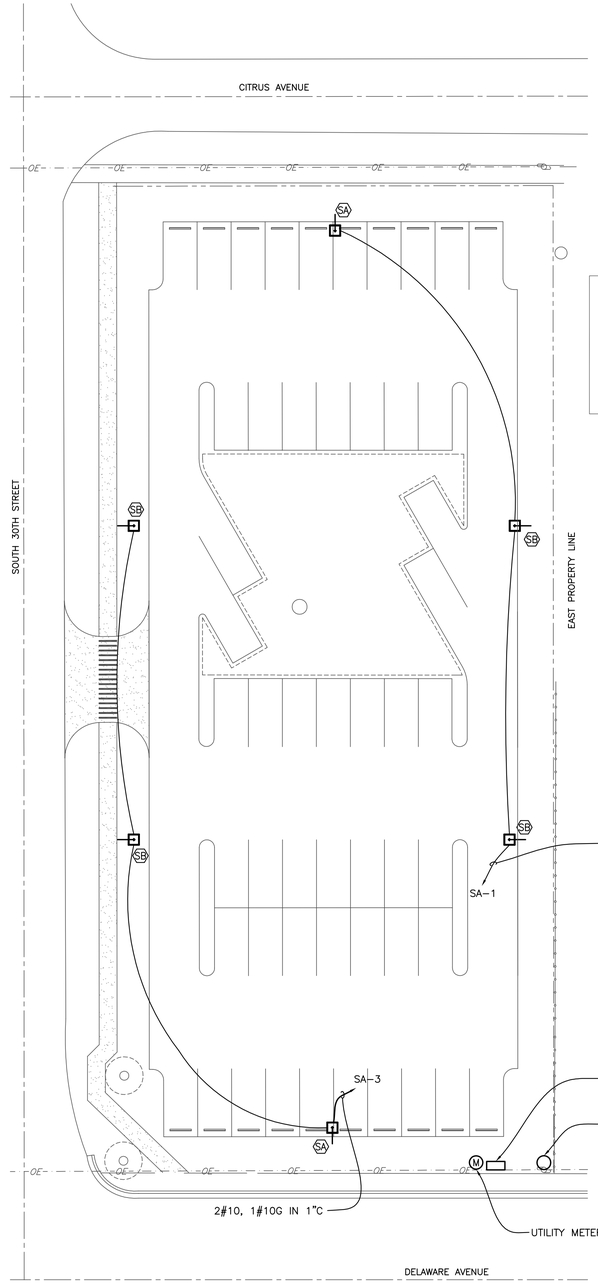
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PARKING AREA	Illuminance	Fc	2.89	5.8	1.3	2.22	4.46
PROPERTY LINE	Illuminance	Fc	0.08	0.5	0.0	N.A.	N.A.



ELECTRICAL SITE PHOTOMETRICS

SCALE: 1" = 20'

NORTH



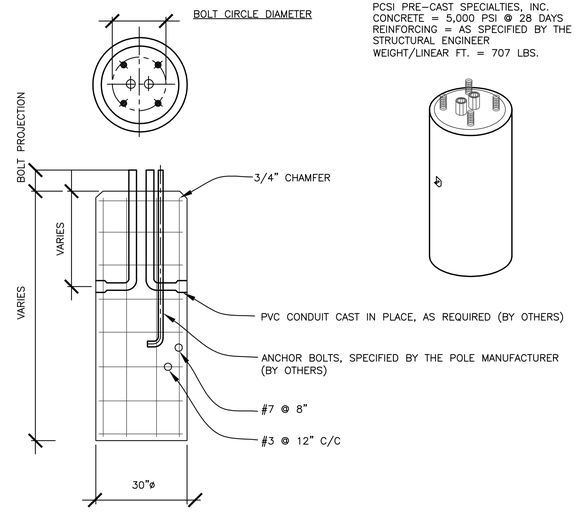
ELECTRICAL SITE PLAN

SCALE: 1" = 20'

NORTH

SHEET NOTES:

1. COORDINATE REQUIREMENTS WITH POWER UTILITY COMPANY.
2. COORDINATE FAULT CURRENT WITH POWER UTILITY COMPANY.



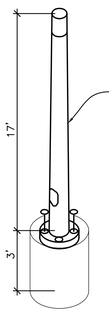
PRODUCT SPECIFICATIONS:
PCSI PRE-CAST SPECIALTIES, INC.
CONCRETE = 5,000 PSI @ 28 DAYS
REINFORCING = AS SPECIFIED BY THE STRUCTURAL ENGINEER
WEIGHT/LINEAR FT. = 707 LBS.

NOTES:

1. THIS POLE BASE IS DESIGNED TO SUPPORT METAL LIGHT POLES. IT IS THE STRUCTURAL ENGINEER'S RESPONSIBILITY TO DETERMINE THAT THE LIGHT POLE CAN BE SUPPORTED BY THIS POLE BASE
2. THE STRUCTURAL ENGINEER WILL DESIGN THE SIZE OF THE BOLTS, BOLT CIRCUIT DIAMETER, AND THE BOLT PROJECTION.
3. CONDUIT FOR WIRING AND GROUNDING CAN BE CAST IN THE POLE BASE AS REQUIRED.
4. STRUCTURAL ENGINEER SHALL PROVIDE CALCULATION TO SHOW THE POLE AND BASE ARE ABLE TO WITHSTAND 150 MPH REQUIREMENT.

30"ø CONCRETE POLE BASE DETAIL

NOT TO SCALE



NOTES:

1. POLE SHAFT SPECIFICATIONS:

   THE SHAFT IS SPUN TAPERED FROM ALL NEW SEAMLESS 6063 ALLOY ALUMINUM TUBING AND HEAT TREATED TO PRODUCE A T6 TEMPER. THE SHAFT IS GRACEFULLY CONE TAPERED TO THE BUTT DIAMETER. EACH SHAFT HAS A 6" LONG STRAIGHT SECTION AT THE TOP WHICH MAY BE DRILLED TO MANUFACTURER'S SPECIFICATIONS FOR MOUNTING LUMINARIES. AN ALUMINUM TENON MAY ALSO BE SUPPLIED AS STANDARD.

2. ANCHOR BASE:

   CAST FROM A356 ALLOY ALUMINUM, THE ANCHOR BASE SHALL BE HEAT TREATED TO PRODUCE A T6 CONDITION. THE SHAFT SHALL BE INSERTED INTO THE ANCHOR BASE CASTING. THE ANCHOR BASE CASTING AND SHAFT SHALL BE JOINED BY A CONTINUOUS CIRCUMFERENTIAL WELD AT THE OUTSIDE TOP AND INSIDE BOTTOM OF THE ANCHOR BASE. THE ANCHOR BOLT AND NUT RECESSES IN THE ANCHOR BASE CASTING AND SHALL BE FLUSH COVERED BY FOUR (4) TAMPER-RESISTANT ALUMINUM NUT COVER DISCS.

ROUND TAPERED ALUMINUM POLE SCHEDULE										
		EFFECTIVE PROJECTED AREA (SQ. FT.)				SHAFT DIMENSIONS			BASE INFORMATION (IN.)		BASE PLATE (IN.) (DIA. X H)
CATALOG NUMBER	MTG. HT. (FT.)	80	90	100	120	BUTT (IN.)	TOP (IN.)	WALL THICK	ANCHOR BOLT DIA.	BOLT CIRCLE	
305-6015-17	2170	5.7	4.1	3.0	1.8	5	3	.125	.75 X 20	7.75	10.62 X 1.88

NOTES:

1. CONTRACTOR TO COORDINATE EXACT CATALOG NUMBER AND SHAFT, BASE AND BASE PLATE INFORMATION PRIOR TO BIDDING AND/OR ORDERING.

POLE DETAIL - ALUMINUM

NOT TO SCALE

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE, ALL AMENDMENTS AND SECTION 633 OF THE FLORIDA STATUES.

Beacon Consulting Engineers
100 N.E. 6th St. Suite 102
Boynton Beach, FL 33435
561 424 3270
Mechanical Plumbing Electrical Fire protection
Consulting Engineering

COLOME' & Associates, Inc.
AA 0003439
530 24TH STREET
WEST PALM BEACH
FLORIDA 33407
(561) 833-9147
Architect: ELIZABETH A. G. COLOME'
REG. NUMBER: AR 0014834

SAN JUAN DIEGO CATHOLIC MISSIONARY OFFSITE PARKING

2912 Delaware Avenue

Fort Pierce
Florida

PROJECT NO.
201478

SEAL

DATE
JOEVEN M. VALENZUELA P.E.
FLORIDA REG. NO. 60287

NOT FOR CONSTRUCTION

SHEET TITLE:
ELECTRICAL SITE PLAN AND PHOTOMETRICS

REVISIONS:

DATE
12/22/14
DRAWN BY:
MTW
CHECKED BY:
JMV

SHEET NUMBER:
E-1

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San Juan Diego Off-Site Parking – 2912 Delaware Ave

January 23, 2015
Site Plan with Conditional Use Application
TRC Project No. 04000015

Response to Comments January 12, 2015 through January 16, 2015

DEPARTMENT OF ENGINEERING

COMMENT 1 Being as Delaware Road is classified as a St. Lucie County Urban Collector road; please verify with St. Lucie County that the existing 60' right-of-way width is sufficient.

RESPONSE BASED ON 1/23/15 CONVERSATION WITH MR. RON HARRIS, COUNTY SURVEYOR FOR ST. LUCIE COUNTY, THE 60' RIGHT-OF-WAY ON DELAWARE ROAD IS SUFFICIENT.

COMMENT 2 ADA compliant handicapped ramps are required for the sidewalk connections at Citrus/30th and 30th/Delaware.

RESPONSE A NOTE TO REPLACE RAMPS TO COMPLY WITH CURRENT FDOT CURB RAMP REQUIREMENTS REFERENCE FDOT INDEX 304, CR-G WAS ADDED TO THE CIVIL ENGINEERING PLAN.

COMMENT 3 Provide a note on the Site Plan that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.

RESPONSE THE NOTE WAS ADDED TO THE SITE PLAN

Colome' & Associates, Inc.
ARCHITECTURE ◦ PLANNING ◦ INTERIORS
Florida Registration - AA 0003439
530 24th Street West Palm Beach Florida 33407
Phone: (561) 833-9147 Fax: (561) 833-9356

COMMENT 4 Citrus Avenue and South 30th Street currently have 50 feet wide right-of-way widths. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 10' for a total right-of-way easement donation of 5'. A sketch and description along with recent owners and encumbrances search will be required to be submitted at time of Building Permit submittal. Specific information may be obtained from the Planning and Zoning Department.

RESPONSE THE 5' EASEMENT HAS BEEN SHOWN ON THE SITE PLAN. DOCUMENTATION WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL AS REQUESTED.

COMMENT 5 The Paving, Grading, and Drainage Plan is a conceptual plan at this point and will be reviewed in detail during the Building Permit application process.

RESPONSE ACKNOWLEDGED.

COMMENT 6 Prior to issuance of a building permit the applicant shall have provided the appropriate easement documentation for the sidewalk easement at the southwest corner of the site.

RESPONSE ACKNOWLEDGED.

COMMENT 7 Being as there are multiple platted properties that will be utilized in this development the project will be required to provide a Unity of Title.

RESPONSE ACKNOWLEDGED.

WASTE / WASTEWATER ENGINEERING

COMMENT 1 Owner will need to submit for removal of water, wastewater, gas and electric that may be onsite.

RESPONSE THIS REQUIREMENT WILL BE INCLUDED AS PART OF THE BUILDING PERMIT SUBMITTAL.

ELECTRIC AND GAS ENGINEERING

COMMENT 1 Electric & Gas is available but no additional comments.

RESPONSE ACKNOWLEDGED

GAS

COMMENT 1 Please call for locates make sure there is no gas in the way.

RESPONSE ACKNOWLEDGED

PLANNING DEPARTMENT

COMMENT 1 A pedestrian cross walk should be placed closer to the entrance of the church. Below I provided a rough sketch of where the crosswalk should be placed. Please see Section 22-62: Sidewalks of our Code of Ordinance for more detail.

RESPONSE THE REQUESTED PEDESTRIAN CROSS WALK AND ASSOCIATED SIDEWALKS HAVE BEEN ADDED TO THE SITE PLAN. ALSO, A NOTE HAS BEEN ADDED THAT ALL CONSTRUCTION WILL COMPLY WITH SECTION 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

COMMENT 2 Request the 2-way drive aisle measurements; currently the plan does not indicate the aisle widths.

RESPONSE THE 2-WAY DRIVE AISLE MEASUREMENTS ARE INCLUDED IN THE DIMENSION STRING TO THE RIGHT OF THE SITE PLAN. A CLARIFICATION NOTE, "TYP AT 2-WAY DRIVE AISLE" HAS BEEN ADDED AT THE APPROPRIATE DIMENSIONS.

COMMENT 3 Need verification of the landscape area calculation; currently there is a discrepancy in calculation.

RESPONSE A CLARIFICATION NOTE HAS BEEN ADDED TO THE CALCULATION FOR THE LANDSCAPING INTERIOR TO PARKING AREA.

COMMENT 4 The off-site parking driveway aisles shall be a hardened surface as per engineering requirements. Please see Section 17-29 Paving and Drainage Construction of our Code of Ordinance to assist with materials.

RESPONSE THE SITE PLAN HAS BEEN REVISED TO SHOW ASPHALT-PAVED DRIVE AISLES. ALSO, A NOTE HAS BEEN ADDED THAT ALL CONSTRUCTION WILL COMPLY WITH SECTION 17 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

City of Fort Pierce Zoning

- R3 Single Family Moderate Density
- C1 Office Commerical
- OS1 General Recreational Open Space

N
W E
S

CITRUS AVE
CITRUS AVE
CITRUS AVE
S 31ST ST
S 30TH ST
S 29TH ST
3100
3000
2999
2999
2899
401
401
401
2408-805-0051-000-1
DELAWARE AVE
DELAWARE AVE
DELAWARE AVE
3099
2999
2999
2899
501

0 0.025 0.05 Miles

Planning Board **7. c.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Site Plan - Family Dollar - 1210 S 25th Street (Approximate Address)

LOCATION

1210 S 25th Street (Approximate Address)

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Site Aerial
Zoning Map
Survey & Site Plans
Design Intent
Architectural Plans
Landscape Plan
Lighting Plan
Traffic Report
TRC Comments
Responses to TRC Comemnts

Form Review

Form Started By: Kori Benton Started On: 02/03/2015 08:05 AM

Final Approval Date: 02/03/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Application for Site Plan
Family Dollar Retail Store
1210 South 25th Street (Approximate Address)

DATE: February 2, 2015

STAFF REPORT

Owner: Hutton Growth One LLC
736 Cherry St
Chattanooga, TN 37402

Applicant: The Hutton Company
Mr. Chuck Borysiak
736 Cherry Street
Chattanooga, Tennessee 37402

Representative: Bowman Consulting
Nim Dailey
4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934

Requested Action: Approval of a Site Plan

Location: Generally located at 1210 S 25th Street, the east side of South 25th Street, between Ormond Avenue and Mississippi Avenue

Parcel IDs: 2416-602-0158-000/3; 2416-602-0160-000/0; 2416-602-0161-000/7; 2416-602-0164-000/8; 2416-602-0166-000/2; 2416-602-0167-000/9

Current Zoning: C-2, Neighborhood Commercial

Future Land Use: Neighborhood Commercial (NC)

Surrounding Zoning:

North	East	South	West
C-3	R-3	C-1	C-3

Parcel(s) Size: 1.68 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-30 and 22-58 of the City Code, the applicant is requesting the review and approval of a Site Plan to construct a new retail store.

A change in the zoning designation of the site, from C-1, Office Commercial to C-2, Neighborhood Commercial, was approved by the City Commission at their April 7th, 2014 meeting. The subject location is a transitional zone between the C-3, General Commercial segment surrounding the Okeechobee Road and South 25th Street intersection and the predominant C-1, Office Commercial area along 25th Street surrounding Lawnwood Regional Medical Center.

The proposed Site Plan includes an 8,755 S.F. retail store, with support parking, lighting, landscaping, storm water, and pedestrian improvements.

The proposed structure will have a standing seem metal roof with a 1/2:12 slope concealed with the use of parapets, with overall height of twenty-three and one-half (23.5) ft. Architectural enhancements include a covered entry with a canopy at the S 25th Street entrance, retail windows, fixed wood shutters, and metal awnings to punctuate the presented elevations. The building style is characterized by use of subtle building materials such as EIFS/synthetic stucco and traditional brick to follow similar building concepts in the surrounding area. The use of vertically articulated parapets and horizontal façade schemes, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a streamlined contemporary concept.

Vehicular access to the site is provided via full-access two-way driveways located on South 25th Street, Ormond Avenue, and Mississippi Avenue. A total of forty (40) parking spaces (two of which are handicapped-accessible), and a bicycle rack will be provided.

A five (5) ft. right-of-way (R.O.W.) dedication is presented for both Ormond and Mississippi Avenues, to improve the existing deficiency, based upon an existing fifty (50) feet R.O.W. width for each local road. A five (5) ft. wide sidewalk is proposed along the northern and southern property boundary, located within these areas for dedication. These sidewalks will connect to the existing sidewalk located along S 25th Street.

Stormwater pretreatment will be provided in the form of a 9,729 S.F. dry retention area located at the northern portion of the property.

The presented landscape plan couples the preservation of three (3) Oak trees, with landscaping and required vegetation for screening and buffering in accordance with Section 22-187 of the City Code. A total of 89 new trees will be planted on-site in order to enhance the site, shade the proposed pedestrian pathways, and screen the neighboring residences to the west. Additionally, the landscape buffer along the eastern property line will be enriched by the construction of a six (6) ft. tall concrete block wall, accented with columns. This wall will further diminish impacts to the properties abutting the site.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

The traffic impact study provided by the applicant determined that a total of 442 additional daily trips will be generated by the proposed project. Of these trips, 27 AM peak hour and 47 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips.

Technical Review Committee

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

Staff Recommendation:

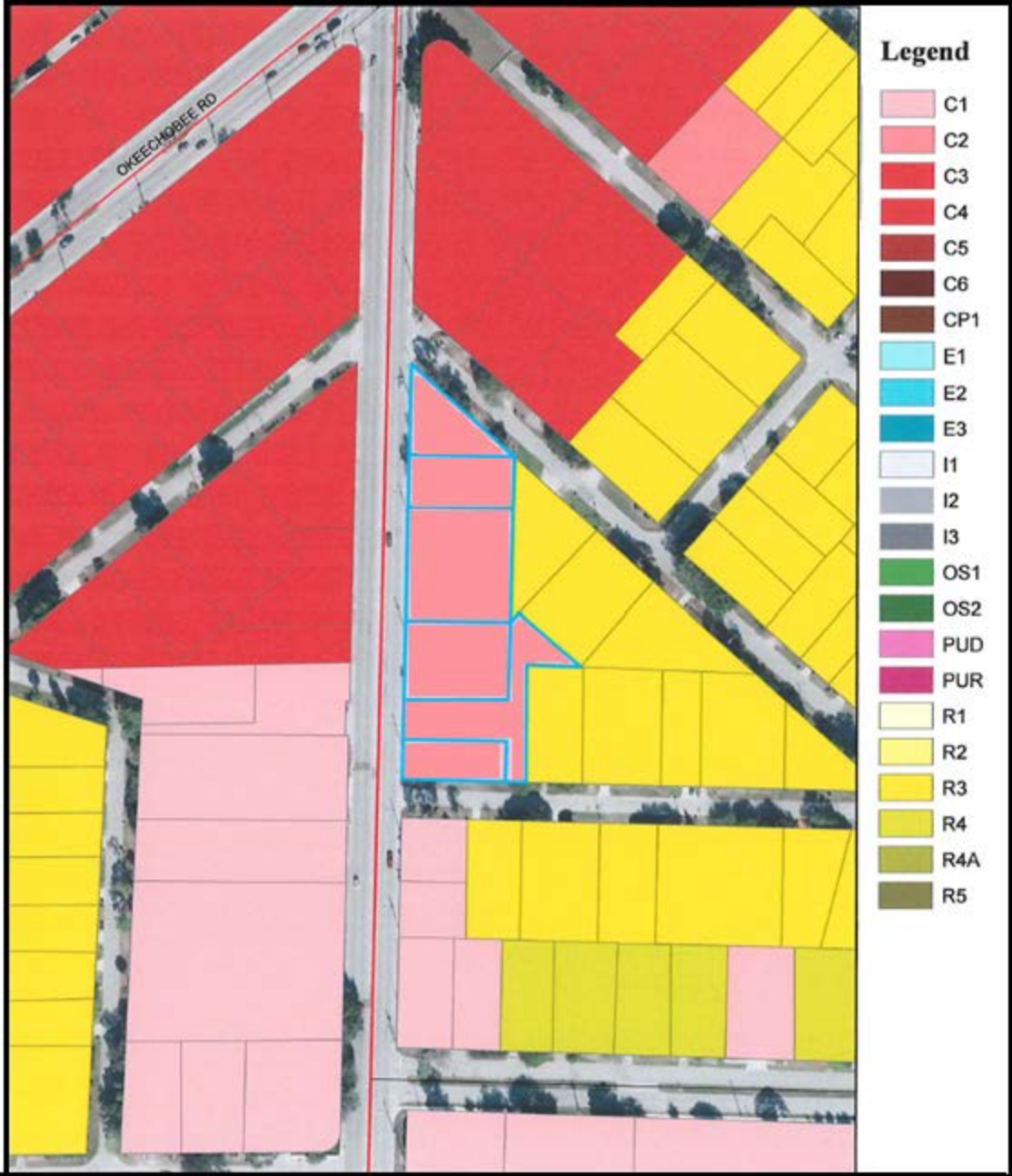
The proposed Site Plan generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the Site Plan with the following conditions:

1.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit.
2.) The applicant shall provide an Owner and Encumbrances title search for each of the right-of-way (R.O.W.) dedications presented prior to the issuance of building permit.
3.) The applicant shall record and provide a recorded copy of said R.O.W. dedications and/or R.O.W. easements prior to the issuance of a Certificate of Occupancy.



1210 S 25th Street

Site Aerial



1210 S 25th Street

Zoning Snapshot

MASTER PERMIT TRACKING SCHEDULE		
PERMIT #	**PERMITTING ENTITY**	**CONTACT INFORMATION**
-	-	CONTACT: - PHONE: -

UTILITY & AGENCY CONTACTS

SOLID WASTE DIVISION	CITY OF FORT PIERCE SOLID WASTE 52 SAVANNAH ROAD CONTRACT: ROBBIE CRESWELL FORT PIERCE, FL 34982 PHONE: (772) 462-3826
FIRE MARSHALL	ST. LUCIE COUNTY FIRE DEPARTMENT 5160 NW MILNER DRIVE CONTACT: RON PARRISH PHONE: (772) 621-3400 EMAIL: FIRECHIEF@SLCFD.ORG
HEALTH DEPARTMENT	ST. LUCIE COUNTY HEALTH DEPARTMENT 531 NW LAKE WHITNEY PLACE PORT ST. LUCIE, FL 32986 PHONE: (772) 785-6123
FDEP	1801 SOUTHEAST TIFFANY AVENUE PORT ST. LUCIE, FL 34986 PHONE: (772) 380-1260
WATER AND SEWER	FORT PIERCE UTILITIES AUTHORITY 1701 SOUTH 37TH STREET FORT PIERCE, FL 34947 CONTACT: VALERIE SCHULTE PHONE: (772) 466-1600 EXT 3402 EMAIL: VSCHULTE@FPUA.COM
WATER QUALITY DIVISION	CITY OF FORT PIERCE ENGINEERING 100 NORTH US 1 FORT PIERCE, FL 34950 PHONE: (772) 462-3773
FDOT DRIVEWAY	FDOT TREASURE COAST OPERATIONS ERIC SULGER 3601 OLEANDER AVENUE FORT PIERCE, FL 34982 PHONE: (772) 429-4882
FDOT DRAINAGE	FDOT DISTRICT FOUR 3400 WEST COMMERCIAL BOULEVARD FORT LAUDERDALE, FL 33309 CONTACT: GEORGI CELUSNEK EMAIL: GEORGI.CELUSNEK@DOT.STATE.FL.US PHONE: (954) 777-4368
ELECTRIC	FORT PIERCE UTILITIES AUTHORITY 1701 SOUTH 3TH STREET FORT PIERCE, FL 34947 PHONE: (772) 466-1600
TELEPHONE	AT&T 3300 OKEECHOBEE ROAD FORT PIERCE, FL 34947 PHONE: (772) 460-4490

SITE DEVELOPMENT PLANS FOR

SITE

Hutton

REAL ESTATE DEVELOPMENT CONSTRUCTION

FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA

TAX PARCEL NO. 2416-602-0158-000-3, 2416-602-0160-000-0 2416-602-0161-000-7, 2416-602-0164-000-8, 2416-602-0166-000-2, 2416-602-0167-000-9

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 1, 2 AND 3, LESS THE WEST 15 FEET THEREOF, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPTING STREET RIGHT OF WAYS THEREFROM.
PARCEL 2: 4, 5, 6, 7, 8, 9, 10, LESS THE WEST 15 FEET THEREOF, THE WEST ONE-HALF OF LOT 11, ALL IN BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
LOTS 22 AND 23, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE NORTHEASTERLY 150 FEET THEREOF AND BEING DESCRIBED AS THAT PORTION OF LOTS 22 AND 23 LYING NORTH NAD EAST OF A LINE DRAWN PARALLEL TO THE NORTHEAST LINE OF SAID LOTS AND 150 FEET SOUTHWEST OF SAID NORTHEAST LINE.

ALSO KNOWN AS:
BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 24 AND 25, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 25, BLOCK 51 OF SAID BILTMORE PARK PLAT, SAID CORNER BEING A FOUND 5/8" IRON ROD AND CAP (LB 6790); THENCE RUN SOUTH 01°10'39" WEST ALONG THE WEST LINE OF LOTS 24 AND 25, A DISTANCE OF 228.07 FEET; THENCE NORTH 41°58'06" EAST ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 23.48 FEET TO A POINT THAT IS 150 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°19'33" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 98.56 FEET TO A POINT ON THE NORTH LINE OF LOT 12, BLOCK 51 OF SAID BILTMORE PARK PLAT; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 65.66 FEET; THENCE SOUTH 01°15'21" WEST, A DISTANCE OF 149.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSISSIPPI AVENUE; THENCE NORTH 88°23'14" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 159.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 25th STREET AS LAID OUT AND IN USE TODAY; THENCE NORTH 01°10'39" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 538.06 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°16'55" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 177.44 FEET TO THE POINT OF BEGINNING.

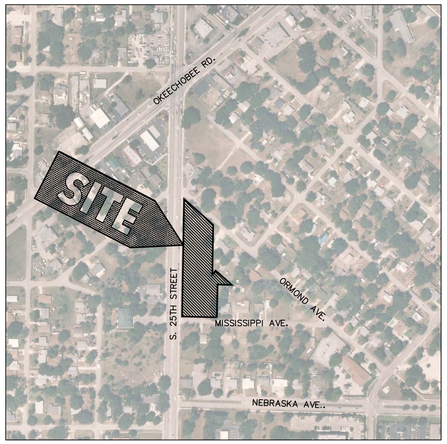
SURVEYOR
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
ROBERT BLOOMSTER, P.S.M.
PROFESSIONAL LAND SURVEYOR
641 NE SPENCER ST.
JENSEN BEACH, FL 34957
PHONE: (772) 334-0868
FAX: (305) 827-9669

ENGINEER
BOWMAN CONSULTING GROUP
ANDREW PETERSEN, P.E.
PROJECT MANAGER
4450 W. EAU GALLIE BLVD. SUITE 232
MELBOURNE, FL. 32934
PHONE: (321) 255-5434
FAX: (3221) 255-7751

LANDSCAPE ARCHITECT
LDA LANDSCAPE DESIGN ASSOCIATES
SABINE MARCKS
LANDSCAPE ARCHITECT
702 SW PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34953
PHONE: (772) 971-6060
EMAIL: SMARKS@LANDSCAPEDA.COM

OWNER / DEVELOPER
HUTTON GROWTH BLUE SKY LLC
736 CHERRY ST.
CHATTANOOGA, TN 37402
LEE HELENA
PHONE: (423) 643-9202 (OFFICE)
FAX: (423) 664-7100
DEVELOPMENT PROJECT MANAGER

SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST



SITE LOCATION MAP

NOT TO SCALE

LAND USE DATA:

BUILDING STRUCTURE:	1 CONCRETE BLOCK BUILDING
FUTURE LAND USE CLASSIFICATION:	NC - NEIGHBORHOOD COMMERCIAL
ZONING CLASSIFICATION:	C-2 - NEIGHBORHOOD COMMERCIAL
LOCAL JURISDICTION:	CITY OF FORT PIERCE
FLOOD ZONE CLASSIFICATION:	ZONE X FIRM MAP NO. 12111C0186J (02/16/2012)

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 8,755 SF GENERAL RETAIL STORE WITH ASSOCIATED UTILITIES AND PARKING

GENERAL NOTES:

LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
TS1	TOPOGRAPHIC SURVEY
ES1	EROSION CONTROL PLAN
ES2	EROSION CONTROL DETAILS
DM1	DEMOLITION PLAN
C1	SITE PLAN
C2	PGD PLAN
C3	UTILITY PLAN
C4	PROFILES AND SECTIONS
D1	UTILITY DETAILS
D2	PAVING & DRAINAGE DETAILS
D3	M.O.T. DETAILS
D4	DUMPSTER DETAILS
D5	WALL DETAILS
LD01-LD02	LANDSCAPE PLAN
1 OF 1	SITE PHOTOMETRIC PLAN

Bowman CONSULTING
4450 WEST EAU GALLIE BLVD., STE. 232, MELBOURNE, FL. 32934 (321) 255-5434
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED BUSINESS, CERTIFICATE NO. LB 7500705

NO.	REVISIONS	BY	DATE

ENGINEER'S RECORD COPY
ANDREW J. PETERSEN ★ PIONEER ★
LICENSE No. 75493 ★ STATE OF FLORIDA ★
★ PROFESSIONAL ENGINEER ★
ANDREW J. PETERSEN (75493)

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SITE Hutton
REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-0267

COVER SHEET
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	AS NOTED	DATE	1/16/15
DRAWN	EC	JOB NO.	13135.00

C0
SHEET NO. | REV.

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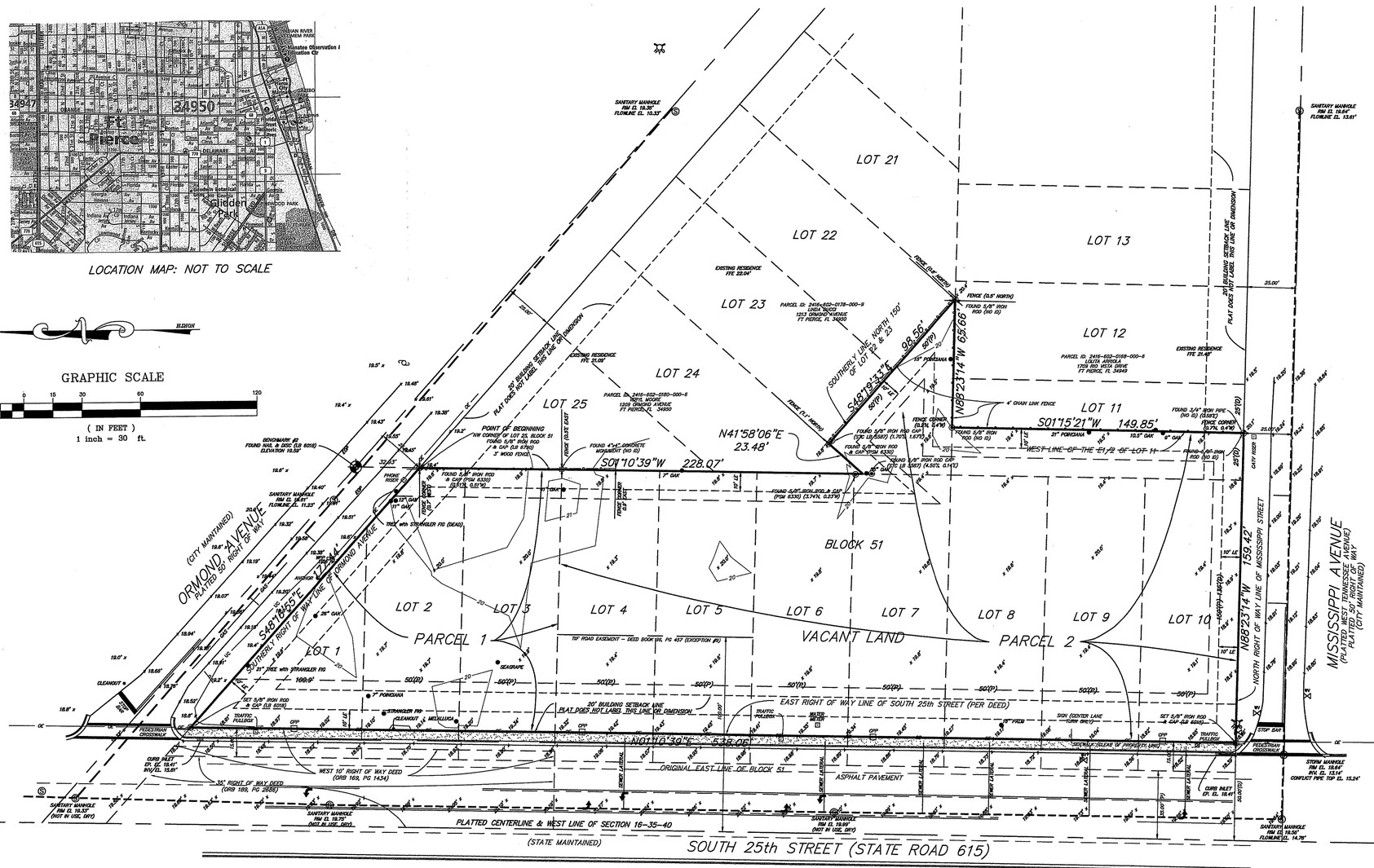
ALTA/ACSM LAND TITLE SURVEY

LOCATION MAP: NOT TO SCALE

GRAPHIC SCALE

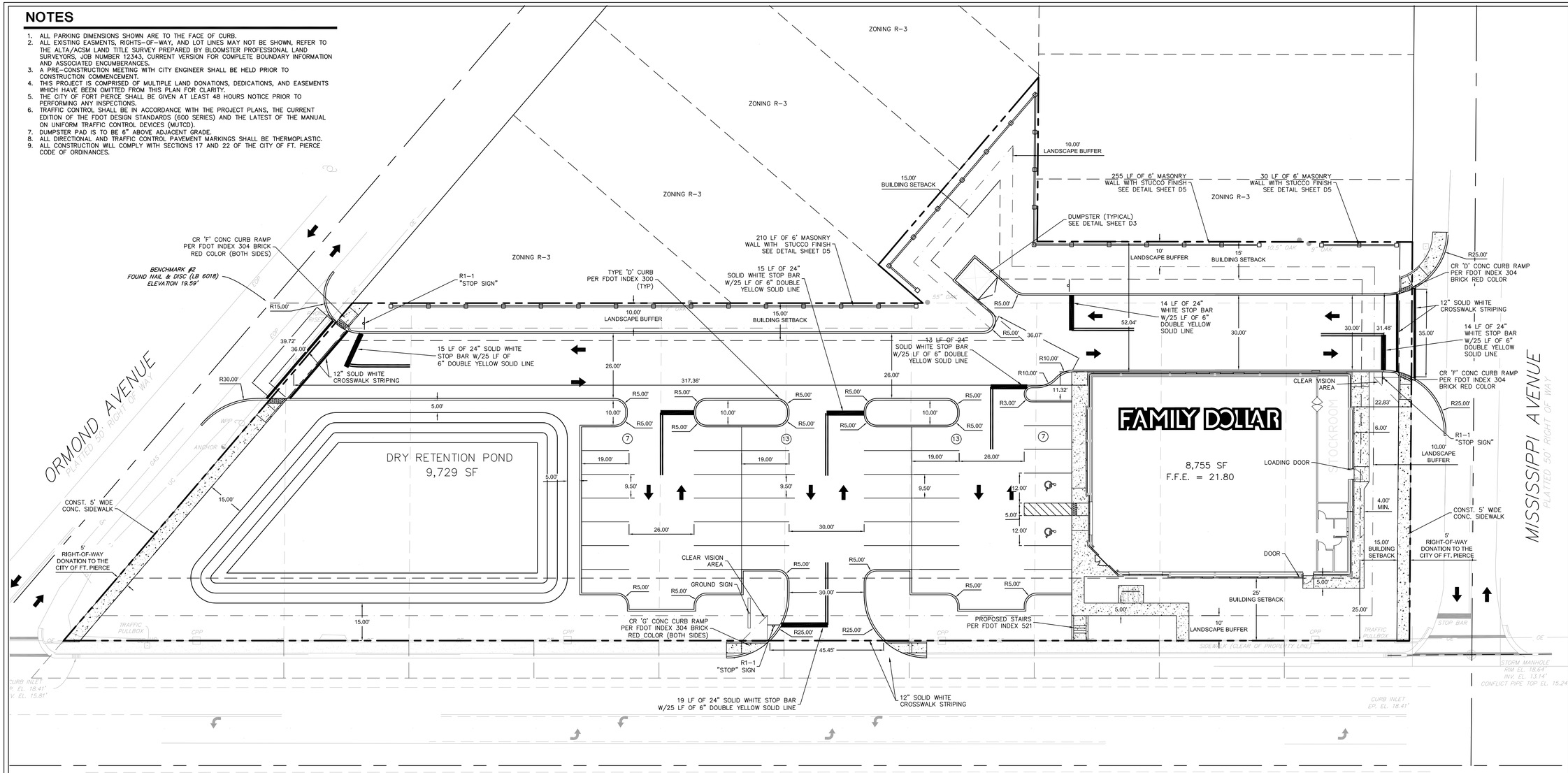
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.


ORMOND AVENUE
(CITY MAINTAINED)
PLATTED 50' RIGHT OF WAY
MISSISSIPPI AVENUE
(PLATTED WEST TENNESSEE AVENUE)
PLATTED 50' RIGHT OF WAY
(CITY MAINTAINED)
SOUTH 25th STREET (STATE ROAD 615)
(STATE MAINTAINED)
EAST RIGHT OF WAY LINE OF SOUTH 25th STREET (PER DEED)
NORTH RIGHT OF WAY LINE OF MISSISSIPPI STREET
PLATTED CENTERLINE & WEST LINE OF SECTION 16-35-40
ORIGINAL EAST LINE OF BLOCK 51
WEST 10' RIGHT OF WAY DEED (ORB 169, PG 1434)
50' RIGHT OF WAY DEED (ORB 169, PG 2685)
ASPHALT PAVEMENT
BLOCK 51
VACANT LAND
PARCEL 1
PARCEL 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
POINT OF BEGINNING "NW CORNER OF LOT 25, BLOCK 51"
FOUND 5/8" IRON ROD / & CAP (LB 6790)
3" WOOD FENCE
BENCHMARK #1 FOUND NAIL & DISC (LB 6018) ELEVATION 10.59'
FOUND 5/8" IRON ROD & CAP (PSM 6330) (0.61'N, 0.51'W)
FOUND 5/8" IRON ROD & CAP (PSM 6330) (3.74'N, 0.37'W)
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
FOUND 5/8" IRON ROD & CAP (LB 6790) (1.76'S, 1.07'E)
FOUND 5/8" IRON ROD & CAP (LB 6790) (4.50'S, 0.41'E)
FOUND 3/4" IRON PIPE (NO ID) (0.69'E)
FOUND 5/8" IRON ROD (NO ID)
FENCE CORNER (0.67'N, 0.47'W)
SET 5/8" IRON ROD & CAP (LB 6018)
SET NAIL & DISC (LB 6018)
N01°10'39"W 228.07'
S01°15'21"W 149.85'
N41°58'06"E 23.48'
S48°19'33"E 98.56'
N88°23'14"W 65.66'
N88°23'14"W 159.42'
S48°18'55"E 177.44'
SOUTHERLY LINE, NORTH 150' OF LOT 12, & 23
WEST LINE OF THE E1/2 OF LOT 11
NORTH LINE OF LOT 12
20' BUILDING SETBACK LINE PLAT DOES NOT LABEL THIS LINE OR DIMENSION
15' BUILDING SETBACK LINE PLAT DOES NOT LABEL THIS LINE OR DIMENSION
150' ROAD EASEMENT - DEED BOOK 191, PG 457 (EXCEPTION #9)
PARCEL ID: 2416-602-0178-000-9 LINDA TAYLOR 1213 ORMOND AVENUE FT PIERCE, FL 34950
PARCEL ID: 2416-602-0168-000-6 LOLITA ARROJO 1709 RIO VISTA DRIVE FT PIERCE, FL 34949
PARCEL ID: 2416-602-0161-000-7 TROY, MOORE 1205 ORMOND AVENUE FT PIERCE, 34950
EXISTING RESIDENCE FFE 22.04'
EXISTING RESIDENCE FFE 21.05'
EXISTING RESIDENCE FFE 21.49'
FENCE (0.5' NORTH)
FENCE (1.1' NORTH)
FENCE (0.4' WEST)
FENCE (0.4' EAST)
FENCE GATE EAST
FENCE CORNER (0.6'N, 0.4'W)
SANITARY MANHOLE RIM EL 10.30' FLOWLINE EL. 10.33'
SANITARY MANHOLE RIM EL 18.61' FLOWLINE EL. 11.23'
SANITARY MANHOLE RIM EL 19.64' FLOWLINE EL. 13.61'
SANITARY MANHOLE RIM EL 18.57' (NOT IN USE, DRY)
SANITARY MANHOLE RIM EL 18.79' (NOT IN USE, DRY)
SANITARY MANHOLE RIM EL 19.99' (NOT IN USE, DRY)
SANITARY MANHOLE RIM EL 18.54' FLOWLINE EL. 14.79'
CURB INLET EP. EL. 18.41' INV. EL. 13.01'
CURB INLET EP. EL. 18.41'
STORM MANHOLE RIM EL. 18.64' INV. EL. 13.14' CONFLICT PIPE TOP EL. 15.24'
CLEANOUT
MEDJUGA
STRANGLER FIG
21" TREE with STRANGLER FIG
26" OAK
7" OAK
10" OAK
6" OAK
10.5" OAK
15" POINCIANA
7" POINCIANA
TRAFFIC PULLBOX
TRAFFIC METER
TRAFFIC CONTROL BOX
SIGN (CENTER LANE TURN ONLY)
SIGN (STOP)
STOP BAR
PEDESTRIAN CROSSWALK
SIDEWALK (ELEVS OF PROPERTY LINE)
CONCRETE LAUNDRY
CONCRETE LAUNDRY
CONCRETE LAUNDRY

NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, JOB NUMBER 12343, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBERANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY.
5. THE CITY OF FORT PIERCE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. DUMPSTER PAD IS TO BE 6" ABOVE ADJACENT GRADE.
8. ALL DIRECTIONAL AND TRAFFIC CONTROL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
9. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.



BENCHMARK #1
SET MAG NAIL & DISC (LB 6018)
ELEVATION 18.84'

PROPOSED PARKING DATA

STORE SIZE	8,755 ± S.F.
GFA W/EXEMPTION	7,555 ± S.F.
CITY OF FORT PIERCE REQUIRED PARKING: RETAIL: 1 SPACES PER 200 SF	38 SPACES
STANDARD SPACES	38 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL PARKING (PROVIDED)	40 SPACES
RATIO	± 1 / 211 S.F.

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
PROPOSED DIMENSION: WIDTH: 9.5'
CITY OF FORT PIERCE REQUIRED DIMENSION: WIDTH: 9.5'
PROPOSED DIMENSION: DEPTH: 19'
CITY OF FORT PIERCE REQUIRED DIMENSION: DEPTH: 19'
PROPOSED TWO WAY AISLES (STALLS, ONE SIDE): 45'
CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, ONE SIDE): 45'
PROPOSED TWO WAY AISLES (STALLS, BOTH SIDES): 68'
CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, BOTH SIDES): 64'
CITY OF FORT PIERCE REQUIRED BIKE RACK TO ACCOMMODATE 4 BICYCLES ON SITE WITHIN 50FT ENTRANCE

SITE AREA CALCULATIONS

TOTAL SITE AREA	70,115 SF (100%) (1.61 AC.±)
IMPERVIOUS AREA BUILDING	8,755 SF (12.5%) (0.2 AC.±)
SIDEWALK/PAVEMENT	30,082 SF (42.9%) (0.69 AC.±)
PERVIOUS AREA OPEN SPACE	31,278 SF (44.6%) (0.72 AC.±)

SITE DATA

CURRENT LAND USE CLASSIFICATION:	NC (NEIGHBORHOOD COMMERCIAL)
CURRENT ZONING CLASSIFICATION:	C-2 (NEIGHBORHOOD COMMERCIAL)
CURRENT LOCAL JURISDICTION:	CITY OF FORT PIERCE
WATER & SEWER SERVICE:	FORT PIERCE UTILITY AUTHORITY (FPUA)
FLOOD ZONE CLASSIFICATION:	ZONE X – OUTSIDE THE 100 YEAR FLOOD PLAIN FEMA PANEL NO. 120286-0186-J, DATED 02/16/2012

DIRECTION	PROPERTY USE	FUTURE LAND USE	ZONING
NORTH	MIXED USE	GENERAL COMMERCIAL (GC)	C-3
EAST	MIXED USE	INSTITUTIONAL (INST)	R-3
SOUTH	STORES 1 STORY	OFFICE PROFESSIONAL (OP)	R-3
WEST	WAREHOUSING	OFFICE PROFESSIONAL (OP)	C-1

GENERAL NOTES

ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

BUILDING DATA

GROSS BUILDING AREA 8,755 S.F.
BUILDING SETBACKS REQUIRED:

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (WEST)	25 FEET	25.00'
REAR (EAST)	15 FEET	54.02'
SIDE (NORTH)	15 FEET	317.36'.
SIDE (SOUTH)	15 FEET	22.83'

BUILDING HEIGHT: STORE ± 21'-6"
NO. OF STORIES: 1
BUILDING COVERAGE: ± 12.5%
FIRE FLOW DEMAND: 1500 GPM PER NFPA 1, CHAPTER 18

REQUIRED PERMITS

BUILDING PERMIT
FDOT DRIVEWAY CONNECTION PERMIT
FDOT DRAINAGE CONNECTION PERMIT
SITE PERMIT

LEGEND - EXISTING

CO	CLEAN OUT	EL.	ELEVATION
SP	STEEL POST	C.B.S.	CONCRETE BLOCK STRUCTURE
SC	STEEL COLUMN	WV	WATER VALVE
PP	POWER POLE	FH	FIRE HYDRANT
MH	METAL LID	SE	SPOT ELEVATIONS
MH	MANHOLE	SV	SEWER VALVE
LP	LIGHT POST	IV	IRRIGATION VALVE
INV.	INVERT	WPP	WOOD POWER POLE
		RCP	REINFORCED CONCRETE PIPE
		WM	WATER METER
		BFP	BACKFLOW PREVENTOR VALVE
		R/W	RIGHT OF WAY
		PB	PLAT BOOK
		PG	PAGE
		UG	UNDERGROUND FORCE MAIN
		W	UNDERGROUND WATER MAIN
		GAS	UNDERGROUND GAS LINE
		OE	OVERHEAD ELECTRIC LINE
		BT	BURIED TELEPHONE LINE
		BE	ELECTRICAL LINE
		BFO	FIBER OPTIC LINE
			SINGLE WHITE SOLID LINE
			DOUBLE YELLOW SOLID LINE

LEGEND

	PROPERTY LINE
	PROPOSED CURB
#	PARKING NUMBER
	ACCESSIBLE SPACES
	STOP SIGN
SWSL	SOLID WHITE SINGLE LINE
	DIRECTIONAL ARROWS
STOP	STOP BAR

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1 inch = 20 ft.

Bowman CONSULTING
4450 WEST EAU GALLIE BLVD., STE. 232, MELBOURNE, FL. 32934 (321) 255-5434
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED BUSINESS NUMBER 8527

NO.	REVISIONS	BY	DATE

ENGINEER OF RECORD
ANDREW J. PETERSEN
LICENSE No. 75493
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANDREW J. PETERSEN
LIC. NO. 75493

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HUTTON COMPANY IS PROHIBITED.

SITE Hutton
REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-9267

SITE PLAN
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	1" = 20'
DRAWN	EC
DATE	1/16/15
JOB NO.	13135.00

C1
SHEET NO. REV.

Created 11/22/2013 9:00 PM, Last Saved 1/15/2015 4:16 PM by tkruse, Last Printed 1/16/2015 3:22 PM by Mara Bancroft on User437 File Saved at: G:\1_Eng_PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi) Family Dollar\CADD\DESIGN\13135 - 06 - C1 - SITE PLAN

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LEGEND - EXISTING

- CLEAN OUT
- STEEL POST
- STEEL COLUMN
- POWER POLE
- METAL LID
- MONITORING WELL
- MANHOLE
- FILLER CAP
- FILLER CAP
- LIGHT POST
- INVERT
- ELEVATION
- CONCRETE BLOCK STRUCTURE
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATIONS
- SEWER VALVE
- IRRIGATION VALVE
- WOOD POWER POLE
- REINFORCED CONCRETE PIPE
- WATER METER
- BACKFLOW PREVENTOR VALVE
- RIGHT OF WAY
- PLAT BOOK
- PAGE
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER MAIN
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- BURIED TELEPHONE LINE

LEGEND

- 26.86 — PROPOSED GRADE ELEVATION
- M.E. — MATCH EXISTING
- STORM CATCH BASIN
- STORM MANHOLE
- STORMWATER PIPE
- 10 — PROPOSED CONTOURS
- 6" CONCRETE SIDEWALK WITH 6" BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT 8" THICK
- PROPOSED ASPHALT
- STANDARD DUTY CONCRETE PAVEMENT 6" THICK

BENCHMARK #2
FOUND NAIL & DISC (LB 6018)
ELEVATION 19.59'

ORMOND AVENUE
PLATED 50' RIGHT OF WAY

MISSISSIPPI AVENUE
PLATED 50' RIGHT OF WAY

EXISTING RESIDENCE
FFE 21.09'

EXISTING RESIDENCE
FFE 22.04'

EXISTING RESIDENCE
FFE 21.48'

DRY RETENTION POND
9,729 SF

8,755 SF
F.F.E. = 21.80

14 LF OF 15" RCP
160 LF OF EXFILTRATION TRENCH
5 LF OF 15" RCP
80 LF OF EXFILTRATION TRENCH
25 LF OF 15" RCP
12 LF OF 15" RCP
5 LF OF 15" RCP
40 LF OF EXFILTRATION TRENCH
5 LF OF 15" RCP
57 LF OF 15" RCP
60 LF OF EXFILTRATION TRENCH

TP=21.75
TC=22.25
TP=21.25
TC=21.75
TP=21.75
TC=22.25
TP=21.73
TC=22.23
TP=21.73
TC=22.23
TP=21.57
TC=22.07
TP=20.93
TC=21.43

STOCKROOM

STORM MANHOLE
RIM EL. 18.64'
INV. EL. 13.14'
CONFLICT PIPE TOP EL. 15.24

CURB INLET
EP. EL. 18.41'

SIDEWALK (CLEAR OF PROPERTY LINE)

STOP BAR

SOUTH 25th STREET (STATE ROAD 615)

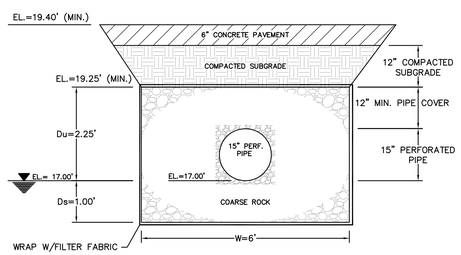
NOTES

1. ALL EVELEVATIONS ARE BASED ON NAVD88.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. SEE SHEET C4 FOR STORM DRAIN PROFILES AND CROSS SECTIONS.

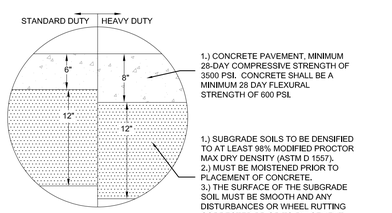
BENCHMARK #1
SET MAG NAIL & DISC (LB 6018)
ELEVATION 18.84'

STORM CHART

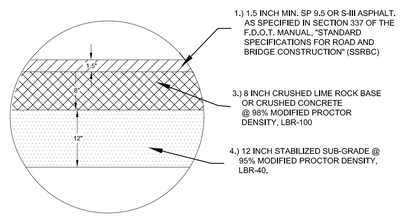
#	STRUCTURE TYPE	TOP ELEV./ SUMP ELEV.	PIPE INVERTS	PIPE INFORMATION
D-1	TYPE 'C' D.B.I. (FDOT INDEX 232) BUBBLE UP STRUCTURE	RIM = 17.99	E = 17.00	D1-D2 = 51 LF, 15" RCP
D-2	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 19.50	W = 17.00 E = 17.00	D1-D2 = 51 LF, 15" RCP D2-D3 = 60 LF, EXFILTRATION TRENCH
D-3	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.20	N = 17.00 W = 17.00	D3-D4 = 40 LF, EXFILTRATION TRENCH D2-D3 = 60 LF, EXFILTRATION TRENCH
D-4	TYPE 'E' D.B.I. (FDOT INDEX 232)	RIM = 19.90	W = 17.00 S = 17.00 E = 17.00	D4-D5 = 160 LF, EXFILTRATION TRENCH D3-D4 = 40 LF, EXFILTRATION TRENCH D4-D6 = 80 LF, EXFILTRATION TRENCH
D-5	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.16	E = 17.00	D4-D5 = 160 LF, EXFILTRATION TRENCH
D-6	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.45	W = 17.00	D4-D6 = 80 LF, EXFILTRATION TRENCH



TYPICAL EXFILTRATION TRENCH
N.T.S.



CONCRETE PAVEMENTS
N.T.S.



ASPHALT PAVEMENT
N.T.S.

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1 inch = 20 ft.

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE OF AUTHORIZATION LB7509

NO.	REVISIONS	BY	DATE

ENGINEER OF RECORD
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LICENSE No. 75493
STATE OF FLORIDA
PROFESSIONAL ENGINEER
ANDREW J. PETERSEN
LIC. NO. 75493

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SITE
Hutton
REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-4267

PGD PLAN
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	1" = 20'
DRAWN	EC
DATE	1/16/15
JOB NO.	13135.00

C2
SHEET NO. | REV.

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ARCHITECTURE SINCE 1952

Larry L. Christian, AIA

3801 Kirby Drive, Suite 600
Houston, Texas 77098
tel: 713.664.7974
fax: 713.664.9756
www.castlesdesigngroup.com

January 15, 2015

ATTN: Kori Brenton
Historic Preservation Officer
City of Fort Pierce Florida
PO Box 1480
Fort Pierce, Florida 34954

RE: Technical Review
Family Dollar – 1210 South 25th Street (as Mississippi Avenue)
Fort Pierce, St Lucie County, Florida 34950
Project No.: 010028-01-008

To Whom It May Concern,

In regard to the proposed Family Dollar location at 1210 South 25th Street/Fort Pierce, Florida, and as required per City Code Section 22-59 (c) (1) c. & d., please consider the following summary an assessment of the design intent and directive of the developed project drawings.

[DESIGN INTENT AND GOALS SUMMARY CONTINUED NEXT PAGE→]

ARCHITECTURE SINCE 1952

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Design Intent and Goals Summary

The Design Intent of the proposed Facility for Family Dollar, encompassing both the vertical superstructure and horizontal elements of the site, was to create a visually pleasing and inviting approach while integrating the building's concept in to the neighborhood – without being overstated or audacious. Primarily, this is achieved with a visually articulated building façade including a rhythmic series of projections and material changes – both vertically and horizontally, with a corner entry that provides an inviting approach to customers without facing directly toward South 25th Street, or being hidden from view by facing the parking lot internally. Secondly, the use of materials is consistent with other commercial facilities in the area while providing similar, yet discernable differentiation from the residential structures in the area.

Entry is convenient and accessible in its proximity to the parking area, while also providing inviting pedestrian access from the public way. The building will have a single entrance which has been angled to provide inviting access visible from the road and the centered entry drive/approach from South 25th Street, and to contribute to the visual interest of the facility. The entryway is naturally accentuated due to the designed angle and is further articulated by the raised parapet which offers Family Dollar a favorable vantage for signage placement. A metal canopy is also designed over the entry to provide cover from the weather and protection at the entry doors. Similar conditions with door direction/placement and the use of canopies at primary entrances are present in the surrounding businesses.

Roofing is a standing seem metal roof with 1/2:12 slope which is concealed with the use of parapets. The facades facing the South 25th Street, Mississippi Street, and the internal parking lot have been vertically articulated to provide visual interest and also signify changes in plane/relief in the walls. The parapets also serve double duty to conceal the roof top mounted equipment. Similar conditions with continuous parapets concealing a low-sloping roof can be observed in the designs of the surrounding business as well.

Windows/Glazing has been integrated in to the design to capture natural lighting and vistas from inside the Facility while not compromising Family Dollar's merchandising concept and requirements. Transparent glazing is present in the angled façade and adjacent walls, while faux glazing with louvered shutters have been placed rhythmically on all building facades to provide a consistent appearance and concept. Canopies have also been provided over the faux glazing to tie the concept back to the traditional storefront windows. Similar metered window/glazing placement is also used as a design device in the surrounding businesses.

Building Style is characterized by the use of subtle building materials including EIFS/Synthetic Stucco and Traditional Brick to follow similar building concepts in the State of Florida and the surrounding area. The use of vertically articulated parapets and horizontal façade projects, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a streamlined contemporary concept while still providing an inviting shopping experience with contextual elements to help anchor it to, and become an integral part the neighborhood and surrounding community.

ARCHITECTURE SINCE 1952

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In support of the above project summary, please also find attached supporting photographs of the existing property and adjacent frontage, as well as photos of other business in the surrounding area that provide contextual similarities and references to the proposed Family Dollar Facility.

Thank you for the opportunity to present the Family Dollar project for your review and approval, and should you have any questions or need any additional information in this regard, please feel free to contact me.

Respectfully submitted,



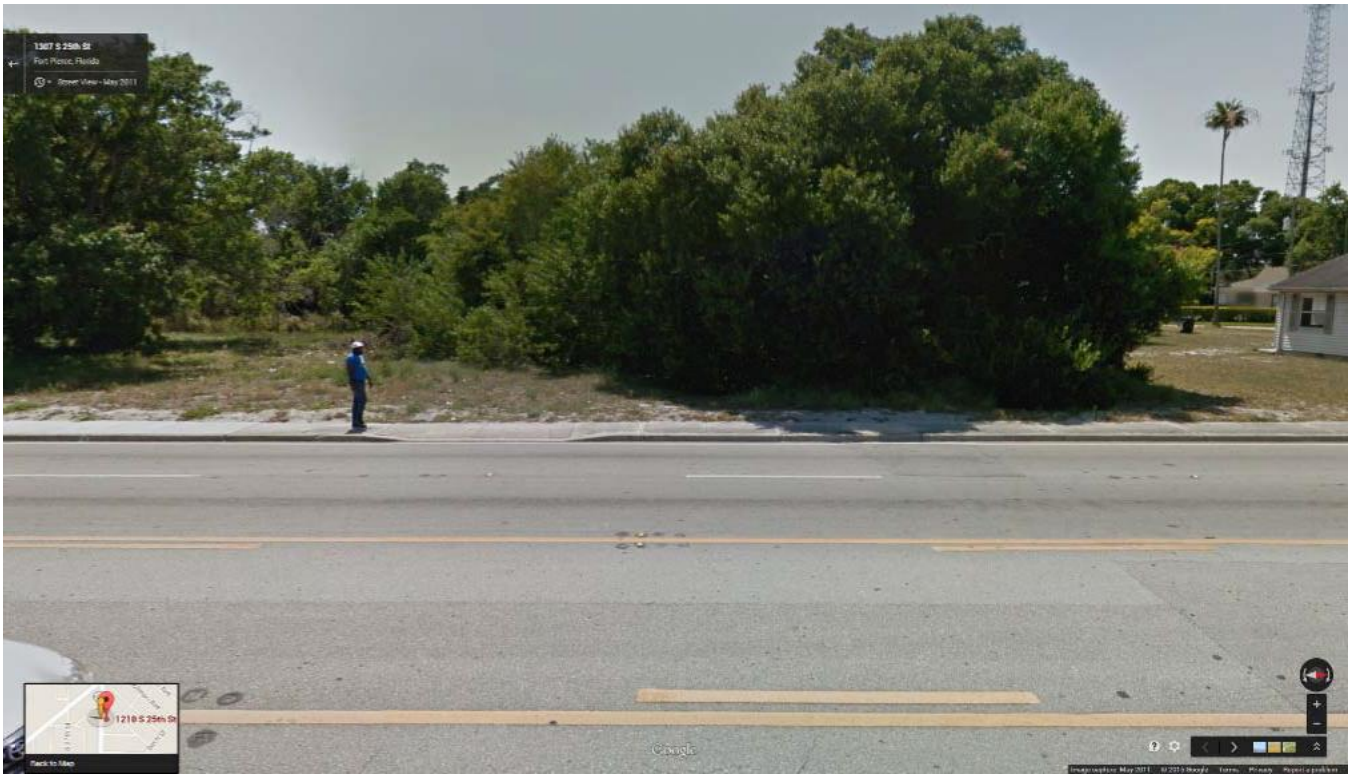
Larry L. Christian, AIA, NCARB (AR-0010755)
Larry L. Christian, AIA - Architect

architecture since 1952

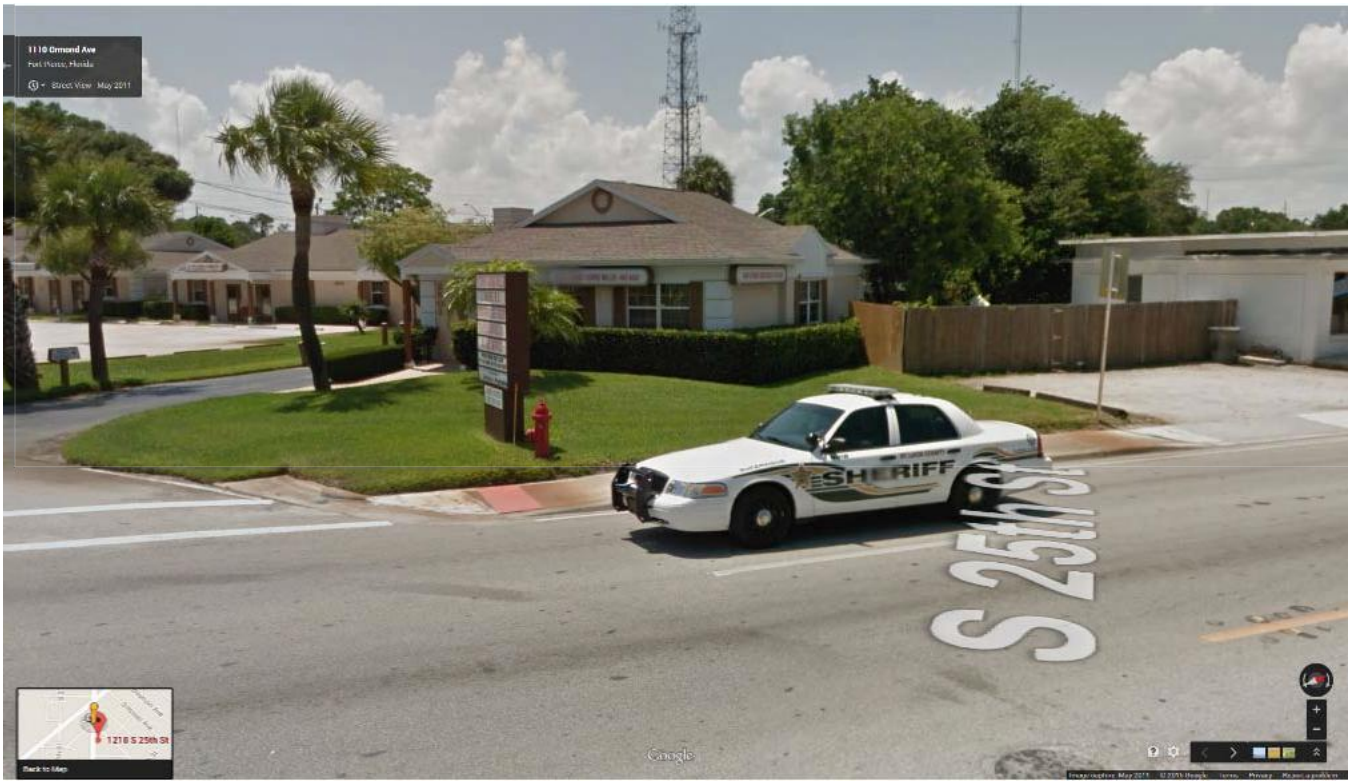
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel.: 713.664.7974 x1306
Fax.: 713.664.9756
Cel: 932.236.4714
Web.: http://www.castlesdesigngroup.com



Photo of property from South 25th Street (Currently Undeveloped).



Undeveloped & unoccupied land - directly across from proposed site.



Existing business along South 25th Street which integrates window repetition and shutters with "Florida Concept" landscaping, similar to the proposed Family Dollar Facility.



Existing business along South 25th Street which externally mounted canopy over central entry with repetitive window pattern, similar to the proposed Family Dollar Facility.



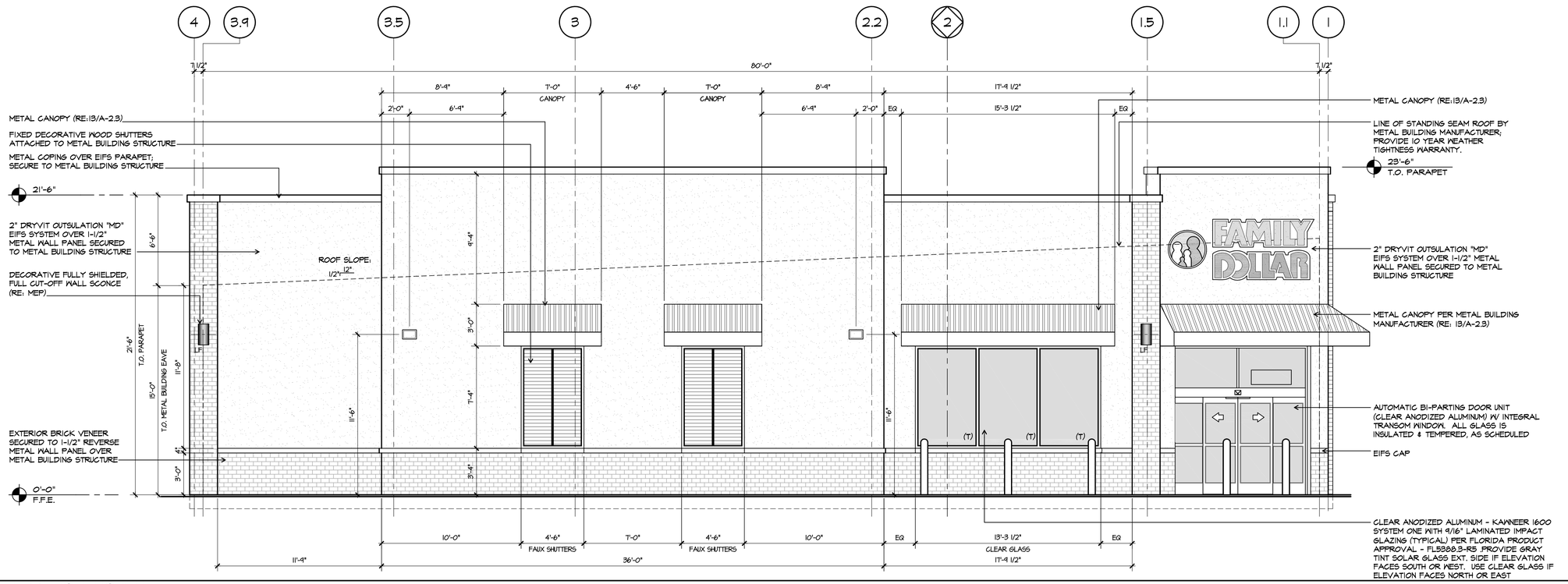
Existing business along South 25th Street which integrates linear contemporary concept with traditional brick facade with EIFS/Synthetic Stucco, similar to the proposed Family Dollar Facility.



Existing business along South 25th Street which integrates a continuous flat parapet which conceals a low sloping roof as well as any roof top mounted equipment.



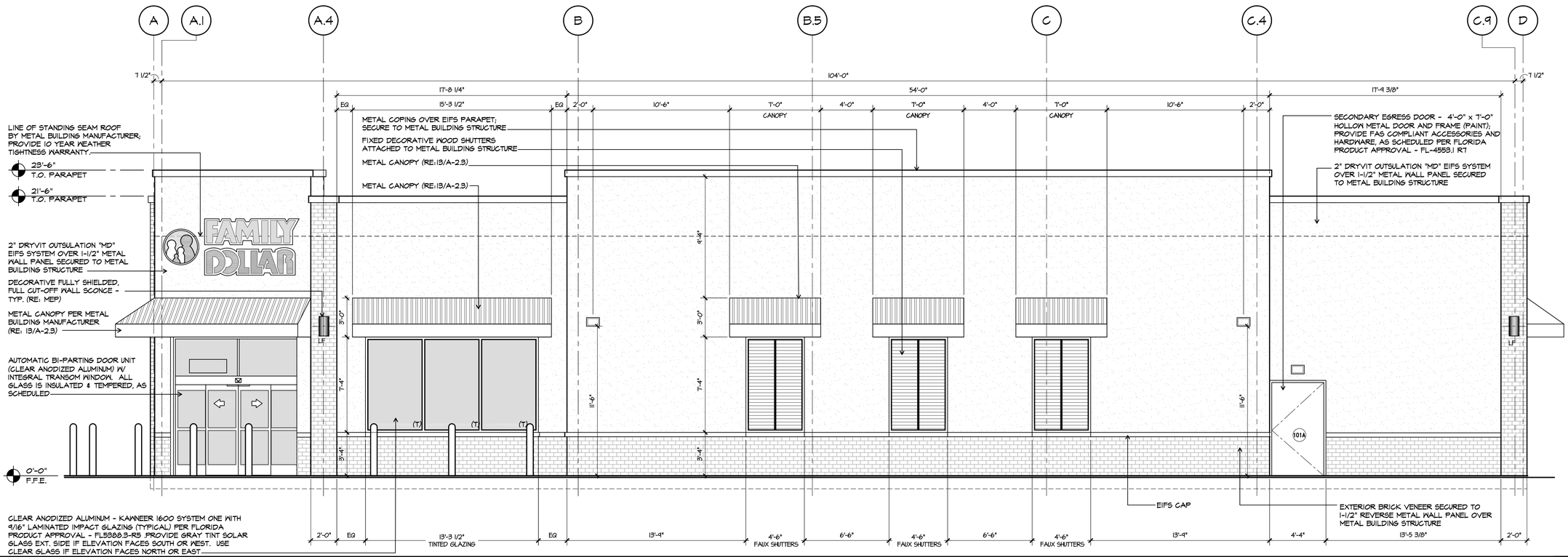
Existing business along South 25th Street which integrates a linear contemporary facade with vertical and horizontal articulations in plane and an EIFS/Synthetic Stucco facade, similar to the proposed Family Dollar Facility.



EXTERIOR ELEVATION- NORTH

SCALE: 1/4" = 1'-0"

2



EXTERIOR ELEVATION- WEST

SCALE: 1/4" = 1'-0"

1

DATE: 11.11.2014
JOB No.: 1406-114
DRAWN: KA, SP
CHECKED: LLC

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A.I.A.
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423.664.7100 Fax

NEW CONSTRUCTION FOR:
FAMILY DOLLAR
FOR HUTTON
SOUTH 25TH AT MISSISSIPPI AVE.
FORT PIERCE, FLORIDA 34950

Larry L. Christian 11-11-2014

EXPIRES: 02.28.2015
Larry L. Christian, A.I.A., N.C.A.R.B.
Florida Registration
#AR-0010755

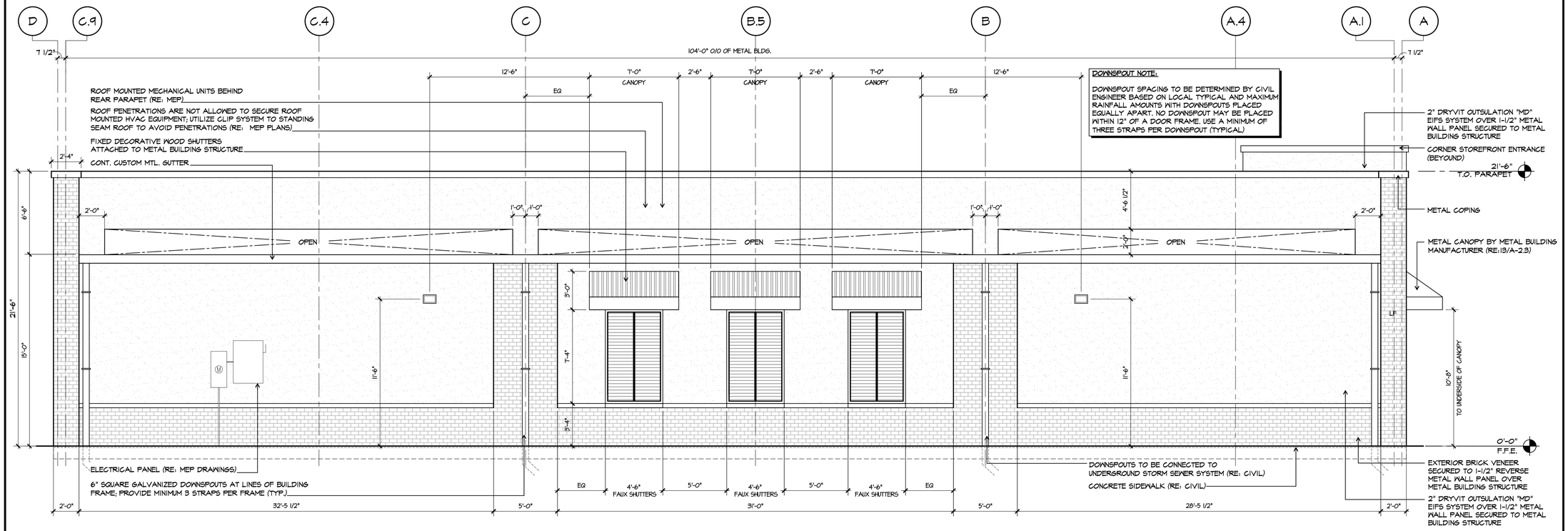
REVISIONS

PRELIM. REVIEW	07.10.2014
PRELIM. REVIEW	10.21.2014
PRELIM. REVIEW	10.23.2014
PERMIT ISSUE:	11.11.2014

EXTERIOR ELEVATIONS

SHEET NUMBER

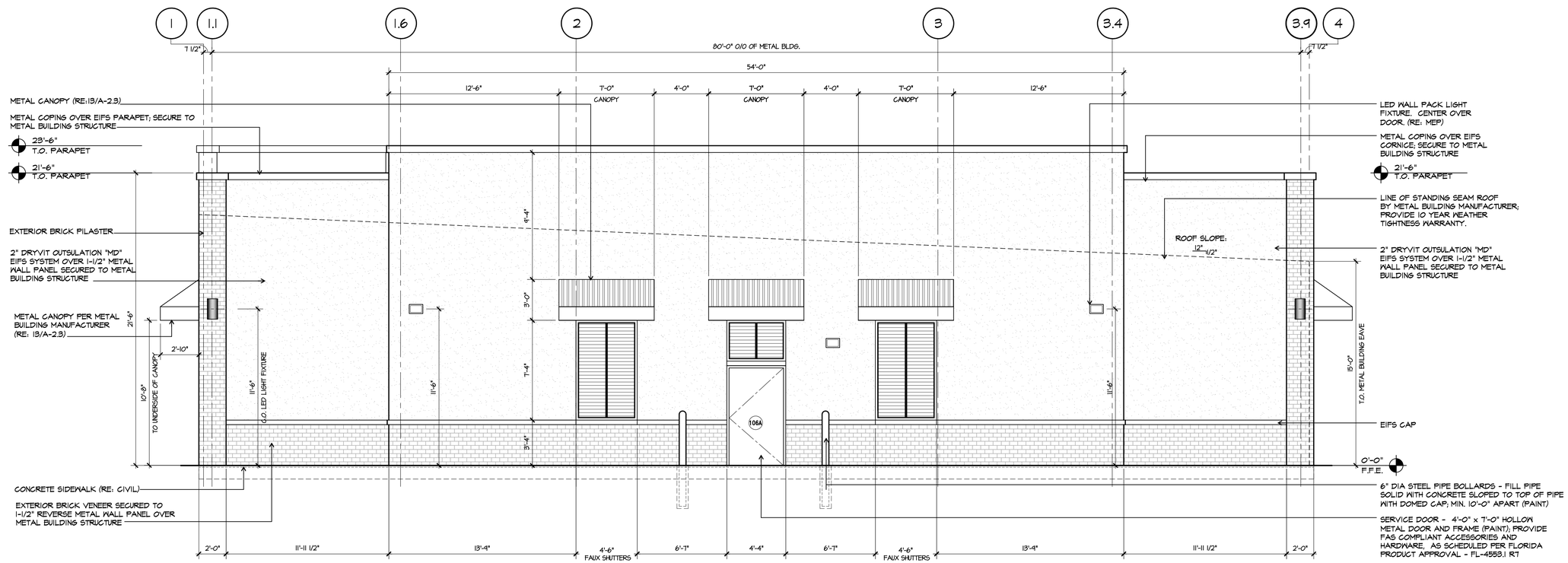
A-2.0



BACK EXTERIOR ELEVATION- EAST

SCALE: 1/4" = 1'-0"

2



SIDE EXTERIOR ELEVATION- SOUTH

SCALE: 1/4" = 1'-0"

1

DATE: 11.11.2014
JOB No.: 1406-114
DRAWN: KA, SP
CHECKED: LLC

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tel: 713 664 7974
fax: 713 664 9756

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REAL ESTATE DEVELOPMENT CONSTRUCTION
736 Cherry Street
Chattanooga, TN 37402
423.643.9220 Office
423.664.7100 Fax

NEW CONSTRUCTION FOR:
FAMILY DOLLAR
FOR HUTTON
SOUTH 25TH AT MISSISSIPPI AVE.
FORT PIERCE, FLORIDA 34950

Larry L Christian 11-11-2014

EXPIRES: 02.28.2015
Larry L. Christian, A.I.A., N.C.A.R.B.
Florida Registration
#AR-0010755

REVISIONS

PRELIM. REVIEW	07.10.2014
PRELIM. REVIEW	10.21.2014
PRELIM. REVIEW	10.23.2014
PERMIT ISSUE:	11.11.2014

EXTERIOR ELEVATIONS

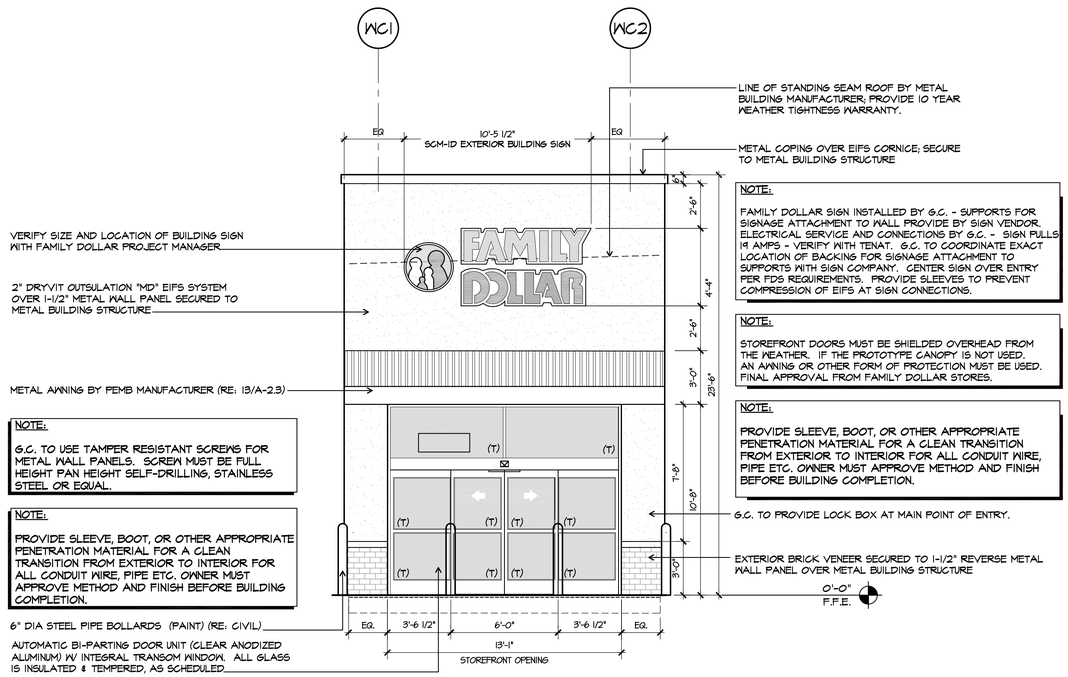
SHEET NUMBER

A-2.1

NOT USED

SCALE: N.T.S.

2



EXTERIOR ELEVATION - MAIN ENTRY DOORS

SCALE: 1/4" = 1'-0"

1

DATE: 11.11.2014
JOB No.: 1406-114
DRAWN: KA, SP
CHECKED: LLC

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423.643.9220 Office
423.664.7100 Fax

NEW CONSTRUCTION FOR:
FAMILY DOLLAR
FOR HUTTON
SOUTH 25TH AT MISSISSIPPI AVE.
FORT PIERCE, FLORIDA 34950

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EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.2

EXTERIOR FINISH SCHEDULE

	NO.:	LOCATION	MATERIAL TYPE	COATS	COLOR INFORMATION
	#	(EXTERIOR FINISH SYMBOL)			
BUILDING EXTERIOR	1	SIDE CANOPIES AND METAL CANOPY AT SERVICE DOOR	VP - PANEL RIB NUCOR - CLASSIC WALL	PRE-FINISHED	MIDWEST COLOR "BLACK" VP COLOR "COOL EBONY"
	2	MAIN ENTRY CANOPY	VP - PANEL RIB NUCOR - CLASSIC WALL MID-WEST - PBR PANEL	PRE-FINISHED	MATCH VP COLOR "COOL BRIGHT RED" NUCOR COLOR MATCH VP "COOL BRIGHT RED" OR SHERWIN WILLIAMS SW 4081 "SAFETY RED" MID-WEST COLOR " CRIMSON RED"
	3	EIFS	DRYVIT OUTSULATION "MD" EIFS SYSTEM	PRE-FINISHED	DRYVIT "SPECTRUM BROWN"
	3A	SOFFIT PANELS (FRONT CANOPY ONLY)	VP - PANEL RIB NUCOR - CLASSIC WALL MID-WEST - PBR PANEL	PRE-FINISHED	VP - COLOR "COOL ARCTIC WHITE" NUCOR COLOR "POLAR WHITE" OR SHERWIN WILLIAMS MATCHING COLOR SW 6148 "WOOL SKEIN" MID-WEST COLOR "POLAR WHITE"
	4	GUTTERS, DOWNSPOUTS, METAL TRIM, PARAPET CAP FAUX SHUTTERS H.M. DOORS (EXT. FACE)	METAL BUILDING MANUFACTURER	PRE-FINISHED	MID-WEST COLOR "KOKO BROWN"
	5	KING SIZE BRICK	BRICK	N/A	ACME BRICK "CHOCOLATE BROWN ANTIQUE"
	6	STEEL PIPE BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
	7	STANDING SEAM ROOF	METAL ROOF	PRE-FINISHED	COOL ARCTIC WHITE

NOTES: EXTERIOR FINISHES

GENERAL NOTE:

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORES. COLORS ARE CRITICAL AND MUST BE APPROVED BY A FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE METAL BUILDING MANUFACTURER, AND/OR SHERWIN WILLIAMS APPROVED ALTERNATE COLORS LISTED.

A. APPLY MASONRY BLOCK FILLER TO CONCRETE BLOCK PRIOR TO FINISH PAINTING.

B. IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.

C. GENERAL CONTRACTOR TO PROVIDE TENANT WITH STOCK OF ADDITIONAL FINISH MATERIALS UPON COMPLETION OF WORK, INCLUDING: CEILING TILE (10 MIN.), PAINT, LIGHT FIXTURE REPLACEMENT LAMPS, FLOOR FINISHES AND BASE. (ADDITIONAL ITEMS TO BE PLACED IN AVAILABLE STORAGE AREA) G.C.'S PAINTING SUBCONTRACTOR TO PROVIDE OWNER WITH ONE (1) FULL GALLON OF PAINT FOR EACH COLOR AT COMPLETION OF PROJECT.

D. G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE DEALER WITH STORE LOCATION.

METAL PANELS

GENERAL NOTES

1. THIS SYSTEM USES 'R' PANEL SCREW DOWN ROOF SYSTEM. (USE STANDING SEAM ROOF SYSTEM W/THERMAL BLOCKS ONLY IF REQUIRED TO MEET THE ENERGY CODE). G.C. TO PROVIDE ROOF WITH A 10 YEAR WEATHER TIGHTNESS WARRANTY FOR ALL PROJECTS. CONSULT LOCAL ENERGY CODE TO DETERMINE IF SCREW DOWN ROOFING MEETS ENERGY CODE REQUIREMENTS.
2. THE WALL PANELS ARE ATTACHED W/ TAMPER RESISTANT SCREWS. SCREWS TO BE PAN HEAD, WITH SELF SEAL WASHER.
3. METAL BUILDING EAVE HT. TO BE ADJUSTED AS REQUIRED TO MAINTAIN FAMILY DOLLAR STANDARD CEILING HEIGHT.

G.C. TO USE TAMPER RESISTANT SCREWS FOR ALL METAL WALL PANELS. SCREW MUST BE FULL HEIGHT PAN HEAD SELF-DRILLING STAINLESS STEEL SCREWS W/ SELF SEAL WASHERS OR EQUAL.

STOREFRONT NOTE;
GENERAL CONTRACTOR SHALL VERIFY AND COMPLY WITH ANY GOVERNING REQUIREMENTS FOR IMPACTED RATED STOREFRONT SYSTEMS.

SITE SOILS

GENERAL NOTES

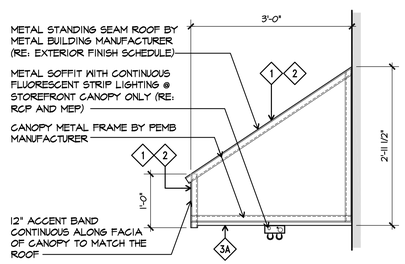
GEOTECHNICAL INVESTIGATION RECOMMENDATIONS OF THE SOIL BELOW THE BUILDING AND PARKING LOT ARE TO BE FOLLOWED, AS WELL AS ANY COMPLIANCE WITH DOT STANDARDS FOR SITE WORK, AS REQUIRED. FOLLOW RECOMMENDATIONS OF SOILS REPORT FOR EACH SPECIFIC SITE. L.L. RESPONSIBLE FOR BORINGS @ FINAL BLDG. LOCATION CHOSEN. VERIFY GRADING PER CIVIL DRAWINGS. CONSULT ARCH/STRUCTURAL ENG. IF GRADING REQUIRES STEPPED FOOTINGS, PRIOR TO CONSTRUCTION.

BUILDING EXTERIOR

GENERAL NOTES

1. G.C. TO PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION MATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE, ETC., OWNER MUST APPROVE METHOD AND FINISH BEFORE COMPLETION OF CONSTRUCTION.
2. DOWNSPOUT SPACING TO BE DETERMINED BY CIVIL ENGINEER BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS WITH DOWNSPOUTS PLACED EQUALLY APART. NO DOWNSPOUT MAY BE PLACED WITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT (TYPICAL).
3. IF SPLASH BLOCKS ARE USED, G.C. SHALL ENSURE THAT NO SAFETY HAZARDS ARE CREATED BY THE DISCHARGE OF WATER FROM THE DOWNSPOUTS OR BY ICE WHICH MAY FORM AS A RESULT OF THE WATER DISCHARGE FROM THE DOWNSPOUTS. COORDINATE ROOF STORM WATER DRAINAGE WITH PROJECT CIVIL ENGINEER. PROVIDE FLUSH TRENCH DRAINS ACROSS SIDEWALK TO PARKING AREAS IF DOWNSPOUTS DO NOT TIE TO UNDERSIDE STORM SYSTEM.
4. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED PER MASONRY MANUFACTURER'S RECOMMENDATIONS.

STOREFRONT FRAMING & GLAZING NOTE



CANOPY DETAIL 13
SCALE: 3/4"=1'-0"

FINISHES AND CONSTRUCTION

GENERAL NOTES

1. THE MATERIALS USED FOR THE EXTERIOR FINISH MUST BE APPROVED BY THE FAMILY DOLLAR STORE REPRESENTATIVE. MATCHING EXISTING NEARBY STRUCTURES MATERIALS MUST BE DESCRIBED FOR FAMILY DOLLAR STORE CONSIDERATION.
2. CONSTRUCTION DETAILS MUST BE SEALED BY A LICENSED STATE STRUCTURAL ENGINEER OR QUALIFIED ARCHITECT, IF A METAL BUILDING IS USED, BUILDING REACTIONS MUST BE PROVIDED FOR STRUCTURAL ENGINEER TO DESIGN FOUNDATION.
3. A MAINFRAME BEAM BAR JOIST VERTICAL THICKNESS IS TO BE CALCULATED BY A LICENSED STRUCTURAL ENGINEER. AT THE ENTRY WALL THE BOTTOM OF ROOF STRUCTURE SHALL CLEAR THE TOP OF STOREFRONT SYSTEM BY MIN. 4". PROVIDE 15'-0" MIN CLEAR AT CENTER AS SHOWN ON BUILDING SECTIONS.

   *NO WOOD STRUCTURES ALLOWED
4. DUCTWORK CLEARANCES SHOWN ON BUILDING SECTIONS ARE MIN. 12'-0" TO BOTTOM OF DUCTS. ALL STRUCTURAL ELEMENTS REQUIRING DEPTH THAT MAY INTERFERE WITH LIGHT AND DUCT PLACEMENT ARE TO GROW UP RATHER THEN DOWN INTO SPACE.
5. PROVIDE INSECT/ TERMITE TREATMENT PER BONDED (WARRANTED) AUTHORIZED INSTALLING SUBCONTRACTOR AND LL IS TO FORWARD PROOF OF SAME TO FDS.

INSULATION

GENERAL NOTES

THE FOLLOWING ARE MINIMUM STANDARDS FOR INSULATION. A LICENSED PROFESSIONAL SHALL DETERMINE THE ACTUAL INSULATION VALUES BASED ON THE PROJECT LOCATION:

PEMB WALL INSULATION
- SHALL BE THE SIMPLE SAVER SYSTEM BY THERMAL DESIGN. THE SYSTEM SHALL USE R-25 ENERGY CRAFT WITHIN THE GIRT SPACES WITH THERMAL BREAK TAPE ("QUICK STOP") ON THE OUTSIDE HAVING A TESTED TOTAL U-VALUE OF .060

PEMB ROOF INSULATION
-SHALL BE THE SIMPLE SAVER SYSTEM BY THERMAL DESIGN OVER METAL STANDING SEAM OR R-PANEL ROOFING. THE SYSTEM SHALL USE R-11 OVER THE PURLINS WITH R-19 WITHIN THE PURLINS HAVING A TESTED TOTAL U-VALUE OF .040. USE DOUBLE LAYER SYSTEM WITH WHITE SIMPLE SAVER FINISH SYSTEM LINER.

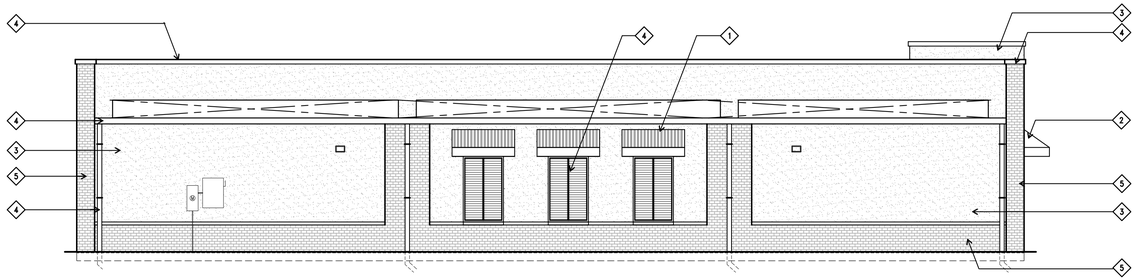
-PROVIDE RIGID FOUNDATION INSULATION AS REQUIRED WHEN REQUIRED BY LOCAL CODES.

-ADDITIONAL INSULATION SHALL BE PROVIDED IF REQUIRED BY JURISDICTION HAVING AUTHORITY OVER THE PROJECT SITE. PROJECT SHALL BE DESIGNED TO COMPLY WITH ALL LOCAL ENERGY CODE REQUIREMENTS.

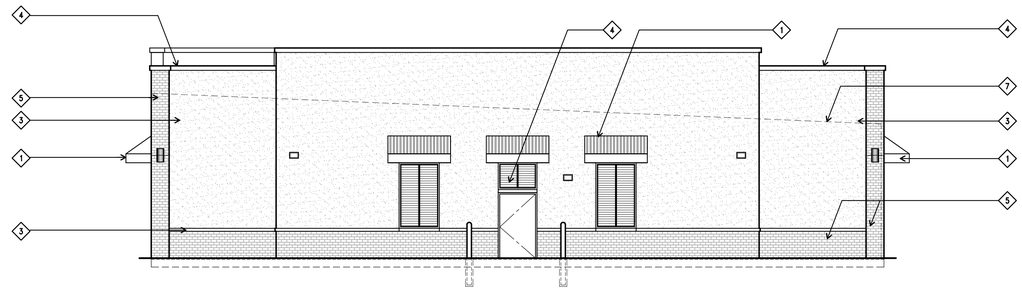
SIMPLE SAVER LINER

GENERAL NOTES

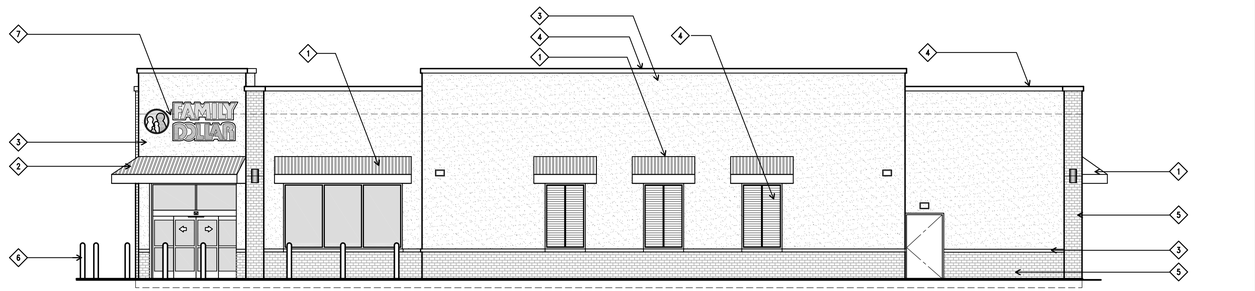
ALL CUTS MADE IN THE VAPOR BARRIER THAT IS APPLIED BELOW THE PURLINS AS A PART OF THE INSULATION LINER SYSTEM IN ORDER TO MAKE ATTACHMENTS TO THE PURLINS, OR FOR ANY OTHER REASON, SHALL BE OF THE MINIMUM SIZE REQUIRED TO PERFORM THE WORK NEEDED AND SHALL BE TAPED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER OF THE VAPOR BARRIER WITH PRODUCTS SUPPLIED BY THE MANUFACTURER OF THE VAPOR BARRIER.



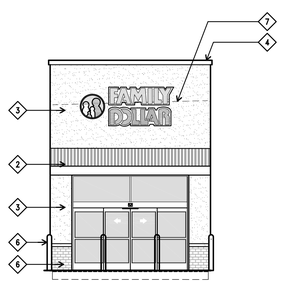
EXTERIOR ELEVATION 4
SCALE: 1/8" = 1'-0"



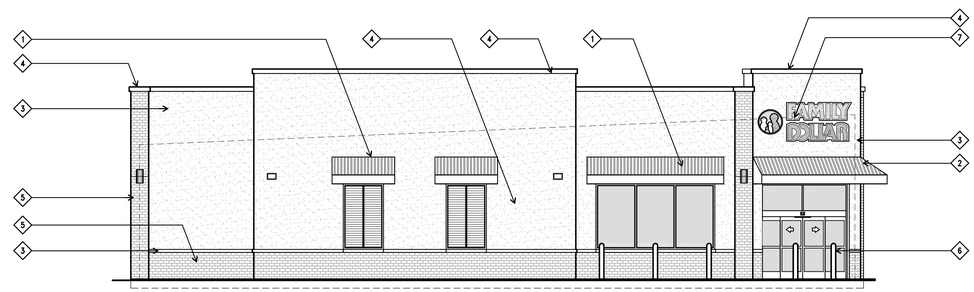
EXTERIOR ELEVATION 3
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 2
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 5
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION 1
SCALE: 1/8" = 1'-0"

DATE: 11.11.2014
JOB No.: 1406-114
DRAWN: KA, SP
CHECKED: LLC

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NEW CONSTRUCTION FOR:
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EXTERIOR ELEVATIONS AND FINISH SCHEDULE

SHEET NUMBER

A-2.3

PRECAST WALLS

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2007 EDITION W/ 2009 SUPPLEMENTS CHAPTER 16.
2. A.C.I. 318-02 FOR REINFORCED CONCRETE.
3. A.I.S.C MANUAL FOR STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL, THIRTEENTH EDITION.
4. A.S.C.E. 7-05 FOR WIND ANALYSIS AND DESIGN.

MATERIALS (U. O. N. ON PLANS)

1. CONCRETE:
   ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI-301.
2. STRUCTURAL STEEL:
   fy = 50 KSI (W/K) | CONFORM TO ASTM A992

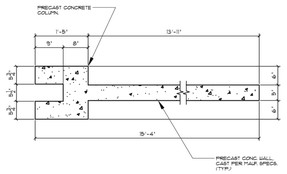
DESIGN CRITERIA AND LOADS

1. WIND
   DESIGN ASSUMPTIONS
   BASIC WIND VELOCITY: 120 MPH
   EXPOSURE: B
   IMPORTANCE FACTOR: 0.77
   KZ, EXPOSURE COEFFICIENT = 0.57
   G, GUST FACTOR = 0.85
   KD, WIND DIRECTION FACTOR = 0.85
   KZt, TOPOGRAPHIC FACTOR = 1.00
   CF, GUST FACTOR COEFFICIENT = 1.20

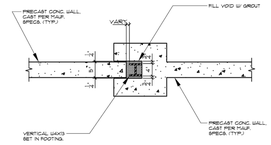
FOUNDATIONS

CAST IN PLACE

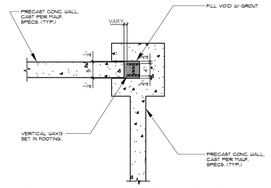
1. PIER FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE W/ ACI 336.1-01
2. THESE FOUNDATIONS HAVE BEEN DESIGNED FOR SOIL TYPES SW, SP, SM, SC, GW & GC. IF OTHER CLAY TYPES ARE PRESENT, CONTACT ENGINEER OF RECORD BEFORE PIER CONSTRUCTION BEGINS.



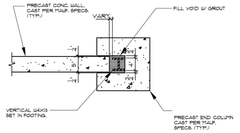
TYPICAL PRECAST PANEL
SCALE: 1/2"=1'-0"



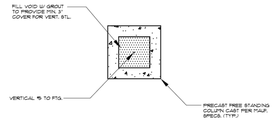
PANEL TO PANEL CONNECTION
SCALE: 1/2"=1'-0"



PANEL TO PANEL CONNECTION AT CORNER
SCALE: 1/2"=1'-0"



PANEL TO END COLUMN CONNECTION
SCALE: 1/2"=1'-0"



FREE STANDING COLUMN
SCALE: 1/2"=1'-0"

DRAWING INDEX

1	COVER SHEET & TYPICAL DETAILS
2	WALL ELEVATIONS

THIS STRUCTURE IS DESIGNED TO WITHSTAND 120 MPH WINDS PER THE FLORIDA BUILDING CODE 2010 EDITION (REF.: ASCE-7-10) AND IS CERTIFIED AS SUCH

PROJECT
SEMINOLE MASONRY
JOB NAME
JOB NAME

SHEET TITLE
COVER SHEET & TYP. DETAILS

DBSS INC. *Engineering and Design Services*

Engineering By:
DBSS, INC.
CA#27371
PHONE: 321.251.6006
3804 AUDUBON PARK RD
SUITE 2072
ORLANDO, FL. 32828

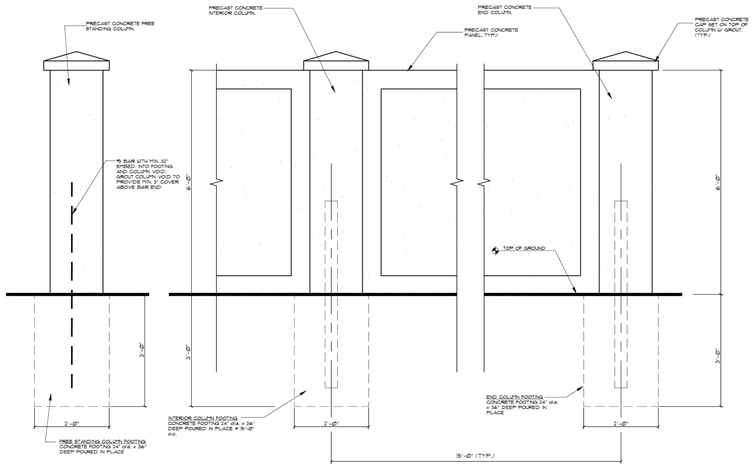
SCOTT L. SANTAMARIA M.S.P.E.
FLORIDA REG. #65513

REV.	DESCRIPTION	DATE

DESIGN	DBSS
DRAWN	BM
CHECKED	SSPE
JOB	CLIENT - NAME
SCALE	AS NOTED
DATE	00.00.2011

SHT. 1 OF 2 — 1

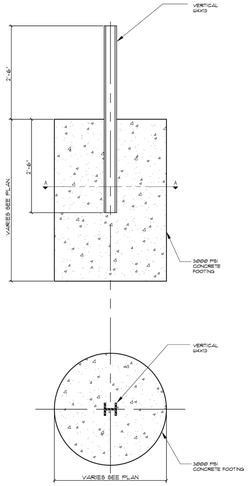




FREE STANDING COLUMN ELEVATION
SCALE: 1/2"=1'-0"

INTERIOR COLUMN ELEVATION
SCALE: 1/2"=1'-0"

END COLUMN ELEVATION
SCALE: 1/2"=1'-0"



TYPICAL CONCRETE FOOTING
SCALE: 1/2"=1'-0"

THIS STRUCTURE IS DESIGNED TO WITHSTAND 120 MPH WINDS PER THE FLORIDA BUILDING CODE 2010 EDITION (REF.: ASCE-7-10) AND IS CERTIFIED AS SUCH

PROJECT
SEMINOLE MASONRY
JOB NAME
JOB NAME

SHEET TITLE
6' FALL WALL ELEVATION

DBSS INC. *Engineering and Design Services*

Engineering By:
DBSS, INC.
CA#27371
PHONE: 321.251.6006
3804 AUDUBON PARK RD
SUITE 2072
ORLANDO, FL. 32828

SCOTT L. SANTAMARIA M.S.P.E.
FLORIDA REG. #65513

REV.	DESCRIPTION	DATE

DESIGN	DBSS
DRAWN	BM
CHECKED	SSPE
JOB	CLIENT - NAME
SCALE	AS NOTED
DATE	00.00.2011

SHT. 2 OF 2 — 2

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Bowman CONSULTING
4450 WEST EAU GALLIE BLVD., STE. 232, MELBOURNE, FL. 32934 (321) 255-5434
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED, CERTIFICATE NO. LB-0006705

NO.	REVISIONS	BY	DATE

ENGINEER OF RECORD

ANDREW PETERSEN
LIC. NO. 75493

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736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-9297

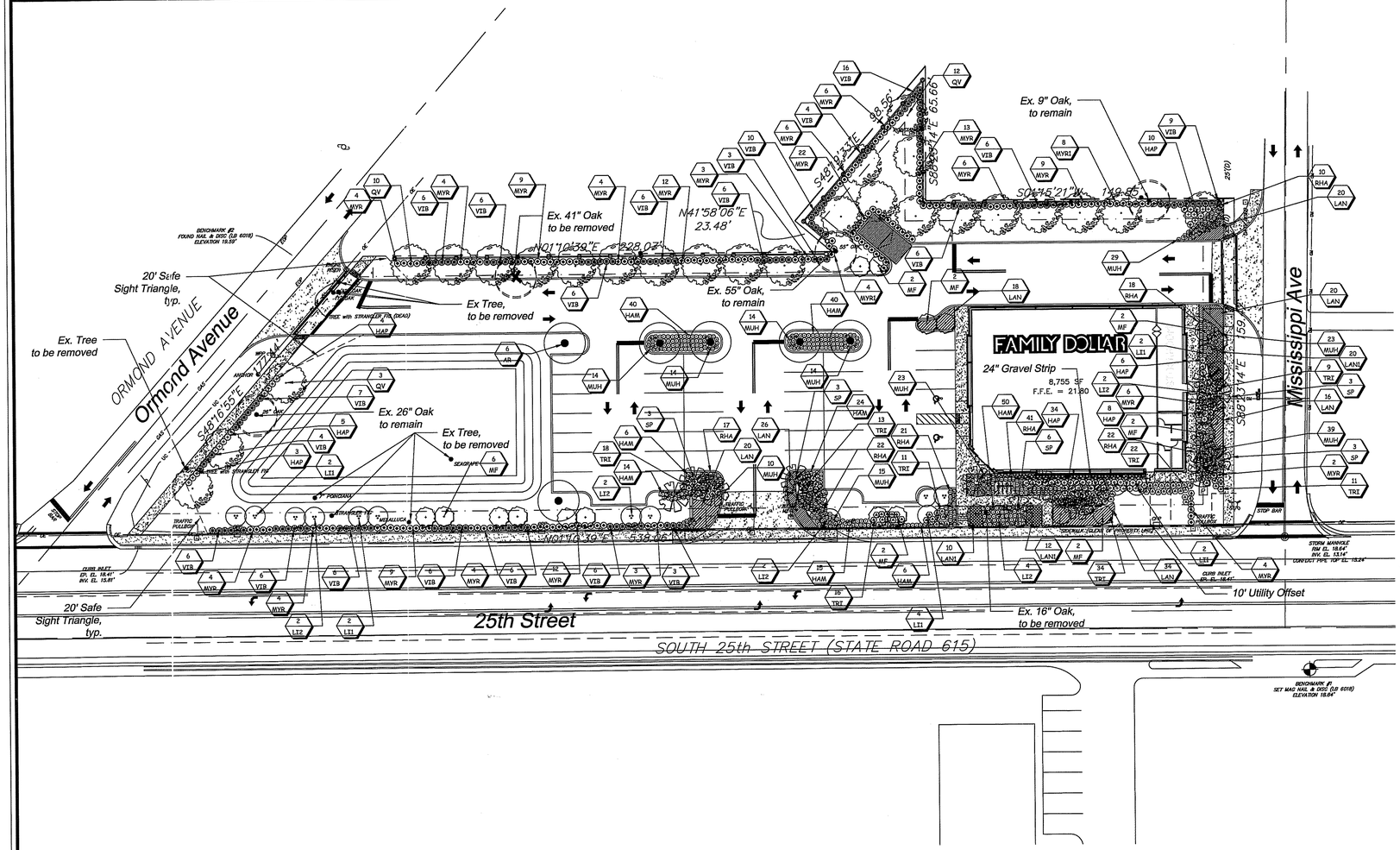
WALL DETAILS
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	AS NOTED	DATE	1/15/15
DRAWN	EC	JOB NO.	13135.00

D5
SHEET NO.
REV.

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Created 10/22/2014 9:47 AM, Last Saved 10/23/2014 10:43 AM by Nsharp, Last Printed 1/15/2015 1:14 PM by Tyler Krouse on User437 File Saved at: G:\1_Eng_PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi) Family Dollar\CADD\DESIGN\13135 - 21 - D5 - WALL DETAILS



Landscape Legend:

Qty	Symbol	Tag	Species
6		AR	Red Maple Acer rubrum', 12' ht, 2.5" dbh
12		LI1	White Crape Myrtle Lagerstromia indica 'Natchez', 12' ht, multi
12		LI2	Pink Crape Myrtle Lagerstromia indica 'Sioux', 12' ht, multi
16		MF	Simpson's Stopper Myrcianthes fragrans, 12' ht, multi
25		QV	Live Oak, Quercus virginiana, 12' ht, 2.5" dbh
3			Exist. Live Oak, to remain
18		SP	Cabbage Palm Sabal palmetto, 18'-24' staggered Ht
195		MUH	Muhly Grass Muhlenbergia capillaris, 1 Gal, 24" o.c.
70		HAP	Firebush Hamelis patens, 3 Gal, 24"x24", 36" o.c.
195		HAM	Dwarf Firebush Hamelis macarantha, 3 Gal, 24"x24", 36" o.c.
144		MYR	Wax Myrtle Myrica cerifera, 3 Gal, 24"x24", 36" o.c.
12		MYR1	Wax Myrtle Myrica cerifera, 7 Gal, 36"x36", 36" o.c.
151		RHA	Indian Hawthorn Rhaphiolepsis indica, 3 Gal, 18"x18", 24" o.c.
136		TRI	Fakahatchee Grass Tripsacum dactyloides, 3 Gal, 36" o.c.
135		VIB	Sandankwa Viburnum Viburnum suspensum, 3 Gal, 24"x24", 36" o.c.
141		LAN	Yellow Lantana Lantana, 1 Gal, 6"x12", 36" o.c.
42		LAN1	Purple Trailing Lantana Lantana montevidensis, 1 Gal, 6"x12", 36" o.c.
152 SF			River Pebbles, 3" thick, installed on landscape fabric 24" width min.

Landscape Data:

Vehicular Use buffer along R/W (Ormond Ave):

159' - 24' Driveway = 124'x10' Minimum Width = 1,240 sf
(required and provided Landscape Area)
1 tree per 300sf required = 4 trees
Trees provided: 4 trees

Vehicular Use/Retention Pond buffer along R/W (25th Street):

518' -50' Driveway = 468'x10' Minimum Width = 4,680 sf
(required and provided Landscape Area)
1 tree 300 sf required = 16 trees
Trees provided: 16 trees

Vehicular Use buffer along R/W (Mississippi Ave):

107' = 170'x10' Minimum Width = 1700 sf
(required and provided Landscape Area)
1 tree per 300 sf required = 6 tree
Trees provided: 6 trees

Vehicular Use buffer along Eastern PL:

419' x 10' Minimum width = 4,910 sf
(required and provided Landscape Area)
1 tree 200 sf required = 25 trees
Trees provided: 25 trees

Landscape Data:

Interior Vehiculare Use Area:

27,107 sf
1 sf Landscape Area required per 15 sf of VUA = 1,807 sf
Reduction for existing trees: 900 sf = 907 sf
1 tree required per 100 sf landscape area: 9 trees
Trees provided: 9 trees

Tree Mitigation

Inches removed: 57
Inches preserved: 74
Mitigation required: 0 inches
Palm Trees removed: 1 tree
Mitigation provided: 1 tree

Total Trees Required: 60 Trees
Total Trees Provided: 60 Trees

Proposed Trees:

25 Live Oaks (Canopy & Native)
6 Red Maple (Canopy & Native)
16 Simpson's Stopper (8 Canopy Credits & Native)
24 Crape Myrtle (12 Canopy Credits)
18 Cabbage Palms (6 Canopy Credits & Native)
57 total Canopy Credits provided
3 Additional Canopy Credits for existing trees in landscape islands

50% Palm Trees allowed
10% Palm Trees proposed

100% of trees to be 12' Min Height at installation

Graphic Scale
30 15 0 30
Scale: 1" = 30'

Note: Any tree placed within 10' of a hard surface or utility line to be installed with 24" root barrier. Refer to Sheet LD-02 for installation Details.

Note: All landscape Material to be Florida No. 1

Landscape Design Associates
702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953
772-871-5616 ph, 772-405-1006 fax

Scale: 1" = 30'
Drawn by: SM
Checked by: SM
CADD No.: 13-009lp.dwg
Date: 11.26.13

Revisions	
Date	Comments
10.27.14	per review comments
1.6.15	per review comments

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Family Dollar
City of Fort Pierce
Landscape Plan

SABINE MARCKS
FL LIC# 1733
1.6.15

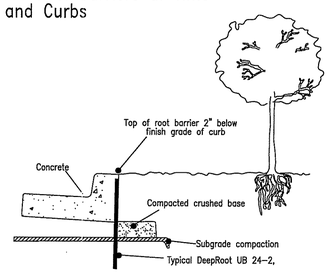
LD-01

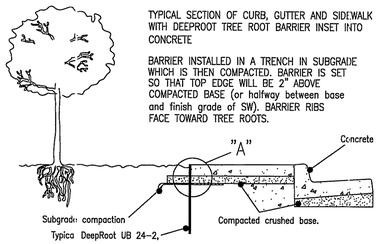
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" below finish grade of top of curb
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



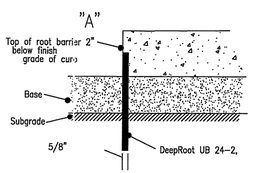


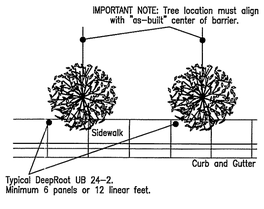
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)





PLANTING NOTES:

FERTILIZER

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

MULCH

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

SOD

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

SUBSTITUTIONS

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

MEASUREMENTS

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

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

PLANTING SOIL SHALL BE RECYCLED TOPSOIL.
RECYCLED TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:
- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 – 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

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

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

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

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

ALL PLANTING PITS AND PLANTING AREAS SHALL BE AMENDED WITH AGRODIAMONDS Ⓡ PER MANUFACTURERS SPECIFICATIONS.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

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

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

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

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

GENERAL NOTES:

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

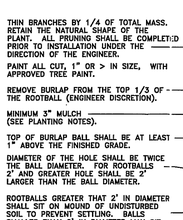
The use of Cypress Mulch is prohibited in all landscape areas.

WATERING SCHEDULE

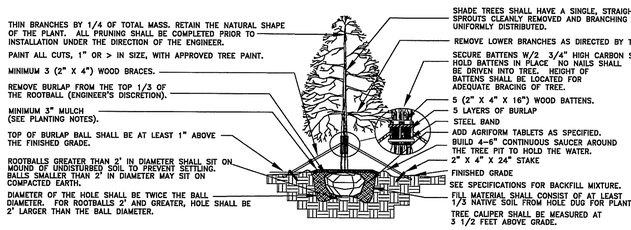
APPLICATION SCHEDULE	
PALM TREES	20 GAL/APPLICATION/PLANT
LARGE TREES	30 GAL/APPLICATION/PLANT
SMALL TREES	20 GAL/APPLICATION/PLANT
LARGE SHRUBS	10 GAL/APPLICATION/PLANT
SMALL SHRUBS	5 GAL/APPLICATION/PLANT
GROUNDCOVER	5 GAL/APPLICATION/PLANT

APPLICATION AMOUNT	
MONTH 1	12 APPLICATIONS
MONTH 2	12 APPLICATIONS
MONTH 3	8 APPLICATIONS
MONTH 4	8 APPLICATIONS
MONTH 5	5 APPLICATIONS
TOTAL:	45 APPLICATIONS

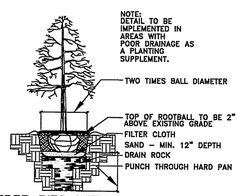
ABBREVIATIONS: C.T.– CLEAR TRUNK; HI– HEIGHT; O.C.– ON CENTER; Spr.– SPREAD



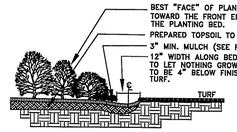
TREE PLANTING (2"–6" CALIPER)
N.T.S.



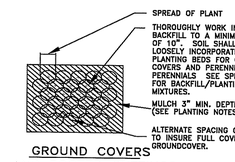
TREE PLANTING (6" CALIPER & UP)
N.T.S.



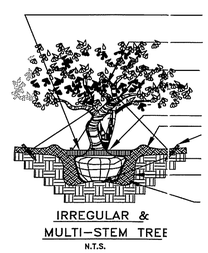
TREE PITS WITH DRAIN
N.T.S.



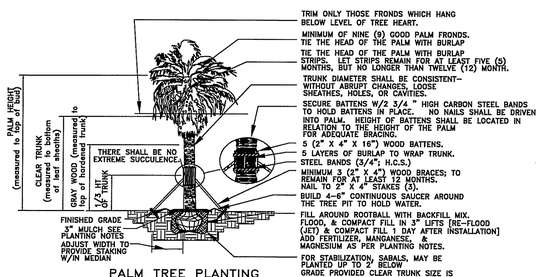
PLANTING BED EDGE
N.T.S.



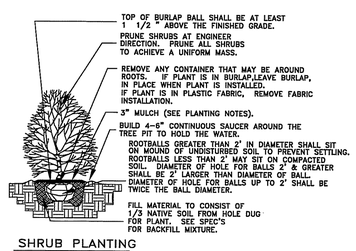
GROUND COVERS AND ROOTED CUTTINGS
N.T.S.



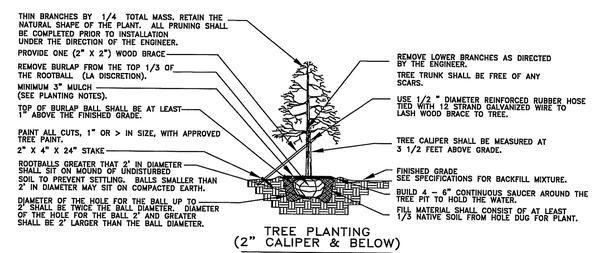
IRREGULAR & MULTI–STEM TREE
N.T.S.



PALM TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



TREE PLANTING (2" CALIPER & BELOW)
N.T.S.

Landscape Design Associates
702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953
772-871-6060 ph, 772-871-6659 fax

Revisions		
	Date	Comments
	10.24.14	per review comments

Scale: N.T.S.
Drawn by: SM
Checked by: SM
CADD No.: 13-009 ladet.dwg
Date: 11.26.13

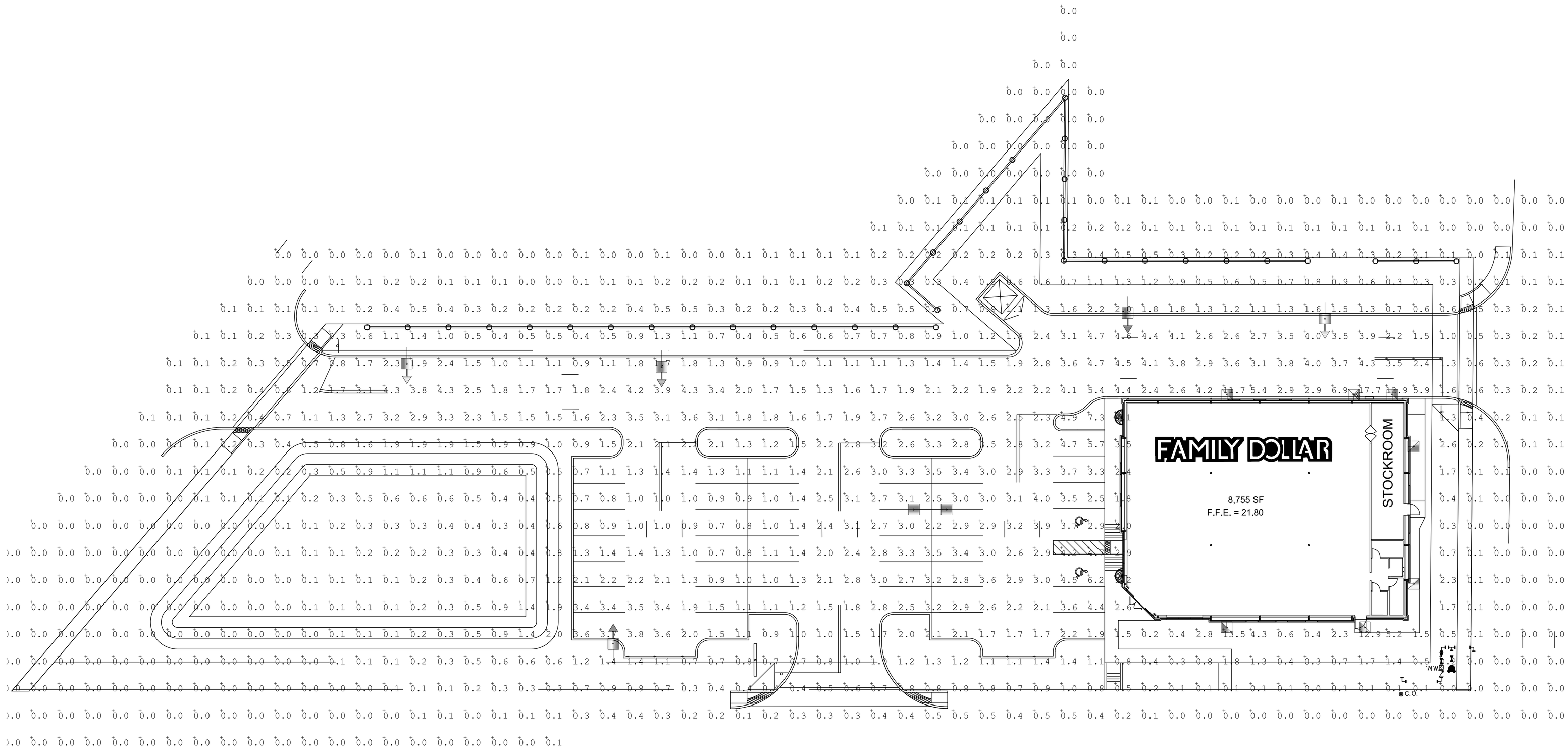
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Family Dollar
City of Fort Pierce, Florida
Landscape Notes & Details

SABINE MARCKS
10.24.14
FL LIC#1733

LD-02

REVISIONS		
Rev #	Date	BY:
1	10/23/14	J.P.
2	10/27/14	J.P.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PAVED AREA	Fc	2.55	17.7	0.7	3.64	25.29	10	10
SPILL SUMMARY	Fc	0.10	0.5	0.0	N.A.	N.A.		
UNPAVED AREA	Fc	0.84	13.5	0.0	N.A.	N.A.		

Luminaire Schedule					
WLS10250 FAMILY DOLLAR FORT PIERCE, FL PM: HOLLY PLEASE CALL US FOR PRICING AT 1-800-633-8711					
Symbol	Qty	Label	Lumens	LLF	Description
	1	A	34000	0.800	WLS-FVM-5-320-PSMH-FG 22'-6'' POLE 2'-6'' BASE
	5	C	34000	0.800	WLS-FVM-3-320-PSMH-FG-GS 22'-6'' POLE 2'-6'' BASE
	6	G	N.A.	0.850	LSG-WP-CW-UP-SM-BZ 11'-6'' MOUNTING HEIGHT
	1	G1	N.A.	0.850	LSG-WP-CW-UP-SM-BZ 7'-8'' MOUNTING HEIGHT
	2	H	N.A.	0.850	ALXW LED 1 30A350/51K SR3 MVOLT DDBXD 16' MOUNITNG HEIGHT

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS

Consider the Impact!

800-633-8711

PM: HOLLY | BY: J.P. | SHEET 1 OF 1

FAMILY DOLLAR
FORT PIERCE, FL

WLS-10250 | DATE -11/25/13 | SCALE: 1"=20'

McMAHON ASSOCIATES, INC.
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407
p 561-840-8650 | f 561-840-8590
www.mcmtrans.com

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.

January 5, 2015

VIA E-MAIL

Mr. Chuck Borysiak, Development Manager
The Hutton Company
736 Cherry Street
Chattanooga, TN 37402

RE: Family Dollar Fort Pierce Traffic Analysis
McMahon Project No. N13565.01

Dear Mr. Borysiak:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis for De minimis exemption for a parcel of land located at 1210 S. 25th Street, in Fort Pierce. The site is currently vacant. The proposed development, with an anticipated buildout year of 2014, will include an 8,320 square-foot Family Dollar. The De minimis impact analysis is per Section 22-218(b)(2) of the City Code.

Trip Generation Analysis

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9th Edition, trip generation estimates were developed for the proposed development. A pass-by rate was not available from ITE for Land Use 814 Variety Store. Therefore, the pass-by capture rate for the proposed land use was based on the pass-by rate for Land Use 815 Free Standing Discount Store. The trip generation analysis, summarized in **Table 1,** indicates that the proposed development is anticipated to result in 442 new daily trips, 27 new AM peak hour trips and 47 new PM peak hour trips. Excerpts from ITE are attached in **Appendix A**.

Site Access

Access to the site is proposed via one (1) full access driveway connection to each of the following roadways: S. 25th Street, Mississippi Avenue and Ormond Avenue.

Project Distribution and Assignment

The project trip distribution for the proposed development, graphically depicted on **Figure 1**, was based on a review of the surrounding roadway network volumes and land uses. Driveway volumes, shown on Figure 1, were assigned to the driveway connections based on the trip generation and trip distribution analyses.

TABLE 1
TRIP GENERATION ANALYSIS
FAMILY DOLLAR FORT PIERCE TRAFFIC ANALYSIS

DAILY

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			PASS-BY[2]		NEW TRIPS		
						IN	OUT	TOTAL			IN	OUT	TOTAL
PROPOSED USE													
Variety Store[3]	814	8,320 SF	T = 64.03 (X)	50%	50%	267	266	533	91	17.00%	221	221	442

AM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			PASS-BY[2]		NEW TRIPS		
						IN	OUT	TOTAL			IN	OUT	TOTAL
PROPOSED USE													
Variety Store[3]	814	8,320 SF	T = 3.81 (X)	50%	50%	16	16	32	5	17.00%	14	13	27

PM PEAK HOUR

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE [1]	IN	OUT	TOTAL TRIPS			PASS-BY[2]		NEW TRIPS		
						IN	OUT	TOTAL			IN	OUT	TOTAL
PROPOSED USE													
Variety Store[3]	814	8,320 SF	T = 6.82 (X)	50%	50%	29	28	57	10	17.00%	24	23	47

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.
(2) Pass-by rate for LU 814 based on Pass-by rate for LU 815 since no information is provided for LU 814.
(3) IN/OUT split for AM and PM peak hours based on daily IN/OUT split since no information is provided for the peak hours.

McMAHON TRANSPORTATION ENGINEERS & PLANNERS

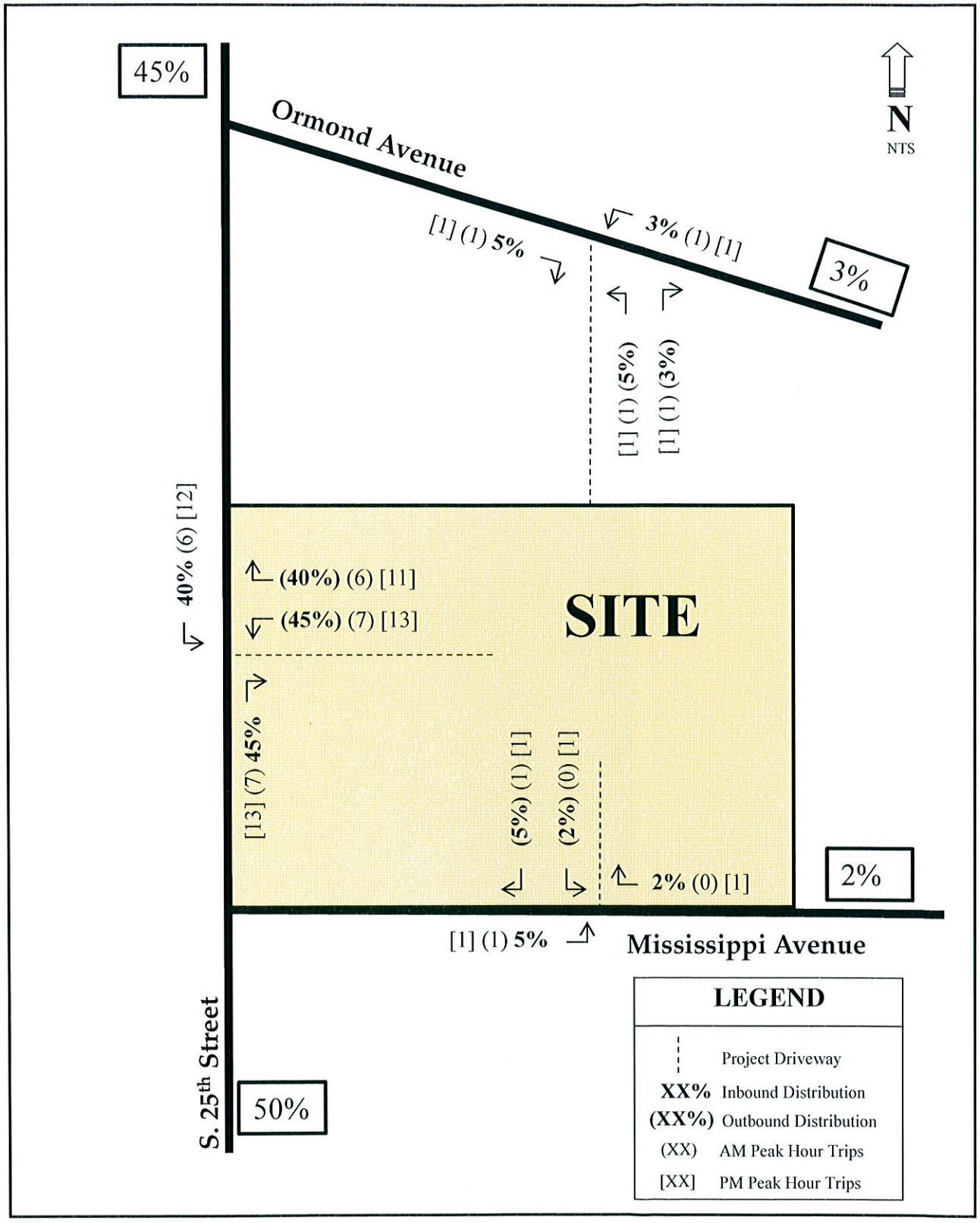


Figure 1
Project Distribution and Driveway Traffic Volumes
Family Dollar Fort Pierce Traffic Analysis
Fort Pierce, Florida

McMAHON
TRANSPORTATION ENGINEERS & PLANNERS

Significance Analysis

S. 25th Street is a four-lane, undivided roadway with a center two-way, left-turn lane. The peak-hour, peak-direction, service capacity for S. 25th Street between Nebraska Avenue and Okeechobee Road is 1,770 based on the *Traffic Counts and Level of Service Report Fall 2013*, obtained from the St. Lucie Transportation Planning Organization (TPO). Based on the trip generation and project distribution analyses, the maximum peak-hour, peak-direction project trips is 13 vehicles. This equates to a significance of 0.7 percent (13/1,770). Therefore, the project would not affect more than one percent of the maximum volume at the adopted level of service, thereby meeting the requirement under Section 22-218(b)(2)a of the City Code. Excerpts from the St. Lucie TPO are attached in **Appendix B**.

Roadway Capacity Analysis

S. 25th Street between Nebraska Avenue and Okeechobee Road currently operates at Level of Service C during both the AM and PM peak hours based on the *Traffic Counts and Level of Service Report Fall 2013*, obtained from the St. Lucie TPO. With the addition of project trips, S. 25th Street will continue to operate at an acceptable level of service. Therefore, the existing plus project volumes are not expected to exceed 110 percent of the maximum volume at the adopted level of service, thereby meeting the requirement under Section 22-218(b)(2)b of the City Code.

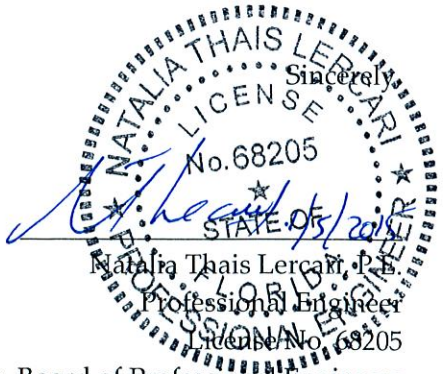
Hurricane Evacuation Route

S. 25th Street is not designated as a Hurricane Evacuation Route on the *Hurricane Surge Zones and Evacuation Routes* map obtained from the City of Fort Pierce. Therefore, the requirement under Section 22-218(b)(2)c of the City Code is met.

Conclusion

Based on the analysis contained herein, the proposed development meets all the requirements listed under Section 22-218(b)(2) for a De minimis impact exemption.

Sincerely,



Natalia Thais Lercari, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

Attachments

APPENDIX A

TRIP GENERATION INFORMATION

Variety Store
(814)

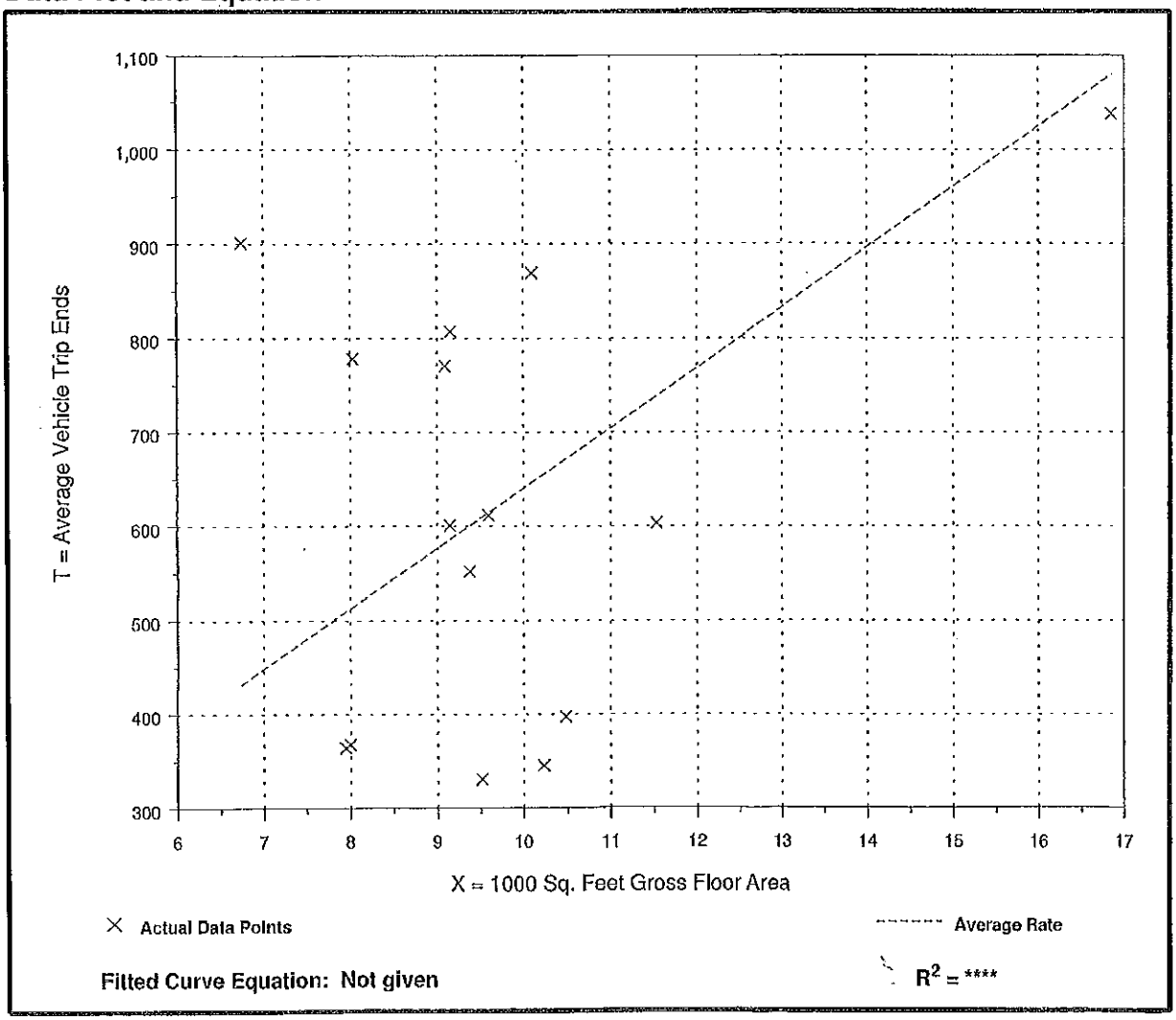
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
Average 1000 Sq. Feet GFA: 10
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
64.03	33.73 - 133.60	25.69

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Variety Store
(814)

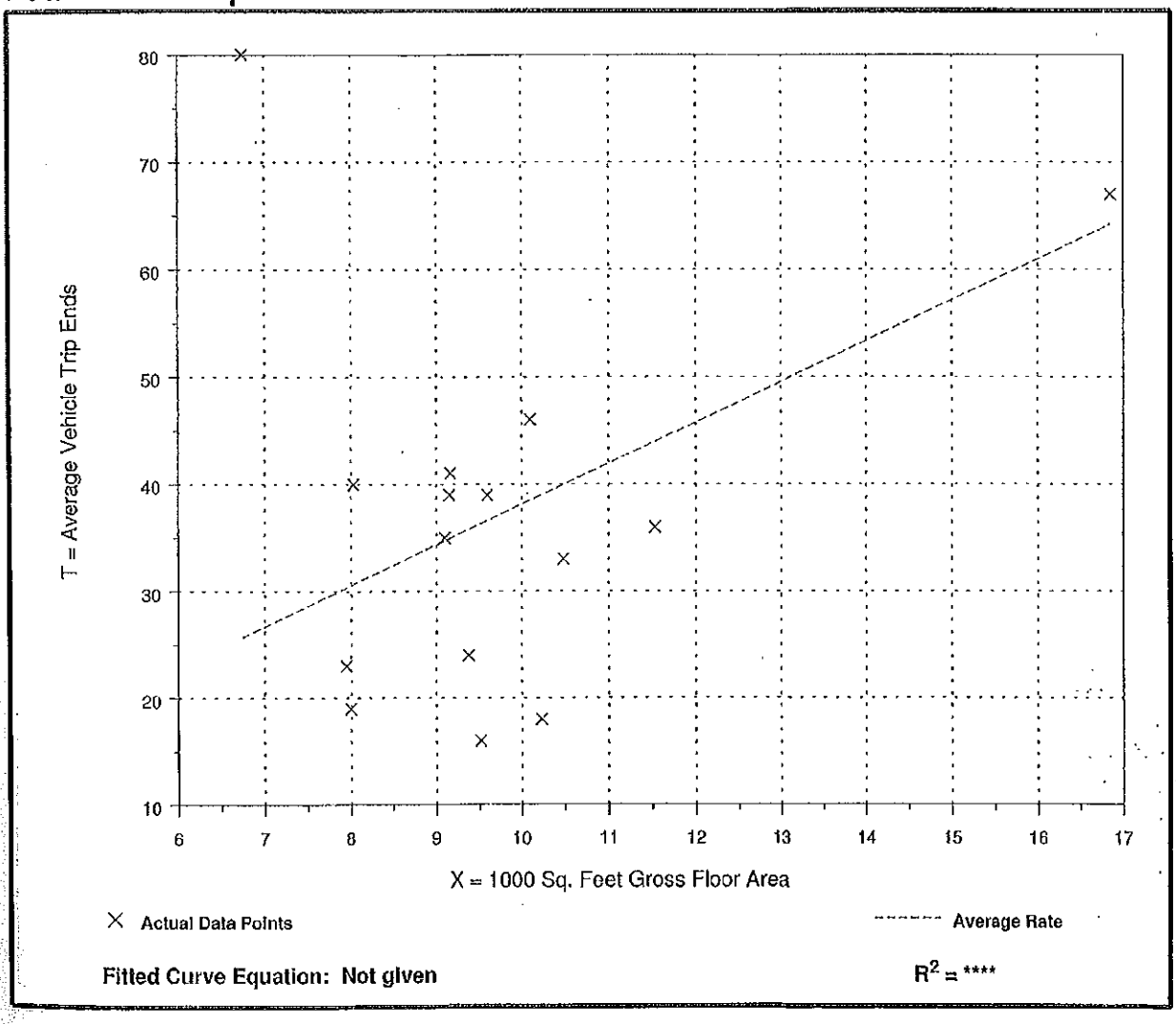
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 15
Average 1000 Sq. Feet GFA: 10
Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.81	1.68 - 11.86	2.74

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Variety Store
(814)

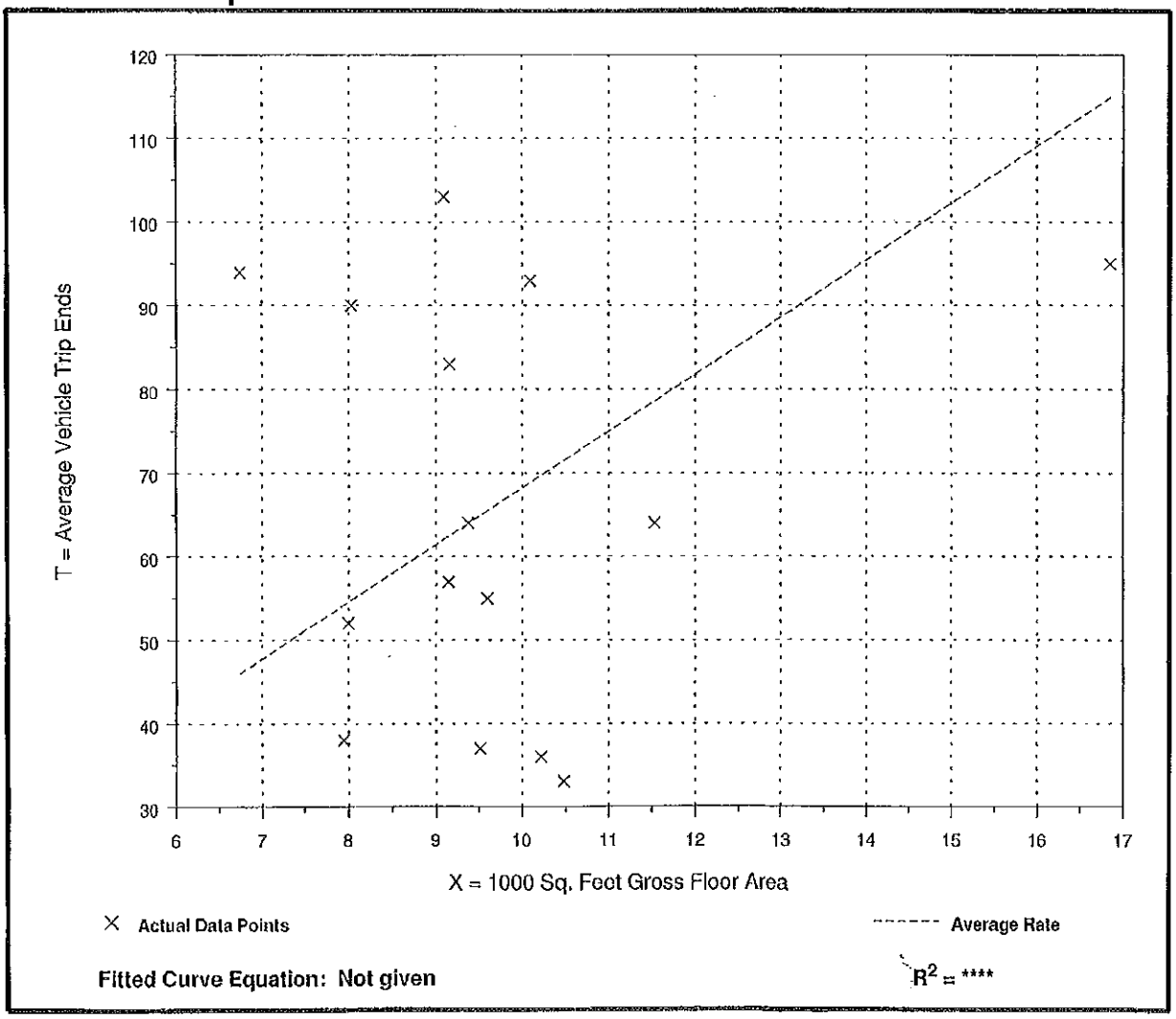
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 15
Average 1000 Sq. Feet GFA: 10
Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.82	3.15 - 13.94	3.80

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Table 5.3
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 815—Free-Standing Discount Store

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS-BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
116	Auburn, NY	Nov. 1994	80	4:00–6:00 p.m.	33.8	—	37.4	28.8	1,490	Bergmann Associates
116	Fredonia, NY	Nov. 1994	80	4:00–6:00 p.m.	46.3	—	30.0	23.7	1,620	Bergmann Associates
122	Marlton, NJ	Nov. 1994	73	4:15–5:15 p.m.	50.7	—	27.4	21.9	1,360	Raymond Keyes Assoc.
127	Marlton, NJ	Nov. 1994	23	4:00–5:00 p.m.	21.8	—	39.1	39.1	1,410	Raymond Keyes Assoc.
127	Toms River, NJ	Nov. 1994	137	4:00–5:00 p.m.	46.0	—	40.9	13.1	1,430	Raymond Keyes Assoc.
128	Toms River, NJ	Nov. 1994	89	4:00–5:00 p.m.	60.7	—	32.6	6.7	1,290	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	48	4:15–5:15 p.m.	41.7	—	50.0	8.3	2,560	Raymond Keyes Assoc.
128	Brick, NJ	Nov. 1994	56	4:00–5:00 p.m.	46.4	—	39.3	14.3	2,550	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	45	4:30–5:30 p.m.	75.5	—	17.8	6.7	1,230	Raymond Keyes Assoc.
126	Berlin, NJ	Feb. 1994	95	4:00–5:00 p.m.	61.0	—	37.9	1.1	1,430	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	22	4:00–5:00 p.m.	81.8	—	9.1	9.1	3,640	Raymond Keyes Assoc.
133	Mays Landing, NJ	Feb. 1994	40	4:00–5:00 p.m.	55.0	—	42.5	2.5	3,700	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	58	4:00–5:00 p.m.	65.5	—	20.7	13.8	1,380	Raymond Keyes Assoc.
127	Toms River, NJ	Sept. 1994	83	4:15–5:15 p.m.	57.8	—	28.9	13.3	1,390	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	117	4:30–5:30 p.m.	47.0	—	26.5	26.5	2,640	Raymond Keyes Assoc.
128	Brick, NJ	Sept. 1994	98	4:00–5:00 p.m.	49.0	—	21.4	29.6	2,640	Raymond Keyes Assoc.
127	Berlin, NJ	Sept. 1994	35	4:00–5:00 p.m.	71.4	—	20.0	8.6	1,240	Raymond Keyes Assoc.
88	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	26.0	—	51.0	23.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	32.0	—	46.0	22.0	n/a	University of Nebraska—Lincoln
100	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	22.0	—	49.0	29.0	n/a	University of Nebraska—Lincoln
88	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	33.0	—	48.0	19.0	n/a	University of Nebraska—Lincoln
66	Omaha, NE	n/a	n/a	4:00–6:00 p.m.	21.0	—	60.0	19.0	n/a	University of Nebraska—Lincoln

Average Pass-By Trip Percentage: 17

APPENDIX B

ST. LUCIE TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT, FALL 2013

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
25TH STREET	BELL AVE to EDWARDS RD	15,000	1,860	885	C	0.632	829	C	0.592
25TH STREET	EDWARDS RD to CORTEZ BLVD	20,361	1,770	1,298	C	0.976	1,293	C	0.972
25TH STREET	CORTEZ BLVD to VIRGINIA AVE	24,801	1,770	1,598	D	0.903	1,597	D	0.902
25TH STREET	VIRIGINIA AVE to NEBRASKA AVE	22,264	1,960	1,277	B	0.819	1,144	B	0.733
25TH STREET	NEBRASKA AVE to OKEECHOBEE RD	22,264	1,770	1,277	C	0.960	1,144	C	0.860
25TH STREET	OKEECHOBEE RD to GEORGIA AVE	17,750	1,960	852	B	0.546	849	B	0.544
25TH STREET	GEORGIA AVE to DELAWARE AVE	17,750	1,770	852	C	0.641	849	C	0.638
25TH STREET	DELAWARE AVE to ORANGE AVE	19,239	1,770	1,002	C	0.753	996	C	0.749
25TH STREET	ORANGE AVE to AVENUE D	15,000	1,770	701	C	0.527	682	C	0.513
25TH STREET	AVENUE D to AVENUE Q	15,211	1,770	801	C	0.602	778	C	0.585
25TH STREET	AVENUE Q to JUANITA AVE	13,019	1,770	736	C	0.553	674	C	0.507
25TH STREET	JUANITA AVE to ST LUCIE BLVD	13,383	2,060	725	B	0.442	681	B	0.415
25TH STREET	ST LUCIE BLVD to US 1	5,165	2,060	296	B	0.180	331	B	0.202
33RD STREET	OKEECHOBEE RD to DELAWARE AVE	5,500	790	353	B	0.767	295	B	0.641
35TH STREET	KIRBY LOOP RD to CORTEZ BLVD	6,300	460	353	C	0.821	381	C	0.886
35TH STREET	CORTEZ BLVD to VIRGINIA AVE	6,300	550	353	C	0.929	381	D	0.693
35TH STREET	VIRGINIA AVE to OKEECHOBEE RD	4,200	570	270	B	0.818	274	B	0.830
53RD STREET	ANGLE RD to JUANITA AVE	2,300	460	129	B	0.478	132	B	0.489
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	17,862	1,850	1,105	B	0.752	926	B	0.630
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	17,862	1,850	1,105	B	0.752	926	B	0.630
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	10,211	1,850	544	B	0.370	534	B	0.363
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	14,127	1,760	709	B	0.506	727	B	0.519
AIROSO BLVD	FLORESTA DR to ST JAMES DR	21,247	1,850	1,116	B	0.759	1,101	B	0.749
ANGLE RD	ORANGE AVE to AVENUE D	8,756	830	497	C	0.645	545	C	0.708
ANGLE RD	Q AVENUE to D AVENUE	8,756	630	497	C	0.842	545	C	0.924
ANGLE RD	AVENUE Q to 53RD STREET	6,200	630	410	C	0.695	337	B	0.911
ANGLE RD	53RD STREET to KEEN RD	4,000	630	262	B	0.708	235	B	0.635
ANGLE RD	KEEN RD to KINGS HWY	4,000	720	262	B	0.624	235	B	0.560
ANGLE RD	JOHNSTON RD to KINGS HWY	2,800	1,120	194	B	0.462	158	B	0.376

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

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Technical Review Comments

Family Dollar – 1210 S 25th St

Site Plan

1. Planning Department
2. Engineering Department
3. Fort Pierce Police Department
4. Fort Pierce Utility Authority
5. SLC Engineering

100 N. U.S. 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954 -1480 ◊ 772-467-3000 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

December 17, 2014

Andrew Peterson, P.E.
Bowman Consulting
4450 W. Eau Gallie Blvd.
Melbourne FL, 32934

Re: Technical Review – Family Dollar
Site Plan
1210 S 25th Street

Dear Mr. Peterson, PE,

The following are comments from the Planning Department's review of the application for Site Plan.

1) Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.

2) Please revise the Utility and Agency Contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).

3) Please advise as to the selection of Variety Store (LU 814) to render the proposed trip generation for the site, versus Free-standing Discount Store (LU 815), the proposed store is directly in line with LU 815.

   Furthermore, as the 2012 Traffic Counts and LOS report from the St. Lucie County TPO have been replaced by 2013 figures, please update the traffic analysis accordingly. It is noted that the figures have experienced minimal changes, with the exception of the V/C ratio.

St. Lucie Transportation Planning Organization

Traffic Counts and Level of Service Report
Fall 2013

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

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
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25TH STREET	EDWARDS RD to CORTEZ BLVD	20,361	1,770	1,298	C	0.976	1,293	C	0.972
25TH STREET	CORTEZ BLVD to VIRGINIA AVE	24,801	1,770	1,598	D	0.903	1,597	D	0.902
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25TH STREET	NEBRASKA AVE to OKEECHOBEE RD	22,264	1,770	1,277	C	0.960	1,144	C	0.860

4) Please revise Sheet A-2.1 of the Preliminary Review Drawings to confirm that the presented elevations within the exhibit are the East & Southern Elevations. The exhibit incorrectly lists the Northern elevation.

5) Per City Code Section 22-60 (f)(1)a. Please provide the addition a bike rack that may accommodate 4 bicycles on site within 50ft. of the main entrance, adding this requirement to the parking notes.

6) Per City Code Section 22-59 (c) (1) c. & d., please provide a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results, as well as context photographs of neighboring uses and architectural styles prior to the Planning Board meeting.

Advisory

7) Staff notes that a safety concern may exist with line of site interference present at the north east corner of the proposed structure.

8) Per City Code Section 22-187 (1) e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca. Please plan to remove the existing Melaleuca on site.

9) Please be advised that palm trees are measured by their clear trunk height as noted in City Code Section 22-187 (1) a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

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

RECEIVED
DEC 01 2014
CITY OF FORT PIERCE
PLANNING & ZONING

DATE: November 26, 2014

PROJECT: **Family Dollar Site Plan**
South 25th Street
Technical Review Project No. 13-07000004

cc:

Attachment(s): None

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

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

Based on our reviews and appropriate site final inspection, we ☑ Recommend ☐ Do Not Recommend

☑ Site Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering advisory comments

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

ADVISORY COMMENTS:

1. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
2. Provide a sketch and description along with a recent owners and encumbrances search will be required for the 5' right-of-way donation along Ormond Avenue and Mississippi Street prior to issuance of a Building Permit. Specific information may be obtained from the Planning and Zoning Department.
3. Prior to applying for a Site Work Permit, please update the following Utility and Agency Contact information noted on the cover sheet. Please make the following corrections and/or additions:

- Environmental Regulation and Land Management Division – Remove in its entirety
- Solid Waste Division – City of Fort Pierce Solid Waste, 52 Savannah Road, Fort Pierce
- Water Quality Division – City of Fort Pierce Engineering, 100 North US 1, Fort Pierce
- Electric – FPUA, 1701 South 37th Street, Fort Pierce
- FDOT – 3601 Oleander Avenue, Fort Pierce
- Telephone – AT&T 3300 Okeechobee Road, Fort Pierce
- Water/Wastewater – FPUA, 1701 South 37th Street, Fort Pierce

JRA/tst

Fort Pierce Police Department

Memo

RECEIVED
DEC 29 2014
CITY OF FORT PIERCE
PLANNING & T

To: Sgt. Schramm

From: Ofc. Cheryl Glenn-Reed

Date: 12/18/2014

Re: Updated Site Plan & Landscape Plan - (1210 S. 25th Street – Family Dollar Resubmitted))

Approved

I see no security or safety concerns with the Updated Site Plan & Landscape Plan of Family Dollar Resubmitted.

Water / Wastewater Engineering

Project Tracking Form

Project Number: 20140137-1 **Job Description:** Fort Pierce Family Dollar

Address: S. 25th Street and Mississippi Avenue **Project Description:** 8,320 sf Building

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/19/2013	01/09/2014	VS	VS	App w/c	APPROVED W/COMMENTS	01/06/2014	01/06/2014	Ryan Sweeney
SP	12/19/2013	01/09/2014	PL	PL	App w/c	APPROVED - NO COMMENTS	01/06/2014	01/06/2014	Ryan Sweeney
SP	12/19/2014	01/09/2015	VS	VS	App w/c	see comments	12/22/2014	12/22/2014	
SP	12/19/2014	01/09/2015	PL	VS	App w/c	see comments	12/22/2014	12/22/2014	
SP	12/19/2014	01/09/2015	FG	VS		Natural Gas is available	12/22/2014	12/22/2014	

Engineering Review

1st Submittal

Date Received: _____ **To Coordinator:** _____ **Invoice To Reviewer:** _____

Invoice Reviewer: _____ **Reviewer Approved Invoice:** _____

Invoice To Client: _____ **Invoice Payment Received:** _____

To Reviewer: _____ **Reviewer:** _____

To Engineer: _____ **Engineer Reviewing:** _____

Returned To Secretary: _____ **Returned To Client:** _____

2nd Submittal

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Client: _____

3rd Submittal

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Client: _____

Comments:

01-06-14W/WW-easement will be required. SEE ATTACHED COMMENTS
12/19/14 Electric and Gas Engineering Department: Electric design is required for further review. Electric service feed to come from S. 25th Street.
Gas is available, please contact Ted Cook (772-466-1600 Ext.4705) for more information

Approval

Date Approved: _____ **To Supervising Engineer:** _____

Family Dollar
South 25th Street
December 1, 2014
Re-submittal
St. Lucie County Public Works/Engineering Comments

Previous comments listed below have been addressed or acknowledged by the applicant.

1. South 25th Street is under the jurisdiction of the FDOT. The applicant is advised to contact FDOT regarding additional right of way requirements for South 25th Street.
2. Mississippi Street and Ormond Avenue are under the jurisdiction of the City of Ft. Pierce. The applicant is advised that the city may require additional right of way and or easement for the roadways abutting the subject parcel.
3. The applicant is advised that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along Mississippi Street and Ormond Avenue.
4. The site plan indicates a proposed division of property. Chapter 177.051, Florida Statutes requires that any change to a recorded plat shall be a re-plat. To facilitate the division of the existing platted lots the applicant would be required to prepare a plat and record the document within the public records after the Ft. Pierce City Commission has approved the proposed re-plat of the subject property.
5. The applicant is advised that the proposed driveway connections on to Mississippi Street and Ormond Avenue will be permitted by the City of Ft. Pierce Engineering Department.
6. It is noted that the paving, grading and drainage plans do not indicate a positive outfall.
7. It is noted that HDPE pipe is proposed beneath vehicular use areas. Is this permitted by Ft. Pierce Engineering Department?

Ron Harris
County Surveyor
772 462-1721

Melbourne Office
4450 W. Eau Gallie Blvd., Suite 232
Melbourne, Florida 32934
(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

January 16, 2015
Project # 010029-01-008

Kori Benton
Historic Preservation Officer
P.O. Box 1480
Ft. Pierce, FL 34954

RE: Technical Review – Family Dollar
Site Plan
1210 S 25th Street

Dear Mr. Kori Benton,

Bowman Consulting is in receipt of your comment letter dated December 12, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.

   Response: The site data on Sheet C1 has been revised to reflect the current land use and zoning classification.

2. Please revise the Utility and Agency Contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).

   Response: The Utility and Agency Contacts have been revised accordingly.

3. Please advise as to the selection of Variety Store (LU 814) to render the proposed trip generation for the site, versus Free-standing Discount Store (LU 815), the proposed store is directly in line with LU 815.

   Response: Variety Store is a new Land Use in ITE designed to specifically account for the increase in dollar stores in recent years. Please see ITE description attached. Given that the proposed development is a Dollar Store, we believe that ITE Land Use 814 is the appropriate land use.

   Furthermore, as the 2012 Traffic Counts and LOS report from the St. Lucie County TPO have been replaced by 2013 figures, please update the traffic analysis accordingly. It is noted that the figures have experienced minimal changes, with the exception of the V/C ratio.

Response: The only reference to the TPO report is the roadway capacity and LOS for 25th Street. The roadway capacity in the 2013 report is consistent with the 2012 report. The study was updated to include reference to the 2013 report, in lieu of the 2012 report.

4. Please revise Sheet A-2.1 of the Preliminary Review Drawings to confirm that the presented elevations within the exhibit are the East & Southern Elevations. The exhibit incorrectly lists the Northern elevation.

   Response: Architectural plans have been revised accordingly. Please refer to the attached revised Architectural plans.

5. Per City Code Section 22-60 (f)(1)a. Please provide the addition a bike rack that may accommodate 4 bicycles on site within 50ft. of the main entrance, adding this requirement to the parking notes.

   Response: A bike rack has been included; please refer to Sheet C1, Site Plan for revision.

6. Per City Code Section 22-59 (c) (1) c. & d., please provide a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results, as well as context photographs of neighboring uses and architectural styles prior to the Planning Board meeting.

   Response: A draft written narrative has been provided with this submittal.

7. Staff notes that a safety concern may exist with line of site interference present at the north east corner of the proposed structure.

   Response: A stop bar and sign has been provided at this location.

8. Per City Code Section 22-187 (1) e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca. Please plan to remove the existing Melaleuca on site.

   Response: **Agreed. A note was added requiring the removal of the Melaleuca Tree**

9. Please be advised that palm trees are measured by their clear trunk height as noted in City Code Section 22-187 (1) a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground

level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

Response: Acknowledged. All specified trees meet these requirements.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

Land Use: 814
Variety Store

Description

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores." Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers. Free-standing discount store (Land Use 815) is a related use.

Additional Data

The sites were surveyed in 2010 in Florida.

Source Number

731

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January 16, 2015
Project # 010029-01-008

John R. Andrews
City Engineer
P.O. Box 1480
Ft. Pierce, FL 34954

RE: Family Dollar Site Plan
South 25th Street
Technical Review Project No. 13-07000004

Dear Mr. John Andrews,

Bowman Consulting is in receipt of your comment letter on December 17, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.

   Response: Comment noted.

2. Provide a sketch and description along with a recent owners and encumbrances search will be required for the 5' right-of-way donation along Ormond Avenue and Mississippi Street prior to issuance of a Building Permit. Specific information may be obtained from the Planning and Zoning Department.

   Response: A sketch and legal description has been included with this submittal.

3. Prior to applying for a Site Work Permit, please update the following Utility and Agency Contact information noted on the cover sheet. Please make the following corrections and/or additions:
   a. Environmental Regulation and Land Management Division – Remove in its entirety.

      Response: **Environmental Regulation and Land Management Division information has been removed.**

   b. Solid Waste Division – City of Fort Pierce Solid Waste, 52 Savannah Road, Fort Pierce

Response: **Solid Waste Division information has been revised accordingly.**

c. Water Quality Division – City of Fort Pierce Engineering, 100 North US 1, Fort Pierce

Response: Water Quality Division information has been revised accordingly.

d. Electric – FPUA, 1701 South 37th Street, Fort Pierce

Response: Electric information has been revised accordingly.

e. FDOT – 3601 Oleander Avenue, Fort Pierce

Response: FDOT information has been revised accordingly.

f. Telephone – AT&T 3300 Okeechobee Road, Fort Pierce

Response: AT&T information has been revised accordingly.

g. Water/Wastewater – FPUA, 17010 South 37th Street, Fort Pierce

Response: Telephone information has been revised accordingly.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew J. Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

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(321) 255-5434 Fax (321) 255-7751
www.bowmanconsulting.com

January 16, 2015
Project # 010029-01-008

Ron Harris
County Surveyor

RE: Family Dollar
South 25th Street
Resubmittal – St. Lucie County Public Works/Engineering Comments

Dear Mr. Ron Harris,

Bowman Consulting is in receipt of your comment letter dated December 18, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. South 25th Street is under the jurisdiction of the FDOT. The applicant is advised to contact FDOT regarding additional right of way requirements for South 25th Street.

   Response: FDOT Driveway Connection Permit has been applied for.

2. Mississippi Street and Ormond Avenue are under the jurisdiction of the City of Ft. Pierce.

   Response: Comment noted.

3. The applicant is advised that the city may require additional right of way and or easement for the roadways abutting the subject parcel.

   Response: Additional right of way easement will be donated to the City of Ft. Pierce. A copy of the sketch and legal for the right-of-way donation has been included with this submittal.

4. The applicant is advised that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along Mississippi Street and Ormond Avenue.

   Response: Please refer to Sheet C1, Site Plan for the proposed concrete sidewalks along Mississippi Street and Ormond Avenue is proposed.

5. The site plan indicates a proposed division of property. Chapter 177.051, Florida Statutes requires that any change to a recorded plat shall be a re-plat. To facilitate the division of the existing platted lots the applicant would be required to prepare a plat and record the document within the public records after the Ft. Pierce City Commission has approved the proposed re-plat of the subject property.

Response: A Unity of Title is proposed and will be provided under a separate cover.

6. The applicant is advised that the proposed driveway connections on to Mississippi Street and Ormond Avenue will be permitted by the City of Ft. Pierce Engineering Department.

   Response: Comment noted.

7. It is noted that the paving, grading and drainage plans do not indicate a positive outfall.

   Response: Site drainage is proposed to retain 100% of stormwater onsite.

8. It is noted that HDPE pipe is proposed beneath vehicular use areas. Is this permitted by Ft. Pierce Engineering Department?

   Response: RCP pipes are proposed beneath vehicular use areas. HDPE is proposed only at exfiltration trench location. RCP pipes cannot be used at exfiltration trench location due to structural stability of the pipe.

9. Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.

   Response: Site data for land use and zoning classification has been revised to show correct data.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew J. Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

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(321) 255-5434 Fax (321) 255-7751
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January 16, 2015
Project # 010029-01-008

Martha Kerr
Fort Pierce Utilities Authority
Water/WasteWater Engineering
1701 S. 37th Street
Fort Pierce, FL 34947

RE: Technical Review – Fort Pierce Family Dollar
Project No. 20140137-1

Dear Ms. Martha Kerr,

Bowman Consulting is in receipt of your comment letter dated December 22, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

01-16-14 Water/WasteWater:

1. W/WW-easement will be required. SEE ATTACHED COMMENTS

   Response: Water and wastewater utility easement has been provided. Please refer to Sheet C3, Utility Plan.

2. Water/Wastewater approves plans with this comment: The cleanout should be on the property side of the transition manhole.

   Response: The cleanout has been moved on the property side of the transition manhole. Please refer to Sheet C3, Utility Plan for revision.

12/19/14 Electric and Gas Engineering Department:

1. Electric design is required for further review. Electric service feed to come from S. 25th Street.

   Response: Comment noted.

2. Gas is available, please contact Ted Cook (772-466-1600 Ext. 4705) for more information if needed. Approve as noted.

   Response: Comment noted.

3. Please revise the Utility and Agency Contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).

   Response: Utility and Agency Contact information have been revised accordingly.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

Planning Board **7. d.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Conditional Use and Site Plan - Artistry In Mosaics - 900 S US Highway 1 (Approximate Address)

LOCATION

900 S US Highway 1 (Approximate Address)

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Site Aerial
Zoning Map
Proposed Land Holdings Plan
Application
Project Narrative
Site Survey
Site Plan
Building Elevations & Design
Paving & Drainage Plan
Landscape Plan
Lighting Plan
TRC Comments

Form Review

Form Started By: Kori Benton Started On: 02/04/2015 09:01 AM

Final Approval Date: 02/04/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Application for Site Plan & Conditional Use
Artistry In Mosaics
900 S US Highway 1 (Approximate Address)

DATE: February 2, 2015

STAFF REPORT

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

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

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

Requested Action: Approval of a Site Plan and Conditional Use

Location: Generally located at 900 S US Highway 1, the east side of South US Highway 1, between Georgia Avenue and Hayes Road

Parcel IDs: 2415-601-0083-000-0 & 2415-601-0072-000-0

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size: 2.23 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-31, 22-58, and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a new showroom, warehouse, and business offices to expand their existing business in the City of Fort Pierce. The applicant, Artistry in Mosaics, Inc., is a local manufacturer of custom ceramic and glass mosaics, presently located within a 12,800 square foot industrial building located at 903 S 3rd Street.

The proposed Site Plan includes a 14,500 S.F. facility to feature a retail showroom, support offices, and warehouse space, in addition to parking, lighting, landscaping, storm water, and pedestrian improvements to expand existing operations from the adjoining site at 903 S 3rd Street. The Conditional Use request is specific to the integration of warehouse space within the development, to serve as support facilities for the expanded retail and business operations. The applications are coupled with requests to abandon a twenty (20) foot wide alley located between the two parcels, running South to Hayes Street, and a request to acquire a portion of City owned property along S 3rd Street. The combined site area is approximately 2.41 acres.

The proposed 14,500 S.F. structure is to be completed in two phases. The primary phase will encompass the site improvements and the principal 8,500 S.F. section of the structure, containing the retail showroom, support offices, and a portion of the intended warehouse space. The second phase will complete the additional 6,000 S.F. of warehouse space to account for future business growth. The presented architectural design is reflective of a mid-century modern theme, integrated with a variation of design cues represented in local examples of offices & commercial buildings. The exterior walls will feature white stucco over CBS or metal frame, with modern fenestration and lines to complement the primary facades. The roof is presented with a low-slope design, not visible from ground level, to remain consistent with the overall design theme and improved energy efficiency. The array exterior features and construction materials incorporated in the design are designated by the applicant for improved durability and low maintenance requirements. Artistry also plans to provide a public display of their mosaic work on one of the "monolith" architectural design features.

The landscape plan accents the development, meeting all requirements of City Code Section 22-187, in addition to other distinct on-site and off-site enhancements. The plan encompasses 55 new trees, predominantly palm species, and over 600 linear ft. of shrubs to screen and buffer the site. Most notably, the plan provides a heavy concentration of trees and plantings along the southern property line to augment the main building entrance and neighboring Police Memorial Park. Furthermore, the landscape plan blends the required stormwater facilities, for the additional impervious area, into a rain garden/retention area feature located on the southeast corner of the site. This area will be planted with native and naturalized species, which require minimal maintenance, and can thrive in both dry and inundated conditions.

Vehicular access to the site is provided via full-access two-way driveways located on South US Highway 1, and South 3rd Street. The South 3rd Street entrance is intended to primary serve as access for delivery vehicles. The remnants of the alleyway pavement will be reconstructed per City standards to facilitate cross access between the proposed drive aisles, and parking areas proposed. Additional parking demands for the new facility, including the future expansion, are accommodated via eighteen (18) additional parking spaces (one of which is handicapped-accessible), to coupling the existing thirty-four (34) spaces. A bicycle rack is proposed towards the north east corner of the existing structure, however pursuant to City Code Section 22-60(f)(1)c., the bicycle rack should be located, or an additional rack should be installed, within fifty (50) feet of the main entrance to the new structure. Staff is encouraging the integration of this addition with the intended bicycle “fix-it” station to be featured at the site, or in the adjacent park.

The plan further incorporates the reconstruction of the sidewalk along US Highway 1, eliminating the obsolete driveway aprons still in place from previous development. Sidewalk connections plan to integrate the proposed structure to the reestablished pedestrian pathways along US Highway 1, and the existing park to the south. A five (5) foot easement is presented for the existing sidewalk along South 3rd Street, in addition to a small extension to connect the expanded boundaries.

Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements, as presented in the lighting plan.

The traffic impact statement provided by the applicant determined that a total of 59 additional daily trips would be generated by the first phase of the project. Of these trips, 11 peak hour trips will be dispersed onto the surrounding roadway network. The future warehouse addition is projected to generate an additional 22 daily trips. Of these trips, 3 peak hour trips are anticipated. All of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips. It is noted however, that the level of service for segments of US Highway 1, Orange Avenue, Delaware Avenue, and Georgia Avenue, within a one (1) mile radius of this site, operate at an LOS of C and D.

The proposed access points for the site, specifically the means of ingress for truck deliveries, have been strategically configured to minimize impacts to adjacent roadways, however, staff renews concern regarding the functionality and safety of the lighted intersection of Georgia Avenue and US Highway 1. The absence of a turn lane, or wide turn radius onto the east side of Georgia Avenue, intermittently causes traffic congestion from delivery trucks, mainly headed to the FEC rail yard, queuing in the north bound lane waiting to turn. Staff is encouraging the consideration of a proportionate fair-share contribution, from the applicants, towards the future improvements to this intersection. The deliberation of a contribution may be deliberated during discussion of the alleyway abandonment, and prospective sale of surplus land to the applicant. It is noted that a cost estimate for the noted improvements has not been generated at this time, as it would encompass the acquisition of additional right-of-way.

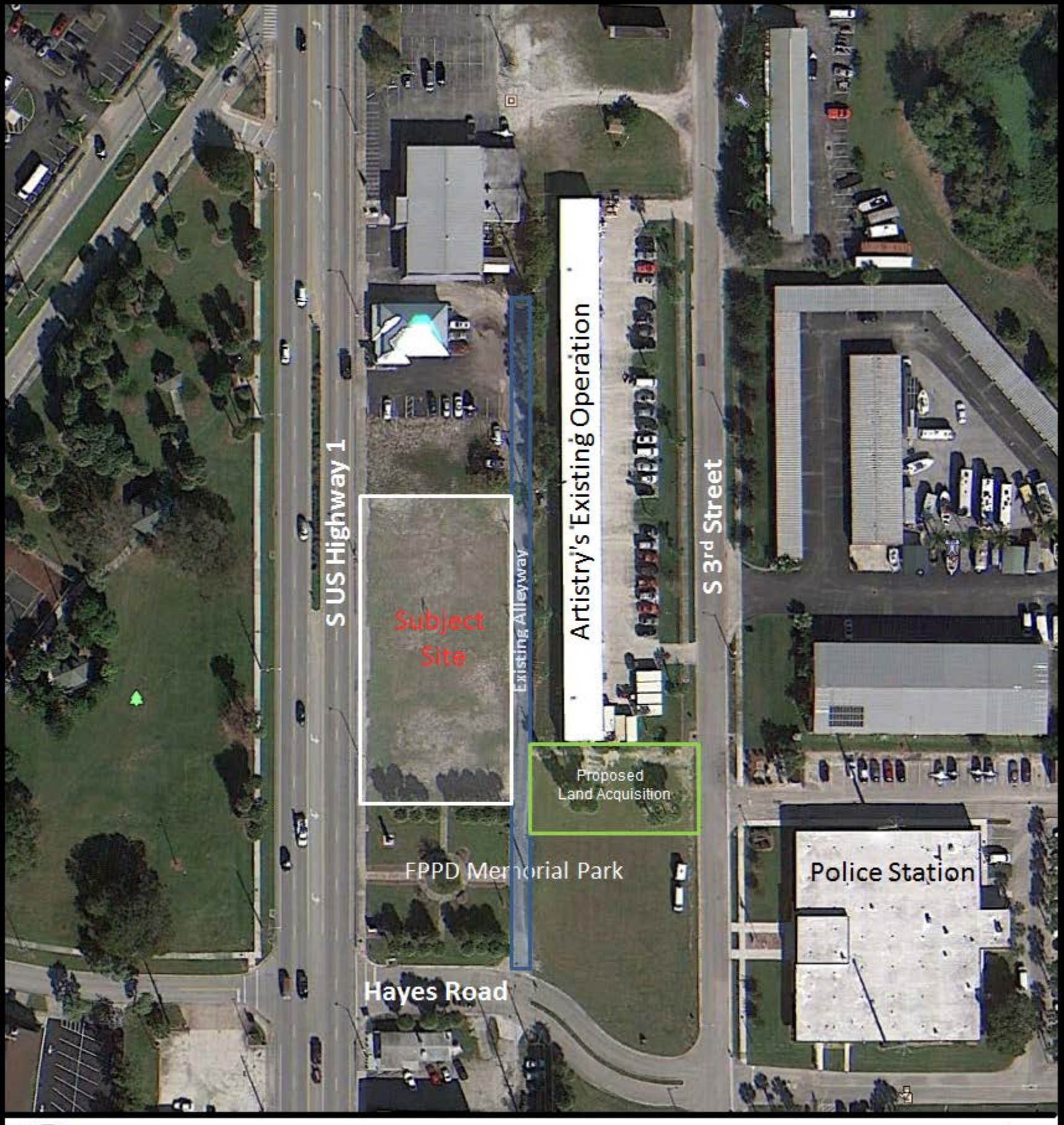
Technical Review Committee

All affected departments have reviewed and approved the Site Plan and Conditional Use based on compliance with the requirements of the City Code, with the exception of a few minor housekeeping adjustments requested by the Engineering Department. The applicant's representative is persistently coordinating to address the minor items outstanding. An update will be provided to the Planning Board at the meeting.

Staff Recommendation:

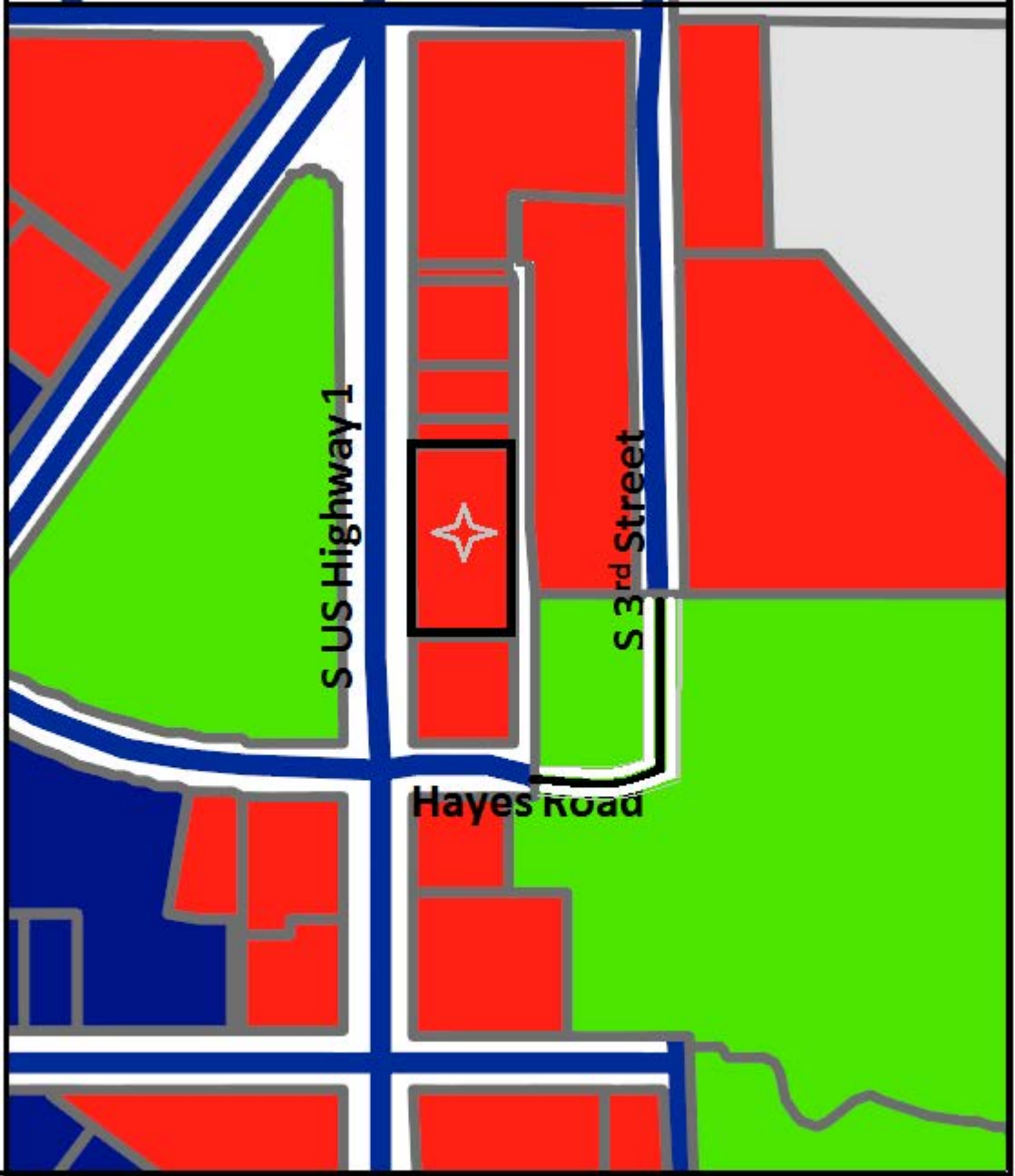
The proposed Site Plan and Conditional Use meet the requirements of the City Code, and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the Site Plan and Conditional Use with the following conditions:

1.) The applicant install an additional rack within fifty (50) feet of the main entrance to the new structure, pursuant to City Code Section 22-60(f)(1)c.;
2.) The applicant shall record a shared access agreement, between the two facilities, and benefitting the abutting properties to northwest, prior to issuance of a Certificate of Occupancy;
3.) The applicant shall record and provide a recorded copy of said easement dedications prior to the issuance of a Certificate of Occupancy;
4.) The future warehouse expansion is completed within five (5) years from the issuance of a Certificate of Occupancy for the primary structure, unless an extension is granted by the City Commission;
5.) The concurrent request for alleyway abandonment is completed, as the development plan encompasses the subject property; and
6.) The applicant successfully acquires the city owned property encompassed within the boundaries of the development plan.



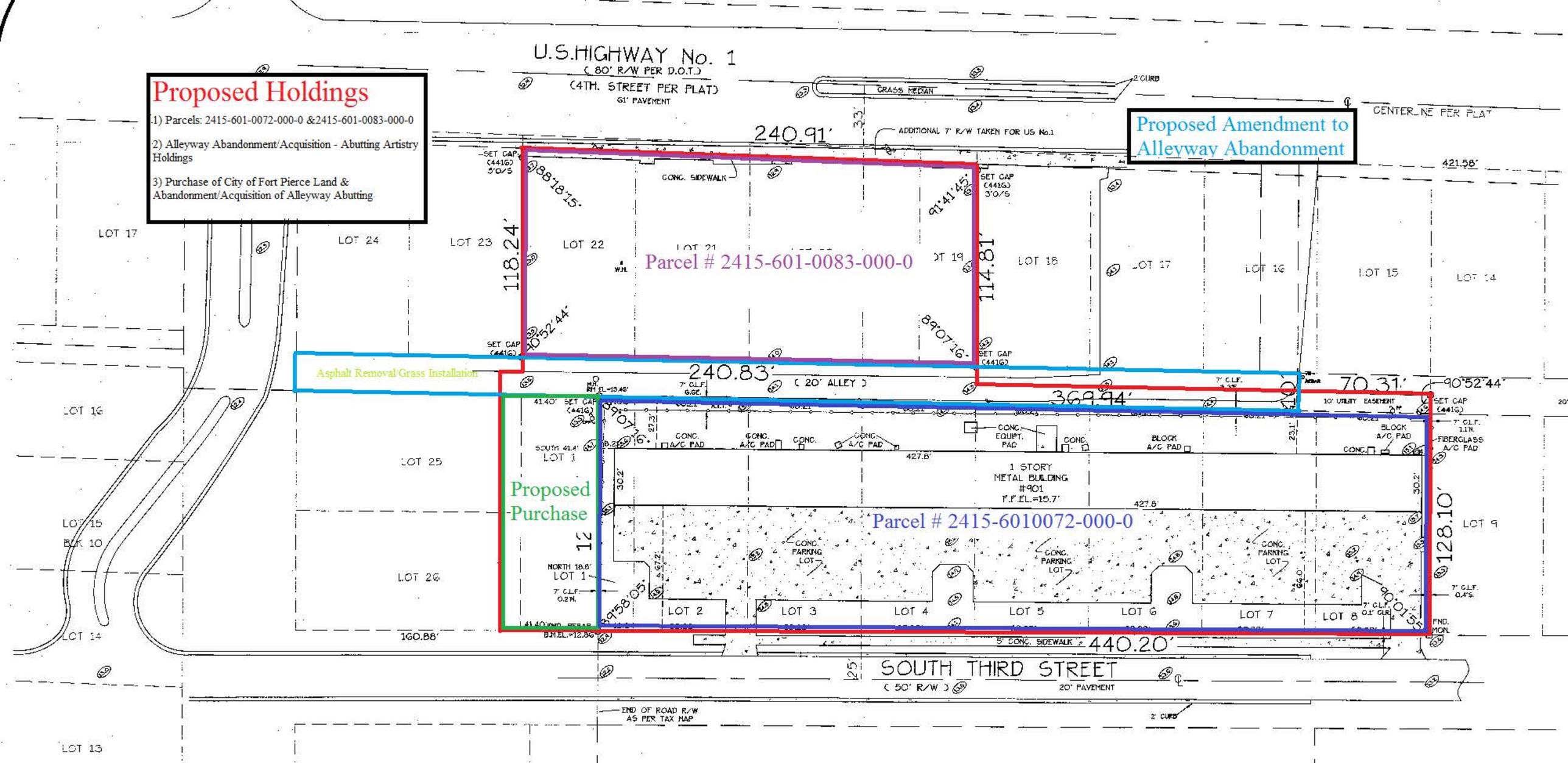
900 S US Highway 1

Site Aerial



900 S US Highway 1

Zoning Snapshot


Proposed Holdings
1) Parcels: 2415-601-0072-000-0 &2415-601-0083-000-0
2) Alleyway Abandonment/Acquisition - Abutting Artistry Holdings
3) Purchase of City of Fort Pierce Land & Abandonment/Acquisition of Alleyway Abutting
Proposed Amendment to Alleyway Abandonment
U.S.HIGHWAY No. 1
(80' R/W PER D.O.T.)
(4TH. STREET PER PLAT)
61' PAVEMENT
GRASS MEDIAN
2' CURB
CENTERLINE PER PLAT
ADDITIONAL 7' R/W TAKEN FOR US No.1
240.91'
421.58'
Parcel # 2415-601-0083-000-0
118.24'
114.81'
88°18'15"
91°41'45"
89°07'16"
0°52'44"
90°52'44"
240.83'
(20' ALLEY)
369.94'
70.31'
Asphalt Removal/Grass Installation
Proposed Purchase
Parcel # 2415-6010072-000-0
1 STORY METAL BUILDING #901 F.F.EL.=15.7'
128.10'
440.20'
160.88'
SOUTH THIRD STREET
(50' R/W)
20' PAVEMENT
5' CONC. SIDEWALK
CONC. SIDEWALK
END OF ROAD R/W AS PER TAX MAP
LOT 17
LOT 24
LOT 23
LOT 22
LOT 21
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 16
LOT 25
LOT 15 BLK 10
LOT 26
LOT 14
LOT 13
LOT 9
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
SET CAP (4416) 5'0/S
SET CAP (4416)
CONC. A/C PAD
CONC. EQUIPT. PAD
BLOCK A/C PAD
FIBERGLASS A/C PAD
10' UTILITY EASEMENT
CONC. PARKING LOT
7' C.L.F. 0.2'N.
7' C.L.F. 0.4'S.
7' C.L.F. 0.1' OUT
FND. MON.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address 901 S. 3rd Street, Ft. Pierce, FL 34950

Parcel ID #(s) 24156800830000 - 24156800720000

Project description Admistrative & Sales Building

Property Owner(s) Mosaics in America, Inc.	Applicant/Representative, Title, Company jmfarch@gmail.com
Street Address 901 S. 3rd Street	Street Address 11205 Ridge Ave
City Ft. Pierce State FL Zip 34950	City Ft. Pierce State FL Zip 34982
Phone Number (772) 468-8453	Phone Number (772) 370-9464
Email Address andy@artistryinmosaics.com	Email Address jmfarch@gmail.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of NOV, 2014, by Andrew Hochstetter who is personally known to me or has produced FL driver license as identification.

Signature of Notary

(seal)

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

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
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

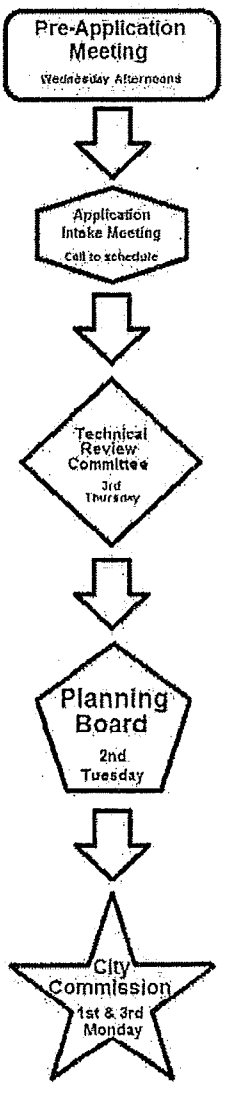
Site Information:

Non-Residential: Proposed Sq. Ft.: 14,500 SF Residential: Proposed Units: _____

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

North	South	East	West
Comm.	Comm	Comm/Gov	Park

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)

Artistry In Mosaics

Proposal of Development

Ft. Pierce, Florida



John M. Foster - Architect

Member - American Institute of Architects

Florida Registration No. 8511



Site Analysis Study - 900 South US 1

Artistry in Mosaics, Inc., a local manufacturer of custom ceramic and glass mosaics is presently occupying a 12,800 square foot single story industrial building located along 3rd Street east of US Highway #1. The company has purchased four lots in the same block located on US 1 and wishes to construct a two story administrative, sales and warehouse building on this land. A modern, up to date building demonstrating the companies design leadership and technical expertise in manufacturing custom ceramic tile is the Project goal.

Attached to the Site Plan Application is a request to abandon a 20 foot wide alley located between the two parcels and running South to Hays Street and to acquire the remaining 41.40 foot wide portion of the Lot 1 and the north 20 feet of Lots 25 & 26 on 3rd Street from the City. The combined site area will be approximately 2.41 acres making up about 2/3 of the entire block located between Hayes Road and Georgia Avenue. Please review the attached *Undeveloped Site* photo sheet for views of this location. Primary views into the site are from US 1 looking northeast across the Memorial Garden and east from US 1 approaching Georgia Avenue.

Access to the developed portion of the site along 3rd Street is via two paved driveways entering onto a parking & loading area between the existing building & 3rd Street. Access to the proposed development area will be from a new driveway entering on the additional parcels acquired along Third Street turning north the present alley with US 1 access via an existing curb-cut at the north-west corner of the site. The semi-paved alley and proposed parking & loading areas will be reconstructed per City engineering standards to provide areas required by Ft. Pierce Development Regulations as shown on the attached site plan. A 30' utility easement will be provided along the former alley along with a 5' easement along South Third Street

The site is topographically flat with less than one foot of elevation difference over the entire parcel. Previous two story commercial buildings and parking lots occupying much of the US 1 section of the site were demolished after the 2004 & 5 hurricanes. As a result, on-site vegetation is limited to grass and a few sabal palms located between the alley and the existing industrial structure. Rows of sabal palms located just south of the property lines were planted by the City as a part of the Ft. Pierce Police Memorial. It is proposed to integrate the southern portion of the site with the partially developed Memorial Park and to continue similar plantings within the newly developed areas.

Drainage will be directed to a proposed rainwater garden/retention area to be located on the southeast corner of the property. Proposed drainage structures are limited to surface drainage along the redeveloped alley with an underground culvert south to a dry retention area located on a newly acquired portions of Lots 1, 25 & 26. Traditional setbacks along US 1 have ranged from 0 to 25 feet with the majority of existing buildings along the east side of US 1 being located within 10’ of the R/W line. We propose to continue this unofficial “build-to” line already established in adjacent blocks north and south of the proposed development.

Landscaping improvements will be made to the entire site the landscaping of which will partially extend into Memorial Park.1111111q Additionally the City will now have the option of joining the two segments of the park across the abandoned alley to form a cohesive whole.

Artistry In Mosaics

Existing Zoning



John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511

Artistry in Mosaics - Ft. Pierce, Florida

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce. Recognized as a national leader in their field, the company is proposing a long term commitment to the economic health of the city in the form of redevelopment of a storm ravished commercial property. The company specializes in custom design and production of both "in-pool" and traditional installation of ceramic tile murals and historic designs based on Roman and Phoenician examples found around the Mediterranean Sea. Additionally, custom logo and corporate tile murals are produced on-site and shipped worldwide. The cover of this booklet is an in-situ photograph of one of the more popular pool bottom designs.

Subsequent to the hurricanes of 2004 and 2005, the existing structures on this site, some dating from the 1920‘s were demolished. The proposed infill development will reuse existing utilities, roadways and area-wide drainage improvements already completed while expanding local employment and adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

In order to achieve these goals, abandonment of an existing alley, utilization of unbuildable city owned property and the grant of easements for access, utility maintenance and roadway construction will be required. Property presently owned by the City, when purchased, will provide access & drainage retention along Third Street It is proposed to continue existing building setbacks along the US 1 corridor and to use existing dedicated public alleys for egress from the site to US 1. Cross access easements will be granted to allow adjacent businesses to continue historic traffic & parking patterns.

Building design will reflect a "mid-century moderne" theme while being a fresh interpretation of the design cues shown on the included local examples of offices & other buildings. Although never numerous, Ft. Pierce has several examples of this design esthetic mostly built during the late 1940's and early 1950's. These structures offer an accent to the majority of traditional or Mediterranean designs within the City.

The proposed development, designed by a local, award winning architect, will reflect the design and technical expertise which is demonstrated by Artistry in Mosaics in all of their work. exterior materials will be chosen for durability and low maintenance requirements.

In addition to the site and building construction, The Artistry building will provide a public display of their mosaic work on one of the "monolith" architectural design features. Landscape elements have been designed to blend and enhance the existing Police Memorial Park. The required retention area is designed as a "water garden" and will be planted with native & naturalized species which need minimal maintenance and can thrive in both dry and inundated conditions.

Community involvement - Local school students will be asked submit bench designs, Artistry in Mosaics will manufactures & install mural benches surrounding the memorial tree.

Benefits to City of Fort Pierce related to successful completion of Artistry in Mosaics expansion project

1. Increased tax base = >$15,000 annually
2. Job Creation: 5-10 new positions created in first 3 years
3. Improvement of South US1 Corridor – one less vacant lot in highly visible section of town
    a. Artistry in Mosaics Cost: Building $800,000
4. Reroute secondary egress to 3rd street (via lot 1) instead of Hayes, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: $150,000
5. Landscaping improvements
    a. fully landscaped new property adjacent to Police Memorial Park
    b. Artistry in Mosaics proposes Landscaping improvements on city park property including:
        i. Relocation of palm trees presently on lot 1 to Memorial Park
        ii. AIM offers to extend elements of new landscaping plan to park property
        iii. AIM offers to extend irrigation lines from existing system to include park property
        iv. Landscaped natural area (retention) adjacent to park/vacant lot
        v. Artistry in Mosaics Cost: $50,000
6. Police Memorial Park improvements
    a. Mosaic Tile Benches by Artistry in Mosaics
        i. Community involvement – Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree
        ii. Artistry in Mosaics Cost: $2,500
    b. Install Bicycle maintenance station, Artistry in Mosaics cost: $1,000

Artistry In Mosaics

Existing Building



South Elevation



East Elevation

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Member - American Institute of Architects

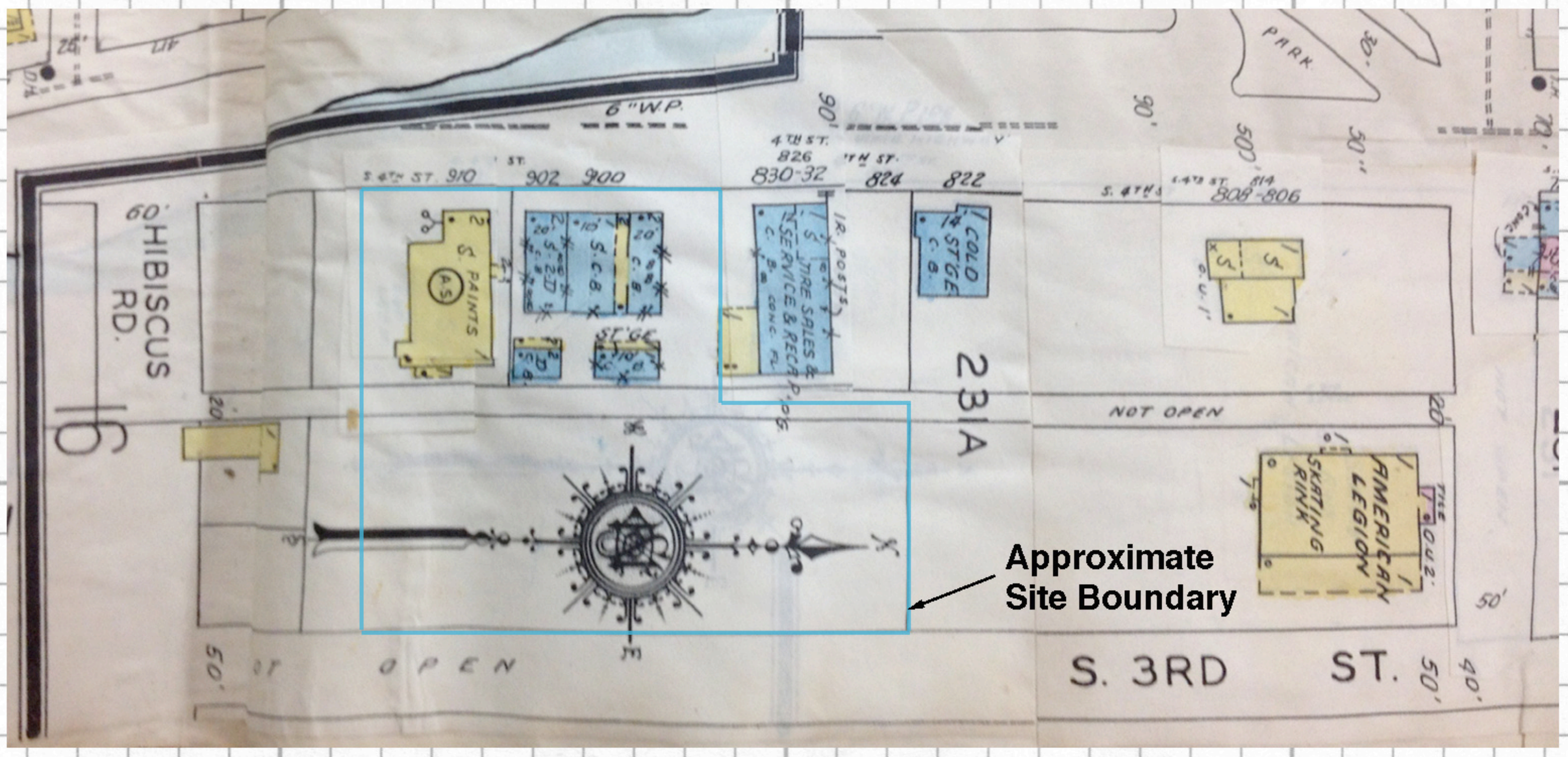
Florida Registration No. 8511

Artistry In Mosaics

Previous Site Occupancy



GEORGIA AV BEGINS
SUNRISE BLVD BEGINS
810 American Legion Club
Home Post No 40 American Legion
Gladwin Steph N Post No 40 Amercan Legion 9266 461-1480
820 Indian River Appraisers Inc real est apprs 461-4341
828 Treasure Realty inc 465-2222
834 M & J Radiator Works 461-4520
Electric Motors Works elec mtr repr 461-1986
900 Thurman H E Inc vacuum clns 464-1797
900a Jenkin's Plaques mfg 461-8296
900b Coast Auto Paint & Supply Inc whol auto body paint als 464-8379
900c Morrison Manufacturers & Distributors Inc mfg of auto body paint sups 464-8379
900½ Mc Nees Apartments
900½a Mc Nees Herbert K © 464-0479
901 Joe's 66 Service Station 464-0647
910 Mc Nees Apartments 464-0479
1★Mc Nees Herbert J
920 Jay-Cee Ball Park
936 Vacant
940 Jiffy Photo Center 461-0872
PINEWOOD DR BEGINS



1927 Sanbourne Map (w/1950's updates)

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Artistry In Mosaics

US 1 Corridor Legacy Setbacks





Note US 1 East Side Bulding Locations

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Artistry In Mosaics

Undeveloped Site





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Member - American Institute of Architects

Florida Registration No. 8511

Artistry In Mosaics

Existing Neighborhood - US 1 Corridor



810 4th Street



John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511

Artistry In Mosaics

Existing Neighborhood - US 1 Corridor



828 South US 1



772 South US 1

John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511

Artistry In Mosaics

Existing Neighborhood



940 South 4th Street



302 Georgia Avenue

John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511

Artistry In Mosaics

Public Buildings
Ft. Pierce Design Antecedents



Federal Courthouse



Benton State Office Building

John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511

Artistry In Mosaics

Mid Century Modern
Ft. Pierce Design Antecedents



South 6th Street - Offices



South 6th Street - Photographic Studio

John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511



Artistry In Mosaics

Modern "Mid century" Influence
Ft. Pierce Design Antecedents



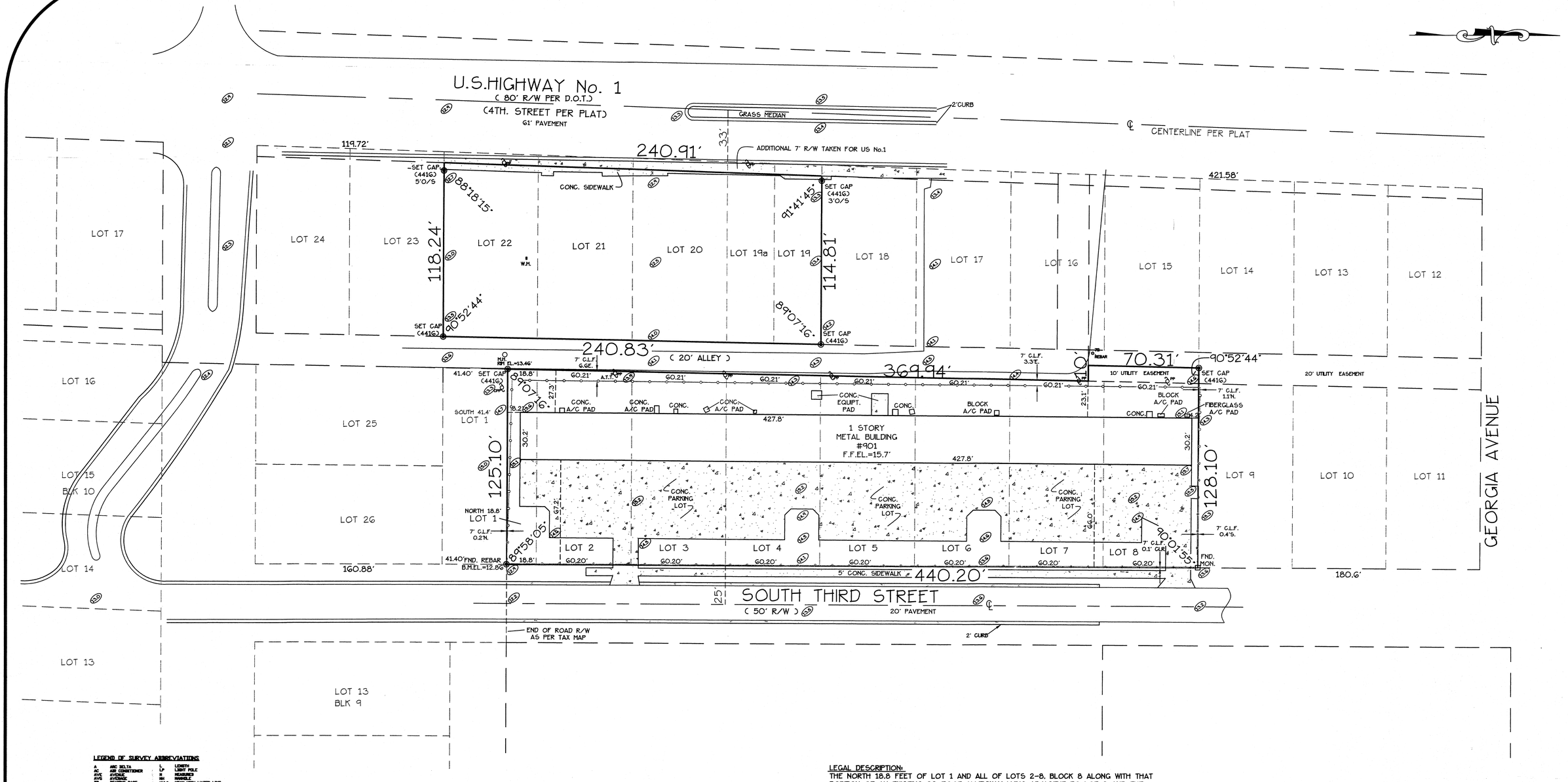
Diamed Medical Offices
John M. Foster - Architect



Harbor Branch Conference Center
John M. Foster - Architect

John M. Foster - Architect
Member - American Institute of Architects
Florida Registration No. 8511





LEGEND OF SURVEY ABBREVIATIONS

A	ARC DELTA	L	LENGTH
AC.	AIR CONDITIONER	LP	LIGHT POLE
AVE	AVENUE	M	MEASURED
AVG	AVERAGE	MH	MANHOLE
BB	BENCH MARK	MHW	MEAN HIGH WATER LINE
BM	BENCH MARK	MLW	MEAN LOW WATER
BLK	BLOCK	MB	MAIL BOX
BLVD	BOULEVARD	N	NORTH
C	CURVE	No	NUMBER
CALC	CALCULATED	NIC	NOT INCLUDED
CB	CABLE BEARING	OE	OVERHEAD ELECTRICAL
CBS	CONCRETE BLOCK STRUCTURE		WIRES
CP	CHORD DISTANCE	PG	PAGE
℄	CENTERLINE	PK	PARKER KALON NAIL
CLF	CLEAR	PC	POINT OF CURVATURE
C.L.F.	CHAIN LINK FENCE	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE MONUMENT	PI	POINT OF INTERSECTION
COR	CORNER	PL	PROPERTY LINE
CT	COURT	PR	POWER METER
C/S	CONCRETE SLAB	PRC	POINT OF REVERSE CURVE
D	DEED	PRM	PERMANENT REFERENCE MONUMENT
DB	DEED BOOK	PP	POWER POLE
DCP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT	POINT OF TANGENCY
DF	DRAINAGE FLUME	R	RADIUS OR RECORD BY PLAT OR DEED
DIST	DISTANCE	RAD	RADIAL OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
DR.	DRIVE	SEC	SECTION
D/W	DRIVEWAY	SQ.FT.	SQUARE FEET
E	EAST	S.R.	STATE ROAD
E	EASEMENT	ST.	STREET
ESMT	EASEMENT	STA	STATION
ELEC	ELECTRICAL	STRUC	STRUCTURE
EL.	ELEVATION	SUB	SUBDIVISION
F.F.	FINISH FLOOR	TW	TANGENT
FH	FIRE HYDRANT	TBM	TEMPORARY BENCH MARK
FCH	FOUND CONCRETE MONUMENT	TEL	TELEPHONE
		TR	TRACT
		TWP	TOWNSHIP
		TYP	TYPICAL
FPL	FLORIDA POWER & LIGHT	U.E. & D	UTILITY & DRAINAGE
I.P.	IRON PIPE	U.P.E.	UTILITY
I.R.	IRON ROD	W	WEST
L	LAKE	WF	WOOD FENCE
F/M	FOUND NAIL	WM	WATER METER
GOVT	GOVERNMENT	WV	WATER VALVE
GR.	GRAVEL	Δ	DELTA ANGLE
GND	GROUND	℄	CENTERLINE LOTS
HORIZ	HORIZONTAL		
HW	HEAD WALL		

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

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. NORTH ARROW SHOWN HEREON IS ORIENTATED AS SHOWN.
3. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
4. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. ORIGINAL BM:N.G.S. DESIGNATION – E 401 (11.96' N.A.V.D.)

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

AND

LOTS 19, 19A, 20, 21 AND 2, BLOCK 8, PINEWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. LESS SND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY No. 1
CONTAINING 0.54 ACRES MORE OR LESS

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

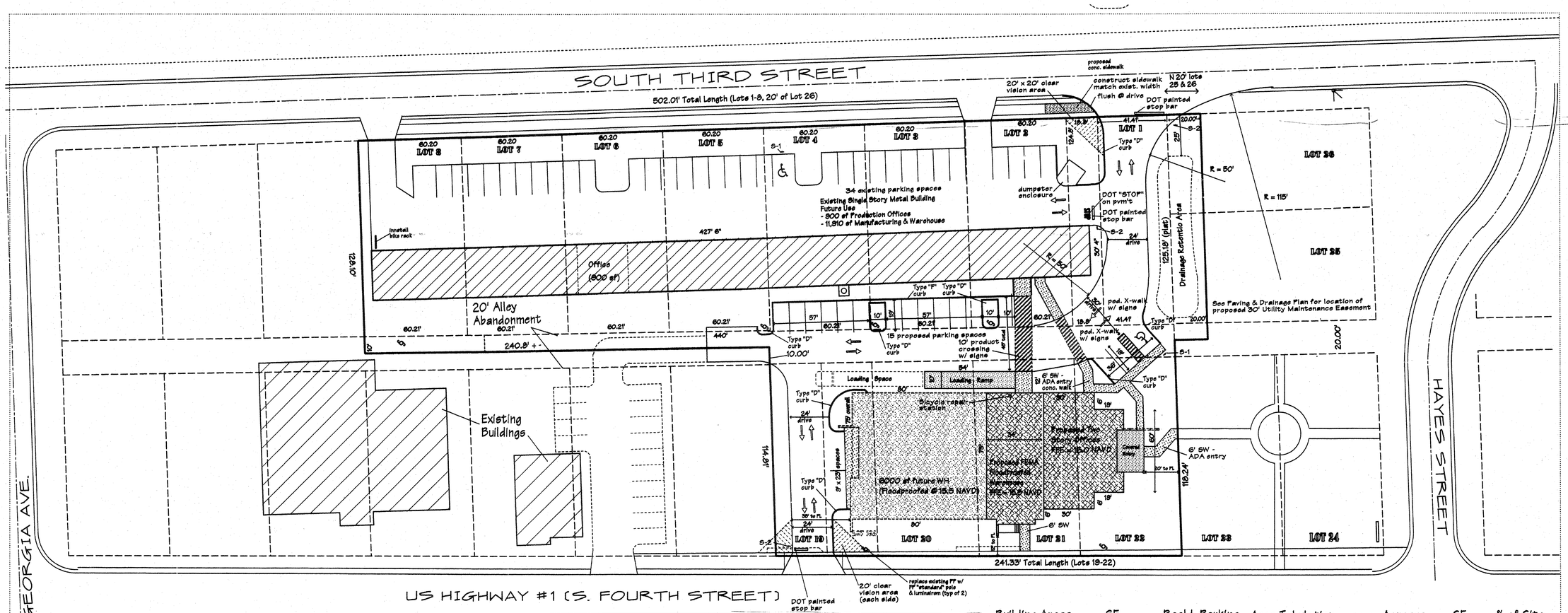
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

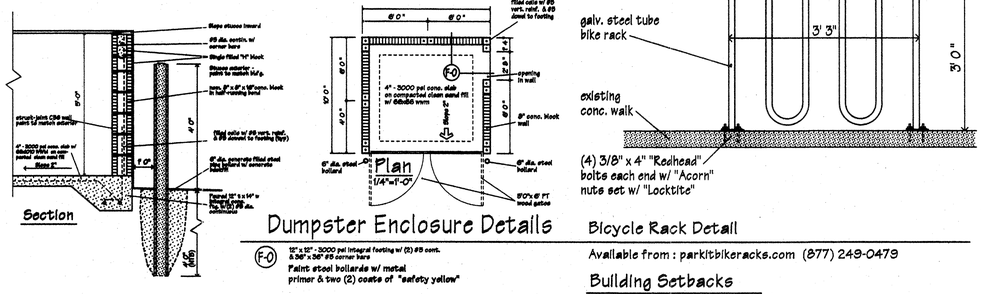
8/12/14
DATE

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

BASE FLOOD EL.=17.0'

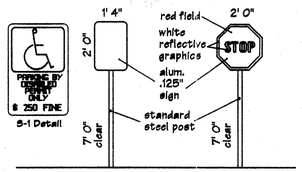
SURVEY TYPE: BOUNDARY/SITE	DATE:	REVISIONS:	BY:	FLOOD ZONE: AH EFFECTIVE DATE 8/19/1991 PANEL No. 12111C0187 G
				CERTIFIED TO:
CHECKED BY: W.E.H				ARTISTRY IN MOSAICS, INC.
DRAWN BY: J.D.J.				
FIELD BOOK No. 218				
PAGE No. 14				
FIELD DATE: 4/26/06				
SCALE: 1"=30'				
JOB No. 06-176				





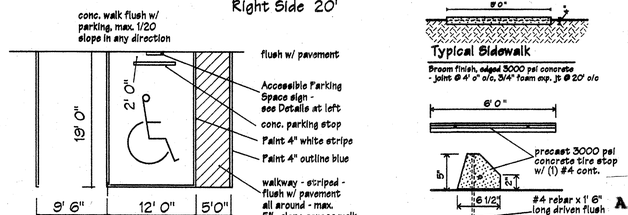
Building Setbacks

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



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

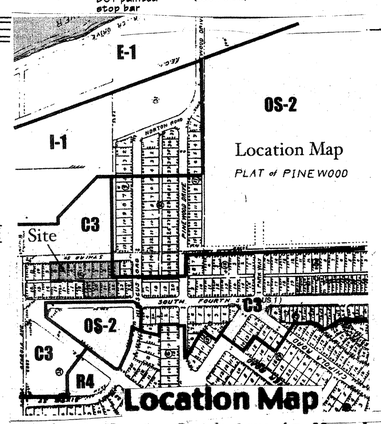
S-1 Sign Details S-2 Stop Sign S-3 Sign NTS



Parking Space Details NTS

Concrete Tire Stop NTS

Parking Stop



Location Map

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

All Utilities to be installed underground

Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF Incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36
Total Req'd.		53
Provided	(including 3 accessible)	52
	Bicycle Repair Station Credit	+ 2
Total Equivalent		54

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

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

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

Legal Description

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

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

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

NOTE: Site lies in F.I.R.M.Zone AH, elev. 16.0 NAVD - Map Panel 12111C0179J - 2/16/12

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
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Date	By	Revisions
1/14/15	JMF	Rev. per TRC/Eng Comments

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Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8464 - Florida Registration No. 8511
jmfarch@gmail.com

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

S1

Artistry In Mosaics

Schematic Elevations

Materials

Exterior walls - white stucco over CBS or metal frame

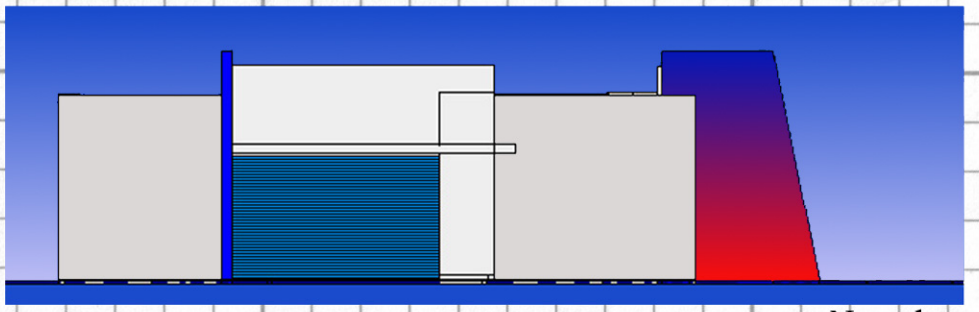
Entry Fenestration
- Powdercoated accent color aluminum storefront framing
- Impact rated, tinted, Low-e insulated glazing

Individual windows to have powdercoated horizontal louvers, turquoise accent
- Low-e insulated glazing

Exterior personnel doors to match accent

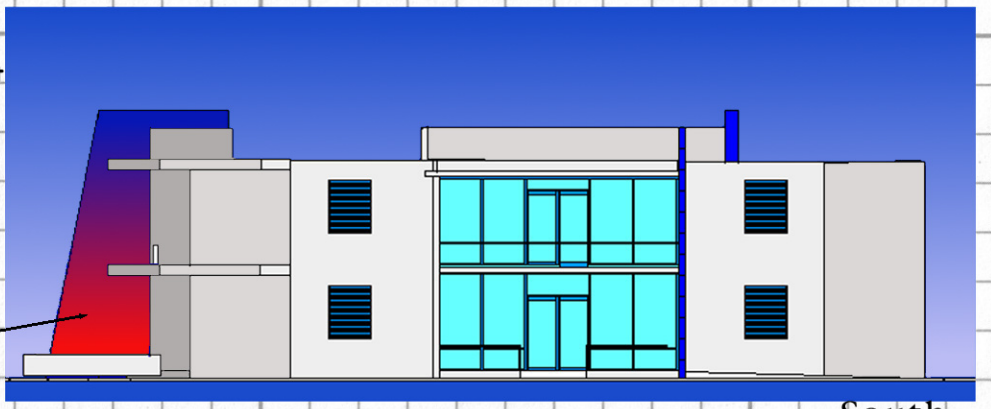
Overhead warehouse doors to match accent

Roofing - Low-slope design not visable from ground level
- Highly reflective for energy efficiency

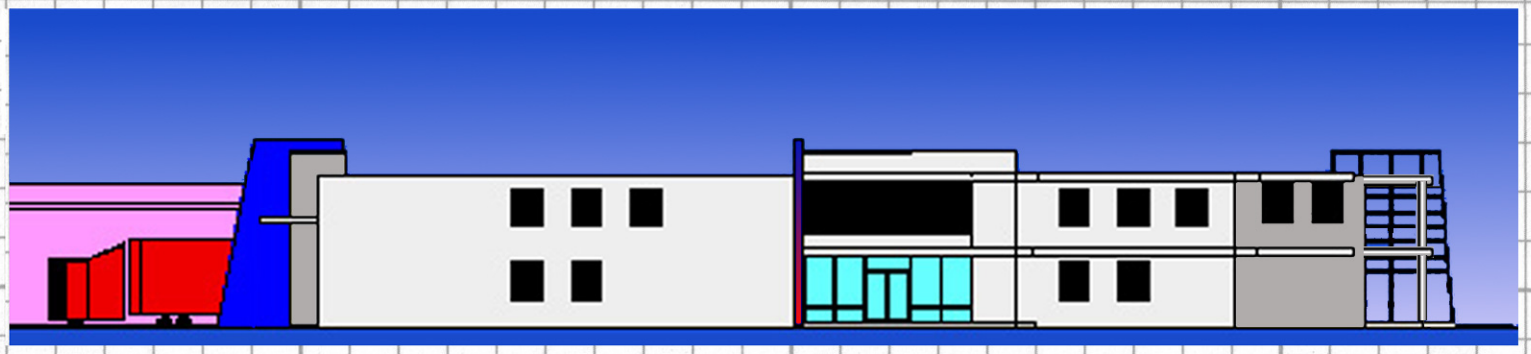


North

Custom tile on architectural element



South



West

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Member - American Institute of Architects
Florida Registration No. 8511




Artistry In Mosaics
John M. Foster - Architect - AIA

Artistry In Mosaics — Site Identification Sign



Material Notes :

- Logo & lettering to be custom fabricated ceramic tile
- Monument sign material to be smooth white stucco on 8" CBS wall & concrete base
- Lettering font to be Myriad Pro

John M. Foster - Architect
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Florida Registration No. 8511

CONVERSION FACTOR
FROM NAVD TO NGVD
ADD 1.48

S. 3RD STREET
50FT ROW

US HWY#1
80FT ROW

US HWY#1
80FT ROW

GRASS MEDIAN

PROPERTY LINE 440.20

PROPERTY LINE 128.10'

PROPERTY LINE 114.81'

PROPERTY LINE 118.24'

PROPERTY LINE 330.91'

FUTURE PROPERTY LINE 170.49'

FUTURE PROOF LINE

PROPOSED 5FT CITY EASEMENT

PROPOSED 5FT CITY EASEMENT

PROPOSED 30 FT UTILITY EASEMENT

PROPOSED 30 FT UTILITY EASEMENT

70.31'

113FT of Proposed Sidewalk

Exist. Sidewalk

Exist. Sidewalk

Exist. Pkg Area

Exist. Pkg Area

SITE BM 12.68 NAVD

EXISTING WAREHOUSE BUILDING
FFE 15.70

427.8'

427.8'

FUTURE WAREHOUSE EXPANSION
FFE 15.50

PROP. WAREHOUSE/ OFFICE BUILDING
FFE 16.00

OCCUPIED BLDG
F.F.EL.=15.5'
AVG. EL.=14.5'

Exist. Dwy.

Dumpster

Perimeter Berm @ 15.20 (2FT From PL)

Perimeter Berm @ 15.20 (2FT From PL)

Perimeter Berm @ 15.20 (2FT From PL)

Type D Curb

Type D Curb

Type F Curb

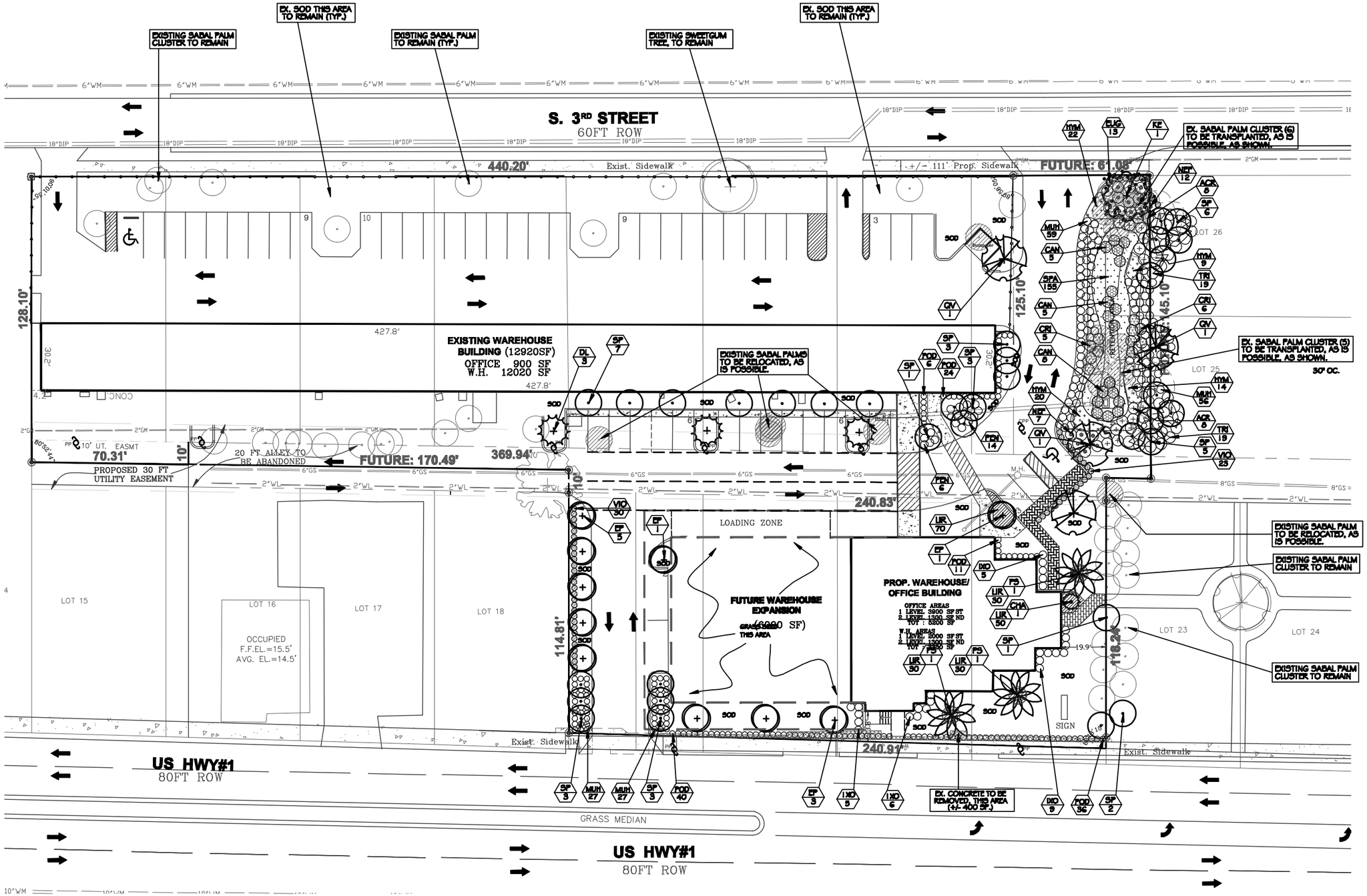
Type D Curb

Type D Curb

Type F Curb

Type F Curb

Type F



1" = 20'-0"

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

See Sheet LA.2 for Plant List, Data & Details

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

Artistry in Mosaics

South Federal Hwy (4th Street), Ft. Pierce, Florida

Landsccape Plan

LA-1

JOB#: 1420
DWN : LP
DATE: 10.25.14
REV : 10.29.14
12.19.14

SCALE: no scale

LANDSCAPE CALCULATIONS

SITE AREA	93,860 SF (2.1547 Ac.)
Building/walks	24,870
Parking/pavement/walks	35,689
Open space	33,301
Total	93,870 SF (2.647 Ac.)

Section 22-18 (4)
PERIMETER LANDSCAPING (of exposed ...building/detention @ ROW)

- BUILDING @ US HIGHWAY #1 (4TH STREET):

LF OF ROW- LF OF ENTRY OPENING / 30 = # OF REQUIRED TREES, and...
240.91LF-25.22LF (ENTRY) = 215.69/30 = 7.2 = 7 TREES REQUIRED
7 TREES SUPPLIED*

- DETENTION @ 3RD STREET:

LF OF ROW / 30 = # OF REQUIRED TREES, and...
41.40LF/30 = 1.38 = 1 TREE REQUIRED
1 TREE SUPPLIED*

Section 22-18 (6)
PERIMETER LANDSCAPING (of exposed vehicular use @ PL)

- ENTRY DRIVE @ NORTH PL:

LF OF PL / 20 = # OF REQUIRED TREES, and...
114.81LF/20 = 5.7 = 6 TREES REQUIRED
6 TREES SUPPLIED*

Section 22-18 (7)
INTERIOR LANDSCAPING

- One (1) SF landscape area/15 SF of paving required. Paving calculations based on total PROPOSED PAVING of 15,343 SF, and...

15,343 SF / 15 SF = 1,022.86 = 1,023 SF LANDSCAPE AREA REQUIRED
3,269 SF LANDSCAPE AREA SUPPLIED

AND, one (1) tree is required for every 100 SF of Landscape Area required therefore...

1,023 SF / 100 SF = 10.23 = 10 TREES REQUIRED
11 TREES SUPPLIED*

ZONING/LAND USE

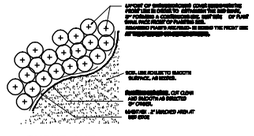
Future Land Use: GC
Zoning: C-3
Current Use: Vacant

*TREES SUPPLIED

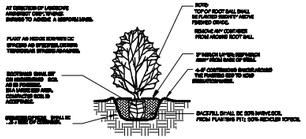
- PERIMETER TREES: Building @ US #1
  - 3) East Palatka holly @ 1:1 = 3 trees.
  - 4) Cabbage palm @ 1:2 = 2 trees.
  - 2) Wild Date palms @ 1:1 = 2 trees.
  - 7 trees.
- PERIMETER TREES: Detention @ 3rd St
  - 1) Golden Rain Tree @ 1:1 = 1 tree.
  - 1 tree.
- PERIMETER TREES: Entry Drive @ North PL
  - 5) East Palatka Holly @ 1:1 = 5 trees.
  - 2) Cabbage palm @ 1:2 = 1 tree.
  - 6 trees.
- INTERIOR TREES
  - 1) East Palatka holly @ 1:1 = 1 tree.
  - 1) Live oak @ 1:1 = 1 tree.
  - 3) Areca palm @ 1:1 = 3 trees.
  - 10) Cabbage palm @ 1:2 = 5 trees.
  - 1) Wild Date palms @ 1:1 = 1 tree.
  - 11 trees.

PLANT LIST

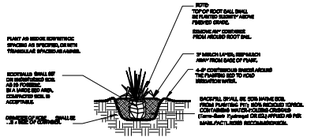
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
EP	10	ILEX x ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	10' x 4'; 2" CAL.; FULL-TO-BASE; AS SHOWN (A.S.)
KE	1	KOELREUTERIA ELEGANS	GOLDENT RAIN TREE	14' x 6' ; 2.5" CAL.; FULL MD.; A.S.
QV	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14' x 6' ; 2.5" CAL.; FULL MD.; A.S.
DL	3	DYPSIS LUTESCENS	ARECA PALM	10-12' OA.; FULL; HEAVY; DO NOT PRUNE; A.S.
PS	3	PHOENIX SYLVESTRIS	WILD DATE PALM	12' CT.; HVY. TRNK.; FULL MD.; A.S.
SP	34	SABAL PALMETTO	CABBAGE PALM	12', 14', 16' CT.; HURRICANE CUT; STGGRD. HDS. SUBSTITUTE W/ ON-SITE TRANSPLANTS (17 AVAILABLE, SEE PLAN), AS IS POSSIBLE.
ACR	16	ACROSTICHUM DANAEIFOLIUM	LEATHER FERN	3-GAL; 24-30" OA; FULL; HEAVY; A.S.
CAN	18	CANNA FLACCIDA	YELLOW/GOLDEN CANNA	3-GAL; 24" OA; FULL; HEAVY; A.S.
CHA	1	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15-GAL; 36-42" HT.; MULTI-STEM; FULL-TO-BASE; A.S.
CRI	11	CRINUM AUGUTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7-GAL; 30" OA; FULL; HEAVY; A.S.
EUG	13	EUGENIA FOETIDA	SPANISH STOPPER	3-GAL; 18" OA; FULL; HEAVY; A.S.
HYM	65	HYMENOCALLIS LATIFOLIA	SPIDER LILY	1-GAL; 30" OA; FULL; HEAVY; 30"OC.
IXO	25	IXORA 'NORA GRANT'	NORA GRANT IXORA	3-GAL; 24" OA; FULL; HEAVY; A.S.
MUH	169	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3-GAL; 18" OA; FULL; HEAVY; A.S.
NEF	19	NEPHROLEPIS FALCATA	MACHO FERN	3-GAL: 24"+ OA.; FULL; HEAVY; A.S.
PEN	20	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	3-GAL; 24" OA; FULL; HEAVY; A.S.
POD	117	PODOCARPUS MACROPHYLLUS 'MAKI'	YEW PODOCARPUS	3-GAL; 24" OA; FULL-TO-BASE; A.S.
SPA	155	SPARTINA BAKERI	SAND CORDGRASS	BARE ROOT: 10-12" HT.; 36" OC.
TRI	38	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3-GAL; 18" OA; FULL-TO-BASE; A.S.
VIO	53	VIBURNUM OBTUSUM	WALTER'S VIBURNUM	3-GAL; 18" OA; FULL-TO-BASE; A.S.
LIR	210	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1-GAL; 12" OA; FULL; HEAVY; 15"OC.
SOD	12.5K SF (+/-)	PASPALUM NOTATUM	BAHIA SOD	SOLID SOD; DISEASE-FREE;LAID TIGHT W/ EVEN JOINTS.
HYDRO-SEED	6K SF (+/-)	PASPALUM NOTATUM	BAHIA GRASS	HYDRO-SEED AREA TO PROVIDE 100% COVER. MIX TO CONTAIN: SEED; TACKIFIER; COLORED FIBER @ RATE OF 2,000 LB. "100% WOOD FIBER" HYDRO-MULCH/ACRE.



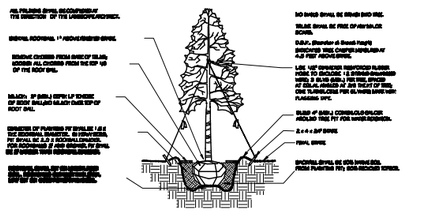
SHRUB AND GROUND COVER LAYOUT
N.T.S.



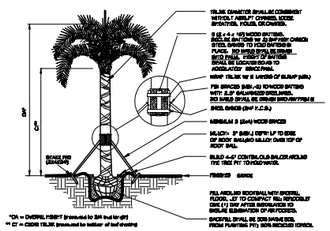
STANDARD SHRUB PLANTING
N.T.S.



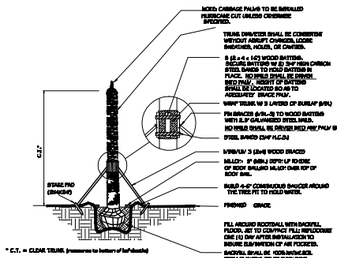
ORNAMENTAL GRASS PLANTING (TYP.)
N.T.S.



TREE PLANTING (1.5-3" DBH)
N.T.S.



TYPICAL PALM TREE PLANTING
N.T.S.



TYPICAL SABAL PALM PLANTING
N.T.S.

NOTES

All plant material shall be Florida No. 1 or better, as per "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services.

All plant material shall be installed in a neat, workman-like manner in conformance with standard industry practice.

All plant material shall be guaranteed for NINETY (90) days commencing on date of certification by Landscape Architect. All warranties are voided by damage from frost conditions, high winds, improper maintenance (neglect) or vandalism.

MULCH: Use re-cycled or alternative mulch (melaleuca or eucalyptus) Cypress mulch is not permitted. All shrub areas shall receive 3" of organic mulch. All ground cover areas shall receive (up to) 2" of organic mulch. All trees in sod areas shall receive an open, 3' radius, NON-MULCHED ring around trunk. NOTE: NO MULCH SHALL BE PLACED OVER ANY TREE ROOT BALL.

IRRIGATION: shall be supplied by an underground, automatic, pop-up type sprinkler system, guaranteeing 100% coverage of planted area w/o overspray onto any any pavement areas, whether public or private. Source shall be on-site well. NOTE: Irrigation Plan shall be provided at time of Application for Permits; based on City-approved Landscape Plan.

All prohibited exotic and invasive species shall be removed from entire site prior to the issuance of a Certificate of Occupancy.

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

OVERHEAD UTILITY NOTE

- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty feet) shall be planted no closer than a horizontal distance of thirty feet (30') from the nearest overhead power line. Medium height trees (height at maturity between twenty and thirty feet) shall be offset at least twenty feet (20') and small trees (height at maturity of less than twenty feet require no offset.
- No trees, shrubs, hedges or vines shall be planted within five feet of any existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two feet from power lines. Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities.

PLANTINGS IN EASEMENTS

- For landscaping proposed in utility easements, the PROPERTY OWNER shall, should the need arise, be responsible for replacing any landscape material disturbed by the utility company.

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

Artistry in Mosaics
South Federal Hwy (4th Street), Ft. Pierce, Florida
Plant List/Landscape Data/Details

JOB#: 1420
DWN : LP
DATE: 10.25.14
REV : 10.29.14
12.19.14

SCALE: no scale

LA-2

PLANT LIST — ARTISTRY IN MOSAICS — 12.22.14

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	UNIT	AGGR
EP	10	ILEX x ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	10' x 4'; 2" CAL.; FULL-TO-BASE; AS SHOWN (A.S.)	**250.00**	**2500.00**
KE	1	KOELREUTERIA ELEGANS	GOLDENT RAIN TREE	14' x 6' ; 2.5" CAL.; FULL HD.; A.S.	**400.00**	**400.00**
QV	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14' x 6' ; 2.5" CAL.; FULL HD.; A.S.	400.00	1600.00
DL	3	DYPSIS LUTESCENS	ARECA PALM	10-12' OA.; FULL; HEAVY; DO NOT PRUNE; A.S.	**225.00**	**675.00**
PS	3	PHOENIX SYLVESTRIS	WILD DATE PALM	12' CT.; HVY. TRNK.; FULL HD.; A.S.	**2500.00**	**7500.00**
SP	34	SABAL PALMETTO	CABBAGE PALM	12', 14', 16' CT.; HURRICANE CUT; STGGRD. HDS. SUBSTITUTE W/ ON-SITE TRANSPLANTS (17 AVAILABLE, SEE PLAN), AS IS POSSIBLE.	**165.00**	**5610.00**

TREES/PALMS SUB: 18,285.00

ACR	16	ACROSTICHUM DANAEIFOLIUM	LEATHER FERN	3-GAL; 24-30" OA; FULL; HEAVY; A.S.	12.00	192.00
CAN	18	CANNA FLACCIDA	YELLOW/GOLDEN CANNA	1-GAL; 24" OA; FULL; HEAVY; A.S.	3.00	54.00
CHA	1	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15-GAL; 36-42" HT.; MULTI-STEM; FULL-TO-BASE; A.S.	150.00	150.00
CRI	11	CRINUM AUGUTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7-GAL; 30" OA; FULL; HEAVY; A.S.	50.00	550.00
EUG	13	EUGENIA FOETIDA	SPANISH STOPPER	3-GAL; 18" OA; FULL; HEAVY; A.S.	15.00	195.00
HYM	65	HYMENOCALLIS LATIFOLIA	SPIDER LILY	1-GAL; 30" OA; FULL; HEAVY; 30"OC.	8.00	520.00
IXO	25	IXORA 'NORA GRANT'	NORA GRANT IXORA	3-GAL; 24" OA; FULL; HEAVY; A.S.	9.00	225.00
MUH	169	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3-GAL; 18" OA; FULL; HEAVY; A.S.	8.00	1352.00
NEF	19	NEPHROLEPIS FALCATA	MACHO FERN	3-GAL: 24"+ OA.; FULL; HEAVY; A.S.	10.00	190.00
PEN	20	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	3-GAL; 24" OA; FULL; HEAVY; A.S.	8.00	160.00
POD	117	PODOCARPUS MACROPHYLLUS 'MAKI'	YEW PODOCARPUS	3-GAL; 24" OA; FULL-TO-BASE; A.S.	9.00	1053.00
SPA	155	SPARTINA BAKERI	SAND CORDGRASS	1-GAL.; 15-18" HT.; 36" OC.	3.50	542.50
TRI	38	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3-GAL; 18" OA; FULL-TO-BASE; A.S.	8.00	304.00
VIO	53	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	3-GAL; 18" OA; FULL-TO-BASE; A.S.	9.00	477.00
LIR	210	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1-GAL; 12" OA; FULL; HEAVY; 15"OC.	**4.50**	**945.00**

SHRUBS/GC SUB: 6,909.50

TOTAL PLANT MATERIAL: 25,194.50

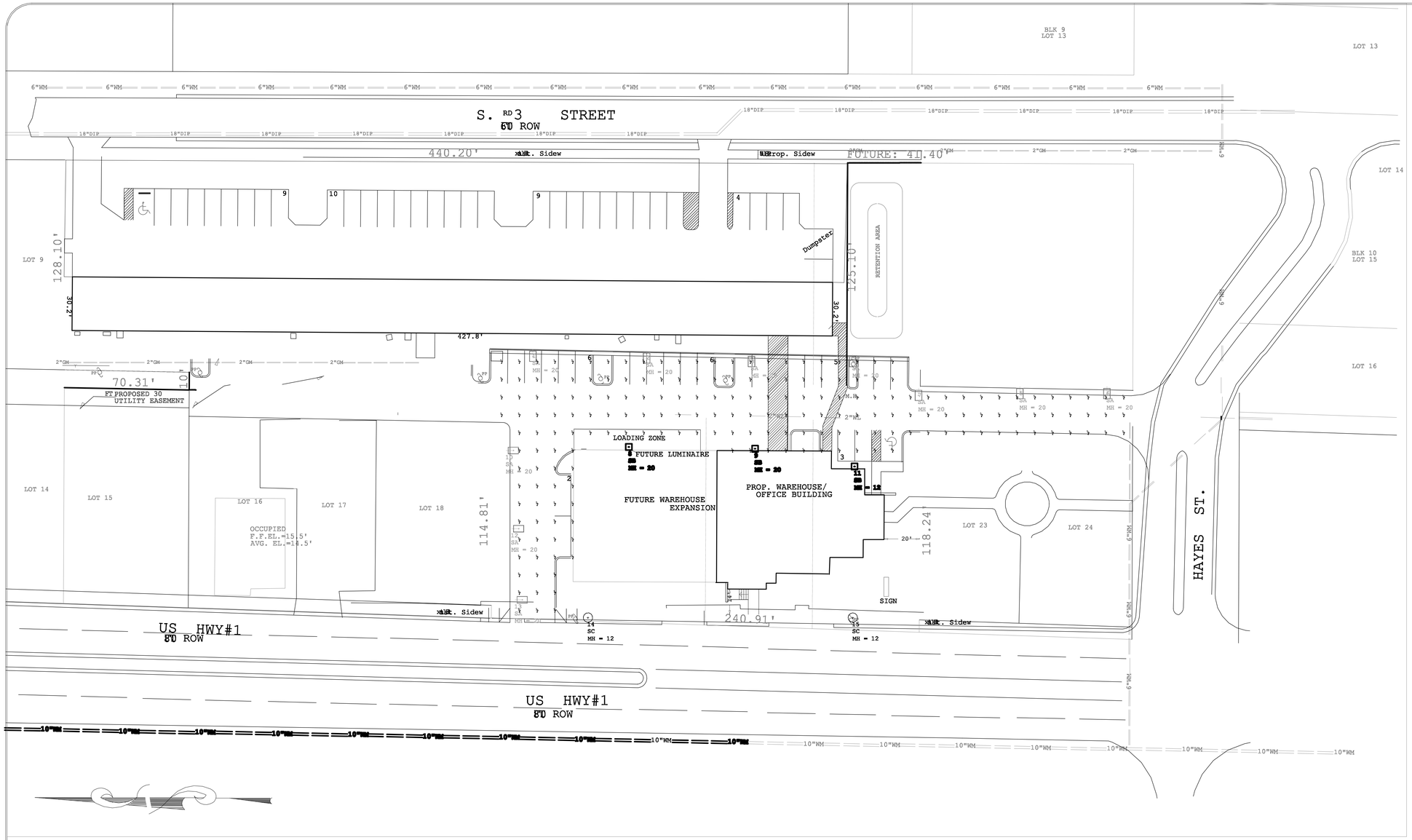
MULCH (21 CY @ $45) 945.00

SOD (12.5K SF @ $0.27) 3375.00

HYDRO-SEED (6K SF @ $0.20) 1200.00

IRRIGATION (ESTIMATE) 5000.00

35,714.50



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	SA	SINGLE	20000	0.750	PEMCO CAT# NPT2-250PSMH-3-BRZ-T2
	3	SB	SINGLE	14000	0.750	PEMCO CAT# NPT-I-150PSMH-R3-BRZ-WALL MTD
	2	SC	SINGLE	14000	0.750	PEMCO CAT# LEX-TYPEV-PLC1-175PSMH-PF4-DECAA-1-VP/PLB112-5-12VP

Expanded Luminaire Location Summary											
LumNo	Label	X	Y	Z	Orient	Tilt	X-Aimpt	Y-Aimpt	Z-Aimpt	TCF	Dim
1	SA	13758	5528	20	270	0	13758	5528	0	1	1
2	SA	13822	5527	20	270	0	13822	5527	0	1	1
3	SA	13881	5525	20	270	0	13881	5525	0	1	1
4	SA	13938	5525	20	270	0	13938	5525	0	1	1
5	SA	14032	5507	20	270	0	14032	5507	0	1	1
6	SA	14081	5507	20	270	0	14081	5507	0	1	1
7	SA	13975	5506	20	270	0	13975	5506	0	1	1
8	SB	13812	5474	20	90	0	13812	5474	0	1	1
9	SB	13883	5473	20	90	0	13883	5473	0	1	1
10	SA	13744	5472	20	0	0	13744	5472	0	1	1
11	SB	13939	5463	12	90	0	13939	5463	0	1	1
12	SA	13747	5428	20	0	0	13747	5428	0	1	1
13	SA	13749	5388	20	0	0	13749	5388	0	1	1
14	SC	13789	5378	12	260.538	0	13789	5378	0	1	1
15	SC	13938	5378	12	270	0	13938	5378	0	1	1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

PROVIDE 20 FOOT ABOVE FINISHED GRADE CONCRETE
POLES FOR TYPES SA & SB

SCALE 1"=

ABRAHAM CHABAB, PE
FL65,LIC# 4

ABRAHAM CHABAB, Inc.
BOARD OF PROF. ENG. AUTH.#26
E. 790

5428 NW EDGEWATER AVE
PORT ST. LUCIE
FL 34983
Email@msn.com
772-285-6630
Fax 772-285-8291

ARTISTRY IN MOSAICS

SITE PLAN

DESIGNED BY AC
DRAWN BY AC
DATE OCT. 22/14
SHEET 1 OF 5

REVISIONS	DATE

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Technical Review Comments

Artistry in Mosaics – Site Plan

1. Planning Department
2. Fort Pierce Police Department
3. SLC Engineering
4. FP Engineering Department

100 N. U.S. 1 ◊ P.O. BOX 1480 ◊ FORT PIERCE, FL 34954 -1480 ◊ 772-467-3000 ◊ FAX 772-466-5808
WWW.CITYOFFORTPIERCE.COM

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

November 19, 2014

John M. Foster, AIA,
11205 Ridge Avenue
Fort Pierce, FL 34982

Re: Technical Review – Artistry in Mosaics
Site Plan & Conditional Use
901 S US 1

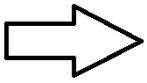
Dear Mr. Foster,

The following are advisory comments from the Planning Department's review of the application for Site Plan & Conditional Use.

1) The primary note is regarding the overall proposal to abandon a portion of ROW, acquire the remainder of Lot 1, and improve/expand the remaining portion of the City's alleyway. The initial concept to present the sale/acquisition of the remainder of Lot 1 to Artistry in Mosaics sought to improve traffic/delivery access to the facility, resolve some of the concerns related to the partial alleyway abandonment, and eliminate the divide present in the public open space area. The current proposal expands the rift present at the public square, keeps delivery trips on Hayes Road, and may impact future plans for the FPPD memorial. Planning Staff encourages the revision of the plans to resolve site access without expansion of the alleyway and/or designated driveway on Hayes Road.

2) Please revise the General Notes on the Site Plan to incorporate additional project information as presented below:

Zoning "C-3" - Future Land Use "CG" General Commercial
Legal Description
A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleywey lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)
All lying in Block 8 of Pinewood Subdivision, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)
NOTES:
1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered onthe 20' alley.
2) See above for location of proposed twin 2' access & egress Easements.
3) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment



GENERAL NOTES

PROJECT NAME : **Artistry In Mosaics**

LOCATION : 900 S US Highway 1

LAND USE : C-3, General Commercial

LAND ZONING : GC, General Commercial

LEGAL DESCRIPTION : A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleywey lying weet of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Propoeed acquisition).
All lying in Block 8 of Pinewood Subdivielon, flat Book 5, Page 24, Public Records of St. Lucie County, Florida

PIN : 2415-601-0083-000-0 & 2415-601-0072-000-0

BUILDING HEIGHT : ____

NUMBER OF STORIES : 2

UTILITIES

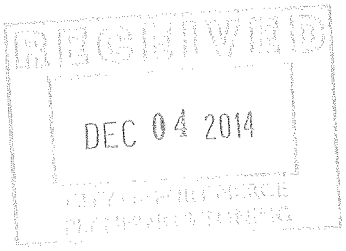
ELECTRICAL	FPUA
WATER & SEWER	FPUA
TELEPHONE	AT&T
SOLID WASTE	FORT PIERCE

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

3) In lieu of changing the "location map" on the Site Plan, please revise the site plan to overlay zoning districts, and existing land uses within five hundred (500) feet of property proposed for development.

Fort Pierce Police Department

Memo



To: Sgt. Schramm

From: Officer Glenn-Reed

Date: 12/2/2014

Re: Conditional Use- (Artistry in Mosaics – 903 South US 1)

Approved

I see no security or safety concerns with the Conditional Use for Artistry in Mosaics.

Fort Pierce Police Department

Memo

RECEIVED
DEC 29 2014
CITY OF FORT PIERCE
PLANNING & ZONING

To: Sgt. Schramm

From: Officer Glenn-Reed

Date: 12/18/2014

Re: Conditional Use- (Artistry in Mosaics – 903 South US 1)

Approved

I see no security or safety concerns with the Conditional Use for Artistry in Mosaics.

Fort Pierce Police Department

Memo

RECEIVED
DEC 29 2014
CITY OF FORT PIERCE
PLANNING & ZONING

To: Sgt. Schramm

From: Ofc. Cheryl Glenn-Reed

Date: 12/18/2014

Re: Updated Site Plan Configuration - (Artistry in Mosaics – 603 S. US Hwy 1)

Approved

I see no security or safety concerns with the Updated Site Plan Configuration of Artistry in Mosaics.

Artistry in Mosaics
903 South US Highway No. 1
December 30, 2014
Site Plan/Conditional Use/Abandonment
Re-submittal

St. Lucie County Public Works/Engineering Comments

1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce and the Florida Department of Transportation. Construction activities within the abutting roadways will be permitted by the aforementioned entities. Advisory comment.
2. It is noted that the survey indicates a 50' right of way for South 3rd Street and the civil plans indicate a 60' right of way. It is noted that the Property Appraiser maps indicate a 50' right of way. The City Engineering Department may require an additional 5' right of way easement. Previous comment has been addressed.
3. The survey indicates an effective date of a FIRM panel as being 8/19/1991. It is noted that the subject parcel is located within Map No. 12111C0179J, Panel No. 0179 having an effective date of 2/16/2012. Base flood elevation is indicated as being 16'. It is noted that the finish floor elevation indicated for the proposed structure is 15'. This may be a problem. Please contact Mr. Meyers the City of Ft. Pierce Building Official. Previous comment has been addressed, however the proposed future warehouse expansion indicates an FFE of 15.5. Why?
4. No objections to the proposed conditional use.
5. Has the applicant obtained written approvals from all utilities that have or may have an interest in the 20' alleyway which is proposed for abandonment? There was no response to this comment.

Ron Harris, PLS
County Surveyor
772 462-1721

4) The submitted plans indicate that South 3rd Street is a 60' right-of-way, yet the survey shows it as a 50' right-of-way. Please ensure all plans coincide with the survey.

5) The requests the provision of a 5' right-of-way easement across the limits of the property along South 3rd Street to resolve the existing ROW deficiency. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Building Permit, and recording prior to CO.

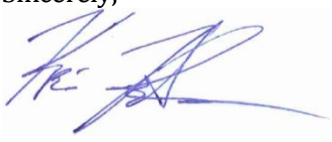
6) The engineering plans propose the construction of a 5' wide sidewalk along US 1, however the existing concrete walkway along the western property line is approximately 9’ wide. Please revise the plans to reflect the construction of a 9' wide sidewalk, or coordinate with FDOT & FP Engineering to reduce the size of this sidewalk.

7) The plans propose a 30' wide utility easement which appears to extend onto property not owned by the applicant; please provide documentation from the respective owners agreeing to this easement. Furthermore, a legal sketch and description of this easement will need to be provided

8) Prior to issuance of the Certificate of Occupancy, a Unity of Title, combining the subject sites, or an approved shared access and parking agreement will be required to be recorded.
9)

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

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

SUBJECT: **Artistry in Mosaics Site Plan – 900 South US 1**
TRC Project No. 14-07000003

RECEIVED
NOV 18 2014

DATE: November 18, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 14, 2014

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

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Site Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

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

ENGINEERING COMMENTS:

1. Removal of the driveway/roadway improvements located on City property adjacent to the platted alleyway.
2. The proposed roadway located within the platted 20' alleyway should meet the City's development standards and as such should be a curbed roadway. During the pre-application meeting there were discussions that this would be converted to a one-way roadway so the improvements would not encroach onto adjacent properties not under the applicant's ownership.
3. An inverted roadway would not be permittable for the section of roadway to be located within the public alleyway.
4. Please provide a signed and sealed boundary and topographic survey.
5. The plans note that South 3rd Street is a 60' right-of-way, yet the survey shows it as a 50' right-of-way. Please revise the engineering plan to coincide with the survey.
6. Being as South 3rd Street has a substandard right-of-way the applicant is requested to provide a 5' right-of-way easement across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
7. Advisory Comment:
   a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
8. The applicant is proposing to utilize 41.4' of city owned property for is development as indicated as Lot 1 on the survey. Please provide the appropriate application and or other documentation for this property purchase.
9. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the said owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
10. The engineering plan needs to identify the benchmark and the appropriate datum. If the datum is NAVD then a conversion factor to NGVD needs to be noted on the plan.
11. The engineering plans propose the construction of a 5' wide sidewalk along US 1 however the survey indicates a 9' +/- wide existing concrete walkway. Please revise the plans to reflect the construction of a 9' wide sidewalk.
12. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the plan shall indicate whether a positive discharge is proposed, if not, the project will be required to retain 100% of the runoff generated from a 100 year – 1 day storm event.

JRA/tst

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

RECEIVED
DEC 29 2014
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer

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

SUBJECT: **Artistry in Mosaics Site Plan – 900 South US 1**
TRC Project No. 14-07000003

DATE: December 29, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

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

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Site Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

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

ENGINEERING COMMENTS:

1. The site plan shall indicate the location of all stop signs, stop bars, curbing, dimensions and bearings of all existing/proposed project boundaries, parking lot and driveway dimensions.
2. As previously requested please provide a signed and sealed boundary and topographic survey.
3. Being as South 3rd Street has a substandard right-of-way the applicant has indicated a 5' right-of-way easement donation across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
4. Advisory Comment:
   a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
5. The applicant is proposing to utilize 41.4' of city owned property for is development as indicated as Lot 1 on the survey. Please provide the appropriate application and/or other documentation for this property purchase.
6. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the said owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
7. The engineering plan needs to identify the benchmark and the appropriate datum. If the datum is NAVD then a conversion factor to NGVD needs to be noted on the plan.
8. The engineering plans propose the construction of a 6' wide sidewalk along US 1. Please revise the plans to reflect the construction of a 7.5' wide sidewalk as indicated on FDOT's construction plans.
9. The survey shall be updated to identify the existing US Highway 1 sidewalk width as it is currently noted as 5' which is incorrect.
10. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the following items were identified as needing addressing at time of building permit review:
    a. Trench drains or some other mechanism will need to be added at both new driveways in order to prevent any stormwater run-off into the public right-of-ways.
    b. There are two Section "C-C" noted on the plan view.
    c. Provide a sidewalk easement for the section of sidewalk that encroaches onto the property at the US Highway 1 driveway.
    d. Provide a minimum of a 25' setback from the South 3rd Street right-of-way line to the on-site retention area.
11. The proposed driveway's southerly taper shall not encroach south of the extended south property line.
12. The Landscape Plan shows plantings south of the southern property lines at the east end of the site. Please confine all proposed plantings to the limits of the development.

JRA/tst

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

JAN 21 2015

TO: Kori Benton, Historic Preservation Officer

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

SUBJECT: **Artistry in Mosaics Site Plan – 900 South US 1**
TRC Project No. 14-07000003

DATE: January 21, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received January 16, 2015

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

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Site Plan Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

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

ENGINEERING COMMENTS:

1. Identify the length of the southern project boundaries on the site plan and the proposed 5' wide right-of-way easement along South 3rd Street.
2. As previously requested please provide a signed and sealed boundary and topographic survey.
3. Advisory Comment:
   a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
   b) As previously identified South 3rd Street has a substandard right-of-way the applicant has indicated a 5' right-of-way easement donation across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
4. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the adjacent property owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
5. As previously requested identify the location and elevation of the benchmark and the appropriate datum on the Paving and Drainage Plan.
6. The survey shall be updated to identify the existing US Highway 1 sidewalk width as it is currently noted as 5' which is incorrect.
7. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the following items were identified as needing addressing at time of building permit review:
   a. Trench drains or some other mechanism will need to be added at both new driveways in order to prevent any stormwater run-off into the public right-of-ways.
   b. Provide a sidewalk easement for the section of sidewalk that encroaches onto the property at the US Highway 1 driveway.
11. The proposed driveway's southerly taper shall not encroach south of the extended south property line.
12. The Landscape Plan shows plantings south of the southern property lines at the east end of the site. Please confine all proposed plantings to the limits of the development.

JRA/tst

Planning Board **7. e.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Abandonment - Artistry in Mosaics - Remaining Alleway located between Georgia Avenue and Hayes Road

LOCATION

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

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Site Aerial
Pinewood Subdivision - Alleway Marked
Application
Appraisal
Exhibit of Alleyway for Abandonment

Form Review

Form Started By: Kori Benton Started On: 02/04/2015 10:44 AM

Final Approval Date: 02/04/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Abandonment of Alleyway
Remaining section between Georgia Avenue and Hayes Road

DATE: February 4, 2015

STAFF REPORT

Owner(s) of Abutting Parcel(s):

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

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

Applicant:

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

Representative:

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

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

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

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

Surrounding Zoning:

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

Land Area of Subject ROW: .24 acres

Staff Analysis:

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

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

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

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

The applicant has obtained and an appraisal of the remaining segment of the alleyway which returned a market value of $43,000. The entire segment of the alleyway would not be granted to the applicant; however, the release of the alleyway would be coupled with the closure of the existing means of ingress/egress with curbing, and prospective removal of existing asphalt upon the segment of the alleyway to be retained by the city. As no funding capacity of the city exists to complete the work, the improvements are recommended in-lieu of monetary payment for the subject land for abandonment.

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

Technical Review Committee

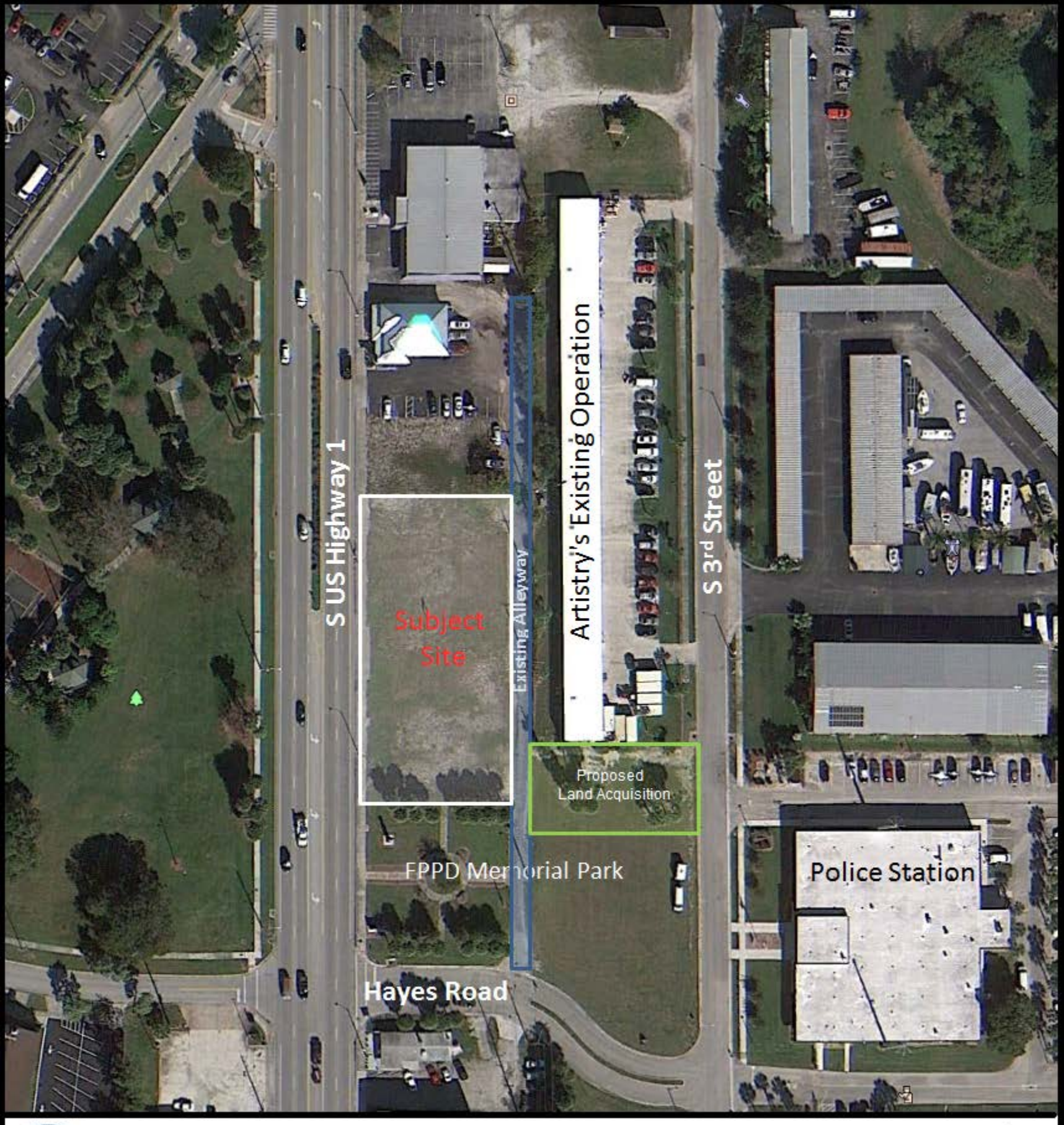
All affected Departments have reviewed and approved the proposed Alleyway Abandonment.

Staff Recommendation:

Based on the approvals provided by the affected departments, Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the requested abandonment with the following conditions:

1) A 30 ft. easement, encompassing the affected alleyway, is recorded concurrent with the abandonment;

2) The applicant record a shared access agreement benefitting the abutting properties, in order to ensure cross access of the sites, and provide an alternative means of ingress/egress for the established and future site(s); and
3) The applicant coordinate and complete the elimination of the existing access point to the alley considered for abandonment and remaining segment of existing asphalt which will no longer be in use.

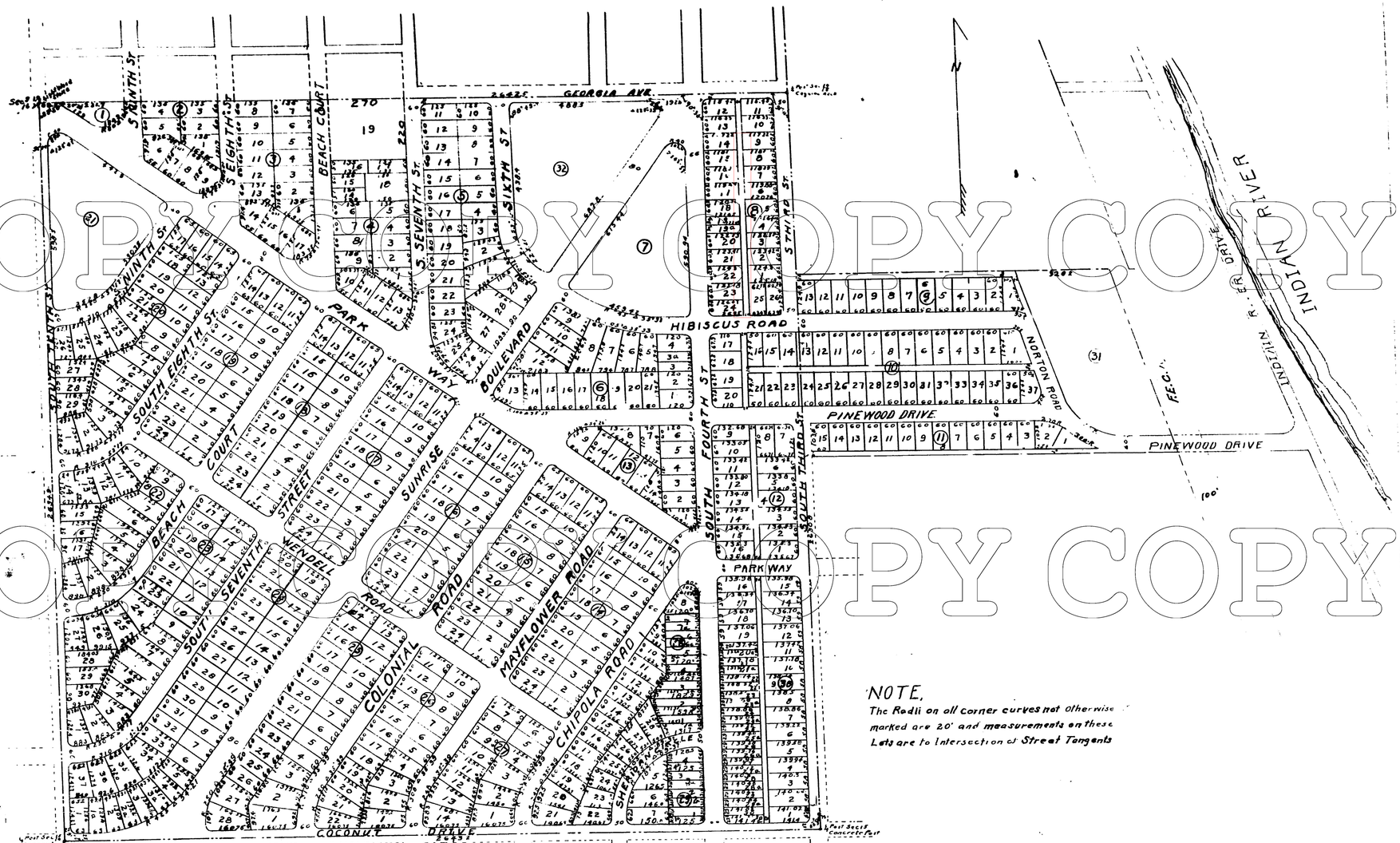


900 S US Highway 1

Site Aerial

5-24

COPY COPY COPY COPY COPY COPY



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

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

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

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

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

PLAT of PINEWOOD
A Subdivision of all of N.W. 1/4 of Sec 15 and that part of South half of Gov Lot 1 of Sec 15 which lies West of Right of Way of the F.E.C Ry all in T.35 S.R. 40E St Lucie Co Fla
Scale 1"=200'
Robb and Buchanan Engrs
Fort Pierce Fla

All Streets and Highways as shown on Plat are hereby Dedicated to the use of the Public
SUNRISE FRUIT COMPANY
By R.R. Robbard Pres.

5-24

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Abandonment

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

Parcel ID #(s) N/A

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

Property Owner(s) City of Ft. Pierce

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company Mosaics of America, Inc

Street Address 901 S. 3rd Street

City Ft.Pierce, FL 34950 State Zip

Phone Number (772) 468-3452

Email Address andyh @artistryinmosaics.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of November, 2014, by Andrew Hochstetter who is personally known to me or has produced FL driver license as identification.

Signature of Notary

(seal)

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

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

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

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

Application Type:

☐ Easement Abandonment

☒ Right-of-Way Abandonment Alleyway

Reason for Abandonment Request: Commercial Development

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

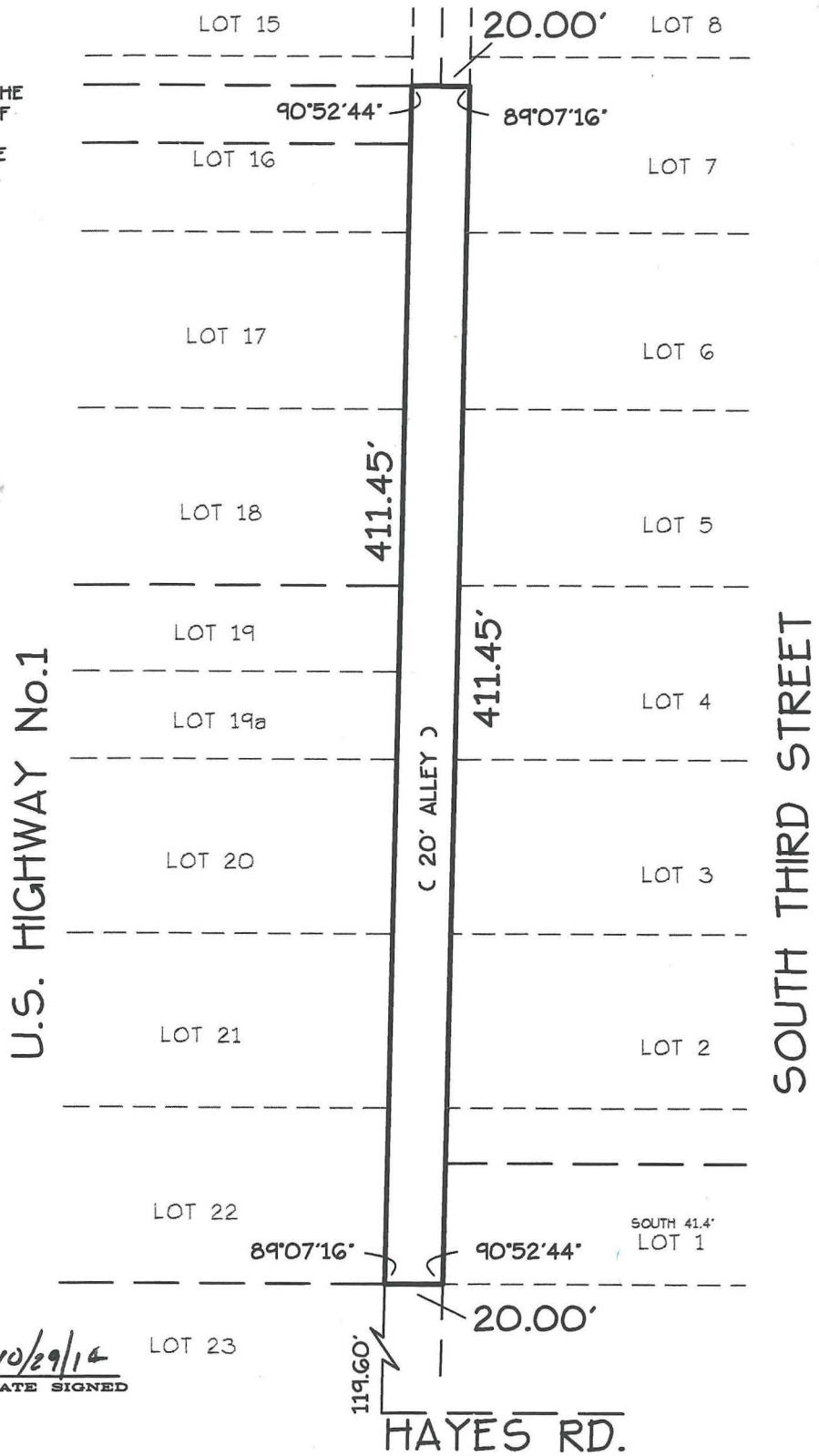
Is the right of way in use or unopened? ☒ In Use ☐ Unopened

Application Outlook



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





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

10/29/14
DATE SIGNED

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

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

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

ORIGINAL S&S

FEE, DeROSS & FEE, P.L.

ATTORNEYS AT LAW

SINCE 1905

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

426 AVENUE A
FORT PIERCE, FLORIDA 34950

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

TELEPHONE
(772) 461-5020

POPPELL HOUSE
A Designated Historic Property

TELECOPIER
(772) 468-8461

Writer's Email
fee@feederossfee.com

November 17, 2014

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

Attention: Corey Benton

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

Dear Corey:

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

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

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

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

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

Respectfully,

Frank H. Fee, III

FHF:cs
cc: Mr. Andy Hoschstetter

AN APPRAISAL OF

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

FILE #14-71646-A

PREPARED FOR

ARTISTRY IN MOSAICS

AS OF

OCTOBER 17, 2014

BY

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

Callaway & Price, Inc.

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

Since 1972

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October 24, 2014

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

Dear Mr. Hochstetter:

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

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

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

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

$43,000

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

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

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

PROPERTY TYPE	:	Road Right-of-Way/Alley
LOCATION	:	The Subject Property is located between the parcels owned by Artistry in Mosaics that is located between U.S. Highway 1 and South 3rd Street, in Fort Pierce, Florida.
DATE OF VALUATION	:	October 17, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 0.188 acres, or 8,227 square feet
BUILDING	:	None
ZONING	:	Surrounding properties are zoned C-3, by the City of Fort Pierce
LAND USE PLAN	:	Surrounding properties have a future land use of General Commercial by the City of Fort Pierce.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development in conjunction with neighboring properties
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF OCTOBER 17, 2014	:	$43,000

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ADDENDA
- Engagement Letter
- Survey
- Qualifications:
  - Stephen G. Neill, MAI
  - Chris A. Blackwell

CERTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Stephen G. Neill, MAI
Cert Gen RZ2480

Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-A

LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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

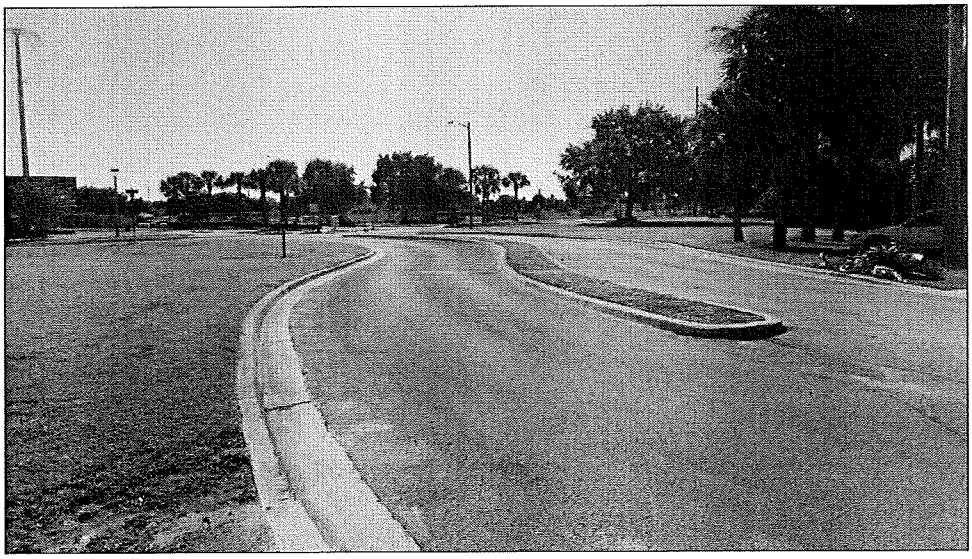
11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.



VIEW OF SUBJECT PROPERTY LOOKING NORTH



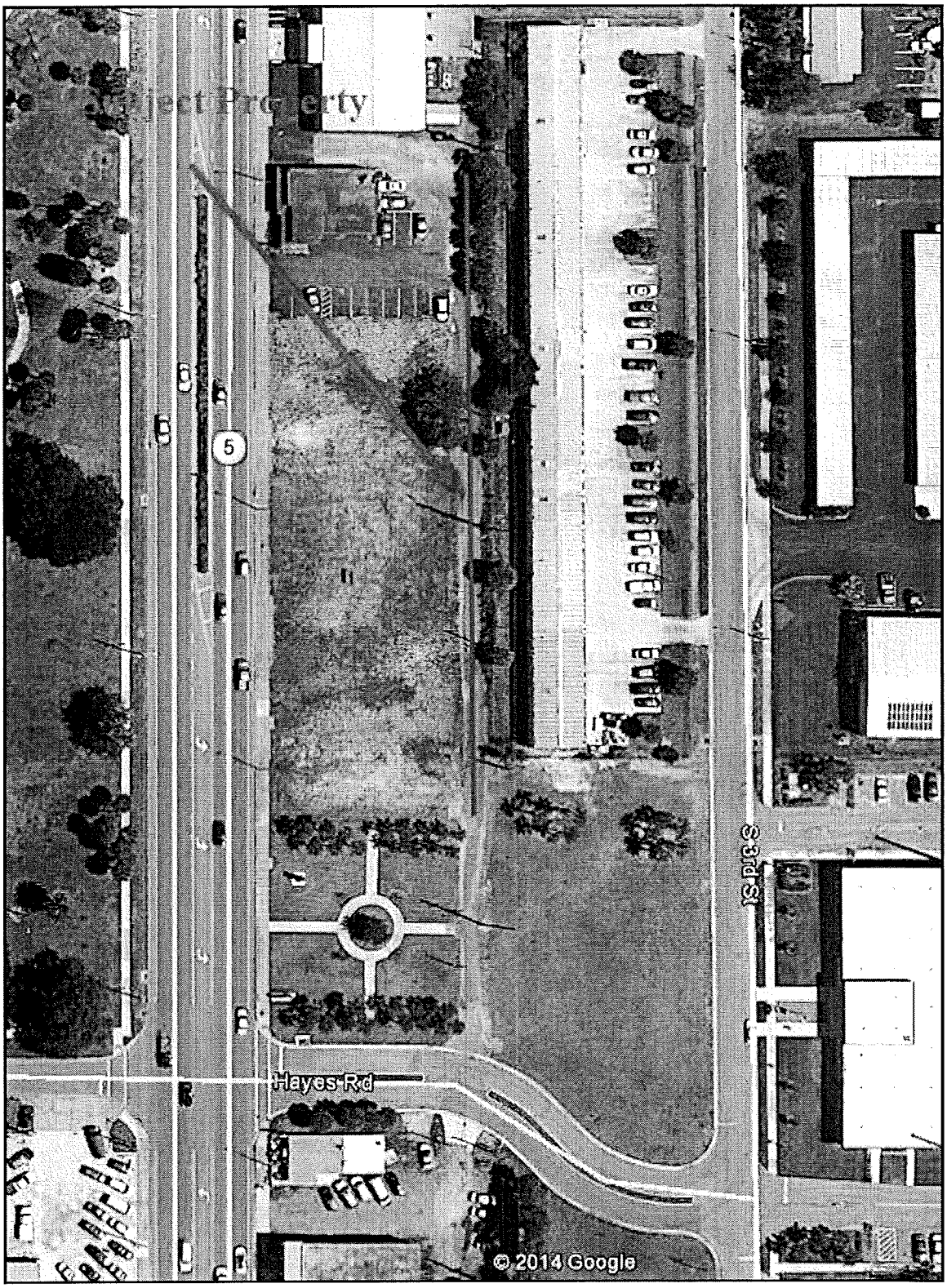
VIEW OF SUBJECT PROPERTY LOOKING SOUTH TOWARDS HAYES STREET



VIEW LOOKING EAST ALONG HAYES STREET



VIEW LOOKING WEST ALONG HAYES STREET



AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of October 17, 2014.

Intended Use and User of Appraisal

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

Legal Description

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

Market Value

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

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

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

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Exposure Time and Marketing Time

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

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

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

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

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

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

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

Across the Fence Method

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

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

Across the Fence (ATF) Value

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

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

SCOPE OF WORK

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

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

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

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

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

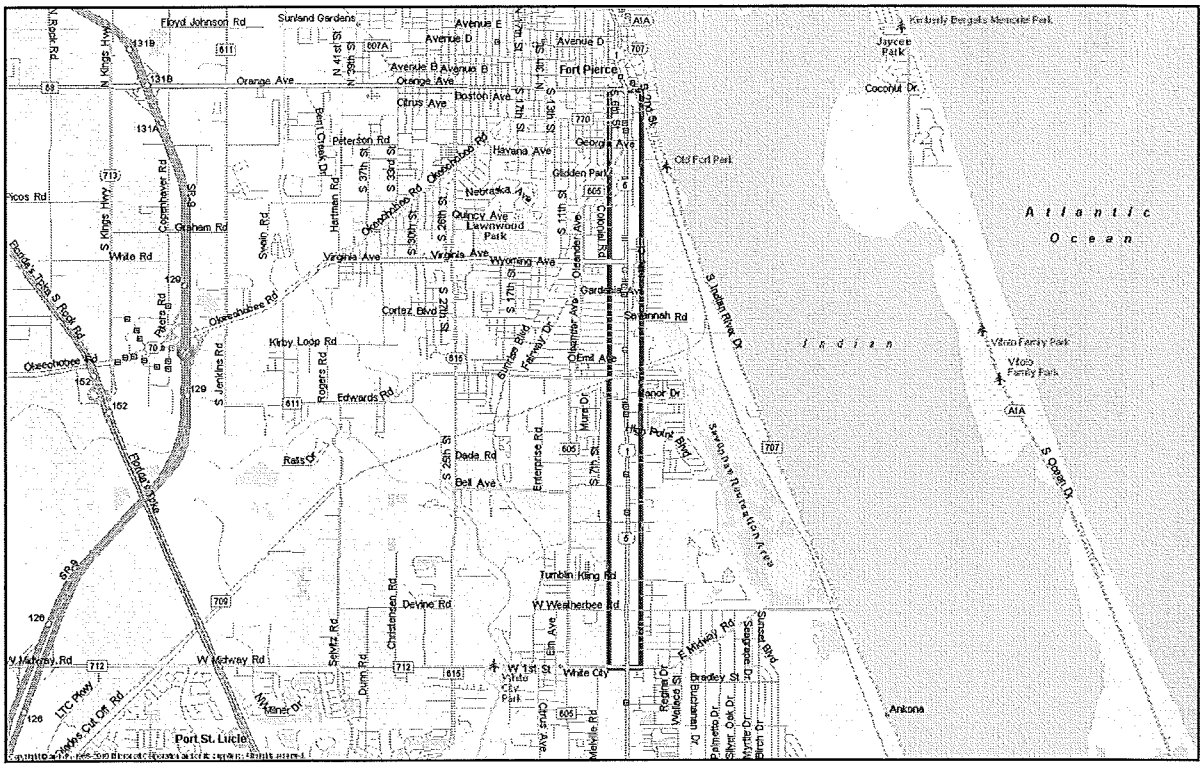
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* Since the Subject Property is a Right of Way/Alley, we have utilized the Across the Fence method for valuation. Since the highest and best use would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

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

NEIGHBORHOOD ANALYSIS

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

Neighborhood Map


Floyd Johnson Rd
Sunland Gardens
Fort Pierce
Orange Ave
Avenue D
Avenue B
Avenue E
Citrus Ave
Boston Ave
Peterson Rd
Havana Ave
Georgia Ave
Glidden Park
Old Fort Park
Nebraska Ave
Quincy Ave
Lawnwood Park
Virginia Ave
Wyoming Ave
Gardenia Ave
Savannah Rd
Cortez Blvd
Kirby Loop Rd
Edwards Rd
Okeechobee Rd
Orlando Ave
Dade Rd
Bell Ave
Enterprise Rd
Tumblin Klang Rd
W Wetherbee Rd
Devine Rd
W Midway Rd
W Midway Rd
W 1st St
White City
White City Park
Port St. Lucie
Ankona
Jaycee Park
Coconut Dr
Atlantic Ocean
Indian
Vitois Family Park
S Ocean Dr
S Indian River Dr
Sewalls Point Causeway
Sewalls Point Rd
Manor Dr
Emd Ave
Murat Dr
Bayview Dr
Bradley St
Palmetto Dr
Myrtle Dr
Birch Dr
Regina Dr
Wellard St
Melville Rd
Chris Ave
Elm Ave
Christenden Rd
Selvitz Rd
Dunn Rd
Manor Dr
LTC Pkwy
Ports Cut Off Rd
Florida's Turnpike
S Jenkins Rd
Rogers Rd
Kings Hwy
Glades Cut Off Rd
Okeechobee Rd
Peters Rd
Graham Rd
White Rd
Swain Rd
Hartman Rd
Orange Ave
Citrus Ave
Peterson Rd
Boston Ave
Havana Ave
Georgia Ave
Glidden Park
Nebraska Ave
Quincy Ave
Lawnwood Park
Virginia Ave
Wyoming Ave
Gardenia Ave
Savannah Rd
Cortez Blvd
Kirby Loop Rd
Edwards Rd
Dade Rd
Bell Ave
Enterprise Rd
Tumblin Klang Rd
W Wetherbee Rd
Devine Rd
W Midway Rd
W 1st St
White City
Port St. Lucie
Ankona
Jaycee Park
Coconut Dr
Atlantic Ocean
Indian
Vitois Family Park
S Ocean Dr
S Indian River Dr
Sewalls Point Causeway
Sewalls Point Rd
Manor Dr
Emd Ave
Murat Dr
Bayview Dr
Bradley St
Palmetto Dr
Myrtle Dr
Birch Dr
Regina Dr
Wellard St
Melville Rd
Chris Ave
Elm Ave
Christenden Rd
Selvitz Rd
Dunn Rd
Manor Dr
LTC Pkwy
Ports Cut Off Rd
S Jenkins Rd
Rogers Rd
Kings Hwy
Glades Cut Off Rd
Okeechobee Rd
Peters Rd
Graham Rd
White Rd
Swain Rd
Hartman Rd
S 35th St
S 26th St
S 17th St
S 11th St
S 7th St
S 2nd St
N 4th St
N 29th St
N 13th St
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S 25th St
S 13th St
S 30th St
S 37th St
S 32nd St
S 27th St
S 22nd

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

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

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

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

Conclusion

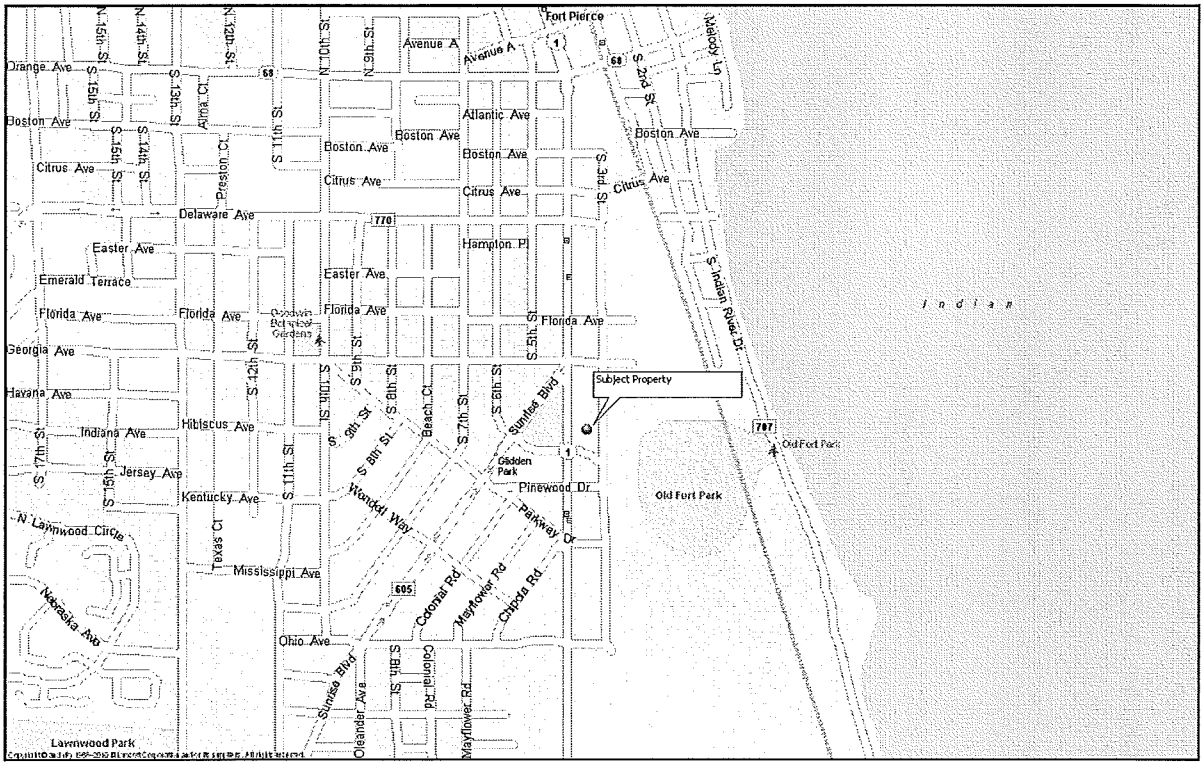
In our opinion the Subject Neighborhood should continue to see growth in the future when demand begins to improve and the market strengthens. The southern section of the neighborhood is one of the few areas along U.S. Highway 1 where there is still vacant land available for future development.

PROPERTY DATA

Location

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

Location Map



Zoning

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

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

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

Lot Size and Dimensional Requirements

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

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

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

Land Use

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

Concurrency

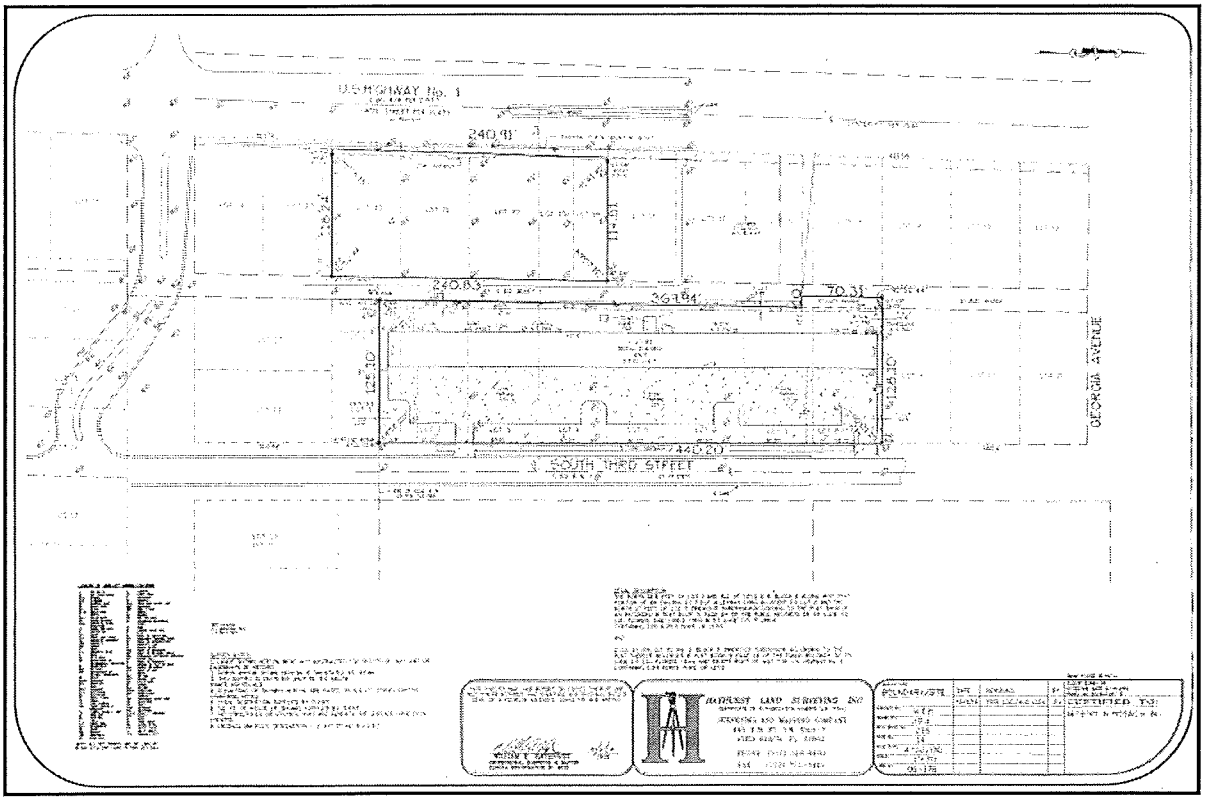
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

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

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 8,227 square feet. We have used the measurements from the survey to determine the Subject size. We have used 411.34 feet x 20 feet. Located below is a survey of the Subject Property.

Survey



Utilities

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

Topography

The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3805.00.

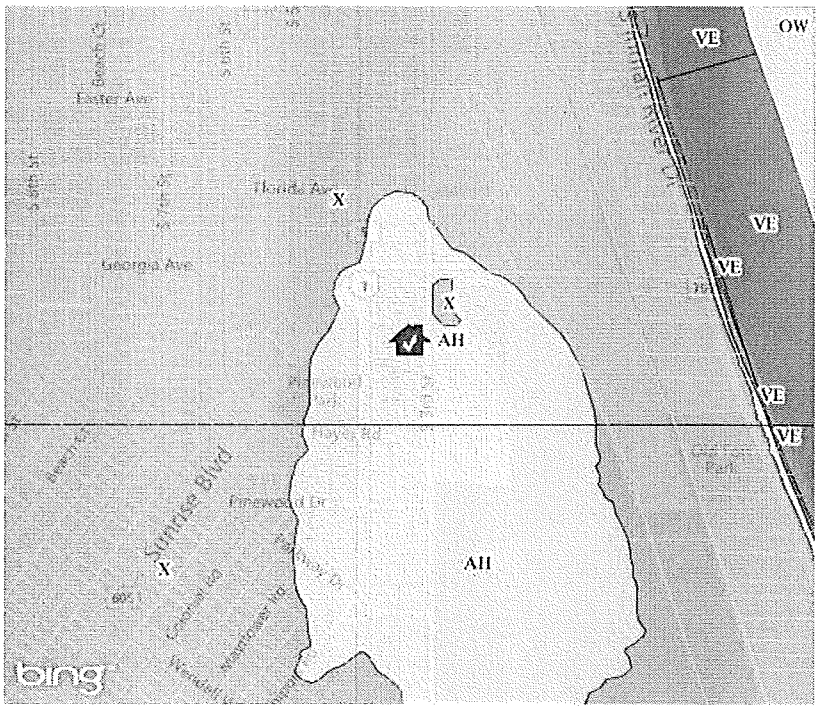
Flood Hazard Zone

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

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

Flood Zone Description:

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



Assessed Value and Taxes

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

Property History

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

HIGHEST AND BEST USE

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

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

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

Conclusion

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

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

2. The Subject Property contains 8,227 square feet of land area and is rectangular in shape. The site size and shape does not allow for any development as a standalone parcel. The Subject Property along with surrounding properties would have multiple development schemes including commercial development.

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

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

LAND VALUE ANALYSIS

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

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

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

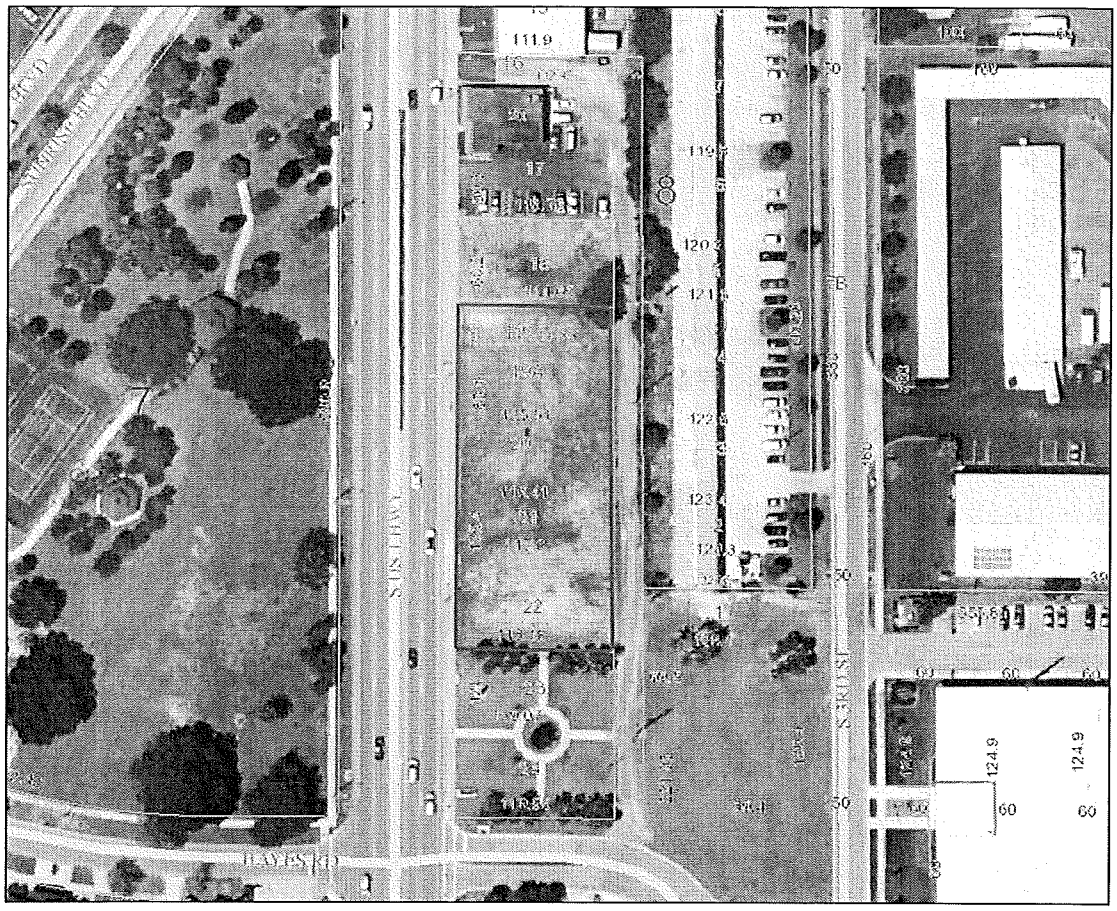
Discussion of Vacant Land Sales

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

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

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

Land Sale 1



Property Identification

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

Sale Data

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

Land Data

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

Land Size Information

Gross Land Size	0.650 Acres or 28,314 SF

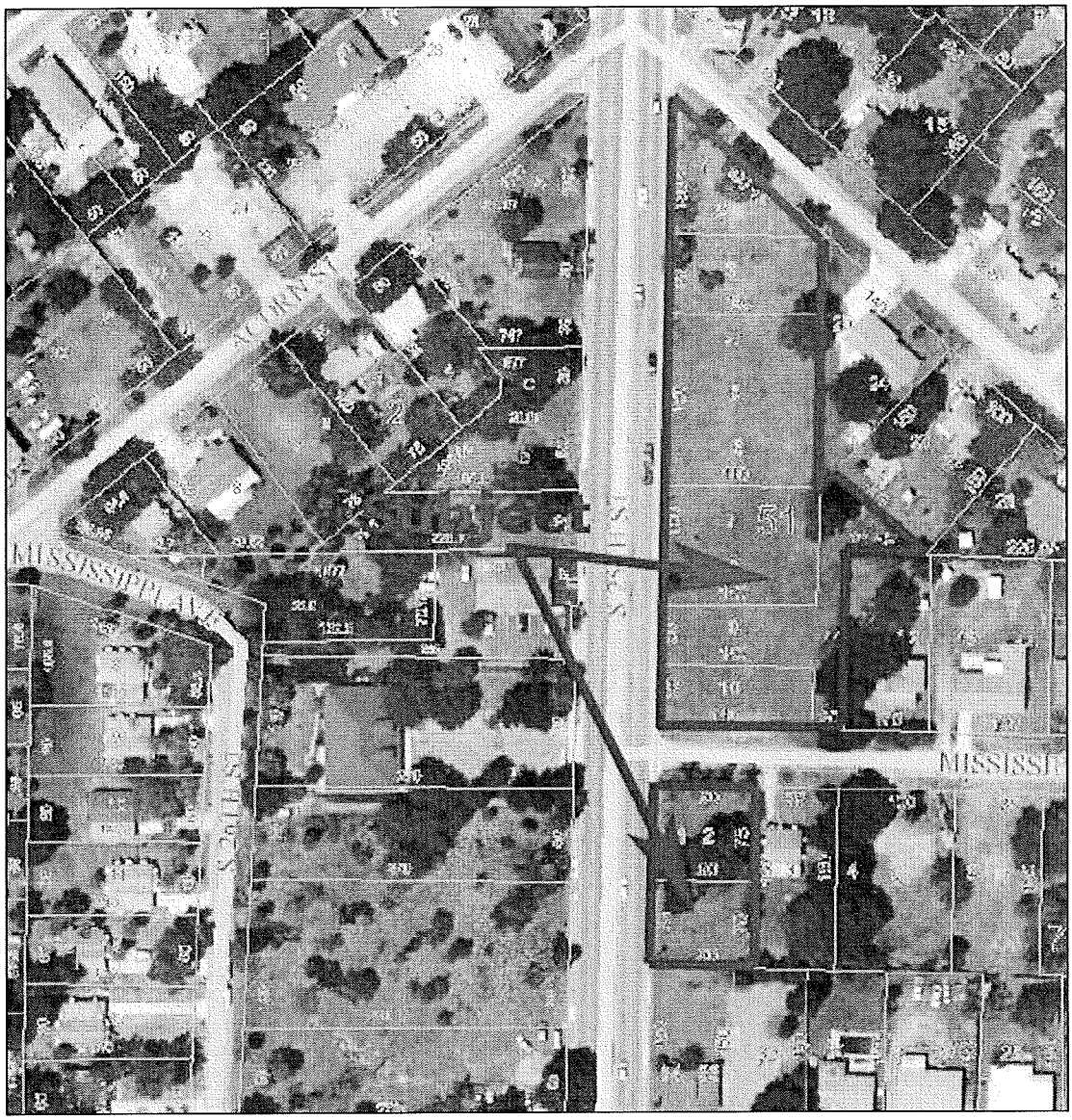
Indicators

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

Remarks

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

Land Sale 2



Property Identification

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

Sale Data

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

Land Data

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

Land Size Information

Gross Land Size	1.971 Acres or 85,857 SF

Indicators

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

Remarks

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

Land Sale 3



Property Identification

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

Sale Data

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

Land Data

Zoning	C-3, Commercial General

Land Size Information

Gross Land Size	0.280 Acres or 12,197 SF

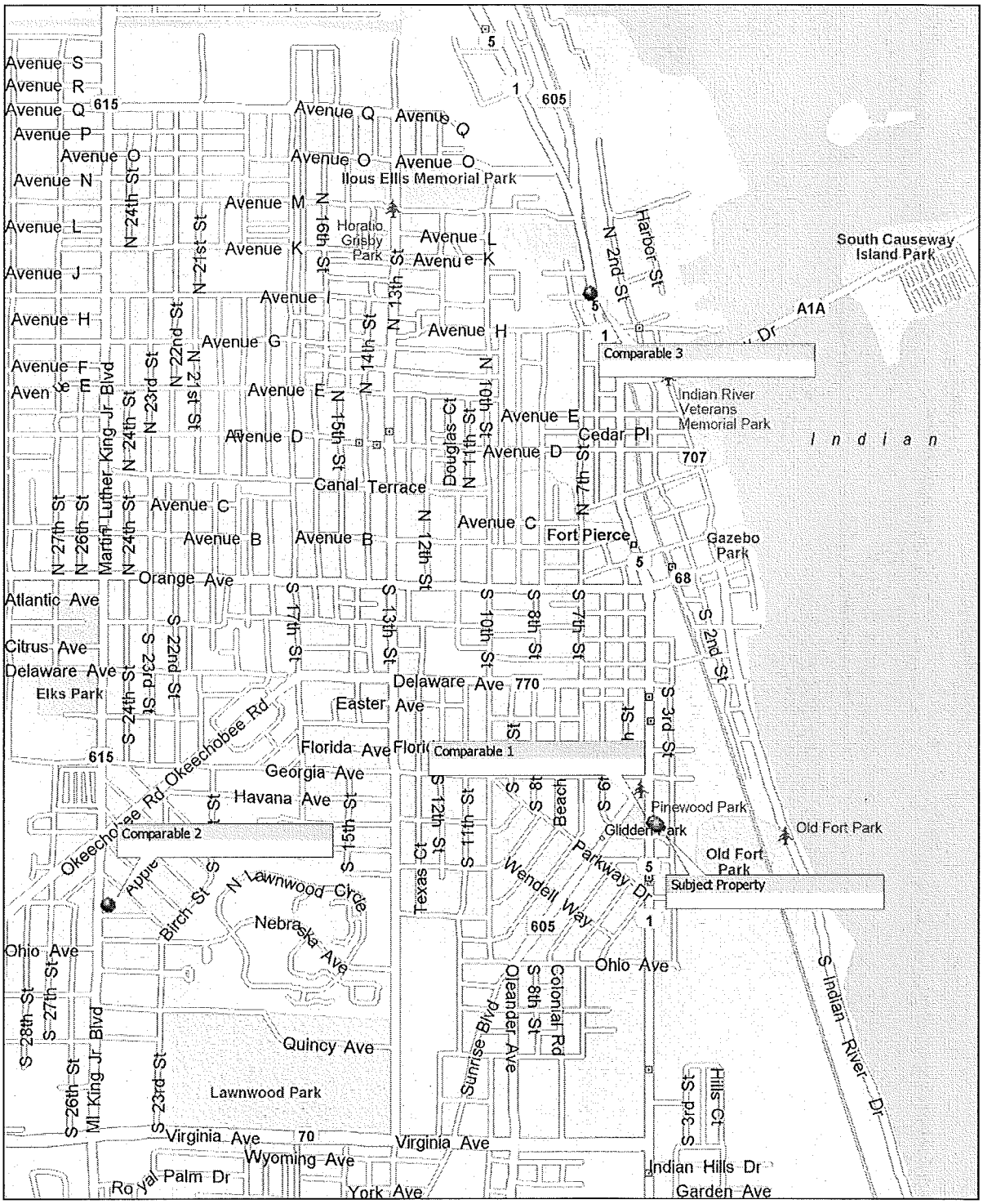
Indicators

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

Remarks

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

Comparable Sales Location Map



Discussion of Adjustments

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

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

Sale Number	Subject	1	2	3
Record ID #	-	**2640**	**2454**	**2526**
ORBK/PG		3635/135	3604/1856	3512/252
Sale Price		$152,500	$415,000	$62,000
Size Acres	0.202	0.650	1.97	0.280
Size - SF	8,805	28,314	85,857	12,197
Price/Square Foot		$5.39	$4.83	$5.08
Location	Hayes Road Right-of-Way, east of US Highway 1	East side of US Highway 1, just north of Hayes Road	1202 S.25th Street	1001 N. US Highway 1
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee
Date of Sale (Contract)		May-14	Feb-14	Apr-13
Date of Value	Oct-14			
Zoning/Land Use	C-3/CG	C-3/CG	C-1/CO	C-3/CG
Time Interval (Months)		5	8	18
Conditions of Sale		0%	0%	0%
Market Condition Adj.	0%	0%	0%	0%
Adjusted Price Per SF		**$5.39**	**$4.83**	**$5.08**
Physical Adjustments				
Location	0%	0%	0%	0%
Size	0%	0%	10%	0%
Site Quality	0%	0%	0%	0%
Zoning/Density	0%	0%	5%	0%
Access/Frontage	0%	0%	0%	0%
Total Physical Adjustment		0.00%	15.00%	0.00%
Adjusted Price Per SF		$5.39	$5.56	$5.08

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

Property Rights Conveyed

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

Terms of Financing (Cash Equivalency)

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

Conditions of Sale

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

Expenditures Made

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

Time or Changes in Market Conditions

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

Location

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

Size

The Subject Property contains 8,227 square feet. A majority of the surrounding parcels are approximately 0.50 acre in size and considered typical for the area. We will base our analysis on this typical 0.50 acre site size given the across the fence methodology. The comparable sales indicate a range from 0.28 acres to 1.97 acres. Comparable 2 is larger and has been adjusted upward to recognize the economies of scale. None of the remaining comparables warranted an adjustment for size.

Site Quality

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

Zoning

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

Access/Frontage

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

Conclusion – Land Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $5.08 to $5.56 per square foot, with an average indication of $5.34 per square foot and median indication of $5.39 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing the most weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented by $5.25 per square foot. This indicates that the land value of the Subject Property is $43,000. This is calculated as follows:

8,227 square feet X $5.25 per square foot = $43,192

Rounded, $43,000

ADDENDA

Callaway & Price, Inc.

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

Since 1972

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

SOUTH FLORIDA

1410 Park Lane South
Suite 1
Jupiter, FL 33458
Phone (561)686-0333
Fax (561) 686-3705

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

TREASURE COAST

1803 South 25th Street
Suite 1
Fort Pierce, FL 34947
Phone (772) 464-8607
Fax (772) 461-0809

Stuart
Phone (772) 287-3330
Fax (772) 461-0809

Harry D. Gray, MAI, SRA
Cert Gen RZ662
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Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
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SPACE COAST

114 6th Avenue
Suite 3
Indialantic, FL 32903
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321) 726-0970
Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

October 7, 2014

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

VIA EMAIL: andyh@artistryinmosaics.com

RE: Appraisal Fee Quote

Dear Mr. Hochstetter:

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

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

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

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

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

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

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: _____ 10/17/14
Signature Date

Name and Title (Printed or Typed): Andrew Hochstetter

Client Fed ID# or SS#: 65-0933394

Conditions of Agreement

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

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

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

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

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

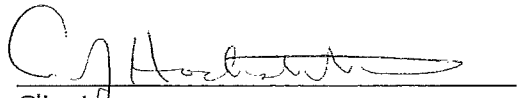
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

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

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

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

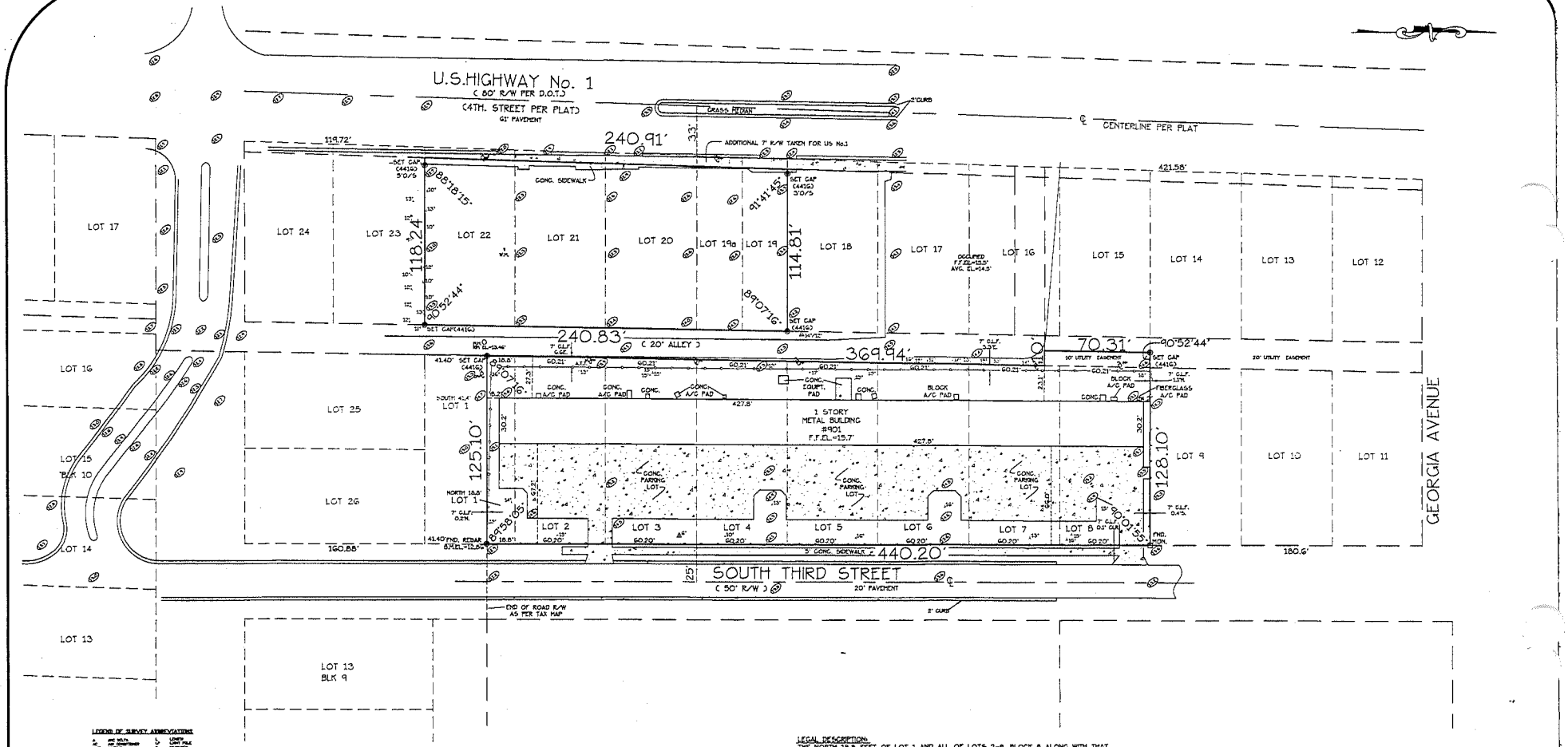
I hereby agree to the Conditions of Agreement outlined above.



Client

10/7/14

Date



LEGEND OF SURVEY ABBREVIATIONS

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

TREE LEGEND:
A = UNKNOWN TREE
' = PALM TREE

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. NORTH ARROW SHOWN HEREON IS ORIENTATED AS SHOWN.
3. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
4. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. ORIGINAL BM: N.G.S. DESIGNATION - E 401 (11.98' N.A.V.D.)

LEGAL DESCRIPTION:
THE NORTH 18.8 FEET OF LOT 1 AND ALL OF LOTS 2-8, BLOCK 8 ALONG WITH THAT PORTION OF AN EXISTING 20 FOOT ALLEYWAY LYING ADJACENT TO LOT 8 AND THE NORTH 10 FEET OF LOT 7, PINEWOOD SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA. SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.
CONTAINING 1.23 ACRES MORE OR LESS

AND

LOTS 19, 19A, 20, 21 AND 22, BLOCK 8, PINEWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE CO CO., FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY No. 1
CONTAINING 0.34 ACRES MORE OR LESS

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416
10/6/14
DATE

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

SURVEY TYPE:	DATE:	REVISIONS:	BY:
BOUNDARY/SITE	10/3/14	TREE LOC./ADD ELEV.	JDJ
CHECKED BY: W.E.H			
DRAWN BY: J.D.J.			
FIELD BOOK No. 218			
PAGE No. 14			
FIELD DATE: 4/26/06			
SCALE: 1"=30'			
JOB No. 06-176			

BASE FLOOD EL.=17.0'
FLOOD ZONE: AH
EFFECTIVE DATE 9/19/1991
PANEL No. 12111C0157 G

CERTIFIED TO:
ARTISTRY IN MOSAICS, INC.

QUALIFICATIONS

Professional Designations\Licenses\Certifications

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

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, STEPHEN GREY
1803 SOUTH 25TH STREET
SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6429714
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 10/01/12 128111078

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN GREY

IS CERTIFIED under the provisions of ch.475 FS
Expiration date: NOV 30, 2014 L12100104217

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINE MARK • PATENTED PAPER

AC#6429714

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100104217

DATE	BATCH NUMBER	LICENSE NBR
10/01/2012	128111078	RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, STEPHEN GREY
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations/Licenses/Certifications

Florida State Registered Trainee Real Estate Appraiser #RI10869

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. - July 2005 to Present

Education

Appraisal Institute - USPAP
Gold Coast School of Real Estate - Course AB I
Appraisal Institute - Course 310
Gold Coast School of Real Estate - Mastering Real Estate Appraisal AB II
Williamson's School of Real Estate - Course AB III
IFFREC - 15-Hour National USPAP - AB IV

Appraising/Research Expertise

Agricultural Land
Citrus Groves
Funeral Homes
Gas Stations
Institutional Properties
Insurable Value
Marinas
Medical Office Buildings
Office Buildings
Single-Family Residential
Subdivisions
Townhouses
Vacant Land

Organizations and Affiliations

Southern Kingfish Association

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783
850-487-1395

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 685732
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RI10869 11/28/12 128153885

REGISTERED TRAINEE APPRAISER
BLACKWELL, CHRIS ALAN

HAS REGISTERED under the provisions of Ch. 475
Expiration date: NOV 30, 2014 L12112801670

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC#685732

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12112801670

DATE	BATCH NUMBER	LICENSE NBR
11/28/2012	128153885	RI10869

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2014

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

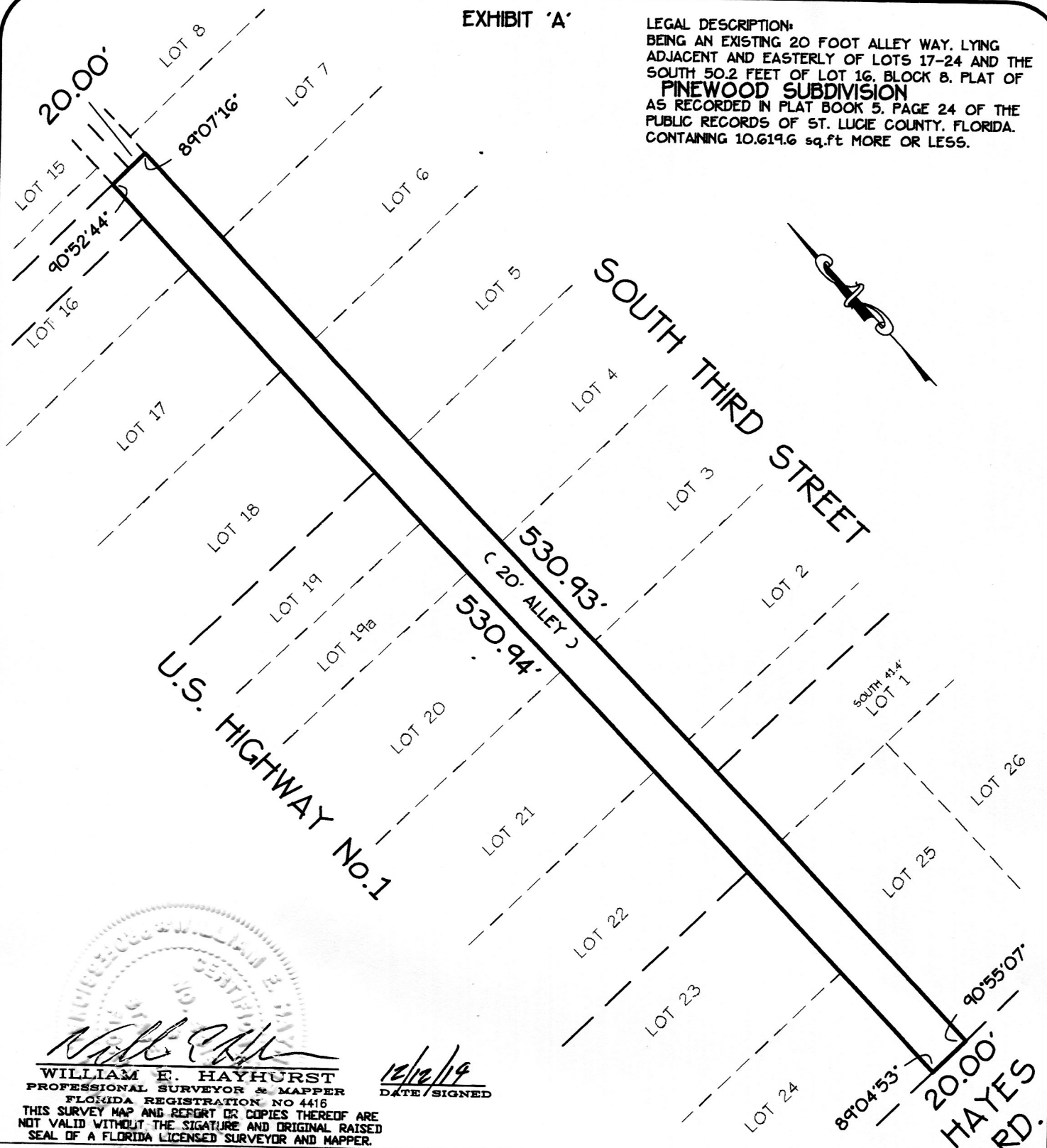
RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

EXHIBIT 'A'

LEGAL DESCRIPTION:
BEING AN EXISTING 20 FOOT ALLEY WAY. LYING ADJACENT AND EASTERLY OF LOTS 17-24 AND THE SOUTH 50.2 FEET OF LOT 16, BLOCK 8, PLAT OF PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 10,619.6 sq.ft MORE OR LESS.



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

12/12/14
DATE/SIGNED

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

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

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

Planning Board **7. f.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Sale or Transfer of Surplus Property - Informal Bid No. 2015-015 - Property (.18 acres) Located on South 3rd Street, between Georgia Avenue and Hayes Road

LOCATION

South 3rd Street, between Georgia Avenue and Hayes Road

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Informal Bid Package
Aerial
Property Exhibit
Bid Response
Bid Supplement - Benefits to City of Fort Pierce
Associated Site Plan
Appraisal - Including Subject Property

Form Review

Form Started By: Kori Benton Started On: 02/04/2015 10:36 AM

Final Approval Date: 02/04/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Sale or Transfer of Surplus Property
Informal Bid No. 2015-015
Property Located on South 3rd Street, between Georgia Avenue and Hayes Road

DATE: February 4, 2015

STAFF REPORT

Owner:
City of Fort Pierce
PO Box 1480
100 N US Highway 1
Fort Pierce, FL 34950

Bid Respondent/Applicant:
Andrew Hochstetter
Artistry In Mosaics
901 S 3rd Street
Fort Pierce, FL 34950-5159

Representative(s):
John Foster, AIA
11205 Ridge Ave
Fort Pierce, FL 34982

Requested Action:
Acquisition of property for development in conjunction with a Site Plan and Conditional Use application

Location:
Generally located on the west side of South 3rd Street, between Georgia Avenue and Hayes Road.

Parcel ID:
2415-123-0001-000-5

Surrounding Zoning:

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

Land Area of Subject Property:
.18 acres

Staff Analysis:

In accordance with City Code Section 2-223. – Powers and duties of the Planning Board, (4) *Disposal of city property*, and City of Fort Pierce Informal Bid No. 2015-015, the applicant, Artistry in Mosaics, Inc, is requesting review and approval of a proposal to acquire .18 acres of city owned land, to couple said land with existing holdings, for expansion of their existing business.

Artistry in Mosaics, Inc., is a local manufacturer of custom ceramic and glass mosaics, presently located within a 12,800 square foot industrial building located at 903 S 3rd Street. A Site Plan and Conditional Use application to construct a 14,500 S.F. facility has been filed concurrently with this acquisition request, and the existing design for site development is contingent upon its success.

The subject property is held by the City of Fort Pierce and has been recommended as surplus land, remaining separate from the land utilized to develop the existing Fort Pierce Police Station, across S 3rd Street, to the east. A portion of the surplus property has been improved as a Memorial Park for the Police, fronting S. US Highway 1.

The City of Fort Pierce Commission was notified of the request for acquisition at a regular Conference Agenda meeting, and subsequently, the City Manager authorized the preparation of an Informal Bid opportunity for potential respondents.

The evaluation criteria issued with the Request emphasized the following:

1. Proposals and experience of the respondent and key members of the development team.
2. Financial capacity of the respondent to acquire and redevelop the subject property.
3. The extent to which the preliminary development program is consistent with the goals, policies, and objectives of the Community Redevelopment Plan and the Comprehensive Plan for the City of Fort Pierce.

Artistry in Mosaics was the sole respondent, presenting a proposal to acquire the property to serve as an integral component of their prospective development plans. The property is presented to offer the capacity to provide a superior means of ingress for truck deliveries, configured to minimize impacts to adjacent roadways. Furthermore, the acquisition of the property provides the capacity to eliminate the necessity to utilize the existing alleyway, adjacent to the property, as a point of access. This release of use provides greater potential to abandon the remaining alleyway, reserving the existing space for incorporation into their development plan. Furthermore, the elimination of said alleyway also adjoins vacant city owned property, and the improved Police Memorial Park, along S US Highway 1 and Hayes Road.

The respondent has obtained and an appraisal of the entire .463 acres of city owned property at the northwest corner of S 3rd Street and Hayes Road, which encompasses subject property for acquisition. The appraisal returned a market value, for the entire portion, of $63,000. A formula to delineate the value of the requested portion for acquisition returned an approximate value of $24,500.

The respondent has presented documents and figures related to the economic impacts and investment of the prospective development and business expansion as justification for transfer of the property, in the absence of monetary compensation. Staff acknowledges the prospective benefits of the business expansion and significance of the presented infill project; however the relinquishment of city property should be offset through an equivalent value, potentially through improvements to the remaining public lands or other off-site improvements to the general area. A variety of options exist, which may encompass the contribution of funds to infill sidewalks, landscaping, or public art in the adjacent lands. The consideration of monetary funds may be directed towards the consideration of park improvements on-site, or contribution to prospective roadway improvements in the surrounding area.

Technical Review Committee

All affected Departments have reviewed the submittals, and provided approvals of the proposal, based on compliance with the requirements of the City Code.

Comprehensive Plan

The adopted City of Fort Pierce Comprehensive Plan seeks to develop opportunities to enhance public parks and recreational areas, pedestrian travel and safety, as well as roadway infrastructure.

Staff Recommendation:

The proposed Informal Bid Response presents the opportunity for economic growth and business development, and is found to be consistent with the City's Comprehensive Plan as the property is not utilized, or encompassed with improve park lands; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the requested acquisition.

Surplus Land Sale

903 S 3rd Street

Request for Proposals

The City of Fort Pierce is proposals for the sale or transfer of surplus land located at approximately 903 South Third Street. The site is owned by the City of Fort Pierce and was acquired during for development of the Police Station. The station was constructed without use of the site, therefore the property has been identified as surplus.

RFP

Project Overview	I
General Conditions, Instructions, and Information	II
Instructions to Proposers	III
Scope of Specifications	III
Forms	IV

Property Highlights

- 5,187.5 sq. ft. site
- 41.5 ft. of Street Frontage
- Access to rear alleyway



903 S 3rd Street—Looking West



903 S 3rd Street—Perspective View

City of Fort Pierce

City of Ft. Pierce Procurement Dept.
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

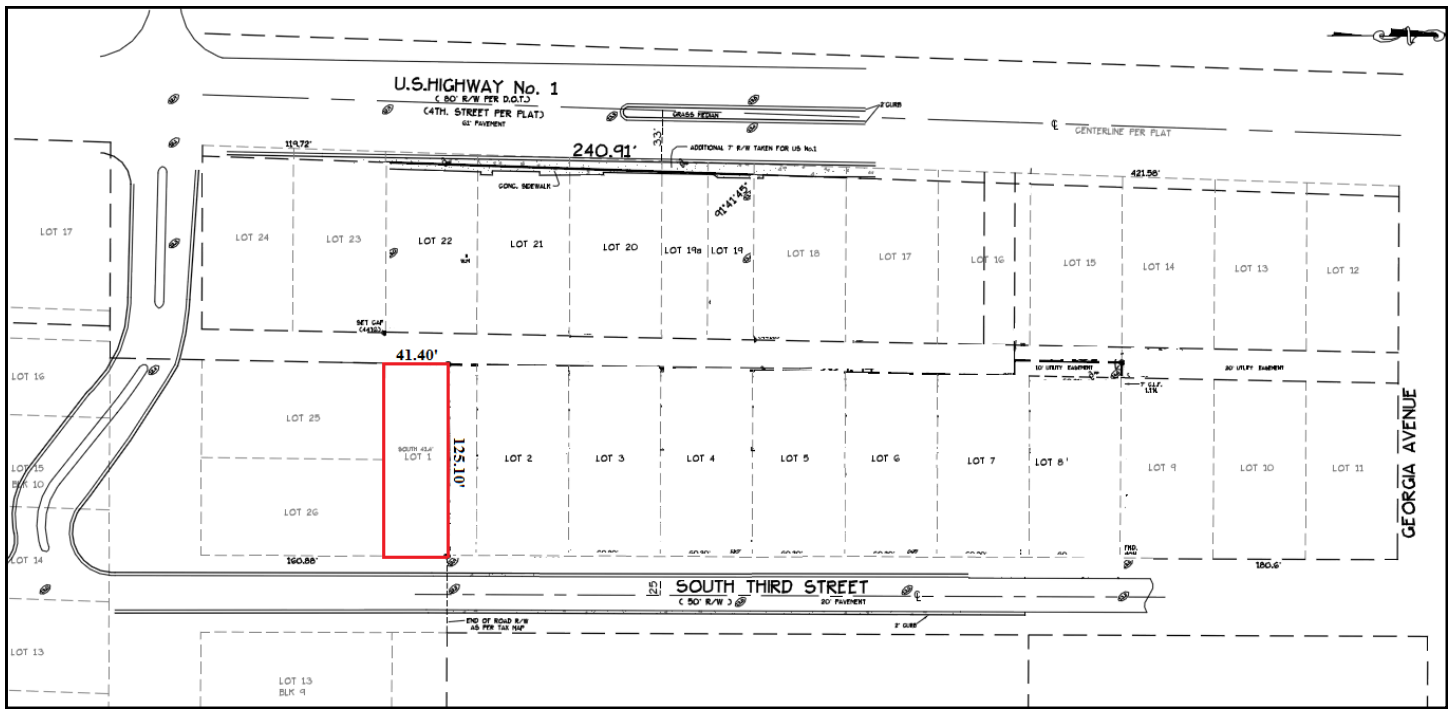
Phone: 772-467-3749
Email: gcarter@city-ftpierce.com

CityofFortPierce.com

December 2014 — RFP Deadline

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

THE SUNRISE CITY



Plat Aerial & Project Boundaries

DELIVER TO: **City of Fort Pierce** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Procurement Dept.** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**REQUEST FOR PROPOSAL**
Contact: Gelencia Carter, 772-467-3749	**RFP No: 2014-x**
Pre-Proposal Conference Date: **10:00 A.M., Thursday, November 13, 2014**	**RFP Title: Surplus Land – South Third Street**
Pre-Proposal Location: **City Hall, 2nd Floor Conference Room** **100 North U.S. 1** **Fort Pierce, FL 34950**	**RFP Opening Location:** **City of Ft. Pierce Procurement Dept.** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
RFP Due Date & Time: **3:00 PM, MONDAY, DECEMBER 1, 2014**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Proposer Name: **----------** **Mailing Address:** **----------** **----------** **----------**	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.*** **X_____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Circle One): **Corporation Partnership Proprietorship**	**Title:**
Incorporated in the State of: Year:	**Delivery in _____days, ARO**
Phone Number:	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Applicants must submit one (1) original and ten (10) copies of the proposal. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSALS CONSTITUTES AN OFFER BY THE PROPOSER. Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: http://www.cityoffortpierce.com, Demandstar.com and Public Purchase.com.

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

c. The invoice shall contain the Proposer's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISPROPOSAL OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

1.1 Proposals are due on or before **3:00 PM, Wednesday, November 12, 2014.** Eleven (11) copies (one original and ten copies) of sealed Proposals shall be mailed or delivered to:

Delivery Address:	**Mailing Address:**
City of Fort Pierce	**City of Fort Pierce**
100 North U.S. #1	**P.O. Box 1480**
Fort Pierce, FL 34950	**Fort Pierce, FL 34954-1480**

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of Demandstar.com (www.demandstar.com) and Public Purchase.com (www.publicpurchase.com).

Any Proposals proposals received after the designated time and date listed above will be returned unopened.

1.2 All proposals and Proposals will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

2. PRE-PROPOSAL CONFERENCE

3.1 A **Pre-Proposal Conference** will be held at **10:00 A.M., Thursday, November 4, 2014,** in the Second (2nd) Floor Conference Room, City Hall, 100 North U.S. #1, Fort Pierce, Florida. All interested bidders are **encouraged** to attend this pre-Proposals conference

3. INQUIRIES/QUESTIONS

2.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO
City of Fort Pierce
Nick Mimms
Deputy City Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 460-6847
Email: nmimms@city-ftpierce.com

COPY
City of Fort Pierce
Gelencia Carter
Purchasing Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 595-9948
Email: biddesk@city-ftpierce.com

2.2 No inquiries will be received within seven (7) calendar days of Proposal closing date.

4. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

5. CERTIFICATE OF INSURANCE

In order to do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with proposal submittal. If awarded, insurance must comply with the Required Limits of Insurance as indicated in Section III of the specifications.

6. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your proposal submittal.

7. PURCHASING CARD PROGRAM

7.1 The City has implemented a **Purchasing Card Program.** The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award**. If no such percentage is given, the City shall assume 0% discount applies.

7.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

SECTION III~
SPECIFICATIONS

CITY OF FORT PIERCE

Request for Proposals No. 2014-xxx

SURPLUS LAND SALE
South Third Street

Map



November 2014

REQUEST FOR PROPOSALS NO. 2014-

I. EXECUTIVE SUMMARY - REQUEST FOR PROPOSALS

The City of Fort Pierce invites interested and/or qualified developers to submit a proposal for the purchase of vacant land which has been identified as surplus. The use of this land for infill commercial or recreational development is encouraged.

II. SOLICITATION, EVALUATION, AND NEGOTIATION PROCEDURES

In the interest of limiting the initial investment of effort and cost on the part of respondents, the disposition process for RFP No. 2014-x is simplified into a single phase.

A. REQUEST FOR PROPOSALS (RFP)

Respondents shall submit the following information in their Proposals in response to this RFP:

1. A detailed description of the respondent's Proposals and experience.
2. A description of representative development projects completed by the respondent.
4. A preliminary development program including land use, intensity and development approach.

The CITY OF FORT PIERCE does not require nor expect respondents to submit a specific development plan or design concept based on detailed architectural and engineering work as a part of their Proposals. Each respondent must submit a conceptual development program indicating the proposed uses and intensity of uses that the respondent would intend to pursue. However, the CITY OF FORT PIERCE will consider any illustrative graphics submitted which indicate characteristic or quality which respondent would intend to pursue to subject property.

In the event that a respondent refers to a specific development project in describing the respondent's Proposal, experience and capability, the respondent should describe the role the respondent played in each such project. The CITY OF FORT PIERCE expects respondents to give special attention to a demonstration of the respondent's ability to secure construction and permanent financing.

The Proposals shall be submitted in bound form in an 8 ½ x 11 format. Respondents

may include documents larger than 8 ½ x 11 provided that such documents are folded and/or inserted in a pocket which is bound into the Statement.

One original and ten (10) copies of the respondent's Proposal are required to be submitted in a sealed envelope received by **3:00PM, Monday, December 1, 2014**.

Delivery:	***Mail:***
City of Fort Pierce	City of Fort Pierce
Attn: Purchasing Department	Attn: Purchasing Department
100 N. US 1	P.O. Box 1480
Fort Pierce, FL 34950	Fort Pierce, FL 34954-1480

All Statements of Proposals, which are received according to the noticed timetable, will be opened immediately after **3:00PM, Monday, December 1, 2014**, and reviewed for analysis.

City of Fort Pierce staff will prepare a rating matrix for evaluation of each of the respondents based on the Proposals received, and recommend an evaluation committee to review and evaluate Proposals.

City of Fort Pierce will select a respondent or respondents to interview. Following the interview(s), each respondent, City of Fort staff will evaluate the proposals, rank each of the respondents, and recommend a preferred developer. The City of Fort Pierce will then enter into negotiations with the highest ranked respondent for a period of ninety (90) days. If an agreement in principle cannot be reached with the highest ranked respondent within ninety (90) days, the City of Fort Pierce will commence negotiations with the next highest ranked respondent, and so on until an acceptable agreement has been reached with a qualified respondent.

C. CONTACT PERSON

Procedural questions related to the Surplus landdisposition process, see **page 7, item number 2, Inquiries/Questions.**

Requests for substantive clarification or information should be submitted in writing to the same address. **The deadline for submission of written questions and requests for clarification shall be no later than 5:00PM, Monday, November 24, 2014.**

D. EVALUATION CRITERIA

The evaluation criteria in the selection of respondents for the "short list" for the RFP stage of the disposition process will include but not be limited to the following:

1. Proposals and experience of the respondent and key members of the development team.
2. Financial capacity of the respondent to acquire and redevelop the subject property.
3. The extent to which the preliminary development program is consistent with the goals, policies, and objectives of the Community Redevelopment Plan and the Comprehensive Plan for the City of Fort Pierce.

III. REQUEST FOR PROPOSALS GUIDELINES

A. DEADLINE FOR SUBMITTAL OF PROPOSALS

- Proposals shall be submitted to the Procurement Department on or before **3:00PM, MONDAY, DECEMBER 1, 2014**

B. FORM AND NUMBER OF COPIES

- Each respondent shall submit one (1) original and ten (10) copies of their Proposals in 8 ½ x 11 format. The Statement of Proposal shall be submitted in a sealed envelope marked in bold:

PROPOSALS
CITY OF FORT PIERCE
RFP NO. 2014-x

C. ADDRESS FOR SUBMITTAL

Proposals shall be sent to:

Delivery
City of Fort Pierce
Attn: Purchasing Department
100 N. US 1
Fort Pierce, FL 34950

Mail
City of Fort Pierce
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce, FL 34954-1480

D. MINIMUM CONTENTS OF PROPOSALS

Each Statement of Proposal shall include the following information. To the extent that a respondent is comprised of one or more business entity or person, information relative to each member of such team shall be provided:

Proposals

1. Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
3. Respondent's organizational structure.
4. The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. List of references including contact names, addresses, telephone and facsimile numbers.

Preliminary Development Project Program

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
2. Description of types and numbers of structures, including anticipated dimensions and character of buildings.
3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
4. Description of special amenities or design features anticipated to be included in the development program.

In their Proposals, candidates are expected to focus the respondent's qualifications and experience and to illustrate the character of development proposed with illustrations of other development projects. In their Proposals, respondents must describe their experience with similarly situated properties or projects and to demonstrate their ability to understand and successfully deal with the physical and market environment influencing the project concepts. Respondents are encouraged to use available materials including graphic images (photographs and/or drawings) of projects in which the respondent was not involved, but are images that reflect concepts or ideas that the respondent proposes for redevelopment.

IV. DISCLOSURES AND DISCLAIMERS

The information contained in this Request for Proposals (RFP) is provided solely for the convenience of the proposer. The City of Fort Pierce has assembled the information in a good faith effort to assist in the disposition process; however, the City of Fort Pierce make no representation, warranty, or guarantee as to the accuracy of the information. It is the responsibility of the proposer to verify that the information is accurate.

The City of Fort Pierce reserves the right to accept any submittal and/or proposals deemed to be in the best interest of the City of Fort Pierce, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The City of Fort Pierce do not assume any financial or other obligation to any respondent. Any Proposals submitted in response to this RFP is at the sole risk and responsibility of the party submitting such Statement.

Neither the City of Fort Pierce, nor any of their advisor will pay a brokerage, finders, or referral fee to any party in connection with this RFP. In the event of any conflict between this section and the rest of the RFP, the provisions of this section shall take precedence.

V. DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

> The undersigned, as Respondent, declares that the only persons interested in this Proposals submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Proposals or any Proposal which may arise out of the Statement, that this Proposals is submitted without connection or arrangement with any other person and that this Proposals is true and correct and is in every respect fair, in good faith, and without collusion or fraud.
>
> The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposals and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

_____

Name of Firm, Individual or Corporation

_____	_____
Signature	Signature
_____	_____
(Title)	(Title)
_____	_____
Signature	Signature
_____	_____
(Title)	(Title)

SECTION VI - FORMS

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

_____ does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____

Proposer's Signature

_____

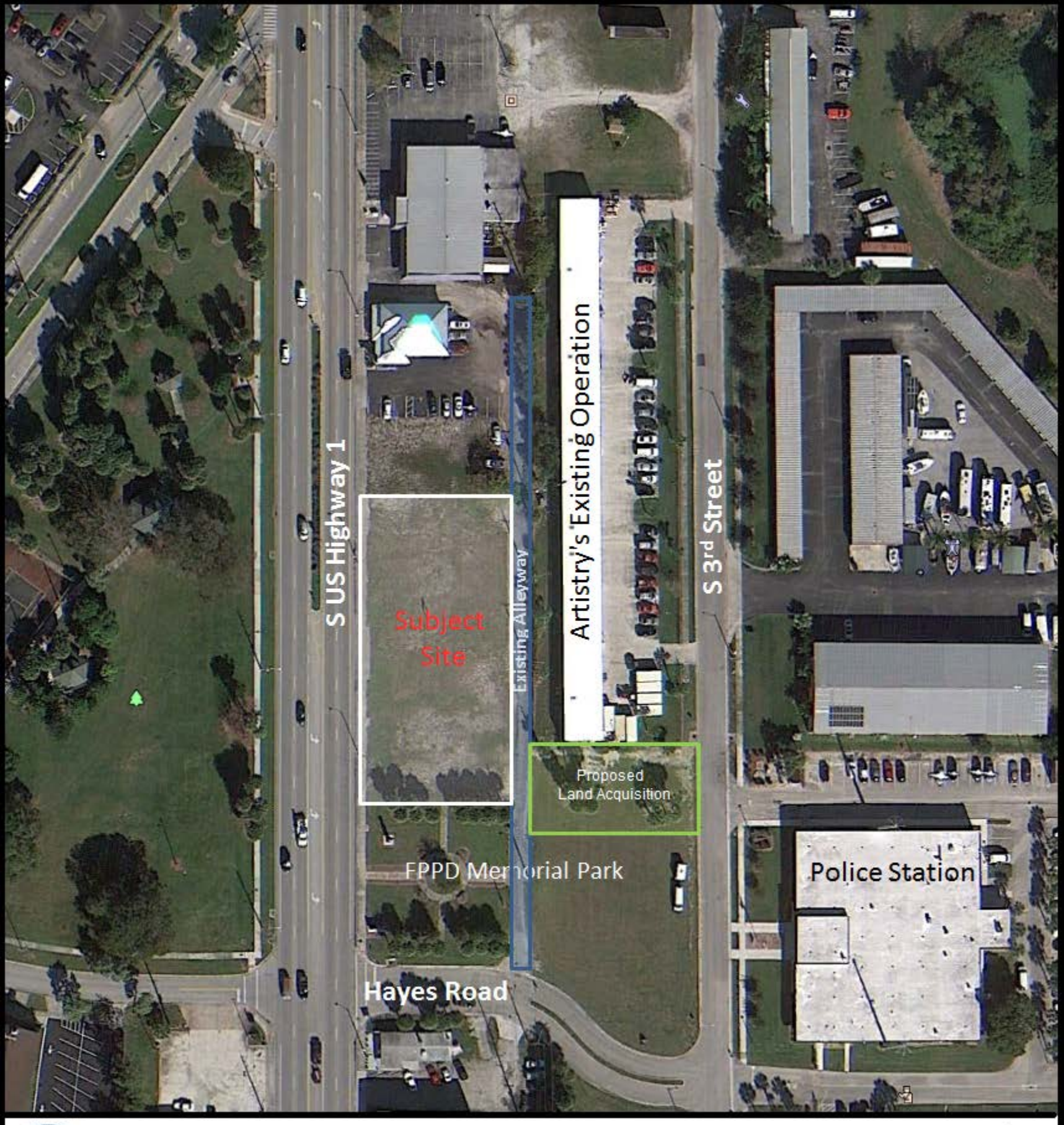
Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposals in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposals cover page (page 1) completed, signed and attached?	_____	_____
Include proof of proper licensing as stated in Proposal documents.	_____	_____
Proposals envelope is marked accordingly.	_____	_____
Is Drug-Free Workplace form signed and enclosed (if applicable)	_____	_____
Is Declaration of Interest form signed and enclosed	_____	_____
Are eleven (11) complete Proposals packages included (one original and ten copies) ?	_____	_____
Is each Addendum (when issued) signed and included?	_____	_____

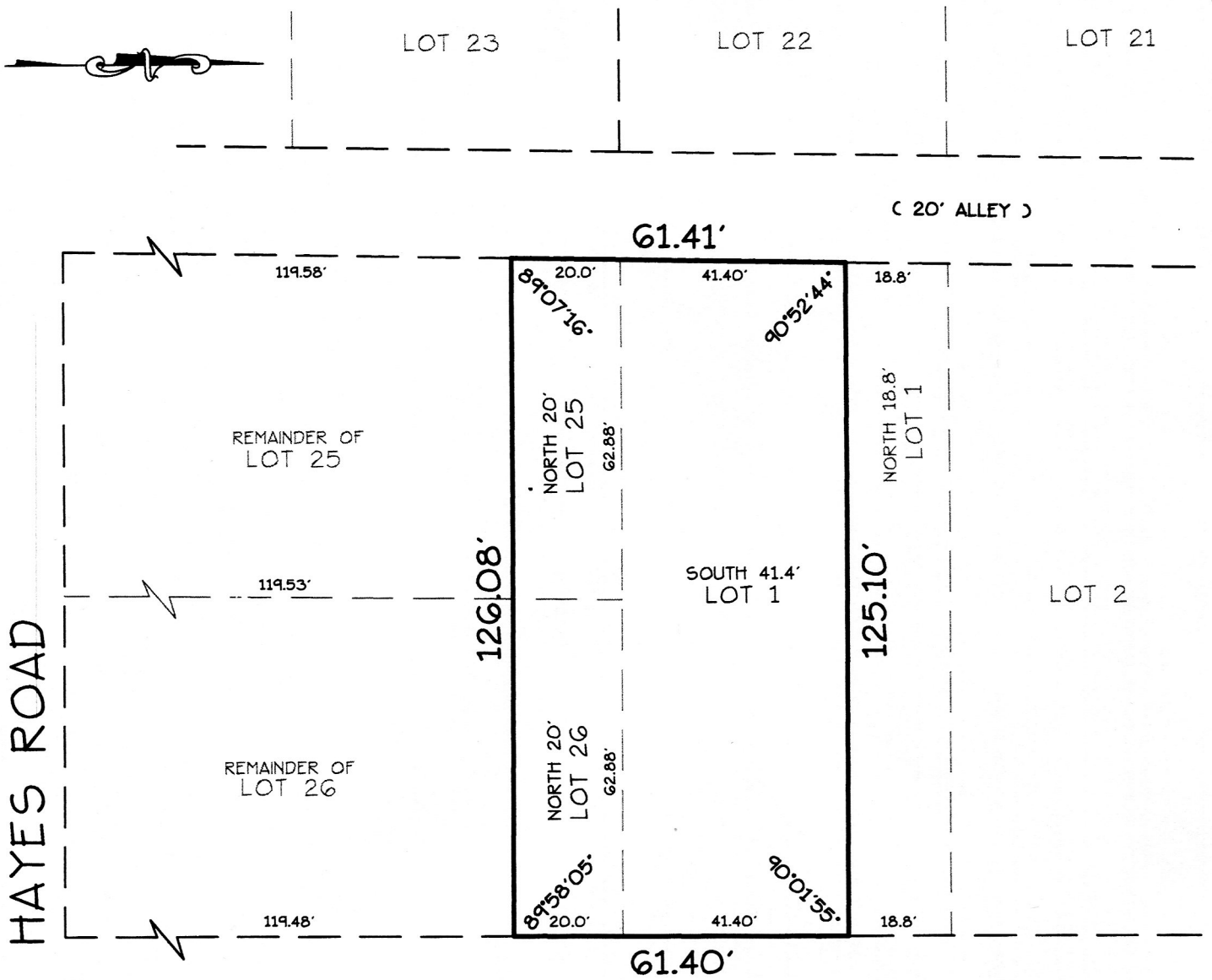
PLEASE SIGN AND RETURN WITH PROPOSAL_____



900 S US Highway 1

Site Aerial

EXHIBIT 'C'



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

12/12/12
DATE SIGNED

LEGAL DESCRIPTION:
THE SOUTH 41.40 FEET OF LOT 1 + THE NORTH 20.0 FEET OF LOTS 25-26, BLOCK 8, PLAT OF PINEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.18 ACRES MORE OR LESS.

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

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

SURVEY TYPE: SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY: J.D.J.			
CHECKED BY: W.E.H.			
FIELD BOOK: 218			
PAGE NO: 14			
FIELD DATE: 4/26/06			
SCALE: 1"=30'			
JOB NO: 06-176c			

FEE, DeROSS & FEE, P.L.

ATTORNEYS AT LAW

SINCE 1905

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

426 AVENUE A
FORT PIERCE, FLORIDA 34950

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

TELEPHONE
(772) 461-5020

POPPELL HOUSE
A Designated Historic Property

TELECOPIER
(772) 468-8461

Writer's Email
ffee@feederossfee.com

December 30, 2014

RECEIVED
DEC 30 2014
CITY OF FORT PIERCE
PLANNING & ZONING

City of Fort Pierce
Attention: Kori Benton,
Historic Preservation/Planning
P. O. Box 1480
Fort Pierce, Florida 34950

Hand Delivery

Re: Informal Bid No. 2015-015
Mosaics of America, Inc.,
d/b/b Artistry in Mosaics

Dear Mr. Benton:

I am attorney and agent in this behalf for Mosaics of America, Inc., d/b/a Artistry in Mosaics ("Company"). The Company is also served by John Foster, AIA, as Project Architect, 11205 Ridge Avenue, Fort Pierce, FL 34950, Phone: 772-370-9464 Other design principals engaged by the Company include:

Project Engineer:
Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983
Phone: 772-878-5079

Land Surveyor:
William Hayhurst
445 - 8th Street, SW - Unit 7
Vero Beach, FL 32962
Phone: 772-569-6680

Landscape Architect:
Larry Parr
Phone: 877-777-1393

The Company proposes to the City of Fort Pierce a project of development utilizing Company property, property to be abandoned or transferred by the City, and property to be retained by the City, of value and design providing "in kind" value to the City exceeding in value the appraised values suggested for the areas to be either abandoned or transferred to Company by the City. The proposals for development to be made at the cost and expense of Company is as generally outlined in the submittal of John M. Foster, Architect, dated December 22, 2014. This general proposal is subject to expansion and amplification as needed for clarity of commitment as shall be mutually agreed.

The proposal of Company is for "in kind" improvements, including those to be made to City property that will continue into the future, and is intended to offset expectation of any direct payment to the City. Consequently, the enclosed check for $500.00 is intended to ultimately be returnable when the City is satisfied as to the capability, capacity and good faith of Company to deliver its proposal.

On behalf of Company, a favorable consideration of this proposal for "in kind" value extended to the City, is sought and encouraged.

Respectfully submitted,

Frank . Fee, III

FHF:cs
Enclosure

REQUEST FOR QUOTATION
INFORMAL BID NO. 2015-015

CITY OF FORT PIERCE
PURCHASING DEPARTMENT
P. O. Box 1480
FORT PIERCE, FL 34954-1480

REMARKS
For additional information
contact Kori Benton, Historic Preservation
at (772) 467-3000 extension 3739

"AN EQUAL OPPORTUNITY EMPLOYER"

RESPONSE SUBMITTED BY:

MOSAICS OF AMERICA, INC., d/b/a ARTISTRY IN MOSAICS
Company Name

Cell: (877)777-1393 (Andy Hochstetter)
Phone No.

900 South US Highway #1
Fort Pierce, FL 34950
Address

N/A
Fax No.

Fort Pierce, FL 34950
City, State, Zip Code

andyh@artistryinmosaics.com
Email Address

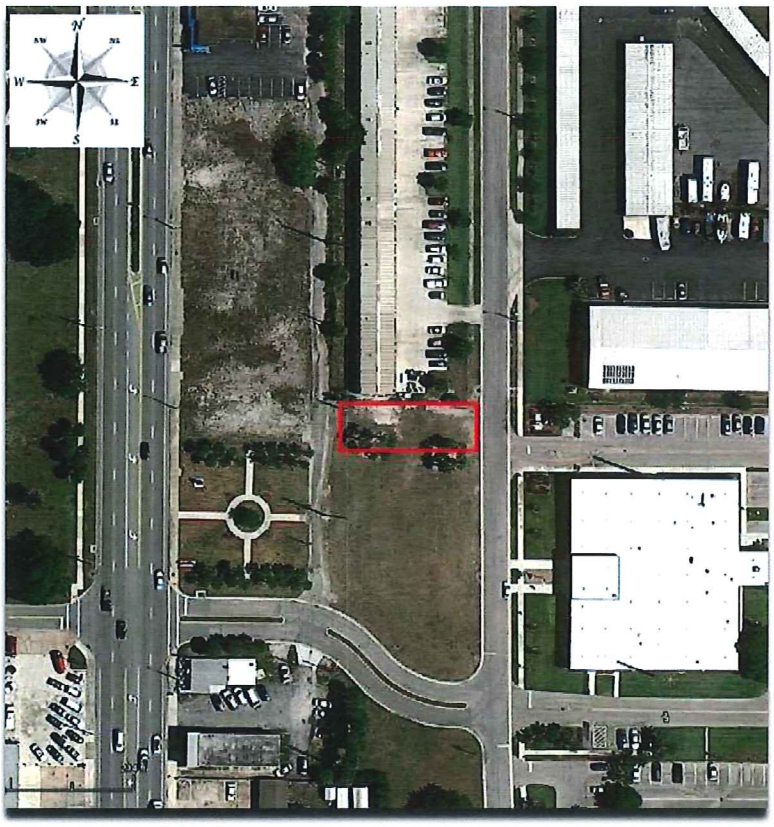
SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL

The City of Fort Pierce invites interested and/or qualified developers to submit a bid for the sale or transfer of surplus land located at approximately 903 South Third Street. The site is owned by the City of Fort Pierce and was acquired during for development of the Police Station. The station was constructed without use of the site; therefore the property has been identified as surplus. The City of Fort Pierce is seeking to provide an opportunity for use of the property to contribute to infill development, economic development, and job growth.

PROPERTY HIGHLIGHTS

- 5,187.5 sq. ft. site
- 41.5 ft. of Street Frontage
- Access to rear alleyway
- Legal Description: PINEWOOD S/D BLK 8 S 41.2 FT OF LOT 1

Aerial View of the Property





903 S 3rd Street—Looking West



903 S 3rd Street—Perspective View

SELECTION PROCESS

The highest bid, subject to the restrictions and provisions contained within this Invitation, will be provided 60 days to close on the transaction. In the event of a tie, the bid demonstrating the strongest financial capacity, in the City's sole opinion, to complete the transaction within 60 days will be selected. If the transaction fails to close within 60 days, the City may, at its sole discretion, choose to extend the time to close, or to cash or retain the bid bond and go to the second highest bidder for a 60 day period.

PLEASE NOTE: The Informal bids will be evaluated and all legal and survey cost associated with the acquisition of this City owned land will be funded by the prospective buyer.

The CITY OF FORT PIERCE does not require nor expect respondents to submit a specific development plan or design concept based on detailed architectural and engineering work as a part of their Proposals. Each respondent must submit a conceptual development program indicating the proposed uses and intensity of uses that the respondent would intend to pursue. However, the CITY OF FORT PIERCE will consider any illustrative graphics submitted which indicate characteristic or quality which respondent would intend to pursue to subject property.

In the event that a respondent refers to a specific development project in describing the respondent's Proposal, experience and capability, the respondent should describe the role the respondent played in each such project. The CITY OF FORT PIERCE expects respondents to give special attention to a demonstration of the respondent's ability to secure construction and permanent financing.

MINIMUM CONTENTS OF PROPOSALS

Each bid shall include the following information, to the extent that a respondent is comprised of one or more business entity or person, information relative to each member of such team shall be provided:

A. Bids

1. Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
3. Respondent's organizational structure.
4. The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. List of references including contact names, addresses, telephone and facsimile numbers.

B. Preliminary Development Project Program

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
2. Description of types and numbers of structures, including anticipated dimensions and character of buildings.
3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
4. Description of special amenities or design features anticipated to be included in the development program.

In their Proposals, candidates are expected to focus the respondent's qualifications and experience and to illustrate the character of development proposed with illustrations of other development projects. In their Proposals, respondents must describe their experience with similarly situated properties or projects and to demonstrate their ability to understand and successfully deal with the physical and market environment

influencing the project concepts. Respondents are encouraged to use available materials including graphic images (photographs and/or drawings) of projects in which the respondent was not involved, but are images that reflect concepts or ideas that the respondent proposes for redevelopment.

DISCLOSURES AND DISCLAIMERS

The information contained in this Invitation to Bid (ITB) is provided solely for the convenience of the proposer. The City of Fort Pierce has assembled the information in a good faith effort to assist in the disposition process; however, the City of Fort Pierce make no representation, warranty, or guarantee as to the accuracy of the information. It is the responsibility of the proposer to verify that the information is accurate.

The City of Fort Pierce reserves the right to accept any submittal and/or proposals deemed to be in the best interest of the City of Fort Pierce, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The City of Fort Pierce do not assume any financial or other obligation to any respondent. Any Proposals submitted in response to this BID is at the sole risk and responsibility of the party submitting such Statement.

Neither the City of Fort Pierce, nor any of their advisors will pay a brokerage, finders, or referral fee to any party in connection with this BID. In the event of any conflict between this section and the rest of the BID, the provisions of this section shall take precedence

BID SUBMITTAL REQUIREMENTS

A. Proposal containing the information listed on page 3, Minimum Contents of Proposals, items A and B.

B. Quotation Form stating the Name of the bidder(s) and the offer price for the subject property (offer price must be above appraised value).

C. Identity of any/all bidders, including the names, affiliation and addresses of principals (including any and all general partners, stockholders owning 5% or more of the stock, the president, vice-president, etc.).

D. Complete and substantiated evidence of bidder's financial capacity to close on the sale of the subject property at the offered price within 60 days. This may include financial statements, letters from reputable financial institutions documenting the bidder's ability to finance the proposed purchase or other evidence of the financial condition of the bidder, owner-corporations of bidder, and any person or business entity, who is a principal as defined herein, guaranteeing the ability of the bidder.

E. Certified check or bid bond, payable to the City of Fort Pierce in the amount of five- hundred dollars **($500.00)** to be held for a period of ninety (90) days.

F. Declaration of Interest Form

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Proposals submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Proposals or any Proposal which may arise out of the Statement, that this Proposals is submitted without connection or arrangement with any other person and that this Proposals is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposals and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

MOSAICS OF AMERICA, INC., d/b/a ARTISTRY IN MOSAICS

Name of Firm, Individual or Corporation

Signature

Frank H. Fee, III, Attorney and Agent

(Title)

Signature

(Title)

Signature

(Title)

Signature

(Title)

<u>This Form Must Be Returned With Your Bid</u>

QUOTATION FORM

PLEASE SUBMIT QUOTATION IN INK OR TYPEWRITTEN

The undersigned, as bidder, does declare that no other persons other than the bidder herein named has any interest in this proposal or in the contract to be taken, and that it is made without any connection with any other person or persons making proposal for the same articles, and it is in all respects fair and without collusion or fraud.

SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL LOCATED ON SOUTH THIRD STREET LEGAL DESCRIPTION: PINEWOOD S/D BLK 8 S 41.2 FT OF LOT 1

The undersigned further declares that he has carefully examined the specifications and is thoroughly familiar with their provisions and penalties.

Purchase Price (Dollars) $ To be determined.

Written Purchase Price

In kind cost of construction, and improvements to City property and infrastructure, as contemplated by the outlined proposal of John M. Foster, Architect, dated December 22, 2014, having value in excess of the appraised value of City surplus property and alley.

Contact Information of person or firm concerning the bid

Firm Name: Mosaics of America, Inc., d/b/a Artistry in Mosaics

Signature: Frank H. Fee, III

Name: Frank H. Fee, III

Title: Attorney and Agent in this Behalf – 426 Avenue A, Fort Pierce, FL 34950

Address: 900 South US Highway #1 – Fort Pierce, Florida 34950

City: Fort Pierce **State:** Florida **Zip Code:** 34950

RETURN THIS QUOTATION NO LATER THAN **3:00PM, FRIDAY, DECEMBER 19, 2014**

TO: PROCUREMENT DEPARTMENT, P.O. BOX 1480, FORT PIERCE, FLORIDA 34954-1480 **(BY MAIL)** OR **HAND-DELIVER TO**: 100 NORTH U.S. #1, FORT PIERCE, FLORIDA 34950, **EMAIL TO**: biddesk@city-ftpierce.com.

UNDER NO CIRCUMSTANCES SHALL BIDS DELIVERED AFTER THE TIME SPECIFIED BE CONSIDERED; SUCH BIDS WILL BE RETURNED UNOPENED.

December 18, 2014

CITY OF FORT PIERCE

SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL

INFORMAL BID NO. 2015-015

ADDENDUM NO. 1

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Friday, December 19, 2014, to:

3:00 PM, TUESDAY, DECEMBER 30, 2014

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Frank H. Fee, III, Attorney and Agent
Typed or Printed

Company Name: Mosaics of America, Inc., d/b/a Artistry in Mosaics

Address: 900 US Highway #1 - Fort Pierce, Florida 34950

Date: December 30, 2014

/gc

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Ave., Fort Pierce, Florida 34982
Florida Reg. No. 8511 (772) 370-9464
jmfarch@gmail.com

December 22, 2014

Comment [1]:
John Foster Dec 23, '14, 9:21 AM

Artistry in Mosaics
900 South US Highway #1
Proposed Improvements

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce by redeveloping a property which was destroyed in the hurricanes of 2004-5. This infill development will utilize existing utilities, roadways and area-wide drainage improvements already completed by the City while adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

Additionally, the following benefits will accrue with the completion of this Project:

- Retention of a long-term 50 plus person employment base, creation of 5-10 FTE in first 3 years after completion..
- Construction of a 7200 SF corporate office and distribution building, Artistry in Mosaics Cost: Building $800,000.
- Reroute secondary egress to 3rd street (via lots 1, 25 & 26) instead of Hayes Street, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: $150,000
- Install Bicycle maintenance station, Artistry in Mosaics cost: $1,000
- Reconstruction of over 500 LF of alley per City engineering standards. Artistry in Mosaics cost $150,000.
- Landscaping of over 250 LF of vacant US 1 frontage.
- Replacement of two "cobra head" street lights with Ft. Pierce selected "downtown" selected light fixtures. Artistry in Mosaics Cost: $4,500.
- Improved site landscaping :
- Provision of a rainwater garden/retention area which will become an integral feature of the City Memorial Park.
- Extension of site landscaping into City park.
- Relocation of existing sabal palms into City Park.
- Provision of Artistry irrigation system into City Park.
- Artistry in Mosaics Cost: $50,000
- Continued maintenance of this highly visible US 1 frontage.
- Mosaic Tile Benches by Artistry in Mosaics - Community involvement - Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree. Artistry in Mosaics Cost: $2,500.

If you have any questions regarding this information, please contact me as listed above.

Sincerely,

John M. Foster - AIA

Artistry in Mosaics - Ft. Pierce, Florida

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce. Recognized as a national leader in their field, the company is proposing a long term commitment to the economic health of the city in the form of redevelopment of a storm ravished commercial property.

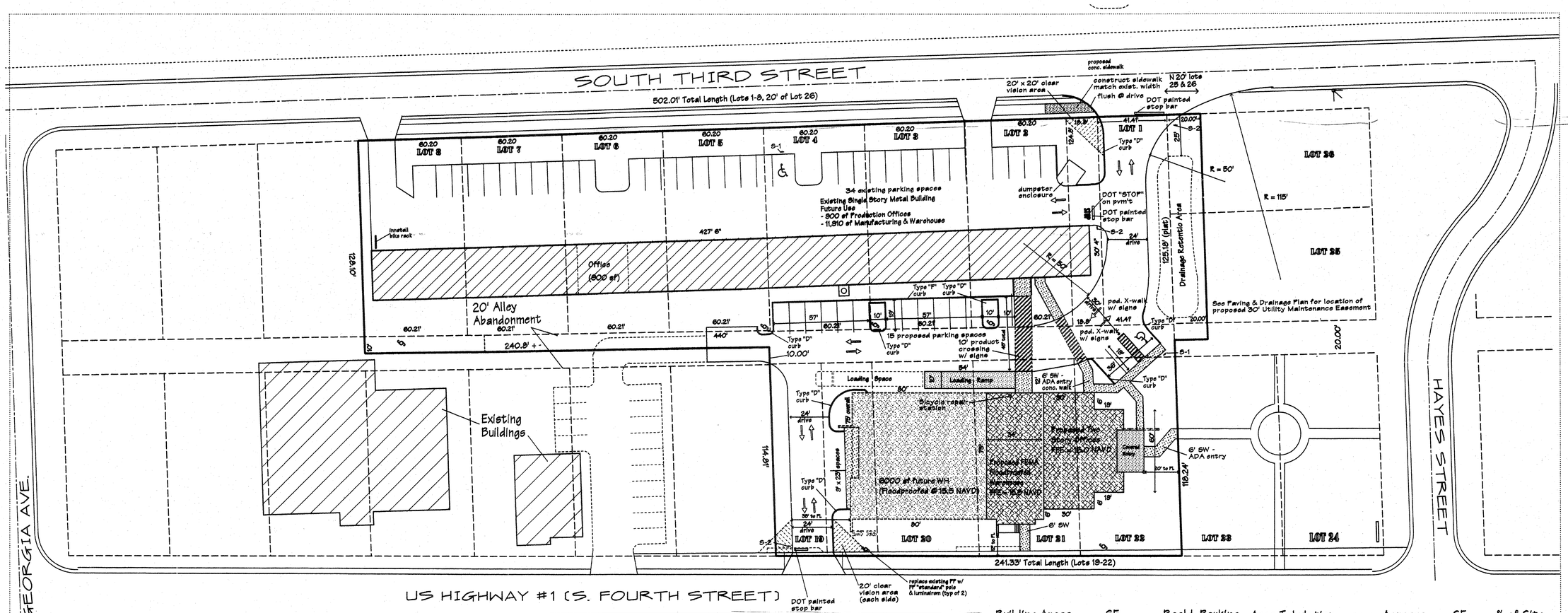
Subsequent to the hurricanes of 2004 and 2005, the existing structures on this site, some dating from the 1920's were demolished. The proposed infill development will reuse existing utilities, roadways and area-wide drainage improvements already completed while expanding local employment and adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

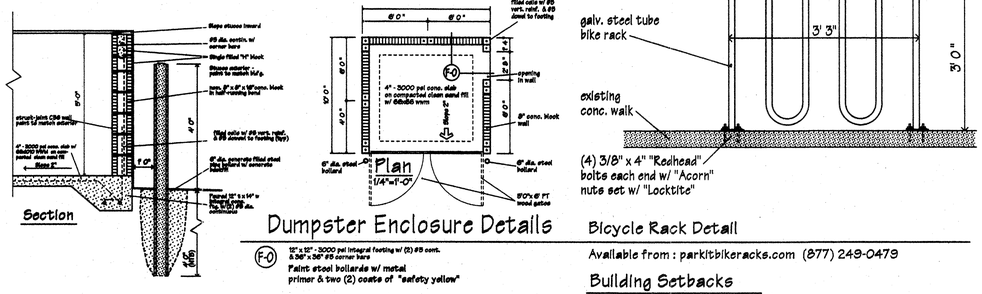
In order to achieve these goals, abandonment of an existing alley, utilization of unbuildable city owned property and the grant of easements for access, utility maintenance and roadway construction will be required. It is proposed to continue existing building setbacks along the US 1 corridor and to use existing dedicated public alleys for access and egress from this site. Cross access easements will be granted to allow adjacent businesses to continue historic traffic & parking patterns.

The proposed development, designed by a local, award winning architect, will reflect the design and technical expertise which is demonstrated by Artistry in Mosaics in all of their work.

Benefits to City of Fort Pierce related to successful completion of Artistry in Mosaics expansion project

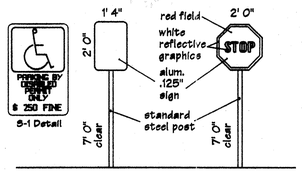
1. Increased tax base = >$15,000 annually
2. Job Creation: 5-10 new positions created in first 3 years
3. Improvement of South US1 Corridor – one less vacant lot in highly visible section of town
    a. Artistry in Mosaics Cost: Building $800,000
4. Reroute secondary egress to 3rd street (via lot 1) instead of Hayes, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: $150,000
5. Landscaping improvements
    a. fully landscaped new property adjacent to Police Memorial Park
    b. Artistry in Mosaics proposes Landscaping improvements on city park property including:
        i. Relocation of palm trees presently on lot 1 to Memorial Park
        ii. AIM offers to extend elements of new landscaping plan to park property
        iii. AIM offers to extend irrigation lines from existing system to include park property
        iv. Landscaped natural area (retention) adjacent to park/vacant lot
        v. Artistry in Mosaics Cost: $50,000
6. Police Memorial Park improvements
    a. Mosaic Tile Benches by Artistry in Mosaics
        i. Community involvement – Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree
        ii. Artistry in Mosaics Cost: $2,500
    b. Install Bicycle maintenance station, Artistry in Mosaics cost: $1,000





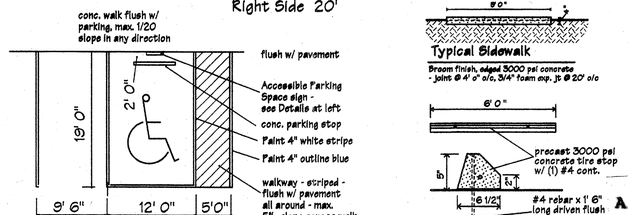
Building Setbacks

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



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

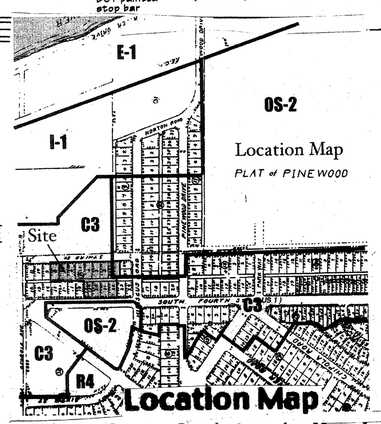
S-1 Sign Details S-2 Stop Sign S-3 Sign NTS



Parking Space Details NTS

Concrete Tire Stop NTS

Parking Stop



Location Map

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

All Utilities to be installed underground

Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF Incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36
Total Req'd.		53
Provided	(including 3 accessible)	52
	Bicycle Repair Station Credit	+ 2
Total Equivalent		54

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

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

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

Legal Description

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

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

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

NOTE: Site lies in F.I.R.M.Zone AH, elev. 16.0 NAVD - Map Panel 12111C0179J - 2/16/12

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

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

John M. Foster - Architect
Member - American Institute of Architects - LEED AP
11205 Ridge Avenue Ft. Pierce, Florida 34982
(772) 370-8464 - Florida Registration No. 8511
jmfarch@gmail.com

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

S1

AN APPRAISAL OF

THE PARCEL LOCATED AT THE NORTHWEST QUADRANT OF HAYES ROAD AND SOUTH 3RD STREET IN FORT PIERCE, FLORIDA

FILE #14-77646-B

PREPARED FOR

ARTISTRY IN MOSAICS

AS OF

OCTOBER 17, 2014

BY

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

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
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Licensed Real Estate Brokers

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

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Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

October 24, 2014

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

Dear Mr. Hochstetter:

We have made an investigation and analysis of the parcel owned by the City of Fort Pierce, located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Property as of October 17, 2014. The Subject Property is considered to be the parcel owned by the City of Fort Pierce, located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida.

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

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

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

$63,000

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

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen G. Neill, MAI
Cert Gen RZ2480



Chris A. Blackwell
Trainee RI10869

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

PROPERTY TYPE	:	Vacant Commercial Land
LOCATION	:	The Subject Property is located at the northwest quadrant of Hayes Road and South 3rd Street, in Fort Pierce, Florida.
DATE OF VALUATION	:	October 17, 2014
PROPERTY DESCRIPTION:		
LAND	:	The Subject Property contains 0.463 acres, or 20,126 square feet
BUILDING	:	None
ZONING	:	The Subject Property is zoned OS-1, by the City of Fort Pierce. We have assumed C-3, Commercial zoning.
LAND USE PLAN	:	The Subject Property has a future land use of General Commercial by the City of Fort Pierce.
HIGHEST AND BEST USE		
AS IF VACANT	:	Future commercial development
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF OCTOBER 17, 2014	:	$63,000

Page No.

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

CERTIFICATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Stephen G. Neill, MAI
Cert Gen RZ2480



Chris A. Blackwell
Trainee RI10869

SGN/CXB/clw:14-71646-B

LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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

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



VIEW OF SUBJECT PROPERTY LOOKING NORTH



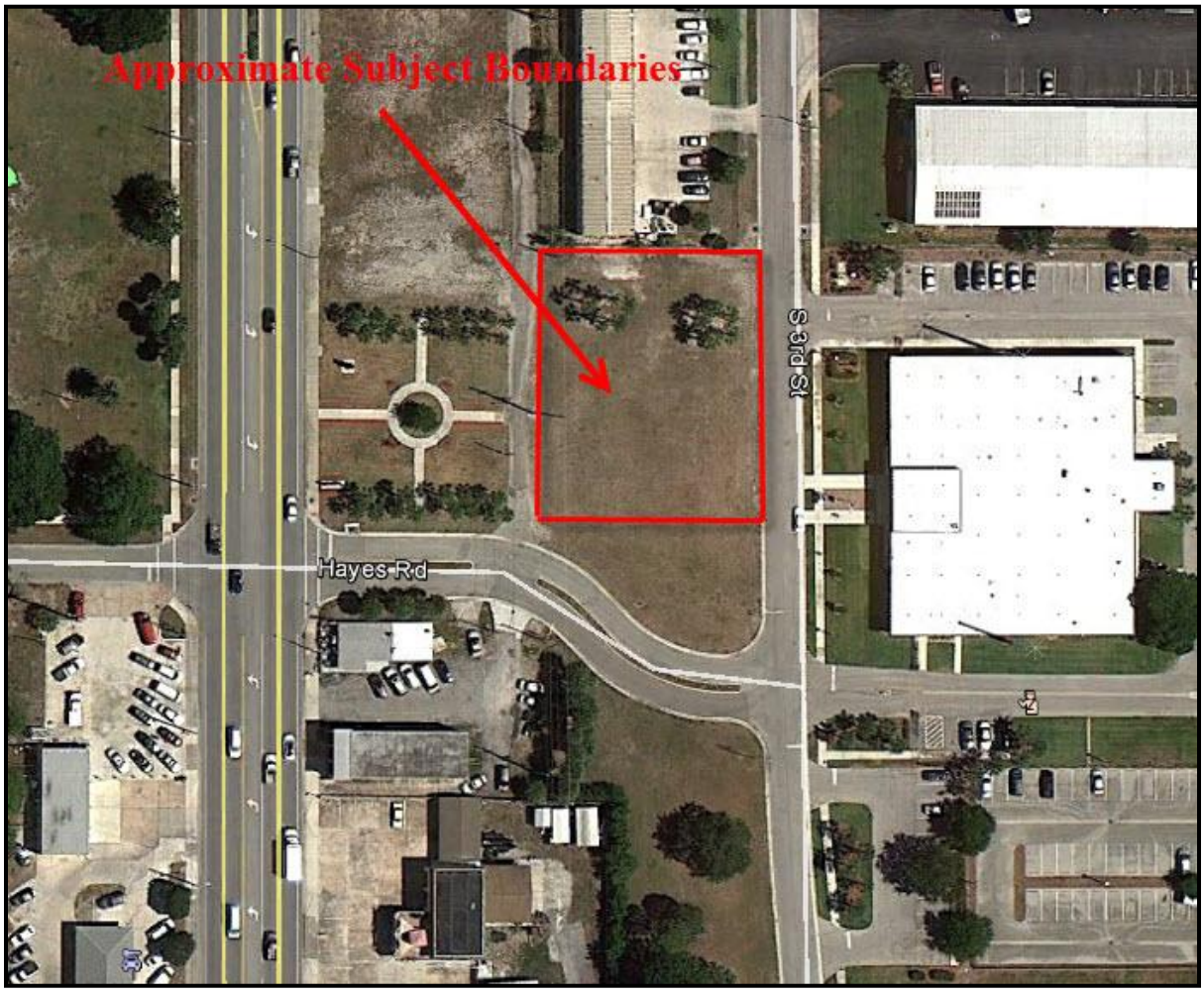
VIEW OF SUBJECT PROPERTY FROM HAYES ROAD AND SOUTH 3RD STREET



VIEW LOOKING EAST ALONG HAYES STREET



VIEW LOOKING WEST ALONG HAYES STREET



AERIAL PHOTO

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of October 17, 2014.

Intended Use and User of Appraisal

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

Legal Description

There was not a legal description available for the Subject Property. The Subject parcel is 160.88 feet x 125.10 feet that is located within the Pinewood Subdivision. The Subject size is based on information from surveyor's documents. The survey is located in the Addenda section of this report.

Market Value

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

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

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

Hypothetical Conditions or Extraordinary Assumptions

For the purposes of this report, we have assumed an Extraordinary Assumption that the Subject Property contains a C-3, Commercial zoning classification as this is a typical classification for the area. There were no Hypothetical Conditions associated within this report.

Exposure Time and Marketing Time

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

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

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

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

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

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

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

SCOPE OF WORK

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

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

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

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

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

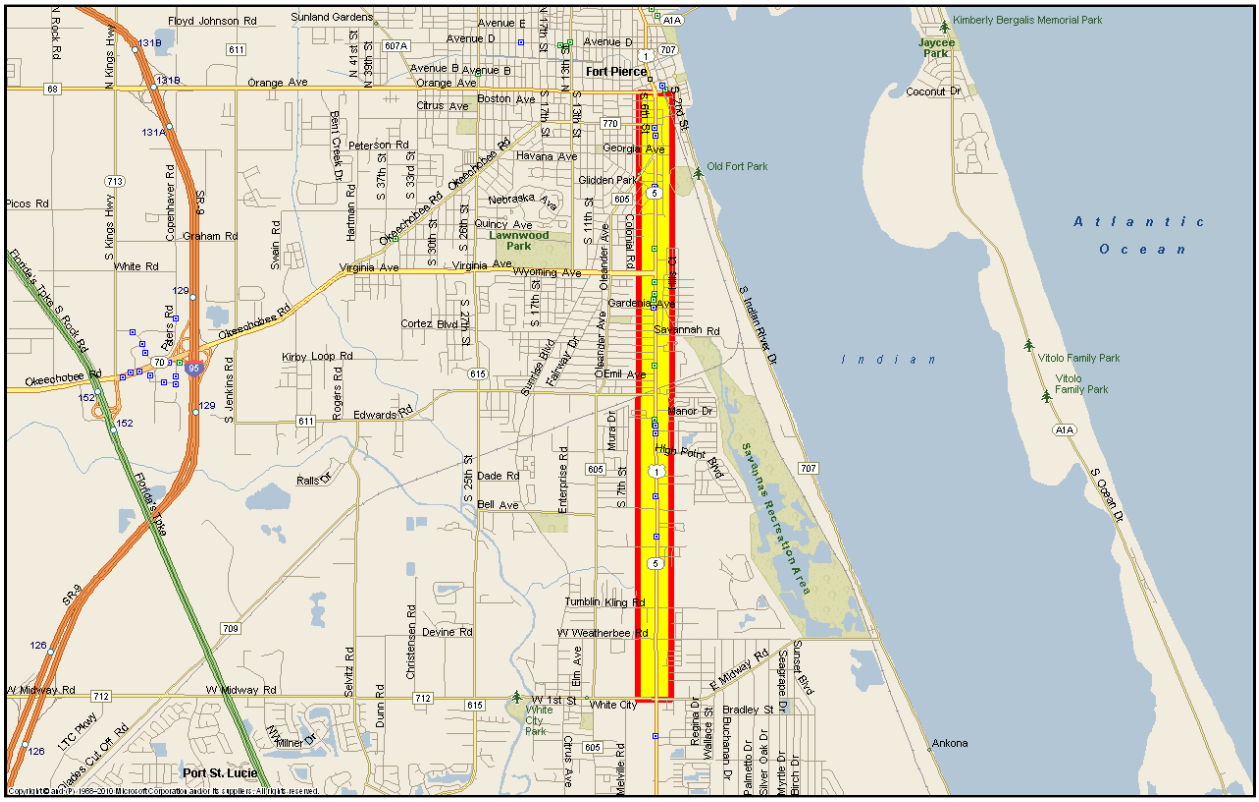
The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment Sales Comparison Approach was used to value Subject Property.

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

NEIGHBORHOOD ANALYSIS

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

Neighborhood Map



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

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

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

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

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

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

Conclusion

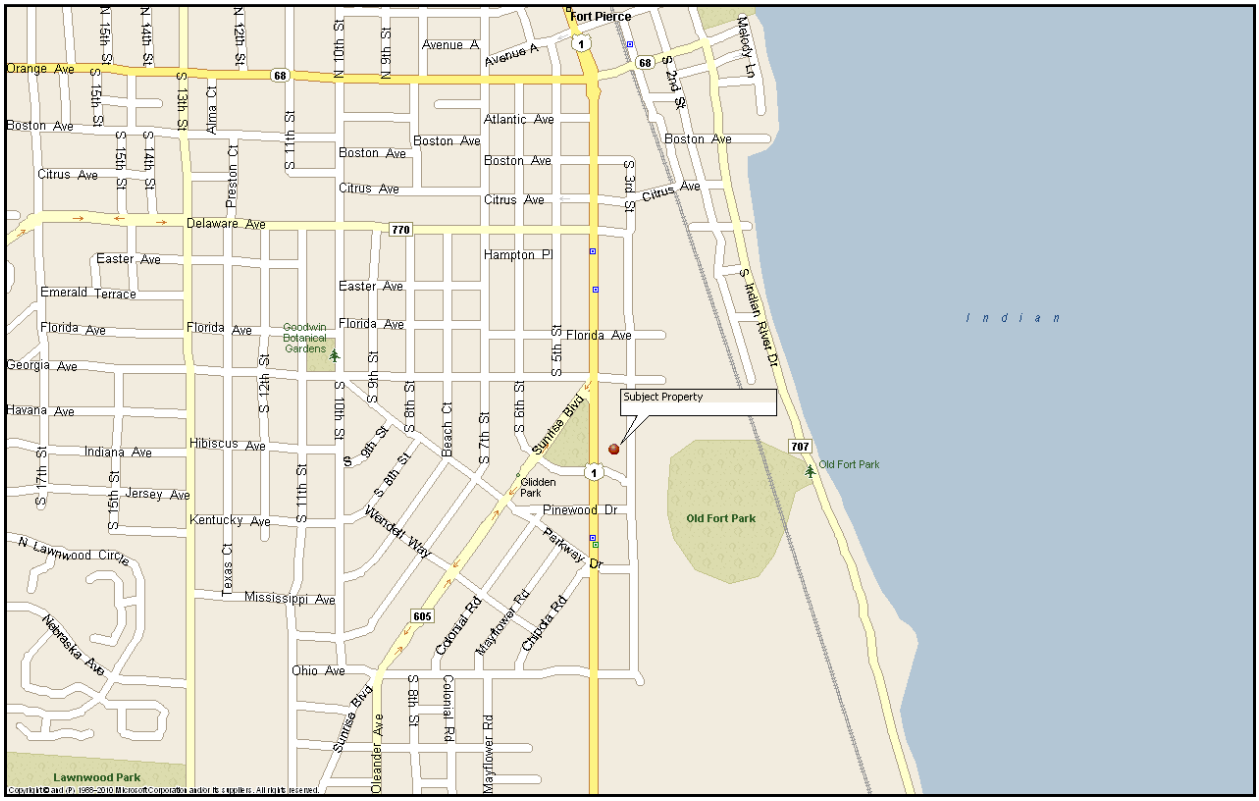
In our opinion the Subject Neighborhood should continue to see growth in the future when demand begins to improve and the market strengthens. The southern section of the neighborhood is one of the few areas along U.S. Highway 1 where there is still vacant land available for future development.

PROPERTY DATA

Location

The Subject Property is located at the northwest quadrant of Hayes Road and South 3rd Street in Fort Pierce, Florida. A location map is located below for the reader's convenience.

Location Map



Zoning

The site is zoned OS-1, General and Recreational Open Space, by the City of Fort Pierce. However, we have assumed a C-3, Commercial zoning classification as this is a typical zoning classification for the area.

The site is zoned C-3, General Commercial, by the City of Fort Pierce and is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 Zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector

streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

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

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

Lot Size and Dimensional Requirements

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

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

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

Land Use

The Subject Property has a land-use classification of General Commercial, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

Concurrency

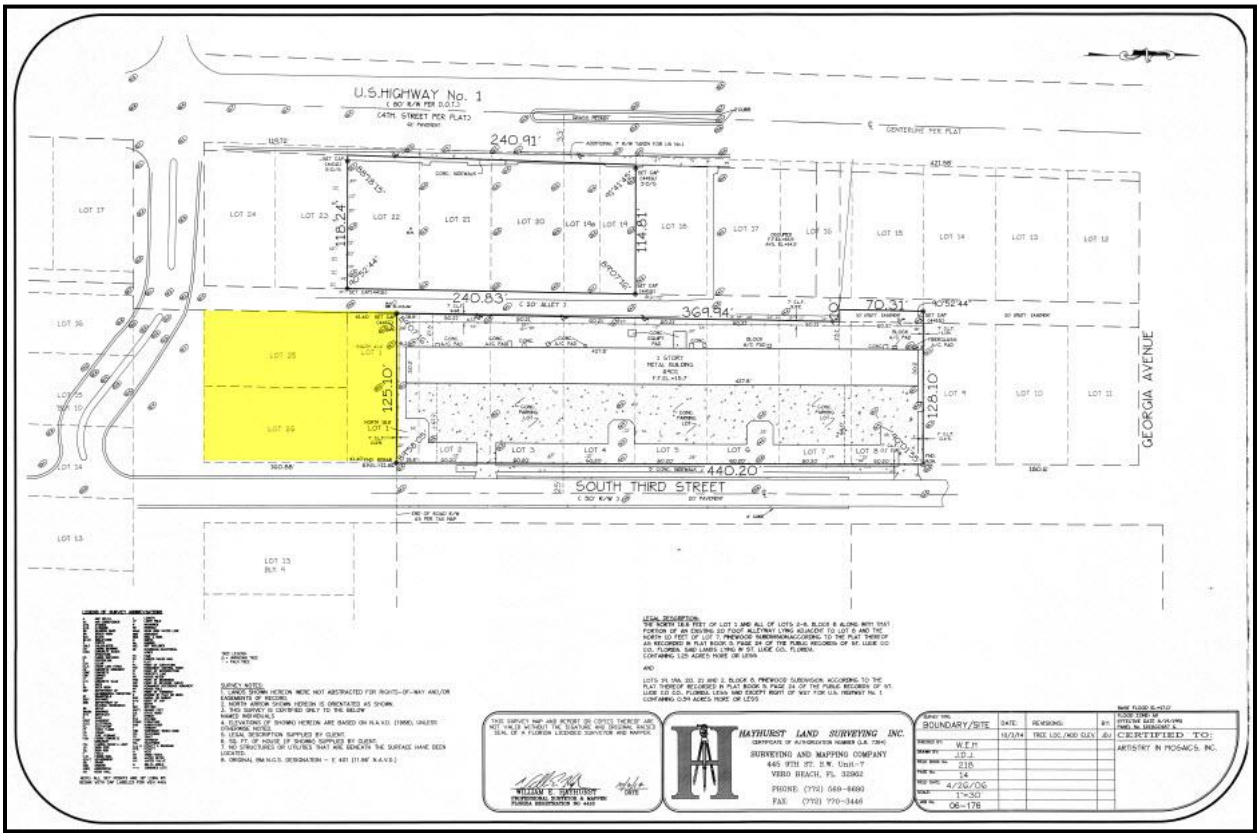
In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

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

Site Size, Shape and Access

The Subject Property is rectangular in shape and contains a total of 20,126 square feet. We have used the measurements from the survey to determine the Subject size. We have used 160.88 feet x 125.10 feet. Located below is a survey of the Subject Property.

Survey



Utilities

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

Topography

The Subject Property appears to be at road grade.

Census Tract

The Subject Property lies within Census Tract 3805.00.

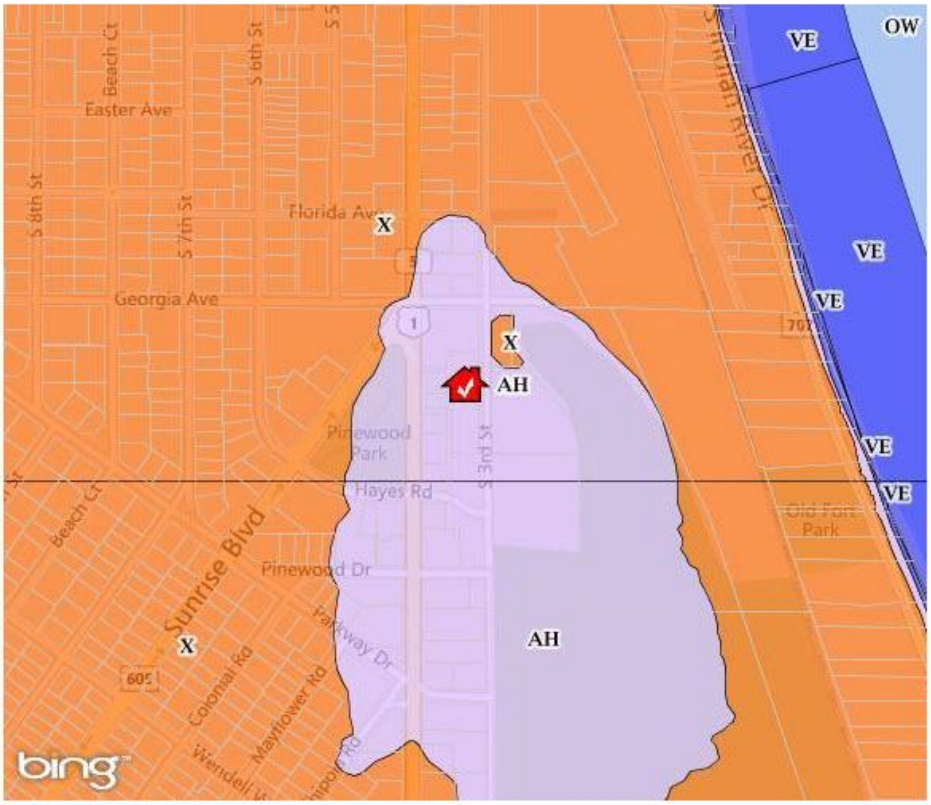
Flood Hazard Zone

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

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

Flood Zone Description:

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



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned parcel.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject parcel is located at the northwest quadrant of Hayes Road and South 3rd Street.

HIGHEST AND BEST USE

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

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

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

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The Subject Property is zoned OS-1, General and Recreational Open Space with a General Commercial Future Land-Use Classification. However, for valuation purposes of this report we have assumed a C-3, Commercial zoning classification. These classifications allow for commercial development.
2. The Subject Property contains 20,126 square feet of land area and is rectangular in shape. The site size and shape allows for future commercial development. The Subject Property does not have any U.S. Highway 1 frontage. However, there is good visibility from U.S. Highway 1. The Subject Property along with surrounding properties would have multiple development schemes including commercial development.
3. From all indications commercial development is financially feasible. While more recent market conditions have indicated a decline in demand for commercial properties, the location of the Subject and its development potential with the neighboring properties provide desirable qualities. The Subject Property will allow expansion of the surrounding properties.
4. The Subject Property is currently zoned OS-1 with an assumed zoning of C-3, Commercial. Given the Subject's current zoning classification and the surrounding uses of C-3, Commercial, it is our opinion that the maximally productive use of the Subject Property would be for future commercial development permitted under C-3, Commercial zoning as demand warrants.

LAND VALUE ANALYSIS

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

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

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

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject. A search was made for commercial land sales with similar location features and/or similar development potential.

We have looked at commercial land sales along or near the U.S. Highway 1 corridor that are best comparable to the Subject Property. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, zoning/density, and access/frontage. The five comparable sales indicated a non-adjusted range from $1.93 to $5.39 per square foot.

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

Land Sale 1



Property Identification

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

Sale Data

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

Land Data

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

Land Size Information

Gross Land Size	0.650 Acres or 28,314 SF

Indicators

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

Remarks

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

Land Sale 2



Property Identification

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

Sale Data

Grantor	First Southern Bank
Grantee	Hutton Growth One, LLC

Sale Date	February 12, 2014
Deed Book/Page	3604/1856
Property Rights	Fee
Conditions of Sale	Arm's Length
Sale History	None in the past 3 years.
Sale Price	$385,000
Cash Equivalent	$385,000
Upward Adjustment	$30,000 Buyers Broker Fees
Adjusted Price	$415,000

Land Data

Zoning	C1, Commercial Office
Shape	Irregular
User 5	CO-Office Commercial

Land Size Information

Gross Land Size	1.971 Acres or 85,857 SF

Indicators

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

Remarks

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

Land Sale 3



Property Identification

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

Sale Data

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

Land Data

Zoning	C-3, Commercial General

Land Size Information

Gross Land Size	0.280 Acres or 12,197 SF

Indicators

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

Remarks

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

Land Sale 4



Property Identification

Record ID	2305
Property Type	Commercial
Property Name	Crossroads Park of Commerce
Address	Parkway Drive, Fort Pierce, St. Lucie County, Florida
Location	SE corner of Reynolds Drive and Parkway Drive
Tax ID	2324-342-0004-000-0

Sale Data

Grantor	Frabitore Investment Company, LLC
Grantee	Garden Court Suites, LLC
Sale Date	September 25, 2012
Deed Book/Page	3439/0076
Property Rights	Fee
Conditions of Sale	Arm's length
Financing	All Cash
Sale History	No prior sales in the past three years.
Sale Price	$100,000
Cash Equivalent	$100,000
Adjusted Price	$100,000

Land Data

Zoning	C-3
Topography	level and at road grade
Utilities	all available
Shape	rectangular
Land Use	CG

Land Size Information

Gross Land Size	1.190 Acres or 51,836 SF

Indicators

Sale Price/Gross Acre	$84,034
Sale Price/Gross SF	$1.93

Remarks

This is the sale of a 2.19-acre lot within the Crossroads Park of Commerce on September 25, 2012 for $100,000. The property was previously listed for a little over one year with an asking price of $199,000 or $3.84 per square foot. Prior to the sale the listing agent indicated that the property had generated limited activity and that the only previous offer was for someone interested in possibly doing a lease. The current Buyer then came to the table with an all cash offer of $100,000 and the Seller was highly motivated and took the offer. Additionally, this site has a C-3 Zoning which allows for similar commercial development as the CPI Zoning but not as much Industrial type development.

Land Sale 5



Property Identification

Record ID	2254
Property Type	Commercial, Commercial Land
Address	2448 Edwards Road, Fort Pierce, St. Lucie County, FL
Location	Northeast corner of Edwards Road and 25th Street
Tax ID	24-21-333-0001-0009

Sale Data

Grantor	Terpening Holdings LLC
Grantee	Collins, Carol
Sale Date	May 07, 2012
Deed Book/Page	3386/2811
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$205,000
Cash Equivalent	$205,000

Land Data

Zoning	CN, Commercial Neighborhood
Topography	Generally level and at road grade
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	1.390 Acres or 60,548 SF

Indicators

Sale Price/Gross Acre	$147,483
Sale Price/Gross SF	$3.39

Remarks

The site was purchased by the adjacent owner to the east. The buyer has a pawn, loan, and bail bonds business on the parcel immediately east of the site.

Comparable Sales Location Map



Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The five comparable sales indicated a non-adjusted range from $1.93 to $5.39 per square foot.

Comparable Land Sales
Hayes Road & S. 3rd Street
Callaway & Price, Inc. #14-71646-B

Sale Number	Subject	1	2	3	4	5
Record ID #	**-**	**2640**	**2454**	**2526**	**2305**	**2254**
ORBK/PG		3635/135	3604/1856	3512/252	3439/76	3386/2811
Sale Price		$152,500	$415,000	$62,000	$100,000	$205,000
Size Acres	0.462	0.650	1.97	0.280	1.19	1.39
Size - SF	20,126	28,314	85,857	12,197	51,836	60,548
Price/Square Foot		$5.39	$4.83	$5.08	$1.93	$3.39
Location	SWC of Hayes Road & S. 3rd Street	East side of US Highway 1, just north of Hayes Road	1202 S.25th Street	1001 N. US Highway 1	SEC of Reynolds Drive & Parkway Drive	2448 Edwards Road
City	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale (Contract)		May-14	Feb-14	Apr-13	Sep-12	May-12
Date of Value	Oct-14					
Zoning/Land Use	OS-1/GC	C-3/CG	C-1/CO	C-3/CG	C-3/GC	CN/GC
Time Interval (Months)		5	8	18	25	29
Conditions of Sale		0%	0%	0%	0%	0%
Market Condition Adj.	0%	0%	0%	0%	0%	0%
Adjusted Price Per SF		**$5.39**	**$4.83**	**$5.08**	**$1.93**	**$3.39**
Physical Adjustments						
Location	0%	0%	0%	0%	20%	0%
Size	0%	0%	10%	0%	10%	20%
Site Quality	0%	0%	0%	0%	0%	0%
Zoning/Density	0%	0%	0%	0%	0%	0%
Access/Frontage	0%	-40%	-40%	-40%	0%	-20%
Total Physical Adjustment		-40.00%	-30.00%	-40.00%	30.00%	0.00%
Adjusted Price Per SF		$3.23	$3.38	$3.05	$2.51	$3.39

	Price Per SF
Average	$3.11
Minimum	$2.51
Maximum	$3.39
Median	$3.23

Property Rights Conveyed

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

Terms of Financing (Cash Equivalency)

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

Conditions of Sale

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

Expenditures Made

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

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from May 2012 to May 2014. Market trends show that property values were similar throughout this timeframe. Therefore, no adjustments were warranted for this characteristic.

Location

The Subject is located in the City of Fort Pierce. All of the comparables are located within the City of Fort Pierce in areas that are similar to the Subject with the exception of Comparable 4. Comparable 4 is located in St. Lucie County, west of much of the development. This is considered inferior to the Subject Property. Therefore, we have given Comparable 4 an upward adjustment. None of the remaining comparables warranted an adjustment for location.

Size

The Subject Property contains 20,126 square feet. The comparable sales indicate a range from 0.28 acres to 1.97 acres. Typically, larger parcels sell for more per square foot than smaller properties. Therefore, we have adjusted Comparables 2, 4, and 5 accordingly. None of the remaining comparables warranted an adjustment for size.

Site Quality

The Subject Property has good site quality and development potential. All of the comparables have the same or similar site qualities. Therefore, no adjustments were warranted for this characteristic.

Zoning

The Subject Property is currently zoned OS-1 as it is currently owned by the City of Fort Pierce. The surrounding parcels are zoned C-3, Commercial. Therefore, we have assumed a C-3 zoning for the Subject. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, no adjustments were warranted for this characteristic.

Access/Frontage

The Subject Property does not have frontage along a major roadway. However, there is good visibility from U.S. Highway 1. Comparables 1, 2, 3, and 5 all have good primary roadway access/frontage that is considered superior to the Subject Property. Therefore, we have given adjustments accordingly to these comparables. No other adjustments were warranted for this characteristic.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $2.51 to $3.39 per square foot, with an average indication of $3.11 per square foot and median indication of $3.23 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to all of the comparable data and placing the most weight on Comparable 1 as it is the most recent indication of value, it is our opinion the Market Value of the Subject site is best represented between $3.00 and $3.25 per square foot. This indicates that the land value of the Subject Property is $63,000. This is calculated as follows:

20,126 square feet X $3.00 per square foot	=	$60,378
20,126 square feet X $3.25 per square foot	=	$65,410

Rounded, $63,000

ADDENDA

Callaway & Price, Inc.

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

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

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Cert Gen RZ2085
clp@cpmel.com

October 7, 2014

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

VIA EMAIL: andyh@artistryinmosaics.com

RE: Appraisal Fee Quote

Dear Mr. Hochstetter:

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

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

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

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

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

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

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

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

Name and Title (Printed or Typed): Andrew Hochstetter

Client Fed ID# or SS#: 65-0933394

Conditions of Agreement

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

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

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

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

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

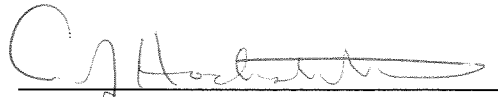
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

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

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

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

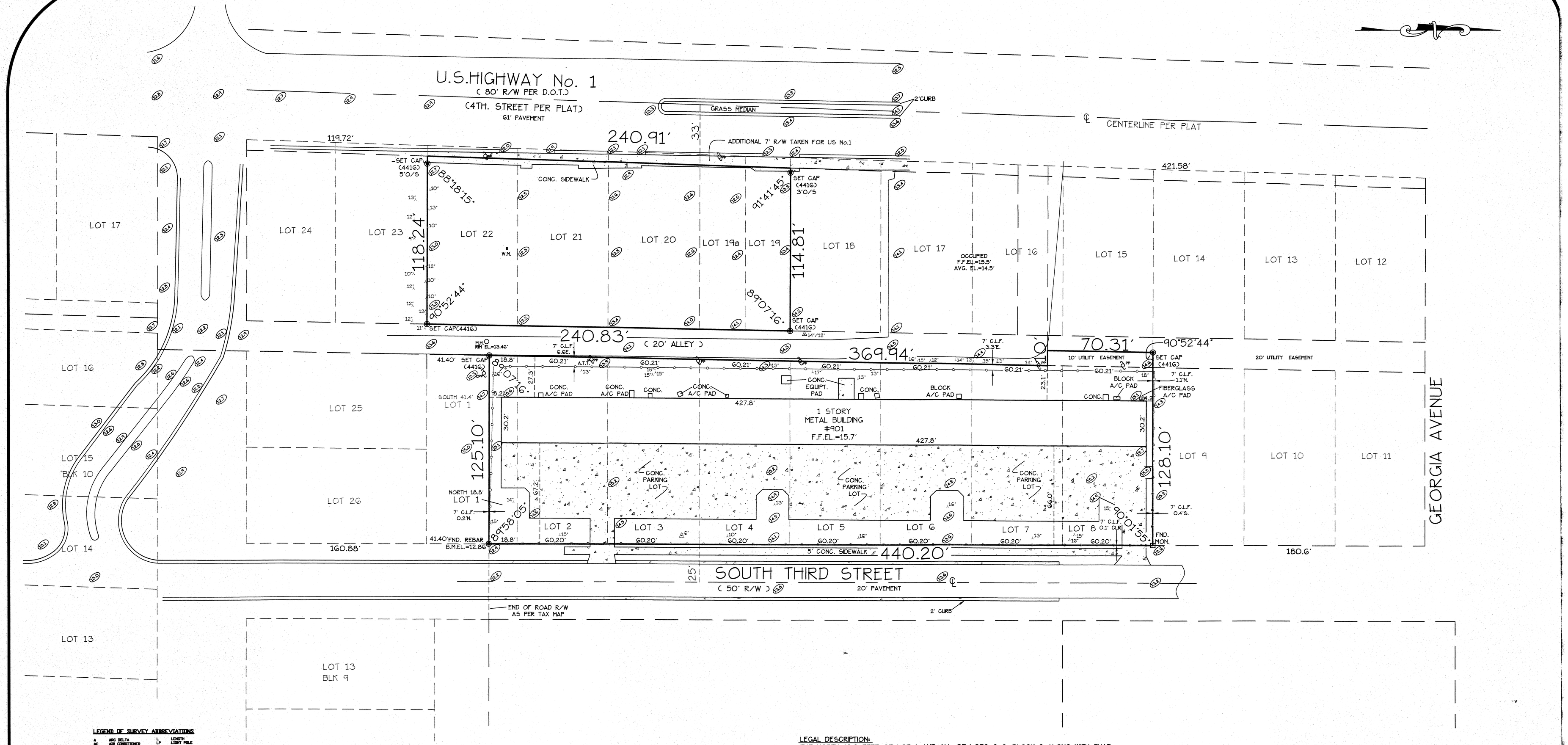
I hereby agree to the Conditions of Agreement outlined above.



Client

10/7/14

Date



LEGEND OF SURVEY ABBREVIATIONS

A	ARC DELTA	L	LENGTH
AC	AIR CONDITIONER	LP	LIGHT POLE
AVE	AVENUE	M	MEASURED
AVG	AVERAGE	MH	MANHOLE
BB	BOTTOM BASE	MHWL	MEAN HIGH WATER LINE
BM	BENCH MARK	MON	MONUMENT
BLK	BLOCK	NAB	NAIL & DISK
BLVD	BOULEVARD	N	NORTH
C	CURVE	NO	NUMBER
CALC	CALCULATED	NOT	NOT INCLUDED
CB	CONCRETE BLOCK	OE	OVERHEAD ELECTRICAL
CBS	CONCRETE BLOCK STRUCTURE		WIRES
CD	CHORD DISTANCE	PG	PAGE
CL	CENTERLINE	PK	PARKER KALON NAIL
CLR	CLEAR	P	PLAT
C.L.F.	CHAIN LINK FENCE	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PI	POINT OF INTERSECTION
COR	CORNER	PL	PROPERTY LINE
CT	COURT	PM	POWER METER
C/S	CONCRETE SLAB	POB	POINT OF BEGINNING
D	DEED	PRC	POINT OF REVERSE CURVE
DB	DEED BOOK	PRM	PERMANENT REFERENCE MONUMENT
DCP	DEPARTMENT OF COMMUNITY PROTECTION	PP	POWER POLE
		PT	POINT OF TANGENCY
DF	DRAINFIELD	R	RADIUS OR RADIUS
DIST	DISTANCE	RAD	RADIAL LINE
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
		S	SOUTH
DR	DRIVE	SEC	SECTION
DRWY	DRIVEWAY	SQ.FT.	SQUARE FEET
E	EAST	SR	STATE ROAD
EASMT	EASEMENT	ST	STREET
ELEC	ELECTRICAL	STA	STATION
EL.	ELEVATION	STR	STRUCTURE
F	FIELD	SUB	SUBDIVISION
FD	FOUND	T	TANGENT
FH	FIRE HYDRANT	TBM	TEMPORARY BENCH MARK
FCH	FOUND CONCRETE MONUMENT	TEL	TELEPHONE
		TOB	TOP OF BANK
FPL	FLORIDA POWER & LIGHT	TEL	TELEPHONE
I.R.	IRON PIPE	U & D	UTILITY & DRAINAGE
I.R.	IRON ROD	UTIL	UTILITY
F.	FIELD	W	WEST
F/N	FOUND NAIL	WF	WOOD FENCE
GD/VT	GOVERNMENT	WM	WATER METER
GR.	GRADE	WV	WATER VALVE
GND	GROUND	Δ	DELTA ANGLE
HORIZ	HORIZONTAL	⟷	COMBINED LOTS
HW	HEAD WALL		

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

TREE LEGEND:
△ = UNKNOWN TREE
⅄ = PALM TREE

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. NORTH ARROW SHOWN HEREON IS ORIENTATED AS SHOWN.
3. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
4. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
7. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
8. ORIGINAL BM: N.G.S. DESIGNATION – E 401 (11.96' N.A.V.D.)

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

AND

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

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

10/6/14
DATE

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

BASE FLOOD EL.=17.0'

SURVEY TYPE: BOUNDARY/SITE	DATE:	REVISIONS:	BY:	FLOOD ZONE: AH EFFECTIVE DATE 8/19/1991 PANEL No. 12111C0167 G
	10/3/14	TREE LOC./ADD ELEV.	JDJ	CERTIFIED TO:
CHECKED BY: W.E.H				ARTISTRY IN MOSAICS, INC.
DRAWN BY: J.D.J.				
FIELD BOOK No. 218				
PAGE No. 14				
FIELD DATE: 4/26/06				
SCALE: 1"=30'				
JOB No. 06-176				

QUALIFICATIONS

Professional Designations\Licenses\Certifications

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

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

NEILL, STEPHEN GREY
1803 SOUTH 25TH STREET
SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6429714
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 10/01/12 128111078

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN GREY

IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2014 L12100104217

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC#6429714

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12100104217

DATE	BATCH NUMBER	LICENSE NBR
10/01/2012	128111078	RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

NEILL, STEPHEN GREY
500 SOUTH US HWY 1
SUITE 107
FORT PIERCE FL 34950

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Professional Designations/Licenses/Certifications

Florida State Registered Trainee Real Estate Appraiser #RI10869

Professional Experience

Appraisal Researcher, Callaway & Price, Inc. – July 2005 to Present

Education

Appraisal Institute – USPAP
Gold Coast School of Real Estate – Course AB I
Appraisal Institute – Course 310
Gold Coast School of Real Estate – Mastering Real Estate Appraisal AB II
Williamson's School of Real Estate – Course AB III
IFFREC – 15-Hour National USPAP – AB IV

Appraising/Research Expertise

Agricultural Land
Citrus Groves
Funeral Homes
Gas Stations
Institutional Properties
Insurable Value
Marinas
Medical Office Buildings
Office Buildings
Single-Family Residential
Subdivisions
Townhouses
Vacant Land

Organizations and Affiliations

Southern Kingfish Association

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD 850-487-1395
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 685732
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RI10869 11/28/12 128153885

REGISTERED TRAINEE APPRAISER
BLACKWELL, CHRIS ALAN

HAS REGISTERED under the provisions of Ch.475
Expiration date: NOV 30, 2014 L12112801670

DETACH HERE

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AC#685732

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12112801670

DATE	BATCH NUMBER	LICENSE NBR
11/28/2012	128153885	RI10869

The REGISTERED TRAINEE APPRAISER
Named below HAS REGISTERED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

BLACKWELL, CHRIS ALAN
2509 N INDIAN RIVER DRIVE
FORT PIERCE FL 34946

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Planning Board **7. g.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Abandonment - James P. Flynn - 1906 S. Ocean Drive

LOCATION

1906 S. Ocean Drive

RESPONSIBLE STAFF

Alison Rutkowski, Planning Systems Analyst

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Plat- Surf Side
Aerial View
Survey

Form Review

Form Started By: Alison Rutkowski Started On: 01/29/2015 03:32 PM

Final Approval Date: 02/04/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Alison Rutkowski, Planning Systems Analyst

SUBJECT: 1906 S. Ocean Drive- Abandonment Utility Easement

DATE: January 28, 2015

STAFF REPORT

Owner/Applicant: James P. Flynn
1906 S. Ocean Drive
Fort Pierce, FL 34949

Requested Action: Approval of Abandonment of an Utility Easement

Location: 1906 S. Ocean Drive

Parcel ID: 2412-503-0077-000-5

Current Future Land Use: RL, Low Density Residential

Current Zoning: R2, Single Family Intermediate Density

Surrounding Zoning:

North	East	South	West
R2	R2	R2	R2

Surrounding FLU:

North	East	South	West
RL	RL	RL	RL

Parcel(s) Size: .28 acres/12,000 sf

Applicant Request:
The applicant is requesting the review and approval for an abandonment of an utility easement, located 1906 S. Ocean Drive. Attached is Plat Book 11, Page 8, Lot 19, Public Records of St. Lucie County, Florida, which indicates location of utility boundary. Location of utility easement is east of South Ocean Drive, south of Mimosa Avenue, west of Surfside Drive, and north of Jacaranda Drive. The applicant's request is to address encumbrances indicated during a survey of applicant's property. Figure 1, illustrates the location of the property.

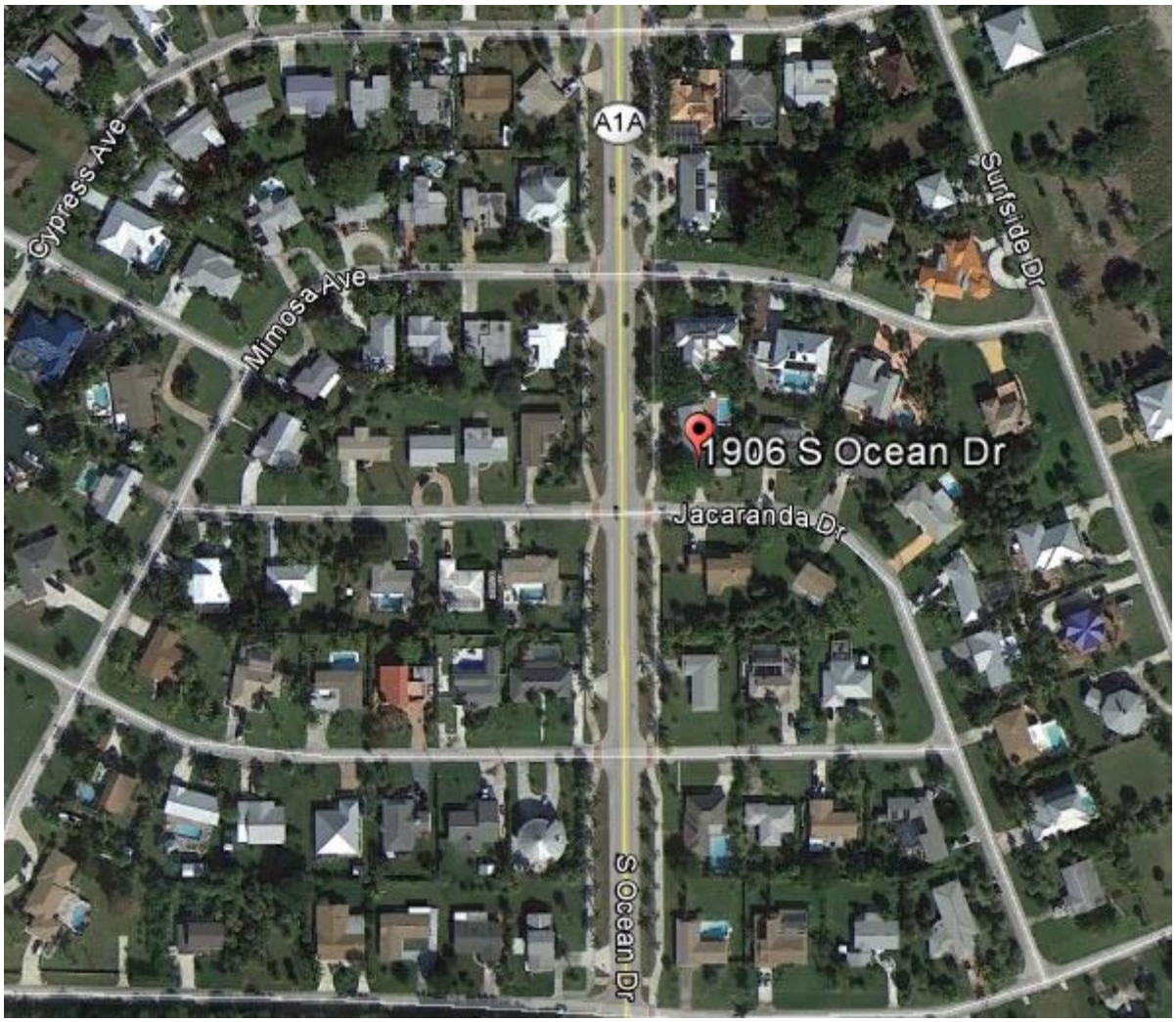


Figure 1

Staff Analysis:
The purpose of an Abandonment application is to adhere to Section 17-1(a) of the City Code, which states, "No street, alley or way shall be closed, abandoned, relinquished or narrowed except by ordinance".

In reviewing the abandonment application of utility easement, it is apparent the proposed abandonment will not have any impact on utilities. The applicant's application was forwarded for review and comment to Fort Pierce Utility Authority (FPUA), Comcast, and AT&T. All utility providers reviewed the application, confirmed no utilities will be impacted, they provided no objection to the abandonment.

TRC Comments:
FP Engineering: The approval is based on the condition that there are no oppositions to the abandonment by FPUA, AT&T, and Comcast as they may have facilities within the existing easement.

The following departments had no comments: FP Code, SLC Planning, SLC TPO, FP Police, FP Planning, FPUA Water/Wastewater, FPUA Electric, FP Building

Staff Recommendation:
Forward a recommendation of **Approval.**

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Abandonment

Property address or Location 1906 S. Ocean Dr. Ft. Pierce, FL. 34949

Parcel ID #(s) 2412-503-0077-000-5

Project description Lot 19, Block 14, Surfside Subdivision Unit Two

James P. Flynn	James P. Flynn
Property Owner(s)	**Applicant/Representative, Title, Company**
1906 S. Ocean Dr	1906 S. Ocean Dr.
Street Address	Street Address
Ft. Pierce FL. 34949	Ft. Pierce FL. 34949
City State Zip	City State Zip
813.777.0021	813.777.0021
Phone Number	Phone Number
JPLimmy101@Gmail.com	JPLimmy101@Gmail.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie

The foregoing instrument was acknowledged before me this 5 day of January, 2015, by James P. Flynn who is personally known to me or has produced Personally Known as identification.

Corina Aguiniga
Signature of Notary (seal)

CORINA AGUINIGA
MY COMMISSION #FF173395
EXPIRES: NOV 02, 2018
Bonded through 1st State Insurance

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

ABANDONMENT

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

8 copies CD

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

Application Type:

❑ Easement Abandonment ❑ Right-of-Way Abandonment

Reason for Abandonment Request: _____

_____

List any utilities visible or known to exist in the right of way/easement: _____

_____

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

Application Outlook

Pre-Application Meeting
Wednesday Afternoons

↓

Application Intake Meeting
Call to schedule

↓

Technical Review Committee
3rd Thursday

↓

Planning Board
2nd Tuesday

↓

City Commission
1st & 3rd Monday

Chris Blackwelder
467-3787

FPUA — Valerie Schulte - W/WW
— Paul Laguerre - E/G
466-1600 - ask for

TRUELINE TECHNOLOGIES

PHONE: 866-772-8015 | INFO@TRUELINETECH.COM
FAX: 866-772-8015 | WWW.TRUELINETECH.COM

File number: 7926140116

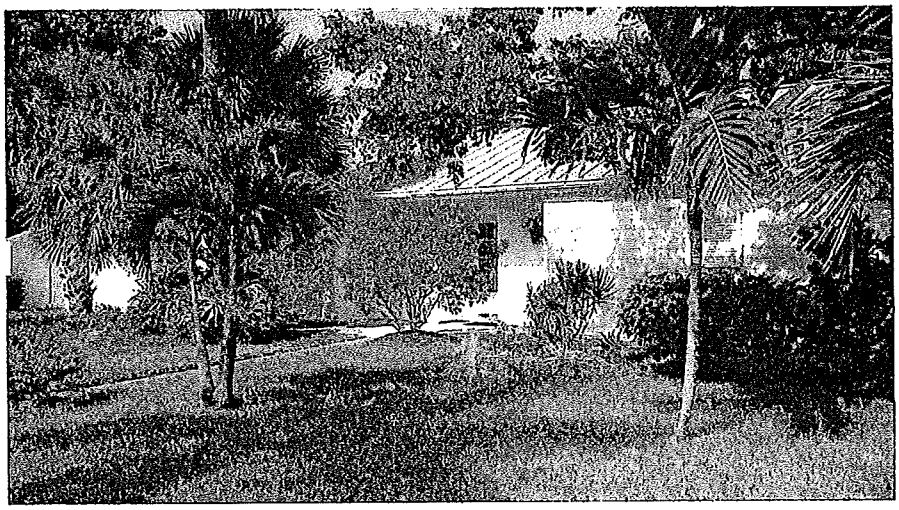
Completed: 8/21/2014
Surveyed: 8/20/2014

Client: SUNBELT TITLE STUART
Lender:
Buyer: JAMES P FLYNN
Seller: THOMAS JAMES

COMMUNITY NUMBER: 120286
PANEL: 0183 SUFFIX: J
INDEX DATE: 00/00/00
F.I.R.M DATE: 02/16/12
ZONE: X SHADED

Premises: 1906 SOUTH OCEAN DRIVE , FORT PIERCE, FLORIDA 34949 ST. LUCIE

Description of encroachments, violations or other points of interest at the time of the inspection:
1. C.B. WALL OVER 5' UTILITY EASEMENT 2. COVERED STORAGE OVER 5' UTILITY EASEMENT 3. SHED OVER 5' UTILITY EASEMENT 4. BRICK PATIO OVER 5' UTILITY EASEMENT 5. 6' WOOD FENCE OVER 5' UTILITY EASEMENT



CERTIFIED TO: SUNBELT TITLE AGENCY, JAMES P FLYNN, TITLE RESOURCES GUARANTY COMPANY

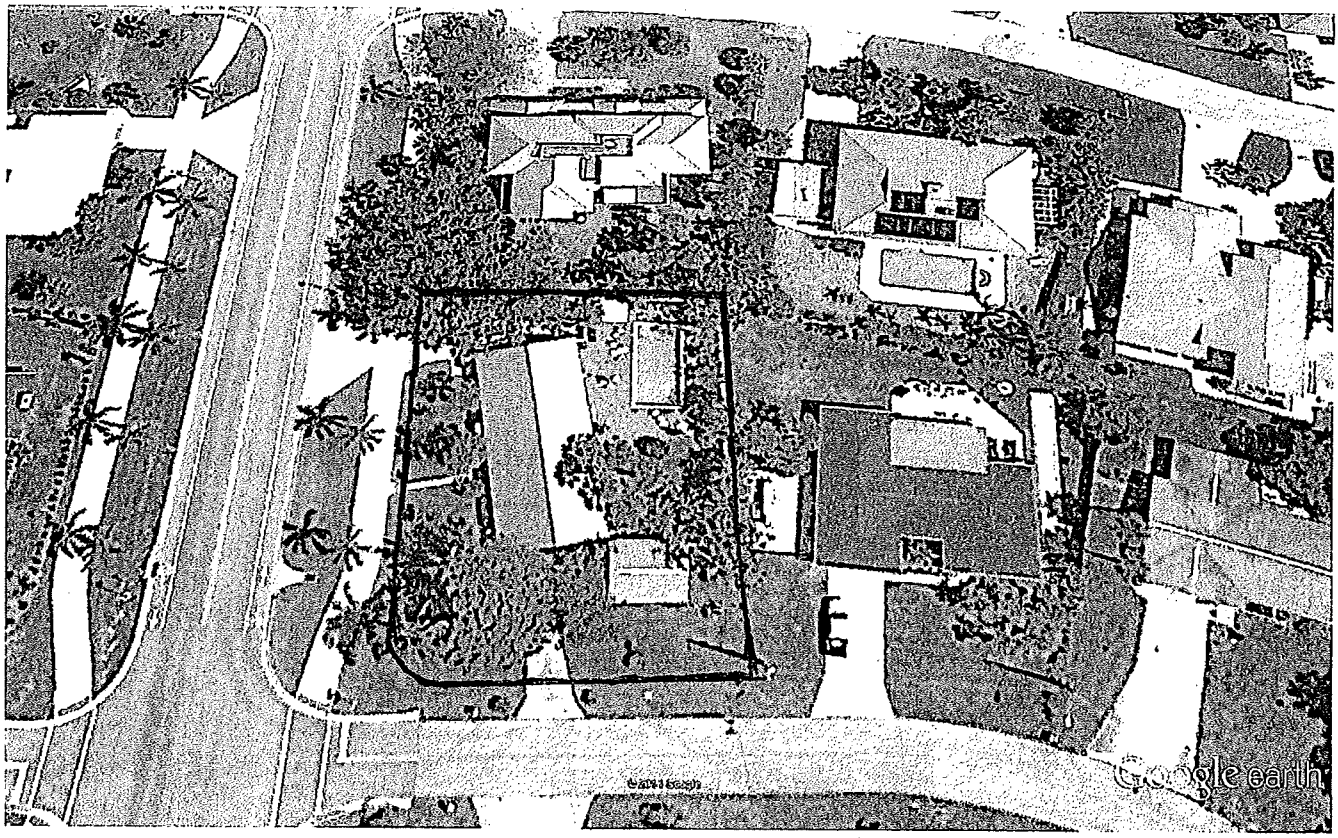
LEGAL DESCRIPTION: LOT 19, BLOCK 14, SURFSIDE SUBDIVISION UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(rev.2 8/21/2014) (rev.1 8/20/2014) (rev.0 8/20/2014)

THE FLORIDA LICENSED LAND SURVEYOR WHOSE SEAL APPEARS ON THE FACE OF THE SURVEY CERTIFIES THAT THE SKETCH CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THEIR DIRECTION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER THE DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE.

TRUELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.



Google earth

miles 30
km 50

jim flynn

To: Julia@juliasansevere.com
Subject: RE: Sec. 22-67 City Code - 1906 Ocean - Utility Easement update

With this new information and a few phone call it appears that Mr. James's trip to the Planning Dept. this issue is resolved. I will be filing for the abandonment of easements after title is transferred to my name and I will pay fees at that time.

The only remaining issues are the permits being closed and my demand for a 'Seller's Disclosure' which you may have received or will receive shortly from my attorney.

Thanks you for pushing the encroachment issue to closure.

Thanks
Jim

From: Julia@juliasansevere.com [mailto:Julia@juliasansevere.com]
Sent: Wednesday, August 27, 2014 1:12 PM
To: jpjimmy101@gmail.com
Subject: FW: Sec. 22-67 City Code - 1906 Ocean - Utility Easement update

Hi Jim,

Please see the two emails below regarding the utility easement. The seller has gone to the city and researched the easement/encroachment issue. Then let's discuss once you've had a chance to read and share with your attorney, if you so desire.

Julia Sansevere
Coldwell Banker Residential Real Estate
(772) 919-1385

From: Joe Krchnak
Sent: Wednesday, August 27, 2014 12:51 PM
To: 'Harness, Jayne (TRG)'
Cc: Julia@juliasansevere.com
Subject: FW: Sec. 22-67 City Code <Watchdog: Virus checked>

Hi!
This portion of the city building code I received from Kori Benton of the Ft. Pierce Planning Dept. kind of summarizes what I thought was the case regarding the "encroachment on the 5 ft. utility easement" disclosed by the surveyor. The potential risk to the property owner is that the utility company could come in and remove the wall and shed if it became necessary for them to access the utility lines. Rebuilding the shed would probably not be allowed because of current set-back requirements but the wall could be reconstructed.
Mr. James met with Paul Laguerre the engineer of the Ft. Pierce Utilities Authority, 466-1600 Ext.6757, who said utility authority is not using the easement and doesn't see why the easement couldn't be abandoned.
He then talked to Kori Benton of the Ft. Pierce Planning Dept. who said he didn't think abandonment would be difficult although it would take about 6 months and would cost $400 for the application fee.

Another person in the City office named Kim showed Mr. James the recorded plat of the subdivision and it showed the same easement behind all the homes that are back to back.
Mr. James is not willing to apply for the abandonment nor is he willing to remove the wall and shed. He is requesting that Mr. Flynn accept the property in its "as is" condition.
I'm squeezing this email in between appointments so I'm not able to elaborate further right now but hope this helps alleviate Mr. Flynn's concerns about this matter.
At my first opportunity this afternoon I will attempt to obtain documentation from the city confirming that the permits have all been closed out.
Thank you!
Joe

Joe L. Krchnak, MBA, Broker

From: Kori Benton [mailto:KBenton@City-FtPierce.Com]
Sent: Wednesday, August 27, 2014 12:04 PM
To: Joe Krshnak
Subject: Sec. 22-67 City Code <Watchdog: Virus checked>

Sec. 22-67. [Fences, walls and hedges; installation, replacement and maintenance.]

(a)*Purpose.* It is the purpose and intent of this section to establish the requirements for the installation, replacement, and maintenance of fences, walls and hedges, in order to protect and preserve the health, safety, welfare, appearance and general well-being of the citizens of Fort Pierce, Florida.

(b)*General requirements.* The following requirements apply to all fences, walls and hedges in any zoning district, except as herein specified:

(1)*Placement.* All permitted fences, walls, and hedges shall be located on the property of the applicant and not within any public right-of-way. No fence, wall or hedge shall be permitted to be located within, or so as to enclose, a drainage easement, except upon the written authorization of the city engineer. Fences, walls and hedges **may be permitted within utility easements**, subject to the right of the city, utilities authority, or franchised utility company to remove, without cost or obligation to replace or restore, any such fence or wall and landscaping as may be necessary to maintain the utilities located in a utility easement. A suitable gate to provide access will be provided when utility meters are located within a fenced enclosure
Warm Regards,

Kori Benton
Historic Preservation Officer
(772) 467-3739

Planning Department
City of Fort Pierce
PO Box 1480
Fort Pierce, FL 34954
***** LEGAL DISCLAIMER *****
Mail is intended for work preparation purposes only. No legal definite promise.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This document should only be read by those persons to whom it is addressed and is not intended to be relied



SUNBELT
TITLE AGENCY

2369 SE Federal Hwy , Stuart, FL 34994 • Phone (772) 220-5988 • Fax (303) 876-4806

Title Commitment Disclosure Cover Letter

August 13, 2014

To: Thomas M James
Joe Krchnak
James P Flynn
Julia Sansevere

Property Address:	1906 South Ocean Drive Fort Pierce, FL 34949
Seller:	Thomas M James
Buyer:	James P Flynn
File Number:	7926140116

Attached for review is a copy of the title insurance commitment for above described property. Please review carefully.

If you have any questions please contact our office to discuss.

Thank you for allowing Sunbelt Title Agency to assist in the closing of the above mentioned property.

Sincerely,

Jayne Harness

Attachment: Title Commitment

TITLE RESOURCES GUARANTY COMPANY

Commitment for Title Insurance
Issued By
Title Resources Guaranty Company

Schedule A

Issuing Office File No.: 7926140116
Reference No.: 511024

1. Effective Date: July 8, 2014, at 6:00 A.M.

2. Policy or Policies to be issued:

   a. X Owner's Policy — Proposed Amount of Insurance: Policy Amount: **$265,000.00**

      Proposed Insured: **James P Flynn**

   b. Loan Policy — Policy Amount:

      Proposed Insured:

      Premium: $1400.00

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the land is at the Effective Date vested in:

   Thomas M. James (by virtue of Deed recorded 4/29/99 in Official Records Book 1219, Page 894, and Corrective Deed recorded 4/29/99 in Official Records Book 1219, Page 869, of the Public Records of St. Lucie County, Florida)

5. The land referred to in this Commitment is described as follows:

   See Attached Schedule A (Continued)

Sunbelt Title Agency
2369 S.E. Federal Hwy.
Stuart, FL 34994

Title Resources Guaranty Company

By: Paul McNeill
Executive Vice President

Michael P. Haydon
Secretary

An Authorized Signature

8111 LBJ Freeway, Ste. 1200
Dallas, TX 75251
1-800-526-8018

Issuing Office File No.: 7926140116
Reference No.: 511024

Lot 19, Block 14, of Surfside Subdivision Unit Two, according to the Plat thereof, as recorded in Plat Book 11, at Page 8, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2412-503-0077-000-5

TITLE RESOURCES GUARANTY COMPANY

Commitment for Title Insurance
(with Florida Modifications)
Issued By
Title Resources Guaranty Company

Title Resources Guaranty Company, a Texas a corporation (the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, Title Resources Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

continued on back page

By: _____
An Authorized Signature

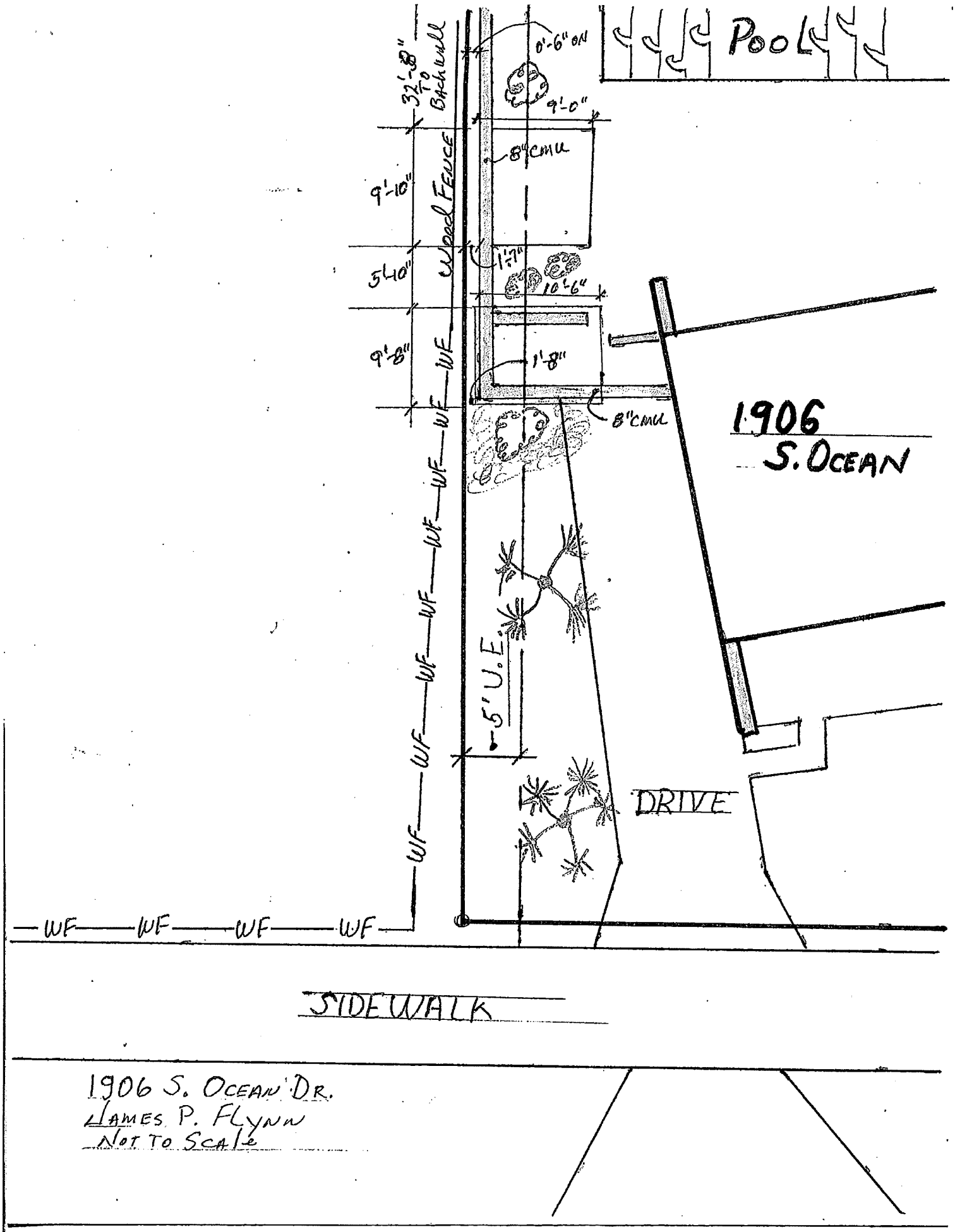
TITLE RESOURCES GUARANTY COMPANY TEXAS

Title Resources Guaranty Company

By: _____
Executive Vice President

_____
Secretary

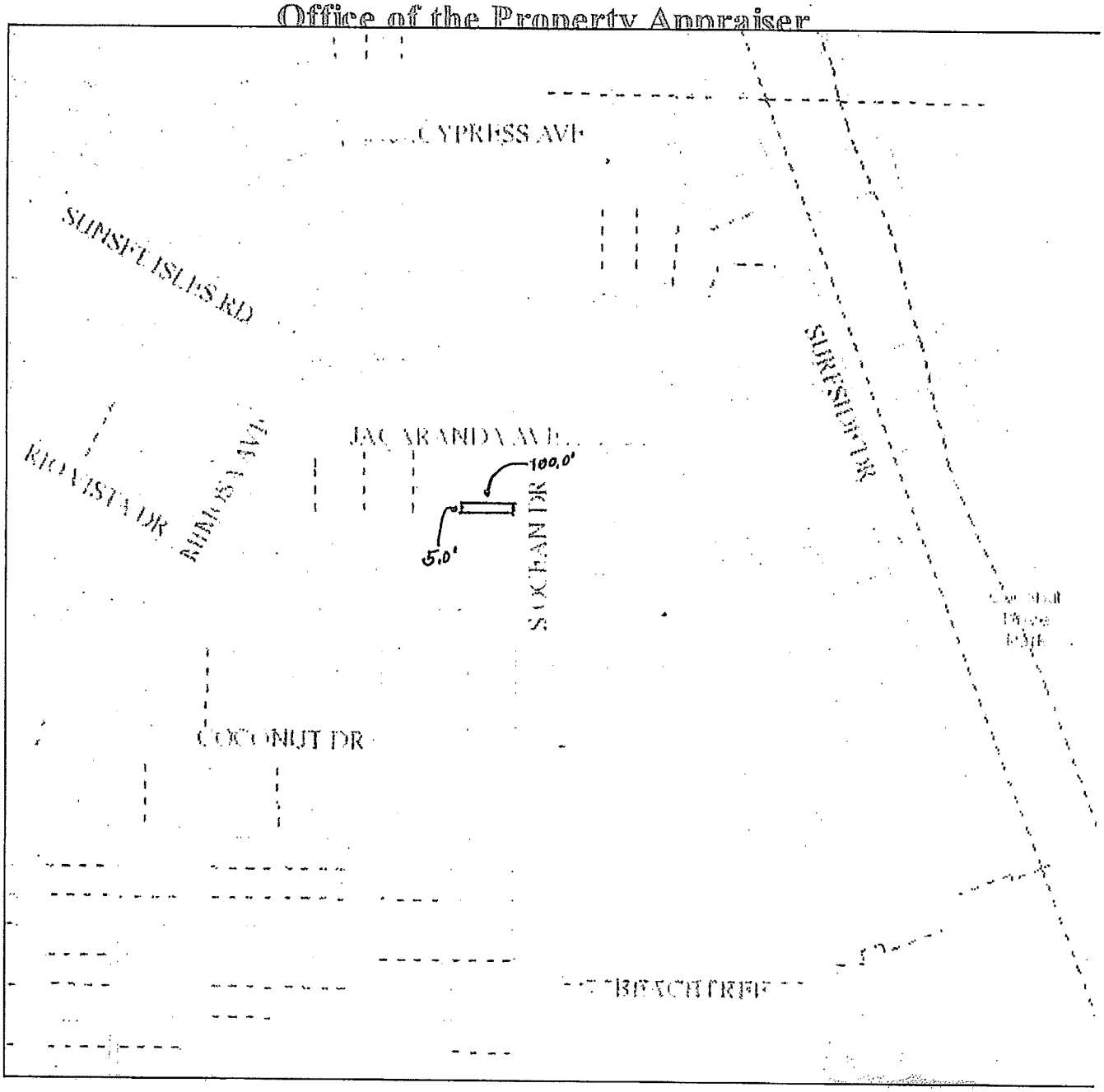
8111 LBJ Freeway, Ste. 1200
Dallas, TX 75251
1-800-526-8018



1906 S. Ocean Dr.
James P. Flynn
Not to Scale

Saint Lucie County, Florida

Office of the Property Appraiser



Legal Description:

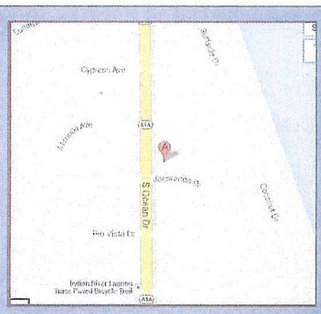
A portion of lot 19, block 14, Surfside subdivision Unit Two, according to the Plat thereof recorded in Plat Book 11, Page 8, of the public Records of St. Lucie County, Florida, that extends 5 feet south along the total length of the north property line.

Said Parcel Containing 500.0 square feet more or less.

PREPARED BY:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



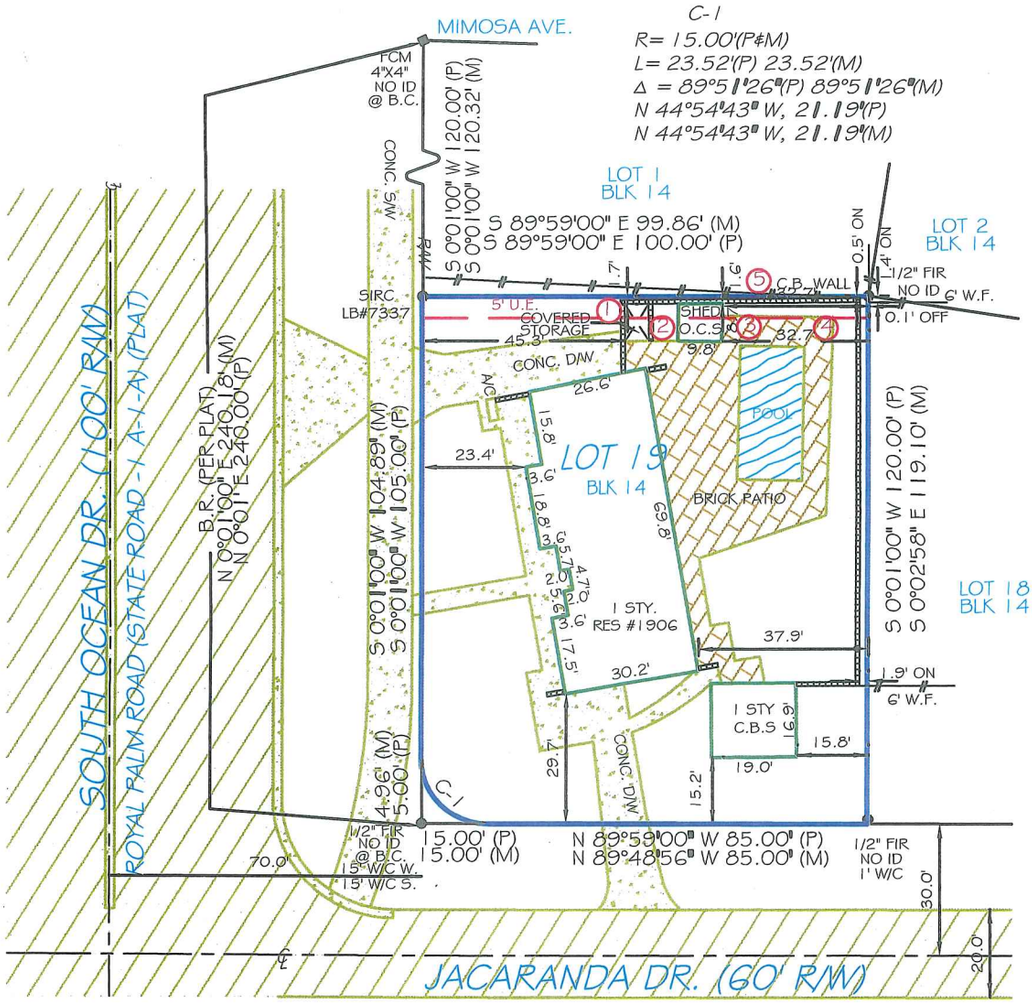


PROPERTY ADDRESS: 1906 SOUTH OCEAN DRIVE FORT PIERCE, FLORIDA 34949

SURVEY NUMBER: 1408.1639

FIELD WORK DATE: 8/20/2014 **REVISION DATE(S):** (REV.3 8/21/2014) (REV.2 8/20/2014) (REV.1 8/20/2014)

1408.1639
BOUNDARY SURVEY
ST. LUCIE COUNTY



NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
STATE OF FLORIDA
6473
PROFESSIONAL SURVEYOR & MAPPER

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

N

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF FORT PIERCE, COMMUNITY NUMBER 120286, DATED 02/16/12.

POINTS OF INTEREST
1. C.B. WALL OVER 5' UTILITY EASEMENT 2. COVERED STORAGE OVER 5' UTILITY EASEMENT 3. SHED OVER 5' UTILITY EASEMENT 4. BRICK PATIO OVER 5' UTILITY EASEMENT 5. 6' WOOD FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER: 63859 **DATE:** 8/21/2014

BUYER: James P Flynn

SELLER: THOMAS JAMES

CERTIFIED TO: JAMES P FLYNN; SUNBELT TITLE AGENCY; TITLE RESOURCES GUARANTY COMPANY

SURVEY COORDINATED BY:

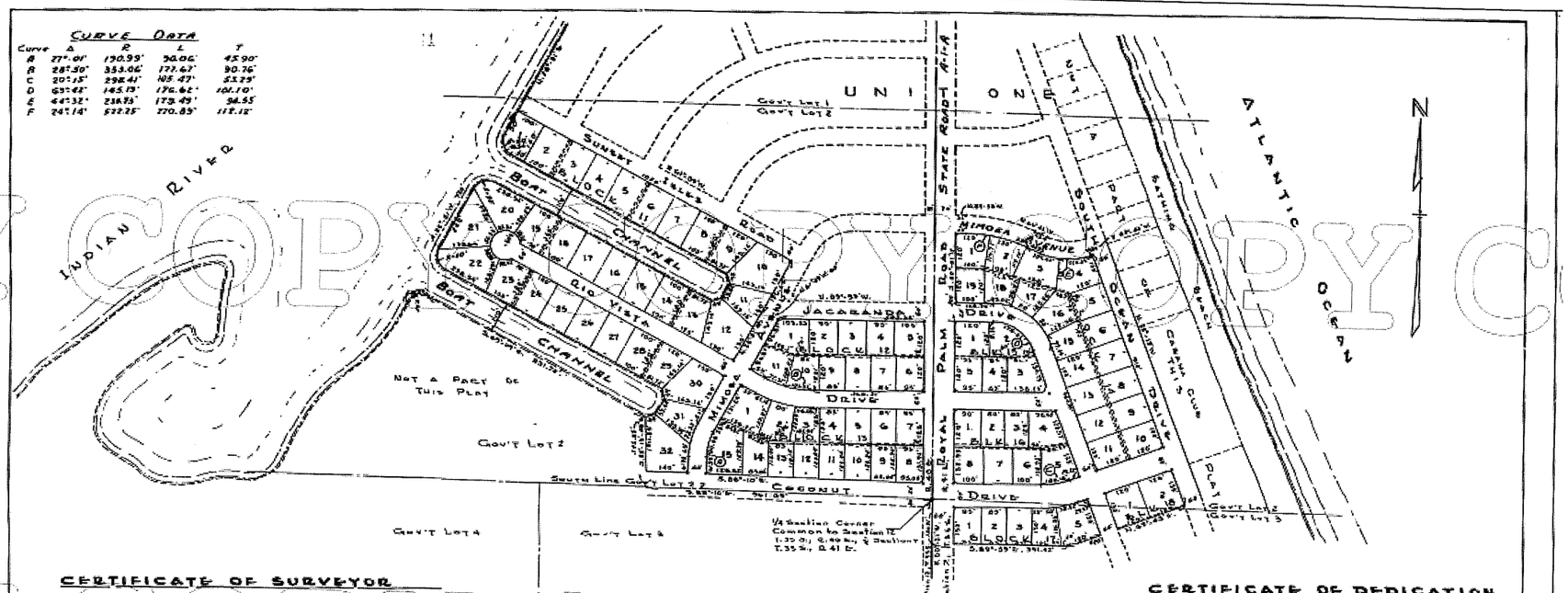
TRUELINE TECHNOLOGIES
P 866-772-8813 F 215-359-1733
www.truelinetech.com

EXACTA Land Surveyors, Inc.
LB# 7337
www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1• Ft. Myers, FL 33913

COPY COPY COPY COPY COPY

CURVE DATA

Curve	Δ	R	L	T
A	27°-01'	190.99'	90.06'	45.90'
B	28°-30'	353.06'	177.67'	90.76'
C	20°-15'	298.41'	105.47'	53.29'
D	63°-48'	145.19'	176.62'	101.10'
E	44°-32'	238.85'	173.49'	94.55
F	24°-14'	522.25'	220.89'	111.12'



SURFSIDE

UNIT TWO

Date: September 3, 1957. Scale: 1" = 200'

625

DESCRIPTION

Beginning at the Quarter-Section corner common to Section 12, Twp. 35 S., Rge. 40 E., and Section 7, Twp. 35 S., Rge. 41 E., in St. Lucie County, Florida, run thence S. 00°-01' W., 168.01 feet; thence S. 89°-59' E., 331.42 feet; thence N. 09°-45' W., 420 feet; thence N. 20°-17' W., 910 feet, to the South line of Mimosa Avenue, as the same is shown on Plat of Suncrest, Unit One, recorded in Plat Book 10, Page 17, of the St. Lucie County, Florida, Public Records; thence S. 69°-43' W., along the South Line of Mimosa Avenue, 0.85 feet to a point of curvature; thence on a circular curve of radius 250.95 feet, internal angle 44°-32', and concave to the Northeast, run 179.49 feet to a point of tangency; thence N. 65°-45' W., 47.85 feet to a point of curvature; thence on a circular curve of radius 522.25 feet, internal angle 24°-14', and concave to the Southwest, run 220.89 feet to a point of tangency; thence N. 89°-59' W., 35 feet to the intersection of the East line of Royal Palm Road, as shown on aforesaid plat of Suncrest, Unit One; thence S. 00°-01' W., along the East line of Royal Palm Road, 300 feet to the South line of Jacaranda Drive; thence N. 89°-59' W., along the South line of Jacaranda Drive, 593.35 feet to the easterly line of Mimosa Avenue; thence N. 61°-09' W., 60 feet to the westerly line of Mimosa Avenue; thence N. 28°-51' E., along the westerly line of Mimosa Avenue, 196.26 feet to the easterly line of Sunset Isles Road, as shown on aforesaid plat of Suncrest, Unit One; thence N. 01°-09' W., along the Southerly line of Sunset Isles Road, 1060 feet to the East shore of Indian River; thence meandering the East shore of Indian River run S. 38°-51' W., 759 feet, to a point of curvature; thence on a circular curve of radius 30 feet, internal angle 90°, and concave to the Southeast run 78.54 feet to a point of tangency; thence S. 51°-09' E., 831.78 feet; thence S. 00°-15'-45" W., 246.65 feet to a point on the South line of Government Lot 2, Section 12, Twp. 35 S., Rge. 40 E.; thence S. 89°-10' E., along the South line of said Government Lot 2, 961.69 feet to the Point of Beginning.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

I HEREBY CERTIFY that this plat is made from an actual survey made under my direction, that it is a correct representation of the land platted, and that permanent reference monuments have been placed as called for under Chapter 177, Florida Statutes.

Dated this 3rd day of September, 1957.

Allen A. Register
Registered Land Surveyor
Florida Certificate No. 533

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this 4 day of September, 1957.

Harry J. Kibler
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

I, W. C. Baggett, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined, and that it complies in form with all the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for record in Plat Book 11, Page 45 of the public records of St. Lucie County, Florida, this 11 day of November, 1957.

W. C. Baggett By Billy Hansen D.C.
Clerk of Circuit Court
St. Lucie County, Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

This is to certify that this plat has been approved by the City Commissioners of the City of Fort Pierce, St. Lucie County, Florida.

Dated this 3 day of September, 1957.

H. F. Johnson
City Manager

CERTIFICATE OF DEDICATION

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

SURFSIDE PROPERTIES, INC., a Florida corporation, by its duly elected president and Secretary acting by and with the authority of its Board of Directors, does hereby dedicate and set apart all of the streets, alleys, thoroughfares, parks, canals and utility and drainage easements shown on this plat to the use of the general public forever.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its president and secretary this 3 day of October, 1957.

SURFSIDE PROPERTIES INC.

Mary O. Patterson
WITNESSES

By A. G. Kitchel
President

ATTEST: W. C. Hardie
Secretary

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

Before me, the undersigned authority, personally appeared A. G. KITCHEL, President, and W. C. HARDIE, Secretary, of SURFSIDE PROPERTIES INC., a Florida corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Dedication, and they each duly acknowledged before me that they executed the same, as such officers, for and in behalf of said corporation.

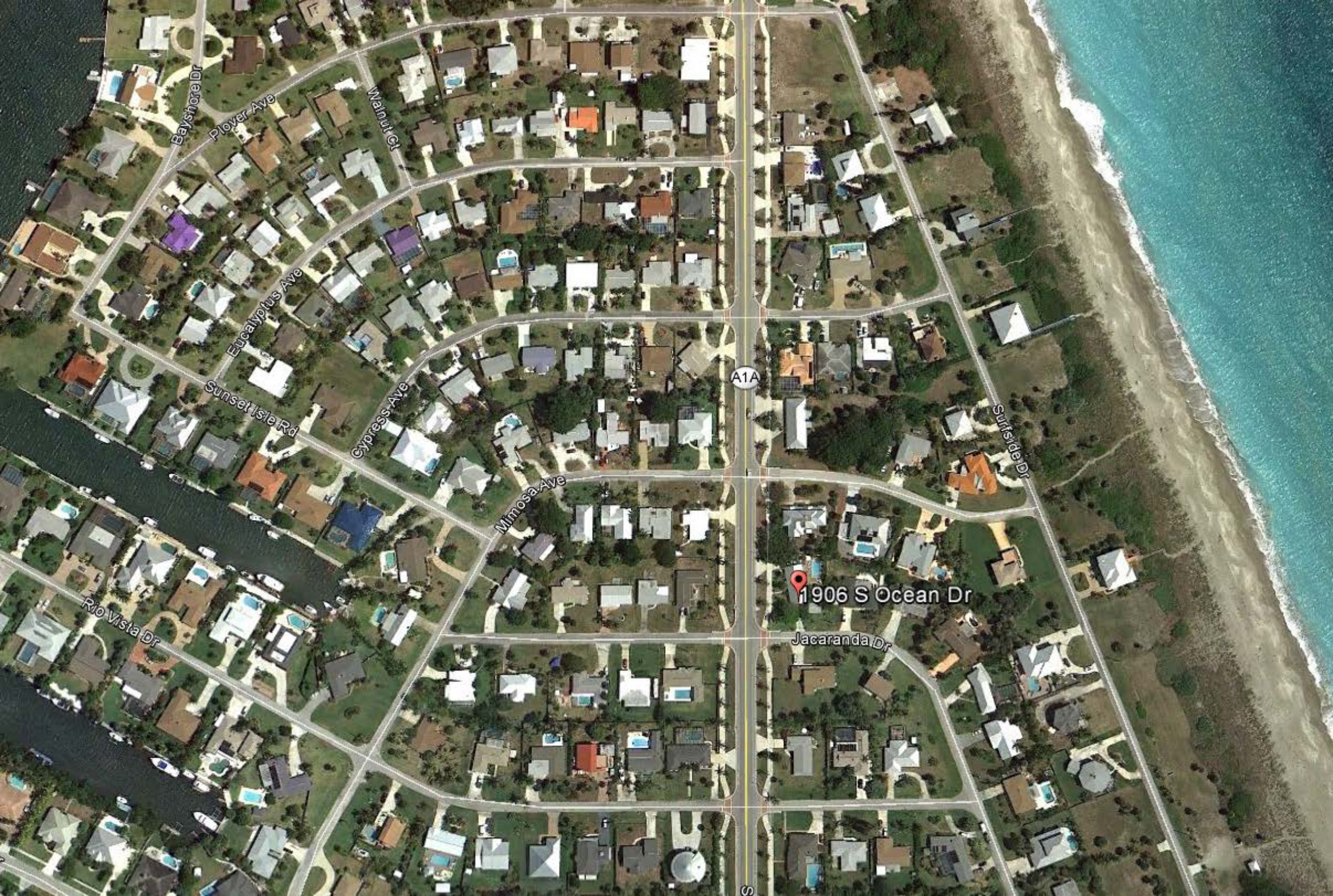
WITNESS my hand and official seal at Fort Pierce, St. Lucie County, Florida, this 9 day of October, 1957.

Myrl S. Childers
Notary Public, State of Florida at Large. My commission expires: March 6-1959

NOTES:
1. Permanent Reference Monuments shown thus: L
2. Contour Elevations shown refer to U.S.C. & G.S. Datum for M.S.L.
3. Building Set-Back line 25' from R/W line on all streets.
4. Radii at Block Corners will be 15' except where noted, dimensions shown at Block Corners are to intersection of Tangents.
5. Utility Easements shown thus: ========== (Set the Dimensions from Lot line will be 5' unless otherwise noted.
6. Land has been filled, substantially level to elevation + 5.0. No Contours except 5.0

ALTON A. REGISTER & ASSOCIATES
ENGINEERS
FORT PIERCE, FLORIDA

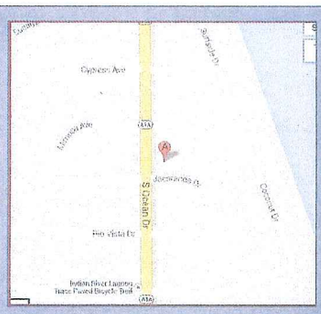
577


Bayshore Dr
Plover Ave
Walnut Ct
Eucalyptus Ave
Sunset Isle Rd
Cypress Ave
A1A
Mimosa Ave
Surfside Dr
1906 S Ocean Dr
Jacaranda Dr
Rio Vista Dr

PREPARED BY:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



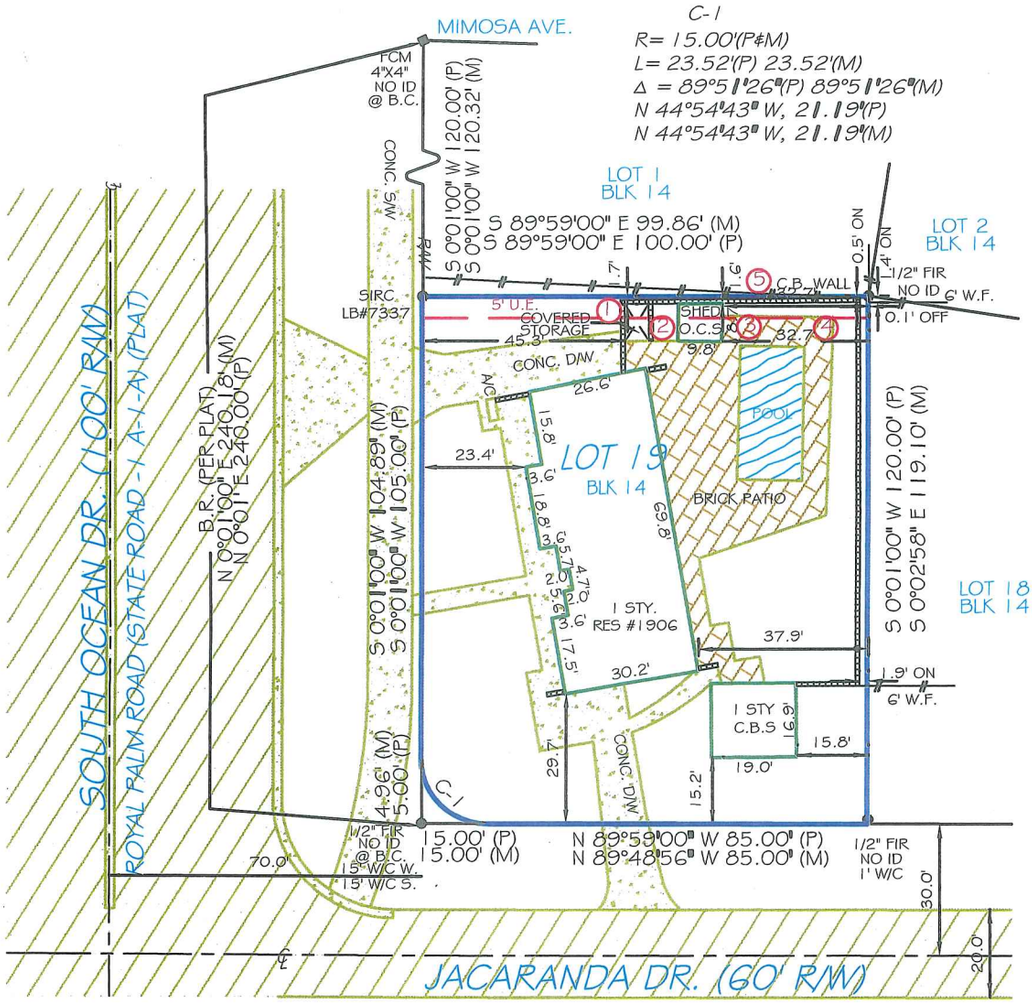


PROPERTY ADDRESS: 1906 SOUTH OCEAN DRIVE FORT PIERCE, FLORIDA 34949

SURVEY NUMBER: 1408.1639

FIELD WORK DATE: 8/20/2014 **REVISION DATE(S):** (REV.3 8/21/2014) (REV.2 8/20/2014) (REV.1 8/20/2014)

1408.1639
BOUNDARY SURVEY
ST. LUCIE COUNTY



NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
STATE OF FLORIDA
6473
PROFESSIONAL SURVEYOR & MAPPER

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

N

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF FORT PIERCE, COMMUNITY NUMBER 120286, DATED 02/16/12.

POINTS OF INTEREST
1. C.B. WALL OVER 5' UTILITY EASEMENT 2. COVERED STORAGE OVER 5' UTILITY EASEMENT 3. SHED OVER 5' UTILITY EASEMENT 4. BRICK PATIO OVER 5' UTILITY EASEMENT 5. 6' WOOD FENCE OVER 5' UTILITY EASEMENT

CLIENT NUMBER: 63859 **DATE:** 8/21/2014

BUYER: James P Flynn

SELLER: THOMAS JAMES

CERTIFIED TO: JAMES P FLYNN; SUNBELT TITLE AGENCY; TITLE RESOURCES GUARANTY COMPANY

SURVEY COORDINATED BY:

TRUELINE TECHNOLOGIES
P 866-772-8813 F 215-359-1733
www.truelinetech.com

EXACTA Land Surveyors, Inc.
LB# 7337
www.exactaland.com
P.866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1• Ft. Myers, FL 33913

Planning Board **7. h.**

Meeting Date: 02/10/2015

Information

REQUESTED ACTION

Design Review - State Farmer's Market - 3503 S US Hwy 1

LOCATION

3503 S US Hwy 1

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board uphold code Sections 22-59(g)(4)d Elevations.

Attachments

Staff Report
Design Review Application
Civil Plan, Site Plan, etc.
Landscape Plan
Color Rendering
Color Rendering 2

Form Review

Form Started By: Clarissa Davis Started On: 01/26/2015 03:25 PM

Final Approval Date: 02/03/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: Design Review
State Farmer's Market
3503 S US Hwy 1

DATE: January 28, 2015

STAFF REPORT

Owner: State of Florida
3479 S US Hwy 1
Fort Pierce, FL 34982

Applicant: Michael Brown
3479 S US Hwy 1
Fort Pierce, FL 34982

Requested Action: Approval of a Design Review application

Location: 3503 S US Hwy 1

Parcel ID: 2427-601-0026-000-0

Zoning: I-1, Light Industrial

Surrounding Zoning:

North	East	South	West
CG (County)	C-3	I-1, CG (County)	I-1

Future Land Use: I, Industrial

Parcel Size: 13.9 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting Design Review approval to construct a 2,409 sq. ft. metal pre-engineered structure along US Hwy 1.

Historically, this site encompassed a farm stand at the corner of US Hwy 1 and Farmer's Market Road as an accessory use to the Florida Department of Agriculture and Consumer Services. In 2007, the structure was demolished due to arson. The applicant has since submitted a proposal for a replacement structure that totals 2,409 sq. ft. in size.

The placement of the structure makes it subject to Design Review guidelines. The exterior is made up of a metal siding material which is considered an inappropriate material per 22-59(g)(4)d *Elevations* which states the following, "Metal or vinyl siding- on expanses of building walls shall not be permitted." Section 22-59(d)(2)I *Procedure of Approval* state the following, "The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color; The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty". The property abuts Victory Motorcycle which is of prefabricated metal material, as well as the Hotel which is made up of stucco material. Both structures are within St. Lucie County jurisdiction and are not subject to Fort Pierce Design Review guidelines. The Trading Post adjacent to the property is also made up of stucco material. The principle site has an administrative building that is made up of stucco material, as well as many other structures made up of prefabricated metal material. After numerous conversations with the applicant as well as the design professionals regarding other acceptable materials for the proposed building, the applicant has decided to seek approval to allow the corrugated metal material for the proposed accessory structure.

At the January 22nd Board of Adjustments meeting, the application was reviewed as an "Appeal of an Administrative Decision" in regards to the material proposed in Building Permit number 14-2713 for the State Farmer's Market. Staff commented on the use of appropriate material per Design Review guidelines. The Board rendered the decision to forward the application back to the Planning Board for proper review per the Board attorney's recommendation.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation to the City Commission to uphold code Sections 22-59(g)(4)d Elevations.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR DESIGN REVIEW

Project Name: Fort Pierce State Farmers Market Produce Stand

1. Project description for which design review approval is requested: Keep Metal Building As Designed

2. Property Tax I.D. #: 2427-601-0026-000-0

3. Property Address: 3475 US Hwy 1 Fort Pierce, FL. 34982

4. Zoning District: I1 5. Future Land Use: _____

6. Historic District Y/N N if yes, which District: _____

7. Total Acreage: 13.9

8. Name of Owner(s): State of Florida
Signature of Owner(s): _____
Mailing Address: (street) 3479 So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917

9. Name of Applicant: Michael Brown Senior Market Manager
Signature of Applicant: Michael Brown
Mailing Address: (street) 3479 So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917

10. Name of Representative: Michael Brown Senior Market Manager
Signature of Representative: Michael Brown
Mailing Address: (street) 3479 - So. Federal Hwy 1
(City) Fort Pierce (State) Fl. (zip) 34982
Phone # 772-468-3917 Fax 772-468-4002
E-mail: Michael.Brown@FreshFromFlorida.com

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

Daniel Rawlerson, Bureau Chief (352)395-4730

~~Property Owner's~~ Name (Please Print) Custodian Phone

Address State Zip

~~Property Owner's~~ Signature 11/7/14 Date

Custodian

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 7th day of November, 20 14, by Daniel Rawlerson who is personally known to me or has produced _____ as identification.

Denise C. Hamm
Signature of Notary (seal)

DENISE C. HAMM
Commission # FF 017121
Expires July 17, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

A complete Administrative Review packet is required upon application submittal.

To be completed by the City

Date Received _____ By _____

Fee: _____ Receipt# _____

All required application information must be provided at time of submittal.
Packets must be folded to 8 ½ x 11 and collated.

APPLICATION REQUIREMENTS:

a. **Application fee**

b. **Application submission shall include the following:**

- TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST

(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:
    1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
    2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
    3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
    4. Context photographs of neighboring uses and architectural styles.
    5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
    6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
    7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
    8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
    9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
    10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:
    1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
    2. A final site plan meeting the requirements of Section 22-58.
    3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
    4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
    5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
    6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US 1 HWY
FORT PIERCE, FLORIDA 34982



BUILDING DATA:

OCCUPANCY:	USE GROUP - M
CONSTRUCTION TYPES:	2B
EXISTING BUILDING SF:	2235 GROSS S.F.
AREA DEMOLISHED SF:	2235 GROSS S.F.
NEW BUILDING SF:	1279 GROSS S.F.
NEW CANOPY SF:	1130 GROSS S.F.
TOTAL SF:	**2409 GROSS S.F.**

DESIGN LOADS:

ULTIMATE DESIGN WIND SPEED:	170 MPH
NOMINAL DESIGN WIND SPEED:	132 MPH
IMPORTANCE FACTOR:	I = 1.0
EXPOSURE:	EXPOSURE C
INTERNAL PRESSURE COEFFICIENT:	II +/- 0.18
BUILDING RISK CATEGORY:	II

BUILDING INFORMATION:

ADDRESS:	
STREET ADDRESS:	3475 SOUTH US 1 HWY
CITY:	FORT PIERCE
COUNTY:	ST. LUCIE
STATE:	FLORIDA
ZIP CODE:	34982

STRUCTURE:

PRE-ENGINEERED METAL BUILDING

BUILDING CODES:

GOVERNING JURISDICTION: ST LUCIE, FLORIDA

BUILDING CODE EDITION:	FLORIDA EXISTING BUILDING CODE	2010
MECHANICAL CODE EDITION:	FLORIDA MECHANICAL CODE	2010
ELECTRICAL CODE EDITION:	NATIONAL ELECTRICAL CODE	2008, NFPA 70
PLUMBING CODE EDITION:	FLORIDA PLUMBING CODE	2010
ADDITIONAL CODE EDITION:	FLORIDA FIRE PREVENTION CODE	2010
FLORIDA ACCESSIBILITY CODE:		2010
NFPA 101 - FLORIDA EDITION:		2009
NFPA 1:		2009

NOA'S: ALL NOA'S SHALL MEET REFERENCED BUILDING CODES

OWNER

DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES

MAYO BUILDING, 209
407 S. CALHOUN ST.
TALLAHASSEE, FLORIDA, 32399
PHONE: (850) 487-4322
FAX: (850) 488-9006

DESIGNER OF RECORD:

ARCHITECT:	JOHN A. BAER AIA / VICTOR Q. TAN CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841
STRUCTURAL:	HAROLD HIGGENBOTHAM, PE HIGGENBOTHAM ENGINEERING INC	222 CORRINE DR., SUITE FA ORLANDO, FL 32707	407-304-7721
MECHANICAL: PLUMBING: ELECTRICAL:	DENNIS MATULA PE CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841
CIVIL:	NIKKI MAHLER P.E. CPH INC	500 WEST FULTON ST. SANFORD, FL 32771	407-322-6841

REVISION HISTORY

REVISION NO.	DATE	REVISION DESCRIPTION
1	03/26/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY, ADDED SHEET A102 TO INDEX OF DRAWINGS
		SHEET AD101 - DELETED DEMOLITION WORK FROM THIS DOCUMENT
		SHEET A002 - CHANGED BUILDING USE AND OCCUPANCY CALCULATIONS - REVISED EXIT ACCESS DOORS
		SHEET A102 - ADDED NEW SHEET FOR CONTRACTORS TO SUBMIT BID ALTERNATES "ADDITIONS AND DEDUCTIONS"
2	06/19/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY, REMOVED SHEET A102 FROM INDEX OF DRAWINGS
		SHEET C-1 - REVISED BUILDING FOOT PRINT AND IMPERVIOUS AREA
		SHEET A002 - REVISED PLAN, FLIPPED OFFICE AND RESTROOM
		SHEET A101 - REVISED PLAN, FLIPPED OFFICE AND RESTROOM. MOVED WALK IN COOLER
		SHEET A102 - REMOVED SHEET FROM SET
		SHEET A103 - REVISED LIGHTING AND HVAC PER PLAN CHANGES
		SHEET A104 - REVISED LOCATION OF VTR PER FLOOR PLAN CHANGES
		SHEET A105 - CHANGED INTERIOR ELEVATIONS PER PLAN CHANGES
		SHEET A201 - CHANGED EXTERIOR ELEVATIONS PER CHANGES TO WALK IN COOLER LOCATION
		SHEET A301 - CHANGED SECTIONS PER CHANGES TO THE PLAN
		SHEET A502 - REVISED SLAB DETAILS / REMOVED INSULATED SLAB
		SHEET A501 - REMOVED DETAILS FOR ROLL UP DOOR
		SHEET S101 - REVISED FOUNDATION PLAN
		SHEET S102 - REVISED SLAB DETAILS, REMOVED INSULATED SLAB
		SHEET M100 - REVISED AC LOCATION AND TYPE OF AC SYSTEM TO BE USED
		SHEET M101 - REVISED GRILLE AND DIFFUSER SCHEDULE
		SHEET E100 - REVISED LIGHTING PER FLOOR PLAN CHANGES
		SHEET E101 - REVISED POWER PLAN PER FLOOR PLAN CHANGES
		SHEET P100 - REVISED WATER, SANITARY AND VENT PLANS. REVISED RISER DIAGRAMS
		SHEET P101 - REVISED PLUMBING FIXTURE SCHEDULE - ADDED ELECTRIC WATER COOLER
2	06/19/2014	SHEET CS - UPDATED REVISION LOG AND HISTORY
		SHEET A302 - REVISED SLAB DETAILS 1 AND 3
		SHEET S101 - REVISED SLAB NOTES
		SHEET S102 - REVISED SLAB DETAILS 7 AND 8

SHEET REMOVED FROM SET

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	REVISION LOG					
		REV 1	3/26/14	REV 2	6/19/14	REV 3	7/10/14
GENERAL							
CS	COVER SHEET	1	03/26/2014	2	06/19/2014	3	07/10/2014
GN	GENERAL INFORMATION						
CIVIL							
C1	SITE PLAN			2	06/19/2014		
DEMOLITION							
AD101	DEMOLITION	1	03/26/2014				
ARCHITECTURE							
A001	ADA SPECIFICATIONS						
A002	LIFE SAFETY	1	03/26/2014	2	06/19/2014		
A101	FLOOR PLAN			2	06/19/2014		
A102	ALTERNATIVE BID DEDUCT OPTION / FLOOR PLAN ILLUSTRATION	1	03/26/2014	2	06/19/2014		
A103	REFLECTED CEILING PLAN			2	06/19/2014		
A104	ROOF PLAN			2	06/19/2014		
A105	ENLARGED PLANS			2	06/19/2014		
A201	ELEVATIONS			2	06/19/2014		
A301	SECTIONS			2	06/19/2014		
A302	COOLER SECTION AND DETAILS			2	06/19/2014	3	07/10/2014
A501	DOOR DETAILS			2	06/19/2014		
STRUCTURAL							
S100	STRUCTURAL NOTES						
S101	FOUNDATION PLAN			2	06/19/2014	3	07/10/2014
S102	STRUCTURAL NOTES AND SECTIONS			2	06/19/2014	3	07/10/2014
SPECIFICATIONS							
SP100	SPECIFICATIONS						
SP101	SPECIFICATIONS						
MECHANICAL							
M100	MECHANICAL PLAN			2	06/19/2014		
M101	MECHANICAL SCHEDULES AND DETAILS			2	06/19/2014		
ELECTRICAL							
E100	ELECTRICAL LIGHTING PLAN			2	06/19/2014		
E101	ELECTRICAL POWER PLAN			2	06/19/2014		
E200	ELECTRICAL SYMBOLS AND LEGEND						
E201	ELECTRICAL RISER DIAGRAM, DETAILS ANDC SCHEDULES						
PLUMBING							
P100	PLUMBING PLAN AND RISER DIAGRAM			2	06/19/2014		
P101	PLUMBING DETAILS AND SCHEDULES			2	06/19/2014		

CERTIFICATION

TO THE BEST OF THE ENGINEER'S KNOWLEDGE INFORMATION, AND BELIEF, THIS DESIGN IS IN COMPLIANCE WITH APPLICABLE CODES AND LAWS.

JOHN A BAER, AIA DATE

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Landscape Architects
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Structural
Surveyors
Traffic / Transportation
Offices in:
• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

CERTIFICATION — JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
1	03/26/2014	ADDENDUM 1 / BID DEDUCTIONS	JAB
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB
3	07/10/2014	COOLER / SLAB REVISION	VQT

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\marvin\Documents\FARMERS MARKET CENTRAL_Revit\CS.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
Sanford, Fl 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

COVER SHEET

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US 1 HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

CS

11/7/2014 11:49:21 AM

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

GENERAL NOTES

1. DRAWINGS ARE IN INCHES UNLESS OTHERWISE NOTED.

2. DIMENSIONS ARE GIVEN TO FACE OF CONCRETE PRECAST, FACE OF CONCRETE WITHOUT FINISH, FACE OF CMU WITHOUT FINISH AND FACE OF METAL STUD.

3. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATORY REQUIREMENTS.

4. KEEP THE PREMISES NEAT AND CLEAN AT ALL TIMES.

5. PROTECT ALL AREAS ADJACENT TO THE WORK AREA, OR THROUGH WHICH MATERIALS MUST PASS, TO PREVENT DAMAGE RESULTING FROM CONSTRUCTION OR MATERIALS' HANDLING. RESTORE TO EXISTING CONSTRUCTION ORIGINAL CONSTRUCTION IF/WHEN DISTURBED.

6. FOLLOW THE MANUFACTURE'S STRICTEST WRITTEN RECOMMENDATIONS FOR HANDLING, INSTALLATION, AND/OR APPLICATIONOF ALL MATERIALS AND/OR PRODUCTS CONSISTANT WITH THE SKILL AND CARE NECESSARY FOR THE ORDERLY PROGRESS OF WORK.

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGE SCALE DRAWIGNS GOVERN OVER SMALL SCALE DRAWINGS.

8. ALL FLOOR ELEVATIONS ARE GIVEN TO TOP OF CONC. SLAB (TOC), TOP OF WALL (TOW), OR TOP OF FLOOR FINISH (FEE), AS INDICATED.

9. PERFORM ALL WORK IN A WORKMANLIKE MANNER.

10. ALL GYPSUMBOARD WORK REQUIRED CORNER BEADSAND NEEDS TO BE APPROVED BY THE ARCHITECT AND INSPECTOR BEFORE FINISHING IT.

11. ALL DISTANCES, DATA AND EXISTING STRUCTURES AND UTILITIES ABOVE OR BELOW THE GROUND, WITHIN THE LIMITS OF THIS PROJECT SHALL BE CHECKED BY THE CONTRACTOR. IN CASE OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CLARRIFICATION MAY BE MADE.

12. SITE SURVEY DRAWINGS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY AND PROVIDE ALL SITE SURVEY REQUIRED FOR THE WORK OF THIS PROJECT.

13. DETAILS ARE INTENDED TO SHOW METHOD ANSD MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE CONTRACTORS WORK.

TERMITE PROTECTION

A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEEDS FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL. FBC 104.2.6

CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS FBC 1503.4.4

IRRIGATION SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. FBC 1503.4.4

TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CEMENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL. FBC 1403.1.6

INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. FBC 1816.1.1

SOIL DISTRIBUTED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED. FBC 1816.1.2

BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. FBC 1816.1.5

MINIMUM 6 MIL. VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 1816.1.5

SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. FBC 1816.1.6

AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIEDSHALL BE RETREATED. FBC 1816.1.6

ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. FBC 1816.1.7

A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE ANY FINAL INSPECTIONS WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. FBC 1816.1.7

AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 2303.1.3

NO WOOD, VEGITATION, STUMPS, CARDBOARD, TRASH, ETC. SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING. FBC 2303.1.4

STANDARD SYMBOLS

1	KEY NOTE
1	REVISION TAG
7	DOOR TAG
A	WINDOW TAG
A	PARTITION TYPE
7	COLUMN DESIGNATION
ROOM [101]	ROOM NAME & NUMBER
A000A	EQUIPMENT REFERENCE
NAME ELEVATION #	PROPOSED ELEVATION
10'-0"	DIMENSION LINES
5 A5.2	ELEVATION REFERENCE
5 A5.2	SECTION REFERENCE
5 A5.2	DETAIL INDICATOR
	BREAK LINE
CL.	CENTER LINE

GENERAL CONTRACTOR RESPONSIBILITY

1. GENERAL CONTRATOR SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPENCIES SHALL BE REPORTED TO THE ARCHITECT.

2. NOTIFY THE ARCHITECT IN WRITING OF ANY UNEXPECTED CONDITIONS THAT ARE UNCOVERED AFTER BEGINNING WORK.

3. GENERAL CONTRACTOR SHALL COMPLTE ALL WORK AS INDICATED ON THESE PLANS UNLESS OTHERWISE INDICATED.

4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REGUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS . NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DESCREPCIES PRIOR TO CONTRUCTION.

5. GENERAL CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT, APPROVALS, INSPECTIONS, CERTIFICATE FOR COMPLIANCE, AND ASIST WITH THE CERTIFICATE OF OCCUPANCY AS REQUIRED UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS OTHER THAN GENERAL BUILDING PERMITS REQUIRED FOR SUCH WORK SHOWN ON THE DRAWINGS. SUCH PERMITS SHALL BE OBTAINED BEFORE STARTING THE WORK. SEPARATE PERMITS ARE REQUIRED FOR THE INSTALLATION OF ALL EXTERIOR SIGNAGES. THE CONTRACTOR SHALL AQUIRE THESE PERMITS AND PAY ALL REQUIRED FEES PRIOR TO THE SIGNAGE INSTALLATION.

7. GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPOARY FACILITIES DURING CONSTRUCTION FOR THE COMPLETE BUILDING OPERATION. THIS SHALL BE TEMPORARY ACCESS, EXIT, CORRIDORS, LIGHTING, FIRE PROTECTION, MAIN CORRIDOR PROTECTION, A/C & ALL INFRASTRUCTURE REQUIRED DURING THE FINAL STORE OPERATION.

8. GENERAL CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS AT THE COMPLETION OF WORK AS REQUIRED.

9. GENERAL CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES, ALL APPROVED DRAWIGNS INCLUDIGN ALL REVISIONS AND ADDENDA.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND REQUIREMENTS DURING CONSTRUCTION.

11. AFTER COMPLETION, GERERAL CONTRACTOR SHALL CLEAN WHERE EVER SUCH CLEANING IS REQUIRED, INCLUDING AREAS OF THE BUILDING MADE DIRTY BY CONSTRUCTION WORK. REMOVE FROM THE PREMISES TRASH, TOOLS, EQUIPMENT ADN EXCESS CONTRUCTION MATERIALS.

12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE TO COMPLETE THE WORK OUTLINED IN THESE DOCUMENTS , INCLUDING ITEMS WITHIN THE SPACE ABOVE THE CEILINGS (STRUCTURAL MEMBERS, CONDUITS, MECHANICAL DUCTS, INSULATION, RECESSED LIGHT FIXTURES, AND CEILING CONSTRUCTION DIMENSIONS, ETC.) THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE FINISHED CEILING HEIGHT ABOVE THE FLOOR AS INDICATED IN THESE DRAWINGS FOR THE VARIOUS ROOMS AND AREAS.

13. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LWS HAVING JURISDICTION WHEATHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.

14. CONTRACTOR WILL VERIFY WITH THE A.A.A., A.E.E. AND THE PUBLIC WORK DEPARTMENT THE LOCATION OF ALL INFRASTRUCTURE, EVEN IF THEY ARE NOT SHOWN ON DRAWINGS.

15. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY PARTITION WALLS IF THEY ARE REQUIRED DURING THE CONSTRUCTION PROCESS.

16. GENERAL CONTRACTOR SHALL INCLUDE FURNISHING ALL MATERIALS EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.

17. GENERAL CONTRACTOR SHALL PERFORM ALL WORK ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.

18. SHOP DRAWINGS:
A. SUBMIT A SCHEDULE OF SHOP DRAWINGS PRIOR TO COMMENCING WORK.
B. SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVISION WHERE REQUIRED BY PLANS SPECIFICATIONS, WITH AMPLE TIME TO REVIEW AND APPROVE.
C. ALL SHOP DRAWINGS, INCLUDIGN EQUIPMENT AND MATERIALS, SHALL BE REVIEWED AND

19. GENERAL CONTRACTOR TO SUBMIT TIMEFRAME & CONSTRUCTION PHASES SCHEDULE.

20. GENERAL CONTRACTOR TO PROVIDE OWNER WITH ONE COMPLETE SET OF ACCURATE, FULL-SIZED AS-BUILT RECORD DRAWINGS FOR PERMANENT RECORD.

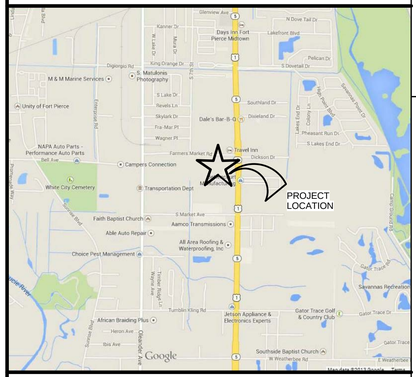
21. FULLY WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM DATE OF ACCEPTANCE. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING WARRANTY PERIOD. EXTEND ALL MANUFACTURER'S WARRANTIES TO THE OWNER.

ABBREVIATIONS

ABV	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AP	ACCESS PANEL
ACOUS	ACOUSTICAL
ACT	ABOVE
AFF	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AGG	AGGREGATE
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
AUTO	AUTOMATIC
AVG	AVERAGE
BSMNT	BASEMENT
BM	BEAM
BRG	BEARING
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BD	BOARD
BOT	BOTTOM
BW	BOTTOM OF WALL
BKT	BRACKET
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT-UP ROOFING
CAB	CABINET
CUH	CABINET UNIT HEATER
CPT	CARPET (ED)
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CTR	CENTER
CT	CERAMIC TILE
CHBD	CHALK BOARD
CO	CLEAN OUT
CLR	CLEAR
CLO	CLOSET
COL	COLUMN
COMP	COMPRESS(ED), (ION), (IBLE)
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT CONST
CONT.	CONTINUOUS
CONTR	CONTRACTOR)
CJT	CONTROL JOINT
CG	CORNER GUARD
CORR	CORRIDOR
CTSK	COUNTERSINK
CRS	COURSE
CYD	CUBIC YARD
DEPT	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DW	DISH WASHER
DPR	DISPENSER
DISP	DISPOSAL
DR	DOOR
DO	DOOR OPENING
DBL	DOUBLE
DA	DOUBLE ACTING
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
E	EAST
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSE (URE)
ENG	ENGINEER(ING)
ENAM	ENAMEL
EPT	EPOXY PAINT(ED)
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EX	EXISTING
EXPD	EXPOSED
EXP	EXPANSION, EXPOSED
EJT	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EXTD	EXTRUDED
FAB	FABRIC
FWC	FABRIC WALL COVERING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FIN	FINISH(ED)
FF	FINISHED FLOOR
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FPRF	FIREPROOF
FR	FIRE RATING
FT	FIRE TREATED
FIXT	FIXTURE
FLG	FLASHING
FLR	FLOOR(ING)
FD	FLOOR DRAIN
FLOUR	FLUORESCENT
FTG	FOOTING
FDN	FOUNDATION
FRM	FRAME
FS	FULL SIZE
FURR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GFRC	GLASS FIBER REINFORCED CONCRETE
GMU	GLASS MASONRY UNIT
GT	GLASS TILE
GB	GRAB BAR
GRD	GRADE (ING)
GRT	GROUT
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HP	HANDICAPPED
HR	HANDRAIL
HBD	HARD BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HD	HEAD
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HT	HEIGHT
HPT	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HB	HOSE BIBB
HORIZ.	HORIZONTAL
IN	INCH
INCL	INCLUDE(D), (ING)
IC	INSIDE CLEAR
ID	INSIDE DIAMETER
INSUL	INSULATE(D), (ION)
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT S
J	JOIST
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LCC	LEAD COATED COPPER
LH	LEFT HAND
LT	LIGHT
LS	LIGHT SWITCH
LWT	LIGHT WEIGHT
LTL	LINTEL
LVR	LOUVER
MACH	MACHINE
MB	MACHINE BOLT
MH	MAN HOLE
MFR	MANUFACTURE (ER)
MAS	MASONRY
MO	MASONRY OPENING
MTRL	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MIR	MIRROR
MOD	MODULAR
MR	MOISTURE RESISTANT T
MLDG	MOLDING, MOLDING
MTD	MOUNTED
MULL	MULLION
NAT	NATURAL
NOM	NOMINAL
NC	NONCORROSIVE
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OZ	OUNCE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVER HEAD
PTD	PAINT(ED)
PR	PAIR
PNL	PANEL
PBD	PARTICLE BOARD
PTN	PARTITION
PVMNT	PAVEMENT
PVRS	PAVERS
PERF	PERFORATE(D)
PLAS	PLASTER
P-LAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PNT	POINT
PT	PORCELAIN TILE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFB	PREFABRICATE(D)
PM	PRESSED METAL
PROP	PROPOSED
QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS
RWL	RAIN WATER LEADER
REC	RECESSED
REF	REFERENCE
RFL	REFLECT(ED), (IVE), (ING)
REFR	REFRIGERATOR
REINF	REINFORCE
REM	REMOVE
REQ'D	REQUIRED
RES	RESILIENT
RT	RESILIENT TILE
RET	RETURN
RA	RETURN AIR
REV	REVISION
RH	RIGHT HAND
R	RISER
RFG	ROOFING
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER
SND	SANITARY NAPKIN DISPENSER
SCHED	SCHEDULE
SLNT	SEALANT
SECT	SECTION
SHTH	SHEATHING
SHT	SHEET
SM	SHEET METAL
SV	SHEET VINYL
SH	SHELF, SHELVING
SHR	SHOWER
SIM	SIMILAR
SKLT	SKYLIGHT
SOG	SLAB ON GRADE
SD	SOAP DISPENSER
STC	SOUND TRANSMISSION CLASS
S	SOUTH
SC	SOLID CORE
SPEC	SPECIFICATION
SA	SPRAY ACOUSTIC
SQ	SQUARE
SS	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STA	STATION
STL	STEEL
STO	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TEMP	TEMPERED
TC	TERRA COTTA
TZ	TERAZZO
TEX	TEXTURED
THK	THICK(NESS)
TPD	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
T&B	TOP AND BOTTOM
TC	TOP OF CONCRETE
TF	TOP OF FOOTING
TJ	TOP OF JOIST
TSL	TOP OF SLAB
TST	TOP OF STEEL
TW	TOP OF WALL
TW	TOWEL BAR
TR	TREAD
TRANS	TRANSPARENT
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VEST	VESTIBULE
VP	VENEER PLASTER
VIN	VINYL
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WH	WATER HEATER
WR	WATER RESISTANT
WP	WATERPROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W	WEST, WIDTH, WIDE
WIN	WINDOW
WG	WIRE GLASS
WM	WIRE MESH
W/	WITH
W/O	WITH OUT
WD	WOOD
WPT	WORK POINT
WI	WROUGHT IRON



LOCATION MAP — PROJECT LOCATION — N



VICINITY MAP — N

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CERTIFICATION — JOHN A. BAER, AIA

#	DESCRIPTION	DATE	BY
	REVISIONS		

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01.22.2014
Job No.:	F7606
File:	C:\Users\marcelo\Documents\FARMERS MARKET CENTRAL_fsevr04.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

GENERAL INFORMATION

FORT PIERCE STATE FARMERS MARKET
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.
GN

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

6/20/2014 10:56:16 AM

CITY OF FORT PIERCE INSPECTION REQUIREMENTS

SEC. 17-76, INSPECTION

(a) The City of Fort Pierce Engineering Department shall make onspections as hereinafter required and notify the Director of Building & Code Enforcement upon inspection approval or if the work fails to comply with the Erosion and Sediment Control Plan as approved to request a stop work order. Plans for grading,stripping, excavating, and filling work bearing the stamp of approval of the City Engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permitee shall noyify The City of Fort Pierce Engineering Department at least two working days before the following:

(1) Start of construction
(2) Installation of sediment and erosion measures
(3) Completion of site clearing
(4) Completion of rough grading
(5) Completion of final grading
(6) Close of the construction season
(7) Completion of final landscaping

(b) The permitee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved Erosion and Sediment Control Plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The City Engineer or his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

Contractor shall schedule these inspections with the Engineering Dept.at (772) 460-2200 x142

N

cph

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FEET

EROSION & SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

SITE DESCRIPTION
A. SITE LOCATION:
THE SITE IS LOCATED AT 3503 S. U.S. HIGHWAY NO. 1, FT. PIERCE, FLORIDA

B. SITE CONDITIONS & ACTIVITIES NARRATIVE

1. THE EXISTING CONDITION OF THE SITE IS DEVELOPED WITH AN EXISTING PRODUCE STAND. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ABUTTING PROPERTIES.

2. SITE OPERATOR (CONTRACTOR) SHALL PREPARE A CONSTRUCTION SCHEDULE THAT INCLUDES THE DATE GRADING WILL BEGIN AND THE EXPECTED DATE OF STABILIZATION AND SHALL INCLUDE THE CONSTRUCTION SCHEDULE AS PART OF THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

C. SEQUENCE OF IMPLEMENTATION OF CONTROLS:
1. INSTALLATION OF CONTROL MEASURES.
2. CLEARING, GRUBBING AND EXCAVATION.
3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT, AND INFRASTRUCTURE NECESSARY TO SERVE THE PROPOSED SITE.
4. FINAL STABILIZATION.

D. ESTIMATE OF TOTAL PROJECT AREA AND AREA TO BE DISTURBED
THE TOTAL PROJECT AREA IS 0.23 ACRES±.
THE AREA TO BE DISTURBED IS 0.23 ACRES±.

E. RECEIVING WATERS/WETLAND AREAS DISCHARGE IS: TO A PRIVATE STORM WATER DRAINAGE SYSTEM WITH DISCHARGE TO PRIVATE STORMWATER POND.

MS4 OPERATOR NAME (IF ANY): N/A

CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

EROSION AND SEDIMENT CONTROLS

GENERAL EROSION CONTROL

A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

C. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF MULCH , OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

D. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

E. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

F. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

PROTECTION OF SURFACE WATERS

A. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

B. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

i. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
ii. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
iii. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED

C. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

CONTROL OF WIND EROSION

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT. THE MINIMUM HEIGHT SHALL BE 4 FEET.

IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.

B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.

C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.

D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.

E. THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING /SPILLAGE, SANITARY WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES, IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

STORM WATER MANAGEMENT

THE STORM WATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS, AND PIPED TO A PRIVATE STORM WATER SYSTEM FOR TREATMENT AND ATTENUATION.

APPROVED STATE AND LOCAL PLANS OR PERMITS

THE FOLLOWING PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION OF THE STORM WATER FACILITIES FOR THIS PROJECT. PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT: NOT AVAILABLE.

MAINTENANCE

MAINTENANCE OF EROSION CONTROL DEVICES IS OF PARAMOUNT IMPORTANCE TO THE FT. PIERCE FARMERS MARKET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL POLLUTION PREVENTION CONTROLS. DAILY REVIEW SHALL BE MADE BY THE CONTRACTOR TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF EROSION, SEDIMENTATION, TURBIDITY, AND POLLUTION CONTROL MEASURES. CORRECTIVE ACTION SHALL BE PERFORMED IMMEDIATELY. THE CONTRACTOR WILL COMPLETE A REPORT DETAILING MEASURES THAT ARE NOT ACHIEVING PERMIT COMPLIANCE AND THE CORRECTIVE ACTION THAT IS TAKEN. UNLESS OTHERWISE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

INSPECTION

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

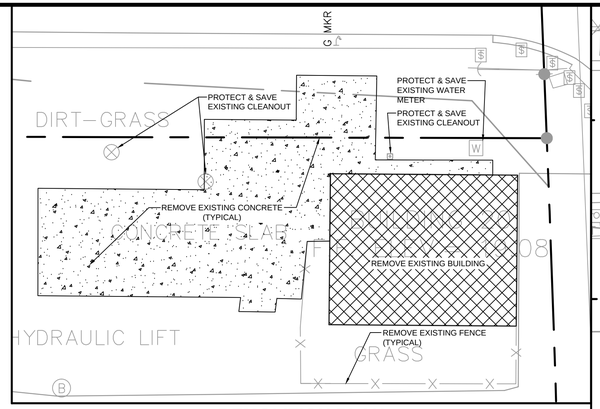
REFERENCES

THE CONSTRUCTION PLANS AND SPECIFICATIONS FOR JOB # F7606 AS PREPARED BY CPH, INC. ON JANUARY, 2014 ARE HEREBY REFERENCED AND MADE A PART OF THIS PLAN.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESSES:

A. NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.



DEMOLITION PLAN

UTILITY NOTES

1. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO NEW UTILITY LINES BEING INSTALLED.

2. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.

3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

4. ALL WATER, FORCE MAIN AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3' OF COVER. PE WATER SERVICE MAY BE REDUCED TO 2' WHEN NECESSARY.

5. CONTRACTOR SHALL COORDINATE INSPECTION ON ALL UTILITIES, WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.

6. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS.

7. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.

8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS SIX (6) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER OVER SEWER LINE IS (12) INCHES.

GENERAL GRADING NOTES

1. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON PLANS AND PROVIDED FOR IN FDOT INDEX NO. 102. AS CONSTRUCTION PROGRESSES, THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN FDOT INDEX NO. 102.

2. THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.

3. FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. ANY SILTATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.

4. ALL WORK PERFORMED WITHIN ANY ADJACENT ROAD REQUIRES A SEPARATE PERMIT ISSUED BY THE FDOT, ST. LUCIE COUNTY OR THE CITY OF FT. PIERCE PUBLIC WORKS DEPARTMENTS.

5. CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1% IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.

7. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120286 0167 J, EFFECTIVE DATE FEBRUARY 16, 2012, CITY OF FORT PIERCE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR ANNUAL CHANCE FLOOD PLAIN. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.

2. CONSTRUCT THE SILT FENCES ON THE SITE.

3. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

4. CLEAR AND GRUB AREAS INDICATED FOR REMOVAL.

5. START CONSTRUCTION OF STRUCTURES.

6. BEGIN GRADING AREAS INDICATED FOR CONSTRUCTION.

7. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.

8. INSTALL CURBS AND GUTTERS.

9. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AFFECTED BY CONSTRUCTION ACTIVITIES.

10. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.

11. PREPARE AREAS FOR PAVING.

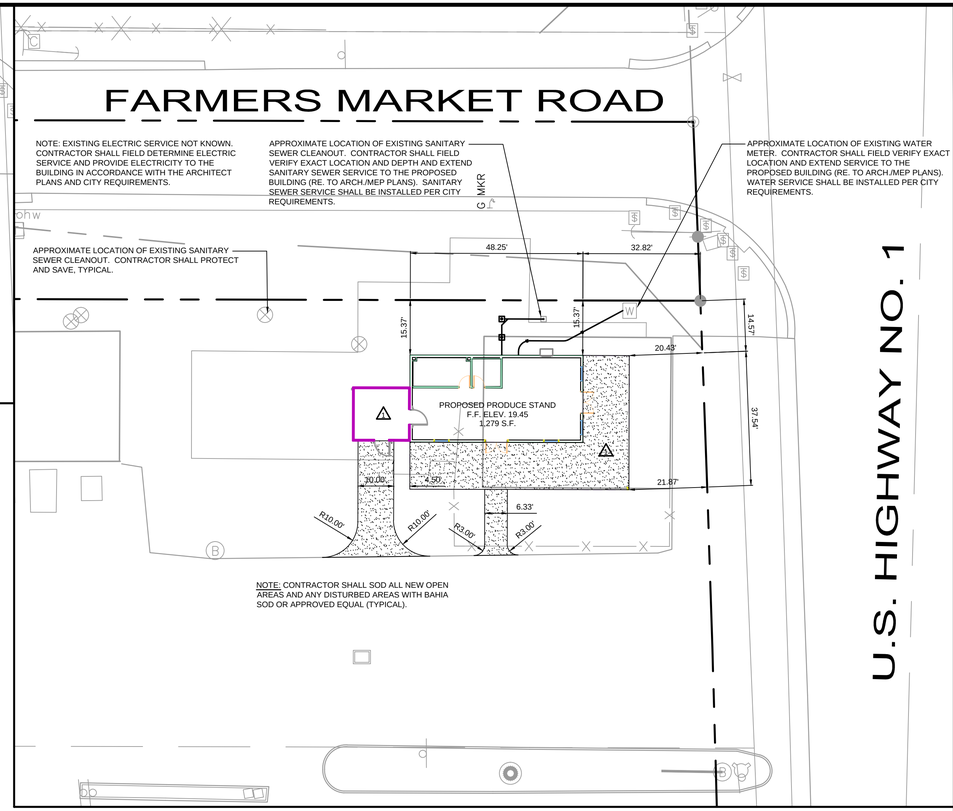
12. PAVE AREAS INDICATED.

13. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AFFECTED AREAS.

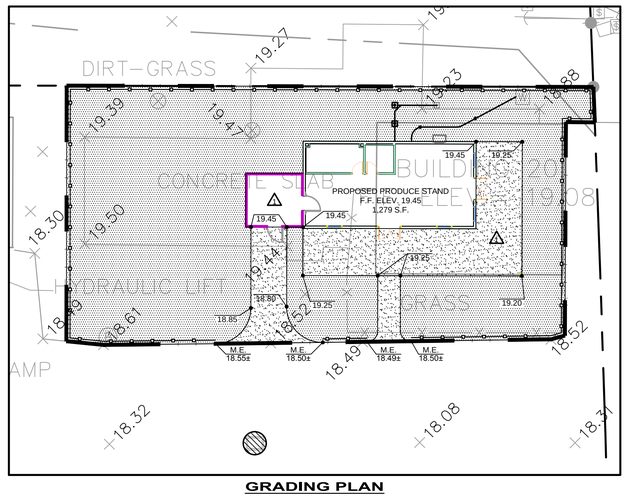
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

CONSTRUCTION SEQUENCING TABLE ⚠				
ANTICIPATED CONSTRUCTION SEQUENCE*	JUL	AUG	SEP	OCT
CONSTRUCTION ENTRANCE				
TEMPORARY CONTROL MEASURES				
STORM FACILITIES				
ROUGH GRADE / SEDIMENT CONTROL				
FOUNDATION / BUILDING CONSTRUCTION				
SITE CONSTRUCTION				
FINISH GRADING				
PERMANENT CONTROL MEASURES				

* THIS IS ONLY A GUIDE, CONTRACTOR IS TO USE HIS JUDGMENT TO MODIFY AS NEEDED.



SITE PLAN



GRADING PLAN

LEGEND

= PROPOSED CONCRETE PAVEMENT
= EXISTING CONCRETE PAVEMENT TO BE REMOVED
= EXISTING BUILDING TO BE REMOVED
XX.XX = PROPOSED PVMT. ELEV.
M.E. XX.XX± = MATCH EXISTING PAVEMENT/CURB ELEVATION
= PROPOSED FLOW DIRECTION
= PROPOSED LIMITS OF DISTURBANCE
= PROPOSED SILT FENCE
= PROPOSED PERMANENT STABILIZATION/SOD
= PROPOSED INLET PROTECTION

DIMENSION & TYPE

Concrete Section	A	B
Driveway	6"	12"
Patio	4"	12"

4000 PSI conc. paving (min.) w/ wire mesh
Compacted subgrade to a min. density of 98% of the modified proctor max. dry density (AASHTO T-180)
A
B

CONCRETE PAVING SECTION

N.T.S.

SITE NOTES

1. EXISTING UTILITIES ARE SHOWN IN SCHEMATIC ONLY. CONTRACTOR SHALL USE DUE REGARD WHEN PERFORMING ANY SITE DEMOLITION.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
4. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
5. ADJUST ALL CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING).
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.

SITE DATA

THE PURPOSE OF THIS PROJECT IS TO REMOVE THE EXISTING FRUIT STAND AND CONSTRUCT A NEW BUILDING WITH UTILITIES TO SERVE IT.

SITE ADDRESS:	3503 S. U.S. HIGHWAY NO. 1 FORT PIERCE, FLORIDA, FLORIDA
PARCEL I.D. NUMBER:	2427-601-0026-000-0
SITE TOTAL AREA:	605,484 S.F. (13.90 A.C.±)
PROJECT TOTAL AREA:	10,019 S.F. (0.23 A.C.±)
EXISTING LAND USE:	FARMERS MARKET PRODUCE STAND
PROPOSED LAND USE:	FARMERS MARKET PRODUCE STAND
EXISTING USE:	PRODUCE STAND
PROPOSED USE:	PRODUCE STAND
ZONING:	
SUBJECT SITE:	I1 LIGHT INDUSTRIAL
NORTH:	I1 LIGHT INDUSTRIAL
EAST:	U.S. HIGHWAY NO. 1
SOUTH:	I1 LIGHT INDUSTRIAL
WEST:	I1 LIGHT INDUSTRIAL

⚠ PROPOSED AREA CALCULATIONS:

BUILDING AREA:	= 1,279 S.F. (12.73%)
IMPERVIOUS AREA:	= 1,745 S.F. (17.37%)
PERVIOUS AREA:	= 7,023 S.F. (69.90%)

EXISTING AREA CALCULATIONS:

BUILDING AREA:	= 2,208 S.F. (21.97%)
IMPERVIOUS AREA:	= 3,275 S.F. (32.60%)
PERVIOUS AREA:	= 4,564 S.F. (45.43%)
TOTAL (PROJECT AREA):	= 10,047 S.F. (100.00%)

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No.	Date	By
6	6-19-14	NEM
5		
4		
3		
2		
1		

PER CLIENT COMMENTS / Revision

Designed by:	CDP/NEM
Drawn by:	CDP
Checked by:	JTP
Approved by:	NEM
Scale:	AS SHOWN
Date:	Jan. 2014
Job No.:	17606

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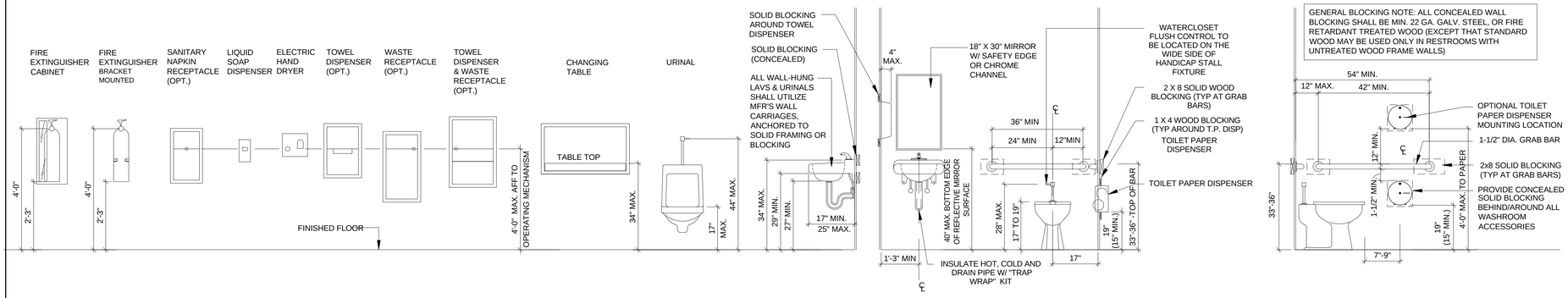
SITE PLAN

RETAIL BUILDING
FT. PIERCE FARMERS MARKET
FORT PIERCE / FLORIDA

Sheet No.
C-1

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RESTROOM FIXTURE & ACCESSORY ELEVATIONS

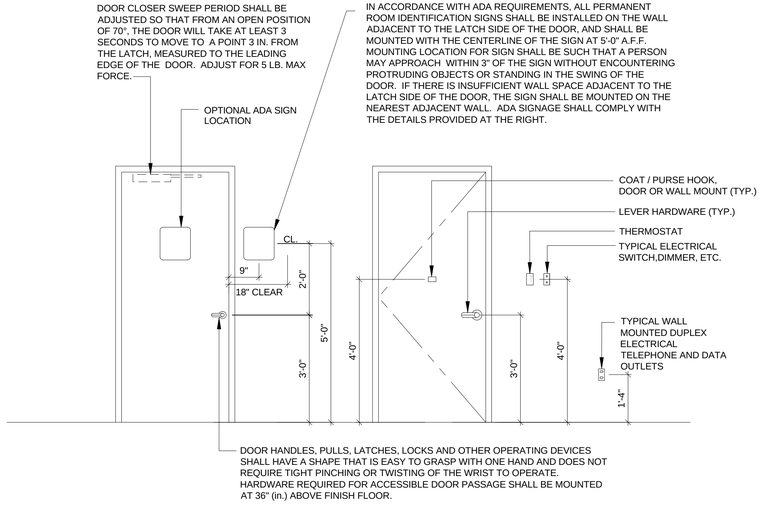


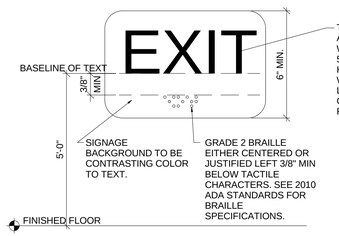
GENERAL BLOCKING NOTE: ALL CONCEALED WALL BLOCKING SHALL BE MIN. 22 GA. GALV. STEEL, OR FIRE RETARDANT TREATED WOOD (EXCEPT THAT STANDARD WOOD MAY BE USED ONLY IN RESTROOMS WITH UNTREATED WOOD FRAME WALLS)

MISC. ADA REQUIREMENTS

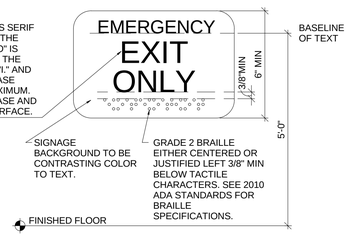
DOOR CLOSER SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. ADJUST FOR 5 LB. MAX FORCE.

IN ACCORDANCE WITH ADA REQUIREMENTS, ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, AND SHALL BE MOUNTED WITH THE CENTERLINE OF THE SIGN AT 5'-0" A.F.F. MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. IF THERE IS INSUFFICIENT WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ADA SIGNAGE SHALL COMPLY WITH THE DETAILS PROVIDED AT THE RIGHT.

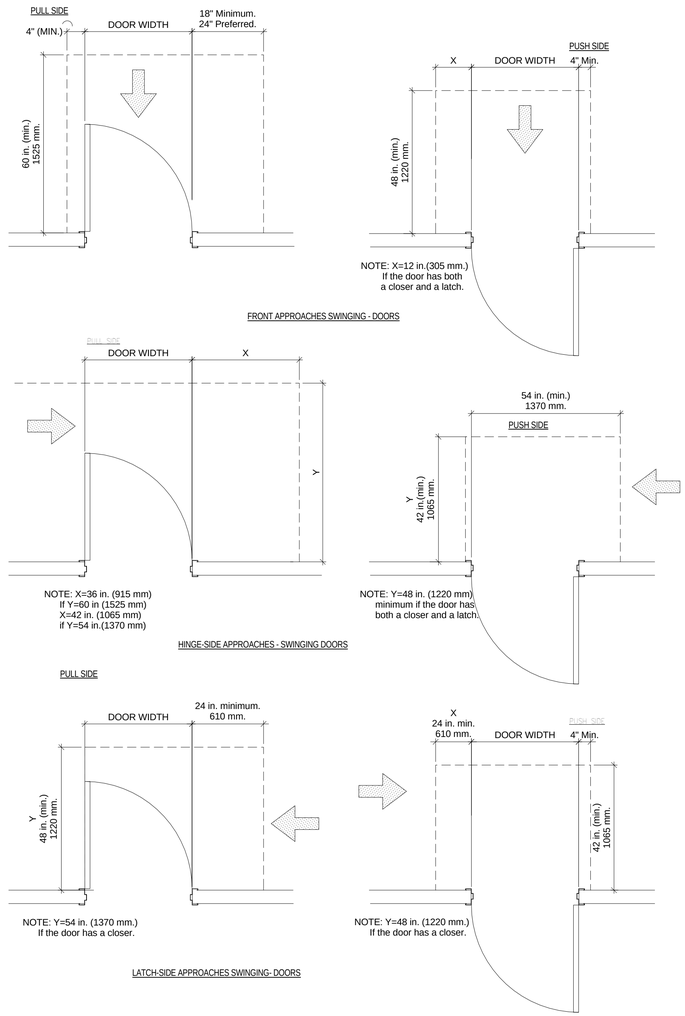




TACTILE CHARACTERS SHALL BE SANS SERIF AND SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I." AND WHERE THE HEIGHT OF THE UPPERCASE LETTER "I" IS 5/8" MINIMUM AND 2" MAXIMUM. CHARACTERS SHALL BE ALL UPPERCASE AND RAISED 1/32" MINIMUM FROM SIGN SURFACE.



MANEUVERING CLEARANCE AT DOORS



GENERAL NOTES

TOILET ROOM FIXTURES AND ACCESSORIES SHALL BE CERTIFIED BY MANUFACTURER FOR COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT. ALL FIXTURES SHALL BE MOUNTED AT HEIGHTS AND WITH CLEARANCES AS REQUIRED BY ADA, AND AS FOLLOWS:

FLUSH CONTROL FOR THE TOILET SHALL BE LOCATED NOT MORE THAN 28" AFF, AND SHALL BE OPERABLE WITH MAX. 5 LB. FORCE.

GRAB BARS SHALL BE PROVIDED AT EACH TOILET, MOUNTED W/ TOP FROM 33" TO 36" AFF. MOUNT GRAB BARS INTO CONCEALED, SOLID WOOD BLOCKING AS REQUIRED TO RESIST 250 PLF FORCE APPLIED TO GRAB BAR AT ANY POINT IN ANY DIRECTION GRAB BARS SHALL BE FROM 1-1/4" TO 1-1/2" IN DIAMETER AND SHALL PROTECT AT LEAST 1-1/2" FROM WALL PROVIDE CONCEALED FASTENERS WITH TRIM SCUTCHEON . TOILET PAPER DISPENSERS SHALL BE INSTALLED BELOW GRAB BAR ON SIDE WALL AT LEAST 15" AFF AND A MAXIMUM OF 36" AWAY FROM REAR WALL. PROVIDE CONCEALED SOLID BLOCKING. PAPER TOWEL DISPENSERS SHALL BE MOUNTED ON WALL BESIDE EACH LAV, WITH DISPENSER SLOT NOT MORE THAN 44" AFF. PROVIDE SOLID WOOD BLOCKING IN WALL AROUND ROUGH OPENING. WALL HUNG LAV SHALL BE MOUNTED WITH FRONT ROOM AT 2'-10" AFF MAX.

MIRRORS SHALL HAVE POLISHED SAFETY EDGE OR CHROME CHANNEL EDGE, AND SHALL BE MOUNTED ABOVE EACH LAV. W/BOTTOM AT 40" AFF. MIRRORS SHALL BE MIN. 18" WIDE X 30" HEIGHT.

SIGNAGE LEGEND

1. REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS

-ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.

-ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE-USER TOILETS ARE CLUSTERED AT A SINGLE LOCATION.

-ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE. THE SIGN, WHERE PROVIDED, SHALL BE ABOVE THE CHECK-OUT AISLE IN THE SAME LOCATION AS THE CHECK-OUT AISLE NUMBER OR TYPE OF CHECK-OUT IDENTIFICATION.

-UNISEX TOILET AND BATHING ROOMS.

-ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.

2. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

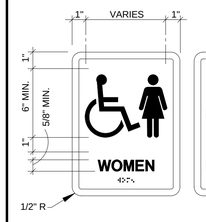
-AT EACH SEPARATE-SEX TOILET INDICATING THE LOCATION OF THE NEAREST UNISEX TOILET.

3. TACTILE SIGNAGE SHALL BE LOCATED ON THE WALL TO THE DOOR'S LATCH SIDE AT A HEIGHT OF 60" AFF TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. SIGNS MAY BE PLACED ON THE NEAREST ADJACENT WALL WHEN THERE IS NO WALL SPACE ON THE LATCH SIDE.

4. CHARACTER AND SYMBOLS OF SIGNS SHALL BE IN CONTRAST WITH THEIR BACKGROUND AND SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE MATERIALS OR FINISHES.

5. ACCESSIBLE SIGNAGE SHALL USE GRADE II BRAILLE AND MUST COMPLY WITH ANSI A117.1 SECTION 703.4.

RESTROOM SYMBOLS



ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

SIGNS SHALL BE ADHERED TO SUPPORTING SURFACE BY ADHESIVE, SELECTED FOR HIGH STRENGTH AND DURABILITY OF BOND BETWEEN SIGN BACKING AND SUPPORTING SURFACE MATERIAL.

SIGN BACKGROUND SHALL BE MINIMUM 1/8" THICK ACRYLIC PLATE. BACKGROUND COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS, AND SHALL PROVIDE AT LEAST 70% CONTRAST WITH WHITE FOREGROUND LETTERS. BACKGROUND FINISH SHALL BE NON-GLARE.

ACRYLIC LETTERING SHALL BE RAISED AT LEAST 1/32", AND MAY BE ACHIEVED THROUGH SURFACE APPLICATION, ETCHING OR INJECTION MOLDING.

ALL LETTERS SHALL BE UPPER CASE. LETTER SIZE SHALL BE AS INDICATED, BUT IN NO CASE LESS THAT 5/8" HIGH OR GREATER THAN 2" HIGH. TYPE STYLE SHALL BE HELVETICA MEDIUM, AND COLOR SHALL BE NON-GLARE WHITE.

WHERE MORE THAN ONE ROW OF LETTERING IS REQUIRED, THE LEADING (BLAND SPACE) BETWEEN ROWS SHALL BE APPROXIMATELY 80% OF THE HEIGHT OF THE LETTERING.

GRADE 2 BRAILLE REQUIRED, COLOR TO BE SAME AS SIGN BACKGROUND.

INTERNATIONAL PICTOGRAM SYMBOLS, WHERE REQUIRED, SHALL BE RAISED AT LEAST 1/32" (SIMILAR TO LETTERS), AND SHALL HAVE A MINIMUM 6" HIGH VERTICAL FIELD. THE EQUIVALENT VERBAL DESCRIPTION (TEXT) OF THE PICTOGRAM SHALL BE PLACED DIRECTLY BELOW THE PICTOGRAM, AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

PICTOGRAMS SHALL BE REQUIRED FOR THE FOLLOWING ROOM SIGNS: MEN (MALE ACCESSIBLE RESTROOM) WOMEN (FEMALE ACCESSIBLE RESTROOM)

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CERTIFICATION

JOHN A. BAER, AIA

REVISIONS			
#	DATE	DESCRIPTION	BY

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Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\marcel\Documents\FARMERS MARKET CENTRAL_fteroff.rvt

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ADA SPECIFICATIONS

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

A001

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NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

TACTILE EXIT SIGNS

1. PROVIDE ONE TACTILE SIGN STATING "EXIT" NEXT TO EACH EXIT DOOR. SIGN SHALL COMPLY WITH ANSI A117.1 & FBC 11-4.30.

2. SIGNS SHALL BE 6" X 6". LETTERS AND CHARACTERS SHALL BE WHITE. BACKGROUND SHALL BE BLACK

3. LETTER WIDTH TO HEIGHT RATIO = 3:5 MIN., 1:1 MAX. STROKE WIDTH TO HEIGHT RATIO = 1:5 MIN., 1:10 MAX.

4. LETTERS SHALL BE SIMPLE SERIF TYPE, UPPERCASE, 2" HIGH, AND SHALL BE RAISED 1/32".

5. BRAILLE CHARACTERS SHALL BE GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL, WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

6. SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR. SIGNS SHALL BE 60" AFF AND 9" FROM DOOR OPENING (EACH MEASURED TO CENTER OF SIGN).

EXIT

LIFE SAFETY NOTES:

IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 69A-60.0081, THE MAIN ENTRANCE DOOR SHALL BE MARKED WITH AN APPROVED MALTESE CROSS SHOWING THAT THE ROOF STRUCTURE OF THE STORAGE BUILDING CONTAINS LIGHT FRAME TRUSS TYPE CONSTRUCTION. APPROVED SYMBOL - MEANS A MALTESE CROSS MEASURING 8 INCHES HORIZONTALLY AND 8 INCHES VERTICALLY AND MADE OF A BRIGHT RED REFLECTIVE COLOR. SEE DESIGN EXAMPLE TO THE RIGHT OF THIS NOTE. SYMBOL WILL BE LOCATED 24 INCHES TO THE LEFT OF THE MAIN ENTRY DOOR AND BE PERMANENTLY ATTACHED TO THE FACE OF THE STRUCTURE. SYMBOL WILL NOT BE LESS THAN 4 FEET A.F.F. AND NOT MORE THAN 6' A.F.F.

R

LIFE SAFETY GENERAL NOTES:

1. EXIT LIGHTS SHALL BE PROVIDED AT ALL DOORS ALONG THE EGRESS PATH. RE: ELEC. DWGS.

2. EMERGENCY LIGHTING SHALL BE PROVIDED AS REQUIRED BY CODE. RE: ELEC. DWGS.

3. EACH SINGLE SWINGING DOOR AND GATE SHALL PROVIDE 33" MIN. CLEAR WHEN THE DOOR OR GATE IS FULLY OPEN AND SHALL HAVE AN EGRESS CAPACITY OF 165 PEOPLE.

4. EACH DOUBLE SWINGING DOOR SHALL PROVIDE 66" MIN. CLEAR WHEN THE DOORS ARE FULLY OPEN AND SHALL HAVE AN EGRESS CAPACITY OF 330 PEOPLE.

5. ALL DOOR HARDWARE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS FOR EGRESS AND HANDICAP ACCESSIBILITY. RE: DOOR AND HARDWARE SCHEDULE.

6. ALL RESTROOMS SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. RE: ENLARGED RESTROOM PLANS AND DETAILS.

7. ALL DIMENSION SHOWN ON THIS PLAN ARE MINIMUM CLEAR DIMENSIONS. RE: FLOOR PLAN FOR EXACT DIMENSIONS.

8. ALL SIDEWALKS SHALL HAVE A 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND A 2% MAX. CROSS SLOPE. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING SIDEWALKS MEET THESE REQUIREMENTS.

9. ALL HANDICAP RAMPS HAVE A SLOPE OF 1:12 MAX AND SHALL HAVE A SURFACE THAT COMPLIES WITH THE REQUIREMENTS OF FBC 11-4.29.2, ANSI 1117.1-1986, AND ALL ADA REQUIREMENTS. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING SIDEWALKS MEET THESE REQUIREMENTS.

10. GC SHALL CONFIRM THERE IS AN EXISTING KNOX BOX AT THE MAIN ENTRANCE. IF NOT, GC SHALL PROVIDE A NEW ONE. GC SHALL COORDINATE THE EXACT LOCATION, MOUNTING HEIGHT, AND TYPE WITH THE LOCAL FIRE OFFICIAL.

11. SYMBOL INDICATES FIRE EXTINGUISHER (10 LB-4A60BC) WITH MOUNTING BRACKET OR IN CABINET. ONE EACH TO BE MOUNTED NEXT TO THE MAIN EXIT DOORS FROM THE BUILDING. RE: LIFE SAFETY PLAN FOR EXACT LOCATIONS. MOUNT 44" AFF MAX. PROVIDE BLOCKING IN WALL FOR MOUNTING SUPPORT AS NEEDED. GC TO COORDINATE EXACT TYPE, LOCATION, AND MOUNTING HEIGHT WITH LOCAL FIRE OFFICIAL. RE-USE EXISTING FIRE EXTINGUISHERS AND LOCATIONS IF POSSIBLE.

FE

CLASSIFICATION OF INTERIOR FINISHES

(W/O SPRINKLER)

EXIT ENCLOSURES, EXIT PASSAGEWAYS CLASS - A, AND CORRIDORS - CLASS B. ALL OTHER SPACES - CLASS C

CLASS A = FLAME-SPREAD 0-25, SMOKE DEV. 0-450
CLASS B = FLAME-SPREAD 26-75, SMOKE DEV. 0-450
CLASS C = FLAME-SPREAD 76-200, SMOKE DEV. 0-450

MEANS OF EGRESS (FBC 2010)

OCCUPANT LOAD ALLOWANCES PER OCCUPANT	MAXIMUM FLOOR AREA
BUSINESS AREAS	100 SF PER OCCUPANT
MERCANTILE	30 SF PER OCCUPANT

MAXIMUM EXIT ACCESS TRAVEL DISTANCE

M-OCCUPANCY (NON - SPRINKLED)	150 FEET

OCCUPANCY CALCULATIONS

SPACE / USE	OCCUPANCY	AREA	OCCUPANT PER S.F.	OCCUPANT LOAD
OFFICES / RESTROOM	BUSINESS	180	1/100	2
MAIN FLOOR	STORAGE	878	1/30	30
COOLER / FREEZER	STOCK ROOM	221	1/300	1
	SUBTOTAL	**1279 S.F.**		**33 PEOPLE**
CANOPY		1130 S.F.		
	TOTAL	**2409 S.F.**	***TOTAL OCCUPANTS***	***33 PEOPLE***

TOTAL EXIT WIDTH REQUIRED TOTAL OCCUPANT LOAD x 0.2 INCHES PER PERSON = INCHES
REQUIRED ACTUAL 33 PEOPLE x 0.2 INCHES PER PERSON =
6.6 INCHES REQUIRED

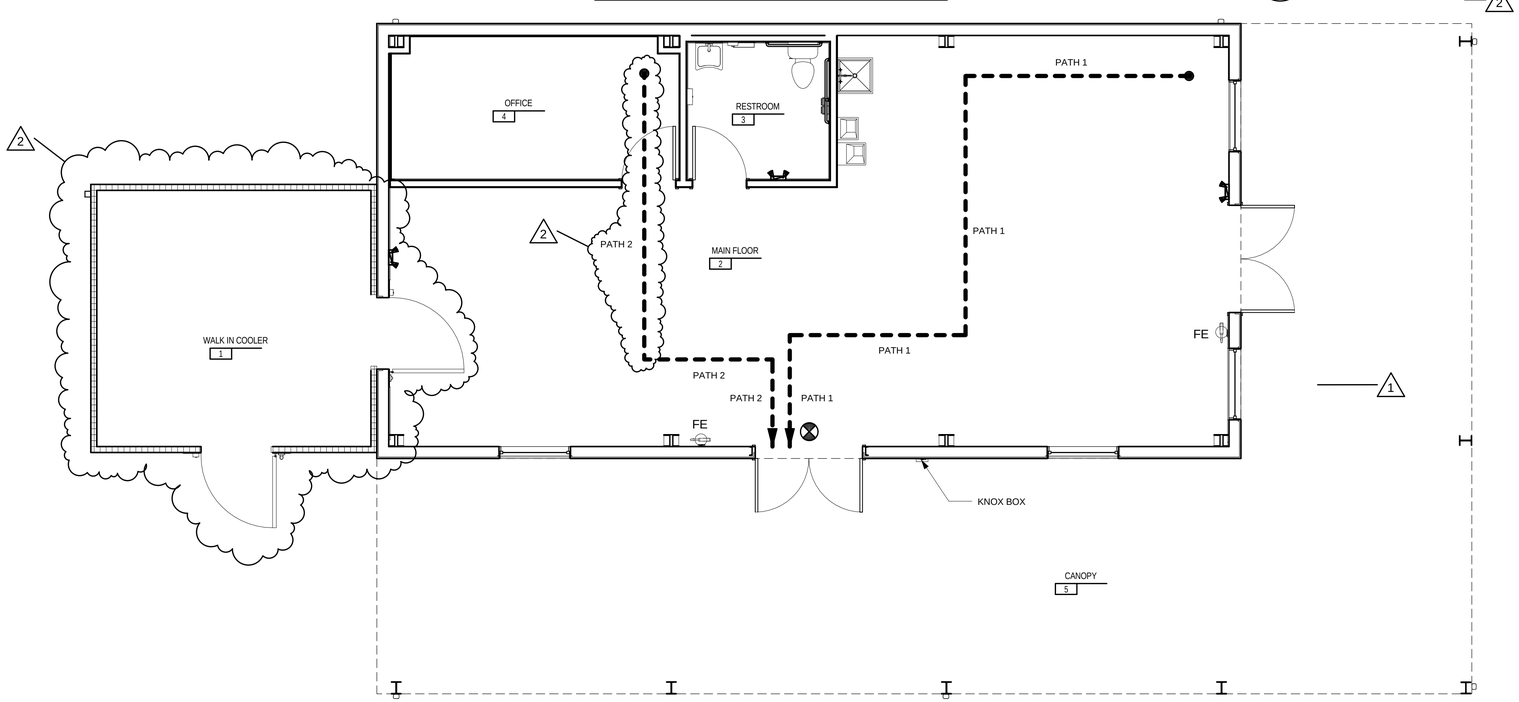
EXIT WIDTH PROVIDED

1 FRONT DOOR:	72 INCHES CLEAR WIDTH
1 SIDE DOOR:	72 INCHES CLEAR WIDTH
TOTAL PROVIDED	**144 INCHES CLEAR WIDTH PROVIDED**

LIFE SAFETY LEGEND

- INTERIOR LUMINATED EXIT SIGNAGE
- EMERGENCY LIGHTING
- FE — FIRE EXTINGUISHER / 10LB TYPE ABC

EGRESS DATA	
EXIT ROUTE	DISTANCE
PATH 1	43' - 1"
PATH 2	28' - 1"



LIFE SAFETY PLAN

1/4" = 1'-0"

NORTH

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CERTIFICATION — JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
1	03/26/2014	ADDENDUM 1 / BID DEDUCTIONS	JAB
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\hanna\Documents\SHARES\FS MARKET \CENTRAL_hannah.rvt

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LIFE SAFETY

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

A002

SET #1 - EXTERIOR

DOORS: 2A, 2B

2	CONTINUOUS HINGE	CFM83HD X LAR	ALUM	PE
1	LOCKSET	63 8245 LNL	32D	SA
1	DOOR CLOSER	281 PSH	EN	SA
1	DOOR HOLDER	590H SERIES	26D	SA
2	FLUSHBOLTS	556WS	32D	RO
1	DPS	570	26D	RO
2	KICKPLATE	10" X 2" LWOD	US32D	RO
1	THRESHOLD	2005AV X LAR	ALUM	PE
2	SWEEP	315CN X LAR	ALUM	PE
1	WEATHERSTRIP	S88D X LAR	ALUM	PE
1	ASTRAGAL	357SP + S88D X LAR	STEEL	PE

NOTE: ALL HARDWARE TO COMPLY WITH FLORIDA WINDSTORM CODES

SET #2 – ROLLUP DOOR

DOOR: 2

1	PADLOCK	63- 758 – 4" C	BRASS SA

NOTE: BALANCE OF HARDWARE BY ROLLUP MANUFACTURER.

SET #3 - RESTROOM

DOOR: 3

3	HINGES	TA2714 4 1/2 X 4 1/2	26D	MC
1	PRIVACY LOCK	49- 8265 LNL	26D	SA
1	WALL STOP	409	US32D	RO
3	DOOR SILENCERS	608		RO

NOTE: 49- IS AN OCCUPANCY INDICATOR TO ALERT STATUS OF RESTROOM

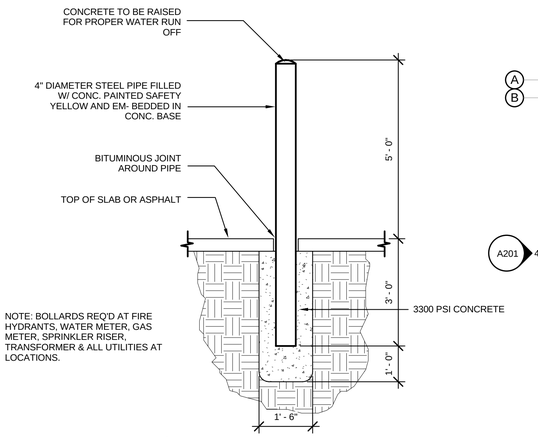
SET #4 - OFFICE

DOOR: 4

3	HINGES	TA2714 4 1/2 X 4 1/2	26D	MC
1	OFFICE LOCK	63- 8205 LNL	26D	SA
1	WALL STOP	409	US32D	RO
3	DOOR SILENCERS	608	RO	

MANUFACTURERS

MC = MCKINNEY
SA = SARGENT MFG
RO = ROCKWOOD MFG
PE = PEMKO MFG



NOTE: BOLLARDS REQ'D AT FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, TRANSFORMER & ALL UTILITIES AT LOCATIONS.

1 BOLLARD DETAIL
1/2" = 1'-0"

FLOOR KEY NOTES:

#	
1	PRE MANUFACTURED WALK IN COOLER
2	
3	MOP SINK - 48" X 48" FRP BEHIND SINK
4	PREFINISHED ALUMINUM DOWNSPOUT
5	

FLOOR PLAN LEGEND

#	WINDOW TYPE - REFER TO WINDOW SCHEDULE ON SHEET A101
#	DOOR TYPE - REFER TO WINDOW SCHEDULE ON SHEET A101
#	KEYNOTE

DOOR SCHEDULE

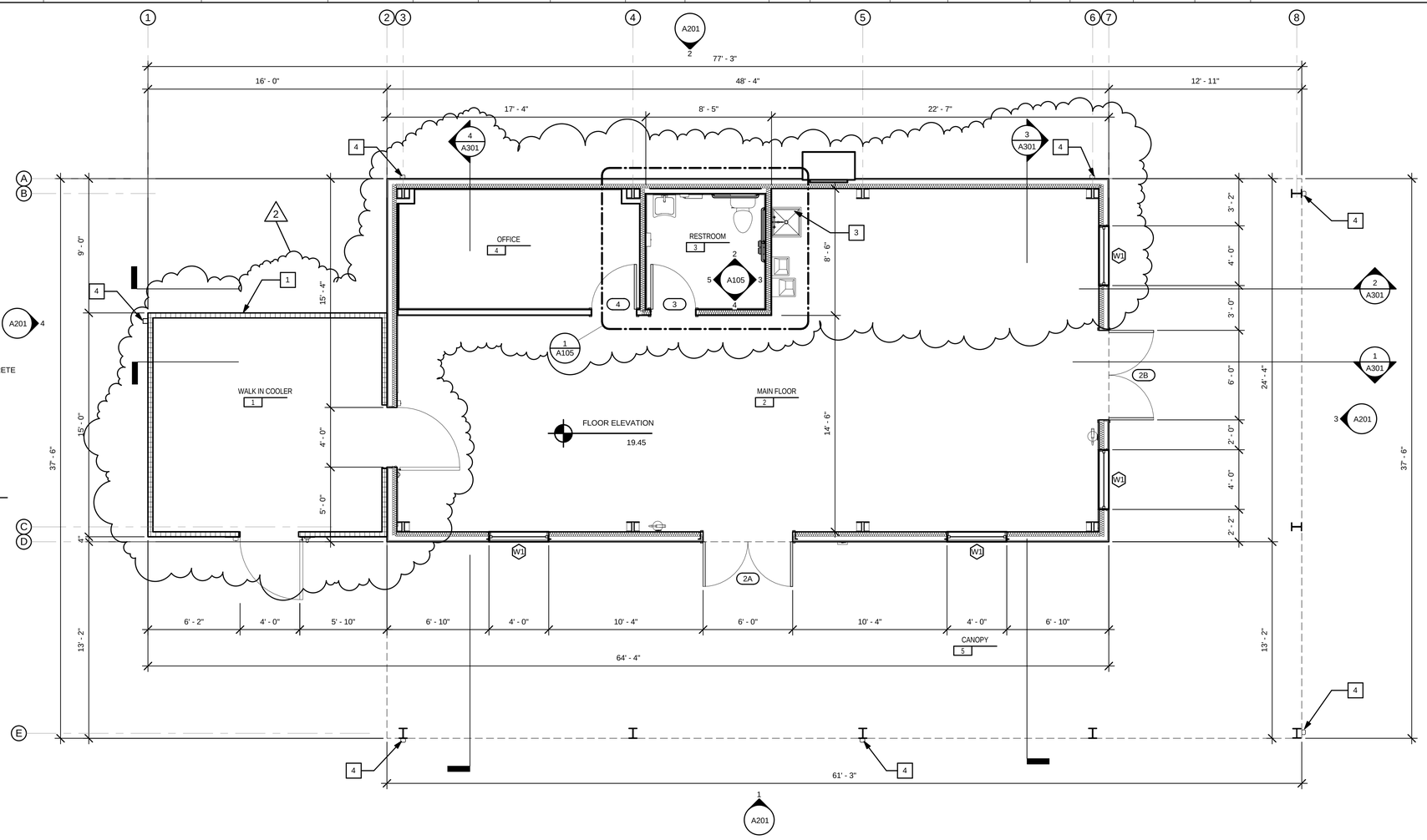
DOOR #	ROOM NAME	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR FINISH	LITE SIZE	LOUVER	LABEL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	COMMENT
2A	MAIN FLOOR	(2) 3'-0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	N/A	4/A501	5/A501		HOLLOW METAL	PAINTED	1	
2B	MAIN FLOOR	(2) 3'-0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	N/A	4/A501	5/A501		HOLLOW METAL	PAINTED	1	
3	UNISEX RESTROOM	3' - 0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	UNISEX ADA	2/A501	3/A501		HOLLOW METAL	PAINTED	3	
4	OFFICE	3' - 0"	7' - 0"	1 3/4"	HOLLOW METAL	N/A	N/A	PRIVATE / OFFICE	2/A501	3/A501		HOLLOW METAL	PAINTED	4	

WINDOW SCHEDULE

MARK	ROOM NUMBER	ROOM NAME	WIDTH	HEIGHT	SILL HEIGHT	FRAME MATERIAL	GLAZING	OPERATION	COMMENTS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS
W1	2	MAIN FLOOR	4' - 0"	4' - 0"	2' - 10"	ALUMINUM	HIGH IMPACT GLAZING	FIXED	SET SILL HEIGHT AT FIRST PURLIN PER PREMANUFACTURER SHOP DRAWINGS

FINISH SCHEDULE

NUMBER	NAME	FLOOR FINISH	FLOOR COLOR	BASE FINISH	BASE COLOR	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	CEILING CEILING MATERIAL	CEILING CEILING FINISH	CEILING CEILING HEIGHT	NOTES / REMARKS
2	MAIN FLOOR	CONCRETE	CLEAR	RESILIENT	OWNER	INSULATION		INSULATION		INSULATION		INSULATION		EXPOSED	EXPOSED	EXPOSED	PROVIDE 4' X 4' FRP PANEL OVER GWB BEHIND SERVICE SINK
3	RESTROOM	CONCRETE	CLEAR	RESILIENT	OWNER	MRGWB	PAINT	MRGWB	PAINT	MRGWB	PAINT	MRGWB	PAINT	GWB	PAINT	9'- 0"	
4	OFFICE	CONCRETE	CLEAR	RESILIENT	OWNER	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	2X2 ACT	WHITE	9'- 0"	



PROPOSED FLOOR PLAN
1/4" = 1'-0"

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#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
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FLOOR PLAN

FORT PIERCE STATE FARMERS MARKET
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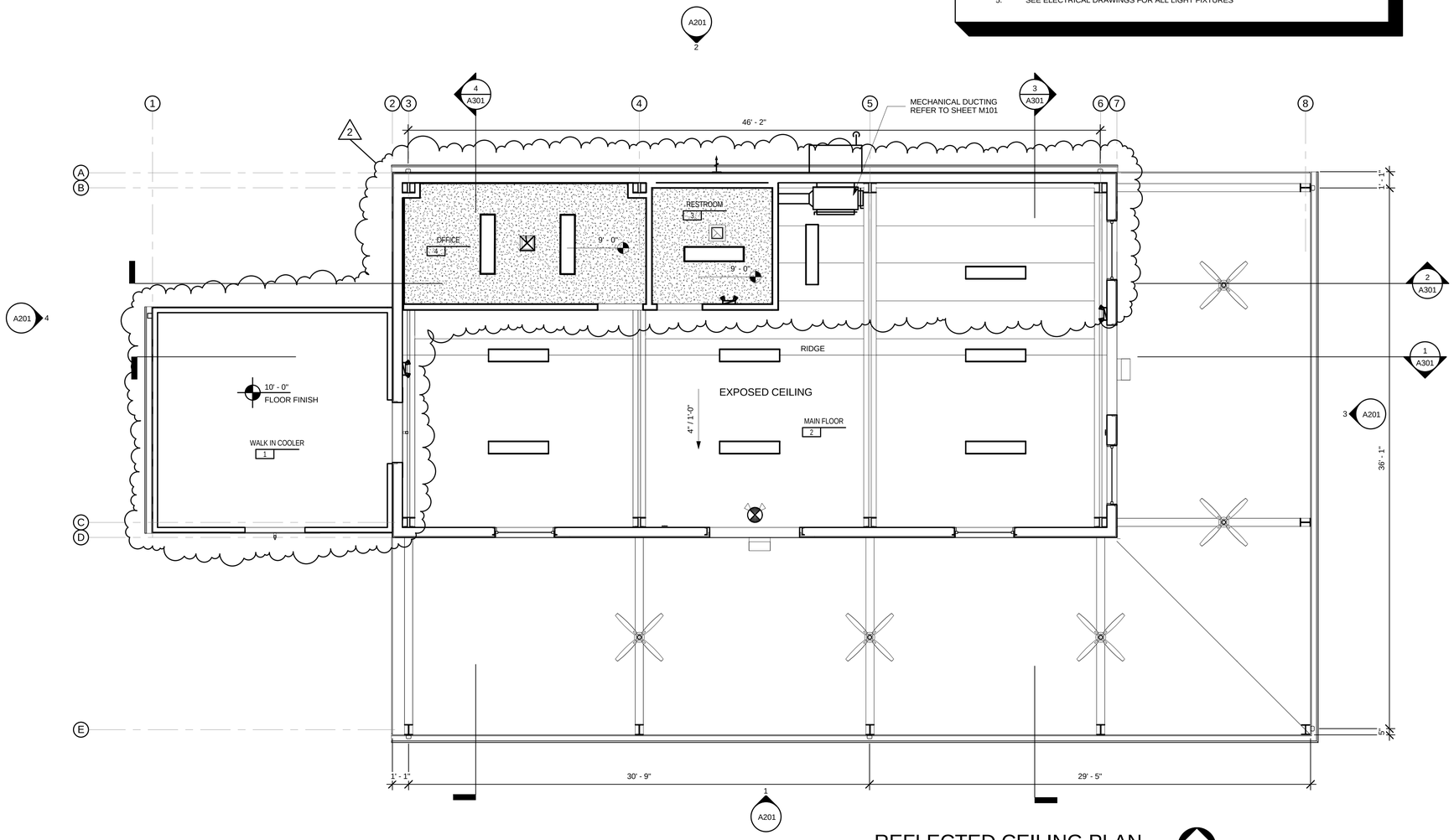
Sheet No.
A101

CEILING PLAN LEGEND

- GYPSUM CEILING BOARD
- 1X4 CEILING HUNG FLUORESCENT LIGHTING - REFER TO ELECTRICAL
- EXTERIOR CEILING FAN
- CEILING SUPPLY DIFFUSER. SEE MECHANICAL DWGS.
- CEILING RETURN DIFFUSER. SEE MECHANICAL DWGS.
- EXIT SIGN, ARROW INDICATES EXIT DIRECTION SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- EMERGENCY LIGHTS RE: ELECTRICAL DRAWINGS
- EXHAUST FAN

CEILING PLAN GENERAL NOTES

1. FIXTURES, CONDUITS, DUCTWORK, PIPING, ETC. SHALL BE INSTALLED AS HIGH AS POSSIBLE.
2. ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED. CONTRACTOR TO VERIFY QUANTITIES AND COORDINATE LOCATIONS IN THE FIELD WITH THE FIRE DEPARTMENT FIRE INSPECTOR.
3. EMERGENCY LIGHTING SHALL COMPLY WITH THE 2010 NATIONAL ELECTRIC CODE.
4. MECHANICAL DIFFUSERS TO MATCH ADJACENT CEILING TILE.
5. SEE ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES



REFLECTED CEILING PLAN

1/4" = 1'-0"

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Designed by:	JAB	Scale:	As indicated
Drawn by:	LDM	Date:	01.22.2014
Checked by:	VT	Job No.:	FT606
Approved by:	JAB	File:	C:\Users\thurnell\Documents\VIVA\$$.MARKET CENTRAL_thurnell.rvt

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REFLECTED CEILING PLAN

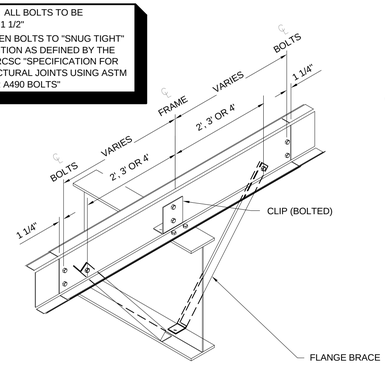
FORT PIERCE STATE FARMERS MARKET

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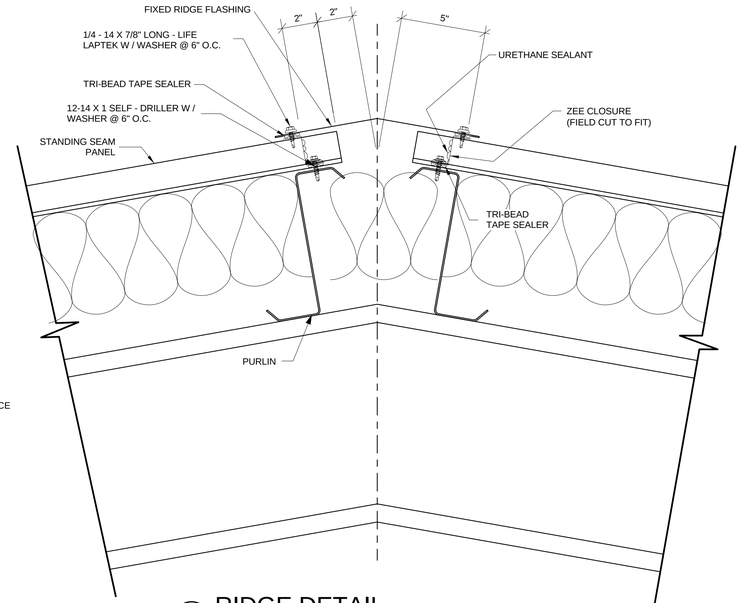
A103

NOTE: ALL BOLTS TO BE 1/2" X 1 1/2"
TIGHTEN BOLTS TO "SNUG TIGHT" CONDITION AS DEFINED BY THE AISC/RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM 325 0R A490 BOLTS"



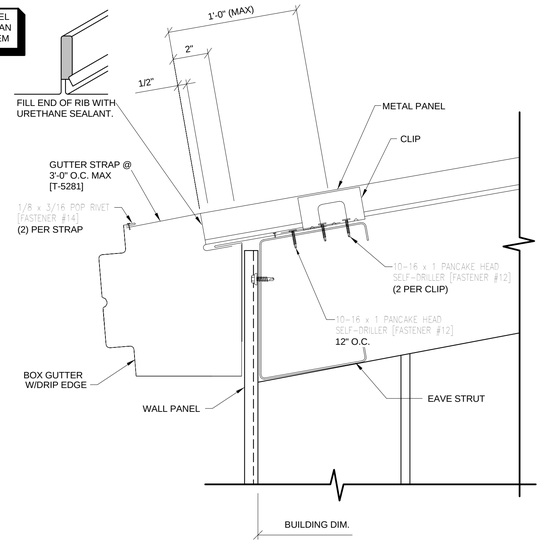
CONTINUOUS PURLINS W/CLIP

1 PURLIN AT ROOF FRAMING
N.T.S.

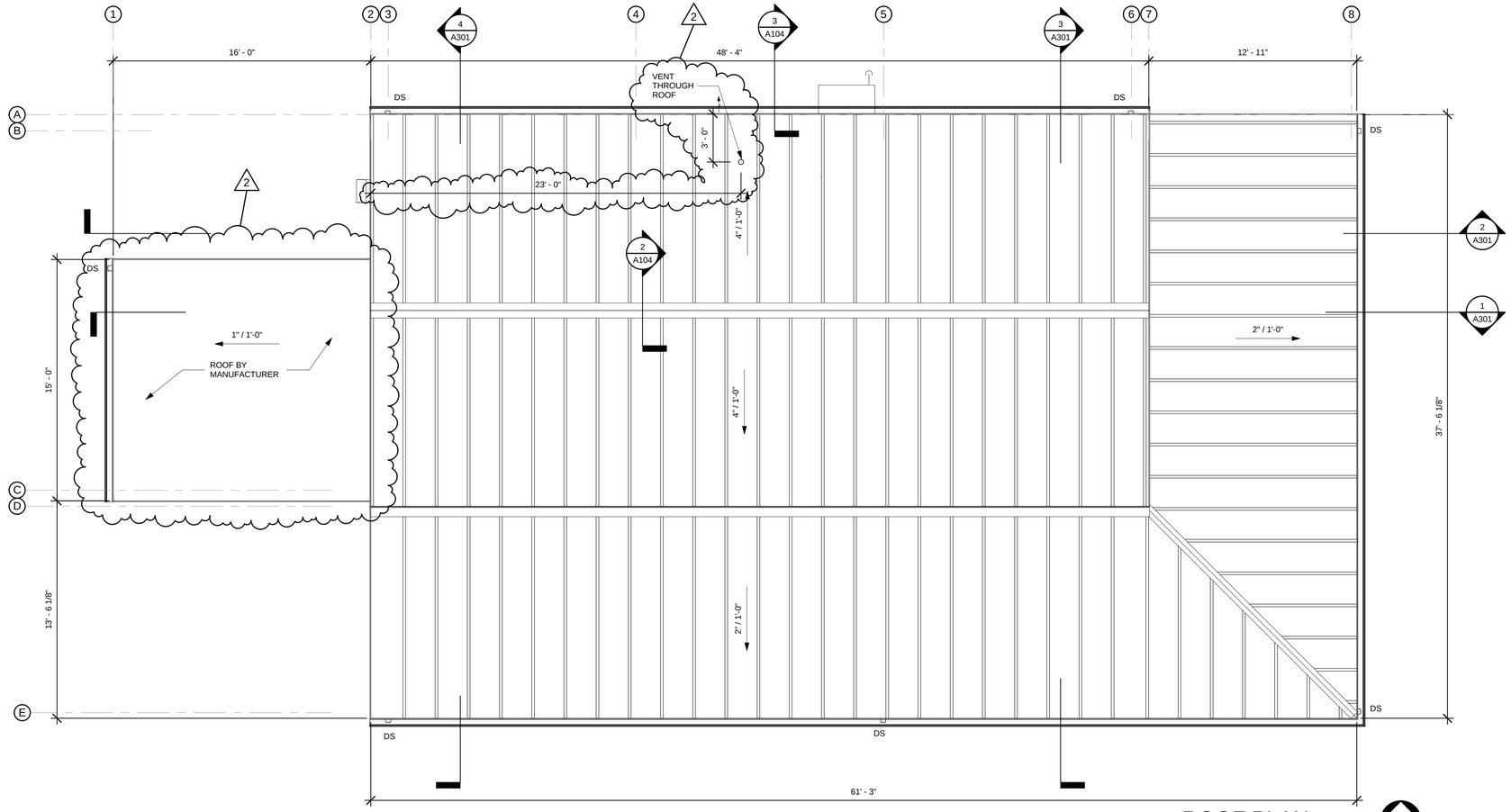


2 RIDGE DETAIL
3" = 1'-0"

FIELD NOTCH PANEL LEGS AND BEND PAN TO FORM OPEN HEM



3 EAVE DETAIL
3" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

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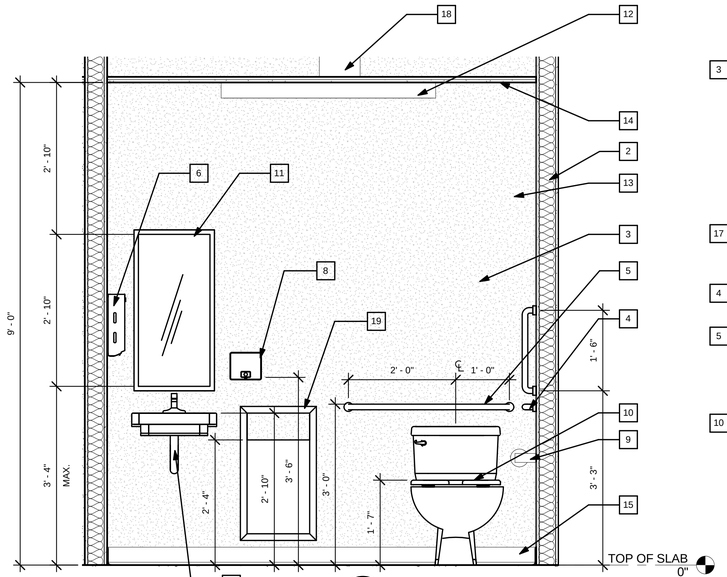
Designed by:	JAB
Drawn by:	LDM
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Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\lmeyer\Documents\FARMERS MARKET CENTRAL_2nwsh.rvt

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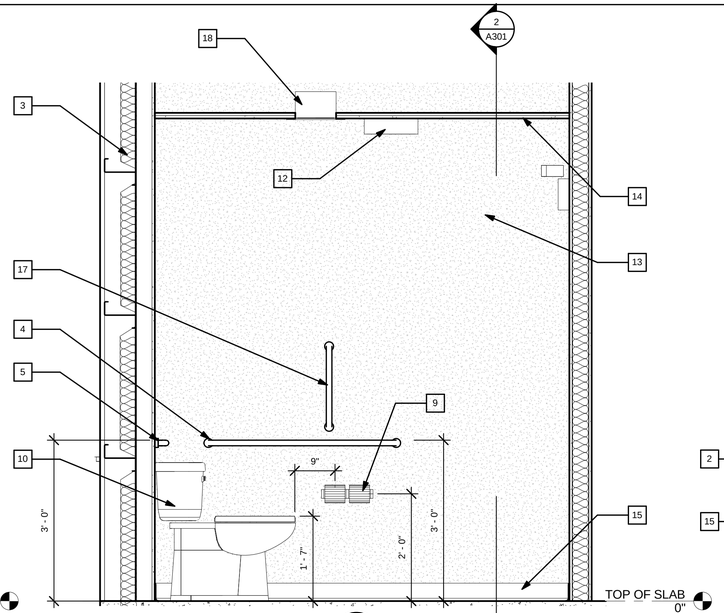
ROOF PLAN

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3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

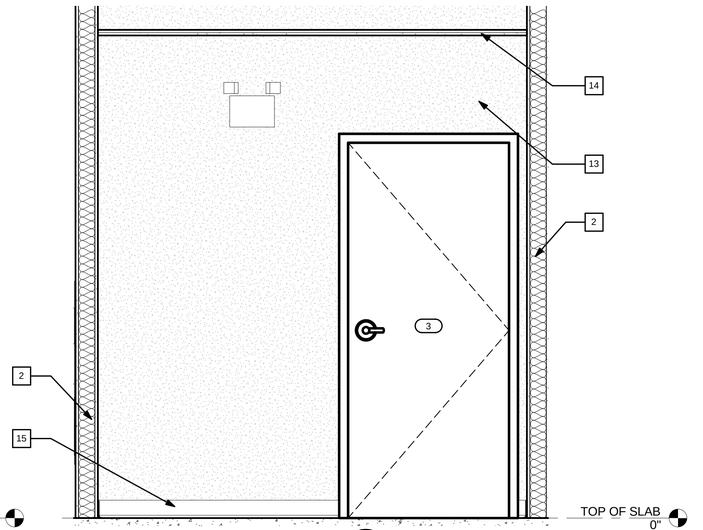
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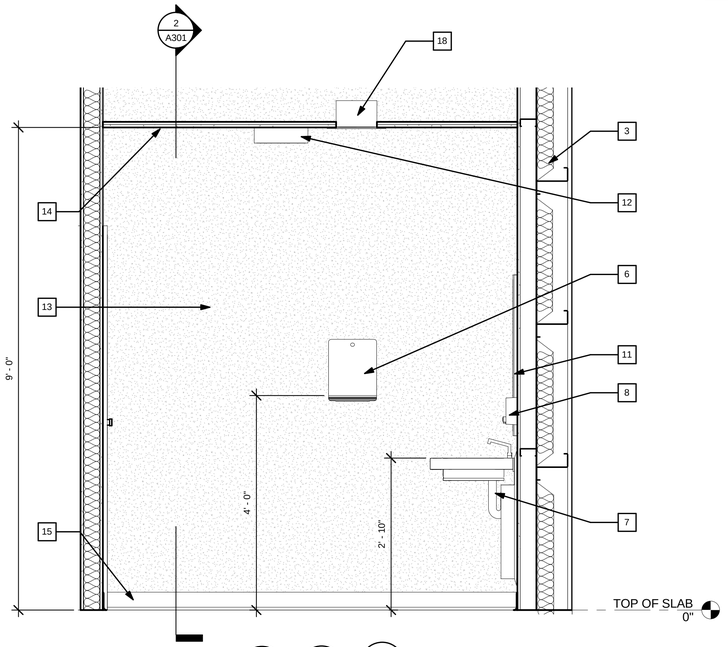
2 INTERIOR NORTH ELEVATION
3/4" = 1'-0"



3 INTERIOR EAST ELEVATION
3/4" = 1'-0"



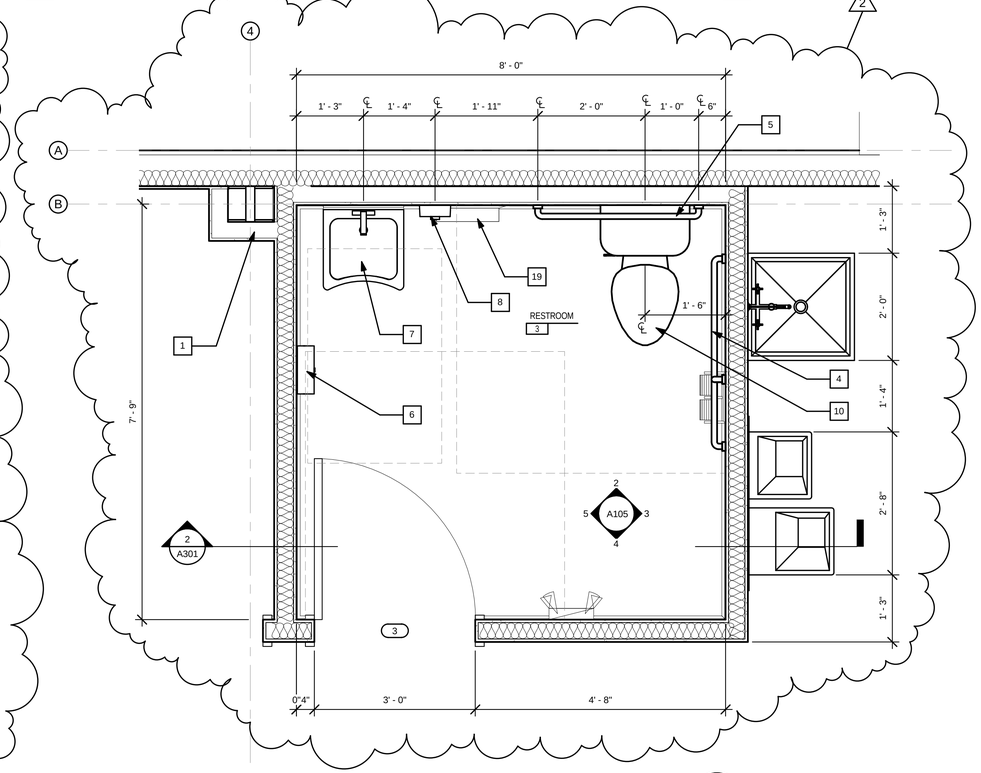
4 INTERIOR SOUTH ELEVATION
3/4" = 1'-0"



5 INTERIOR WEST ELEVATION
3/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. WRAP COLUMN TO 1'-0" ABOVE CEILING
2. 3" SOUND BATT AROUND RESTROOM WALL
3. EXTERIOR WALL
4. 42" GRAB BAR
5. 36" GRAB BAR
6. WALL HUNG PAPER TOWEL DISPENSER
7. ADA HAND SINK - INSTALL TRAP WRAP KIT
8. WALL MOUNTED SOAP DISPENSER
9. DOUBLE TOILET PAPER DISPENSER
10. FLOOR MOUNTED WATER CLOSET - FLUSH CONTROL LOCATED ON LAVATORY SIDE
11. ADA MIRROR MOUNTED AT 40" TO REFLECTIVE MIRROR SURFACE - MAX,
12. CEILING MOUNTED LIGHT FIXTURE
13. GYPSUM WALL BOARD FINISH - PAINTED
14. GYPSUM WALL BOARD CEILING - PAINTED
15. 4" VINYL WALL BASE
16. 4' x 4' SHEET OF FRP OVER GWB BEHIND SERVICE SINK
17. 18" VERTICAL GRAB BAR
18. CEILING MOUNTED EXHAUST FAN
19. SEMI-RECESSED WASTE RECEPTACLE



1 RESTROOM PLAN
3/4" = 1'-0"

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REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	F7606
File:	C:\Users\mcahill\Documents\Revit\15 MARKET CENTRAL_mcahill.rvt

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ENLARGED PLANS

FORT PIERCE STATE FARMERS MARKET
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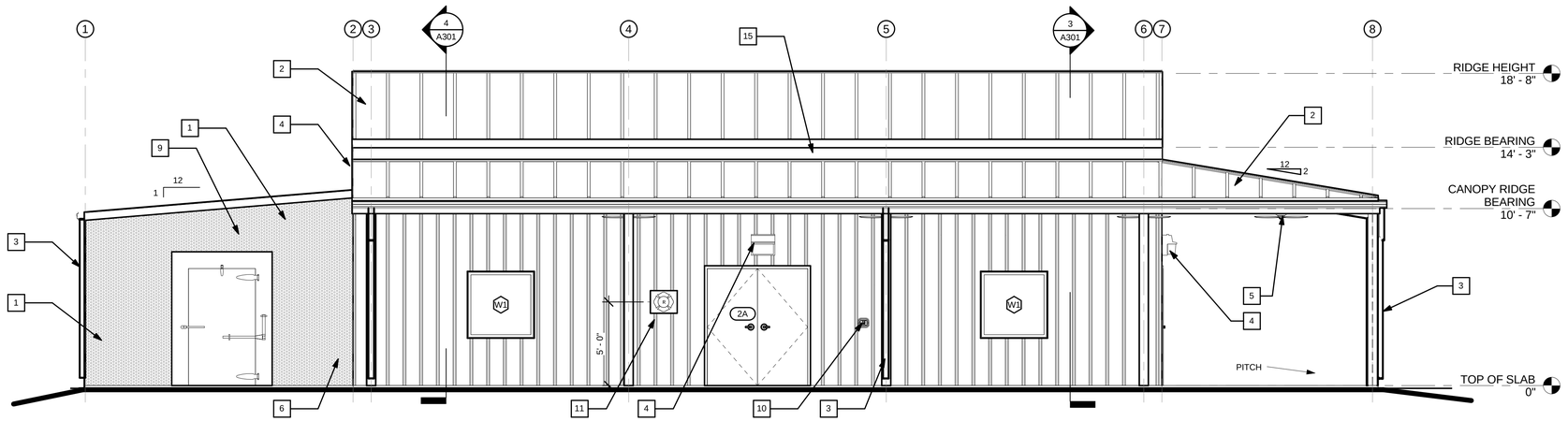
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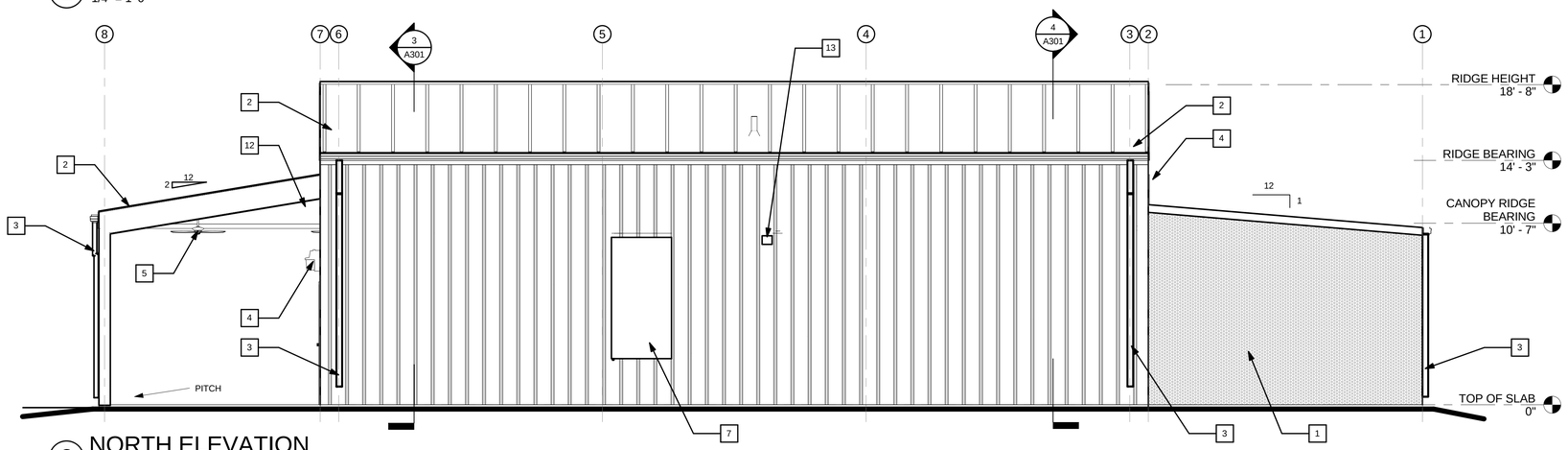
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ELEVATION KEY NOTES:

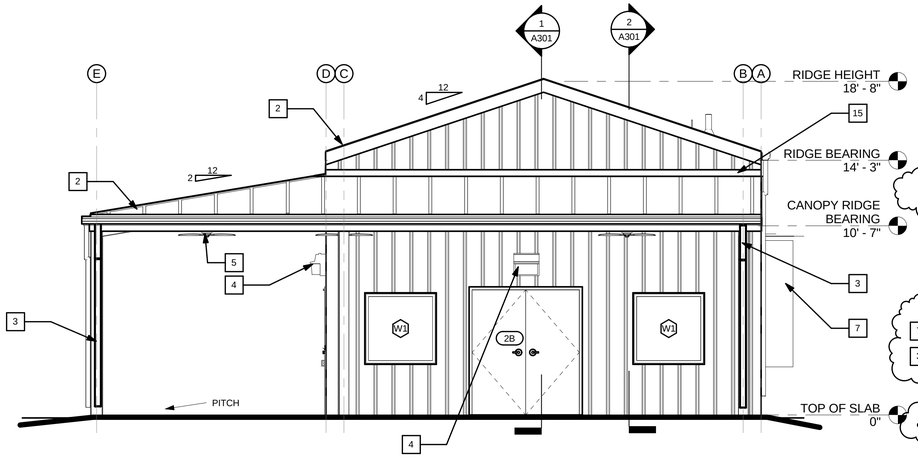
1	EMBOSSED ALUMINUM DIMPLE FINISH PER SUPPLIER OF COOLER PACKAGE
2	STANDING SEAM METAL ROOFING (24 GA)
3	PREFINISHED .032 THICK ALUMINUM DOWNSPOUT TO DISCHARGE ON GRADE
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE
5	EXTERIOR GRADE CEILING FAN
6	CONCRETE BOLLARD
7	WALL MOUNTED A/C UNIT - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
8	6' - 12' ROLL UP DOOR
9	WALK IN COOLER
10	KNOX BOX
11	MALTESE CROSS MOUNTED AT 5'-0" ABOVE FINISHED FLOOR, REFER TO SHEET A002
12	EXPOSED STRUCTURAL CEILING
13	RESTROOM FAN EXHAUST OUTLET
14	METAL SIDING (26 GA)
15	METAL COUNTER FLASHING



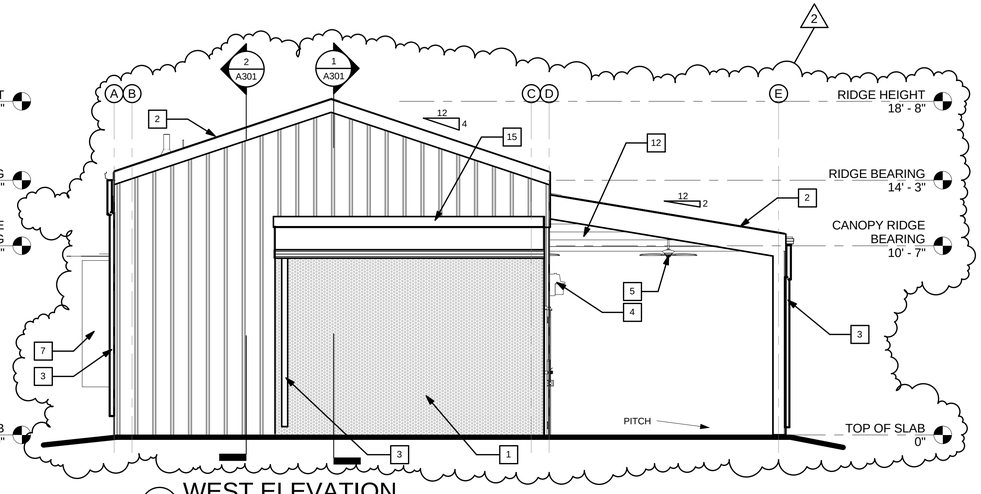
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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CERTIFICATION
JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\lmunoz\Documents\FT606 FARMER'S MARKET CENTRAL_lmunoz.rvt

Plans Prepared By :
CPH, Inc.
500 West Fulton St.
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Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

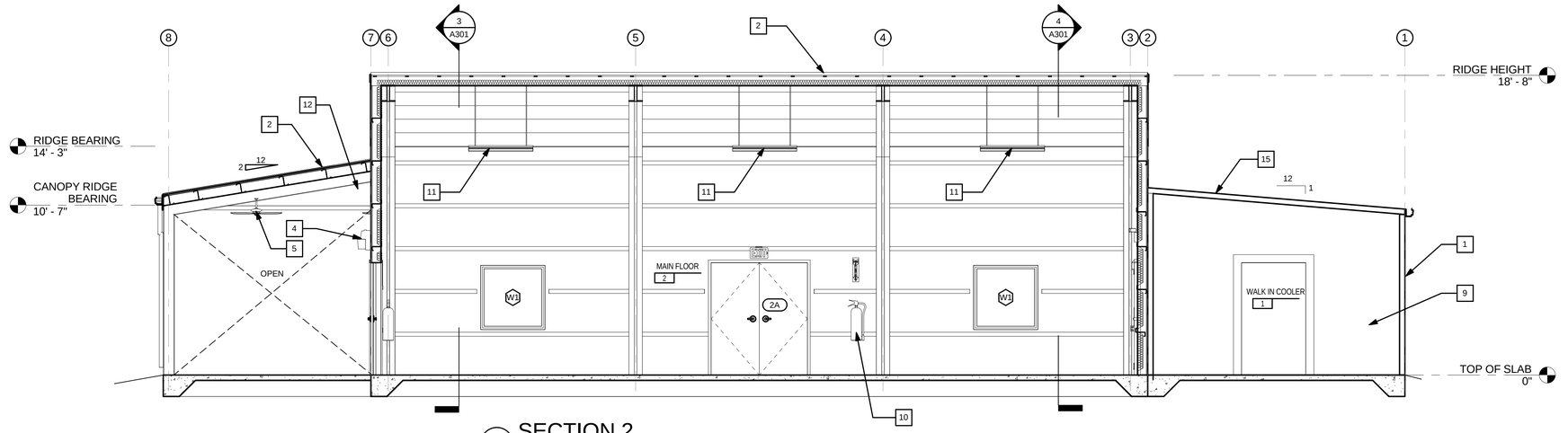
ELEVATIONS

FORT PIERCE STATE FARMERS MARKET
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

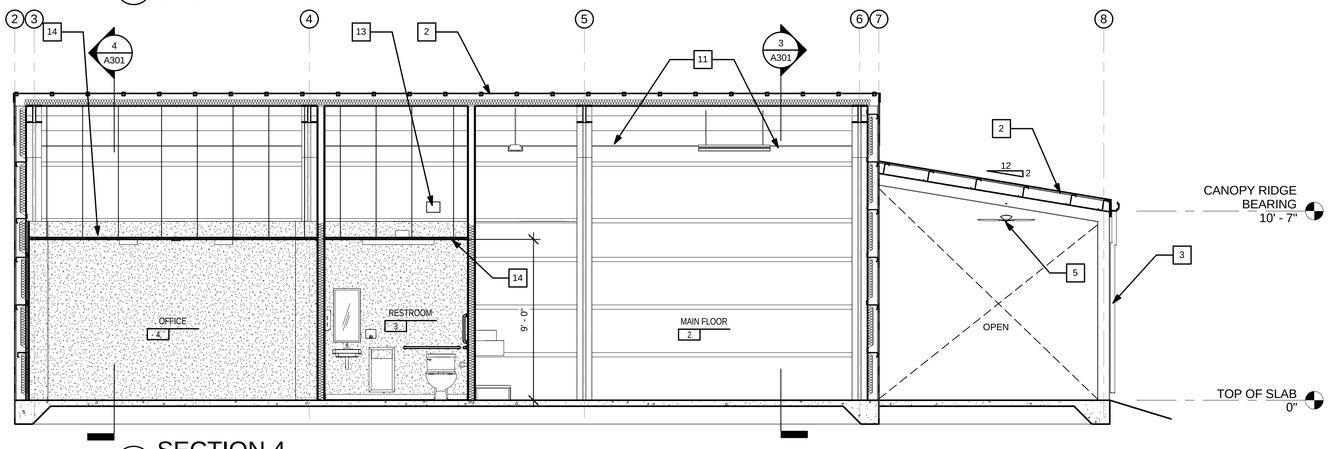
Sheet No.
A201

SECTION KEY NOTES:

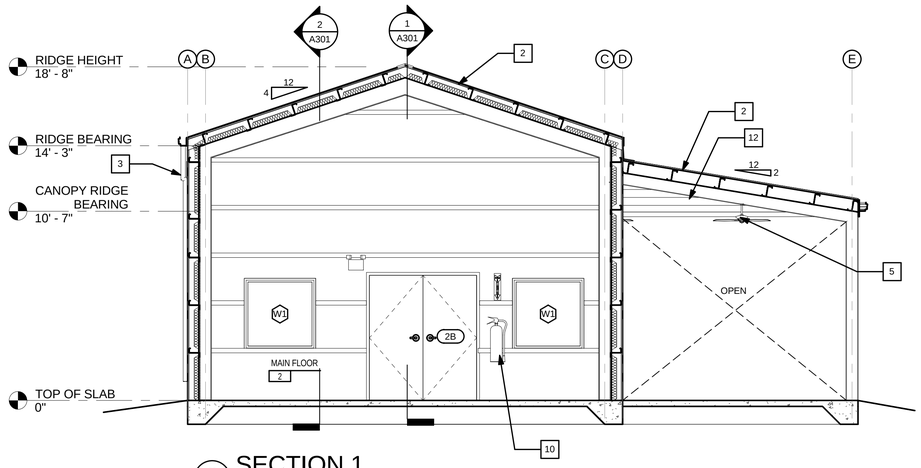
1	EMBOSSED ALUMINUM DIMPLE FINISH PER SUPPLIER OF COOLER PACKAGE
2	STANDING SEAM METAL ROOFING (24 GA)
3	PREFINISHED .032 THICK ALUMINUM DOWNSPOUT TO DISCHARGE ON GRADE
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE
5	EXTERIOR GRADE CEILING FAN
6	CONCRETE BOLLARD
7	WALL MOUNTED A/C UNIT - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS
8	6' - 12' ROLL UP DOOR
9	WALK IN COOLER
10	SURFACE MOUNTED FIRE EXTINGUISHER
11	WIRE HUNG FLORESCENT LIGHTING
12	EXPOSED STRUCTURAL CEILING
13	RESTROOM FAN EXHAUST OUTLET
14	SUSPENDED GYPSUM BOARD CEILING
15	ROOF MEMBRANE SUPPLIED BY COOLER MANUFACTURER
16	METAL SIDING (26 GA)
17	METAL COUNTER FLASHING



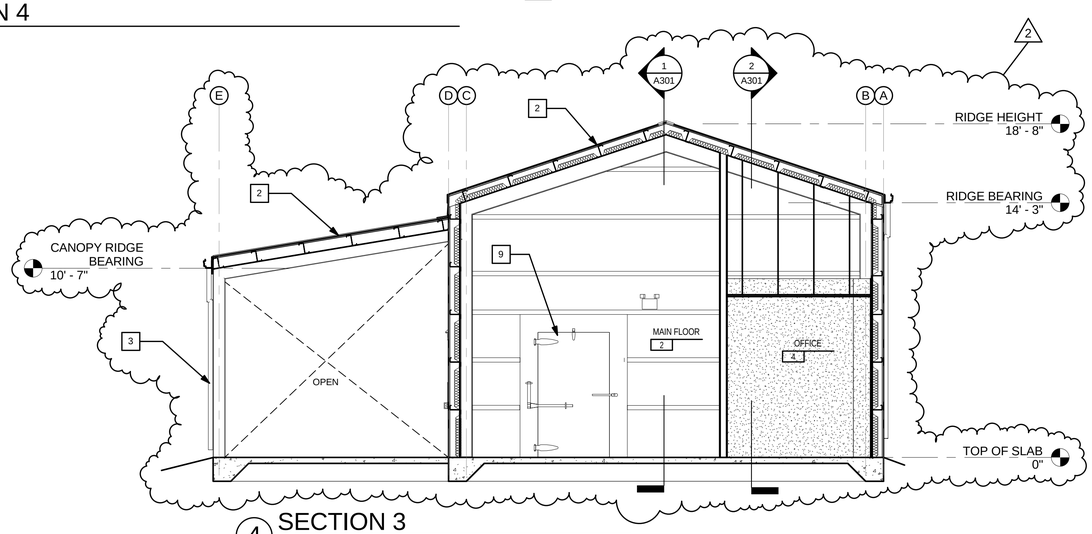
1 SECTION 2
1/4" = 1'-0"



2 SECTION 4
1/4" = 1'-0"



3 SECTION 1
1/4" = 1'-0"



4 SECTION 3
1/4" = 1'-0"

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CERTIFICATION

JOHN A. BAER, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	F7606
File:	C:\Jobs\Archive\Documents\FARMERS MARKET CENTRAL_Revit.rvt

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Lndscp. Lic. No. LC0000298

SECTIONS

FORT PIERCE STATE FARMERS MARKET

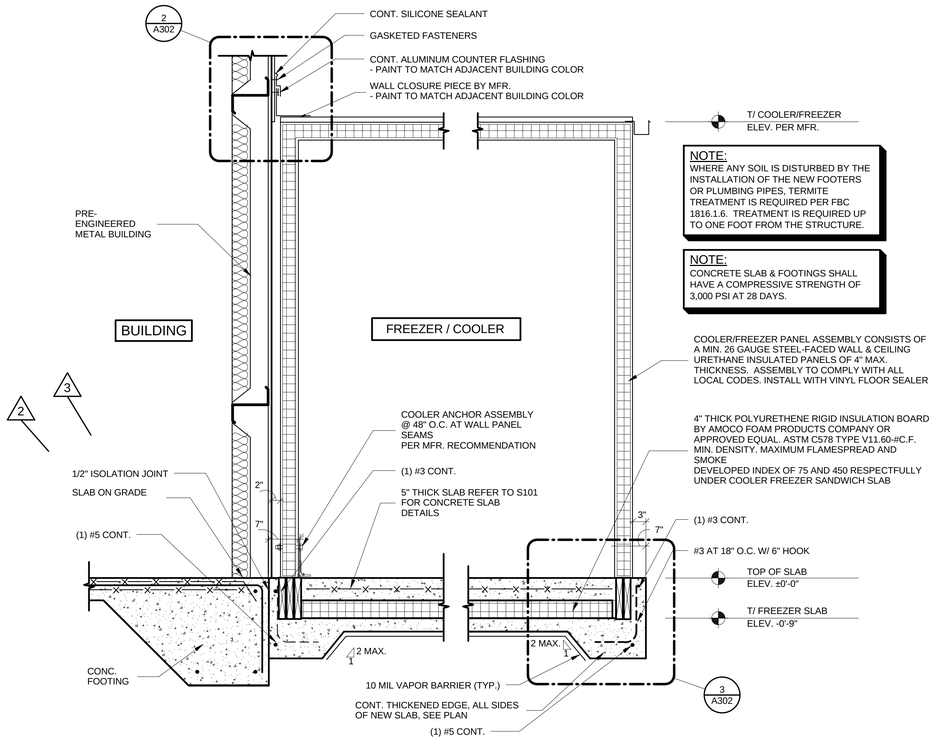
3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

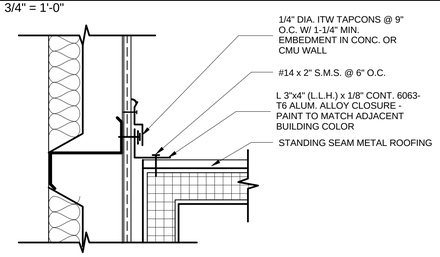
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6/20/2014 12:03:46 PM

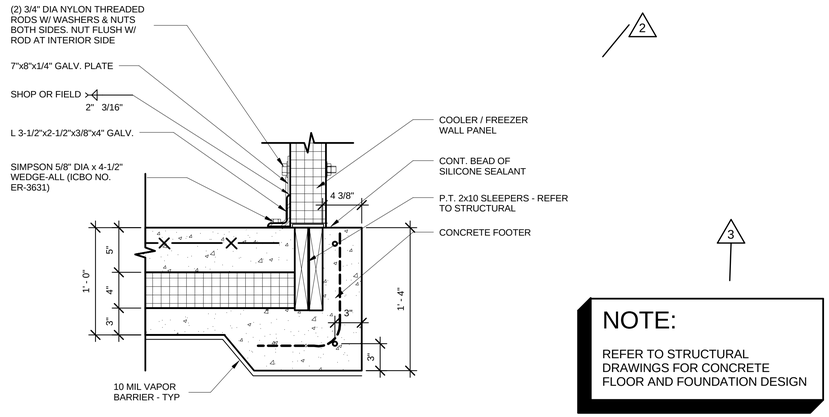
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



1 SECTION THROUGH COOLER
3/4" = 1'-0"



2 UPPER CONNECTION DETAIL
1 1/2" = 1'-0"



3 SLAB CONNECTION DETAIL
1 1/2" = 1'-0"

NOTE:

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FLOOR AND FOUNDATION DESIGN

11/7/2014 11:20:49 AM

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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CERTIFICATION

VICTOR Q. TAN, AIA

REVISIONS

#	DATE	DESCRIPTION	BY
2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB
3	07/10/2014	COOLER / SLAB REVISION	VQT

Designed by:	JAB	Scale:	As indicated
Drawn by:	LDM	Date:	01-22-2014
Checked by:	VT	Job No.:	FT605
Approved by:	JAB	File:	C:\Users\tmartin\Documents\FARMERS MARKET CENTRAL_tmartin.rvt

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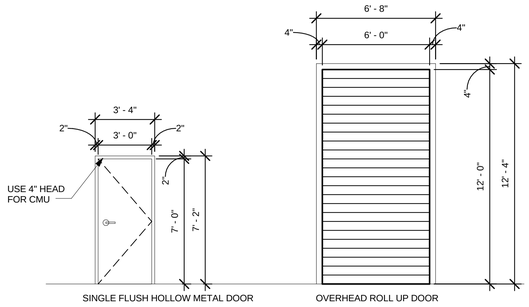
COOLER SECTION AND DETAILS

FORT PIERCE STATE FARMERS MARKET

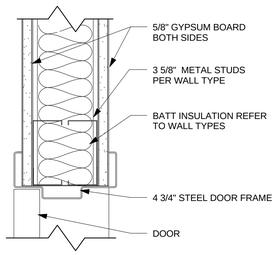
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Sheet No.

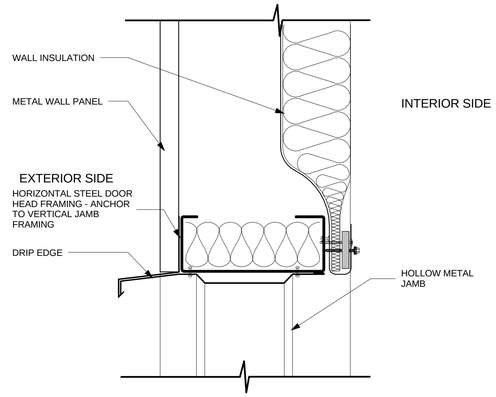
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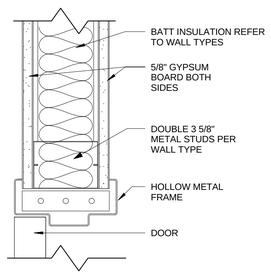
1 DOOR ELEVATIONS
1/4" = 1'-0"



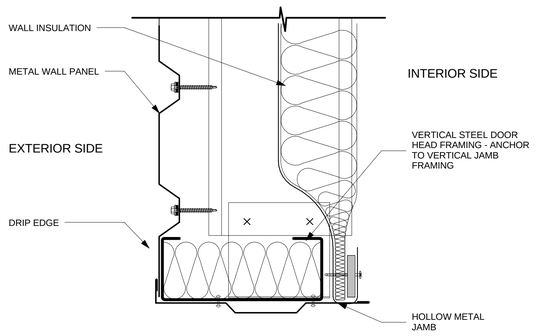
2 HEAD DETAIL
3" = 1'-0"



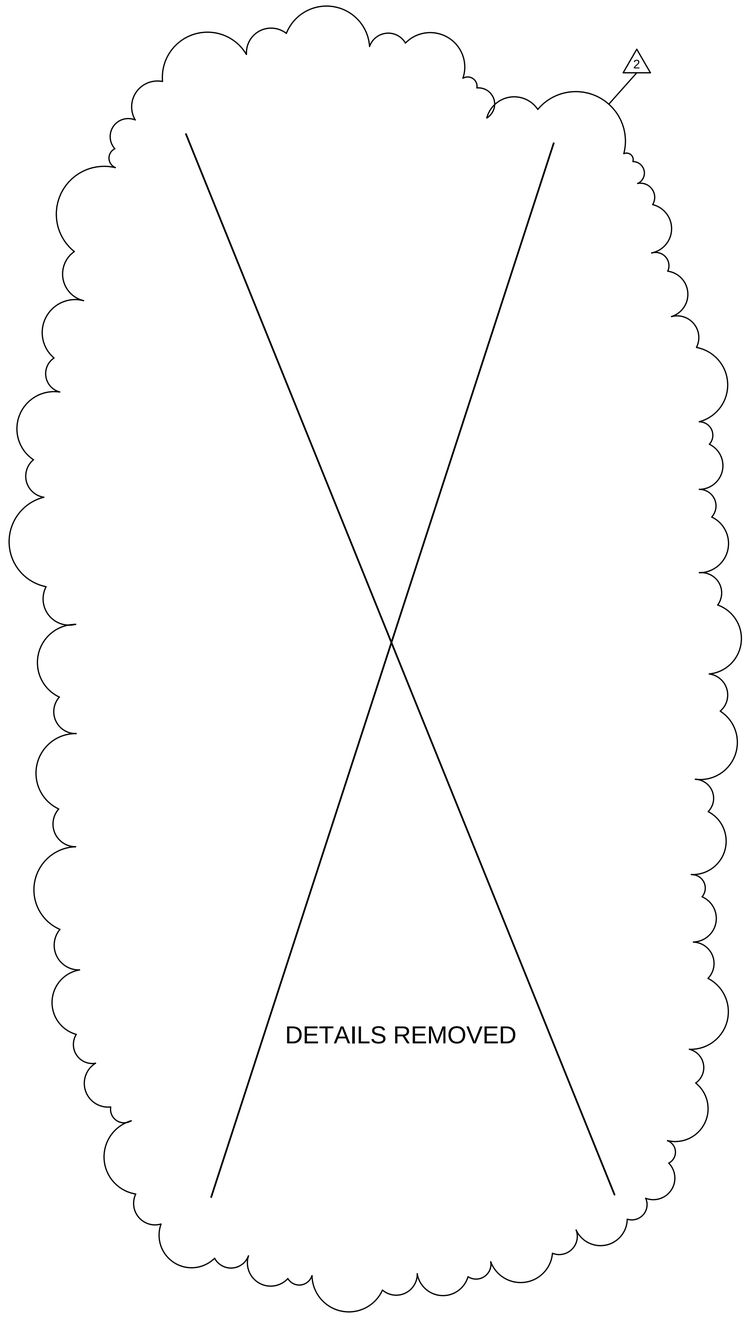
4 EXTERIOR DOOR HEAD DETAIL
3" = 1'-0"



3 JAMB DETAIL
3" = 1'-0"



5 EXTERIOR DOOR JAMB DETAIL
3" = 1'-0"



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2	06/16/2014	ADDENDUM 2 / FINAL ALTERNATE SELECTION	JAB

Designed by:	JAB
Drawn by:	LDM
Checked by:	VT
Approved by:	JAB
Scale:	As indicated
Date:	01-22-2014
Job No.:	FT606
File:	C:\Users\mcampbell\Documents\FARMERS MARKET CENTRAL_fteval.rvt

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DOOR DETAILS

FORT PIERCE STATE FARMERS MARKET

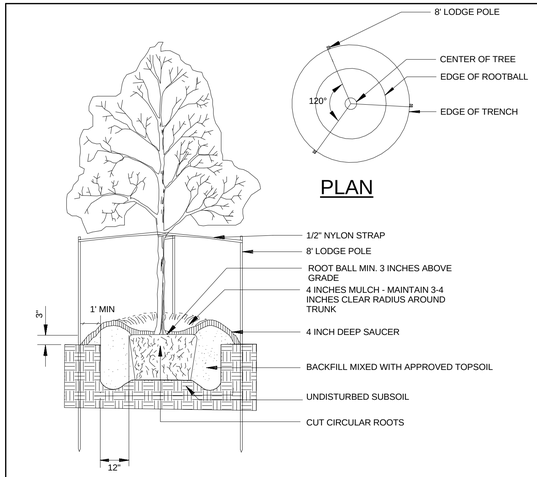
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Sheet No.

A501

6/20/2014 10:56:01 AM

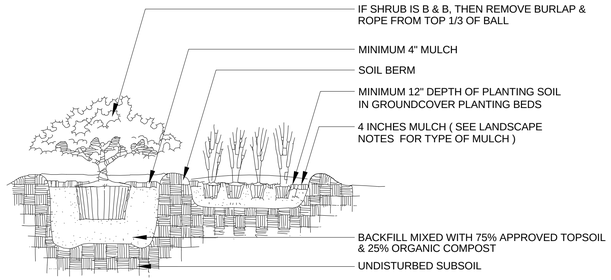
NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

CONTAINER TREE PLANTING DETAIL

N.T.S.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	TYPE	QTY
TREES					
LG	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONICUM	15 GAL., 1.5" DBH., 8' MIN. HT., 8' SPRD	CANOPY	4
SHRUBS/GROUNDCOVER					
RI	INDIAN HAWTHORN	RHAPHEOLEPIS INDICA	3 GAL., 12" MIN. HT., 12" SPRD., 36" O.C.	SHRUB	27
GRASS					
SOD	BAHIA	ARGENTINE	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

DPI INSPECTION NOTES (REQUIRED)

D.P.I. PALM INSPECTION NOTE :
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.

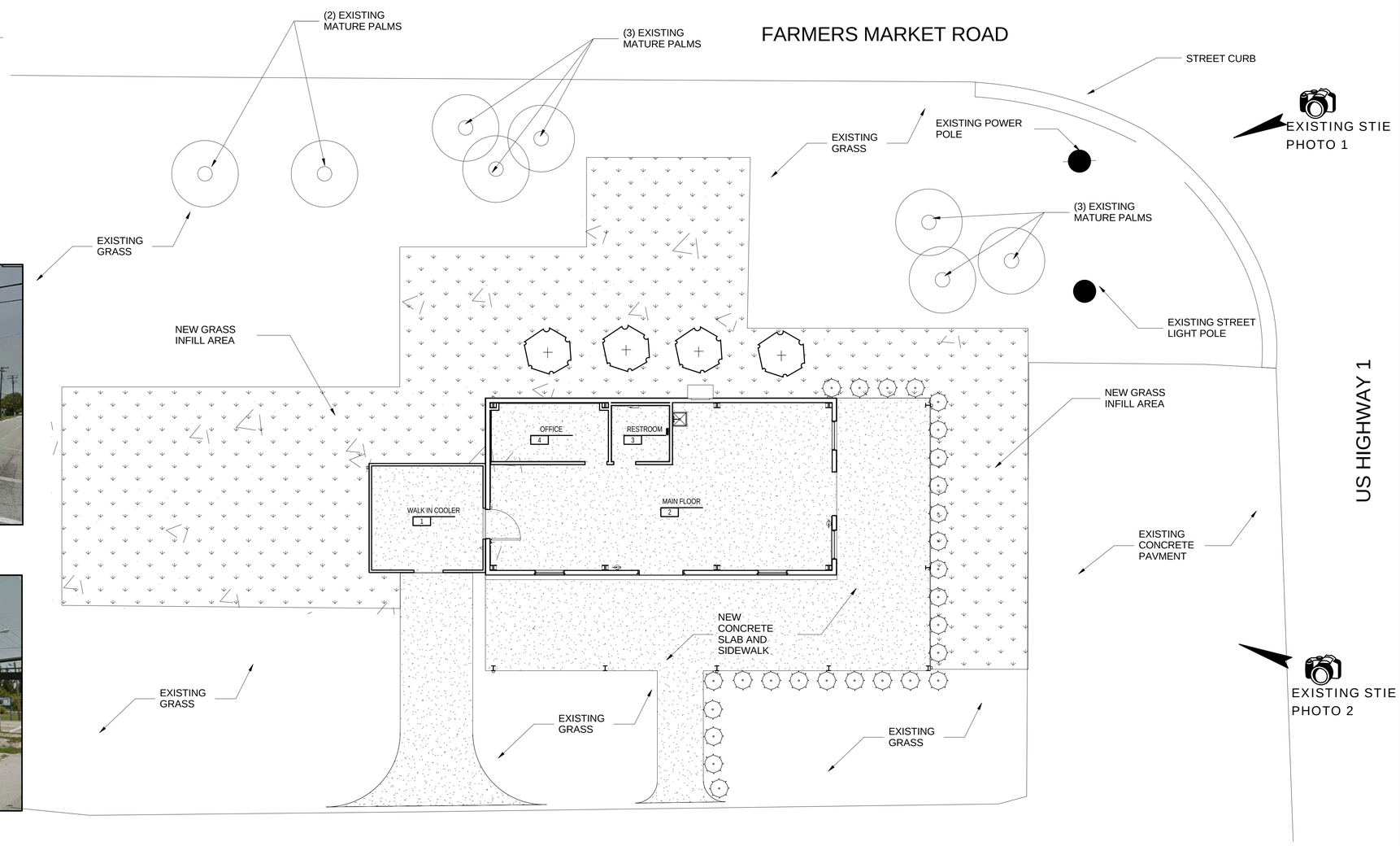
D.P.I. INSPECTION OF ALL PLANT MATERIAL:
ALL TREES, SHRUBS AND SOD WILL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



EXISTING SITE PHOTO 1



EXISTING SITE PHOTO 2



1 LANDSCAPING PLAN

1/8" = 1'-0"

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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LANDSCAPE PLAN

FORT PIERCE STATE FARMERS MARKET

3475 SOUTH US I HWY
FORT PIERCE, FLORIDA 34982

Sheet No.

LS101


Farmers
MARKET


US-1