

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, July 12, 2016 - 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. Minutes from the June 14, 2016 meeting
7. **NEW BUSINESS**
  - a. Mayfair at Lawnwood - Request Continuance to the August 9, 2016 Planning Board Meeting
  - b. Conditional Use with New Construction - Waste Management Transfer Station Expansion - 3890 Selvitz Road
  - c. Conditional Use with New Construction - JP Custom Cabinets - 103 N. 13th Street
  - d. Conditional Use - Dock - 1703 Sunset Isles Road – Surfside Canal
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: 07/12/2016

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Information

REQUESTED ACTION

Minutes from the June 14, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Planning Board Minutes 6/14/16

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 07/01/2016 12:27 PM

Final Approval Date: 07/01/2016

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JUNE 14, 2016**, 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: Tim O'Connell; Eloise Cumings; John George; Marcia Baker; Charles Hayek; Frank Creyaufmiller; Robert Poitier; Mike Dahan; Steve Weaver; Al Bernetti; Bob Burdge, Chairman

Absent: Brian Paul

Staff Present: James Messer, City Attorney  
Rebecca Grohall, AICP, Planning Director  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Mr. Paul was excused.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made a voting member.

6. APPROVAL OF MINUTES

- a. Minutes from the May 10, 2016 meeting

Motion was made by Frank Creyaufmiller, and seconded by John George to approve the minutes from the May 10, 2016 meeting.

AYE: Eloise Cumings, John George, Marcia Baker, Charles Hayek, Frank Creyaufmiller, Robert Poitier, Mike Dahan, Steve Weaver, Tim O'Connell, Chairman Bob Burdge

Passed

## 7. NEW BUSINESS

### a. Planned Development (PD) - Mayfair at Lawnwood - 1801 Nebraska Avenue

Mr. Benton gave an overview of the new Planned Development application and answered questions from the Board regarding the existing building on site, traffic, density bonus, phasing timeline, open space, compatibility and drainage permit requirements from the South Florida Water Management District (SFWMD).

Richard Wohlfarth, Representative from the IBI Group and Developer, provided additional information on sidewalks, the 2007 drainage agreement with Villages of Lawnwood, density, transit stops and building height transition. Mr. Wohlfarth also answered questions from the Board on apartment specifics, SFWMD agreement with Mayfair at Lawnwood and the Lawnwood of Fort Pierce Homeowners Association, expanding retention area, apartment amenities and security.

David B. Earle, Attorney from Ross Earle Bonan & Ensor, P.A., and Villages of Lawnwood Ft. Pierce Homeowners Association representative, addressed significant concerns with drainage, flooding, density, phasing of the project and overall compatibility of the project. Mr. Earle stated the City of Ft. Pierce has an important interest to determine there will be no flooding caused by this project to the Villages of Lawnwood. Mr. Earle explained that in the mid 2000's the property was the subject of an approved site plan with conditions but the conditions have expired. Mr. Earle stated there is no current agreement negotiated with the Villages of Lawnwood regarding drainage for the property and appropriate compensation of use. Mr. Earle elaborated that the drainage facilities are already overburdened.

Kevin Henderson, President of Evergreen Engineering, has evaluated the circumstances surrounding the Mayfair at Lawnwood development and its effect on the Villages of Lawnwood flooding. Mr. Henderson explained the drainage system is not half the size it should be. Mr. Henderson feels that approving a PUD that doesn't even comply with its original out of date storm water requirements, in a community that suffers regular flooding with intense short rainfall events, will make the flooding worse. Mr. Henderson answered questions from the Board and explained that two city streets also drain into the Villages of Lawnwood mitigation ponds.

Mr. Messer suggested the Board table the item and ask the homeowners association and developer to get together and talk about the issues and come back to Board with a workable solution or put the issue back into the Board's lap.

Residents, Greg Grudovich, Fred Ebner, Bob Passanant, Michael Cahill, Linda Wyatt-Petro, Candace Grudovich and Robbi Creswell addressed concerns with the project.

Mr. Wohlfarth stated he would like to work with the Villages of Lawnwood Homeowners Association on the drainage and address the Boards concerns with amenities and security and present the results at the next Planning Board meeting.

**Motion was made by Robert Poitier, and seconded by Steve Weaver to table the item to the next Planning Board meeting on July 12, 2016.**

**AYE: Tim O'Connell, Eloise Cumings, John George, Marcia Baker, Charles Hayek, Frank Creyaufmiller, Robert Poitier, Mike Dahan, Steve Weaver, Chairman Bob Burdge**

Passed

## 8. BOARD COMMENTS

**9. ADJOURNMENT**

**Planning Board**

**7. b.**

Meeting Date: 07/12/2016

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Information

REQUESTED ACTION

Conditional Use with New Construction - Waste Management Transfer Station  
Expansion - 3890 Selvitz Road

LOCATION

3890 Selvitz Road

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The presented Conditional Use and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested waste-related activity, therefore Staff recommends the Planning Board forward a recommendation to **approve** the request as presented.

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Attachments

PB Staff Report

Aerial & Zoning Map - WM

Application & Property Record Card

Proposed Site Plan & Elevation - Building Addition

Survey & As-Built Site Plan

TRC Comments & Applicant Responses

Letter from Waste Management - Traffic Impacts

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**Form Review**

Form Started By: Vennis Gilmore

Started On: 06/28/2016 05:43 PM

Final Approval Date: 07/01/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

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**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Vennis Gilmore, Planning Analyst

**SUBJECT:** **Application for Conditional Use with New Construction  
Expansion of Waste Management Transfer Station  
3890 Selvitz Road**

**DATE:** June 27, 2016

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### STAFF REPORT

**Owner/Applicant:** Waste Management Inc. of Florida  
2700 Wiles Road  
Pompano Beach, FL. 33073

**Representative:** Todd Howder – Vice President, MBV Engineering, Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL. 32960

**Applicant's Request:** Approval of a Conditional Use to construct a 3,212 sf addition to an existing waste transfer station in the I-3 Heavy Industrial District

**Location:** 3890 Selvitz Road

**Parcel ID:** 2432-222-0004-000-3

**Current Zoning:** Heavy Industrial Zone (I-3)

**Future Land Use:** Heavy Industrial (HI)

**Surrounding Zoning:**

North	East	South	West
I-1	I-1	I-1	I-1

**Site Size:** 3 acres

**Utilities:** FPUA

## **Staff Analysis:**

### ***Request***

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial district at 3890 Selvitz Road. The site is presently utilized by Waste Management Inc. of Florida as a Transfer Station to receive household refuse. The site supports a 9,900 sf three-walled metal building with a gabled roof. An on-site leachate containment system is in place to capture and contain any leachate from the existing operations. The proposed 3,212 sf addition will continue the same operations and provide space for additional refuse material. The proposed structure will be built over an existing concrete slab and cause no increase to the site's impervious area. No drainage modifications will be required to the existing drainage system as the new addition will utilize and maintain existing slopes and flow patterns and impervious coverage. No additional utilities are required with this addition and therefore will not require any additional utility permitting. All existing landscape will be maintained in place.

The property is located east of Selvitz Road and approximately 915 feet south of the Selvitz Road-Glades Cut Off Road intersection. The site is surrounded by light industrial businesses to the north, south, east and west. The existing 9,900 sf building and use was approved under a Conditional Use and Site Plan Application in August of 2012.

### ***Zoning & Land Use***

The subject site is located within the Heavy Industrial Zone (I-3) and has a Heavy Industrial land use designation. The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

The Heavy Industrial land use designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

The presented request remains consistent with the land development code and the comprehensive plan.

### ***Traffic***

The proposed addition will increase traffic generation from site due to the increased capacity for processing and transferring waste from the site. The existing operation is estimated to generate 62 daily, of which 8 are AM peak hour, and 8 PM area peak hour trips. The presented expansion is calculated to add approximately 21 daily trips, of which 3 are AM peak hour and 3 are PM peak hour, however the applicants have suggested the increase will be approximately 20 trips per *week*. The calculated or suggested trips should not adversely impact the current level of service for the subject roadway.

## **Conditional Use**

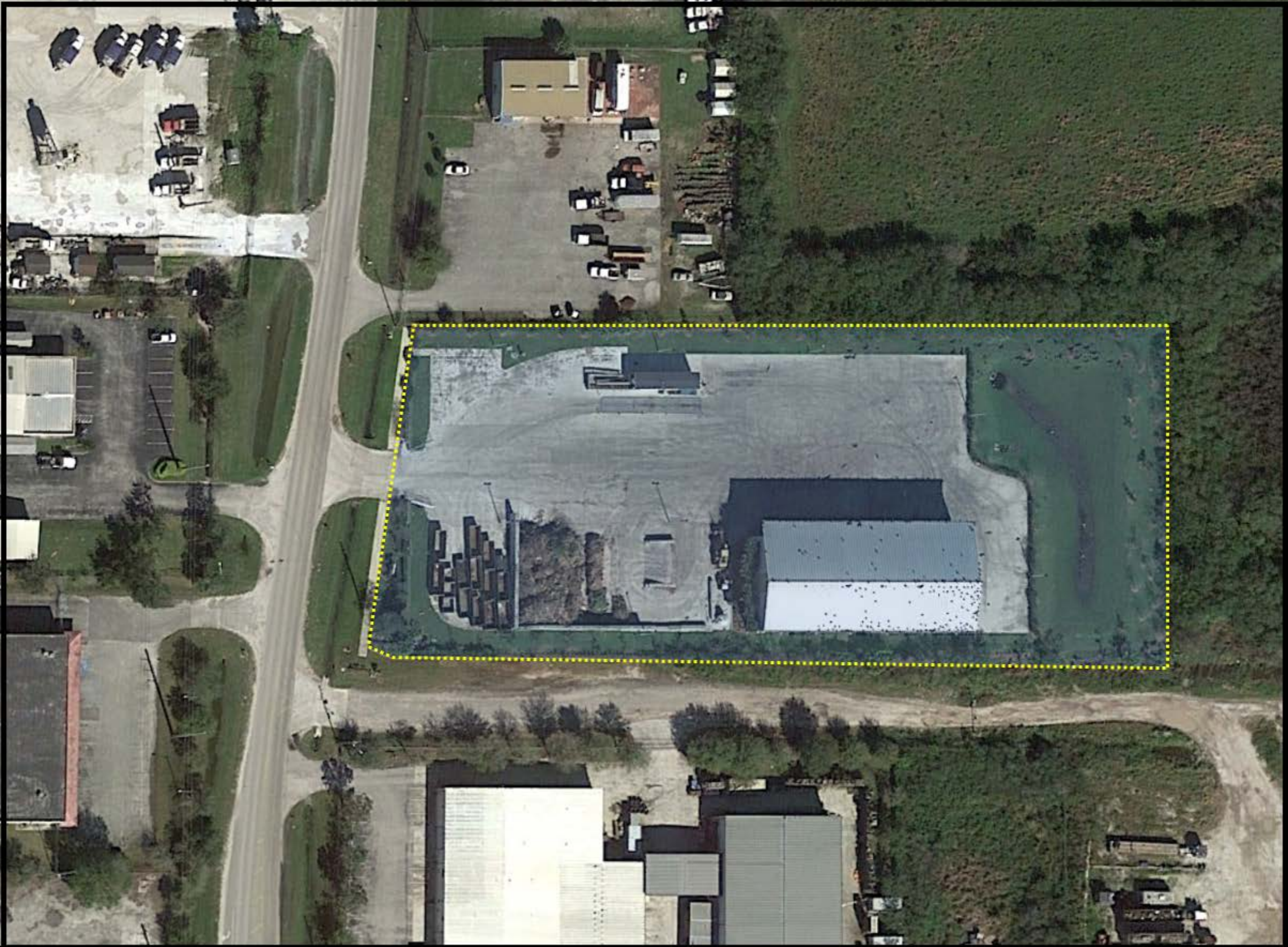
The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features the expansion of industrial aspects that are appropriate for heavy industrial environments. The authorization of the requested Conditional Use to construct a 3,212 sf Addition to an existing Transfer Station in the I-3 Heavy Industrial District does not present any adverse impacts to the current and predominate-industrial operations in the area other than the minor increase in industrial traffic noted.

## **Technical Review Committee**

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board. The applicant has been asked to submit an updated traffic statement detailing the additional trips to and from the site. The applicant has also notified staff that there will be no reconfigured lighting plan to accommodate the new addition located on the east end of the site; prior to the city commission public hearing.

## **Staff Recommendation**

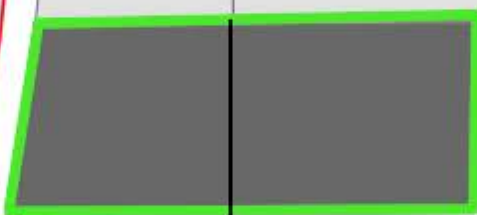
The presented Conditional Use and related new construction adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan pertaining to the requested waste-related activity, therefore Staff recommends the Planning Board forward a recommendation to **approve** the request as presented.













Glades Cutoff Rd

Selvitz Rd



**Legend**

-  C3
-  CP1
-  I1
-  I2
-  I3
-  OS1
-  OS2
-  PUD





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### DEVELOPMENT REVIEW

Property address or Location 3890 Selvitz Rd.  
Parcel ID #(s) 2432-222-0004-000-3 ; 2432-222-0005-000-0  
Project description 3,212 sf Addition to existing Transfer Station Building

Waste Management Inc. of Florida  
Property Owner(s)  
2700 Wiles Rd.  
Street Address  
Pompano Beach FL 33073  
City State Zip  
954-648-8626  
Phone Number  
ldebock@wm.com  
Email Address

Todd Howder-VP, MBV Engineering, Inc.  
Applicant/Representative, Title, Company  
1835 20th Street  
Street Address  
Vero Beach FL 32960  
City State Zip  
772-569-0035  
Phone Number  
toddh@mbveng.com  
Email Address

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

[Signature] ASSISTANT SECRETARY

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF BROWARD  
The foregoing instrument was acknowledged before me this 29 day of APRIL, 2016, by RONALD M. KAPLAN

who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary



SUSAN CHRISTA JOHNSON  
MY COMMISSION # FF 065349  
EXPIRES: January 29, 2018  
Bonded Thru Budget Notary Services  
(Seal)

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

#### TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

## Choose Application Type:

Application Type		
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

## Site Information:

Non-Residential: Proposed Sq. Ft.: 3,212 Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
Industrial	Industrial	Industrial	Industrial

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

**Property Identification**

Site Address: 3890 SELVITZ RD  
 Sec/Town/Range: 32/35S/40E  
 Map ID: 24/32N  
 Zoning: I3-FP

Parcel ID: 2432-222-0004-000-3  
 Account #: 32990  
 Use Type: 4100  
 Jurisdiction: Fort Pierce


**Ownership**

Waste Management Inc of Florida  
 7700 SE Bridge Rd  
 Hobe Sound, FL 33455

**Legal Description**

32 35 40 S 235.93 FT OF N 634.86FT OF W 648 FT OF NW 1/4 OF NW  
 1/4 LYG E OF SELVITZ RD LESS THE W 10 FT. (3.00 AC- 130,479 SF)  
 (OR 1082-1908: 3432-1908)

**Current Values**

Just/Market Value: \$723,200  
 Assessed Value: \$723,200  
 Exemptions: \$0  
 Taxable Value: \$723,200  
 Taxes for this parcel: SLC Tax Collector's Office 



**Total Areas**

Finished/Under Air (SF): 10,380  
 Gross Area (SF): 11,940  
 Land Size (acres): 3  
 Land Size (SF): 130,479

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**SITE INFORMATION**

**GENERAL STATEMENT**

SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A 3,212 SF REFUSE CONTAINMENT BUILDING ADDITION.

**APPLICANT**  
WASTE MANAGEMENT INC. OF FLORIDA  
7700 SE BRIDGE ROAD  
HOBE SOUND, FL 33455

**ENGINEER**  
MBV ENGINEERING, INC.  
1835 20TH STREET  
VERO BEACH, FL 32960  
(772) 569-0035

**OWNER**  
WASTE MANAGEMENT INC. OF FLORIDA  
2700 WILKES ROAD  
POMEROY BEACH, FL 33073  
(772) 293-0500

**LAND USE**  
HI

**ZONING**  
I-3

**TAX PARCEL I.D. NUMBERS(S)**  
24-32-222-0004-000-3

**SETBACKS**  
FRONT = 15'  
SIDE = 15'  
REAR = 15'

**CONSTRUCTION SCHEDULE**

START CONSTRUCTION JULY 2016  
END CONSTRUCTION JANUARY 2017

**PERMITS REQUIRED**

CITY OF FT. PIERCE CONDITIONAL USE SITE PLAN APPROVAL  
S.C. FIRE DEPARTMENT REVIEW  
SFWMD EXEMPTION LETTER

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE PER F.I.R.M. PANEL NO. 12111C 0188 J, DATED FEBRUARY 16, 2012

**BUILDING HEIGHT**

MAXIMUM BUILDING HEIGHT PER CODE = 40'  
PROPOSED BUILDING ADDITION HEIGHT = 38'

**SITE DATA**

Table with 4 columns: Category, Value, Area, Percentage. Rows include Existing Data (Site Area, Buildings, etc.) and Proposed Data (Site Area, Transfer Building Addition, etc.).

**DRAINAGE STATEMENT:**

THE PROPOSED BUILDING ADDITION WILL BE ON TOP OF THE EXISTING CONCRETE SLAB PRESENTLY LOCATED ON THE EAST SIDE OF THE EXISTING TRANSFER STATION METAL BUILDING STRUCTURE. THEREFORE, THE PROPOSED ADDITION WILL NOT INCREASE THE SITE'S IMPERVIOUS AREA AND THE NET NEW IMPERVIOUS AREA ASSOCIATED WITH THIS PROJECT IS 0.00%.

**LANDSCAPE STATEMENT:**

ALL EXISTING LANDSCAPE WILL REMAIN IN PLACE AND NO REMOVALS ARE PROPOSED FOR THIS PROJECT.

**TRAFFIC STATEMENT:**

PROPOSED REFUSE BUILDING ADDITION WILL GENERATE ONLY 20 ADDITIONAL TRUCK TRIPS PER DAY.

**LIGHTING STATEMENT:**

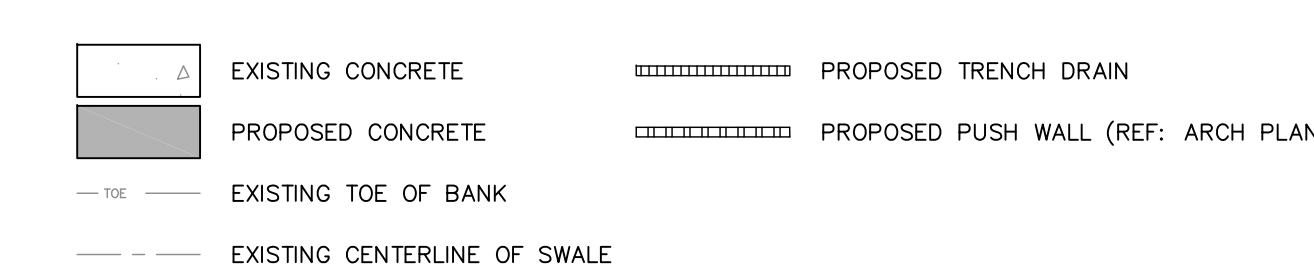
PROPOSED REFUSE BUILDING WILL NOT REQUIRE ANY REMOVAL OR RELOCATIONS TO THE EXISTING LIGHTING ON THE SITE. ALL POLE LIGHTING WILL REMAIN IN PLACE. THE ORIGINAL PHOTOMETRICS WILL NOT BE ALTERED BY THIS PROJECT.

**GENERAL NOTES**

- 1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
6. ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTION.
7. MINIMUM COVER OF ALL UTILITIES SHALL BE 36" UNLESS STATED OTHERWISE.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
9. SOD ALL DISTURBED AREAS UPON COMPLETION.
10. CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE PROJECT, THESE PLANS AND SPECIFICATIONS, AND ALL LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
12. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
14. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.

- 15. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
16. MAINTENANCE OF TRAFFIC SHALL BE ACCORDING TO FDOT INDEXES.
17. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO DOT, FDEP, CITY AND COUNTY, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
18. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
19. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346, LATEST EDITION.
20. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
21. ALL STRIPING WITHIN RIGHT OF WAY SHALL BE RETRO REFLECTIVE TRAFFIC PAINT (THERMOPLASTIC).
22. ALL WORK TO BE COMPLETED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND STANDARDS, LATEST EDITION.
23. ALL SLOPES STEEPER THAN (6) HORIZONTAL TO (1) VERTICAL SHALL BE SODDED.
24. ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING.

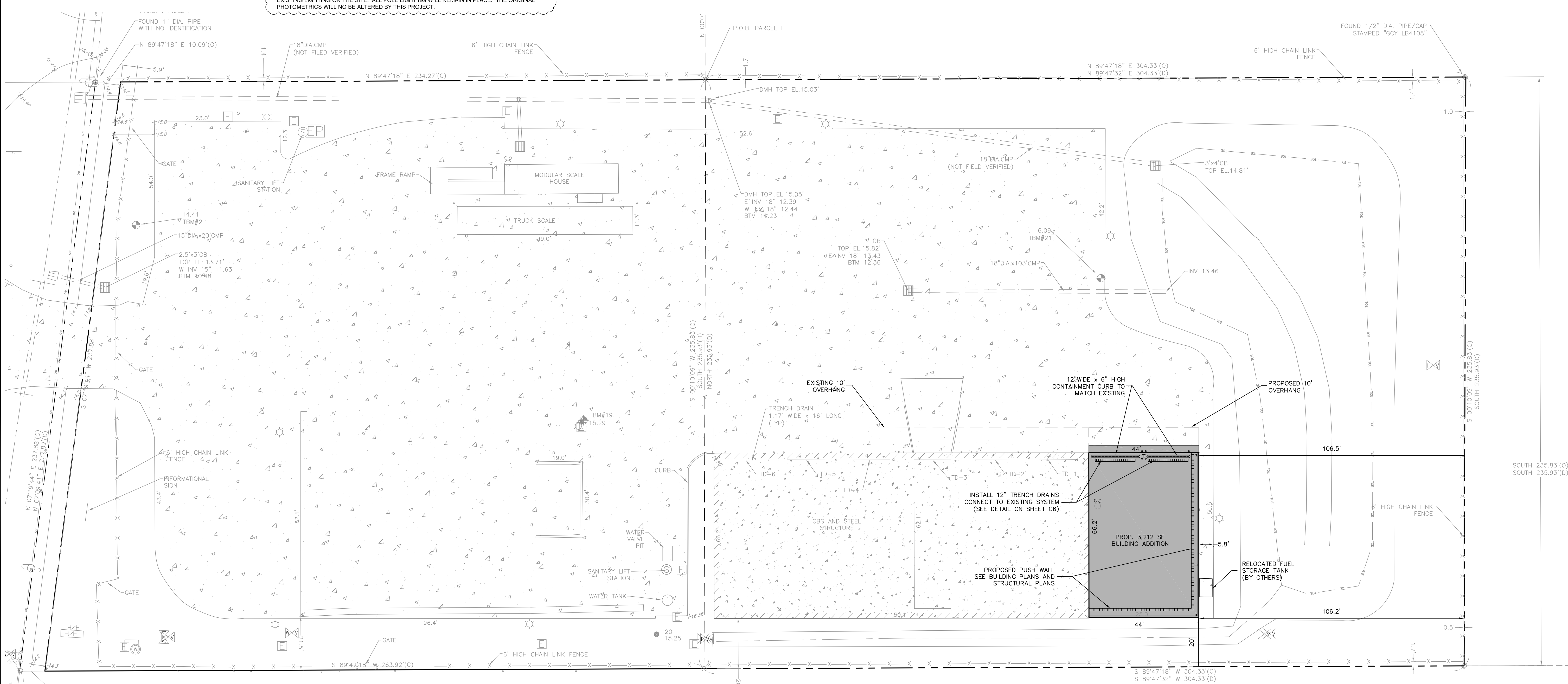
**LEGEND**



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION:
PARCEL I:
BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE WEST 343.67 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 398.93 FEET; THENCE RUN NORTH 89°47'32" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 193.31 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°47'32" EAST, A DISTANCE OF 244.36 FEET; THENCE RUN DUE SOUTH, A DISTANCE OF 235.93 FEET; THENCE RUN SOUTH 89°47'32" WEST, A DISTANCE OF 274.01 FEET, TO THE SAID EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD; THENCE RUN NORTH 07°09'41" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 237.89 FEET, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEARINGS BASED ON WEST LINE OF SECTION 32 BEING ASSUMED DUE NORTH.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN BOOK 2116, PAGE 2209, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



72 HOURS BEFORE DIGGING CALL TOLL FREE 811 KNOW WHAT'S BELOW

**SITE AND UTILITY PLAN**  
SCALE: 1" = 20'

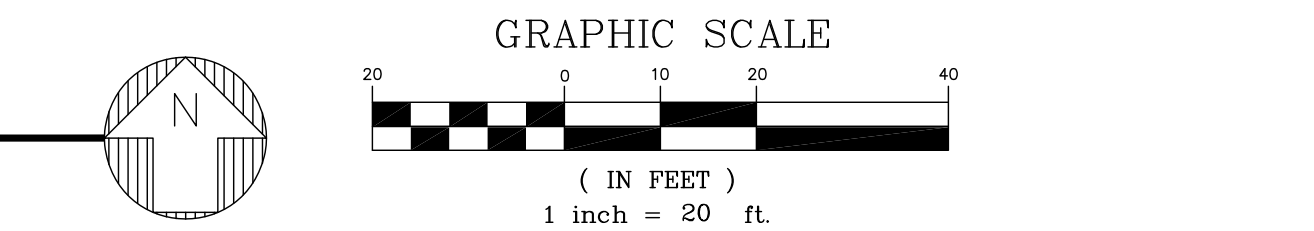


Table with 3 columns: REVISIONS, DATE, COMMENTS. Shows revision 1 through 7.

Table with 4 columns: JOB NO., DESIGNED, DRAWN, DATE, CHECKED, THIAJB, DATE ISSUED, SCALE. Lists project details.

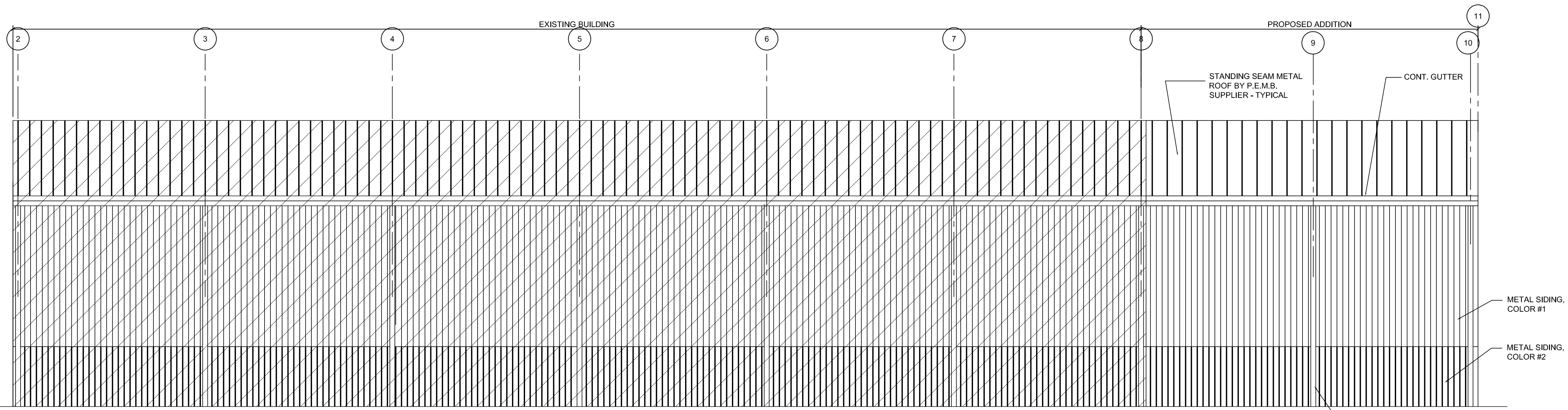
1835 - 20TH STREET  
VERO BEACH, FL 32960  
PH: (772) 569-0035  
FX: (772) 778-3617  
MELBOURNE, FL - PH (321) 253-1510  
FT. PIERCE, FL - PH (772) 468-9055



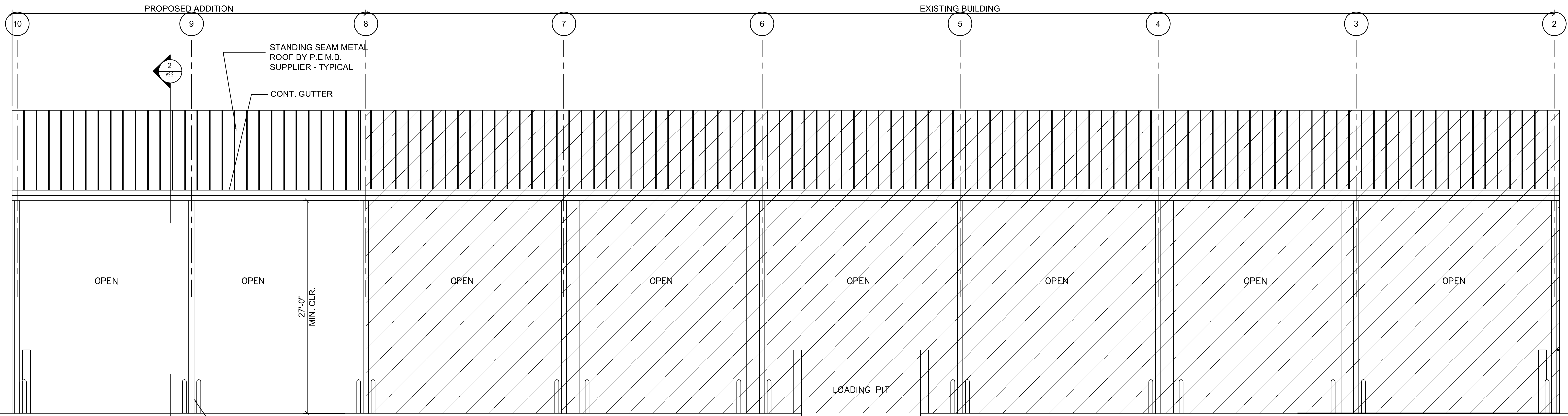
**SITE AND UTILITY PLAN**

FT. PIERCE  
TRANSFER STATION EXPANSION  
WASTE MANAGEMENT INC.,  
OF FLORIDA  
FLORIDA

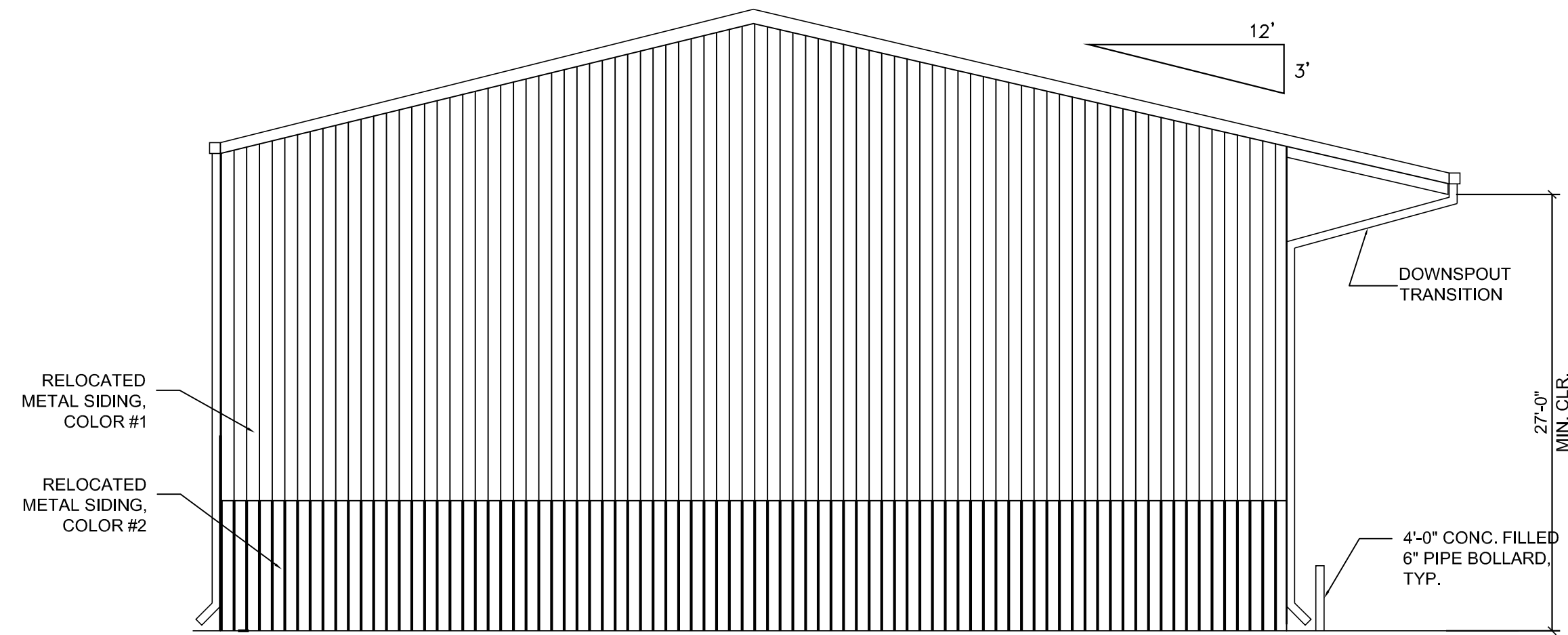
AARON J. BOWLES  
FL. PE. #55313  
DATE: SHEET C4 OF 6 16-0107



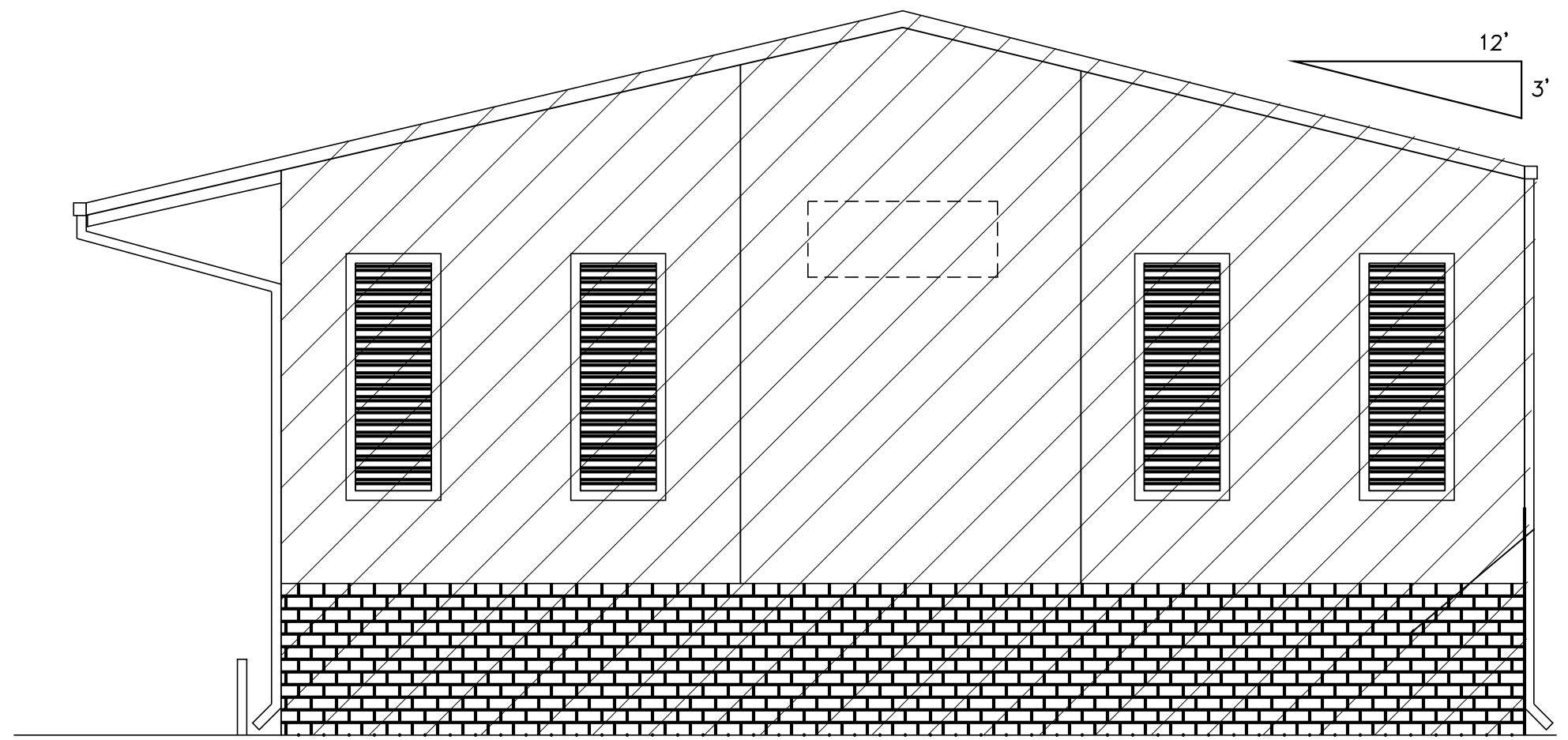
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2 NORTH ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (EXISTING TO REMAIN)  
A2.1 SCALE: 1/8" = 1'-0"

CMK Design Studio, LLC  
Planning & Design of the Built Environment  
6822 22nd Ave. N. #148  
St. Petersburg, Florida 33710  
Ph: 727.515.8461  
FL LIC. NO.: #026000858  
coro@cmkdesignstudio.com

MARCOS IBARGUEN  
AR 13117  
Drawing Not Valid Unless Signed,  
Sealed & Dated By Registered Professional



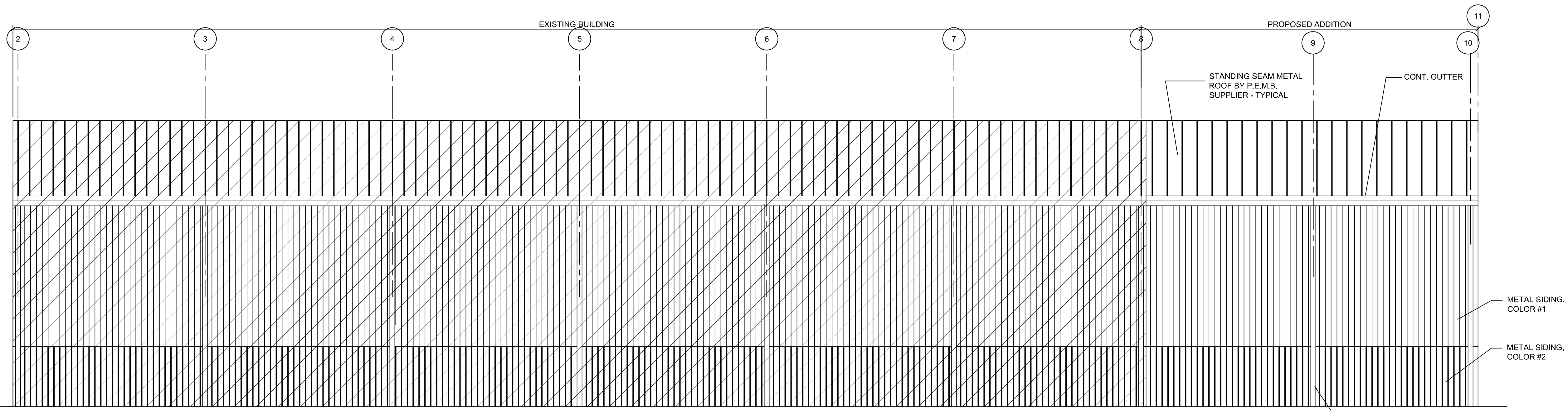
FT. PIERCE TRANSFER STATION  
WASTE MANAGEMENT INC. OF FLORIDA  
3890 SELVITZ ROAD  
FT. PIERCE, FLORIDA

NO.	REVISIONS	DATE

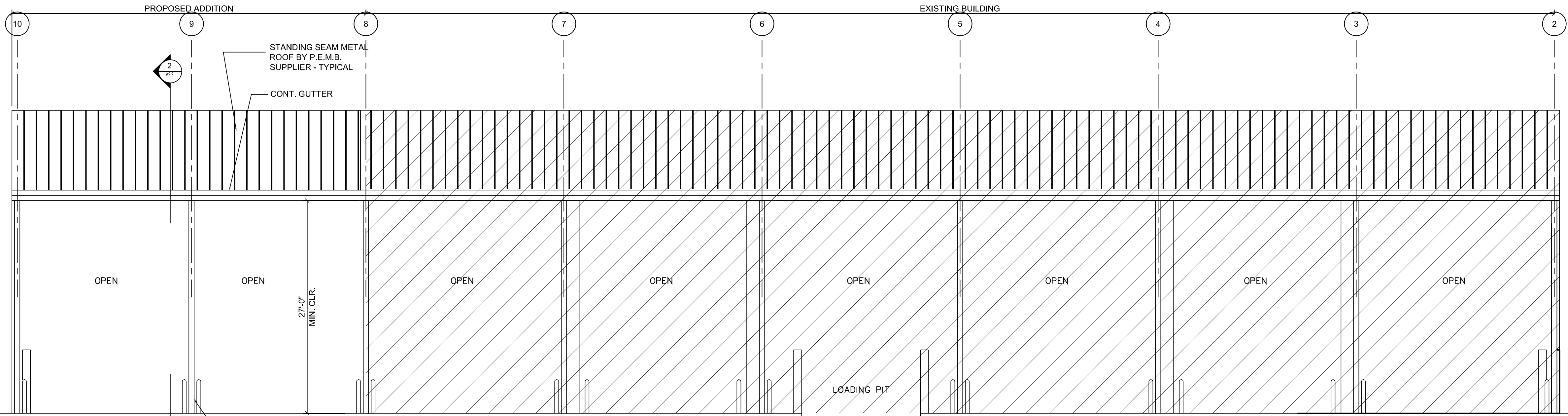
JOB NO.  
**1225**  
ISSUE DATE:  
08/24/12  
DRAWN BY:  
MI

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ELEVATIONS  
SHEET NO.  
**A2.1**

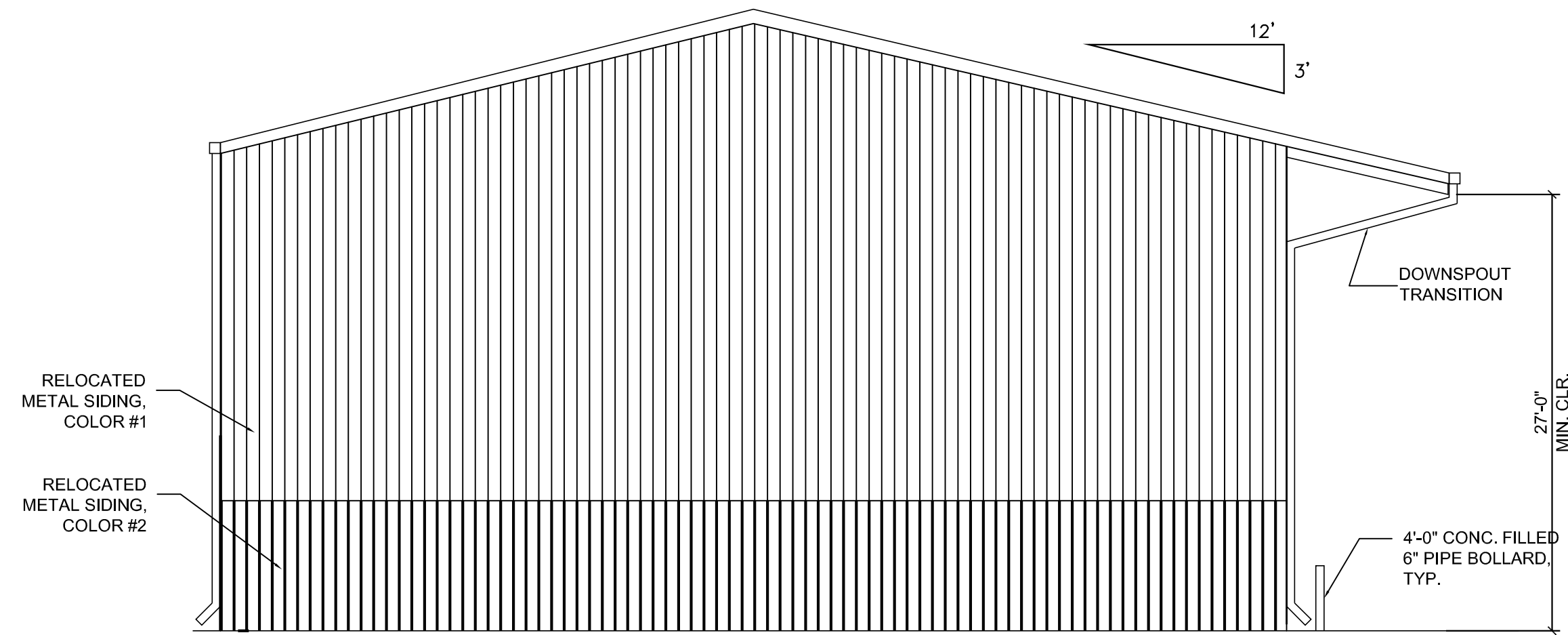




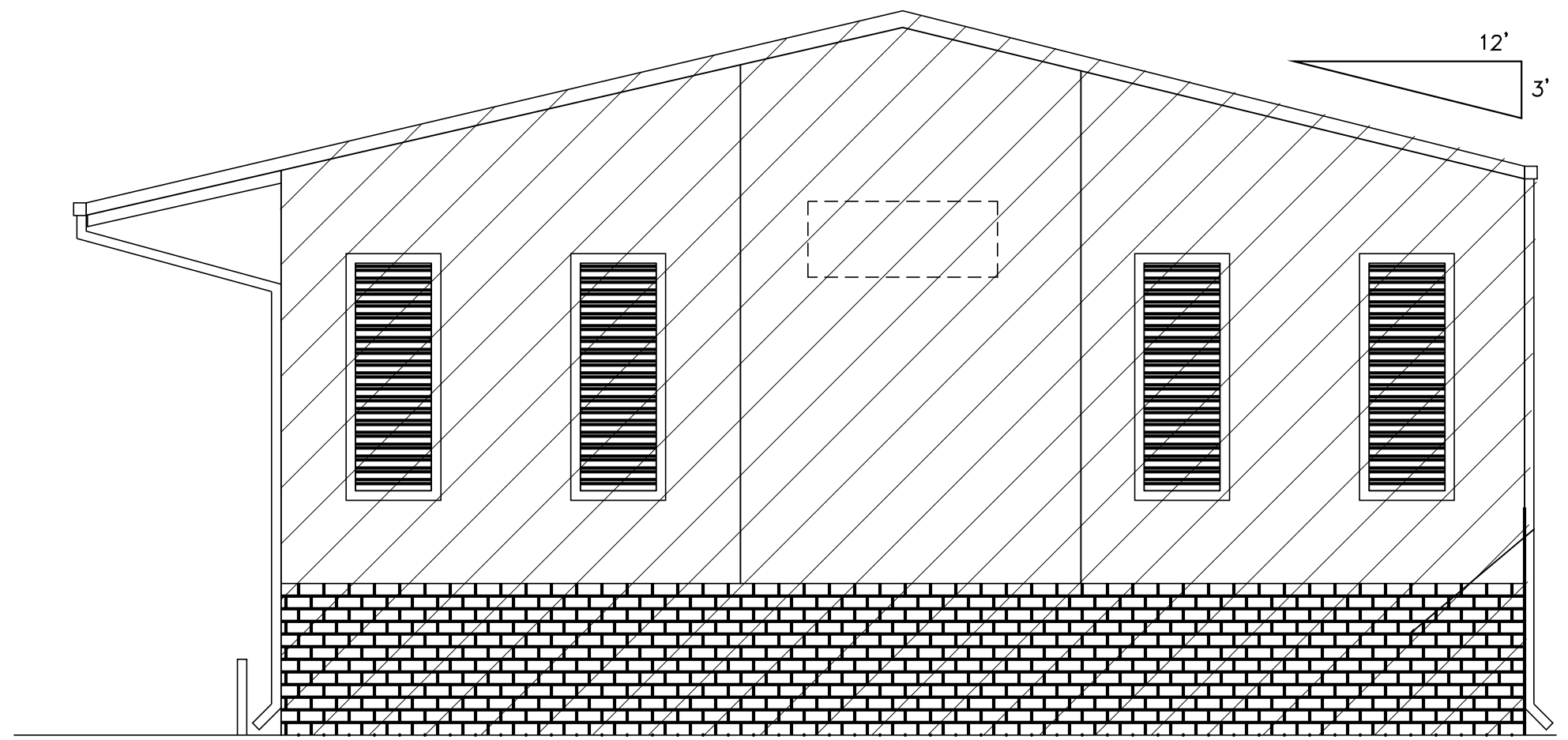
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WASTE MANAGEMENT INC. OF FLORIDA  
3890 SELVITZ ROAD  
FT. PIERCE, FLORIDA

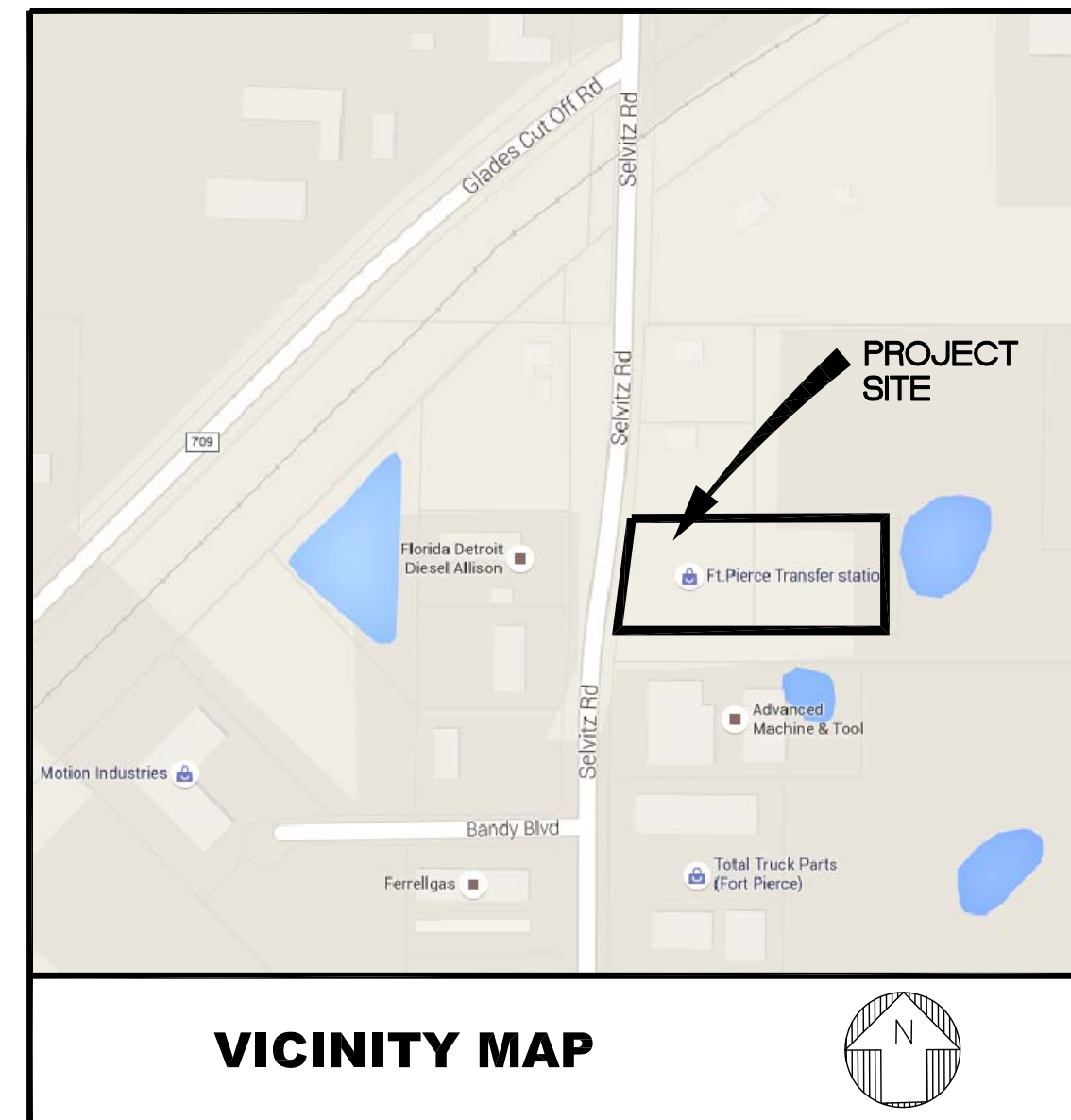
NO.	REVISIONS	DATE

JOB NO.  
**1225**  
ISSUE DATE:  
08/24/12  
DRAWN BY:  
MI

SHEET TITLE  
ELEVATIONS  
SHEET NO.  
**A2.1**

# FT. PIERCE TRANSFER STATION EXPANSION WASTE MANAGEMENT INC. OF FLORIDA

SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
3890 SELVITZ ROAD  
FT. PIERCE, FLORIDA  
MAY 2016



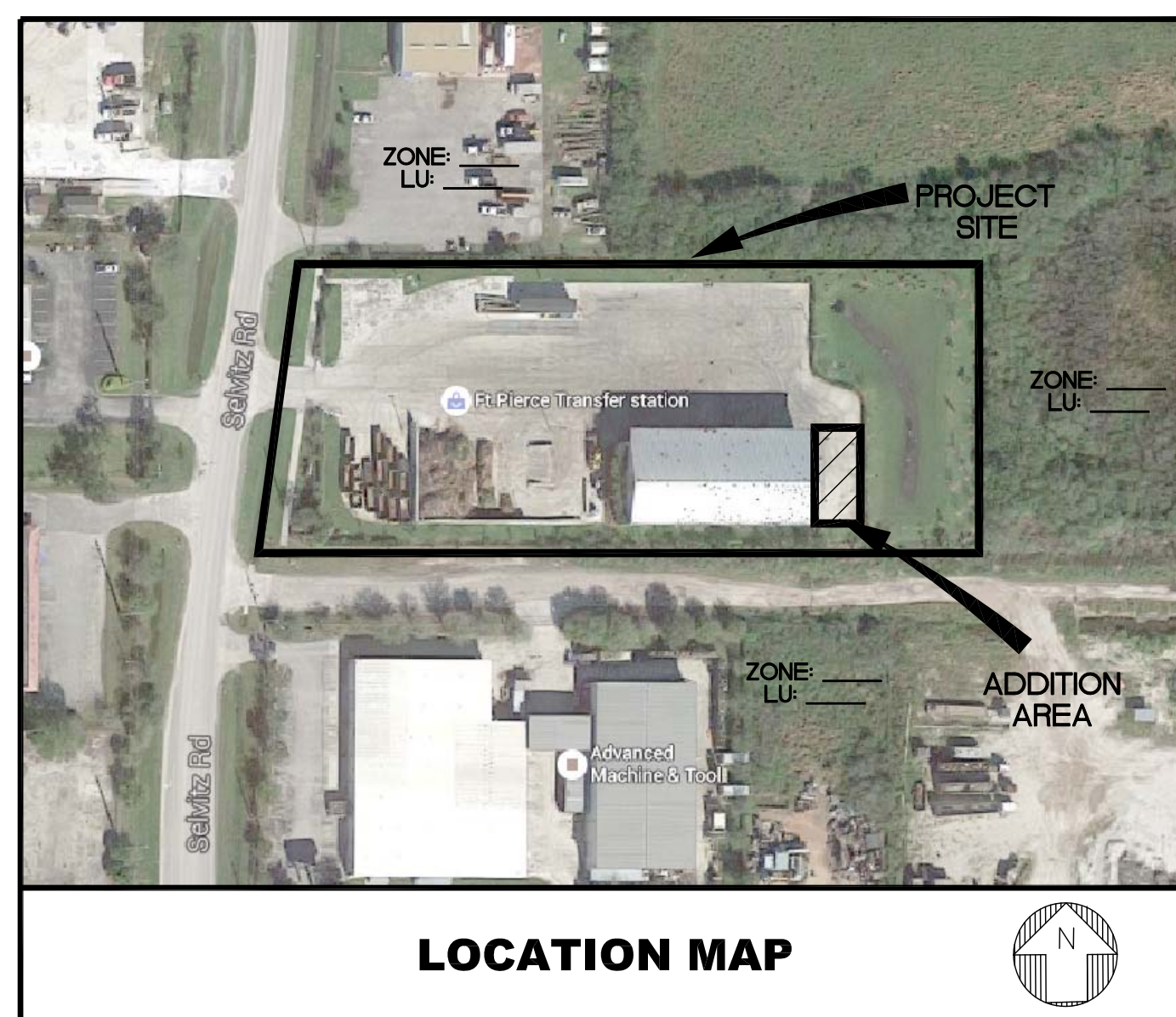
**OWNER**  
WASTE MANAGEMENT OF FLORIDA, INC  
2700 WILKES ROAD  
POMPANO BEACH, FL 33073  
PH. (772) 293-0500

INDEX OF DRAWINGS	
C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	DEMOLITION AND EROSION CONTROL PLAN AND DETAILS
C4	SITE AND UTILITY PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	PAVING, GRADING AND DRAINAGE DETAILS

**ENGINEER**  
**MBV**  
ENGINEERING, INC.  
MOIA BOWLES VILLAMIZAR & ASSOCIATES  
CONSULTING ENGINEERING CA #3728

1835 20TH STREET  
VERO BEACH, FL 32960  
PH. (772) 569-0035  
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510  
FT. PIERCE, FL - PH (772) 468-9055



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AARON J. BOWLES  
FL. P.E.#55313  
DATE:  
SHEET  
**C1**  
OF 5  
16-0107



CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOODPLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOODPLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPANNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS  
 1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTRIBUTING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNUSUAL LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT BARRIERS. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.

8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS.

14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT DRAINING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:  
 A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT one time.  
 B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.  
 C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.  
 D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.

21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.

22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102 AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

24. CONTRACTOR TO INSTALL CONSTRUCTION PERMIT BOX IN A LOCATION VISIBLE FROM US #1 PRIOR TO THE COMMENCEMENT OF WORK.

DATE	REVISIONS
16-0107	1
	2
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JOB NO.	DESIGNED	DRAWN	CHECKED	DATE ISSUED	SCALE
16-0107	AFR/RT	AFR/RT	THA/IB	MAY 2016	

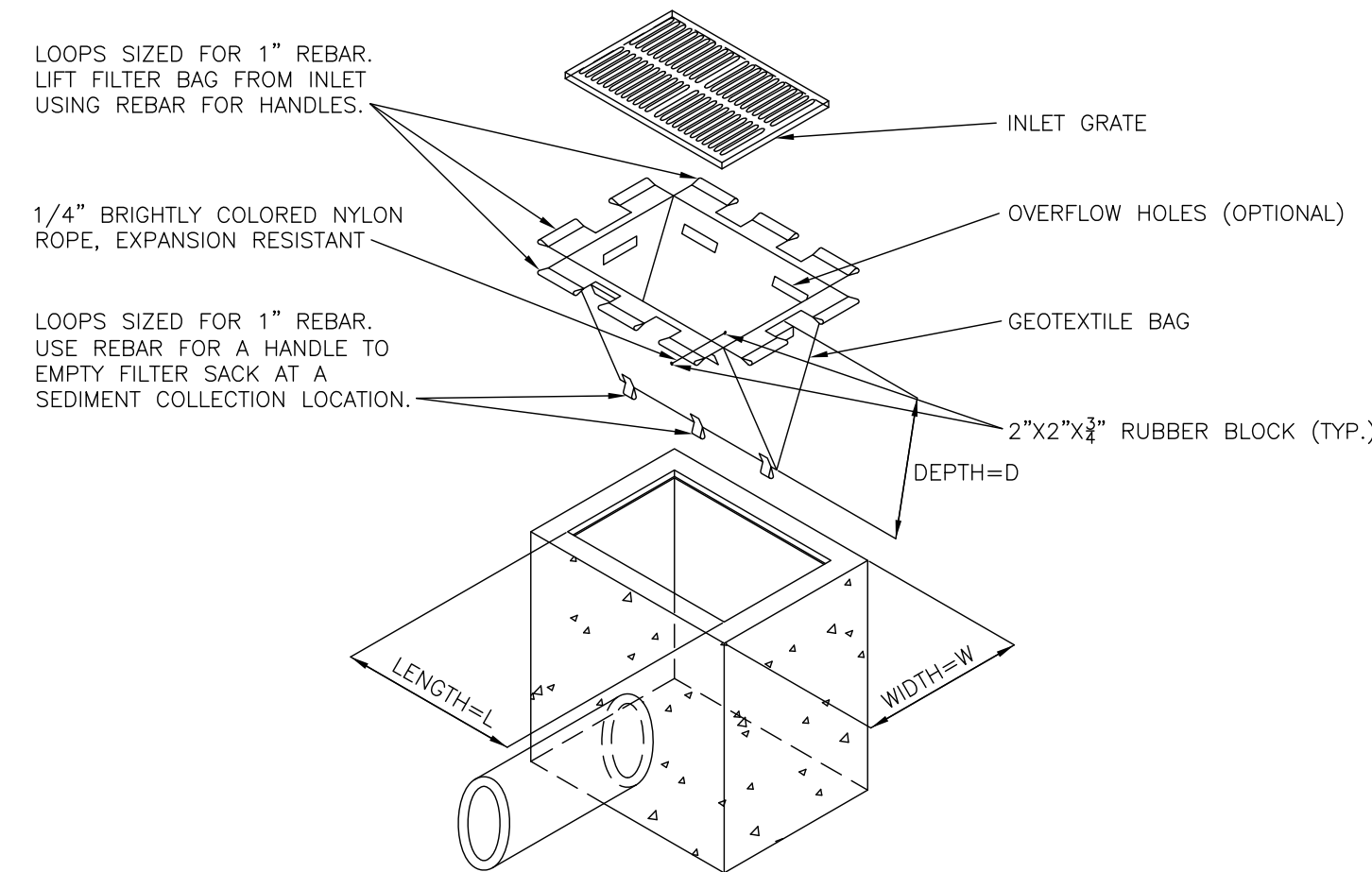
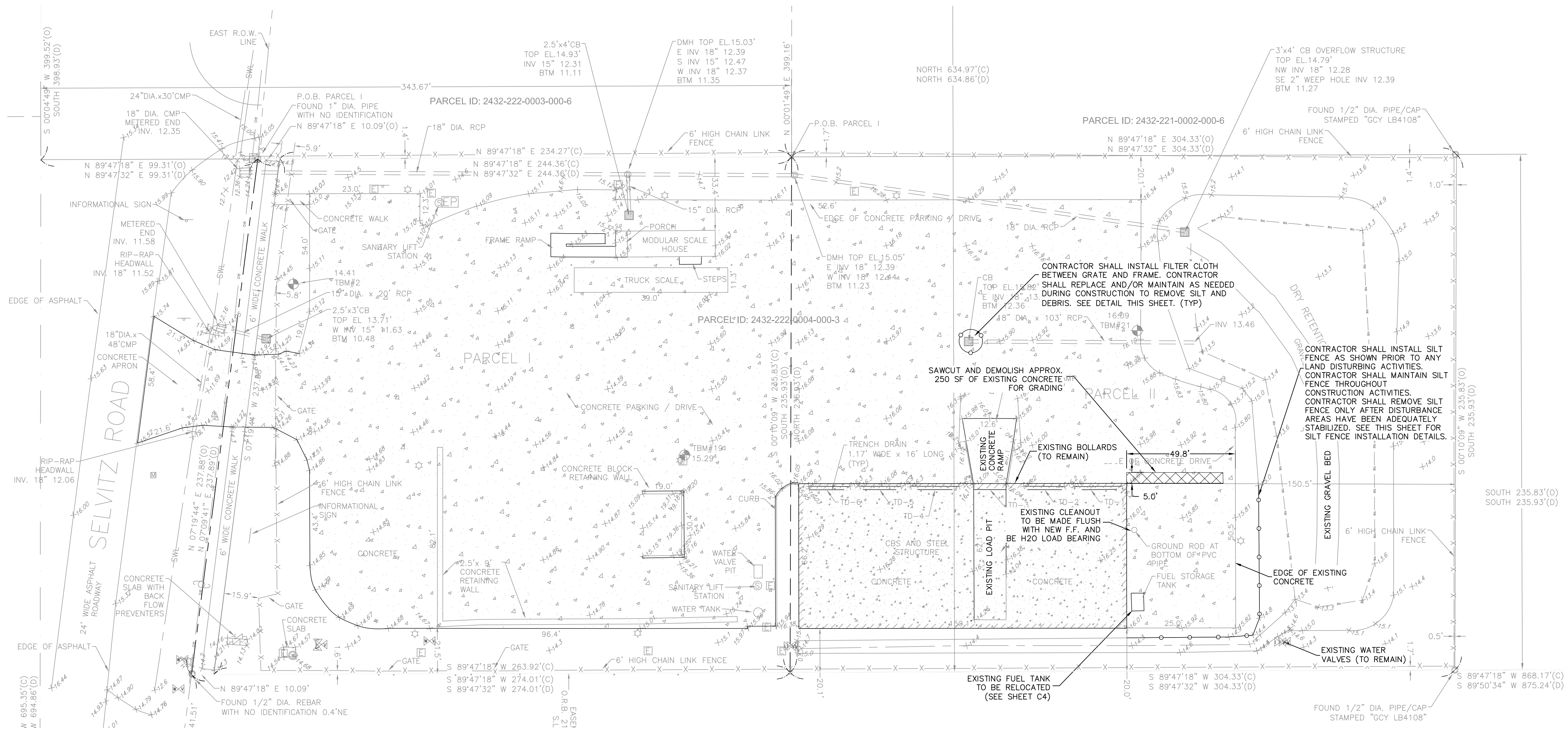
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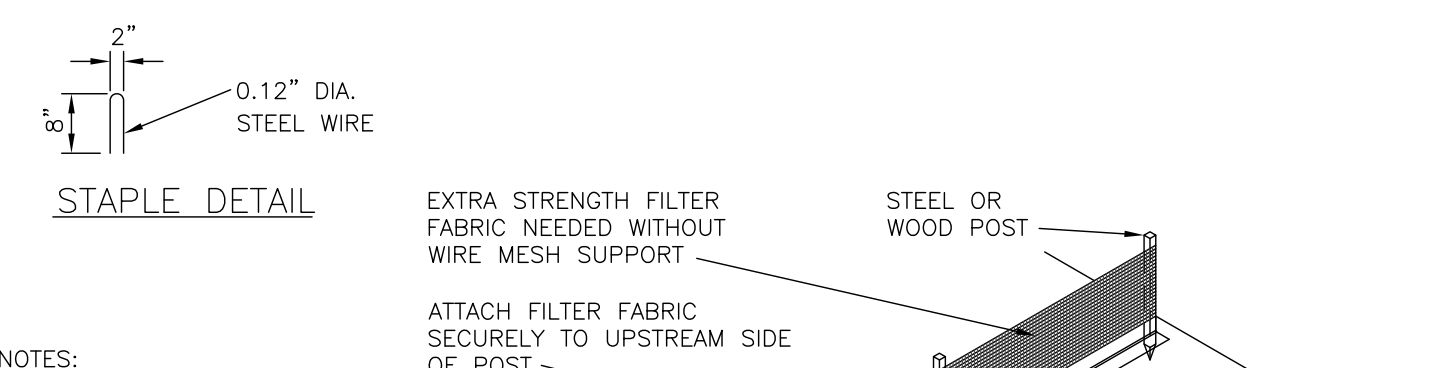
DEMOLITION AND EROSION CONTROL AND DETAILS PLAN

FT. PIERCE TRANSFER STATION EXPANSION WASTE MANAGEMENT INC., OF FLORIDA

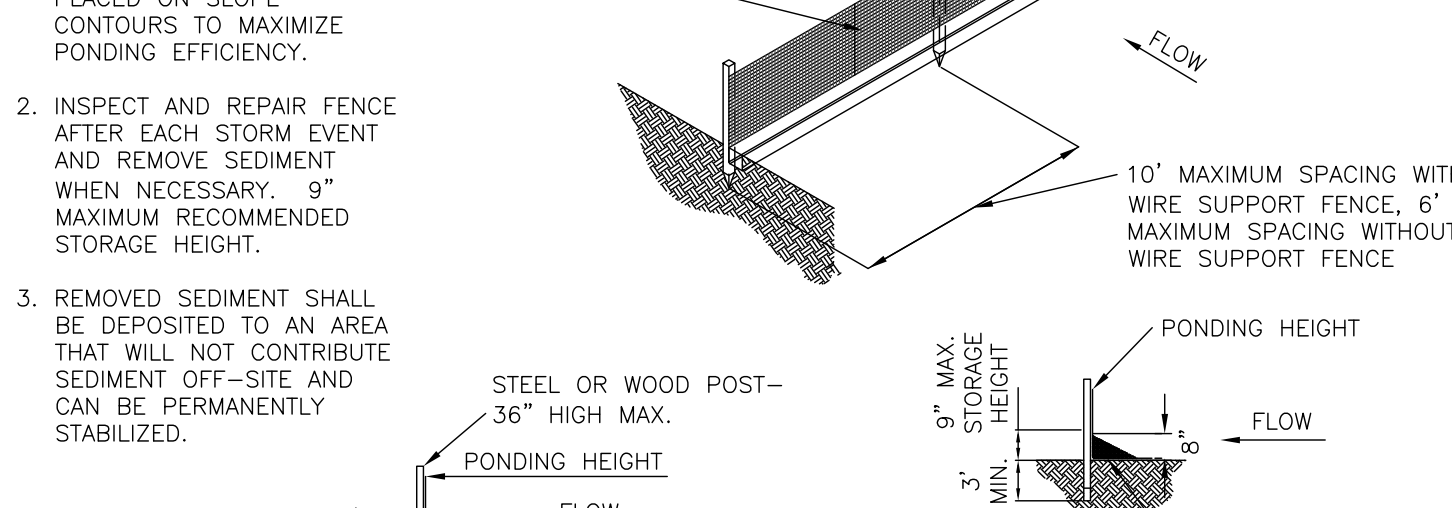
FT. PIERCE FLORIDA  
 AARON J. BOWLES  
 FL P.E.#55313  
 DATE:  
 SHEET  
**C3**  
 OF 6  
 16-0107



**FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS**  
 N.T.S.



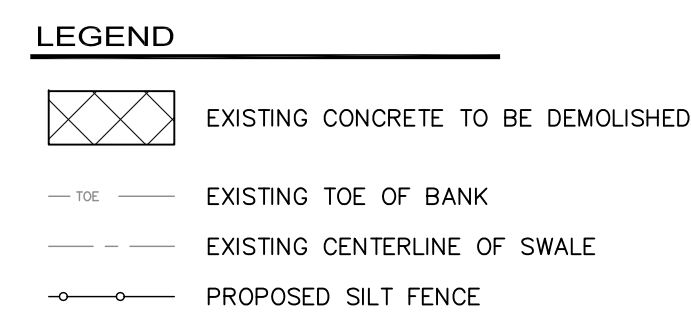
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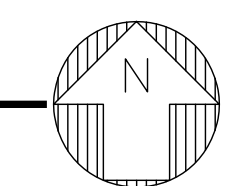
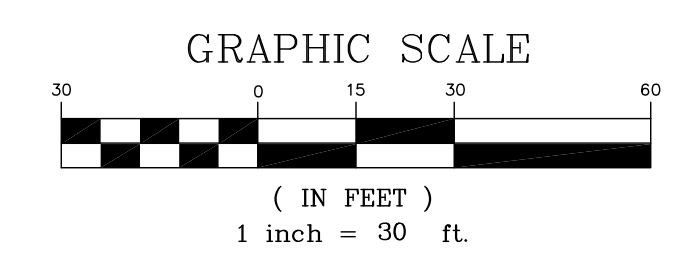
**TRENCH DETAIL**  
 N.T.S.



**SILT FENCE DETAIL**  
 N.T.S.



**LEGEND**



**DEMOLITION AND EROSION CONTROL AND DETAILS PLAN**

SCALE : 1" = 30'

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 CALL TOLL FREE  
**811**  
 KNOW WHAT'S BELOW

16-0107

June 30, 2016

Mr. Vennis Gilmore, Planning Analyst  
City of Ft. Pierce Planning Department  
100 North US #1  
Fort Pierce, FL 34950

*Via Overnight Delivery*

Subject: Waste Management Transfer Station - Refuse Building Addition (3890 Selvitz Rd)  
Technical Review Project Number: 16-07000001  
Fort Pierce, Florida  
Engineer's Project Number: 16-0107

Dear Mr. Gilmore:

Enclosed you will find 14 revised site plans (1 original and 13 copies) and 1 CD contain pdf copies of the revised sheets for the above referenced project. This information has been provided in accordance with the various departmental comments (copies attached) and the TRC comment letter dated June 15, 2016 (copy attached). The following are our responses:

**Planning Department – Clarissa Davis:**

1. Please find enclosed the letter from Waste Management detailing the addition truck traffic associated with the expansion to its existing refuse building. In addition, a Traffic Statement has been added to sheet C4.
2. Lighting will not require any re-configuration for this project. All existing light poles will remain and be unaltered. Therefore, a revised photometrics plan will not be required for this addition.

**Planning Department – Vennis Gilmore (via email):**

1. Pursuant to a phone conversation with Mr. Gilmore on June 28, 2016, Waste Management will provide the new truck trips generated from the proposed addition to the existing refuse building. See enclosed letter from Waste Management depicting this information.
2. Pursuant to a phone conversation with Mr. Gilmore on June 28, 2016, it was discussed that all existing lighting will remain in place as is. No revisions or removals are proposed. The proposed addition will not interfere with the existing poles.

**Engineering Department – John R. Andrews, P.E.:**

1. A certified Boundary and Topographic survey was submitted to Ms. Tracy Telle on June 16, 2016.

**St. Lucie Public Works / Engineering:**

1. See revised enclosed As-Built Survey provided by CAI for 10 ROW abandonment notations.



Mr. Vennis Gilmore, Planning Analyst

June 30, 2016

Page 2

EPN: 16-0107

2. The corner markers have been set on the eastern side of the ROW donation area. The updated as-built survey was submitted to Ms. Tracy Telle on June 16, 2016.
3. Information only. Acknowledged.

**FPUA – Martha Kerr**

1. Approved as noted. There will be no new connection to the water or wastewater system for this project. All existing water and wastewater for the project will remain the same and unaltered.
2. Acknowledged.

Should you have any questions regarding the above subject, please do not hesitate to contact our office.

Sincerely,

Todd Howder  
Vice President

TH/jeh

16-0107  
Planning Dept.  
Comments



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Todd Howder, MBV Engineering, Inc.  
**FROM:** Clarissa Davis, Planner  
**RE:** Conditional Use w/ New Construction – Waste Management Transfer Station  
**DATE:** June 15<sup>th</sup>, 2016

Mr. Howder,

I have reviewed the proposed Waste Management Transfer Station project located at 3890 Selvitz Road and have produced the following comments:

1. Please submit a traffic statement detailing the additional trips to and from the site.
2. Show how lighting will be reconfigured on the east end of site with the new addition.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner  
(772) 467-3742  
CDavis@City-FortPerice.com

16-0107  
Site Plan Fee



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

## INTEROFFICE MEMORANDUM

**TO:** Clarissa Davis, Planner

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

**DATE:** June 3, 2016

**PROJECT:** Waste Management Transfer Station - 3890 Selvitz Road  
Conditional Use w/ New Construction  
Technical Review Project No. 16-07000001



**cc:**

### Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office May 31, 2016

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Site Plan                                 | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

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

- Approval w/ conditions       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 engineering conditions

CLARISSA DAVIS, PLANNER  
WASTE MANAGEMENT TRANSFER STATION  
JUNE 3, 2016  
PAGE TWO

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**The applicant shall address the following comment at time of application for a Site Work Permit:**

1. Provide a certified Boundary and Topographic survey in accordance with Section 17-27(a)(7).

JRA/tst

Waste Management Transfer Facility  
Conditional Use and New Construction  
3890 Selvitz Road  
June 3, 2016

St. Lucie Public Works/Engineering Comments

1. It is noted that the As-built survey did not identify the 10' right of way donated by Waste Management Inc. The instrument of conveyance is recorded in Orb 3432, page 1903 of the Public Records of St. Lucie County.
2. It is noted that corner markers were not set at the eastern side of the above referenced 10' right of way donation.
3. We have no objections to the proposed conditional use.

Ron Harris, PLS  
County Surveyor

---

## Todd Howder

---

**From:** Vennis Gilmore <VGilmore@city-ftpierce.com>  
**Sent:** Monday, June 27, 2016 3:00 PM  
**To:** Todd Howder  
**Subject:** 3890 Selvitz Road - Waste Management Addition  
**Attachments:** WMIF\_TrafficImpactAnalysis - Marked.pdf; WMIF\_Lighting.pdf

Mr. Howder,

I'm not sure if Clarissa has notified you that I will be taking over your project for 3890 Selvitz Road. I did notice that she sent you a memo stating staffs comments pertaining to your application. I am forwarding the email sent to me by our Senior Planner, Kori Benton. The attachments are your previous Traffic Impact Analysis and Lighting Plan for that site when it was initially developed; we need an update on both. I would also like to ask if Waste Management has a County Road Improvement agreement with St. Lucie County. The previous conditional use application to develop the site had that agreement mentioned as a condition by the planning board. I will also be giving you a call today sometime to touch basis with you. Let me know if you have any questions. Thank You

Warm Regards,

Vennis Gilmore  
Planning Analyst  
(772) 467-3741

Planning Department  
City of Fort Pierce  
PO Box 1480  
Fort Pierce, FL 34954



----- Forwarded by Vennis Gilmore/cfp on 06/27/2016 02:50 PM -----  
**From:** Kori Benton/cfp  
**To:** Vennis Gilmore/cfp@CFP  
**Date:** 06/27/2016 01:38 PM  
**Subject:**

---

**Kori Benton, MPA | Senior Planner | Planning Department**

?nEconomic Development Team  
Phone: 772.467.3739?nFax: 772.467.5808?nEmail: kbenton@city-ftpierce.com  
100 North U.S. 1 Fort Pierce Florida 34950

## Todd Howder

---

**From:** Clarissa Davis <CDavis@City-FtPierce.Com>  
**Sent:** Wednesday, June 15, 2016 4:44 PM  
**To:** Todd Howder  
**Subject:** Fw: TRC item - 3890 Selvitz Rd.

Below are comments from FPUA. Please feel free to contact them directly if you should have any questions.

---

### Clarissa Davis | City Planner | Planning Department

Phone: 772.467.3742?nFax: 772.467.5808?nEmail: cdavis@city-ftpierce.com  
100 North U.S. 1 Fort Pierce Florida 34950

[Facebook](#) | [Website](#) | [Twitter](#)



----- Forwarded by Clarissa Davis/cfp on 06/15/2016 04:42 PM -----

**From:** Martha Kerr <mkerr@fpua.com>  
**To:** 'Clarissa Davis' <CDavis@City-FtPierce.Com>  
**Date:** 06/15/2016 04:29 PM  
**Subject:** TRC item - 3890 Selvitz Rd.

---

Good Afternoon,

Below are FPUA comments regarding new business item on the agenda for 6/16/2016.

. **Conditional Use with New Construction** – Waste Management – 3890 Selvitz Road  
(Clarissa Davis)

- W/WW Engineering: Approved as Noted: Please provide detailed drawing showing water and wastewater connections to FPUA for new flows
- Electric and Gas Engineering: Approved - Electric & Gas is available

Thank you

Regards,  
*Martha Kerr*

**FPUA**  
Staff Assistant  
W/WW Engineering Department  
1701 S. 37<sup>th</sup> Street



**WASTE MANAGEMENT INC. OF FLORIDA**  
2700 Wiles Road  
Pompano Beach, FL 33073

June 15, 2016

Ms. Rebecca Grohall  
City of Ft. Pierce Planning Director  
100 N. US Highway 1  
Ft. Pierce, FL 34950

RE: Fort Pierce Transfer Station Expansion  
Traffic Statement

Dear Ms. Grohall:

In answer to your department's request for a traffic statement, we have the following: the expanded capacity of the Transfer Station is expected to add between 15 and 20 truck trips per week to the site.

Please contact me if you need anything further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L DeBock'.

Luke DeBock  
Project Manager  
Waste Management Inc. of Florida  
2700 Wiles Road, Pompano Beach, FL 33073  
Ph: 954-984 2029

**Planning Board**

**7. c.**

Meeting Date: 07/12/2016

---

Information

REQUESTED ACTION

Conditional Use with New Construction - JP Custom Cabinets - 103 N. 13th Street

LOCATION

103 N 13th Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the condition that additional landscaping (trees) is integrated along the west and north property lines pursuant to City Code Section 22-187 (6).

---

Attachments

Staff Report

Aerial & Zoning Map

Application & Property Record Card

Site Plan, Existing Elevations & Preliminary Floor Plan

Photos from Existing Facility

TRC Comments

---

**Form Review**

Form Started By: Kori Benton

Started On: 06/30/2016 04:46 PM

Final Approval Date: 07/01/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

---

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use with New Construction  
JP Custom Cabinets - Cabinet Assembly, Wood Finishing, & Product Showroom  
103 N 13th Street

DATE: May 27<sup>th</sup>, 2016

---

### STAFF REPORT

Owner(s): Smith Bros Contracting Equip  
5731 N Military Trail  
West Palm Beach, FL 33407

Applicant: JP Supply – Custom Cabinets  
7355 Commercial Circle  
Fort Pierce, FL 34951

Representative: David Cleveland  
100 Avenue A, Suite 2E  
Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use to operate a Cabinet Assembly, Wood Finishing, & Product Showroom

Location: 103 N 13th Street

Parcel ID: 2409-507-0001-000-4

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

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

Site Size: .71 acres

Utilities: FPUA

## Staff Analysis:

### Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with no new construction to reuse an existing 8,900 sq. ft. commercial structure, located at 103 North 13<sup>th</sup> Street, to establish a custom cabinet showroom and artisan manufacturing facility.

The applicant, JP Supply – Custom Cabinets, currently operates their business within at 7355 Commercial Circle, within the Kings Highway Industrial Park facility off Kings Highway, within St. Lucie County. The proposed relocation of facility seeks to provide an opportunity to expand their production space, provide support office space, and introduce a customer showroom to display the custom cabinets and wood products designed and assembled. The proposed relocation shifts their operation from leased bays or ownership of their facility, long with a complete design and placement of precision equipment to complete their business activities. The expansion includes the prospects of an additional 10-15 employee as business and capacity develops.

The subject site is a former Bobcat dealer and service center, which has been closed since 2010. The site functioned as a vehicle sales and service facility prior to Bobcat's renovations of the site. The site is located at the northwest corner of Orange Avenue and 13<sup>th</sup> Street and is .71 acres in size.

### Improvement & Operation Plan

The site improvement plan includes interior renovations to repurpose the structure for wood material storage, cabinet assembly, wood finishing, a product showroom, and support offices for business operations and customer interactions. The existing access points on N 13<sup>th</sup> Street and driveway exit on Orange Avenue will remain, while the parking areas will be re-striped and connected to the proposed operation structures to the rear. The site features twenty-four (24) vehicle parking spaces (one of which is handicap accessible), and the applicant plans to integrate an off-street loading space for deliveries. The parking areas will be freshly striped and directional signs installed accordingly.

The applicant has proposed to the replacement of dead or deteriorated plants within existing landscape strips and islands, however in addition to these efforts the planting of several trees along the west and north property line are required to bring the site into compliance with City Code. The applicant has agreed to prepare a landscape improvement plan to complete these improvements.

Activities on-site will include delivery of pre-processed wood components, assembly of cabinet fixtures, drawers, and other related wood products, the painting or finishing of each piece, and the display of products onsite within the planned showroom. The applicants plan to transfer some of their existing equipment and precision woodworking tools to the site, as well as the installation of a new filtration system to collect and alleviate any wood dust or fumes associated with the artisan processes.

### Hours of Operation & Traffic

The proposed operation will be operational five days per week approximately 7am to 5pm daily. If demand increases for retail access to the showroom, Saturday hours may be considered for their retail component.

The proposed use presents an anticipated traffic volume of 65-70 daily trips, based upon the encompassed uses and approximately 20 employees. This traffic generation is comparable to the previous operation.

### Compatibility

The proposal seeks to integrate an artisan cabinet and woodworking shop, showroom and offices with various precautions to control dust and noise within the facility. The operation features a retail, consumer orientated,

component which is a welcomed addition to Orange Avenue, a principal arterial roadway. The infill of landscaping around the vehicular use areas, consistent with the City's landscaping requirements, will further improve the presence of this facility and the Orange Avenue commercial corridor.

#### Technical Review Committee

All affected departments have reviewed and conditionally approved the proposed Conditional Use and accompanying site improvements with regards to consistency with established ordinances and requirements of the City Code.

#### Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan with the acknowledged requirement of additional parameter landscaping; therefore staff recommends approval of the presented request with the condition that the applicant integrates additional landscaping along the west and north property lines pursuant to City Code Section 22-187 (6).



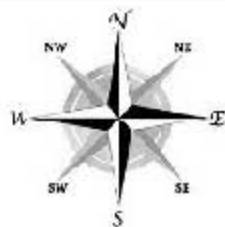
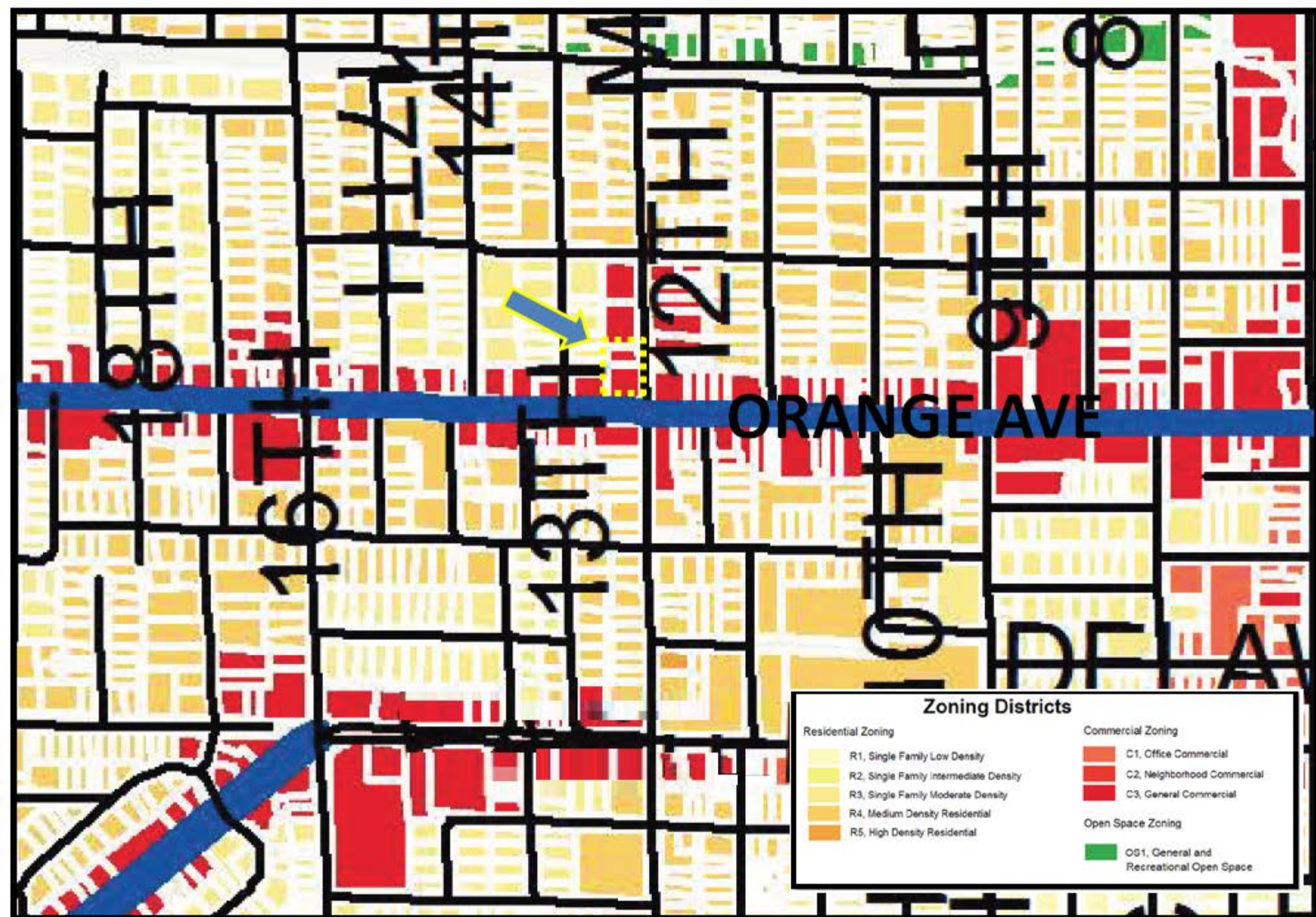
Orange Ave

13th St

**103 N 13th Street**

Site Aerial



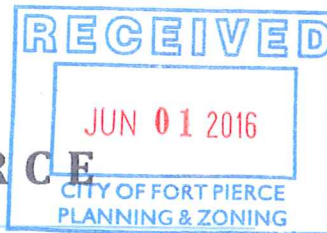




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING



### Conditional Use - No New Construction

Property address or Location 103 North 13th Street Fort Pierce FL  
Parcel ID #(s) 2409.507.0001.000/4, 2409.507.0008.000/3  
Project description Request is to allow a CABINET SHOWROOM AND SHOP TO OCCUPY AN EXISTING BUILDING

Smith Bros CONTRACTING EQUIP  
Property Owner(s) 5751 N. Military Trail  
Street Address West Palm Beach FL 33407  
City 754.242.0461 State Zip  
Phone Number tobys@smikhb.com  
Email Address

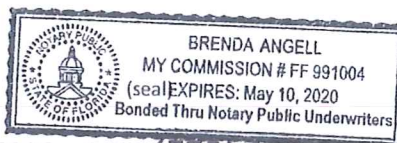
David Cleveland  
Applicant/Representative, Title, Company 100 AVE. A, Suite 2E  
Street Address Fort Pierce FL 34950  
City 772 464 2010 State Zip  
Phone Number vidand12@yahoo.com  
Email Address

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

Toby Smith  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY of Broward  
The foregoing instrument was acknowledged before me this 31 day of May, 2016, by Toby Smith who is personally known to me or has produced self as identification.

Brenda Angell  
Signature of Notary



**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 # \_\_\_\_\_

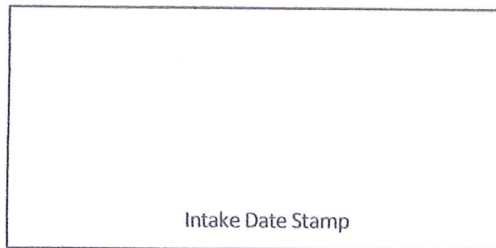
Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 0919 Parking Spaces: 22

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

North	South	East	West
Church	retail	Gas station	vacant

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

### Application Outlook



Sec/Town/Range: 09/35S/40E  
 Map ID: 24/09N  
 Zoning: C3

Account #: 21439  
 Use Type: 4800  
 Jurisdiction: Fort Pierce

**Ownership**

Smith Bros Contracting Equip  
 5731 N Military Trail  
 West Palm Beach, FL 33407

**Legal Description**

MILE END S/D BLK 1 LOTS 1 TO 3 INCL-LESS ORANGE AV- (OR 1320-725)

**Current Values**

Just/Market Value: \$137,800  
 Assessed Value: \$137,800  
 Exemptions: \$0  
 Taxable Value: \$137,800  
 Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 8,919  
 Gross Area (SF): 9,339  
 Land Size (acres): 0.45  
 Land Size (SF): 19,575

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 7, 2000	1320 / 0725	02	WD	Brooks Body Shop Inc,	\$170,000
Apr 1, 1979	0307 / 1127	01	CV		\$0

**Building Information (1 of 1)**

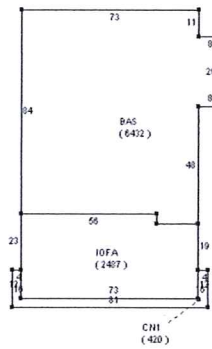
Finished Area: 8,919 SF  
 Gross Total Area: 9,339 SF

**Exterior Data**

View: Roof Cover: Rolled Memb Roof Structure: Flat/Shed  
 Building Type: INDW Year Built: 1951 Frame:  
 Grade: Y\_C Effective Year: 1960 Primary Wall: CB Stucco  
 Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 0 Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 0 Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Heat Fuel: Primary Floors: ATL DBL  
 A/C %: 0% Heated %: 0% Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6432	6432	338
CNI	CANOPY	420	0	218
IOFA	INTERIOR OFFICE AVERAGE QUALITY	2487	2487	216

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	4000	1970

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	Land:	Tax Year	Grant Year	Code	Description	Amount
\$93,800	\$44,000					
\$137,800						
\$0						
\$0						

Assessed: \$137,800  
 Exemption(s): \$0  
 Taxable: \$137,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0041	7.7	Fort Pierce Stormwater Charge	\$415.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

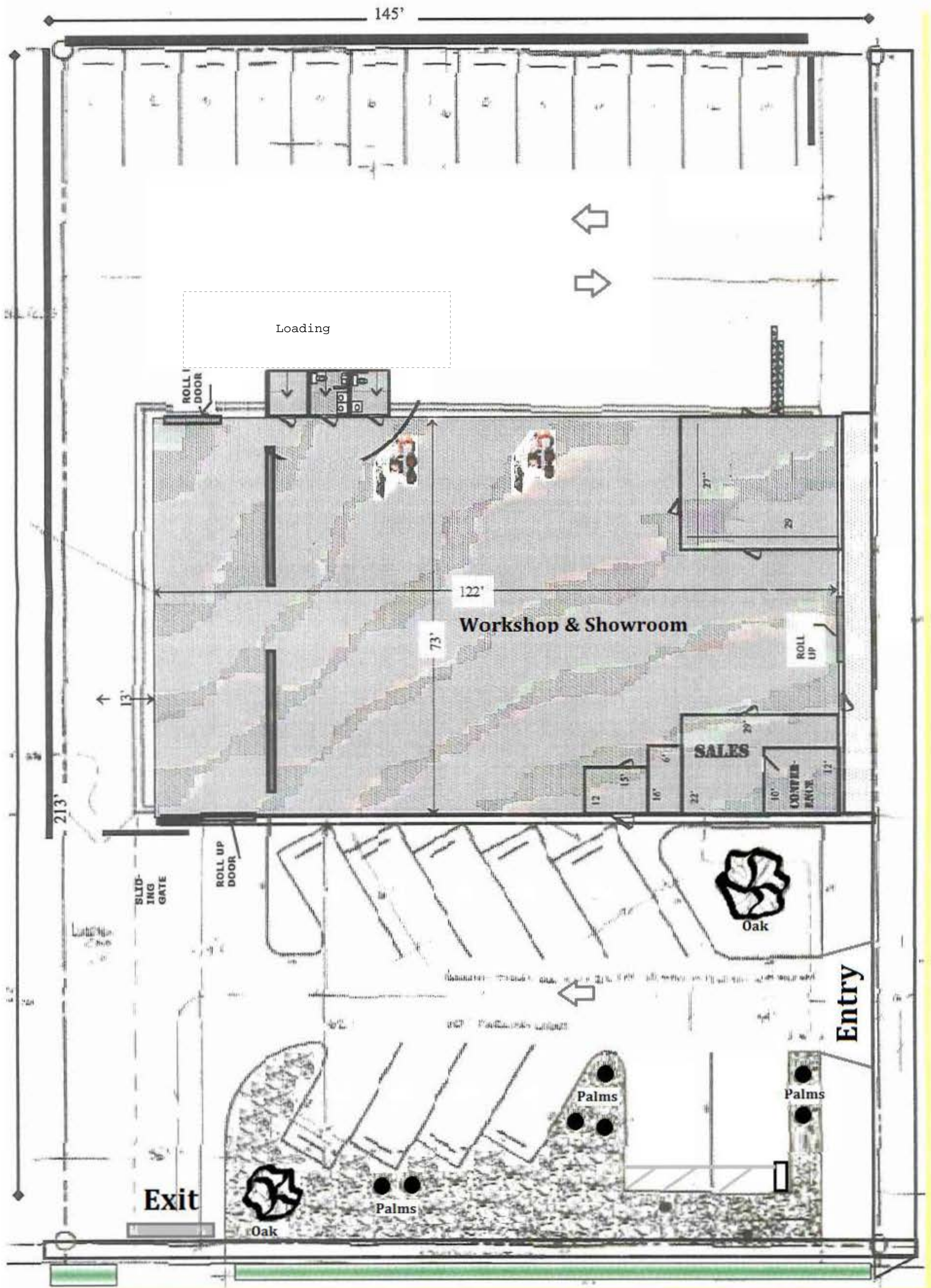
Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$137,800	\$137,800	\$0	\$137,800
2014	\$142,200	\$142,200	\$0	\$142,200
2013	\$144,500	\$144,500	\$0	\$144,500

Permits

Number	Date	Description	Amount	Fee
F000-0001058		Alterations/Remodeling	\$25,000	\$0
F95-001240	Nov 3, 1995	Roof	\$12,000	\$12,000
CR2003-46	Jul 25, 2003	Commercial New Construction	\$9,700	\$277
RF2004363	Dec 14, 2004	Roof	\$25,000	\$0
CR2005154	Feb 15, 2006	Alterations/Remodeling	\$450,000	\$5,117

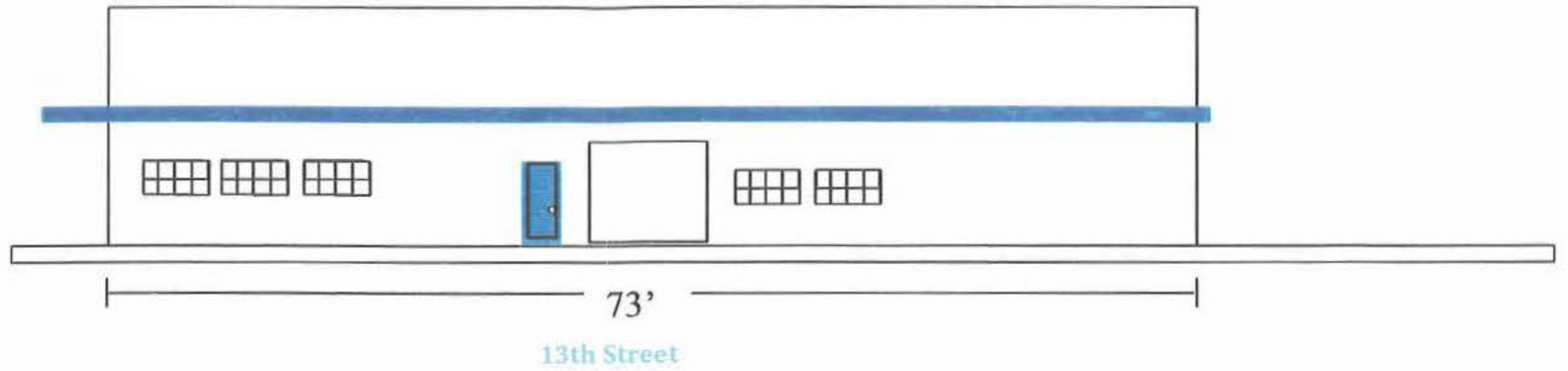
Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

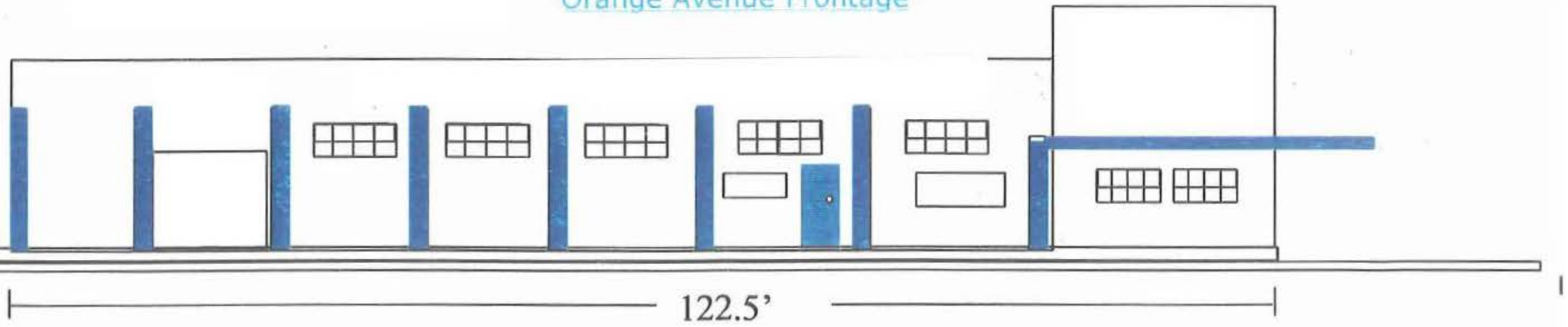


13th Street

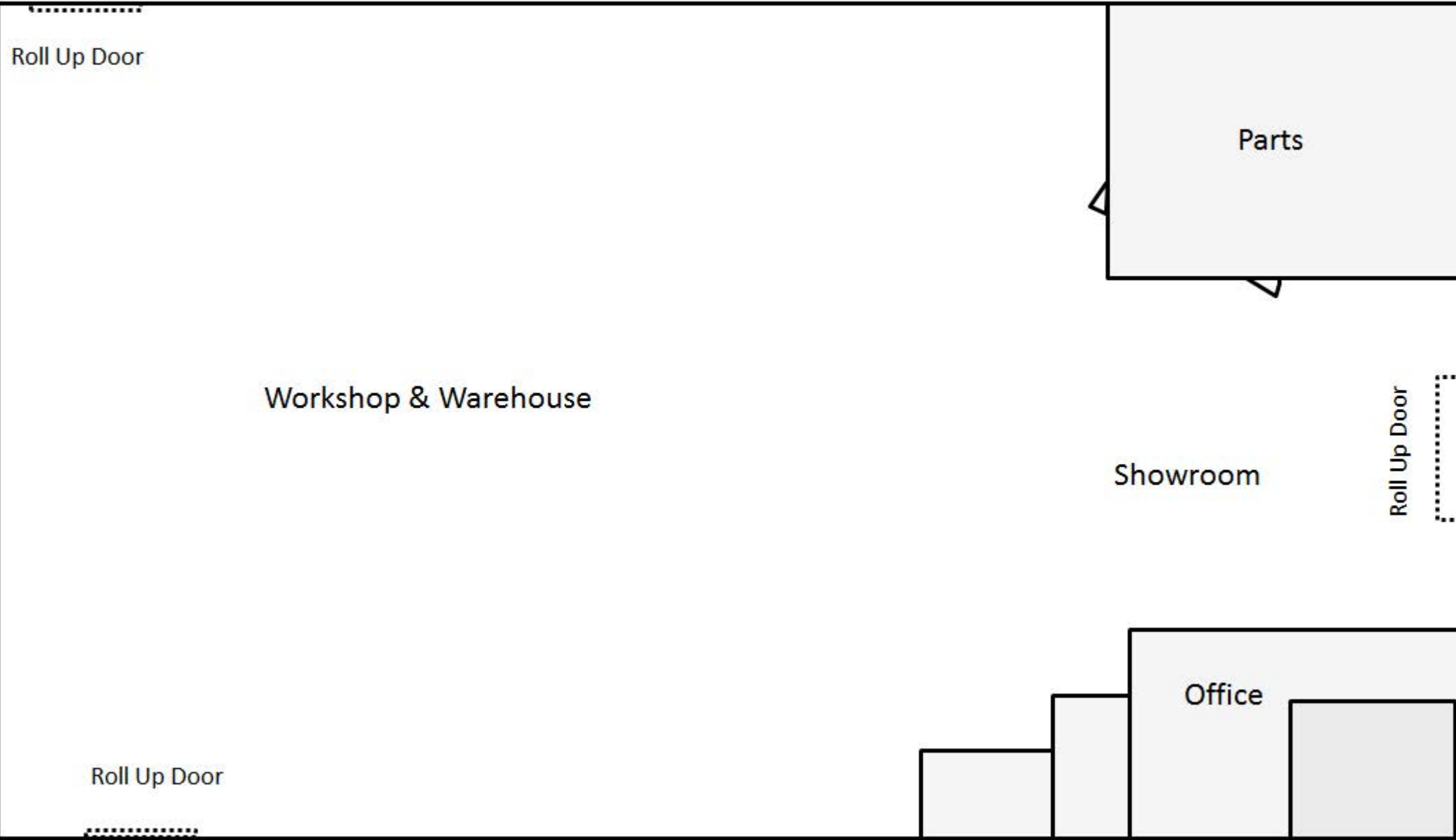
Orange Avenue



Orange Avenue Frontage



122ft.



Roll Up Door

Parts

Workshop & Warehouse

Showroom

Roll Up Door

Office

Roll Up Door

Preliminary Floor Plan

73ft.





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

June 15, 2016

David Cleveland  
100 Avenue A # 2e  
Fort Pierce, FL 34950

Re: **Technical Review – JP Supply Custom Cabinet Workshop & Showroom  
103 N 13th Street (Former Bobcat Dealer)**

Dear Mr. David Cleveland,

The following are comments from the Planning Department's review of the application for Conditional Use with No New Construction:

- 1) Pursuant to City Code Section Sec. 22-187 (6) the proposed site plan shall include the installation of trees along the west and north property lines, adjacent to the retention area.
  - (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:
    - a. Where a vehicular use does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
    - b. **The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.
- 2) Pursuant to City Code Section 22-60., please integrate the required Handicap Space and present an off-street loading space for the deliveries to/from the site.
- 3) Pursuant to City Code Section 22-62. - Sidewalks. (b) & (d) (1) a sidewalk linkage shall be installed from the building entrance to an adjacent ROW. If a 5ft wide sidewalk is not feasible, please ensure the connection meets minimum ADA standards.
- 4) Please integrate stop bars and signs at access points, as necessary.
- 5) Please advise as to the intended refuse collection area, ensuring screening of this dumpster & access for SW Trucks.

A conceptual mark-up and the applicable code requirements are presented below for guidance:



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.

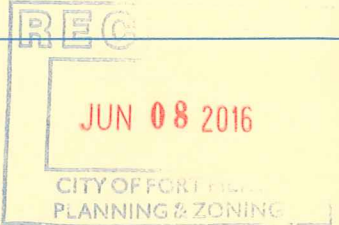
Sincerely,

Kori Benton  
Senior Planner



# 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, Senior Planner

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

**DATE:** June 7, 2016

**PROJECT:** Custom Cabinet Conditional Use – 103 North 13<sup>th</sup> Street  
TRC Project No. 16-04000007

**cc:**

**Attachment(s):**

This is to advise you that we have completed the review of the following documents as received by this office on June 6, 2016:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

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

- Approval of Conditional Use     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 advisory comments  
JRA/tst

Fort Pierce

Utilities Authority



**Conditional Use** – Custom Cabinet Workshop & Showroom – 103 N.  
13th Street

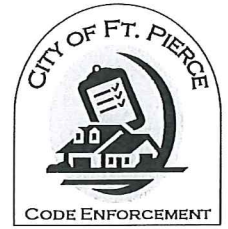
- W/WW Engineering: Approved
- Electric and Gas Engineering: Approved



# CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS  
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

*Protecting the health, safety and welfare of our community*



---

TO: Kori Benton, Senior Planner  
FROM: Peggy Arraiz, Code Compliance Manager  
RE: Technical Review Project: # 16-040000007  
103 N 13<sup>th</sup> Street – Conditional Use  
DATE: June 6, 2016

---

Code Enforcement has reviewed the above project and has the following comments:

- There is a current / active code enforcement case at this location.
- David Cleveland is aware of the violations and a 60-day extension was granted to allow for the Conditional Use process to be completed.

**Planning Board**

**7. d.**

Meeting Date: 07/12/2016

---

Information

REQUESTED ACTION

Conditional Use - Dock - 1703 Sunset Isles Road – Surfside Canal

LOCATION

1703 Sunset Isles Road – Surfside Canal

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

---

Attachments

Staff Report

Site Aerial

Application, Property Record Card, and Support Documents

Proposed Dock - Site Plan

---

**Form Review**

Form Started By: Kori Benton

Started On: 06/30/2016 10:47 AM

Final Approval Date: 06/30/2016



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

---

TO: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use  
Construction of Dock in the A-2 Zone  
1703 Sunset Isles Road – Surfside Canal

DATE: June 30, 2016

---

### STAFF REPORT

Owner: Vern Meyer  
27469 W May Street  
Wauconda, IL 60084

Applicant/Representative: Timbergate Builder  
43 Tophary Avenue  
Boynton Beach, FL 33437

Requested Action: Approval of a Conditional Use

Location: 1703 Sunset Isles Road

Parcel ID: 2412-502-0003-000-3

Current Zoning: R-1, Single-family Low Density Residential Zone  
A-2, Aquatic Development Zone

Surrounding Zoning:

North	East	South	West
R-1/R-2	R-1	A-2	R-1

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: .42 acres

---

Staff Analysis:

In accordance with Sections 22-22, 22-39(c), and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to a construct a private dock accessory to a single-family home under construction at the property. The subject parcel is being furnished with a 3,900 sq. ft. single-family home. The proposed 10 ft. by 20 ft. dock, parallel to the seawall, will provide access to the abutting canal and the ability for the homeowner to dock vessel behind their home.

Pursuant to City Code Section 22-39(c)(3), Water-dependent recreation with the A-2, Aquatic development zone as proposed by the applicant requires conditional use approval. Furthermore, Section 22-39(e) includes Special Conditional Use criteria to be considered with each application as follows:

---

Section 22-39 (e) Special conditional use criteria. No conditional use will be allowed in an A-2 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

- a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities or fish or other resource and material receiving and shipping); or
- b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or
- c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or
- d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

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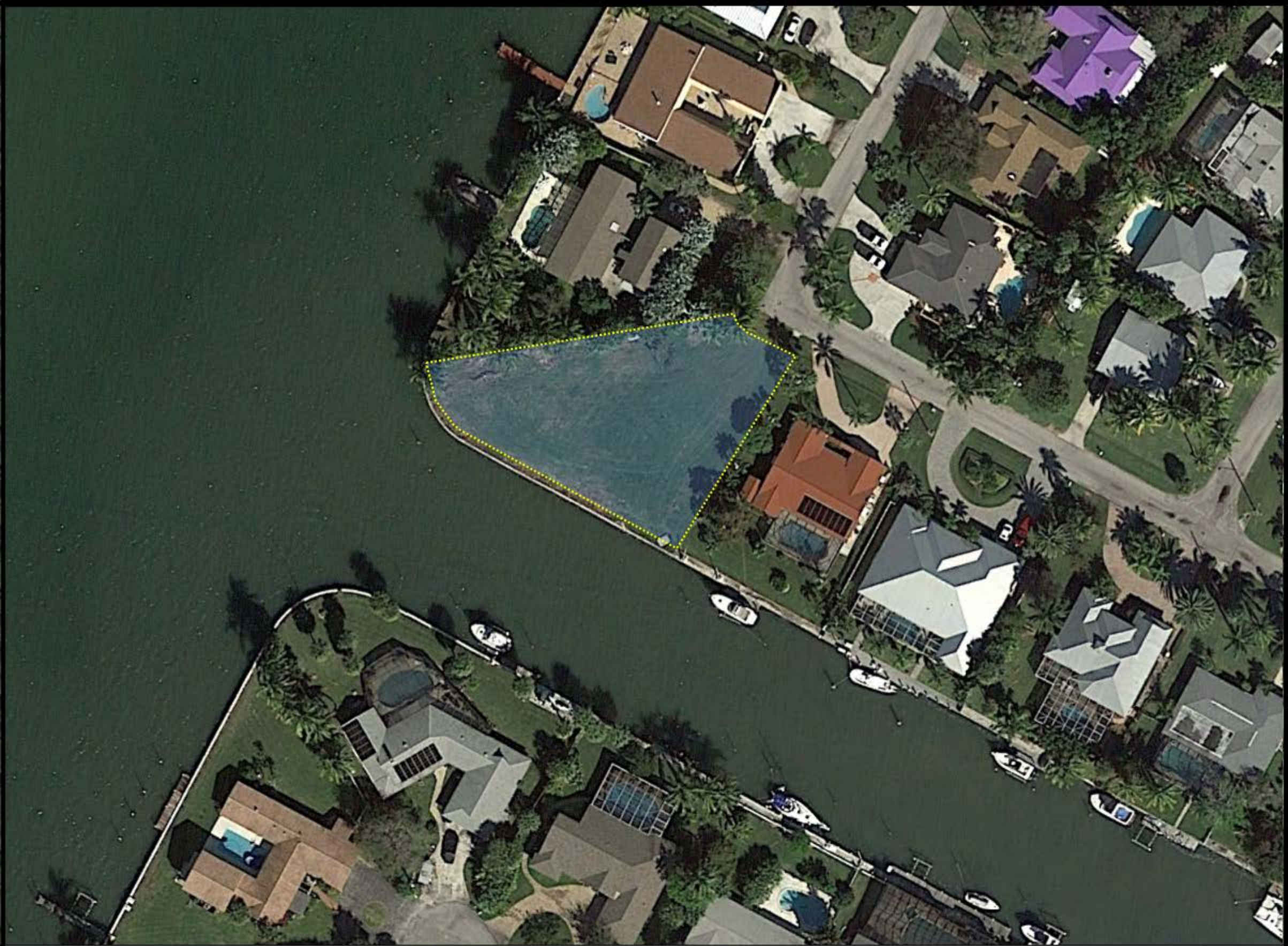
The application indicates the use of the dock for recreational activities such as boating, viewing, etc. The proposed dock extends 10ft. from the seawall, spanning 20ft. parallel to the bulk head as detailed in the presented plans. The proposal indicates an additional floating dock, smaller in size, to be adjoined to this dock section at a later time. This floating dock will be setback 25ft. from the adjacent property, and provide ease of access into the water for kayaks, etc.

The property is situated at the mouth of the subject canal, at the widest point. The scale of dock presented should not adversely impact navigation to and from the canal, or restrict function of neighboring docks.

The applicant has completed repairs to the bulkhead along the southern property line and has initiated construction of the single-family home planned for the site. Additionally, an application has been filed with the Florida Department of Environmental Protection (FDEP) for self-certification of the proposed dock construction. Furthermore, all affected City departments have reviewed the submittal and have approved the proposed Conditional Use based on compliance with the requirements of the City Code.

**Staff Recommendation:**

The proposed Conditional Use meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that Planning Board forward a recommendation of approval to the City Commission.



# 1703 Sunset Isles Road

Site Aerial





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING

### Conditional Use – No New Construction

Property address or Location 1703 Sunset Isles  
Parcel ID #(s) 2412-502-0003-000-3  
Project description Dock

VERN MEYER  
Property Owner(s)  
1703 Sunset Isle  
Street Address  
Fort Pierce FL 34949  
City State Zip  
847-363-2806  
Phone Number  
VERN ME 772) 634-2927  
Email Address VERN@WORLDWIDE FARMS.NET

Timbergate Builder  
Applicant/Representative, Title, Company  
43 Trophy Ave  
Street Address  
Dayton Beach FL  
City State Zip  
772) 634-2927  
Phone Number  
Lanhux@yahoo.com  
Email Address

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

[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lewis  
The foregoing instrument was acknowledged before me this 21 day of June, 2016, by

[Signature] who is personally known to me or has produced  
[Signature] as identification.

[Signature]  
Signature of Notary

**DEANNA M. GERHART**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF105260  
Expires 3/23/2018

**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

**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 12/35S/40E  
 Map ID: 24/12N  
 Zoning: R1

Parcel ID: 2412-502-0003-000-3  
 Account #: 24062  
 Use Type: 0000  
 Jurisdiction: Fort Pierce


**Ownership**

Vern Meyer  
 27469 W May ST  
 Wauconda, IL 60084

**Legal Description**

UNRECORDED RE: DBK 237 PG 539 TRACT C RE-S/D OF LOT 1 BLK 3 OF SURFSIDE UNIT ONE- AND LOTS 1 TO 3 INCL BLK 11 OF SURFSIDE-UNIT TWO- ALL MPDAF: FROM NW COR OF LOT 4 BLK 11 OF SURFSIDE UNIT TWO (PB 11-8), TH N 61 09 00 W 75 FT TO CURVE CONC NE, R OF 75 FT, TH NWLY ALG ARC 10 FT TO POB; TH CONT ALG ARC 51.11 FT, TH S 79 29 33 W 213.80 FT TO CURVE CONC NE, R OF 50 FT, TH SELY ALG ARC 55.72 FT, TH N 36 29 25 R 141.93 FT TO POB- (OR 3732-2567, 2569)

**Current Values**

Just/Market Value:	\$425,300
Assessed Value:	\$425,300
Exemptions:	\$0
Taxable Value:	\$425,300
Taxes for this parcel: SLC Tax Collector's Office 	

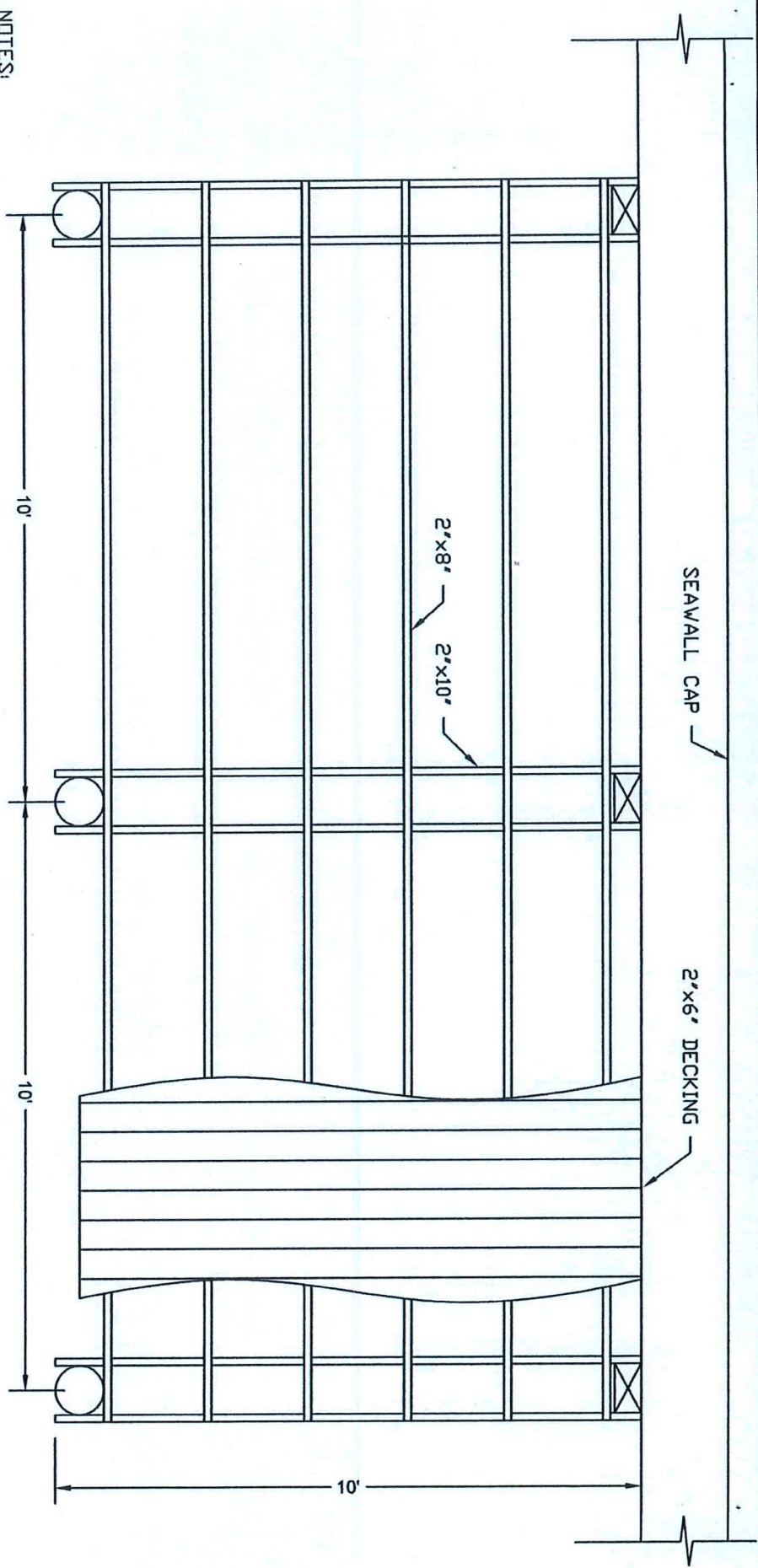
**Total Areas**

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.42
Land Size (SF):	18,500

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.







NOTES:

1. DECKING - 2"x6" WOOD. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER DECKING MATERIALS.
2. DOCK FRAMING SHALL BE 2"x8" S.Y.P.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3/4" HEX DRIVEN DECK SCREWS. (OR PER MANUF. SPECIFICATIONS FOR OTHER DECKING MATERIALS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. DOCK PILES WILL BE 10"Ø.
6. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA) 0.4 LBS/CF (DECK, STRINGERS, BENTS)
7. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

**FRAMING PLAN**  
3/8" = 1'-0"

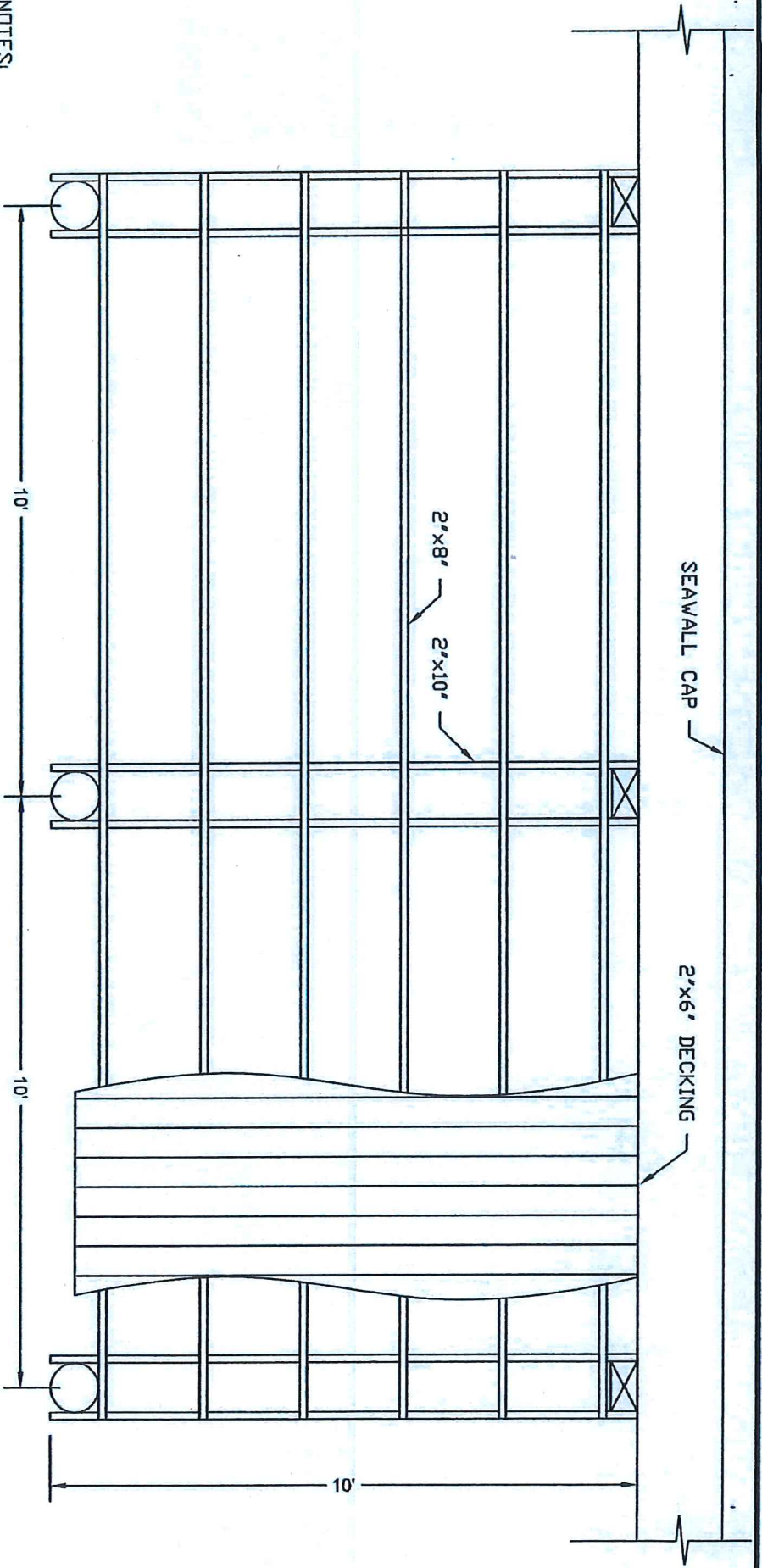
**MCR PROFESSIONAL ENGINEERING, INC.**  
 OF: (561) 863-3393, FX: (561) 228-1318  
 CERTIFICATE OF AUTHORIZATION # 28967  
 MICHAEL BABER, FL PE# 52575

**NEW CAP ON EXISTING SEAWALL**  
 VERN MEYER  
 1703 SUNSET ISLE  
 FT. PIERCE, FL 34985

DATE	REVISIONS
3/10/16	INITIAL DRAWINGS COMPLETED







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2.5 LBS/CF (PILES)
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**FRAMING PLAN**  
3/8" = 1'-0"

**MCR PROFESSIONAL ENGINEERING, INC.**  
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DATE	REVISIONS
3/10/16	INITIAL DRAWINGS COMPLETED



## Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Carlos Lopez-Canera  
Lt. Governor

Jonathan P. Steverson  
Secretary

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### FEDERAL SPGP SELF CERTIFICATION FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE

Self Certification File No.: **0341770001EE**  
File Name: **Sunset Isles Rd Fort Pierce, FL 34949**  
- **Self Cert Exempt Dock with Boat Lift(s) (General)**

Dear **DANNA SMALL**: On, **02/19/2016**, you used the Florida Department of Environmental Protection's electronic Self Certification Process to certify compliance with the terms and conditions of the Federal State Programmatic General Permit (SPGP) Self Certification Process for a project at private, single-family residence located at:

**LAT - Degrees: 27 Minutes: 26 Seconds: 57.7912**  
**LONG - Degrees: -80 Minutes: 17 Seconds: 23.6588**  
**SITE ADDRESS: Sunset Isles Rd Fort Pierce, FL 34949**  
**COUNTY: St. Lucie**

For:  
**Vern Meyer**  
**27469 W May St Wauconda, IL 60084**

You have certified that the project you propose to construct at the above location meets all the conditions of the SPGP Self Certification Process and will be built in conformance to those conditions (attached for reference). Your proposed activity as certified is in compliance with the SPGP program. U.S. Army Corps of Engineers (Corps) Specific conditions apply to your project, attached. **No further permitting for this activity is required by the Corps.** In the event of the transfer of ownership of the property by sale or by any other means, when the structures or work authorized by this SPGP Self Certification are still in existence at the time the property is transferred, the terms and conditions of this SPGP Self Certification will continue to be binding on the new owner(s) of the property. **Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.** To validate the transfer of this SPGP Self Certification and the associated responsibilities associated with compliance with its terms and conditions, the attached transfer of SPGP Self Certification request must be completed and submitted to the Department at the time of transfer of ownership. **The address is given below on the attached transfer form.**

This SPGP Self Certification is based solely on the information you provided under this process, and applies only to the statutes and rules in effect when your certification was completed. You have recognized that your certification is effective only for the specific project proposed, and provided the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the SPGP Self Certification Process. This Self Certification will not apply if any substantial modifications are made to the project. You agree to contact the Department for review of any plans to construct additional structures or to modify the project, as changes may result in a permit being required.

You have acknowledged that this Self Certification will automatically expire if:

1. construction of the project is not completed by midnight, July 25, 2016, unless construction commenced or a contract to construct was executed before July 25, 2016, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2017. However, in no case can construction continue for more than one year beyond the Self-Certification date;
2. site conditions materially change;
3. the terms, conditions, and limitations of the Self Certification are not followed; or
4. the governing statutes or rules are amended before construction of the project.

Completion of the Self Certification constitutes your authorization for Department or Corps personnel to enter the property for purposes of inspecting for compliance.

#### ADDITIONAL INFORMATION

This Self Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions, please contact your local Department District Office. Contact information can be found at: [http://www.dep.state.fl.us/water/wetlands/docs/sler\\_contacts.pdf](http://www.dep.state.fl.us/water/wetlands/docs/sler_contacts.pdf). For further information, contact the Corps directly at: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. When referring to your project, please use the SPGP Self Certification file number listed above.

Authority for review - an agreement with the U.S. Army Corps of Engineers entitled Coordination Agreement between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act”.

#### Enclosures:

- General Conditions
- Further Information
- Manatee Conditions
- Submerged Aquatic Vegetation Conditions
- Marsh and Mangroves Conditions
- Sea Turtle and Smalltooth Sawfish Construction Conditions

### **CONDITIONS FOR DEPARTMENT OF THE ARMY SELF CERTIFIED STATE PROGRAMMATIC GENERAL PERMIT FOR A PROJECT AT A PRIVATE, SINGLE-FAMILY RESIDENCE**

#### **General Conditions:**

1. The time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2016, unless construction commenced or a contract to construct was executed before July 25, 2016, in which case the time limit for completing the work authorized by the SPGP ends at midnight, July 25, 2017. However, in no case can construction continue for more than one year beyond the Self-Certification date.
2. I must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. I am not relieved of this requirement if I abandon the permitted activity, although I may make a good faith transfer to a third party in compliance with General Condition 4 below. Should I wish to cease to maintain the authorized activity or should I desire to abandon it without a good faith transfer, I must obtain a modification of this permit from this office, which may require restoration of the area.
3. If I discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, I must immediately notify this office of what I have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If I sell the property associated with this permit, I must obtain the signature and mailing address of the new owner in the space provided in the permit and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for my project, I must comply with the conditions specified in the certification as special conditions to this permit.
6. I must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of my permit.
7. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work will cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim will be made against the United States on account of any such removal or alteration.

**Further Information:**

1. Limits of this authorization.
  1. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
  2. This permit does not grant any property rights or exclusive privileges.
  3. This permit does not authorize any injury to the property or rights of others.
  4. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any

liability for the following:

1. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  2. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
  3. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  4. Design or construction deficiencies associated with the permitted work.
  5. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information I provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
1. I fail to comply with the terms and conditions of this permit.
  2. The information provided by me in support of my permit application proves to have been false, incomplete, or inaccurate (see 3 above).
  3. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring I comply with the terms and conditions of my permit and for the initiation of legal action where appropriate. I will be required to pay for any corrective measures ordered by this office, and if I fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill me for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the transfer form attached to the permit.

#### **Manatee Conditions:**

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered

Species Act, and the Florida Manatee Sanctuary Act.

2. All vessels associated with the construction project will operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

**Submerged Aquatic Vegetation Conditions:**

1. Avoidance. The piling-supported structure will be aligned so as to minimize the size of the footprint over SAV beds.
2. The height of piling-supported structure will be a minimum of 5 feet above MHW/OHW as measured from the top surface of the decking.
3. The width of the piling-supported structure is limited to a maximum of 4 feet. A turnaround area is allowed for piling-supported structures greater than 200 feet in length. The turnaround is limited to a section of the piling-supported structure no more than 10 feet in length and no more than 6 feet in width. The turnaround will be located at the midpoint of the piling-supported structure.
4. Over-SAV bed portions of the piling-supported structure will be oriented in a north-south orientation to the maximum extent that is practicable.
5. Terminal Platforms:
  1. If possible, terminal platforms will be placed in deep water, waterward of SAV beds or in an area devoid of SAV beds.
  2. If a terminal platform is placed over SAV areas and constructed of grated decking, the total size

of the platform will be limited to 160 square feet. The grated deck material will conform to the specifications stipulated below. The configuration of the platform will be a maximum of 8 feet by 20 feet. A minimum of 5 feet by 20 feet will conform to the 5-foot height requirement; a 3 feet by 20 feet section may be placed 3 feet above MHW to facilitate boat access. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable.

3. If the terminal platform is placed over SAV areas and constructed of planks, the total size of the platform will be limited to 120 square feet. The configuration of the platform will be a maximum of 6 feet by 20 feet of which a minimum 4-foot wide by 20-foot long section will conform to the 5-foot height requirement. A section may be placed 3 feet above MHW to facilitate boat access. The 3 feet above MHW section will be cantilevered. The long axis of the platform should be aligned in a north-south direction to the maximum extent that is practicable. If the 3 feet above MHW section is constructed with grating material, it may be 3 feet wide.
6. Pilings will be installed in a manner which will not result in the formation of sedimentary deposits ("donuts" or "halos") around the newly installed pilings. Pile driving is the preferred method of installation, but jetting with a low pressure pump may be used.
7. The spacing of pilings through SAV beds will be a minimum of 10 feet on center.
8. The gaps between deckboards will be a minimum of 1/2 inch.

#### **Marsh and Mangroves Conditions:**

##### **Marsh:**

1. The piling-supported structure will be aligned so as to have the smallest over-marsh footprint as practicable.
2. The over-marsh portion of the piling-supported will be elevated to at least 4 feet above the marsh floor.
3. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.

##### **Mangroves:**

1. The width of the piling-supported structure is limited to a maximum of 4 feet.
2. Mangrove clearing is restricted to the width of the piling-supported structure.
3. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

#### **Sea Turtle and Smalltooth Sawfish Construction Conditions**

**The permittee will comply with the following protected species construction conditions:**

1. The permittee will instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
2. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
3. Siltation barriers will be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
4. All vessels associated with the construction project will operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
5. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions will be implemented to ensure its protection. These precautions will include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment will cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
6. Any collision with and/or injury to a sea turtle or smalltooth sawfish will be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.
7. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

**NOTICE OF COMMENCEMENT**

Permit No. \_\_\_\_\_ Tax Folio No. 2412-502-0003-000-3

State of Florida County of St. Lucie

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Legal Description of Property: (and street address if available):

PT 178 29 33

General description of improvement: seawall repair and dock

Owner information or Lessee information if the Lessee contracted for the improvement:

Name Vern Meyer

Address 1703 Sunset Isles Fort Pierce Fl

Interest in property: OWNER

Name and address of fee simple titleholder (if different from Owner listed above):

Contractor's Name: Timbergate Builders Inc.

Contractor Address: 7648 Topiary Ave. Boynton beach, FL 33437 Phone Number: (772) 634-2927

Surety (if applicable, a copy of the payment bond is attached): Amount of bond: \$ \_\_\_\_\_  
Name and address: \_\_\_\_\_ Phone number: \_\_\_\_\_

Lender Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Lender's address: \_\_\_\_\_

Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a)7, Florida Statutes:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes.  
Phone number of person or entity designated by owner: \_\_\_\_\_

Expiration date of notice of commencement: (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

[Signature]  
(Signature of Owner or Lessee or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

OWNER  
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 20 day of June, 2016

By Vern Meyer as owner for \_\_\_\_\_  
Name of Person Type of authority (e.g. officer, trustee) Party on behalf of whom instrument was executed

[Signature] Personally known \_\_\_\_\_ or produced Identification \_\_\_\_\_  
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

**DEANNA M. GERHART**  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF105200  
Expires 3/23/2018

Type of Identification produced M60-8615-6668  
QAP 6/13/20

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL

By: Joseph E. Smith  
Deputy Clerk

Date: JUN 24 2016



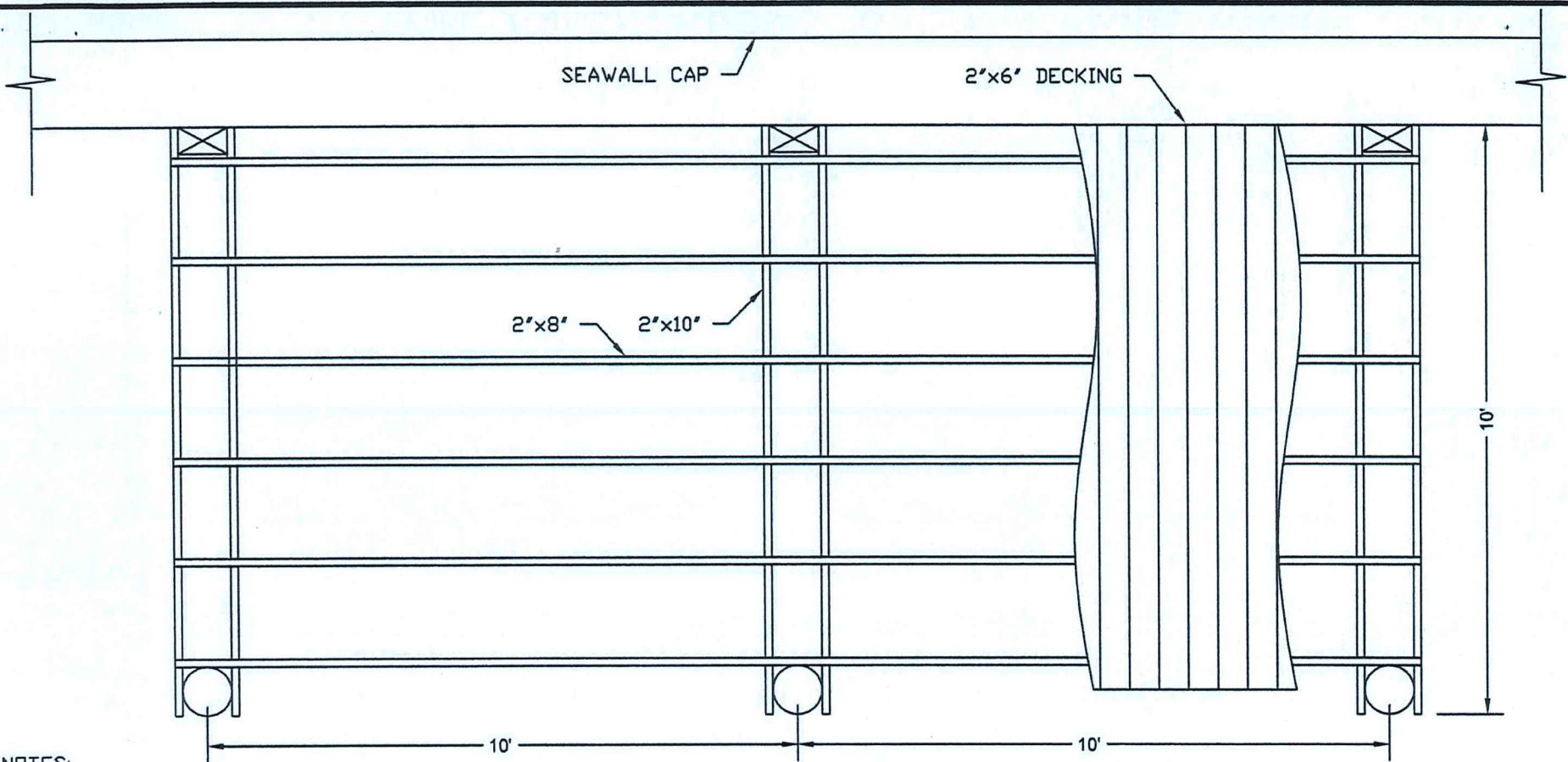




**Proposed Docks - Aerial Representation**



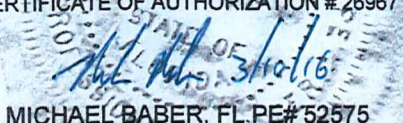




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2.5 LBS/CF (PILES)
7. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

**FRAMING PLAN**  
3/8" = 1'-0"

<b>MCR PROFESSIONAL ENGINEERING, INC.</b> OF: (561)863-3393 FX: (561)228-1318 CERTIFICATE OF AUTHORIZATION # 26967  MICHAEL BABER, FL PE# 52575	<b>NEW CAP ON EXISTING SEAWALL</b>	DATE 3/10/16	REVISIONS INITIAL DRAWINGS COMPLETED	SHEET 5 OF 6
	VERN MEYER 1703 SUNSET ISLE FT. PIERCE, FL 34985	(Empty)	(Empty)	