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

CITY COMMISSION AGENDA

Regular Meeting - Monday, December 4, 2017 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Brian Jemison, Common Ground Vineyard Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the November 20, 2017 meeting.

6. **PROCLAMATIONS**

   a. Special presentation by Aaliyah Wilson.

   b. Proclamation recognizing Community Symposium Day

7. **LETTERS TO COMMISSION**

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

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

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **MISCELLANEOUS REPORTS**

a. Presentation and launch of new city app - Fort Pierce Works (SeeClickFix).

11. **CONSENT AGENDA**

a. Approval of a one-year extension to Let There Be Lights, Inc., Bid No. 2015-003 Holiday Lighting for Marina Square, in the amount not to exceed $27,000.00.

b. Notification of Director of Development's approval of a Minor Amendment to Site Plan & Conditional Use for Causeway Cove Marina, located at 601 Seaway Drive. The Minor Amendment accommodates access and retention adjustments required with permitting by the Florida Department of Transportation (FDOT) & South Florida Water Management District (SFWMD).

c. Notification of Director of Development's approval of a Minor Amendment to Site Plan for Inlet Palms at 1502 Seaway Drive, Fort Pierce, FL. The properties are zoned Planned Development, PD zone. (Parcel IDs: 2401-501-0279-000-1 and 2401-501-0279-010-4). The Minor Amendment reduces the total number of residential units from seven to six, adds additional parking and a gazebo amenity for the property.

d. Approval of Revocable Encroachment Permit for Sunshine Car Wash located at 3104 Okeechobee Road.

12. **PUBLIC HEARINGS**

a. Application submitted by Donald Noble to operate a food truck (“Fork It Over”) at 1907 Avenue D, Fort Pierce. Said use requires a Waiver of Distance, Sec. 9-111(b)(1) and (2) to operate within 500 feet from a similar type of business and 300 feet from a church.

b. Quasi-Judicial Hearing (waived) - Approval of an Application for Subdivision (Final Plat) submitted by the property owner, Foglia Contracting Corp., for the development of the Inlet Palms Townhome project. The site is located at 1502 Seaway Drive, Fort Pierce, FL. The property is currently zoned PD, Planned Development with a Future Land-Use of HIR, Hutchinson Island Residential.

c. Legislative Hearing - Ordinance 17-036 - A voluntary annexation submitted by Celebration Pointe Property Development LLC, and Celebration Pointe CDD to annex property located approximately at 5501 Peterson Road. Property is zoned PUD, Planned Unit Development with a Future Land-Use of RM, Residential Medium. Parcel ID 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision) SECOND READING

d. Legislative Hearing - Ordinance 17-037 amending Chapter 5 - Buildings and Building Regulations, Section 5-19(a) in order to remove the Director of Building and Community Response from the Board of Examiners of Contractors. FIRST READING

e. Legislative Hearing - Ordinance No. 17-038: Transmittal hearing pertaining to an application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. FIRST READING

13. **CITY COMMISSION**

a. Discussion of the Planning Board procedures and membership led by Commissioner Johnson.

b. Discussion of regularly scheduled City Commission meetings led by Commissioner Perona.

c. Discussion regarding the funding of the purchase of water front property at the Port of Fort Pierce

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. City Manager's Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

City Commission Regular Meeting **5.a.**

Meeting Date: 12/04/2017

Re:

SUBJECT:

Approval of minutes from the November 20, 2017 meeting.

Attachments

Reg Mtg Mins 11.20.17

Form Review

Form Started By: Linda Cox Started On: 11/29/2017 05:31 PM

Final Approval Date: 11/29/2017

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **NOVEMBER 20, 2017.**

1. CALL TO ORDER

2. OPENING PRAYER - Reverend George Welch, White City United Methodist Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Staff Present: City Attorney James Messer
City Clerk Linda Cox
City Manager Nicholas Mimms

5. APPROVAL OF MINUTES

a. Approval of the Minutes of the November 6, 2017 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 5a.

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

Passed

6. **PROCLAMATIONS** - No proclamations were issued.

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

a. Email from Martha Wright thanking Mayor Linda Hudson, City Manager Nick Mimms and Communications Manager Shyanne Helms for their outstanding performance at the Peacock Art District event.

b. Letter from Bob O'Brien, Corporate & Community Training Institute Coordinator, IRSC, thanking Ed Seissiger, Engineering Projects Coordinator, for giving them a tour of the City Marina.

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

The following individuals spoke:
Joan Banda spoke on item 13 g.
Susan Parry spoke on item 13 g.
Rosemary Spates spoke on item 13 g.
Janice Douglas spoke on item 13 g.
Steve Wilkie spoke on item 13 g.
Danny Kresky spoke on item 13 g.
Charlie Frank Matthews spoke on item 13 e.
Paul Gonnella decided he'd speak during item 14.
Dodi Spence spoke on item 11 i.
Curtis Lam spoke on item 11 j.

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve the agenda as presented.

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

Passed

10. MISCELLANEOUS REPORTS

a. City of Fort Pierce Economic Development Team Update - Linda Cox, ED Team Leader

Linda Cox expressed the Economic Development Council of St. Lucie County (EDC) focuses on offering assistance to business owners who wish to open a business or expand their currently opened business in the City of Fort Pierce, while providing project assistance, identifying obstacles, redeveloping targeted areas, maintaining strong partnerships with various organizations in an effort to enhance the City of Fort Pierce. They are centered on improving and revitalizing our community business-wise, as well as, aesthetically. To achieve this, they're launching a Development Review Task Force lead by the Chamber of Commerce in conjunction with the EDC.

b. St. Lucie County Economic Development Council Annual Update - Pete Tesch, President

Pete Tesch is responsible for the administration and operations of the organization while providing strategic direction for the growth and economic development of St. Lucie County. He explained how he is working toward attracting new business to encourage new investment(s) with the help of other economic development partners, including but not limited to, the Small Business Development Center, St. Lucie County Chamber of Commerce, CareerSource Research Coast, City of Fort Pierce, Enterprise Florida, etc. Part of EDC's efforts includes providing 36 scholarships to 36 high school graduates equating to $100K in over three years so that they become quality employees, thereby adding value to our economic development sectors. For EDC's *Economic Development Strategic Plan 2015-2020*, please visit: http://youredc.com/images/uploads/SLC-Economic_Development_Strategic_Plan_2015-2020.pdf

11. CONSENT AGENDA

a. Approval of Change Order No. 2 for the Indian Hills Recreation Area to Paul Jacquin and Sons, Inc. in the amount of $20,759.07

b. Approve Wilco Construction, Fort Pierce, FL, as the most responsive responsible bidder for the replacement of City Marina Channel Navigation Buoys numbered 1 through 12, in the amount of $12,975.00.

c. Approval of Dock Electrical Replacement and Repair as a result of Hurricane Irma by Florida Floats aka Bellingham Marine in an amount not to exceed $65,009.25.

d. Approval of travel expenses in the amount of $923.75 for Commissioner Rufus J. Alexander to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

e. Approval of travel expenses in the amount of $923.75 for Mayor Linda Hudson to attend the Florida League of Cities 57th Annual Legislative Conference being held on December 6-8, 2017 in Kissimmee, Florida.

f. Notification of Director of Development's approval of a Minor Amendment to Site Plan for a new 4,989 sq. ft. Chick-fil-a restaurant with drive-thru service at 5560 Okeechobee Road, Fort Pierce, FL. The properties are zoned General Commercial, C-3 zone. (Parcel IDs: 2419-603-0002-000-7 & 2419-603-0005-000-8.) The Minor Amendment accommodates storm water retention adjustments required with permitting by the South Florida Water Management District (SFWMD).

g. Approval of contractual agreements for outside counsel to represent the City of Fort Pierce in related employment arbitration cases.

h. Approve De La Hoz Builders, Inc. as the lowest responsive bidder to Bid No. 2017-030 for an amount not to exceed $19,983 for rehabilitation of 1310 N 27th Street, funded through the State Housing Initiatives Partnership (SHIP) program.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve items 11 a - h. Commissioner Alexander pulled items 11 i - j and Commissioner Johnson pulled item 11 k for discussion.

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

Passed

i. Approve Gentile Corporation as the lowest responsive bidder to Bid No. 2017-029 for an amount not to exceed $16,990 for rehabilitation of 517 North 16th Street funded through the State Housing Initiatives Partnership (SHIP) program.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve item 11 i.

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

Passed

j. Approve letter to Florida Department of Transportation supporting fishing from the piers beneath the Peter P. Cobb Bridge upon completion of the rehabilitation.

The FDOT had a public information meeting in which they would have received the comments from community to preserve the fishing activity on the observation deck, the same in which the reconstruction is already under way. The FDOT arbitrarily decided for this reconstruction, therefore, the City of Fort Pierce is attempting by any means possible to preserve the fishing ammenity. People of the public have begun a social media movement that can be used for this purpose: #FishingSpotsMatter. Regarding the lighting, City Engineer Jack Andrews, Planning Manager Rebecca Grohall and City Manager Nicholas Mimms met with the FDOT officials in Fort Lauderdale; once structural work is done the city will provide the lighting the fisherman need at a feasible cost.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve item 11 j.

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

Passed

k. Approve the payment of $15,000 payable to Main Street Fort Pierce, Inc. for the sponsorship of the 29th Annual Sights and Sounds on Second Christmas event and parade.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve item 11 k in the amount of $16,000.

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

Passed

12. PUBLIC HEARINGS

a. Quasi-Judicial Hearing (Waived) - Ordinance No. 17-033 - An ordinance rezoning property located at 4600 Selvitz Road, Dogs and Cats Forever. SECOND READING

City Clerk, Linda Cox, read the ordinance, by title only, into the record as follows:

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED AT 4600 SELVITZ ROAD FROM COUNTY AR-1, AGRICULTURAL RESIDENTIAL, ZONING CLASSIFICATION AND CITY RL, LOW DENSITY RESIDENTIAL, FUTURE LAND-USE CLASSIFICATION, TO CITY PD, PLANNED DEVELOPMENT, ZONING CLASSIFICATION AND CITY INST, INSTITUTIONAL, FUTURE LAND-USE CLASSIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Rich Laventure with Atlantic Civil Engineering, the applicant's representative, presented himself to answer any questions any one from the public would have.
Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 12 a.

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

Passed

b. Quasi-Judicial Hearing (Waived)- Review and approval of an application for a Planned Development, submitted by Property Owner Dogs and Cats Forever, Inc. and Applicant, Atlantic Civil Engineering, Inc. to establish a Planned Development, at 4600 Selvitz Road, Fort Pierce, FL. The property is currently has St. Lucie County zoning AR-1, Agricultural Residential Zone (Parcel ID 2432-333-0001-000-3).

Mayor Hudson opened the Public Hearing.
Rich Laventure with Atlantic Civil Engineering, the applicant's representative, presented himself to answer any questions any one from the public would have.
Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 12 b.

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

Passed

c. Quasi-Judicial Hearing (Waived) - Ordinance 17-034 Amending the Zoning Atlas of the City of Fort Pierce to rezone property located at 3530 S. US Hwy 1 from Planned Development (PD) to General Commercial Zone (C-3) SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY LOCATED AT 3530 S. US HWY 1 FROM PD, PLANNED DEVELOPMENT, TO C-3, GENERAL COMMERCIAL; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Richard Niell, the applicant's representative, presented himself to answer any questions the public would have.
Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve item 12 c.

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

Passed

d. Legislative Hearing - Ordinance 17-035 to amend City Code Section 22-16 - Designation of overlay districts, specifically (a) South Beach Overlay District (1) Applicability and Purpose & (2) Delineation of the district; to amend Figure 1 which designated the boundaries of the overlay district, removing approximately 18.02 acres of land, known as 601 Seaway Drive, from the South Beach Overlay. FIRST READING

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

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 22, ARTICLE II, ESTABLISHMENT OF ZONES, SECTION 22-16, DESIGNATION OF OVERLAY DISTRICTS, SPECIFICALLY AMENDING FIGURE 1 WITHIN SUBPART A, SOUTH BEACH OVERLAY DISTRICT, TO REMOVE PROPERTY GENERALLY LOCATED AT 601 SEAWAY DRIVE FROM SAID OVERLAY DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

The applicant is seeking to be removed from the South Beach Overlay district.

Rebecca Grohall, Planning Manager, presented a Site Aerial & Zoning diagram of the South Beach Overlay. The purpose of the South Beach Overlay District is to promote good planning and site design that produces quality development that is functional, an asset to the community and in keeping with the general character of South Hutchinson Island. The C5 district currently allows for 45 feet for commercial residence use. The permitted uses and conditional uses between the C-5 Tourist Commercial District and the South Beach Overlay do not change; the only changes within the two is the height limitations, for multifamily housing developments in accordance with the requirements of the High Density Residential (R-5) zone up to 200 feet may be approved. According to City Code Section 22-28 (b) (4) Building heights - No building shall exceed two hundred (200) feet above grade.

Staff reported a number of inconsistencies were identified with the adherence to the City Comprehensive Plan beginning with Policy 1.1.10 which guides the City shall maintain the South Beach Overlay District in the Land Development Regulations for northern South Hutchinson Island to protect the existing neighborhoods and maintain a low-density, "Tropical Village by the Sea" character. Furthermore, the Comprehensive Plan Objective 5.6 states that the City shall direct population concentrations away from known or predicted Coastal High Hazard Areas (CHHA) and this is considered a high hazard area. Additionally, the proposed amendment to the City's land development code does not demonstrate consistency with the basic amendment standards required of City Code Section 22-131, the Comprehensive Plan, and is inconsistent with the Western Peninsula Charrette Report, therefore, Staff recommends City Commission disapproval of the amendment as presented.

Mayor Hudson opened the Public Hearing.
Mac McCarty spoke in favor.
Harold Smyth spoke in favor.
Ashton DePeyster spoke in favor.
Carol Mushier spoke against.
Larry Lee, Jr. spoke in favor.
Richard Foster spoke against.
Patricia Ireland spoke against.
Charles Grande spoke against.
Tom McAneny spoke against.
Elliott Zide spoke against.
Peter Harrison spoke in favor.
Joan Sinnar spoke against.
Rick Ross spoke in favor.
Dr. Wasserman spoke against.
Linda Matthews spoke against.
Steve Jorwaski spoke against.
Seeing no one else, the Mayor closed the Public Hearing.

Commissioner Perona saw no real difference between the South Beach Overlay and the C5 Zoning District.
Commissioner Alexander came to the same conclusion.
Commissioner Johnson indicated the Western Peninsula Charrette Report was accepted by the City Commission but not made part of Comprehensive Plan.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item 12 d.

AYE: Commissioner Rufus Alexander, Commissioner Reginald Sessions
NAY: Mayor Linda Hudson, Commissioner Jeremiah Johnson, Commissioner Thomas Perona
Failed

e. Legislative Hearing - Ordinance 17-036 - A voluntary annexation submitted by Celebration Pointe Property Development LLC, and Celebration Pointe CDD to annex property located approximately at 5501 Peterson Road. Property is zoned PUD, Planned Unit Development with a Future Land-Use of RM, Residential Medium. Parcel ID 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision) FIRST READING

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

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE THE SUBDIVISION KNOWN AS CELEBRATION POINTE AS RECORDED IN PLAT BOOK 57 PAGES 7-14 AND PROPERTY GENERALLY LOCATED AT 5501 PETERSON ROAD AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2018; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Creagan, Planning Analyst, presented a site aerial map of the 147.14 acres of land. Currently this property is zoned with the County as a PUD or Planned Unit Development. The proposed City Zoning is PD or Planned Development. The future plans for the development is to build 755 residential units consisting of 318 single-family homes, 292 single-story villa lots, and 145 two-story town homes. The current County Future Land Use is considered RM-Residential Medium. If annexed with the City it will be considered RM-Medium Density Residential. Both proposed Zoning and Future Land Use is consistent with annexation policies and the City's comprehensive plans. They Planning Board voted unanimously to recommend approval of this request as proposed meeting the standards of the City code and comprehensive plan regarding annexations and, thereby, recommends the City Commission's approval of proposed voluntary annexation along with the Zoning and Future Land Use designations.

Mayor Hudson opened the Public Hearing.

Bill Barbaro with Carnahan Proctor & Cross Engineers, the owner's representative, presented himself for any questions from the Public and/or the Commission.
Commissioner Perona mentioned he'd spoken to Mr. Huerta, who had issues with FPUA's existing agreement and he questioned them being resolved. The two previous owners had purchased credits to lock-in at a particular rate for development of the site within a year or they would incur guaranteed revenue charges. With the economic downturn they were not able to develop the site within the allotted time frame, therefore, incurring charges. Mr. Barbaro mentioned they are working through the fees with FPUA and City staff, however, regarding approvals and certifications they have moved forward.

Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 12 e.

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

13. CITY COMMISSION

a. Resolution 17-R37 Appointing members to the Sunrise Theatre Advisory Board following a vote.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

The members to be appointed are: Erick Gill, Melanie George and Mel Echazabal.
Commissioner Perona voted for Melanie George, Mel Echazabal and Erick Gill.
Commissioner Alexander voted for Erick Gill, Joanne Driscoll and Melanie George.
Commissioner Sessions voted for Erick Gill, Mel Echazabal and Melanie George.
Mayor Hudson voted for Erick Gill, Mel Echazabal and Melanie George.
Commissioner Johnson voted for Erick Gill, Kandra Davis and Janet Ingstrom.

Harry Goldman has been appointed to serve as the County Resident Representative. Commissioner Johnson, Commissioner Sessions, Commissioner Perona and Commissioner Alexander all voted for Mr. Goldman. Mayor Hudson voted for Arthur Pernice.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve item 13 a.

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

Passed

b. Resolution 17-R38 adopting the Rules of Procedure for Condemnation and Demolition.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING RULES OF PROCEDURE FOR CONDEMNATION AND DEMOLITION OF STRUCTURES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Because this was discussed during the Commission's recent Conference Agenda meeting, there was no presentation.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve item 13 b.

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

Passed

c. Resolution 17-R39 Opposing Legislation that would Restrict or Eliminate Community Redevelopment Agencies.

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA URGING ALL MEMBERS OF THE FLORIDA LEGISLATURE TO OPPOSE LEGISLATION THAT WOULD RESTRICT OR ELIMINATE COMMUNITY REDEVELOPMENT AGENCIES; DIRECTING CITY CLERK TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE FLORIDA LEAGUE OF CITIES, THE ST. LUCIE COUNTY LEGISLATIVE DELEGATION AND ANY OTHER INTERESTED PARTIES; PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve 13 b.

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

Passed

d. Resolution 17-R40 Supporting Home Rule Powers for Municipalities.

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

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, SUPPORTING HOME RULE POWERS AND REQUESTING THE FLORIDA LEGISLATURE TO OPPOSE ANY LEGISLATION WHICH WILL IMPEDE MUNICIPALITIES AND CITIZENS OF THEIR CONSTITUTIONAL RIGHT OF LOCAL SELF-GOVERNMENT; HOME RULE POWERS, BOTH ADMINISTRATIVE AND FISCAL, ALLOW MUNICIPALITIES TO DEVELOP AND IMPLEMENT COMMUNITY-BASED SOLUTIONS TO LOCAL PROBLEMS WITHOUT STATE INTERFERENCE; DIRECTING CITY CLERK TO TRANSMIT A CERTIFIED COPY OF THIS RESOLUTION TO THE FLORIDA LEAGUE OF CITIES, THE ST. LUCIE COUNTY LEGISLATIVE DELEGATION AND ANY OTHER INTERESTED PARTIES; PROVIDING AN EFFECTIVE DATE.

Commissioner Perona thanked Mayor Hudson for all her efforts and her involvement with the Florida League of Cities.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 13 d.

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

Passed

e. Discussion of renaming the portion of Avenue D east of US Highway 1 to Silene led by Commissioner Perona.

Commissioner Perona mentioned some of the persons living on Avenue D had broached the subject with him of possibly reverting back to Avenue D's original name of Silene Street. Mayor Hudson gave an overview of the historical background dating back to 1887 stating that Silene was the daughter of Alford Lagow, who amongst other things, was a land developer and named this street after his daughter, whom they called Lena. Commissioner Sessions found if this was going to be open to discussion he would suggest the entire avenue to be renamed versus just part of it. The Commission would be open to hearing comments from the public in this regard in the future.

f. Discussion at the request of Commissioner Alexander regarding street lighting in Paradise Park.

Commissioner Rufus Alexander questioned some residents of the City of Fort Pierce paying for the street lights. He considered it a deterrent for others who would like to live in the City.

City Manager, Nicholas Mimms, explained he'd spoken to two residents residing in the same household and did initial research. In 1982 a street lighting district was established and reconfirmed in 2010 via a resolution. The street lighting MSTU serves as a vehicle of the county where they can provide municipal services to areas that are not within a municipality. This area was being annexed to the City of Fort Pierce but he believes there was a failure within County and City to communicate in 2010. Johnna Morris, Finance Director, contacted the County to get further information. From 2010 to the present, all residents have been billed approximately $106,000 as a whole. Moving forward they're taking immediate steps to right this glitch.

g. Update on anti-tethering enforcement efforts.

Peggy Arraiz, Code Compliance Manager, explained hundreds of flyers have been passed out to help the education and enforcement effort. The Commission shifted into the enforcement effort by taking the citations out of the County Court and moving them in-house to the special magistrate giving us more control of the citations. Citations are being used as a tool to motivate compliance instead of charging fees. Ms. Arraiz suggested more education for dog owners letting them know that if the dog is outside it must have an enclosed fence allowing the animal to move freely without being tied. Secondly, when the ordinance was first drawn up it stated the dog, while tethered, had to be "in view of the owner", but not outside with the animal; when using the terminology of "the person responsible" it did not reference an actual age. Ms. Arraiz suggested amending the ordinance to add the age responsible of 15 and older and to add the person would need to be outside with the dog that was tethered, not simply in view. Additionally, she suggested the citation be increased from $50 to $250. The Code Enforcement Department has hired a new Animal Control Officer, as well as, are in the process of purchasing new Animal Control software. They are working hard toward the ultimate goal of the City becoming an anti-tethering community. The Commission were in agreement that Ms. Arraiz draft the amendment stating the person has to be outside with the tethered animals, as well as, adding the age of 15 years of age and older. Regarding increasing the violation fee, it was agreed they'd increase from $50 to $100. The amended ordinance will be presented for approval at another Commission meeting.

h. Consider the possible transfer and extension of the lease for Little Jim's Bait & Tackle Shop.

City Manager, Nicholas Mimms, expressed at the last Conference Agenda there was a discussion over a proposal presented from a potential investor that could possibly assume/transfer the lease responsibility; they also requested consideration of a lease extension. The City of Fort Pierce has had a contractual relationship with Little Jim's Bait & Tackle since 2010 which was initiated with an original RFP in 2008. However, this existing contract begun in 2010 for a five year span and, pursuant to a mutual agreement upon extension, it extended for another 10 years. There are no other extension provisions. All extensions have been exhausted with this current term, thereby, by the end of 2025 there would be a termination of the lease. Attorney James Messer concurs with staff opinion and a letter was sent to David Cleveland who was the developer's representative.

Business partners and owners of the Manatee Island Bar & Grill on South Beach, Paul Gonella and Michael Pollatano were asked to step forward for any comments regarding their project. They mentioned they submitted the proposal of transfer of the lease contingent on the lease extension. Mr. Gonella expressed they were not aware of anything on the City charter that would impede what they were trying to accomplish. Once they found out about this, they decided to research the matter and continue with their plans noting that there had been extensions for other properties; Cobb's Landing was one property they noticed. Mr. Gonella states this project would improve a City property with private funds, will create jobs and increase the tax base, as well as, increase equity in City property.

Rita King, co-owner of Little Jim's Bait & Tackle spoke to the Commission expressing her hopes of history being preserved with her shop and moving further along with the help of Mr. Gonella and Mr. Pollatano.

Mayor Hudson mentioned the situation of Cobb's Landing was not the same. She let the investors and owners know she wanted this to go forward, however, the City Commission could not bend the rules for one group when they had other properties that would expect the same treatment. Mayor Hudson investigated the Right of First Refusal and found the aspect of granting this would be considered akin to bid rigging. Commissioner Perona stated he would feel most comfortable with them, either taking over the lease, or submitting a RFP. Mr. Mimms and the City Attorney, James Messer explained Cobb's Landing had a different set of circumstances, where prior to Mr. Messer coming on board with the City, Cobb's Landing operated without a finalized lease, therefore, no terms or conditions were changed when it was finalized years later.

14. COMMENTS FROM THE PUBLIC

Michael Pollatano
Rita King
Susan Parry
Dodi Spence

15. COMMENTS FROM THE CITY MANAGER

City Manager, Nicholas Mimms had no comments.

City Attorney, James Messer, stated he had no intention of perpetuating things that were done incorrectly in the past. He wanted to make clear he represented the Commission and that was where his loyalty was, providing them with the most current legal advice so as to prevent incarceration or being sued for acting illegally. That being said, he'd be happy to work with whomever the Commission wanted in order to see what could be done legally to proceed with any dealings.

16. COMMENTS FROM THE COMMISSION

Commissioner Jeremiah Johnson broached the subject of the Planning Board. The City Commission concluded all needed to watch the last Planning Board meeting before they'd be able to proceed with discussion and make decisions. Commissioner Perona and Mayor Hudson both believed the comments expressed the aforementioned meetings were becoming personal. It was concluded they would discuss it at the next Commission Meeting on December 4, 2017.

17. ADJOURNMENT

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **6.a.**

Meeting Date: 12/04/2017

Re:

SUBJECT:

Special presentation by Aaliyah Wilson.

Form Review

Form Started By: Linda Cox Started On: 11/29/2017 05:33 PM

Final Approval Date: 11/29/2017

City Commission Regular Meeting **6.b.**

Meeting Date: 12/04/2017

Re:

SUBJECT:

Proclamation recognizing Community Symposium Day

Attachments

Community Symposium Day

Form Review

Form Started By: Miriam Garcia Started On: 11/27/2017 01:32 PM

Final Approval Date: 11/27/2017

WHEREAS, the Fort Pierce Community – A DAY OF TRANSFORMATION COLLABORATIVE PARTNERS -- was honored by friends and community representatives on the occasion of the Teen & Talent Symposium on November 11, 2017; and

WHEREAS, C.O.Y.P. and Collaborative Partners united to make a vision become a reality to address the issues of the community; and

WHEREAS, C.O.Y.P. and Collaborative Partners were blessed with the ability of providing unique services to motivate our Youth, Teens and Adults; and

WHEREAS, in addition to having a vision, C.O.Y.P. and Collaborative Partners have demonstrated the ability to be active in civic responsibilities and understanding the need to include Clergy, Youth, Teens, Professionals and Para-professionals as Advisors;

NOW, THEREFORE, I Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim November 11, 2017 as:

"Community Symposium Day"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of Fort Pierce, Florida, to be affixed this 4th day of December, 2017.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **10.a.**

Meeting Date: 12/04/2017

Re: Presentation of new city app - Fort Pierce Works

Submitted For: Devoshay Johnson, IT Manager, Information Technology

SUBJECT:

Presentation and launch of new city app - Fort Pierce Works (SeeClickFix).

SUMMARY:

Presentation on new app launch - Fort Pierce Works (SeeClickFix) and demonstration.

RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

DeVoshay Johnson

COORDINATED WITH:

Nick Mimms
Shyanne Helms
Paul Thomas
Peggy Arraiz
Mike Reals

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2016
Account:	6000
Amount:	9954.00

OTHER INFORMATION:

Purchased approved in September of 2016

Form Review

Inbox	Reviewed By	Date
Information Technology	Devoshay Johnson	11/22/2017 10:32 PM

City Manager	Nick Mimms	11/27/2017 02:06 PM
Form Started By: Leticia Cruz		Started On: 11/22/2017 04:50 PM
Final Approval Date: 11/27/2017		

City Commission Regular Meeting **11.a.**

Meeting Date: 12/04/2017

Re: Bid No. 2015-003 Holiday Lighting for Marina Square

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Approval of a one-year extension to Let There Be Lights, Inc., Bid No. 2015-003 Holiday Lighting for Marina Square, in the amount not to exceed $27,000.00.

SUMMARY:

The Commission awarded Bid No. 2015-003 to Let There Be Light on November 3, 2014, the only respondent to our request for bids. The pricing and synchronized show will remain the same as per the last two years of the contract. This contract will be advertised for bids with a new contract expected to be implemented by November 2018.

RECOMMENDATION:

The Public Works Department is recommending approval for Let There Be Lights, Inc to provide holiday lighting for Marina Square for the residents of the City of Fort Pierce

ALTERNATIVES:

Do not fund

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Finance & Purchasing Department

Fiscal Impact

Budgeted Y/N:	y
Fiscal Year:	2018
Account:	00160005138394
Amount:	27000.00

FISCAL IMPACT:

Final year of currant contract

Attachments

Holiday Lights

Form Review

Inbox	Reviewed By	Date
Finance Department	Karen Logue	11/28/2017 09:58 AM
City Manager	Nick Mimms	11/28/2017 01:04 PM
Form Started By: Kay Czarnecki		Started On: 11/21/2017 10:03 AM
Final Approval Date: 11/28/2017		

CLARK SALES DISPLAY
PO BOX 1007
TAVARES FL 32778

REQUEST FOR QUOTATION
INFORMAL BID NO. 2015-004

CITY OF FORT PIERCE
PURCHASING DEPARTMENT
P. O. Box 1480
FORT PIERCE, FL 34954-1480

REMARKS
For additional information
contact Mike Reals, Public Works Manager
at (772) 467-3000 extension 3811

"AN EQUAL OPPORTUNITY EMPLOYER"

RESPONSE SUBMITTED BY:

Clark Sales Display, Inc	352-343-5899
Company Name	Phone No.
PO BOX 1007	352-343-0194
Address	Fax No.
TAVARES, FL, 32778	LEE@CLARKSCHRISTMAS.COM
City, State, Zip	Email Address

ANNUAL HOLIDAY DECORATIONS

The City of Fort Pierce desires to obtain quotations from qualified individuals, firms and legal entities relative to the lease, installation, removal, and storage of Christmas tree and decorations. The Christmas tree will be installed on Avenue A and Indian River Drive round about, Fort Pierce, FL. The initial contract period will be for one year with two-one year renewal options contingent upon satisfactory and reliability of service. The Selected Bidder shall provide all labor, materials, supervision, tools equipment, and vehicles necessary for installation and removal of displays.

SET-UP, AND TAKE DOWN - Selected Bidder will install specified and approved holiday displays at locations as directed by City of Fort Pierce Public Works staff. Decorations shall be completely installed and fully lit and functional by the December 1st of each year. Selected Bidder shall completely remove the entire displays by **January 10th** of each year.

a. The Selected Bidder will pay liquidated damages in the amount of 3% of the total contract amount for each calendar day, in the current year, in November or December that the decorations are not fully installed and functional.

Durability of Displays - All decorations must be designed, constructed and installed to withstand adverse weather conditions such as wind and rain and in all ways professional in appearance and in fact.

a. Selected Bidder will test all decorations prior to installation: add-on decorations should be ready and available. The Selected Bidder shall have an inventory of extra decorations in case one is damaged or destroyed so that it can be replaced without delay, including bulbs.

b. The Selected Bidder will be given a seventy-two (72) hour notice to repair decorations not functioning or in unsafe condition, and failure to adequately connect the deficiency(s) may result in the Selected Bidder's paying liquidated damages in the amount of 0.5% of 1% of the annual contract amount for each calendar day, in the current year, in December subsequent to the notice period.

Safety Precautions - The Selected Bidder shall erect and maintain all necessary safeguards for the protection of the Selected Bidder's employees and subcontractors, City personnel, and the general public; including, but not limited to, posting danger signs, and other warnings against hazards as is prudent and/or required by law to protect the public

CLARK SALES DISPLAY
P.O. BOX 1480
DAVENPORT, FL 33836

interest. All damage, injury or loss to persons and/or property caused, directly or indirectly, in whole or in part, by the Selected Bidder's employees, or subcontractor(s), or anyone directly or indirectly employed by said parties shall be remedied by the Selected Bidder.

Discrepancies - If, in the course of performing work resulting from an award under this specification, the Selected Bidder finds any discrepancy between the area defined in these specifications and the actual area where work is being performed, the Selected Bidder shall discontinue work on the subject area and inform the Contract Supervisor of the discrepancy. The Selected Bidder shall thereafter proceed as authorized by the Contract Supervisor who will document any modification to these specifications that he authorized in writing as soon as possible.

INSURANCE REQUIREMENTS

See Attachment "A"

PLEASE SUBMIT QUOTATION IN INK OR TYPEWRITTEN			
The lease, installation, removal, and storage of holiday decorations	Annually	$	$
26' Panel Tree done in natural branch garland with base size 13' inch diameter	1	$ 6990.00	$
Led Lights, no less than 1325.	1325 or more	$	$
Miscellaneous outdoor metallic ornaments various colors, sized 4" to 9" each 4' x 4' panel with no less than 14-15 ornaments	600	$ 2360.00	$
	TOTAL	$ 9350.00	$

Additional Information:

Clark Sales Panel tree is a true 26' tall tee with a 5'star giving it an overall height of 31'. Frame work has an 8' tall inner steel screen welded at the bottom to prevent, any vandals going inside.

RETURN THIS QUOTATION NO LATER THAN **3:00PM, FRIDAY, OCTOBER 17, 2014**

TO: PROCUREMENT DEPARTMENT, P.O. BOX 1480, FORT PIERCE, FLORIDA 34954-1480 **(BY MAIL)** OR **HAND-DELIVER TO**: 100 NORTH U.S. #1, FORT PIERCE, FLORIDA 34950 OR **FAX TO**: (772) 467-3848. **UNDER NO CIRCUMSTANCES SHALL BIDS DELIVERED AFTER THE TIME SPECIFIED BE CONSIDERED; SUCH BIDS WILL BE RETURNED UNOPENED.**

WE HEREBY AGREE TO FURNISH THE ITEMS ON WHICH PRICES ARE LISTED ABOVE AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS LISTED.

OFFICIAL SIGNATURE: _____ Lee C Clark

Manual — Typed or Printed

DATE: 10/15/2014

CLARK SALES DISPLAY
ROOFING
PAVERS & PATIOS

ATTACHMENT "A"

INSURANCE REQUIREMENTS

The CONTRACTOR shall, at its own expense, procure and maintain, with insurers acceptable to the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. The CONTRACTOR shall not occupy the premises until the required insurance is in force and evidence of insurance acceptable to the CITY has been provided to and approved by the CITY.

As evidence of compliance with the insurance required herein, CONTRACTOR shall furnish CITY with:

(a) a fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies). and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of CITY's officials, officers and employees as Additional Insureds in the Commercial General Liability coverage;
(b) the original of the policy(ies); or
(c) other evidence satisfactory to CITY.

Until such insurance is no longer required by this Contract, the CONTRACTOR shall provide the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

Workers' Compensation Insurance
Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"
Part Two:	$1,000,000 Each Accident
$1,000,000	Disease-Policy Limit
$1,000,000	Disease-Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against CITY and its officials, officers and employees in the manner which would result from the attachment of National Council on Compensation Insurance's (NCCI) Waiver of Our Right to Recover From Others' Endorsement (Advisory Form WC 00 03 13) with CITY and its officials, officers and employees scheduled thereon.

General Liability Insurance
Such insurance shall be no more restrictive than that provided by the standard Commercial General Liability Form (ISO Form CG 00 01) as filed for use in the State of Florida without any restrictive endorsements other than those required by ISO or the State of Florida or those described below. The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

- Mold, fungus, or bacteria
- Terrorism
- Sexual molestation

CLARK SALES DISPLAY
PO BOX 1161

The CITY and the CITY's officials, officers and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO Form (CG 20 10), Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000	General Aggregate
$2,000,000	Products/Completed Operations Aggregate
$2,000,000	Personal and Advertising Injury
$2,000,000	Each Occurrence

Automobile Liability Insurance
Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos of the CONTRACTOR. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000	Each Occurrence - Bodily Injury and Property Damage Combined

The insurance provided by the CONTRACTOR shall apply on a primary basis. Any insurance maintained by the CITY shall be excess of and shall not contribute with the insurance provided by the CONTRACTOR. Except as otherwise specifically authorized in this Contract, or for which prior written approval has been obtained hereunder, the insurance maintained by the CONTRACTOR shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, the CITY may permit the application of a deductible or permit the CONTRACTOR to self-insure, in whole or in part, one or more of the insurance coverages required by this Contract. The CONTRACTOR shall pay on behalf of the CITY or CITY's officials, officers and employees any deductible or self-insured retention applicable to a claim against the CITY or the CITY's officials, officers and employees.

All Insurance policies provided by the contractor shall be endorsed to provide the CITY with thirty (30) days' notice of cancellation.

Compliance with these insurance requirements shall not limit the liability of the CONTRACTOR. Any remedy provided to the CITY by the insurance provided by the CONTRACTOR shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the CONTRACTOR) available to the CITY under this Contract or otherwise.

Neither approval nor failure to disapprove insurance furnished by the CONTRACTOR shall relieve the CONTRACTOR from responsibility to provide insurance as required by this Contract.

Certificates of Insurance must be completed as follows:

1. **Certificate Holder**
   City of Fort Pierce
   Attn: Purchasing Department
   P.O. Box 1480
   Fort Pierce, FL 34954-1480

2. **Additional Insured for General Liability**
   City of Fort Pierce and their members, officials, officers and employees

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Contact: Gelencia Carter, (772) 467-3749	Bid No: 2015-003
Mandatory Pre-Bid Conference : N/A	Bid Title: HOLIDAY LIGHTING FOR MARINA SQUARE
Mandatory Pre-Bid Conference Location: N/A	Bid Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00PM, TUESDAY, OCTOBER 21, 2014	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Let There Be Lights, Inc. Mailing Address: 8254 Bama Lane, Unit 4 West Palm Beach, FL 33411	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X David M Lockey Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: David M Lockey
Type of Entity (Circle One): (Corporation) Partnership Proprietorship	Title: President
Incorporated in the State of: Florida Year: 2004	Delivery in _____days, ARO
Phone Number:(561) 753-3353	Payment Terms: Net 30 Days
Fax Number:(561) 790-1530	FEIN or SS Number: 200926706
E-Mail Address: dave@lettherebelightsinc.com	Local Business: __Y XN MWBE: __Y XN
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

BID RESPONSE FORM

Bid Item	HOLIDAY LIGHTING FOR MARINA SQUARE		
Bid Number	2015-003	Due Date & Time	3:00PM, Tuesday, October 21, 2014

The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

Lump Sum Total $ 63,440.00 for year 1, $27,000 for year 2 & 3

The special incandescent lights that are normally used are out of stock. We are switching to LED which will be used the subsequent years which is why the cost for the second and third year is lower

PURCHASING CARD PROGRAM

(Please Check One)

- Do you accept the Purchasing Card (Visa)? ☐ **Yes** ☑ **No**
- Percentage of discount off bid price when payment is made with Visa: _____ %

Vendor Let There Be Lights, Inc.

Address 8254 Bama Lane, Unit 4

City, State, Zip Code West Palm Beach, FL 33411

Email Address dave@lettherebelightsinc.com

Typed Name, Title, David M Lockey

Signature David M Lockey **Date** 10/19/2014

Telephone # (561) 753-3353 **Fax #** (561) 790-1530

(*Please include remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

☐☐ **Asian Indian** ☐☐ **Black** ☐☐**Asian Pacific** ☐☐ **Hispanic**

☐ **Native American** ☐☐ **Small Business** ☐☐**Women Owned** ☐☐ **Small Disadvantage Business**

Form **W-9**
(Rev. December 2011)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
Let There Be Lights, Inc.

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
128 Black Olive Crescent

Requester's name and address (optional)

City, state, and ZIP code
Royal Palm Beach, FL 33411

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			-		-				

Employer identification number
2	0	-	0	9	2	6	7	0	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ David Lockey Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,
- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS a percentage of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,

2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name/disregarded entity name" line.

Partnership, C Corporation, or S Corporation. Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA) name" on the "Business name/disregarded entity name" line.

Disregarded entity. Enter the owner's name on the "Name" line. The name of the entity entered on the "Name" line should never be a disregarded entity. The name on the "Name" line must be the name shown on the income tax return on which the income will be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a domestic owner, the domestic owner's name is required to be provided on the "Name" line. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on the "Business name/disregarded entity name" line. If the owner of the disregarded entity is a foreign person, you must complete an appropriate Form W-8.

Note. Check the appropriate box for the federal tax classification of the person whose name is entered on the "Name" line (Individual/sole proprietor, Partnership, C Corporation, S Corporation, Trust/estate).

Limited Liability Company (LLC). If the person identified on the "Name" line is an LLC, check the "Limited liability company" box only and enter the appropriate code for the tax classification in the space provided. If you are an LLC that is treated as a partnership for federal tax purposes, enter "P" for partnership. If you are an LLC that has filed a Form 8832 or a Form 2553 to be taxed as a corporation, enter "C" for C corporation or "S" for S corporation. If you are an LLC that is disregarded as an entity separate from its owner under Regulation section 301.7701-3 (except for employment and excise tax), do not check the LLC box unless the owner of the LLC (required to be identified on the "Name" line) is another LLC that is not disregarded for federal tax purposes. If the LLC is disregarded as an entity separate from its owner, enter the appropriate tax classification of the owner identified on the "Name" line.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name/ disregarded entity name" line.

Exempt Payee

If you are exempt from backup withholding, enter your name as described above and check the appropriate box for your status, then check the "Exempt payee" box in the line following the "Business name/ disregarded entity name," sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following payees are exempt from backup withholding:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),

2. The United States or any of its agencies or instrumentalities,

3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,

4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or

5. An international organization or any of its agencies or instrumentalities.

Other payees that may be exempt from backup withholding include:

6. A corporation,

7. A foreign central bank of issue,

8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,

9. A futures commission merchant registered with the Commodity Futures Trading Commission,

10. A real estate investment trust,

11. An entity registered at all times during the tax year under the Investment Company Act of 1940,

12. A common trust fund operated by a bank under section 584(a),

13. A financial institution,

14. A middleman known in the investment community as a nominee or custodian, or

15. A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 9
Broker transactions	Exempt payees 1 through 5 and 7 through 13. Also, C corporations.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 5
Payments over $600 required to be reported and direct sales over $5,000 [1]	Generally, exempt payees 1 through 7 [2]

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at *www.ssa.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, below, and items 4 and 5 on page 4 indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on the "Name" line must sign. Exempt payees, see *Exempt Payee* on page 3.

Signature requirements. Complete the certification as indicated in items 1 through 3, below, and items 4 and 5 on page 4.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account [1]
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor [2]
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee [1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner [1]
5. Sole proprietorship or disregarded entity owned by an individual	The owner [3]
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulation section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity [4]
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulation section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or "DBA" name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: *spam@uce.gov* or contact them at *www.ftc.gov/idtheft* or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ELECTRICAL CONTRACTORS LICENSING BOARD

LICENSE NUMBER	
ES12000509	

The SPECIALTY ELECTRICAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2016
AS A LIMITED ENERGY SYSTEMS SPECIALIST

LOCKEY, DAVID M
LET THERE BE LIGHTS INC
128 BLACK OLIVE CRESCENT
ROYAL PALM BEACH FL 33411

ISSUED: 08/03/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1408030004382

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

LOCATED AT
8254 BAMA LN Unit 4
WEST PALM BEACH, FL 33411

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
56-0027 LANDSCAPING	LOCKEY DAVID M		B14 1577155 - 09/26/14	$33.00	B10118339

This document is valid only when receipted by the Tax Collector's Office.

STATE OF FLORIDA
PALM BEACH COUNTY
2014/2015 LOCAL BUSINESS TAX RECEIPT

B3 - 361

LET THERE BE LIGHTS INC
LET THERE BE LIGHTS INC
128 BLACK OLIVE CRES
ROYAL PALM BEACH, FL 33411-4946

LBTR Number: 200418614
EXPIRES: SEPTEMBER 30, 2015

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/20/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Shirley Smith
JOHN KIME AGENCY 12832 US HWY #1 JUNO BEACH, FL 33408	PHONE (A/C, No, Ext): 561-627-1806 FAX (A/C, No): 561-627-9847 E-MAIL ADDRESS: johnkime@allstate.com
INSURED Let There Be Lights, Inc. 128 Black Olive Crescent Royal Palm Beach FL 33411	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Scottsdale Insurance Company INSURER B : Allstate Commercial Auto Insurance INSURER C : Nautilus Insurance Company INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			JWWFO-N	09/27/2014	09/27/2015	EACH OCCURRENCE	$ 1,000,000
	X CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	☐ OTHER:							$
B	AUTOMOBILE LIABILITY			648537090	10/01/2014	10/01/2015	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS X NON-OWNED AUTOS			Physical Damage	comp	collision	PROPERTY DAMAGE (Per accident)	$
								$500 deductible
C	☐ UMBRELLA LIAB X OCCUR			AN008746	10/01/2014	10/01/2015	EACH OCCURRENCE	$ 1,000,000
	X EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Physical damage Cost for Hire				comp	collision	$100 comp deduct $500 collision deduct	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured:
City of Fort Pierce

CERTIFICATE HOLDER

City of Fort Pierce
Attn: Purchasing Department
P.O. box 1480
Fort Pierce, FL 34954-1480

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/26/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Shirley Smith
JOHN KIME AGENCY 12832 US HWY #1 JUNO BEACH, FL 33408	PHONE (A/C, No, Ext): 561-627-1806 FAX (A/C, No): 561-627-9847 E-MAIL ADDRESS: johnkime@allstate.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Scottsdale Insurance Company	
INSURER B: Allstate Commercial Auto Insurance	
INSURER C: Nautilus Insurance Company	
INSURER D: Summit	
INSURER E:	
INSURER F:	

INSURED	
Let There Be Lights, Inc. 128 Black Olive Crescent Royal Palm Beach FL 33411	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			JWWFO-N	09/27/2014	09/27/2015	EACH OCCURRENCE	$ 1,000,000
	X CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	☐ OTHER:							$
B	AUTOMOBILE LIABILITY			648537090	10/01/2014	10/01/2015	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS X NON-OWNED AUTOS			Physical Damage	comp	collision	PROPERTY DAMAGE (Per accident)	$
								$500 deductible
C	☐ UMBRELLA LIAB X OCCUR			AN008746	10/01/2014	10/01/2015	EACH OCCURRENCE	$ 1,000,000
	X EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			5368 00	10/01/2014	10/01/2015	☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [y]	N/A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	Physical damage Cost for Hire				comp	collision	$100 comp deduct $500 collision deduct	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Let There Be Lights, Inc does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

10/19/2014

Date

CITY OF FORT PIERCE
Purchasing Department
100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480
(P) 772-467-3749 (F) 772-467-3848

REFERENCE CHECK FORM
(Please print or type)

Bid Number:2015-003 **Title: Design, Programming, Equipment & Installation of Holiday Lighting for Marina Square**
Proposer/Respondent Name: Let There Be Lights, Inc. / David Lockey
Reference Company Name: City of Fort Pierce
Telephone #: (772) 461-4884 ext312 **Fax #:** (772) 461-8373
Contact Name: Anne Satterlee **Email:** annesat@aol.com

Reference Instructions: Submit a minimum of three (3) References – Fill out top portion only. The City will send form to the referenced company for completion after the City's receipt of form in Bid.

The above company submitted a proposal to provide janitorial services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772)467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work: _____

Dependability: _____

Integrity of owner and employees: _____

What areas could he/she improve upon? _____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

_____

_____

_____

_____

CITY OF FORT PIERCE
Purchasing Department
100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480
(P) 772-467-3749 (F) 772-467-3848

REFERENCE CHECK FORM
(Please print or type)

Bid Number:2015-003 **Title: Design, Programming, Equipment & Installation of Holiday Lighting for Marina Square**
Proposer/Respondent Name: Let There Be Lights, Inc. / David Lockey
Reference Company Name: Davenport Professional Property Mangement, Inc.
Telephone #: (561) 642-5080 ext203 **Fax #:** (561) 642-5481
Contact Name: Laura Green **Email:** laura@davenportpro.net

Reference Instructions: Submit a minimum of three (3) References – Fill out top portion only. The City will send form to the referenced company for completion after the City's receipt of form in Bid.

The above company submitted a proposal to provide janitorial services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772)467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work: _____

Dependability: _____

Integrity of owner and employees: _____

What areas could he/she improve upon? _____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

_____

CITY OF FORT PIERCE
Purchasing Department
100 North U.S.1, P.O. Box 1480
Fort Pierce, Florida, 34954-1480
(P) 772-467-3749 (F) 772-467-3848

REFERENCE CHECK FORM
(Please print or type)

Bid Number:2015-003 **Title: Design, Programming, Equipment & Installation of Holiday Lighting for Marina Square**
Proposer/Respondent Name: Let There Be Lights, Inc. / David Lockey
Reference Company Name: City of Fort Pierce Public Works
Telephone #: (772) 579-6884 **Fax #:** _____
Contact Name: Mike Reals **Email:** mreals@fppwd.com

Reference Instructions: Submit a minimum of three (3) References – Fill out top portion only. The City will send form to the referenced company for completion after the City's receipt of form in Bid.

The above company submitted a proposal to provide janitorial services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772)467-3848.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work: _____

Dependability: _____

Integrity of owner and employees: _____

What areas could he/she improve upon? _____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

- On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐
- Add any information/comments that might help us evaluate their ability to perform for us?

_____

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is Bid Response Form completed, signed and attached?	X	
W-9 Form completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in bid documents.	X	
Include proof of proper insurance as stated in bid documents.	X	
Bid envelope is marked accordingly.	X	
Is Drug-Free Work Place form signed and enclosed?	X	
Are three (3) complete bid packages included (one original and two copies)?	X	
Is each Bid Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID 1

City Commission Regular Meeting **11.b.**

Meeting Date: 12/04/2017

Re: Approval of application for Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina - 601 Seaway Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Notification of Director of Development's approval of a Minor Amendment to Site Plan & Conditional Use for Causeway Cove Marina, located at 601 Seaway Drive. The Minor Amendment accommodates access and retention adjustments required with permitting by the Florida Department of Transportation (FDOT) & South Florida Water Management District (SFWMD).

SUMMARY:

- The applicant submitted a minor amendment of the approved Site Plan to accommodate operational adjustments, consolidation of construction phases, and the final parking area design.
- The adjustments include removal of the boat ramp, primary wave attenuator, shifting of parking closer to docks and dockmaster's quarters, updated driveway circulation, detailed RV site design, and removal of sidewalk connection to Harbour Isle.
- The developer has completed the 198 slip marina facilities, with construction of the site work and commercial buildings underway.
- The Director of Development has administratively approved the Minor Amendment, with a minor condition, based upon consistency with Section 22-58(i) and the Comprehensive Plan.

RECOMMENDATION:

View Conditionally Approved Minor Amendment (Handicap Parking Requirement)

ALTERNATIVES:

Present findings that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

The Technical Review Committee
Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:

Increase in Ad-Valorem Tax Revenue upon completion of the proposed facility.

Attachments

Staff Report
Minor Amendment - Scope of Adjustment Letters
Proposed: Amended Site & Landscape Plan
Approved Site Plan
Minor Amendment Application
Aerial & Zoning Map
COFP Engineering Department Approval

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:07 PM

Form Started By: Kori Benton
Started On: 11/22/2017 11:06 AM
Final Approval Date: 11/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Administrative Approval of Minor Amendment to Site Plan & Conditional Use**
Causeway Cove Marina
601 Seaway Drive

DATE: November 22, 2017

STAFF REPORT

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

Applicant:
Harold H. Smyth
P.O. Box13088
Fort Pierce, FL 34979

Representative:
Leo Giangrande, PE
Giangrande Engineering & Planning
73 SW Flagler Avenue
Stuart, FL 34994

Staff Action:
Approval of application for Minor Amendment to Site Plan & Conditional Use plan

Location:
601 Seaway Drive

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

Surrounding Zoning:

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

Zoning:
Tourist Commercial (C-5) & Aquatic Development Zone (A-2).

Future Land Use:
Hutchinson Island Mixed Use (HIMU)

Parcel Size(s):
17.04 +/- acres & .98 +/- acres

Project History & Administrative Approval of Minor Amendment:

The City Commission, on February 16th, 2016, approved the Site Plan and Conditional Use to complete phased construction of a 198 slip marina, boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces at 601 Seaway Drive. The subject site, known as the Causeway Cove, contains 18.02 acres of uplands is zoned Tourist Commercial, C-5, with the aquatic area zoned Aquatic Development, A-2.

In accordance with Section 22-58 (i) the applicant has requested authorization of a minor amendment to an approved site plan based upon operational considerations, consolidation of construction phases, and final parking design.

The summary of the changes includes removal of the boat ramp, primary wave attenuator, shifting of parking closer to docks and dockmaster's quarters, updated driveway circulation, detailed RV site design, and removal of sidewalk connection to Harbour Isle.

The amended site plan is generally consistent with the City's land development code and comprehensive plan, with exception of the required level of handicap parking spaces provided. The amended plan identifies 3 handicap parking spaces, whereas City Code Section 22-60 (c) Design standards. (3) requires five (5) handicap spaces for parking facilities containing 100 to 150 parking spaces.

The Technical Review Committee has reviewed and conditionally approved the requested Minor Amendment.

Administrative Approval

The director of development has determined the proposed minor amendment to the approved site plan is consistent with the intent and purpose of the comprehensive plan, Section 22-58 – Site Plan, and the minor amendment does not:

(1) Change the use or character of the development;
(2) Increase the overall coverage or height of structures by more than ten (10) per cent;
(3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
(4) Increase density or the total number of dwelling units or the intensity of the development.

The administrative approval is conditioned upon provision of five (5) handicap spaces for the development, as required by City Code Section 22-60 (c) (3).

The minor amendment becomes effective upon the director's advisory to the city commission of the administrative approval; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

November 8, 2017

Mr. Kori Benton, Senior Planner
City of Ft. Pierce
100 North US Highway 1
Fort Pierce, FL 34954-1480

RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are three copies revised site plan with electronic version. The following are comments made by the City of Fort Pierce dated via phone call on November 2, 2017. The submitted site plan contains the following revisions:

- Delineation of trailer parking area on SP-1 and SP-2
- Note 10 has been added to sheet SP-3 to provide the planting spacing specificatons for the trailer park area
- Removal of any Boat Ramp References
- Clearify notes regarding the construction of the northern 6' sidewalk

Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,

Leo D. Giangrande, PE
Principal

CC: Harold Smyth

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

August 24th, 2017

Mr. Kori Benton, Senior Planner
City of Ft. Pierce
100 North US Highway 1
Fort Pierce, FL 34954-1480

RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are 13 copies revised site plan with electronic version. The following is a summary of the changes on the latest site plan:

1. Removed Boat Ramp and west dock of Abaco
2. Remove primary wave attenuator
3. Moved parking to closer location to docks and dockmaster's quarters
4. Updated the site plan circulation roadway directions
5. Removed City parking on northeast corner of site
6. Remove Boat ramp asphalt apron
7. Removed Boat Ramp Parking lighting
8. Provide sidewalk to connect to dumpster location
9. Resized stormwater retention to account for additional impervious due to site plan revisions
10. RV pads have been expanded to 16 feet in width
11. Removed sidewalk connection to Harbor Isles

The following are comments made by the City of Fort Pierce dated August 10, 2017. Our responses are provided in **BOLD** below.

1) Pursuant to City Code Section 22-60 (c) Design standards. (5) The combined aisle and stall width for One-way Traffic, with spaces on one side, at 90 degrees, is 45ft. Furthermore, The combined aisle and stall width for One-way Traffic, with spaces on both sides, at 90 degrees, is 64ft. - Please revise the southernmost driveway to reflect these minimum dimensions when abutting the parking stalls (45ft. where stalls abut the aisle. Additionally, please revise the width of Buoy Avenue, Pelican Avenue, and Schooner Way to reflect a combined width of 64 ft. It is noted that the applicant may seek to utilize these parking aisles/rows as two-way traffic. The applicant is encouraged to integrate bumper stops or curbing at the terminus of all spaces, improved and unimproved.
Response: All drive aisles are compliant with City land development regulations. Dimensions shown have been field verified.

GIANGRANDE
Engineering & Planning

73 SW Flagler Avenue, Stuart, FL 34994
772.888.9076

2) Pursuant to City Code Section. 22-86. (2) Transportation Standards: b. The one way access drive(s) utilized by RV traffic shall not be less than twenty (20) feet wide.
Response: All drive aisles are compliant with City land development regulations. Dimensions shown have been field verified.

3) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas, please ensure the required landscape levels are met with interior landscape islands and final planting locations with the revised parking areas. Furthermore, in areas in which vehicular use areas abut "required" landscaping, protective devices/measures should be implemented accordingly, Per (12) d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
Response: Wheel Stops will be included at all parking spaces to protect landscape areas.

4) Pursuant to City Code Section. 22-62 & the approved plans, the applicant shall continue to work with the City of Fort Pierce to complete the sidewalk connection along SR A1A.
Response: Acknowledged and the applicant is working through the city.

5) Please identify the location of the bicycle parking facilities (bike rack), as required by City Code Section 22-60.
Response: Acknowledged and the applicant is coordinating with the city on the exact location for installation. Bike rack will be verified upon installation.

Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,

Leo D. Giangrande, PE
Principal

w/ Encl.
cc: Buzz Smyth, PE, John Foster

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

July 11, 2017

Mr. Kori Benton, Senior Planner
City of Ft. Pierce
100 North US Highway 1
Fort Pierce, FL 34954-1480

RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are the City's development review form, a check in the amount of $500 for the minor amendment, and 13 copies revised site plan with electronic version. The following is a summary of the changes on the latest site plan:

1. Removed Boat Ramp and west dock of Abaco
2. Remove primary wave attenuator
3. Moved parking to closer location to docks and dockmaster's quarters
4. Updated the site plan circulation roadway directions
5. Removed City parking on northeast corner of site
6. Remove Boat ramp asphalt apron
7. Removed Boat Ramp Parking lighting
8. Provide sidewalk to connect to dumpster location
9. Resized stormwater retention to account for additional impervious due to site plan revisions
10. RV pads have been expanded to 16 feet in width
11. Removed sidewalk connection to Harbor Isles

Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,

Leo D. Giangrande, PE
Principal

w/ Encl.
cc: Buzz Smyth, PE, John Foster

SITE PLAN DATA TABLE

ZONING = C-5 TOURIST COMMERCIAL
EXISTING LAND USE = VACANT LAND
TOTAL SITE AREA OWNED = 42.82 AC.
EXISTING IMPERVIOUS AREA= 6.02 AC
EXIST. PERVIOUS AREA = 15.24 AC.
BUILDING AREA = 0.009 AC. = 2,127 S.F.
PROP. IMPERVIOUS AREA = 0.87 AC.
TOTAL IMPERVIOUS AREA PROPOSED=6.85 AC
TOTAL PERVIOUS AREA PROPOSED=14.41 AC.
OPEN SPACE REQUIRED (20%) =4.25 AC
OPEN SPACE PROVIDED=14.41 AC

CITY OF FORT PIERCE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
SIGN SETBACK	5'	10'
DOCKMASTER'S QUARTERS		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	321'
REAR SETBACK	0'	1,027'
LAUNDARY FACILITY		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	242'
REAR SETBACK	0'	1,027'

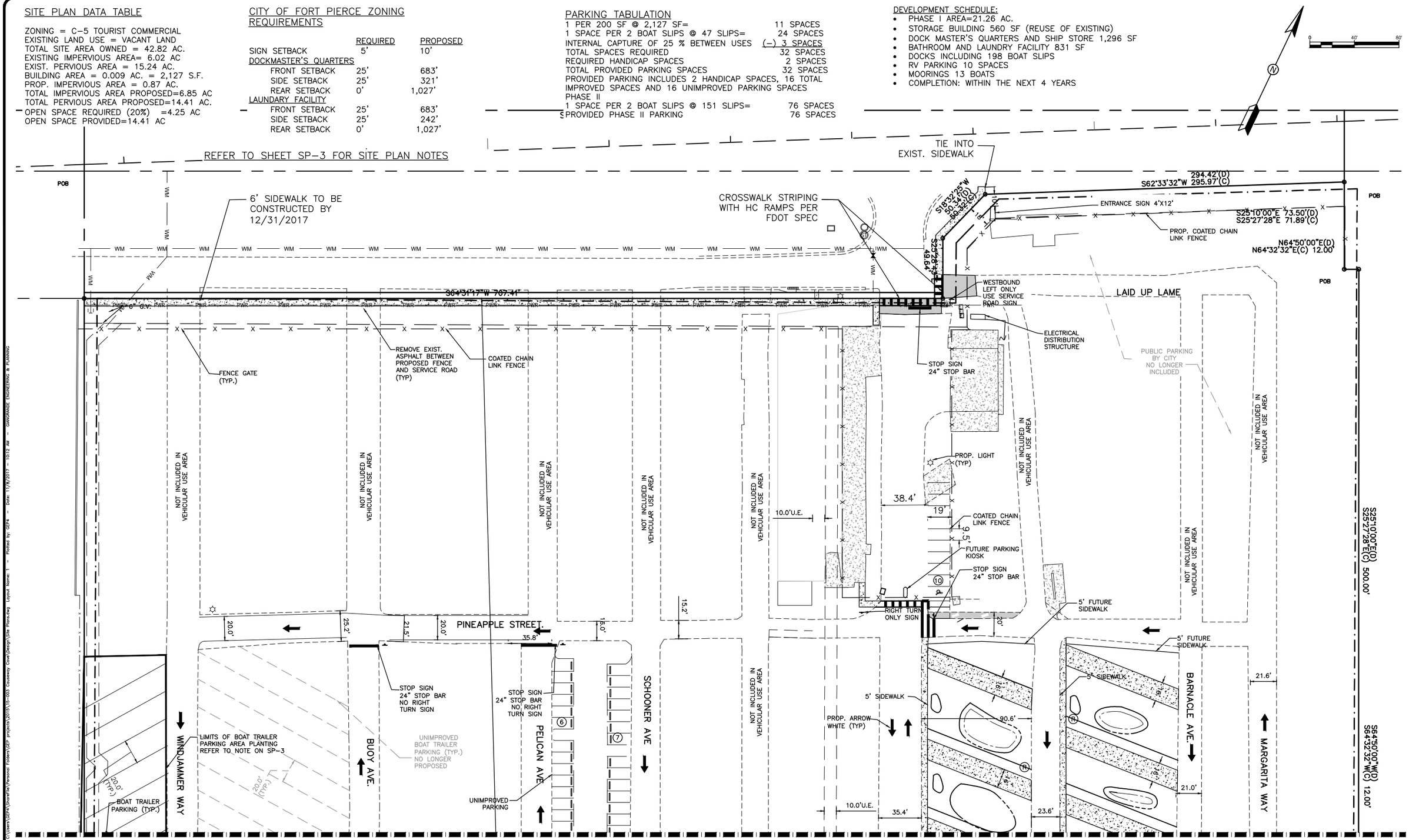
PARKING TABULATION

1 PER 200 SF @ 2,127 SF=	11 SPACES
1 SPACE PER 2 BOAT SLIPS @ 47 SLIPS=	24 SPACES
INTERNAL CAPTURE OF 25 % BETWEEN USES	(-) 3 SPACES
TOTAL SPACES REQUIRED	32 SPACES
REQUIRED HANDICAP SPACES	2 SPACES
TOTAL PROVIDED PARKING SPACES	32 SPACES
PROVIDED PARKING INCLUDES 2 HANDICAP SPACES, 16 TOTAL IMPROVED SPACES AND 16 UNIMPROVED PARKING SPACES	
PHASE II	
1 SPACE PER 2 BOAT SLIPS @ 151 SLIPS=	76 SPACES
PROVIDED PHASE II PARKING	76 SPACES

DEVELOPMENT SCHEDULE:

- PHASE I AREA=21.26 AC.
- STORAGE BUILDING 560 SF (REUSE OF EXISTING)
- DOCK MASTER'S QUARTERS AND SHIP STORE 1,296 SF
- BATHROOM AND LAUNDRY FACILITY 831 SF
- DOCKS INCLUDING 198 BOAT SLIPS
- RV PARKING 10 SPACES
- MOORINGS 13 BOATS
- COMPLETION: WITHIN THE NEXT 4 YEARS

REFER TO SHEET SP-3 FOR SITE PLAN NOTES



MATCH LINE - SEE SHEET SP-2

2017-10-30 LDG PER MINOR SITE PLAN REVISIONS
2017-10-26 JLS SIDEWALK LOCATION ADJUSTMENT
2017-9-24 LDG PER MINOR SITE PLAN REVISIONS
2017-8-24 LDG PER MINOR SITE PLAN REVISIONS
2017-11-8 LDG PER MINOR SITE PLAN REVISIONS TRAILER PARKING

DATE	BY	REVISIONS
2017-7-11	LDG	PER MINOR SITE PLAN AMENDMENT
2017-5-28	LDG	PER SITE REVISION REMOVE BOAT RAMP
2016-3-11	LDG	PER CITY COMMISSION APPROVAL REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=40'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
just-gep (2).jpg
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
LEO GIANGRANDE, PE
License No: 66387

SP-1

Drawing Name: C:\Users\LG\Documents\Projects\Causeway Cove\Design\Site Plan.dwg Layout Name: 1 Plotted By: LG Date: 11/8/2017 - 10:12 AM

MATCH LINE - SEE SHEET SP-1

0 40' 80'

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

BOAT TRAILER PARKING (TYP.)

25.0'

26'

46.0'

4.60

NEW ASPHALT NO LONGER PROPOSED

4.50

89.0'

12'x12' DUMPSTER

PROPOSED UNIMPROVED PARKING

683'

18.0'

46.0'

89.0'

9.5'

9.5'

18.0'

PELICAN AVE

RELOCATED IMPROVED PARKING CLOSER TO DOCKMASTER'S QUARTERS

SCHOONER AVE

22.2'

DINGHY AVE.

DOLPHIN DRIVE

5' SIDEWALK

STOWAWAY AVE.

2' BERM (TYP)

5' SIDEWALK

BARNACLE AVE

MARGARITA WAY

21.0'

21.6'

23.6'

STOP SIGN
24" STOP BAR
NO RIGHT TURN

STOP SIGN
24" STOP BAR
NO RIGHT TURN

STOP SIGN
24" STOP BAR
NO RIGHT TURN

EXISTING 6' PEDESTRIAN ACCESS GATE

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

17.8'

4.0'

12.6'

20'

20'

BOAT RAMP NO LONGER PROPOSED

242'

689'

1,296 S.F. DOCKMASTER'S QUARTERS

831 S.F. LAUNDRY FACILITY

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

PROPOSED KAYAK LAUNCH AREA GRADED @10:1 SLOPE

BOAT RAMP

4"GALV. 40 FIRELINE

LEGEND

X RV Lot

Ⓡ REFUSE CONTAINER

BERM IN RV AREA

PROPOSED MOORING PILE (TYP)

DOCKS AND BOAT RAMP DESIGN IS PERMITTED AND APPROVED BY FDEP

PROPOSED MOORING PILE (TYP)

MATCH LINE - SEE SHEET SP-3

2017-10-30 LDG PER MINOR SITE PLAN REVISIONS
2017-10-26 JLS SIDEWALK LOCATION ADJUSTMENT
2017-9-24 LDG PER MINOR SITE PLAN REVISIONS
2017-8-24 LDG PER MINOR SITE PLAN REVISIONS
2017-11-8 LDG PER MINOR SITE PLAN REVISIONS TRAILER PARKING

DATE	BY	REVISIONS
2017-7-11	LDG	PER MINOR SITE PLAN AMENDMENT
2017-5-28	LDG	PER SITE PLAN REVISION REMOVE BOAT RAMP
2016-3-11	LDG	PER CITY COMMISSION APPROVAL REVISION
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=40'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
just-gep (2).jpg
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SP-2

Drawing Name: C:\Users\LG\AppData\Roaming\Autodesk\C3D 2016\enu\Support\Plotters\GEP - projects\2015\15-050 Causeway Cove\Design\Site Plan.dwg Layout Name: 2 - Plotted by: LG Date: 11/8/2017 - 10:12 AM - GIANGRANDE ENGINEERING & PLANNING

MATCH LINE - SEE SHEET SP-2

33 34 35 36 37 38 39 40 41 42 43 44 45

N25°28'28"W 1745.00'(D)
N25°08'00"W 1745.00'(C)

INDIAN RIVER

MARINA BUOY

MOORING BUOY #12

MOORING FIELD

MOORING BUOY #8

MOORING BUOY #9

MOORING BUOY #10

MOORING BUOY #11

MOORING BUOY #7

MOORING BUOY #6

MOORING BUOY #5

MOORING BUOY #4

MOORING BUOY #3

MOORING BUOY #2

MOORING BUOY #1

13 MOORING FIELDS PROPOSED

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

S25°16'00"E 1267.46'(D)
S25°27'28"E 1269.07'(C)

0 40' 80'

N

NOTE:
1. ALL GRADES ARE NAVD 1988.
2. ALL EXISTING ASPHALT TO REMAIN.
3. REFER TO EXISTING TO PROPOSED ASPHALT DETAIL FOR CONSTRUCTION REQUIREMENT.
4. RV SHOWERS AND BATHROOMS PROVIDED IN DOCKMASTER'S QUARTERS.
5. SITE LIGHTING FOR DIRVE AISLES AND PARKING SHALL MEET THE MINIMUM REQUIREMENTS OF CITY CODE. A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH FINAL SITE PERMIT.
6. RV REFUSE CONTAINERS WILL BE PROVIDED AS SHOWN ON THE SITE PLANS.
7. THE OPERATIONS OF THE BOAT RAMP AND SLIPS WILL BE IN FULL COMPLIANCE OF THE FDEP PERMIT 56-0160635-006 AND US ARMY CORPS OF ENGINEERS PERMIT SAJ-1900-06892.
8. ALL DRIVE AISLES WILL BE CITY REQUIRED MINIMUM WIDTHS. ANY EXISTING DRIVE AISLE LESS THAN THE MINIMUM WILL BE EXPANDED WITH ASPHALT TO COMPLY WITH REQUIRED WIDTHS.
9. LANDSCAPING AND BERMS IN RV AREA CAN BE FIELD SCULPTED WITH OWNER'S REPRESENTITIVE'S DIRECTION. REFER TO CIVIL PLANS FOR GRADING
10. BOAT TRAIL PARKING AREA SHALL BE PLANTED AT 30'o.c. AVERAGE. PLANTINGS MAY BE PLANTED AT GREATER THAN 30' o.c. AS LONG AS THE AVERAGE IS A MAXIMUM OF 30'o.c.. FINAL LANDSCAPING LOCATIONS SHALL BE APPROVED BY CITY OF FT PIERCE PRIOR TO C.O.. FLEXIBILITY OF THE PLANTING SPACING IS REQUIRED TO PROVIDE ADEQUATE ACCESS TO THE TRAILER PARKING SPOTS.

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2017-10-30 LDG PER MINOR SITE PLAN REVISIONS
2017-10-26 JLS SIDEWALK LOCATION ADJUSTMENT
2017-9-24 LDG PER MINOR SITE PLAN REVISIONS
2017-8-24 LDG PER MINOR SITE PLAN REVISIONS
2017-11-8 LDG PER MINOR SITE PLAN REVISIONS TRAILER PARKING

DATE	BY	REVISIONS
2017-8-24	LDG	PER MINOR SITE PLAN REVISION
2017-7-11	LDG	PER MINOR SITE PLAN AMENDMENT
2017-5-28	LDG	PER SITE PLAN REVISION REMOVE BOAT RAMP
2016-3-11	LDG	PER CITY COMMISSION APPROVAL REVISION
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: --
Scale: 1"=40'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
just-gep (2).jpg
LEO GIANGRANDE, PE
License No: 66387

SP-3

EXISTING TREE NOTES

LOCATION OF EXISTING TREES AND PALMS MAY VARY FROM ACTUAL SITE CONDITIONS. EXISTING TREES AND PALMS LOCATED FROM 2012 LABINS AERIAL PHOTOGRAPHY AND 2015 GOOGLE EARTH AERIAL IMAGERY.

NOTES

REFER TO SHEET L1.02 FOR LANDSCAPE TABULATIONS.
REFER TO SHEET L1.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

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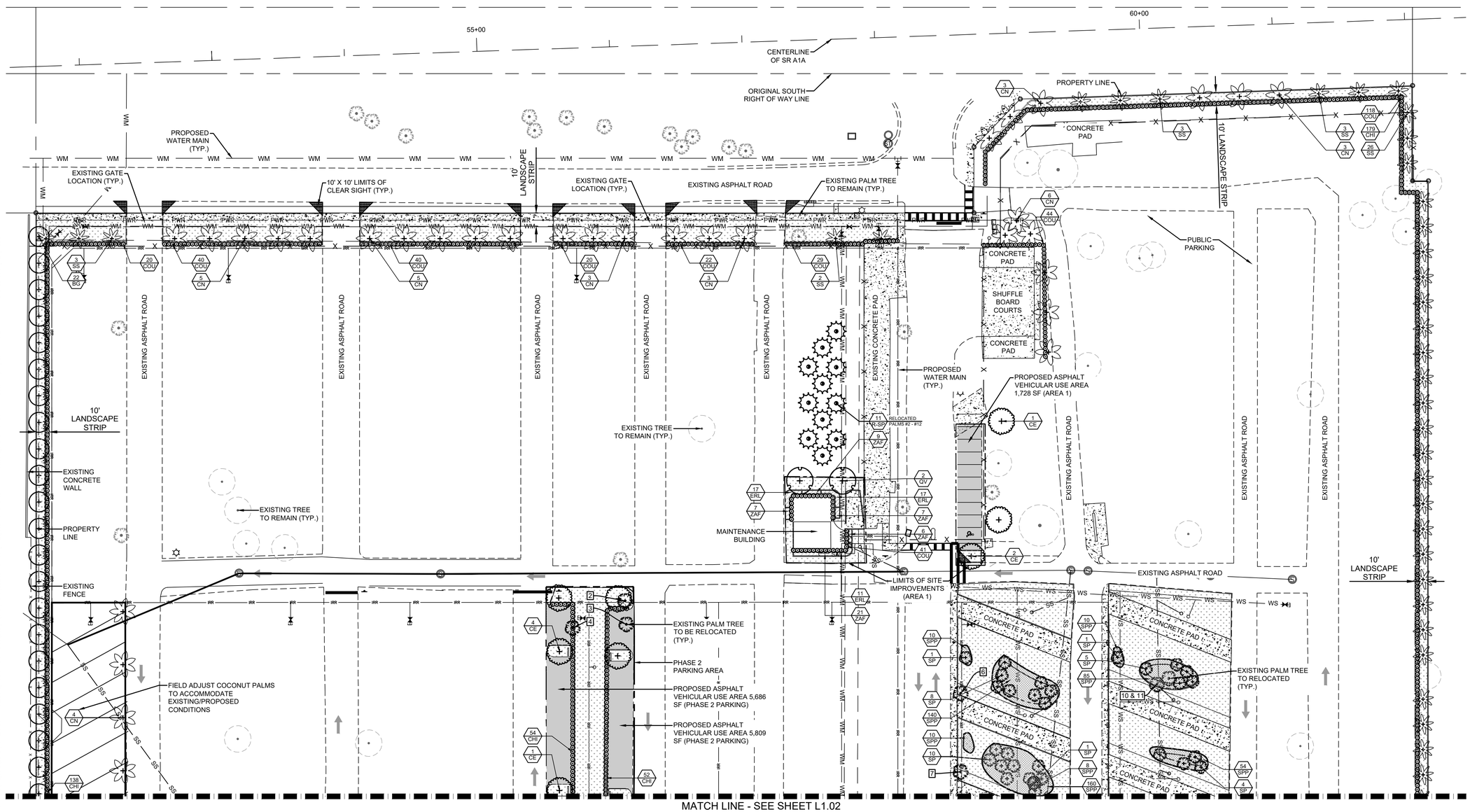

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	BG	Graceful Bamboo
	CE	Green Buttonwood
	QV	Southern Live Oak
PALM TREES	**CODE**	**COMMON NAME**
	CN	Coconut Palm
	SP	Cabbage Palmetto
	SS	Cabbage Palmetto Staggered Heights
RELOCATED TREES	**CODE**	**COMMON NAME**
	R-SP	Cabbage Palmetto
SHRUBS	**CODE**	**COMMON NAME**
	CHI	Red Tip Cocoplum
	CLR	Dwarf Pitch Apple
	COU	Sea Grape
	CES	Sliver Buttonwood
SHRUB AREAS	**CODE**	**COMMON NAME**
	ERL	Golden Creeper
	SPP	Salt Meadow Cord Grass
	ZAF	Coontie Palm
GROUND COVERS	**CODE**	**COMMON NAME**
	SOD	Bahia Grass

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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

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CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE PLAN

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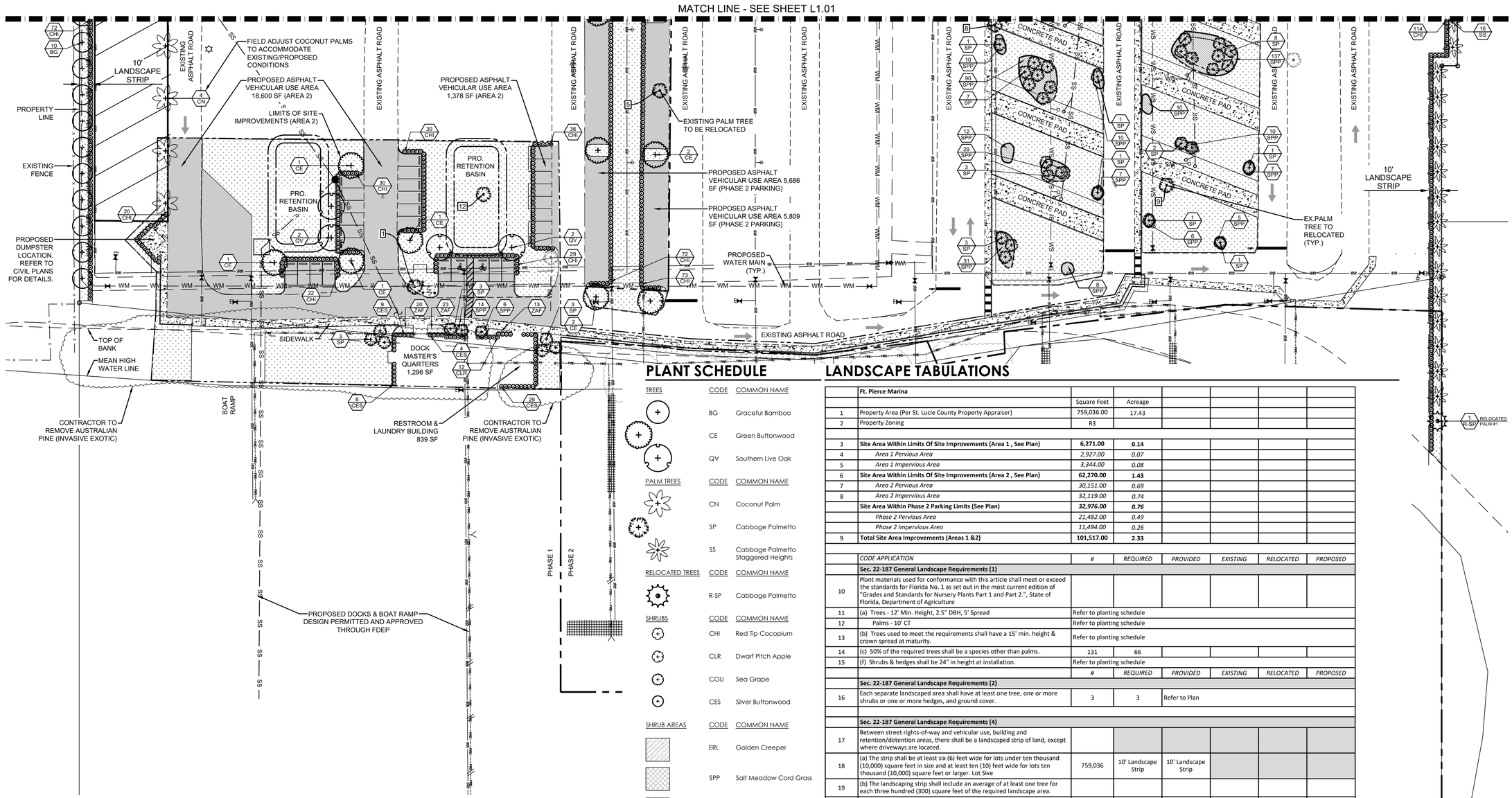
L1.01

Drawing Name: V:\Projects\2015\15-23J.001 - Causeway Cove, Fort Pierce\Design\CAD\Plans\23J.001 LSP.dwg Layout Name: L1.01 -- Plotted by: Eric Harrison -- Date: 11/17/2017 - 9:21 AM -- Holtz Consulting Engineers



PLANT SCHEDULE

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	CES	Silver Buttonwood
SHRUB AREAS	**CODE**	**COMMON NAME**
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GROUND COVERS	**CODE**	**COMMON NAME**
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LANDSCAPE TABULATIONS

	Ft. Pierce Marina						
		Square Feet	Acreage				
1	Property Area (Per St. Lucie County Property Appraiser)	759,036.00	17.43				
2	Property Zoning	R3					
3	**Site Area Within Limits Of Site Improvements (Area 1 , See Plan)**	**6,271.00**	**0.14**				
4	*Area 1 Pervious Area*	*2,927.00*	*0.07*				
5	*Area 1 Impervious Area*	*3,344.00*	*0.08*				
6	**Site Area Within Limits Of Site Improvements (Area 2 , See Plan)**	**62,270.00**	**1.43**				
7	*Area 2 Pervious Area*	*30,151.00*	*0.69*				
8	*Area 2 Impervious Area*	*32,119.00*	*0.74*				
	Site Area Within Phase 2 Parking Limits (See Plan)	***32,976.00***	***0.76***				
	Phase 2 Pervious Area	*21,482.00*	*0.49*				
	Phase 2 Impervious Area	*11,494.00*	*0.26*				
9	**Total Site Area Improvements (Areas 1 &2)**	**101,517.00**	**2.33**				
	CODE APPLICATION	*#*	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (1)						
10	Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture						
11	(a) Trees - 12' Min. Height, 2.5" DBH, 5' Spread	Refer to planting schedule					
12	Palms - 10' CT	Refer to planting schedule					
13	(b) Trees used to meet the requirements shall have a 15' min. height & crown spread at maturity.	Refer to planting schedule					
14	(c) 50% of the required trees shall be a species other than palms.	131	66				
15	(f) Shrubs & hedges shall be 24" in height at installation.	Refer to planting schedule					
		#	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (2)						
16	Each separate landscaped area shall have at least one tree, one or more shrubs or one or more hedges, and ground cover.	3	3	Refer to Plan			
	Sec. 22-187 General Landscape Requirements (4)						
17	Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located.						
18	(a) The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger. Lot Sixe	759,036	10' Landscape Strip	10' Landscape Strip			
19	(b) The landscaping strip shall include an average of at least one tree for each three hundred (300) square feet of the required landscape area.						
20	North Right of Way Buffer (10' depth) - Area	10,035	33	33	1	0	34
	Sec. 22-187 General Landscape Requirements (6)						
21	Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:	Not applicable					
22	(a) Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.	Not applicable					
23	East Buffer (10' depth) - Area	8846	44	42	1	1	44
24	West Buffer (10' depth) - Area	6479	32	32	0	0	32
	Sec. 22-187 General Landscape Requirements (7)						
25	Interior vehicular use areas.						
26	(a) Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas.	31,823	2,121.53	2,122			2,122
27	(b) One tree for each one hundred (100) square feet of required landscaped area.						
28	Area 1 Vehicular Use Area	1,728					
29	Area 2 Vehicular Use Area	18,600	21	21	0	0	21
30	Phase 2 Parking Vehicular Use Area	11,495					

EXISTING TREE NOTES

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CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE PLAN

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L1.02

Drawing Name: x:\Projects\2015\15-223.001 – Causeway Cove Fort Pierce\Design\CAD\Plans\223.001 LNP.dwg Layout Name: L1.02 – Plotted by: Eric Harrison – Date: 11/17/2017 - 9:21 AM

LANDSCAPE SPECIFICATIONS

1. GENERAL
   - 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
     - 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
     - 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
   - 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY OTHERS AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
   - 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
   - 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
   - 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
   - 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
   - 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
   - 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
   - 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
   - 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
   - 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
   - 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
2. PRE-CONSTRUCTION RESPONSIBILITY
   - 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
   - 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
   - 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
   - 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
   - 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
   - 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
3. SITE DEMOLITION
   - 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
   - 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
   - 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
   - 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
   - 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
   - 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
   - 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.
4. TREE PRESERVATION
   - 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.
   - 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
   - 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
   - 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
     - 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
       1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
       2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
       3. BACKFILL TRENCH WITH PLANTING SOIL.
       4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
     - 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
     - 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
   - 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
   - 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.
5. PLANTING SOIL
   - 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
   - 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
     - 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
     - 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
     - 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK
6. LANDSCAPE PLANTING
   - 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
   - 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
   - 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
   - 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
   - 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
   - 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
   - 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
   - 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
   - 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
   - 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
   - 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
   - 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
   - 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
   - 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.
   - 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
   - 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
   - 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
   - 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
   - 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
   - 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
   - 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
   - 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
   - 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
   - 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
   - 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.
7. TURF GRASSES
   - 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.
8. MULCH & FERTILIZER
   - 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.
   - 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.
   - 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TUNKS.
   - 8.4. FERTILIZER MIX AS FOLLOWS:
     - 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS
9. WATERING
   - 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
   - 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.
10. PROJECT CLOSEOUT
    - 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
    - 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
    - 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
    - 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
    - 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. GUARANTEE
    - 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
    - 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
    - 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE SPECIFICATIONS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

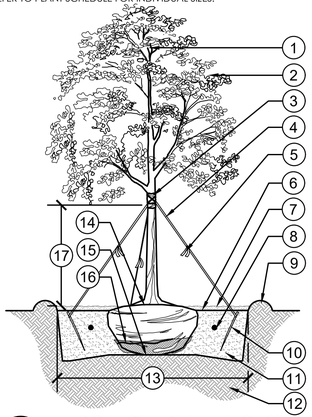
ERIC D. HARRISON, RLA
License No: 6667129

L1.03

Drawing Name: x:\Projects\2015\15-223.001 - Causeway Cove Fort Pierce\Design\CAD\Xrefs\223.001 LSP.dwg Layout Name: L1.03 - Plotted by: Eric Harrison - Date: 11/17/2017 - 9:21 AM

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 4" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



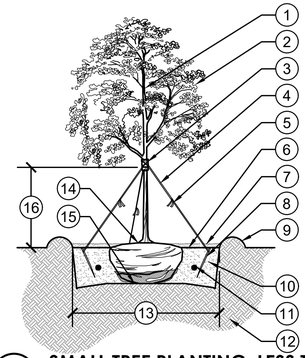
1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. FLUORESCENT MARKING FLAG
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
11. SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
17. CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 LARGE TREE PLANTING: 2" CALIPER AND GREATER

1/4" = 1'-0" 329343-17

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 4" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

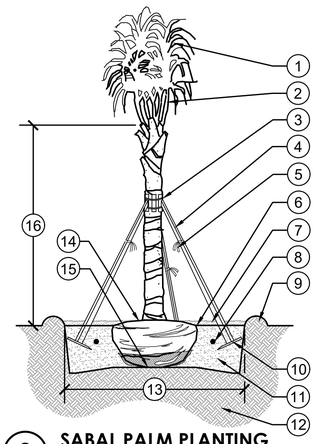
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. 1/2"X2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. BACKFILL WITH SPECIFIED SOIL MIX
11. FERTILIZER TABLET IF APPLICABLE
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 SMALL TREE PLANTING: LESS THAN 2" CALIPER

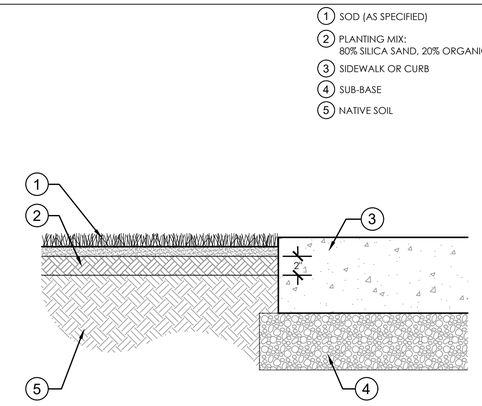
1/4" = 1'-0" 329343-18



1. DO NOT HURRICANE CUT FRONDS
2. UNITE FRONDS PRIOR TO INSPECTION
3. METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"X4" WOOD BATTENS: DO NOT NAIL STAKES DIRECTLY TO TRUNK
4. 2"X4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
5. 1/2"x2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. 2"X4"X8" STAKE: SET 2' BELOW FINISH GRADE
11. BACKFILL WITH SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

3 SABAL PALM PLANTING

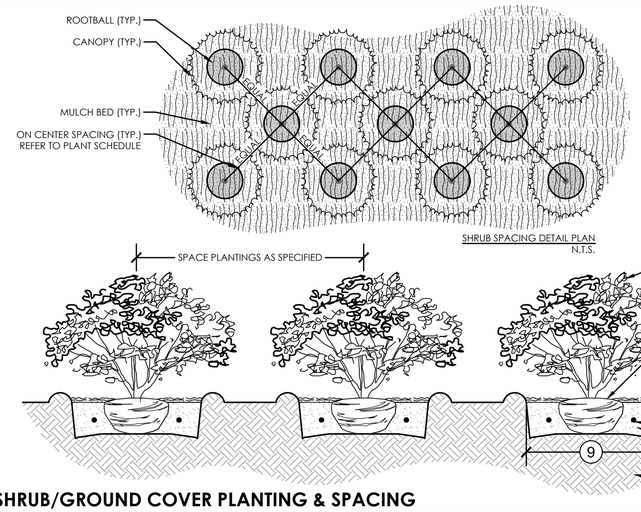
1/4" = 1'-0" 329343-21



1. SOD (AS SPECIFIED)
2. PLANTING MIX: 80% SILICA SAND, 20% ORGANIC
3. SIDEWALK OR CURB
4. SUB-BASE
5. NATIVE SOIL

4 SOD PLANTING

1 1/2" = 1'-0" 329333-03



1. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
2. SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4. CONSTRUCT TEMPORARY 3" WATERING BASIN
5. FINISH GRADE
6. FERTILIZER TABLET IF APPLICABLE.
7. BACKFILL WITH SPECIFIED SOIL MIX
8. EXISTING SOIL
9. 2X DIAMETER OF THE ROOTBALL

5 SHRUB/GROUND COVER PLANTING & SPACING

1" = 1'-0" 329333-08

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
+	BG	32	Graceful Bamboo	Bambusa textilis gracilis	B & B	12` - 14` OAH	No	
+	CE	16	Green Buttonwood	Conocarpus erectus	B & B	14` HT, 7` SPRD, 4" DBH	Yes	
+	QV	6	Southern Live Oak	Quercus virginiana	B & B	12` HT, 5` SPRD, 3" DBH	Yes	

PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
+	CN	36	Coconut Palm	Cocos nucifera	B & B	12` - 16` CT	No	
+	SP	68	Cabbage Palmetto	Sabal palmetto	B & B	12` - 16` CT	Yes	
+	SS	53	Cabbage Palmetto	Sabal palmetto	B & B	12`-22` C.T.	Yes	Staggered Heights

RELOCATED TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	R-SP	12	Cabbage Palmetto	Sabal palmetto	Relocated		Yes	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	CHI	921	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	CLR	12	Dwarf Pitch Apple	Clusia rosea `Nana`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	COU	374	Sea Grape	Coccoloba uvifera	See Size	24"x24"	Yes	36" o.c.	
	CES	48	Silver Buttonwood	Conocarpus erectus `Sericeus`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	ERL	45	Golden Creeper	Ernodea littoralis	See Size	14"x14"	Yes	24" o.c.	
	SPP	869	Salt Meadow Cord Grass	Spartina patens	See Size	18" HT, 18" SPRD	Yes	36" o.c.	
	ZAF	106	Coontie Palm	Zamia floridana	See Size	14" HT, 14" SPRD	Yes	24" o.c.	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	SOD	100,299 sf	Bahia Grass	Paspalum notatum	Sod	FULL	N/A	

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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE DETAILS

GIANGRANDE ENGINEERING AND PLANNING
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ERIC D. HARRISON, RLA
License No: 6667129

L1.04

Drawing Name: X:\Projects\2015\15-223.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\223.001 L&P.dwg Layout Name: L1.04 - Plotted by: Eric Harrison - Date: 11/17/2017 - 9:21 AM

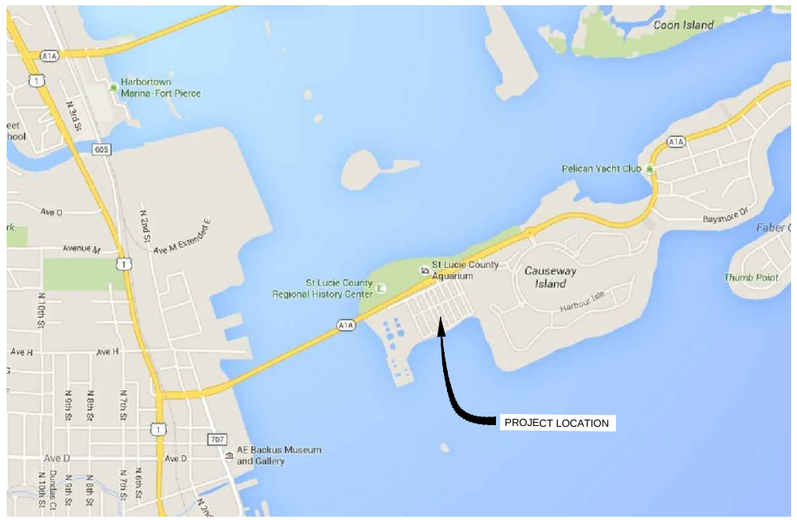
CONSTRUCTION PLANS

FOR

CAUSEWAY COVE
DOCKMASTER'S QUARTERS

ST. LUCIE COUNTY, FL.

LOCATION MAP
NOT TO SCALE



VICINITY MAP

NTS

SHEET INDEX

SHEET NO.	SHEET TITLE/DESCRIPTION
G-1	COVER
SP-1	SITE PLAN
SP-2	SITE PLAN
SP-3	SITE PLAN
C-1	CIVIL ENGINEERING PLAN
C-2	CIVIL ENGINEERING PLAN
D-1	DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE NOTES
L1.04	LANDSCAPE DETAILS

CAUSEWAY COVE
CITY OF FT. PIERCE, FL
601 SEAWAY COVE

OCTOBER 2015
REVISED DECEMBER 2015

GIANGRANDE ENGINEERING AND PLANNING
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Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SITE PLAN DATA TABLE

ZONING = C-5 TOURIST COMMERCIAL
EXISTING LAND USE = VACANT LAND
TOTAL SITE AREA OWNED = 42.82 AC.
PHASE I AREA=21.26 AC
EXISTING IMPERVIOUS AREA= 6.02 AC
EXIST. PERVIOUS AREA = 15.24 AC.
BUILDING AREA = 0.009 AC. = 2,127 S.F.
PROP. IMPERVIOUS AREA = 0.44 AC.
TOTAL IMPERVIOUS AREA PROPOSED=6.46 AC
TOTAL PERVIOUS AREA PROPOSED=14.80 AC.
OPEN SPACE REQUIRED (20%) =4.25 AC
OPEN SPACE PROVIDED=14.80 AC

CITY OF FORT PIERCE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
SIGN SETBACK	5'	10'
DOCKMASTER'S QUARTERS		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	321'
REAR SETBACK	0'	1,027'
LAUNDARY FACILITY		
FRONT SETBACK	25'	683'
SIDE SETBACK	25'	242'
REAR SETBACK	0'	1,027'

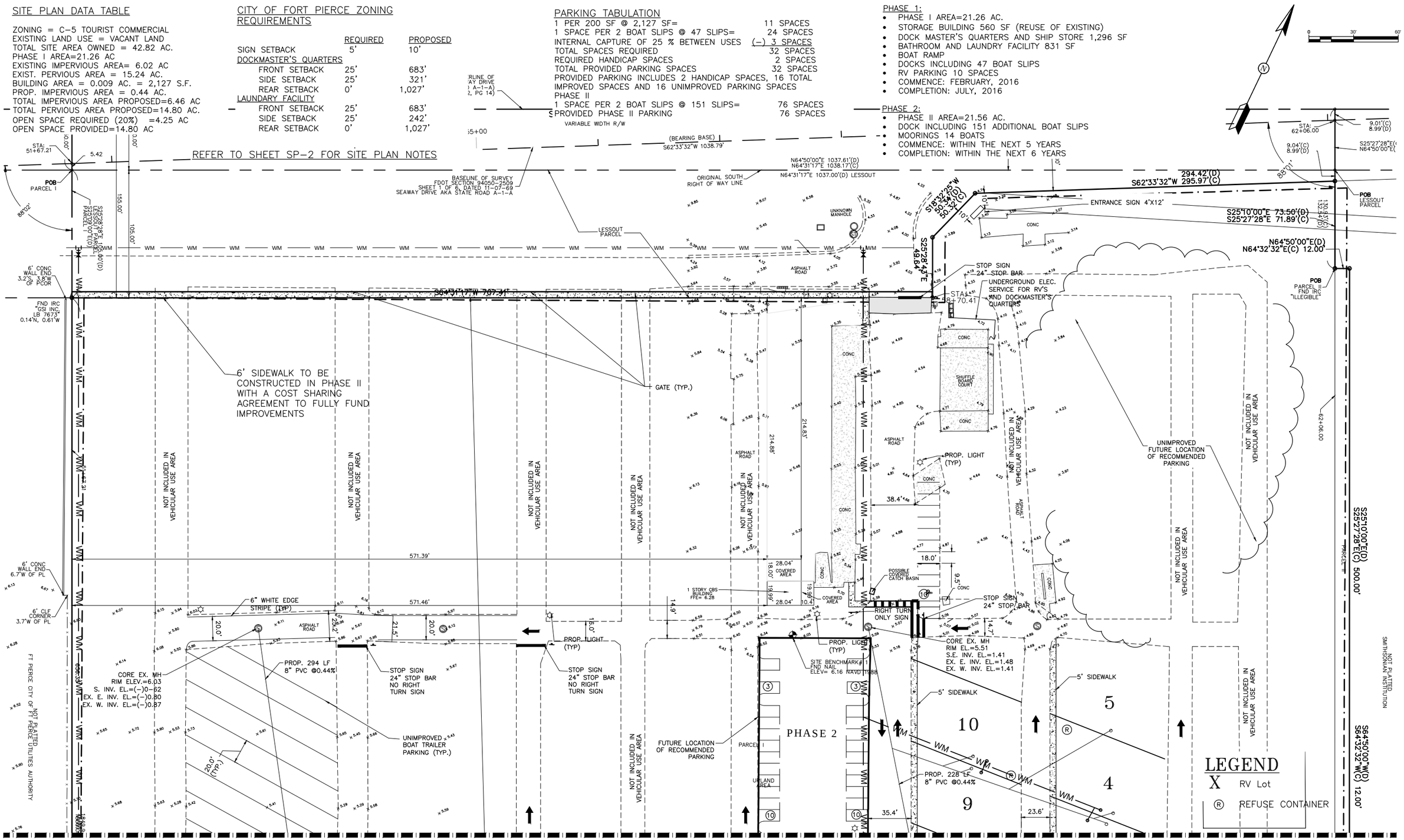
PARKING TABULATION

1 PER 200 SF @ 2,127 SF= 11 SPACES
1 SPACE PER 2 BOAT SLIPS @ 47 SLIPS= 24 SPACES
INTERNAL CAPTURE OF 25 % BETWEEN USES (-) 3 SPACES
TOTAL SPACES REQUIRED 32 SPACES
REQUIRED HANDICAP SPACES 2 SPACES
TOTAL PROVIDED PARKING SPACES 32 SPACES
PROVIDED PARKING INCLUDES 2 HANDICAP SPACES, 16 TOTAL IMPROVED SPACES AND 16 UNIMPROVED PARKING SPACES
PHASE II
1 SPACE PER 2 BOAT SLIPS @ 151 SLIPS= 76 SPACES
PROVIDED PHASE II PARKING 76 SPACES

PHASE 1:
- PHASE I AREA=21.26 AC.
- STORAGE BUILDING 560 SF (REUSE OF EXISTING)
- DOCK MASTER'S QUARTERS AND SHIP STORE 1,296 SF
- BATHROOM AND LAUNDRY FACILITY 831 SF
- BOAT RAMP
- DOCKS INCLUDING 47 BOAT SLIPS
- RV PARKING 10 SPACES
- COMMENCE: FEBRUARY, 2016
- COMPLETION: JULY, 2016

PHASE 2:
- PHASE II AREA=21.56 AC.
- DOCK INCLUDING 151 ADDITIONAL BOAT SLIPS
- MOORINGS 14 BOATS
- COMMENCE: WITHIN THE NEXT 5 YEARS
- COMPLETION: WITHIN THE NEXT 6 YEARS

REFER TO SHEET SP-2 FOR SITE PLAN NOTES



MATCH LINE - SEE SHEET SP-2

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
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SP-1

Drawing Name: C:\Users\LGEP 2\Documents\LGEP 2015-3-5-10\LGEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Site Plans.dwg Layout Name: 1 -- Plotted by: LGEP 2 -- Date: 1/5/2016 - 6:14 PM -- Hartz Consulting Engineers

MATCH LINE - SEE SHEET SP-1

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

ASPHALT ROAD

20.0' (TYP.)

BOAT TRAILER PARKING (TYP.)

25.0'

FUTURE LOCATION OF RECOMMENDED PARKING

25.8'

PROPOSED UNIMPROVED PARKING

NEW ASPHALT

SITE BENCHMARK # 2
FND NAIL & DISK
ELEV= 4.53 NAVD 1988

PROP. SAN. MH
RIM EL.=4.70
INV. EL.=0.45

6" SAN. SERVICE

18.0'

6.5'

12'x12' DUMPSTER

6' CLF INTERSECTION 3.8'W OF PL

SET IRC "PSM 6330 WITNESS"

683'

20.0'

19.6'

NOT INCLUDED IN VEHICULAR USE AREA

22.2'

FUTURE LOCATION OF RECOMMENDED PARKING

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

PHASE 2

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

9.5'

18.0'

12.6'

STOP SIGN
24" STOP BAR

8
PROP. SAN. MH
RIM EL.=5.50
INV. EL.=2.15

3

2

1

7

6

5' SIDEWALK

5' SIDEWALK

21.0'

3" SERVICE (TYP)

SANITARY SERVICE (TYP)

23.6'

18.1'

16.4'

0 30' 60'

FND IR
0.11'N, 0.34'E

1849.95'(C) TOTAL
1850.00'(D) TOTAL

NOT INCLUDED IN VEHICULAR USE AREA

161.06'

S25°11'00"E 1267.46'(D)
S25°22'28"E 1260.47'(C)

SET IRC "PSM 6330 WITNESS"

EXISTING 6' PEDESTRIAN ACCESS GATE

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

TOP OF BANK

17.8'

11.6'

14.0'

S70°00'13"W 564.79'(D)
S70°30'13"W 564.95'(C)

FLOOD ZONE "AE" 5.0

FLOOD ZONE "VE" 7.0

PHASE 1

PHASE 2

S55°11'19"W 482.47'(C)
S55°30'00"W 482.41'(D)

PUBLIC ACCESS SIDEWALK PROVIDED BY OWNER

242'

36'

43'

831 S.F. LAUNDRY FACILITY

1,296 S.F. DOCKMASTER'S QUARTERS

36'

25'

692'

1108.01'

PROPOSED KAYAK LAUNCH AREA GRADED @10:1 SLOPE

SET IRC "PSM 6330 WITNESS"

MEAN HIGH WATER LINE
ELEV= 0.28 NAVD 1988
DATED 6-06-14 AT 3:00 PM

BOAT RAMP

PROPOSED MOORING PILE (TYP)

1020'

DOCKS AND BOAT RAMP DESIGN IS PERMITTED AND APPROVED BY FDEP

PHASE 1

PHASE 2

NOTE:

1. ALL GRADES ARE NAVD 1988.
2. ALL EXISTING ASPHALT TO REMAIN.
3. REFER TO EXISTING TO PROPOSED ASPHALT DETAIL FOR CONSTRUCTION REQUIREMENT.
4. RV SHOWERS AND BATHROOMS PROVIDED IN DOCKMASTER'S QUARTERS.
5. SITE LIGHTING FOR DIRVE AISLES AND PARKING SHALL MEET THE MINIMUM REQUIREMENTS OF CITY CODE. A PHOTOMETRIC PLAN WILL BE SUBMITTED WITH FINAL SITE PERMIT.
6. RV REFUSE CONTAINERS WILL BE PROVIDED AS SHOWN ON THE SITE PLANS.
7. THE OPERATIONS OF THE BOAT RAMP AND SLIPS WILL BE IN FULL COMPLIANCE OF THE FDEP PERMIT 56-0160635-006 AND US ARMY CORPS OF ENGINEERS PERMIT SAJ-1900-06892.
8. ALL DRIVE AISLES WILL BE CITY REQUIRED MINIMUM WIDTHS. ANY EXISTING DRIVE AISLE LESS THAN THE MINIMUM WILL BE EXPANDED WITH ASPHALT TO COMPLY WITH REQUIRED WIDTHS.

LEGEND

X RV Lot

Ⓡ REFUSE CONTAINER

PROPOSED MOORING PILE (TYP)

FLOOD ZONE "VE" 7.0

FLOOD ZONE "AE" 5.0

MATCH LINE - SEE SHEET SP-3

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

SP-2

Drawing Name: c:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Site Plans.dwg Layout Name: 2 — Plotted by: GEP 2 — Date: 1/5/2016 - 6:14 PM — Hetz Consulting Engineers

MATCH LINE - SEE SHEET SP-2

PHASE 2

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

1088.65'

INDIAN RIVER

SUBMERGED LANDS AREA

0 30' 60'

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

1108.01'

MEAN HIGH WATER LINE
ELEV= -0.28 NAVD 1988
DATED 6-06-14 AT 3:00 PM

MOORING FIELD

14 MOORING FIELDS PROPOSED

SET IRC
"PSM 6330
WITNESS"

180.00'

FLOOD ZONE
AE 5.0

FLOOD ZONE
AE 7.0

CNS

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

CNS

Drawing Name: C:\Users\LG\Documents\GEP projects\Causeway Cove\Survey\2015-12-15\Causeway Cove\Site Plans.dwg Layout Name: 3 -- Plotted by: GEP 2 -- Date: 1/6/2016 -- 6:15 PM -- Hertz Consulting Engineers

DATE	BY	REVISIONS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: ----
Scale: ####
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

SITE PLAN

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License No: 66387

SP-3

NOTE:

1. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.
2. WATER SERVICE FOR RV LOTS SHALL INCLUDE A TIMBER POST FOR MOUNTING HOSE BIB.
3. SANITARY SERVICE WILL BE PROVIDED WITH CONNECTION TO CLEANOUT TYPE THREADED CONNECTION.

SEAWAY DRIVE
STATE ROAD A-1-A
VARIABLE WIDTH R/W

CENTERLINE OF SEAWAY DRIVE (STATE ROAD A-1-A) (PB 22, PG 14)

N64°50'00"E 1562.60'(D)
N64°31'17"E 1563.18'(C)
1038.18'

(BEARING BASE)
S62°33'32"W 1038.79'

BASELINE OF SURVEY
FDOT SECTION 94050-2509
SHEET 1 OF 6, DATED 11-07-69
SEAWAY DRIVE AKA STATE ROAD A-1-A

ORIGINAL SOUTH RIGHT OF WAY LINE

N64°50'00"E 1037.61'(D)
N64°31'17"E 1038.17'(C)
N64°31'17"E 1037.00'(D) LESSOUT

55+00
60+00

STA: 51+67.21
STA: 62+06.00
STA: 68+70.41
STA: 69+06.00

POB PARCEL I

LESSOUT PARCEL

POB LESSOUT PARCEL

POB PARCEL II
FND IRC "ILLEGIBLE"

S25°28'28"E 49.64'
S25°09'00"E(D)

S18°32'25"W 50.34'(D) 50.34'(C)

294.42'(D)
S62°33'32"W 295.97'(C)

S25°10'00"E 73.50'(D)
S25°27'28"E 71.89'(C)

N64°50'00"E(D)
N64°32'32"E(C) 12.00'

S25°10'00"E(D)
S25°27'28"E(C) 500.00'

S64°50'00"W(D)
S64°32'32"W(C) 12.00'

S64°31'17"W 767.31'

50.00'
155.00'
105.00'
5.42
88°02'
86°01'
9.01'(C)
8.99'(D)
9.04'(C)
8.99'(D)
132.43'(C)

6"x4" TAPPING SLEEVE AND GATE VALVE

6' CONC WALL END 3.2'S, 3.8'W OF POR

FND IRC "GSI INC. LB 7673" 0.14'N, 0.61'W

6"x2" TAPPING SLEEVE AND GATE VALVE (TYP.)

UNKNOWN MANHOLE

ENTRANCE SIGN 4'X12'

PROPOSED ASPHALT

STOP SIGN 24" STOP BAR

UNDERGROUND ELEC. SERVICE FOR RV'S AND DOCKMASTER'S QUARTERS

6' SIDEWALK TO BE CONSTRUCTED IN PHASE II WITH A COST SHARING AGREEMENT TO FULLY FUND IMPROVEMENTS

GATE (TYP.)

2" WATER MAIN

PROP. 4" WATER MAIN

SHUFFLE BOARD COURT

PROP. LIGHT (TYP)

UNIMPROVED FUTURE LOCATION OF RECOMMENDED PARKING

NOT INCLUDED IN VEHICULAR USE AREA

214.88'
214.83'
38.4'
571.39'
571.46'
28.04' COVERED AREA
18.0'
9.5'
14.9'
14.7'
19.96'
19.99'
10.41'
1 STORY CBS BUILDING FFE= 6.26

6' CONC WALL END 6.7'W OF PL

6' CLF CORNER 3.7'W OF PL

6" WHITE EDGE STRIPE (TYP)

20.0'
23.2'
21.5'
20.0'
15.0'

CORE EX. MH
RIM ELEV.=6.03
S. INV. EL.=(-)0.62
EX. E. INV. EL.=(-)0.80
EX. W. INV. EL.=(-)0.87

PROP. 294 LF 8" PVC @0.44%

STOP SIGN 24" STOP BAR NO RIGHT TURN SIGN

STOP SIGN 24" STOP BAR NO RIGHT TURN SIGN

UNIMPROVED BOAT TRAILER PARKING (TYP.)

20.0' (TYP.)

PROP. LIGHT (TYP)

FUTURE LOCATION OF RECOMMENDED PARKING

PARCEL I

UPLAND AREA

SITE BENCHMARK # 1
END NAIL
ELEV= 6.16 NAVD 1988

POSSIBLE COVERED CATCH BASIN

RIGHT TURN ONLY SIGN

STOP SIGN 24" STOP BAR

CORE EX. MH
RIM EL.=5.51
S.E. INV. EL.=1.41
EX. E. INV. EL.=1.48
EX. W. INV. EL.=1.41

5' SIDEWALK

PROP. 228 LF 8" PVC @0.44%

35.4'
23.6'

10
5
4
9

CONC
ASPHALT ROAD

FT PIERCE CITY OF FT PIERCE UTILITIES AUTHORITY NOT PLATTED

SMITHSONIAN INSTITUTION NOT PLATTED

LEGEND
X RV Lot
REFUSE CONTAINER

MATCH LINE - SEE SHEET C-2

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
2015-12-14	LDG	CITY COMMENTS RESUBMITTAL

Date: 09-29-2015
Scale: 1"=30'
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

CIVIL ENGINEERING PLANS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

C-1

Drawing Name: C:\Users\LG\GEP Dropbox\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove Civil Plans.dwg Layout Name: 1 — Plotted by: GEP 2 — Date: 1/5/2016 — 6:18 PM — Hoza Consulting Engineers

MATCH LINE - SEE SHEET C-1

N25°28'28"W 1745.00'(C)
N25°59'00"W 1745.00'(D)

4" WATER MAIN

25.0'

20.0' (TYP.)

BOAT TRAILER PARKING (TYP.)

FUTURE LOCATION OF RECOMMENDED PARKING

25.8'

PROPOSED UNIMPROVED PARKING

NEW ASPHALT

PROP. SAN. MH
RIM EL.=4.70
INV. EL.=0.45

6" SAN. SERVICE

SITE BENCHMARK #2
FND NAIL & DISK
ELEV= 4.53 NAVD 1988

PROPOSED RETENTION AREA
18,600 S.F.

PROPOSED RETENTION AREA
1,200 S.F.

12'x12' DUMPSTER

6' CLF INTERSECTION 3.8'W OF PL

1 5/8" WATER SERVICE

SET IRC "PSM 6330 WITNESS"

ASPHALT ROAD

6' CONC. WALK W/ TYPE "D" CURB

TOP OF BANK

242' 1 5/8" WATER SERVICE

6"

43'

831 S.F. LAUNDRY FACILITY

25'

1,296 S.F. DOCKMASTER'S QUARTERS

36'

BOAT RAMP

MEAN HIGH WATER LINE
ELEV= -0.28 NAVD 1988
DATED 6-06-14 AT 2:00 PM

PROPOSED MOORING PILE (TYP)

1027'

DOCKS AND BOAT RAMP DESIGN IS PERMITTED AND APPROVED BY FDEP

PHASE 1

PHASE 2

693'

20.0'

19.6'

NOT INCLUDED IN VEHICULAR USE AREA

FUTURE LOCATION OF RECOMMENDED PARKING

PROPOSED NEW ASPHALT TO MAINTAIN 14' ONE-WAY DRIVE AISLE

22.2'

2" WATER MAIN

PROP. SAN. MH
RIM EL.=5.50
INV. EL.=2.15

5' SIDEWALK

SANITARY SERVICE (TYP)

4"x2" REDUCER

STOP SIGN
24" STOP BAR

12.6'

11.6'

14.0'

17.8'

16.4'

FLOOD ZONE AE= 5.0

5' SIDEWALK W/D CURB

S70°30'00"W 564.79'(D)
S70°30'13"W 564.95'(C)

FLOOD ZONE VE= 7.0

692'

PROPOSED KAYAK LAUNCH AREA GRADED @10:1 SLOPE

SET IRC "PSM 6330 WITNESS"

S55°11'19"W 482.47'(C)
S55°30'00"W 482.41'(D)

3

8

2

7

1

6

21.0'

23.6'

19.1'

16.4'

0 30' 60'

FND IR
0.11'N, 0.34'E

5' SIDEWALK

3" SERVICE (TYP)

NOT INCLUDED IN VEHICULAR USE AREA

1849.95'(C)
1850.00'(D) TOTAL

161.06'

110.01'

S25°10'00"E 1267.46'(D)
S25°22'28"E 1260.07'(C)

SET IRC "PSM 6330 WITNESS"

EXISTING 6' PEDESTRIAN ACCESS GATE

PUBLIC ACCESS SIDEWALK PROVIDED BY OWNER

HARBOUR ISLE AT HUTCHINSON ISLAND
(PB 43, PGS 3A & 3B)

LEGEND

- X — RV Lot
- 3.80 — Proposed Grade
- New Asphalt
- New Concrete

PROPOSED MOORING PILE (TYP)

FLOOD ZONE AE= 5.0

FLOOD ZONE VE= 7.0

Drawing Name: C:\Users\GEP 2\Desktop\GEP 2015-5-10\GEP projects\Causeway Cove\Design\2015-12-13\Causeway Cove\Civil Plans.dwg Layout Name: 2 -- Plotted by: GEP 2 -- Date: 1/5/2016 - 6:18 PM - Holtz Consulting Engineers

DATE	BY	REVISIONS
2016-1-6	LDG	PER CITY COMMENTS
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CAUSEWAY COVE
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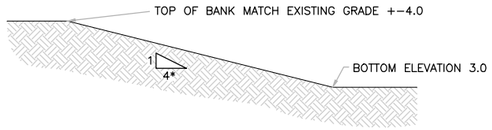
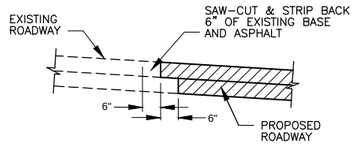
C-2



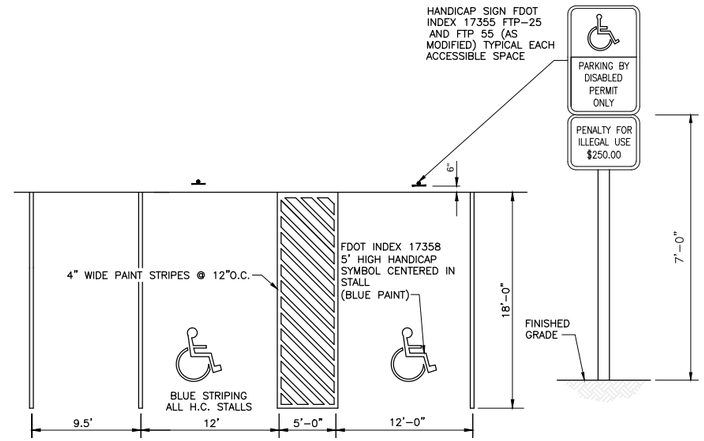
TYPICAL RETENTION AREA SECTION

N.T.S.



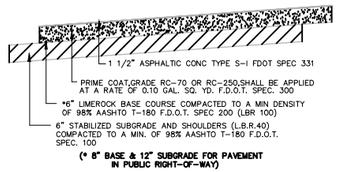
ASPHALT TIE-IN DETAIL

N.T.S.



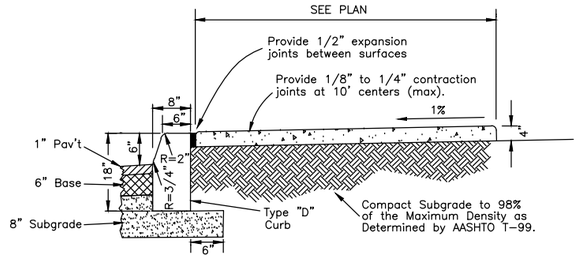
HANDICAP PARKING DETAIL

N.T.S.



ON-SITE PAVEMENT SECTION

N.T.S.



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION

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DATE	BY	REVISIONS

Date: ----
Scale: ####
Design By: LG
Drawn By: RCF
Check By: LG

CAUSEWAY COVE
FT. PIERCE, FL
601 SEAWAY DRIVE

DETAILS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901

LEO GIANGRANDE, PE
License No: 66387

D-1

EXISTING TREE NOTES

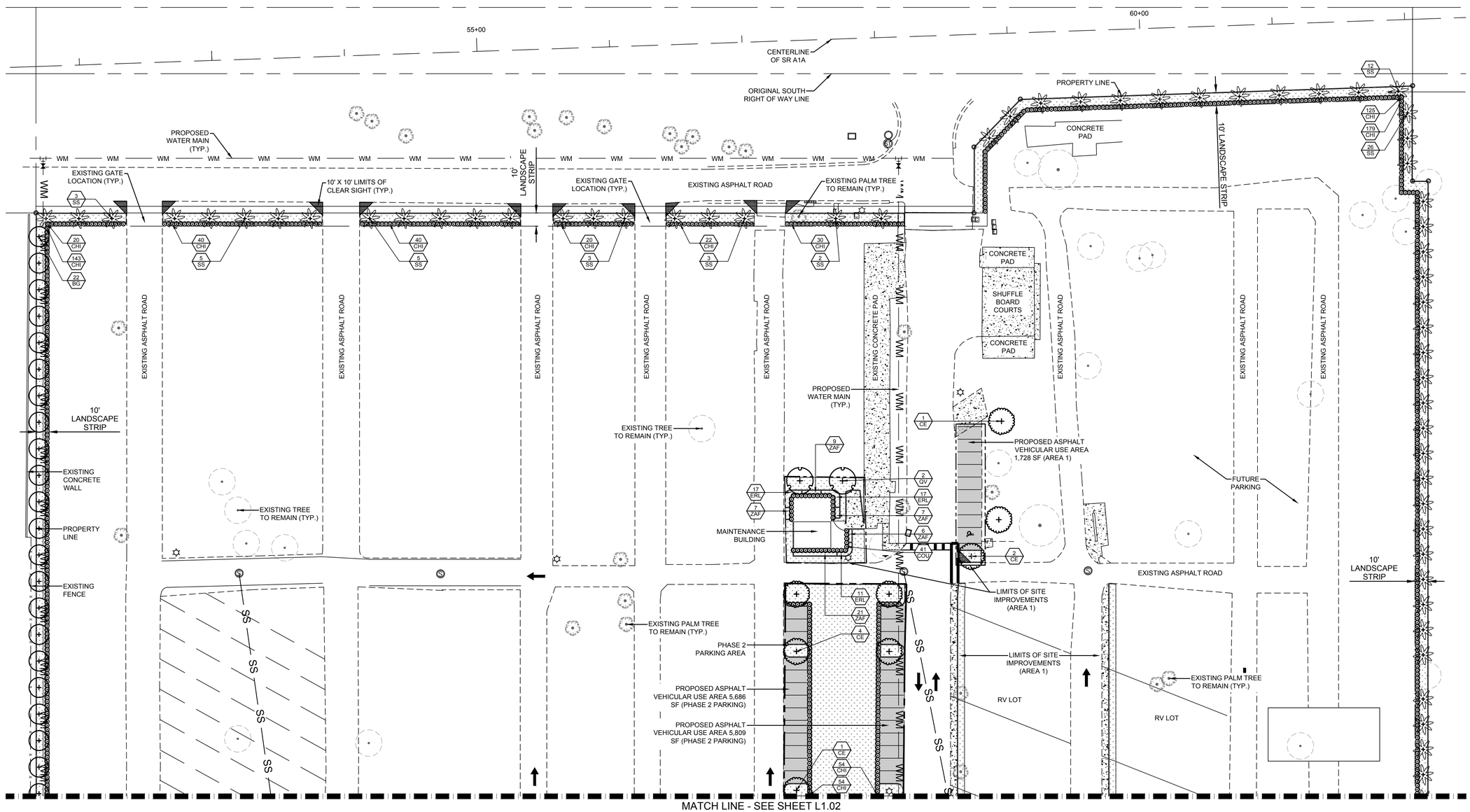
LOCATION OF EXISTING TREES AND PALMS MAY VARY FROM ACTUAL SITE CONDITIONS. EXISTING TREES AND PALMS LOCATED FROM 2012 LABINS AERIAL PHOTOGRAPHY AND 2015 GOOGLE EARTH AERIAL IMAGERY.

NOTES

REFER TO SHEET L1.02 FOR LANDSCAPE TABULATIONS.
REFER TO SHEET L1.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	BG	Graceful Bamboo
	CE	Green Buttonwood
	QV	Southern Live Oak

PALM TREES	CODE	COMMON NAME
	SP	Cabbage Palmetto
	SS	Cabbage Palmetto Staggered Heights

RELOCATED TREES	CODE	COMMON NAME
	R-SP	Cabbage Palmetto

SHRUBS	CODE	COMMON NAME
	CHI	Red Tip Cocoplum
	CLR	Dwarf Pitch Apple
	COU	Sea Grape
	CES	Silver Buttonwood

SHRUB AREAS	CODE	COMMON NAME
	ERL	Golden Creeper
	SPP	Salt Meadow Cord Grass
	ZAF	Coontie Palm

GROUND COVERS	CODE	COMMON NAME
	SOD	Bahia Grass

CHEN•MOORE &ASSOCIATES
510 SE Dixie Highway
Stuart, FL 34994
772.919.7018
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

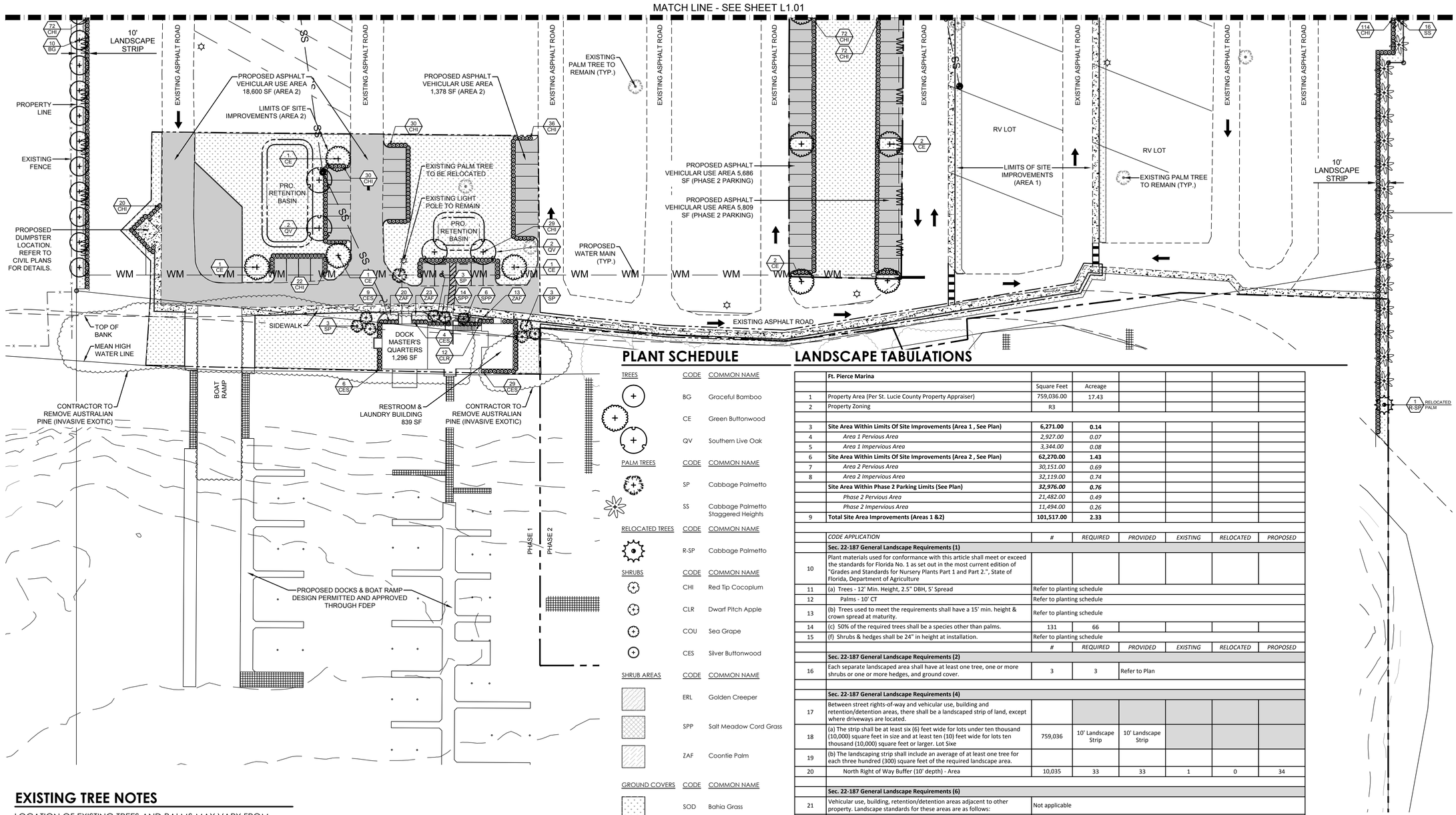
CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
ERIC D. HARRISON, RLA
License No: 6667129

L1.01

Drawing Name: V:\Projects\2015\15-23JX01 - Causeway Cove Fort Pierce\Design\CAD\Plans\23JX01 LSP.dwg Layout Name: L1.01 -- Plotted by: Eric Harrison -- Date: 1/4/2016 -- 3:14 PM -- Holtz Consulting Engineers



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	BG	Graceful Bamboo
	CE	Green Buttonwood
	QV	Southern Live Oak
PALM TREES	**CODE**	**COMMON NAME**
	SP	Cabbage Palmetto
	SS	Cabbage Palmetto Staggered Heights
RELOCATED TREES	**CODE**	**COMMON NAME**
	R-SP	Cabbage Palmetto
SHRUBS	**CODE**	**COMMON NAME**
	CHI	Red Tip Cocoplum
	CLR	Dwarf Pitch Apple
	COU	Sea Grape
	CES	Silver Buttonwood
SHRUB AREAS	**CODE**	**COMMON NAME**
	ERL	Golden Creeper
	SPP	Salt Meadow Cord Grass
	ZAF	Coontie Palm
GROUND COVERS	**CODE**	**COMMON NAME**
	SOD	Bahia Grass

LANDSCAPE TABULATIONS

	Ft. Pierce Marina						
		Square Feet	Acreage				
1	Property Area (Per St. Lucie County Property Appraiser)	759,036.00	17.43				
2	Property Zoning	R3					
3	**Site Area Within Limits Of Site Improvements (Area 1 , See Plan)**	**6,271.00**	**0.14**				
4	*Area 1 Pervious Area*	*2,927.00*	*0.07*				
5	*Area 1 Impervious Area*	*3,344.00*	*0.08*				
6	**Site Area Within Limits Of Site Improvements (Area 2 , See Plan)**	**62,270.00**	**1.43**				
7	*Area 2 Pervious Area*	*30,151.00*	*0.69*				
8	*Area 2 Impervious Area*	*32,119.00*	*0.74*				
	Site Area Within Phase 2 Parking Limits (See Plan)	***32,976.00***	***0.76***				
	Phase 2 Pervious Area	*21,482.00*	*0.49*				
	Phase 2 Impervious Area	*11,494.00*	*0.26*				
9	**Total Site Area Improvements (Areas 1 &2)**	**101,517.00**	**2.33**				

	CODE APPLICATION	*#*	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (1)						
10	Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture						
11	(a) Trees - 12' Min. Height, 2.5" DBH, 5' Spread	Refer to planting schedule					
12	Palms - 10' CT	Refer to planting schedule					
13	(b) Trees used to meet the requirements shall have a 15' min. height & crown spread at maturity.	Refer to planting schedule					
14	(c) 50% of the required trees shall be a species other than palms.	131	66				
15	(f) Shrubs & hedges shall be 24" in height at installation.	Refer to planting schedule					
		#	*REQUIRED*	*PROVIDED*	*EXISTING*	*RELOCATED*	*PROPOSED*
	Sec. 22-187 General Landscape Requirements (2)						
16	Each separate landscaped area shall have at least one tree, one or more shrubs or one or more hedges, and ground cover.	3	3	Refer to Plan			
	Sec. 22-187 General Landscape Requirements (4)						
17	Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located.						
18	(a) The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger. Lot Sixe	759,036	10' Landscape Strip	10' Landscape Strip			
19	(b) The landscaping strip shall include an average of at least one tree for each three hundred (300) square feet of the required landscape area.						
20	North Right of Way Buffer (10' depth) - Area	10,035	33	33	1	0	34
	Sec. 22-187 General Landscape Requirements (6)						
21	Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:	Not applicable					
22	(a) Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.	Not applicable					
23	East Buffer (10' depth) - Area	8846	44	42	1	1	44
24	West Buffer (10' depth) - Area	6479	32	32	0	0	32
	Sec. 22-187 General Landscape Requirements (7)						
25	Interior vehicular use areas.						
26	(a) Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas.	31,823	2,121.53	2,122			2,122
27	(b) One tree for each one hundred (100) square feet of required landscaped area.						
28	Area 1 Vehicular Use Area	1,728	21	21	0	0	21
29	Area 2 Vehicular Use Area	18,600					
30	Phase 2 Parking Vehicular Use Area	11,495					

EXISTING TREE NOTES

LOCATION OF EXISTING TREES AND PALMS MAY VARY FROM ACTUAL SITE CONDITIONS. EXISTING TREES AND PALMS LOCATED FROM 2012 LABINS AERIAL PHOTOGRAPHY AND 2015 GOOGLE EARTH AERIAL IMAGERY.

NOTES

REFER TO SHEET L1.02 FOR LANDSCAPE TABULATIONS.
REFER TO SHEET L1.04 FOR PLANT SCHEDULE.

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

Always call 811 two full business days before you dig to have underground utilities located and marked.
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DATE	BY	REVISIONS

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Scale: 1" : 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE PLAN

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
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Cert. No. 30901
ERIC D. HARRISON, RLA
License No: 6667129

L1.02

Drawing Name: \\X\Projects\2015\15-233.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\233.001 L02.dwg Layout Name: L1.02 - Plotted by: Eric Harrison - Date: 1/4/2016 - 3:14 PM

LANDSCAPE SPECIFICATIONS

1. GENERAL
   - 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
     - 1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
     - 1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
   - 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY OTHERS AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
   - 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
   - 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
   - 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
   - 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
   - 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
   - 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
   - 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
   - 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
   - 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
   - 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
2. PRE-CONSTRUCTION RESPONSIBILITY
   - 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
   - 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
   - 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
   - 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
   - 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
   - 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
3. SITE DEMOLITION
   - 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
   - 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
   - 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
   - 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
   - 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
   - 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
   - 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.
4. TREE PRESERVATION
   - 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.
   - 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
   - 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
   - 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
     - 4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
       1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
       2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
       3. BACKFILL TRENCH WITH PLANTING SOIL.
       4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
     - 4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
     - 4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
   - 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
   - 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.
5. PLANTING SOIL
   - 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
   - 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
   - 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
     - 5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
     - 5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
     - 5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK
6. LANDSCAPE PLANTING
   - 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
   - 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
   - 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
   - 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
   - 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
   - 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
   - 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
   - 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
   - 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
   - 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
   - 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
   - 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
   - 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
   - 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
   - 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.
   - 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
   - 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
   - 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
   - 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
   - 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
   - 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
   - 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
   - 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
   - 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
   - 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
   - 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.
7. TURF GRASSES
   - 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO PLANTING SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.
8. MULCH & FERTILIZER
   - 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED FLORI-MULCH, MELALEUCA OR EUCALYPTUS MULCH GRADE 'B' OR BETTER, UNLESS OTHERWISE SPECIFIED.
   - 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.
   - 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TUNKS.
   - 8.4. FERTILIZER MIX AS FOLLOWS:
     - 8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
     - 8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS
9. WATERING
   - 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
   - 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.
10. PROJECT CLOSEOUT
    - 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
    - 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
    - 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
    - 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
    - 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
11. GUARANTEE
    - 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
    - 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
    - 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

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Scale: 1" : 40'
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CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE SPECIFICATIONS

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Cert. No. 30901

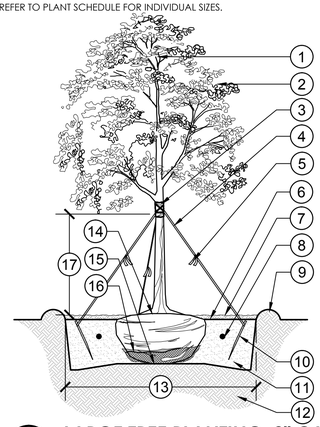
ERIC D. HARRISON, RLA
License No: 6667129

L1.03

Drawing Name: K:\Projects\2015\15-223.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\223.001 LSP.dwg Layout Name: L1.03 - Plotted by: Eric Harrison - Date: 1/4/2016 - 3:14 PM

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 4" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. FLUORESCENT MARKING FLAG
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN.
10. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
11. SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
17. CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 LARGE TREE PLANTING: 2" CALIPER AND GREATER

1/4" = 1'-0" 329343-17

CALIPER MEASUREMENTS NOTES:
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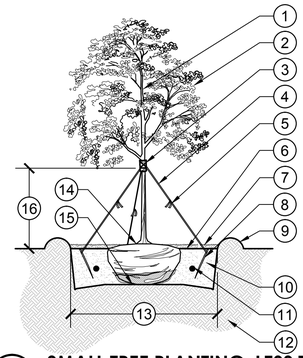
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

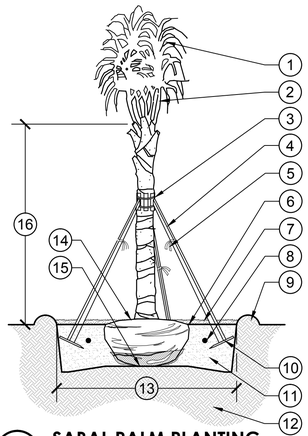
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. 1/2"X2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. BACKFILL WITH SPECIFIED SOIL MIX
11. FERTILIZER TABLET IF APPLICABLE
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 SMALL TREE PLANTING: LESS THAN 2" CALIPER

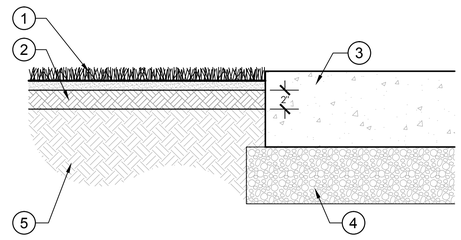
1/4" = 1'-0" 329343-18



1. DO NOT HURRICANE CUT FRONDS
2. UNITE FRONDS PRIOR TO INSPECTION
3. METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"X4" WOOD BATTENS: DO NOT NAIL STAKES DIRECTLY TO TRUNK
4. 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
5. 1/2"x2' FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. 2"X4"X8" STAKE: SET 2' BELOW FINISH GRADE
11. BACKFILL WITH SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2x DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

3 SABAL PALM PLANTING

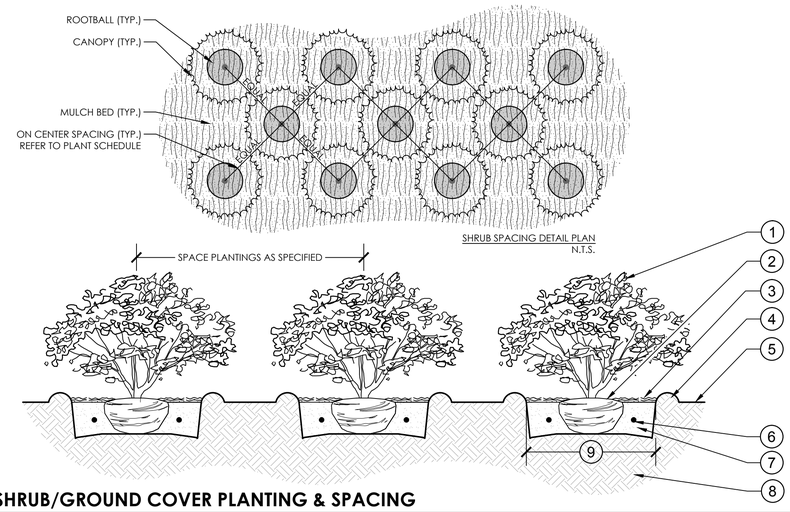
1/4" = 1'-0" 329343-21



1. SOD (AS SPECIFIED)
2. PLANTING MIX: 60% ORGANIC, 35% SAND, 5% LOAM
3. SIDEWALK OR CURB
4. SUB-BASE
5. NATIVE SOIL

4 SOD PLANTING

1 1/2" = 1'-0" 329333-03



1. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
2. SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4. CONSTRUCT TEMPORARY 3" WATERING BASIN
5. FINISH GRADE
6. FERTILIZER TABLET IF APPLICABLE.
7. BACKFILL WITH SPECIFIED SOIL MIX
8. EXISTING SOIL
9. 2x DIAMETER OF THE ROOTBALL

5 SHRUB/GROUND COVER PLANTING & SPACING

1" = 1'-0" 329333-08

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
+	BG	32	Graceful Bamboo	Bambusa textilis gracilis	B & B	12` - 14` OAH	No	
+	CE	16	Green Buttonwood	Conocarpus erectus	B & B	14` HT, 7` SPRD, 4" DBH	Yes	
+	QV	6	Southern Live Oak	Quercus virginiana	B & B	12` HT, 5` SPRD, 3" DBH	Yes	

PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	SP	9	Cabbage Palmetto	Sabal palmetto	B & B	12` - 16` CT	Yes	
	SS	75	Cabbage Palmetto	Sabal palmetto	B & B	12`-22` C.T.	Yes	Staggered Heights

RELOCATED TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	R-SP	1	Cabbage Palmetto	Sabal palmetto	Relocated		Yes	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	CHI	1,224	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	CLR	12	Dwarf Pitch Apple	Clusia rosea `Nana`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	
	COU	41	Sea Grape	Coccoloba uvifera	See Size	24"x24"	Yes	36" o.c.	
	CES	48	Silver Buttonwood	Conocarpus erectus `Sericeus`	See Size	24" HT, 24" SPRD	Yes	36" o.c.	

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
	ERL	45	Golden Creeper	Ernodea littoralis	See Size	14"x14"	Yes	24" o.c.	
	SPP	20	Salt Meadow Cord Grass	Spartina patens	See Size	18" HT, 18" SPRD	Yes	36" o.c.	
	ZAF	106	Coontie Palm	Zamia floridana	See Size	14" HT, 14" SPRD	Yes	24" o.c.	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
	SOD	67,306 sf	Bahia Grass	Paspalum notatum	Sod	FULL	N/A	

CHEN•MOORE &ASSOCIATES
510 SE Dixie Highway
Stuart, FL 34994
772.919.7018
www.chenmoore.com
CERTIFICATES OF AUTHORIZATION
EB4593 LC26000425

DATE	BY	REVISIONS

Date: 10.3.15
Scale: 1" = 40'
Design By: EDH
Drawn By: EDH
Check By: CAB

CAUSEWAY COVE
LANDSCAPE PLAN
601 SEAWAY DRIVE, FT. PIERCE, FL

LANDSCAPE DETAILS

GIANGRANDE ENGINEERING AND PLANNING
73 SW FLAGLER AVENUE
STUART, FLORIDA 34994
PH. (703) 999-8972
Cert. No. 30901
ERIC D. HARRISON, RLA
License No: 6667129

L1.04

Drawing Name: X:\Projects\2015\15-223.001 - Causeway Cove Fort Pierce\Design\CAD\Plans\223.001 L1.04.dwg Layout Name: L1.04 - Plotted by: Eric Harrison - Date: 1/4/2016 - 3:15 PM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RECEIVED
JUL 14 2017
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 601 Seaway Drive, Fort Pierce, FL

Parcel ID #(s) 2402-312-0001-000-5 & 2402-331-0002-000-1

Project description Causeway Cove

G Flash GP Inc (TR), Harold Smyth, Smyth Builders
Property Owner(s)

1611 Surfside Dr
Street Address

Fort Pierce | FL | 34949
City | State | Zip

(772) 201-8230
Phone Number

smythbuild@gmail.com
Email Address

Leo D. Giangrande, P.E., Giangrande Engineering & Planning
Applicant/Representative, Title, Company

73 SW Flagler Ave
Street Address

Stuart | FL | 34994
City | State | Zip

(772) 888-9076
Phone Number

leo@gep-llc.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- MARTIN COUNTY

The foregoing instrument was acknowledged before me this 13th day of JULY, 2017, by LEO GIANGRANDE who is personally known to me or has produced Personally Known as identification.

Signature of Notary LARRY M. STEWART

LARRY M. STEWART
Commission # FF 105788
Expires May 29, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

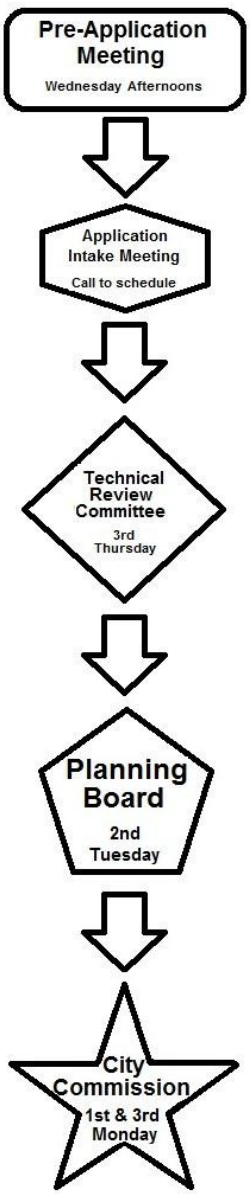
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

DEVELOPMENT REVIEW

Property address or Location 601 and ___ Seaway Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2402-312-0001-000-5 and 2402-331-0002-000-1

Project description Causeway Cove - 198 boat slips, ~~29~~ 14 boat moorings, Marina, dockmasters residence, ships store, bathrooms, laundry

G. Flash G.P., Inc.	Harold H. Smyth, Representative
Property Owner(s)	**Applicant/Representative, Title, Company**
306 Worth Ave, Suite 4	P.O. Box 13088
Street Address	Street Address
Palm Beach, FL 33480	Fort Pierce, FL 34979
City State Zip	City State Zip
561-267-2636	772-489-0168
Phone Number	Phone Number
bizashton@gmail.com	smythbuild@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below sholl 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 applicotion described herein.*

Peter Harrison, Agent

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of October, 2015, by Peter Harrison who is personally known to me or has produced _____ as identification.

Laura R Cubbedge
Signature of Notary (seal)

LAURA R. CUBBEDGE
Commission # EE 209915
Expires October 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

Property Identification

Site Address: 601 SEAWAY DR	Parcel ID: 2402-312-0001-000-5	Account #: 15792	Sec/Town/Range: 02/35S/40E
Map ID: 24/02S	Zoning: R3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

% Peter Harrison
23285 Orange Ave
Fort Pierce, FL 34945

Legal Description

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

Current Values

Just/Market:	$4,009,100	Assessed:	$4,009,100	Year	
Exemptions:	$0	Taxable:	$4,009,100	2015	
				2014	
				2013	

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$4,009,100	$4,009,100	$0	$4,009,100
2014	$4,009,100	$4,009,100	$0	$4,009,100
2013	$4,009,100	$4,009,100	$0	$4,009,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-31-2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100
06-28-1995	0963 / 2409	02	WD	FINANCIAL BENEFIT LIFE INS CO	$3,590,000
03-25-1993	0833 / 2523	01	WD	VAP/CAUSEWAY LTD	$3,394,300

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	17.43
Land Size (SF):	759,036
Total Building Count:	1

Special Features and Yard Items

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

Property Identification

Site Address: SEAWAY DR	Parcel ID: 2402-331-0002-000-1	Account #: 174508	Sec/Town/Range: 02/35S/40E
Map ID: 24/02S	Zoning: R3	Use Type: 9900	Jurisdiction: Fort Pierce

Ownership

G Flash GP Inc (TR)

23285 Orange Dr
Fort Pierce, FL 34945

Legal Description

2 35 40 FROM PT OF REFERENCE IN E END OF S BRIDGE SD PT BEING A CROSS IN DECK IN AFORESD BRIDGE RUN N 64 50 E ALG C/L SEAWAY DR 525 FT,TH S 25 09 E 811.35 FT TO HWM IND RIV AND POB,TH CONT S 25 09 E 1088.65 FT,TH N 64 50 E 1038.16 FT,TH N 25 10 W 1108.01 FT TO HWM OF IND RIV,TH S 55 30 W MEANDERING SHORELI 482.41 FT,TH S 70 49 W 564.9 FT TO POB (SUBMERGED LAND) (25.39 AC) (OR 1674-1067)

Current Values

Just/Market:	$1,500	Assessed:	$1,500
Exemptions:	$0	Taxable:	$1,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$1,500	$1,500	$0	$1,500
2014	$1,500	$1,500	$0	$1,500
2013	$1,500	$1,500	$0	$1,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-31-2003	1674 / 1067	02	DE	De Peyster III,Ashton	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	25.39
Land Size (SF):	1,105,989
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SEAWALL WOOD	1	200	1995

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

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

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

COPY

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

Rel.

DEED TO TRUSTEE

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

WITNESSETH:

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

Exhibit "A" attached hereto and made a part hereof

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

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

COPY

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

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

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

COPY

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

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

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

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

COPY

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

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

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

COPY

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

COPY

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

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

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

7. Any Trustee named hereunder shall serve without bond.

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

COPY

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

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

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

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

In the presence of:

print name: JENNIFER DELBY

Ashton DePeyster

print name: LISA TOBIN

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

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

NOTARY PUBLIC

Print _____

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

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

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

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

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

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

LESS AND EXCEPT THEREFROM A PARCEL DESCRIBED AS FOLLOWS:

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

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

Containing 42.25 acres more or less.

A&P

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

[Legal description continued on next page]

COPY

OR BOOK 1674 PAGE 1071

COPY

EXHIBIT "A" - Continued
Legal Description

PARCEL II:

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

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

Said parcel containing 0.14 acres, more or less.

COPY

RESOLUTION NO. 17-R16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING QUASI-JUDICIAL PROCEDURES** FOR THE CITY COMMISSION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission recognizes the need for established legal procedures when quasi-judicial items are on the agenda; and

WHEREAS, the City Commission desires that this Resolution serve as the procedure for the City Commission to follow in conducting quasi-judicial proceedings; and

WHEREAS, the City Commission acknowledges that the procedures may be amended from time to time by resolution.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. When conducting quasi-judicial hearings, the City Commission shall follow the procedures as outlined in the attached Exhibit "A."

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but shall remain in effect, it being the legislative intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of June, 2017.

Linda Hudson

Linda Hudson, Mayor

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

Approved as to Form
And Correctness:

James M. Messer, Esq.
City Attorney

Exhibit "A"

QUASI-JUDICIAL HEARING PROCEDURES AND RULES FOR EX PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission.

II. Proceedings. The Mayor (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney shall represent the City Commission, rule on all evidentiary and procedural issues and objections, and advise the City Commission as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. Ex parte communications with City Commissioners in quasi-judicial matters are permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners:

A. The substance of any ex parte communication with a City Commissioner which relates to a quasi-judicial action pending before the Commission is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

B. A City Commissioner may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

C. City Commissioners may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

D. Disclosure made pursuant to subparagraphs A, B and C must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are given a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least five calendar days before a quasi-judicial hearing:

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The five calendar days deadline is necessary to ensure the Commission is given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the 5 calendar day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission to the next available agenda.

V. Party Intervenors. The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of his or her interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer shall inquire whether all parties, members of the public and Commission agrees to waive the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 20 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

2. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 20 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

3. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 20 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission.

4. Any other persons present who wish to submit relevant information to the City Commission shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission). Members of the public will be permitted to present their non-expert opinions, but the Commission will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

5. The Applicant will be permitted to make final comments.

6. The Party Intervenor will be permitted to make final comments.

7. The City's staff will make final comments.

8. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations.

F. The City Commission will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor. Commissioners and the City Attorney may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

XI. Standard of Proof. The decision of the City Commission to approve, deny or modify an agenda item shall be based on competent substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

XII. Continuances and Deferrals. The City Commission shall consider requests for continuances made by City staff, the Applicant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue

presented, then the City Commission may continue the matter to a time certain to allow for such research or review.

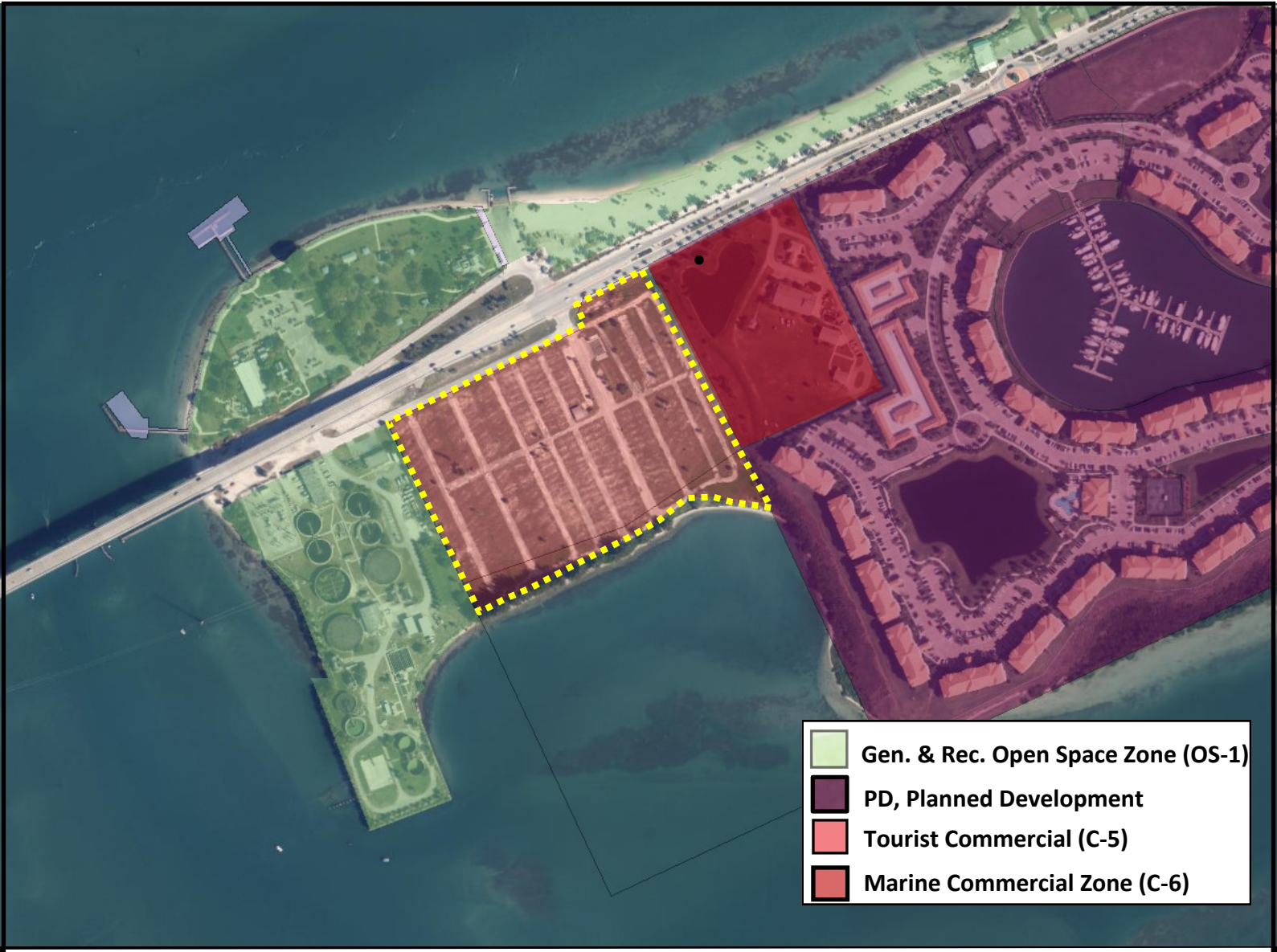
XIII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIV. Maintenance of Evidence and Other Documents. The Office of the City Clerk shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Planning Department.



THE SUNRISE CITY FORT PIERCE Florida

601 Seaway Drive - Zoning Map

N W E S

THE SUNRISE CITY FORT PIERCE Florida

601 Seaway Drive - Aerial

N W E S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

NOV 22 2017
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Kori Benton, Senior Planner

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

RE : Causeway Cove Marina Minor Amendment – 601 Seaway Drive
TRC No. 17-41200001

DATE : November 22, 2017

This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2017:

- [x] Site Plan Amendment
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w/ conditions
- [ ] Do Not Recommend

- [x] Site Plan Amendment
- [ ] Building Permit
- [ ] Conditional 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.

- [x] See attached for engineering conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING CONDITIONS OF APPROVAL:

1. ADVISORY COMMENT: The designated "unimproved parking" is hereby approved on a two-year temporary basis with the understanding that future development of the site is proposed. Upon the expiration of the two years, all required parking shall be improved per the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-20 and Section 22(c)(6); approved pavement surfaces include concrete, asphalt, brick pavers, pervious brick pavers, and turf block.
2. ADVISORY COMMENT: The 6' wide concrete sidewalk to be constructed within the SR A1A Right-of-Way will require an FDOT permit.

JRA/TST/tst

City Commission Regular Meeting **11.c.**

Meeting Date: 12/04/2017

Re: Approval of Minor Site Plan Modification - Inlet Palms - 1502 Seaway Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Notification of Director of Development's approval of a Minor Amendment to Site Plan for Inlet Palms at 1502 Seaway Drive, Fort Pierce, FL. The properties are zoned Planned Development, PD zone. (Parcel IDs: 2401-501-0279-000-1 and 2401-501-0279-010-4). The Minor Amendment reduces the total number of residential units from seven to six, adds additional parking and a gazebo amenity for the property.

SUMMARY:

- The original plan for Inlet Palms was approved on August 17, 2015
- The original site called for seven townhomes on the site, the modification provides for the six units parallel to the water, but the elimination of the seventh unit that did not feature any water views. In its place, the developer is offering additional parking spaces and a gazebo amenity for resident's enjoyment.
- The property is under construction
- The Planning Department has administratively approved a minor amendment based upon Section 22-58(i).

RECOMMENDATION:

Accept Staff Approval

ALTERNATIVES:

Present findings that the proposed amendment is substantial, not minor in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

OTHER INFORMATION:

N/A

Attachments

Staff Report
Proposed Amendment to Site Plan

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	11/21/2017 04:13 PM
City Manager	Nick Mimms	11/27/2017 02:08 PM

Form Started By: Rebecca Grohall Started On: 11/21/2017 12:17 PM
Final Approval Date: 11/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

FROM: Rebecca Grohall, AICP, Planning Director

SUBJECT: Administrative Approval of Minor Amendment to Site Plan
Inlet Palms

DATE: November 21, 2017

STAFF REPORT

Owner: Foglia Contracting Corp.
1555 Indian River Blvd., Suite B141,
Vero Beach, FL 32960

Applicant/Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960

Requested Action: Approval of a Minor Amendment to the Site Plan

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1; 2401-501-0279-010-4

Current Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
n/a	R-4A	R-3	C-5

Parcel(s) Size: .828 acres

Staff Analysis:
In accordance with Section 22-58 (i) and Section 22-40(f)(2), the applicant has requested authorization of a minor amendment to an approved site plan to decrease the units from 7 units to 6 units. Six parking spaces will be added as well as a gazebo for residents to enjoy. The reduction on one unit had been contemplated at the time of the original application. This amendment does not change the use of the development, increase the building coverage or height of structures. Nor does it increase the impervious surface or increase density. Therefore, after routing through Technical Review, this amendment has been approved by Staff from each department.

The Planning Director has determined the proposed minor amendment to the approved site plan is consistent with the intent and purpose of the comprehensive plan, and the Land Development Code Section 22-58 – Site Plan and 22-40 (f) (2).

Conclusion:
As the amendment does not exceed any of the outlined requirements, the Planning Department has administratively approved a minor amendment. The As with any minor amendment, the Code requires that Staff notify the City Commission at the earliest practical opportunity of the approval.

PLANNED DEVELOPMENT

FOR

INLET PALMS

SECTION 01, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP

LEGAL DESCRIPTION

LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	PRELIMINARY PLAT
6	SITE PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9A	LANDSCAPE PLAN
9B	IRRIGATION PLAN
10	CROSS SECTIONS
11-13	MISCELLANEOUS DETAILS
14-15	FDOT DETAILS
16	AERIAL
ATTACHED	SURVEY

SITE DATA

OWNER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED (PREVIOUSLY A HOTEL)
PROPOSED USE	~~SIX (6)~~ SEVEN (7) MULTI-FAMILY UNITS
PROJECT LOCATION	NORTH SIDE OF SEAWAY DRIVE AT DESOTO STREET
SITE ADDRESS	1502 SEAWAY DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2401-501-0279-000-1 AND 2401-501-0279-010-4
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)

DEVELOPMENT PARAMETERS :	EXISTING R-4A ZONING	PROPOSED PD ZONING	PROPOSED DEVELOPMENT
MIN. OVERALL LOT WIDTH	200'	175'	178.8'
MIN. INTERIOR LOT SIZE	1,500 SF	1,500 SF	2,949 SF
MAX. INTERIOR LOT WIDTH	24'	25'	24.7'
MIN. INTERIOR LOT DEPTH	90'	65'	67.9'
MIN. YARD SETBACKS:			
FRONT (SOUTH)	10'	10'	10.0'
SIDE (WEST)	10'	10'	15.0'
SIDE (EAST)	10'	10'	10.0'
REAR (NORTH)	15'	15'	15.0'
DISTANCE BETWEEN BLDGS.	20'	5'	7.0'
MAX. LOT COVERAGE BY BLDGS	45%	45%	27.6%
MIN. OPEN SPACE	25%	25%	28.7%
MAX. IMPERVIOUS AREA	75%	75%	71.3%
MAXIMUM DENSITY	8 UNITS/ACRE	8.5 UNITS/ACRE	8.45 UNITS/ACRE
A/C/ PAD SETBACK	10'	4'	4'
MAX. BLDG. HEIGHT	45'	*SEE BELOW	*SEE BELOW

* UNITS 1 AND 3 – 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 2 – 47'-4" ABOVE VE 7' NAVD
UNITS 4 AND 6 – 43'-3 1/4" ABOVE VE 7' NAVD
UNIT 5 – 47'-4" ABOVE VE 7' NAVD
UNIT 7 – 43'-8 3/4" ABOVE DATUM 6' NAVD

AREA CALCULATIONS:

SITE AREAS:			PROPOSED		
DEVELOPABLE AREA:	~~36,055 SF~~	36,055 SF	~~0.828 AC~~	0.828 AC	~~100.0%~~ 100.0%
IMPERVIOUS AREA:	~~25,695 SF~~	24,606 SF	~~0.590 AC~~	0.565 AC	~~71.3%~~ 68.2%
BUILDING AREA:	~~9,935 SF~~	8,552 SF	~~0.228 AC~~	0.196 AC	~~27.6%~~ 23.7%
PAVER/CONCRETE/PORCH AREA:	~~10,912 SF~~	12,414 SF	~~0.251 AC~~	0.285 AC	~~30.3%~~ 34.4%
POOL/PATIO AREA:	~~4,848 SF~~	3,640 SF	~~0.111 AC~~	0.084 AC	~~13.4%~~ 10.1%
PERVIOUS AREA:	~~10,360 SF~~	11,449 SF	~~0.238 AC~~	0.263 AC	~~28.7%~~ 31.8%
GREEN SPACE:	~~10,360 SF~~	11,449 SF	~~0.238 AC~~	0.263 AC	~~28.7%~~ 31.8%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 2 SPACE PER UNIT
6 ~~7~~ UNITS X 2 SPACES/UNIT = 12 ~~14~~ SPACES
PROVIDED: 12 ~~14~~ INTERIOR DRIVEWAY PARKING SPACES + 6 GUEST PARKING SPACES = 18 SPACES

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
6 ~~7~~ MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 47 ~~55~~ TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
8/15	1/19 ~~1/16~~

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

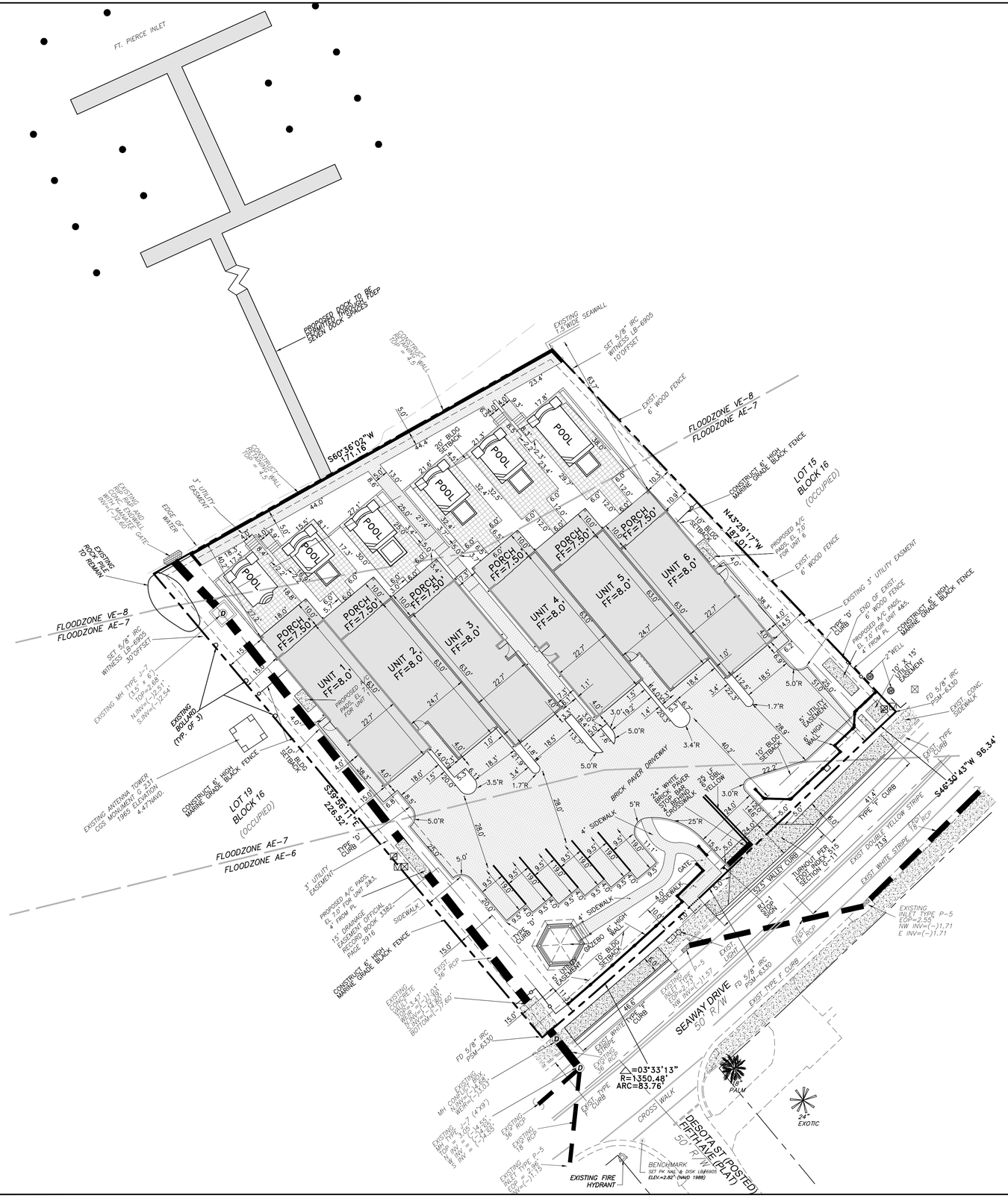
CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

☐ JOSEPH W. SCHULKE, P.E. REG. No 47048
☐ JODAH B. BITTLE, P.E. REG. No 57396
☐ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605



LEGEND

EX SAN / EX SAN	EXISTING SANITARY SEWERLINE
SAN / SAN	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM / EX WM	EXISTING WATER MAIN
WAT / WAT	PROPOSED WATER MAIN
SF / SF / SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
S	SEWER MANHOLE

Legend & Abbreviations: (symbols not scaleable for size)

PLS	- PROFESSIONAL LAND SURVEYOR	(P)	- PLAT	23.5	- PROPOSED GRADE
PSM	- PROFESSIONAL SURVEYOR & MAPPER	(C)	- CALCULATED	NAVD	- NORTH AMERICAN VERTICAL DATUM
LB	- LAND SURVEYING BUSINESS		- TRAFFIC CONTROL BOX	x23.5	- TYPICAL ELEVATION
℄	- CENTERLINE		- GUY WIRE	A/C	- AIR CONDITIONER
R	- RADIUS		- WOOD UTILITY POLE	CONC.	- CONCRETE
L	- LENGTH		- TELEPHONE SERVICE	F.F.	- FINISH FLOOR
Δ	- DELTA ANGLE		- CABLE T.V. BOX	BSB	- BUILDING SETBACK LINE
E/P	- EDGE OF PAVEMENT		- ELECTRIC BOX	EL./ELEV.	- ELEVATION
B/C	- BACK OF CURB		- LIGHT POST	R/W	- RIGHT OF WAY
B.M.	- BENCHMARK		- WELL	AB	- AS-BUILT
POC	- POINT OF COMMENCEMENT		- HYDRANT	P/K	- PARKER-KALON
POB	- POINT OF BEGINNING		- GATE VALVE		
o	- (PCP) PERMANENT CONTROL POINT		- IRRIGATION VALVE		
PCP	- PERMANENT CONTROL POINT		- WATER METER		
⊠	- (PRM) PERMANENT REFERENCE MONUMENT		- SANITARY MANHOLE		
PRM	- PERMANENT REFERENCE MONUMENT		- SANITARY SERVICE		
O	- (IP) IRON PIPE		- SEPTIC TANK		
IP	- IRON PIPE		- DRAINAGE MANHOLE		
◉	- (IRC) IRON ROD & CAP		- CURB INLET		
IRC	- IRON ROD & CAP		- SURFACE INLET		
□	- (CM) CONCRETE MONUMENT		- MITERED END SECTION		
CM	- CONCRETE MONUMENT		- CONCEPTUAL DRAINAGE		
FD	- FOUND		- STREET SIGN		
(M)	- MEASURED				

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.
11. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

HATCH LEGEND

- PROPOSED BRICK PAVERS
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE
- PROPOSED BUILDING FOOTPRINT

MARK	REVISION	DATE
1	REVISED PER COFP	5/29/15
2	REVISED PER COFP, FDOT	10/8/15
3	REVISED PER COFP, FPUA	11/9/15
4	REVISED PER FDOT, FPUA	11/17/15
5	REMOVED UNIT 7	8/2/17

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 4/15/2015

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED ON ANY PROJECT OTHER THAN THAT FOR WHICH THEY ARE EXPRESSLY PREPARED. ANY REUSE OF THESE PLANS BY ANY PARTY IS PROHIBITED UNLESS EXPRESSLY PERMITTED IN WRITING BY THE ENGINEER. UNAUTHORIZED REUSE WILL BE PROSECUTED PURSUANT TO THE FULLEST EXTENT OF THE LAW.

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SITE PLAN

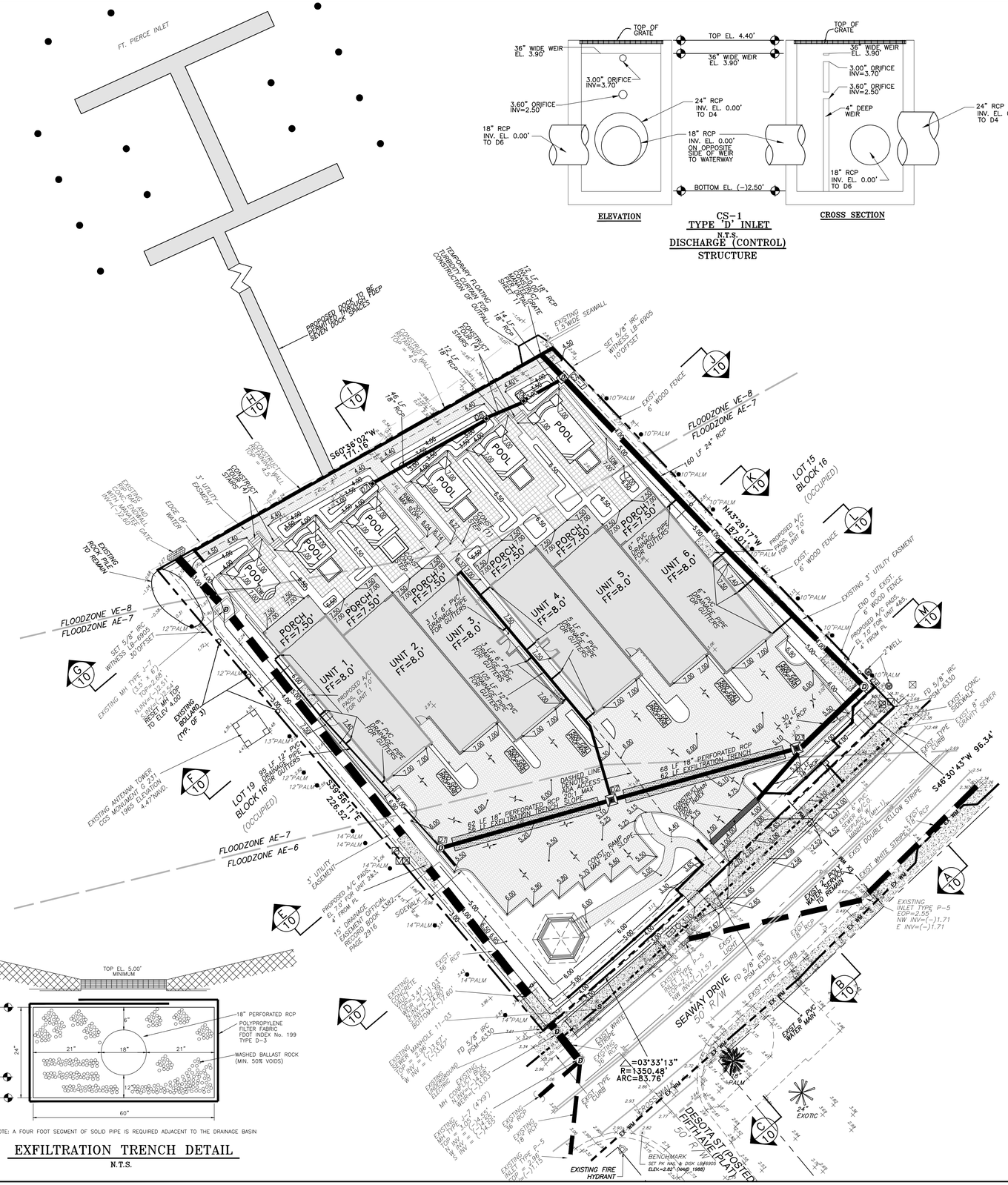
INLET PALMS

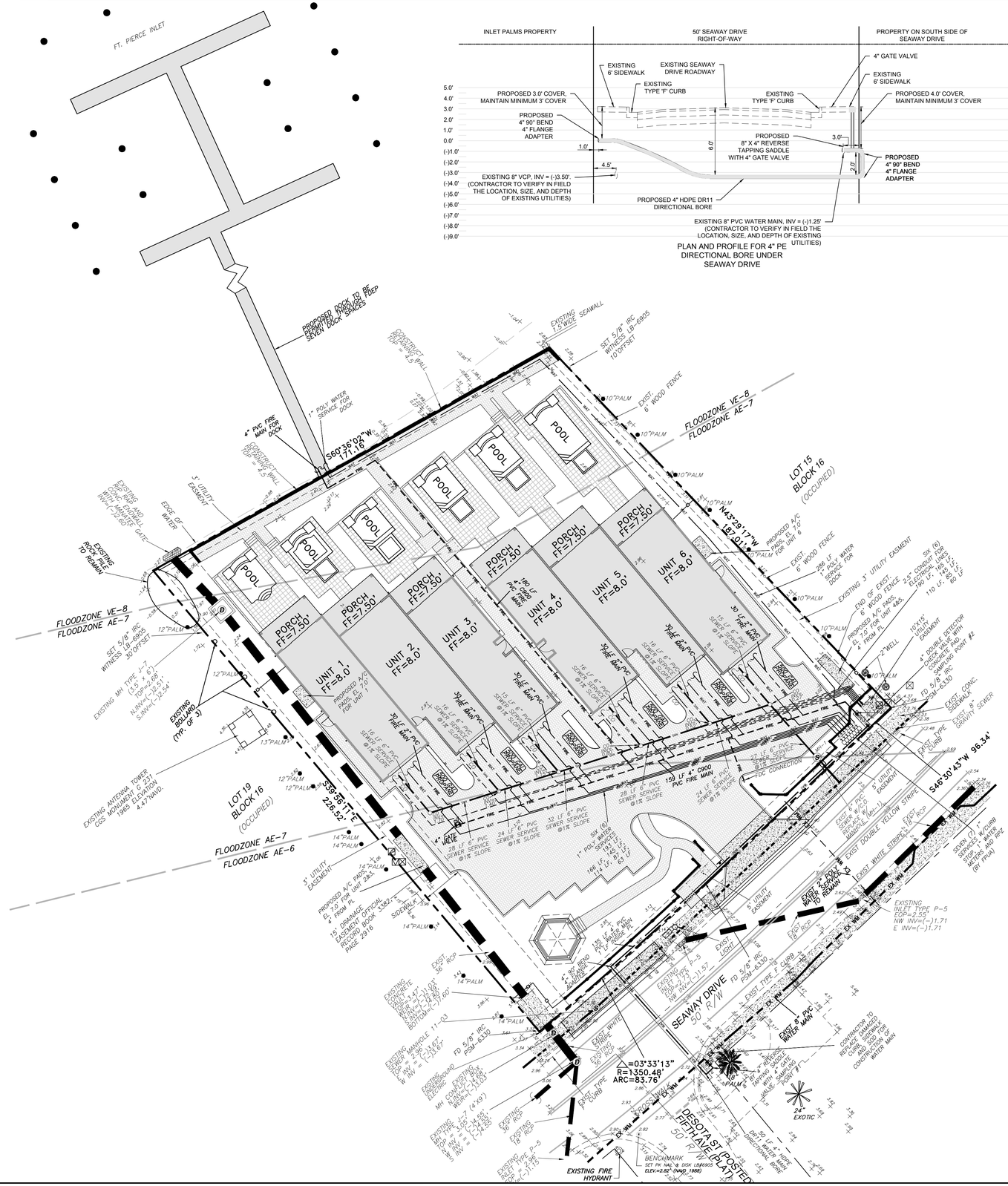
ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

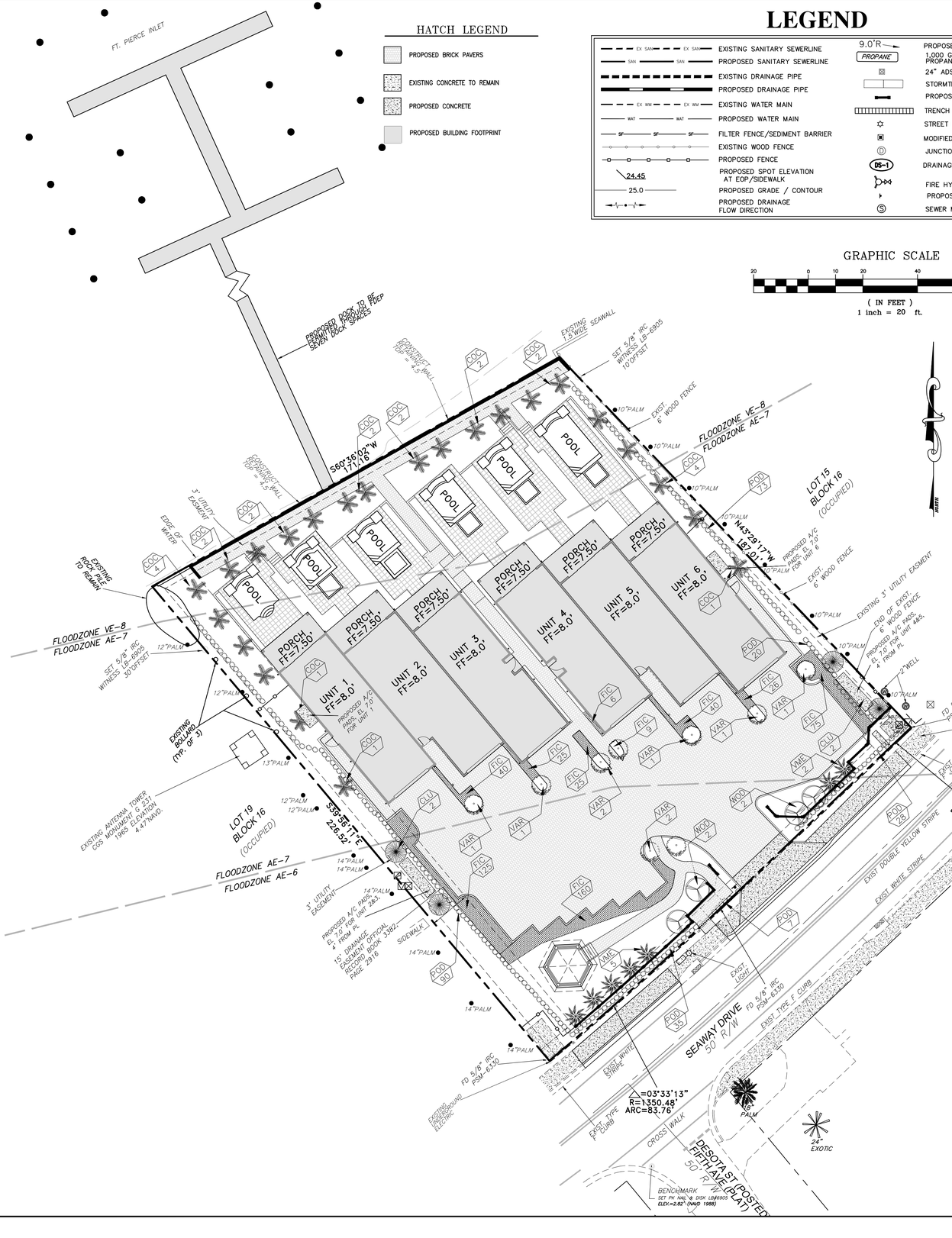
DATE:

SHEET 6

PROJECT NO. 15-053


FT. PIERCE INLET
PROPOSED ROCK TO BE PLACED THROUGH EXIST. SEVEN ROCK BRACES
EXISTING SIGN AND CONC. ENDWALL WITH (1) 3"Ø GATE
EXISTING POOL EQUIPMENT
EXISTING TIKI HUT
EXISTING ANTENNA TOWER GGS MONUMENT LOCATION 1965 ELEVATION 4.47'NAVD
EXISTING MH TYPE J-7 (3.5' x 6') TOP=2.68' N.INV=(-)2.51' S.INV=(-)2.54' RESET MH TOP TO ELEV 4.00'
EXISTING BOLLARD (TYP. OF 3)
EXISTING 12" RCP
EXISTING 18" RCP
EXISTING 36" RCP
EXISTING 24" RCP
EXISTING 30" RCP
EXISTING 6" PVC FORCE MAIN
EXISTING 8" PVC WATER MAIN
EXISTING 3" UTILITY EASEMENT
EXISTING 5' UTILITY EASEMENT
EXISTING 6' WOOD FENCE
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE CURB & GUTTER
EXISTING CONCRETE DRIVEWAY
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE FLUME
EXISTING CONCRETE SEAWALL
EXISTING 1.5' WIDE SEAWALL
EXISTING 3' WIDE CONCRETE SEAWALL
EXISTING 5' WIDE CONCRETE SEAWALL
EXISTING 6' WIDE CONCRETE SEAWALL
EXISTING 7' WIDE CONCRETE SEAWALL
EXISTING 8' WIDE CONCRETE SEAWALL
EXISTING 10' WIDE CONCRETE SEAWALL
EXISTING 12' WIDE CONCRETE SEAWALL
EXISTING 14' WIDE CONCRETE SEAWALL
EXISTING 16' WIDE CONCRETE SEAWALL
EXISTING 18' WIDE CONCRETE SEAWALL
EXISTING 20' WIDE CONCRETE SEAWALL
EXISTING 22' WIDE CONCRETE SEAWALL
EXISTING


FT. PIERCE INLET
PROPOSED DOCK TO BE ELEVATED THROUGH SEVEN DOCK SPACES
S60°36'02"W 171.16'
4" PVC FIRE MAIN FOR DOCK
1" POLY WATER SERVICE FOR DOCK
RECONSTRUCT TOP = ±4.5 WALL
EXISTING 1.5 WIDE SEAWALL
SET 5/8" IRC WITNESS 1.8' 69°05 10'OFFSET
EXIST. 6' WOOD FENCE
FLOODZONE VE-8
FLOODZONE AE-7
10"PALM
EXISTING BRICK PAVERS AND WING WALLS WITH 4' WIDE GATE
EDGE OF WATER
3' UTILITY EASEMENT
EXISTING ROCK TO REMAIN
LOT 15 BLOCK 16 (OCCUPIED)
N43°29'17"W 187.01'
PROPOSED A/C PADS EL. 7.0' FOR UNIT 6
EXIST. 6' WOOD FENCE
186 LF 1" POLY WATER SERVICE FOR DOCK
EXISTING 3' UTILITY EASEMENT
END OF EXIST. 6' WOOD FENCE
2.5" CONDUIT ELECTRICAL LINE
SIX (6) ELECTRICAL LINES
180 LF 1" POLY WATER SERVICE FOR DOCK
110 LF 1" POLY WATER SERVICE FOR DOCK
PROPOSED A/C PADS EL. 7.0' FOR UNIT 5
12"PALM
10'X15' UTILITY EASEMENT
4" DOUBLE DETECTOR CHECK VALVE WITH CONCRETE BOX AND SAMPLING POINT #2
FD 5/8" IRC PSM 6330
EXIST. CONC. SIDEWALK
EXIST. GRAVITY SEWER
EXIST. CURB
9' UTILITY EASEMENT
EXIST 8" PVC SEWER W.O. REPLACE MANHOLE #MH-1
EXIST. ROW
EXIST. 8" PVC WATER MAIN
EXIST. DOUBLE YELLOW STRIPE
EXIST. WHITE STRIPE
EXIST. CL
EXISTING INLET TYPE P-5 EDP=2.55 NW INV=(-)1.71 E INV=(-)1.71
SEVEN (7) 1" SERVICE POLY WATER METERS AND RPZ (BY PLUM)
PROPOSED DOCK TO BE ELEVATED THROUGH SEVEN DOCK SPACES
EXISTING ANTENNA TOWER CGS MONUMENT 23 1965 ELEVATION 4.47'NAVD
LOT 19 BLOCK 16 (OCCUPIED)
S59°59'51"E 229.52'
FLOODZONE AE-7
FLOODZONE AE-6
PROPOSED A/C PADS EL. 7.0' FOR UNIT 28.5'
15' DRAINAGE EASEMENT RECORDED OFFICIAL RECORD BOOK 3382, PAGE 2976
SIDEWALK
EXISTING MH TYPE J-7 (TOP = 4.66') RIM/N=(-)2.54' S/W/N=(-)2.54'
EXISTING 8" VCP
EXISTING 250 GALLON (TYP. OF 3)
UNIT 1 FF=8.0'
UNIT 2, FF=8.0'
UNIT 3 FF=8.0'
UNIT 4, FF=8.0'
UNIT 5, FF=8.0'
UNIT 6 FF=8.0'
PORCH FF=7.50'
POOL
152 LF 4" C900 PVC FIRE MAIN
4" GATE VALVE
FDC CONNECTION
28 LF 6" PVC SEWER SERVICE @1% SLOPE
24 LF 6" PVC SEWER SERVICE @1% SLOPE
32 LF 6" PVC SEWER SERVICE @1% SLOPE
SIX (6) 1" POLY WATER SERVICE 125 LF 166 LF 174 LF 83 LF
EXIST. 36" RCP
EXIST. 18" RCP
EXIST. LIGHT
EXISTING INLET TYPE P-5 EDP=2.55 NW INV=(-)1.57
EXISTING MANHOLE TYPE J-7 (TOP = 3.96') RIM/N=(-)3.67' W INV = (-)3.67'
EXISTING MH TYPE J-7 (TOP = 3.00') RIM/N=(-)4.55' W INV = (-)4.55'
EXISTING MANHOLE TYPE J-7 (TOP = 3.96') RIM/N=(-)7.16'
EXISTING MH TYPE P-5 EDP = (-)7.16
EXISTING FIRE HYDRANT
BENCHMARK SET PK NAIL & DISK LB#6905 ELEV.=2.82' (NAVD, 1988)
Δ=03°33'13" R=1350.48' ARC=83.76'
DESOTA ST POSTED 50' R/W
FIFTH AVE (PLAT)
SEAWAY DRIVE 50' R/W
EXIST. 8" PVC WATER MAIN
CONTRACTOR TO REPLACE DAMAGED CURB, SIDEWALK AND ROAD AS NECESSARY FOR CONSTRUCTION OF WATER MAIN
EXISTING 3" SABLE WITH 2" GATE VALVE SAMPLING POINT #1
24" EXOTIC
50' LF 4" HDPE DIRECTIONAL BORE
EXISTING 8" PVC WATER MAIN
EXISTING 4" PVC FORCE MAIN
EXISTING 6" PVC FORCE



LANDSCAPE MATERIAL SCHEDULE

SYMBOL		AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	CLU	4	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
	VME	7	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	WOD	4	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	COC	23	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
	VAR	9	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	POD	278	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
	FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CACLULATIONS

SECTION 22-187 (4) a and b.

SOUTH PROPERTY LINE: 180.1 LF MINUS 35 LF (DRIVEWAY) = 145.1 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 141.5 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. 6 FT HIGH CONTINUOUS CONCRETE WALL

SECTION 22-187 (6) a and b.

WEST PROPERTY LINE: 226.5 LF MINUS 172.5 LF (BUILDINGS/POOL) = 54.0 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 54.0 LF X 10 LF X 1 TREE/200 SF = 2.7 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 54.0 LF X 1 SHRUB / 2 LF = 27.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 172.5 LF X 1 SHRUB / 2 LF = 87 SHRUBS

EAST PROPERTY LINE: 187.0 LF MINUS 146.6 LF (BUILDINGS/POOL) = 40.4 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 40.4 LF X 10 LF X 1 TREE/200 SF = 2.0 OR 2 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 40.4 LF X 1 SHRUB / 2 LF = 20.0 SHRUBS
4. ADDITIONAL, NOT REQUIRED, CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 146 LF X 1 SHRUB / 2 LF = 73 SHRUBS

NORTH PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE INLET

SECTION 22-187 (7) a and b.

INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:

TOTAL TREES REQUIRED: 3 + 3 + 2 = 8 TREES
TOTAL SHRUBS REQUIRED: 27 + 20 = 47 SHRUBS

LANDSCAPE NOTES

SEC. 22–187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2¾) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. AREA SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LENGTH
Δ	-	DELTA ANGLE
E/P	-	EDGE OF PAVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
POC	-	POINT OF COMMENCEMENT
POB	-	POINT OF BEGINNING
○	-	(PCP) PERMANENT CONTROL POINT
PCP	-	PERMANENT CONTROL POINT
▥	-	(PRM) PERMANENT REFERENCE MONUMENT
PRM	-	PERMANENT REFERENCE MONUMENT
○	-	(IP) IRON PIPE
IP	-	IRON PIPE
✱	-	(IRC) IRON ROD & CAP
IRC	-	IRON ROD & CAP
⊡	-	(CM) CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
(M)	-	MEASURED
(P)	-	PLAT
(C)	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	GUY WIRE
	-	WOOD UTILITY POLE
	-	TELEPHONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LIGHT POST
	-	WELL
	-	HYDRANT
	-	GATE VALVE
	-	IRRIGATION VALVE
	-	WATER METER
	-	SANITARY MANHOLE
	-	SANITARY SERVICE
	-	SEPTIC TANK
	-	DRAINAGE MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCEPTUAL DRAINAGE
	-	STREET SIGN
23.5	-	PROPOSED GRADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
	-	TYPICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDING SETBACK LINE
EL/ELEV.	-	ELEVATION
R/W	-	RIGHT OF WAY
AB	-	AS-BUILT
	-	PARKER-KALON

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

DATE	REVISION	MARK
5/29/15	REVISED PER COPP	1
7/1/15	ADD ADDITIONAL E/W SHRUBS	2
10/8/15	REVISED PER COPP, FDOT	3
11/17/15	REVISED PER FDOT, FPUA	4
8/2/17	REMOVED UNIT 7	5

DRAWING 15-053
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 4/15/15

THE DRAWINGS ARE THE PROPERTY OF SCHULKE, BITTLE & STODDARD, L.L.C. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR REPRODUCTION OF THESE PLANS IS PROHIBITED BY THE ARCHITECT. ANY UNAUTHORIZED USE OF THE DRAWINGS WILL BE PROSECUTED TO THE FULL EXTENT OF COPYRIGHT LAWS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

INLET PALMS

LANDSCAPE PLAN

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 9A

PROJECT NO. 15-053

City Commission Regular Meeting **11.d.**

Meeting Date: 12/04/2017

Re: Revocable Encroachment Permit for 3104 Okeechobee Road - Sunshine Car Wash

Submitted For: James Messer, City Attorney, City Attorney

SUBJECT:

Approval of Revocable Encroachment Permit for Sunshine Car Wash located at 3104 Okeechobee Road.

SUMMARY:

A small but integral portion of Sunrise Car Wash, previously Best Car Wash, located at 3104 Okeechobee Road encroaches on City property. The business is currently in the process of being sold. In order to allow the Sunshine Car Wash to continue operation, a Revocable Encroachment Permit is necessary.

RECOMMENDATION:

Approval to issue Revocable Encroachment Permit.

ALTERNATIVES:

Deny issuance of Revocable Encroachment Permit.

RESPONSIBLE STAFF:

James M. Messer, City Attorney

COORDINATED WITH:

Nicholas C. Mimms, P.E., City Manager
Linda W. Cox, City Clerk
Sheritta Johnson, Risk Manager
Rebecca Grohall, Director of Planning
Mike Reals, Director of Public Works
John R. Andrews, P.E., City Engineer
Johnna Morris, Director of Finance

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

Account: N/A

Amount: N/A

OTHER INFORMATION:

No fiscal impact at this time.

Attachments

REVOCABLE ENCROACHMENT PERMIT

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:10 PM

Form Started By: Caroline Valentin Started On: 11/21/2017 03:39 PM

Final Approval Date: 11/27/2017

Prepared by and when recorded return to:
James M. Messer, City Attorney
City of Fort Pierce
100 N US 1
Fort Pierce, Florida 34950
Telephone: 772-467-3000

Parcel ID Number: 2417-806-0001-000-7

Property Legal Description: PALMER TERRACE BLK 1 LOT 1 AND 2-LESS SELY 7 FT FOR OKEE RD R/W- AND S 1/2 OF VAC ALLEY ADJ ONN (OR 3307-2466)

Site Address: 3104 Okeechobee Rd, Fort Pierce, FL

Present Owner(s) of Record: Candyland Properties of St Lucie LLC

REVOCABLE ENCROACHMENT PERMIT

THIS REVOCABLE ENCROACHMENT PERMIT ("Permit") is issued by the CITY OF FORT PIERCE, a Florida municipal corporation ("CITY"), to CANDYLAND PROPERTIES OF ST LUCIE LLC ("PERMITEE") to allow PERMITTEE to encroach in, over, upon, or under CITY'S property for the sole purpose of maintaining and utilizing a car wash. PERMITEE agrees to and accepts the below terms, conditions and restrictions of this Revocable Encroachment Permit, as evidenced by the attached Exhibit "A," which is incorporated herein, and acknowledges that said terms, conditions and restrictions shall run with PERMITEE'S real property and be binding upon PERMITEE'S heirs, legal representatives, members, assigns, and successors in interest.

The issuance of the Permit by CITY for the proposed encroachment(s) is for the benefit of PERMITEE'S property located at the street address 3104 Okeechobee Road in Fort Pierce, Florida, and more fully described as follows:

> PALMER TERRACE BLK 1 LOT 1 AND 2-LESS SELY 7 FT FOR OKEE RD R/W- AND S 1/2 OF VAC ALLEY ADJ ONN (OR 3307-2466)

This Permit is subject to the following requirements, conditions, restrictions, limitations and obligations:

1. ENCROACHMENT. PERMITEE shall maintain for its use only those improvements that are depicted and more fully described in the attached Exhibit “B” for the purpose of using and maintaining a car wash, which is proposed to encroach upon CITY'S existing property as depicted in Exhibit “B” (Identified as Parcel No. 2417-806-0001-010-0).

2. TERM/REVOCATION. This Permit, which shall be recorded at PERMITEE’s sole expense, shall run with the land and the terms and conditions set forth herein, and all of the duties and liabilities created hereby, shall be a benefit to and a burden upon the owners and

occupants of the land, their assigns, and their successors in interest. The permission granted by CITY for shared use of the existing described lands is subject to revocation by CITY upon written notice to the property owner of record, as listed in the public tax records, at the time the written notice is issued. Furthermore, this Permit neither conveys to PERMITEE any right, title or interest in or to any of the legal or equitable property rights of CITY, nor serves as CITY'S abandonment of its rights in and to the property being encroached upon.

If CITY exercises its right to revoke this Permit and provides PERMITEE with written notice of such revocation, PERMITEE and/or any successors, assigns or future holders of interest in the land shall be responsible for the removal of the encroachment(s), obstruction(s), or structure(s) and the restoration of the terrain, at PERMITEE'S sole cost and expense, within thirty (30) days of PERMITEE'S receipt of CITY'S written notice of revocation, unless the emergency of the situation requires the removal of the encroachment to be accomplished in a shorter period of time. Said written notice of CITY'S revocation of this Permit shall be made by certified mail, return receipt requested, hand-delivery, or personal service. In the event that removal of the encroachment(s) and restoration are not accomplished within thirty (30) days after PERMITEE'S receipt of CITY'S notice of revocation, CITY shall be hereby authorized to remove the encroachment(s). PERMITEE agrees to immediately reimburse CITY for any and all costs incurred for said removal and restoration. The CITY shall have the right to make an assessment against the real property and collect the costs of removal and restoration in the same manner as general taxes are collected under state and local laws.

3. INDEMNIFICATION. PERMITEE releases, waives, relinquishes, discharges, holds harmless, and will indemnify CITY, its officers, elected officials, employees, agents, successors and assigns, from and against any and all claims, actions, damages, costs, losses, expenses, causes of action, demands and liabilities of any nature and character whatsoever, that PERMITEE may have, known or unknown, arising in any manner from or related to PERMITEE'S construction, maintenance, repair, removal, or utilization of the above-described encroachment(s). The types of claims, actions, causes of action, demands and liabilities that are released, waived, discharged, relinquished, and will be indemnified herein include, but are not limited to, claims for any future revocation of this Permit by CITY, or acts of PERMITEE'S contractors, agents, employees, members, invitees, and consultants. Further, PERMITEE understands that this release, hold harmless and indemnification agreement detailed in this paragraph shall inure to the benefit of CITY, its officers, elected officials, employees, agents, successors, and assigns, and that it shall bind PERMITEE and PERMITEE'S heirs, legal representatives, members, assigns and successors in interest.

4. PRIORITY OF USE. This Permit is made subordinate to the right of CITY to use said property for its intended purpose. It is understood and agreed that if CITY subsequently determines, in its sole discretion, to use or occupy the area of the encroachment, then the encroachment hereby authorized may be modified or removed completely. The public use and/or condition of the encroachment area shall be restored by spreading material uniformly over the site, and seed and sod as necessary, at PERMITEE'S sole cost and expense, and to the satisfaction of the Public Works Director/City Engineer or City Manager. CITY'S decision as to the necessity of restoring such public use, occupancy, or improvements shall be final and binding

upon PERMITEE and PERMITEE'S heirs, legal representatives, members, assigns and successors in interest.

5. EXCAVATION. PERMITEE shall contact Sunshine State One-Call of Florida, Inc. (SSOCOF), prior to any digging or excavation. Chapter 556 of the Florida Statutes requires the excavator to contact SSOCOF (Toll Free 1-800-432-4770) to obtain a valid locate ticket and have the locate ticket available at the job site to insure compliance.

6. CONFLICTING PERMITS. If a prior encroachment conflicts with this Permit, the new PERMITTEE must arrange for any necessary removal or relocation with the prior permitee. Any such removal or relocation will be at no expense to the CITY.

7. NO PRECEDENT ESTABLISHED. This Permit is issued with the understanding that any action herein is not to be considered as establishing a precedent, as to the utility or the acceptability, of any permit to any other or future situation. Each approval of a Revocable Encroachment Permit will be determined on a case-by-case basis using the policy guidelines approved by the Fort Pierce City Council.

8. INSURANCE. For the purposes of this Permit, PERMITEE shall obtain insurance policies that comply with the current version of CITY's insurance requirements for encroachment permits and OWNER shall evidence this insurance to the Risk Manager of CITY in accordance with the parameters and instructions outlined within the current version of the CITY insurance requirements for encroachment permits. Evidence of insurance will not be approved unless all of the requirements have been met to the satisfaction of the Risk Manager. Moreover, said insurance shall be maintained until the encroachment is removed and failure to maintain such insurance shall constitute a material breach of this PERMIT that may result in the CITY requiring removal of the encroachment at PERMITEE's sole expense.

CITY:

Signed in the presence of:

CITY OF FORT PIERCE,
a Florida municipal corporation

_____
Witness
Print Name: _____

By: _____
Linda Hudson, Mayor

_____
Witness
Print Name: _____

STATE OF FLORIDA)
) SS
COUNTY OF ST. LUCIE)

On this_____day of _____, 20_____, Linda Hudson as Mayor of the City of Fort Pierce, a Florida municipal corporation, and authorized to act on behalf of the City of Fort Pierce, who is personally known to me, executed the foregoing instrument for the purposes therein expressed.

NOTARY SEAL/STAMP

_____
Print Name of Notary Public

Notary Public, State of _____

My Commission expires _____

EXHIBIT "A"

PERMITEE, Candyland Properties of St Lucie LLC, is the owner of the property for which the Revocable Encroachment Permit ("Permit") is being issued, and after reviewing the terms, conditions and restrictions of the Permit, PERMITEE has applied for and accepts this Permit, and PERMITEE has read and knows the contents thereof, and for PERMITEE and PERMITEE'S heirs, legal representatives, members, assigns, and successors in interest, as owners or occupants of the parcel of land therein described, PERMITEE agrees to abide by and be bound by all of the terms, conditions, restrictions and provisions thereof.

DATED this _____ day of _____, 20__.

PERMITEE:

Signed in the presence of:

_____ By: _____
Witness

Print Name: _____ Print Name: _____

_____ Title: _____
Witness

Print Name: _____

STATE OF)
) SS
COUNTY OF)

I HEREBY CERTIFY, that on this ____day of _____, 20____, before me, an officer duly authorized to administer oaths and take acknowledgments _____, as _____, of _____, and authorized to act on said entity's behalf, is personally known to me or proven by producing the following identification _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

NOTARY SEAL/STAMP

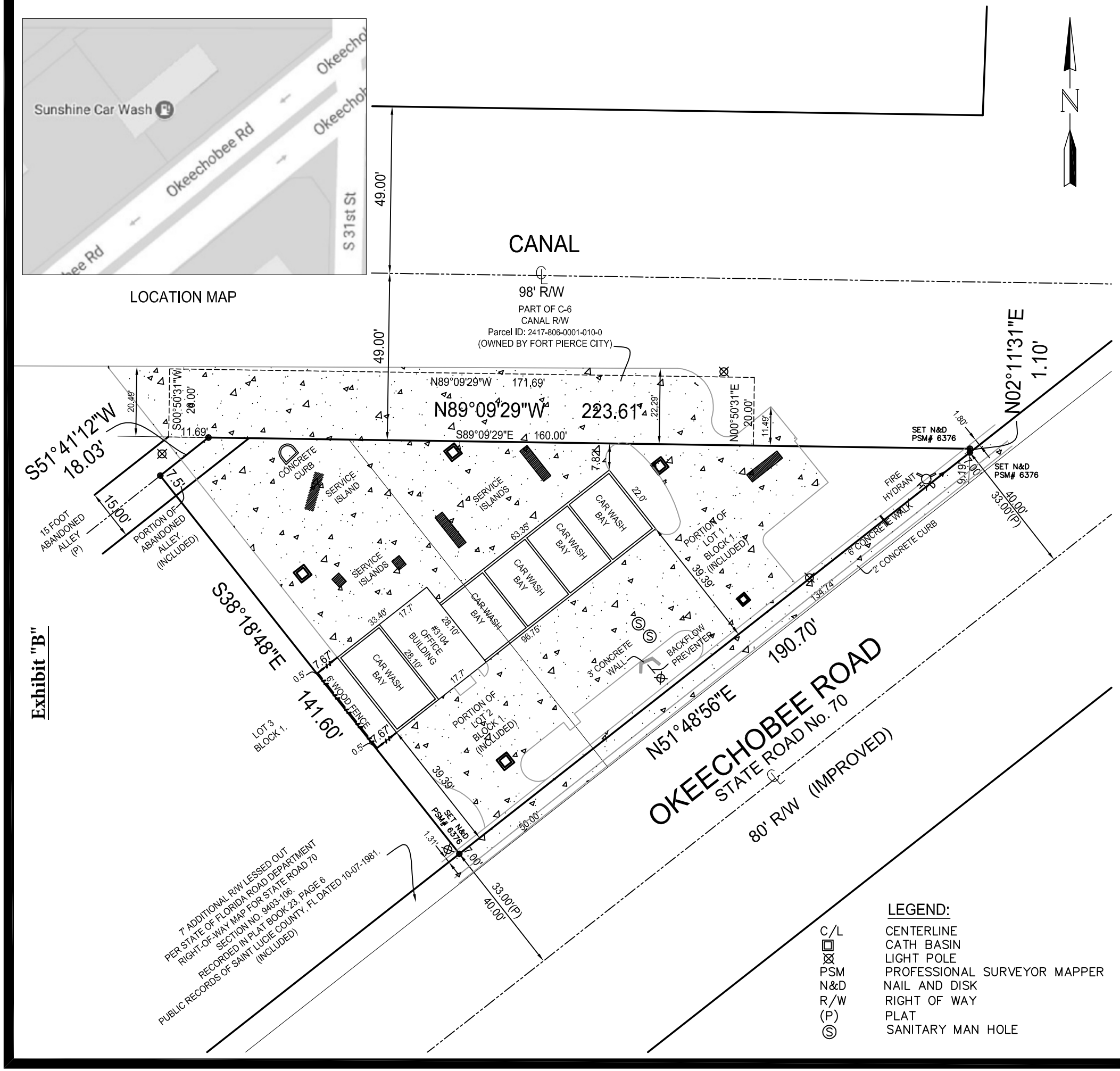
_____
Print Name of Notary Public

Notary Public, State of _____

My Commission expires _____

LOCATION MAP

Exhibit "B"



LEGEND:

C/L	CENTERLINE
▣	CATH BASIN
⊠	LIGHT POLE
PSM	PROFESSIONAL SURVEYOR MAPPER
N&D	NAIL AND DISK
R/W	RIGHT OF WAY
(P)	PLAT
Ⓢ	SANITARY MAN HOLE

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 1, OF PALMER TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 86, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH THE SOUTHEASTERLY ONE-HALF OF ABANDONED ALLEY ADJACENT TO SAID LOT 2, LESS AND EXCEPTING THAT PART OF THE ABOVE MENTIONED LOTS 1 AND 2 WHICH HAS BEEN TAKEN FOR THE WIDENING OF STATE ROAD 70 (OKEECHOBEE ROAD).

LOT AREA: 14,905 SQ. FT.; 0.34 ACRES±

STREET ADDRESS: 3104 OKEECHOBEE ROAD FORT PIERCE 34947.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF OKEECHOBEE ROAD AS PLATTED AND BEARS N 51°48'56" E.

2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND NONE ARE INTENDED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.

3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.

4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

5. THIS SURVEY IS BASED UPON A DESCRIPTION PROVIDED BY THE CLIENT. THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.

6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.

7. PARCEL ID NO. 2417-806-0001-000-7.

8. THERE IS NO APPARENT USE OF THE PARCEL IN THE REAR OF THE SITE OWNED BY THE CITY OF FORT PIERCE.

CERTIFIED TO:

Elite Properties of The Treasure Coast LLC.
Candyland Properties of St. Lucie, LLC
Laurie Rusk Sewell, P.A.
Old Republic National Title Insurance Co.
Gustavo O. Martinez

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

REVISIONS:

ADD CERTIFIED TO PARTIES 11-29-17

STEVEN D. MARSHALL
PSM #6376

MARSHALL
Surveying & Mapping
321 HOLLY AVE
Port Saint Lucie, Florida 34952

Boundary Survey

Prepared on the order of:

Dominic Harrison

Field: SM & RA	Job No.: 17:1013
Drawn: SDM	Date: 10/13/2017
Scale: 1" = 30'	Sheet: 1 of 1

City Commission Regular Meeting **12.a.**

Meeting Date: 12/04/2017

Re: Donald Noble to operate a food truck (“Fork It Over”) at 1907 Avenue D, Fort Pierce.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Application submitted by Donald Noble to operate a food truck (“Fork It Over”) at 1907 Avenue D, Fort Pierce. Said use requires a Waiver of Distance, Sec. 9-111(b)(1) and (2) to operate within 500 feet from a similar type of business and 300 feet from a church.

SUMMARY:

Application submitted by Donald Noble to operate a food truck (“Fork It Over”) at 1907 Avenue D, Fort Pierce. Said use requires a Waiver of Distance, Sec. 9-111(b)(1) and (2) to operate within 500 feet from a similar type of business and 300 feet from a church.

RECOMMENDATION:

Staff recommends that the City Commission conduct a public hearing and approve the applicant’s request for the food truck as proposed.

ALTERNATIVES:

Not approve.

RESPONSIBLE STAFF:

Noemi Rios, Deputy City Clerk

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Staff Report

Vendor Application Packet

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:07 PM

Form Started By: Noemi Rios Started On: 11/15/2017 12:24 PM

Final Approval Date: 11/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager
Honorable Mayor and City Commission

THROUGH: Linda Cox, City Clerk

FROM: Noemí Rios, Deputy City Clerk

RE: Application for Waiver of Distance– Mobile Food Vendor
Fork It Over
1907 Avenue D

DATE: November 15, 2017

STAFF REPORT

Staff Analysis:

On September 15, 2014, the City Commission approved Ordinance 14-019 establishing regulations for lunch trucks, hot dog carts, ice cream and other forms of mobile food establishments identified in Chapter 9 of the Code of Ordinances. Section 9-111 (b) of the Code of Ordinances requires that mobile food establishments must be at least 500 feet from a similar type of business; at least 300 feet from a school, church, or any city or county park; and 1000 feet from any approved special event.

The proposed vending location is within 500 feet of the following similar type of businesses: "Bo's Crab Spot" and "R&L Ribs, Chicken & Seafood" and within 300 feet of two churches: "Miracle Prayer Temple" and "Triumph Church and Kingdom of God".

Therefore, City Staff cannot issue a vendor permit unless City Commission grants a waiver to the distance requirements of Section 9-111.

The applicant is requesting the waiver based upon the presence of two (2) similar types of businesses that are located within 500 feet of the proposed site.

Similar to a waiver of distance for alcoholic beverage licenses, the Mobile Vendor ordinance provides for the City Commission to consider granting a waiver to the ordinance and issue of the vendor permit through the public hearing process.

The proposed site meets all other distance requirements of the ordinances (300 feet from a school or city/county park and 1000 feet from an approved special event).

The proposed site is located in the C-3, General Commercial Zoning District and has a Future Land Use Designation of GC, General Commercial. Therefore the site meets the commercial zoning location requirement of Section 9-76.

We mailed 79 notices to property owners and businesses within 500 feet of the proposed location.

Staff Recommendation:

Staff recommends that the City Commission conduct a public hearing and approve the applicant's request for the food truck as proposed.

Exhibit A –

CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK
100 N. US HWY 1
FORT PIERCE, FL 34950
772-467-3065

APPLICATION FOR VENDORS, SOLICITORS AND CANVASSERS
CHAPTER 9, ARTICLE IV

Name of Applicant	Fork it Over / Donald Noble		
Home Address	1707 N 37th St	Ft Pierce, FL 34947	
Primary Telephone #	(772) 216-2783	Alt. Telephone #	(772) 801-3710
E-mail Address	noble.donald@yahoo.com		

Name of Business	Fork it Over
Business Address (if different from above)	1907 Avenue D
Nature of business and type of food or goods to be sold	BBQ Food

Vending site address	1907 Avenue D
Name of property owner	Candace Brown Geohagan

Food Service Vendor Checklist:			
Current license from the State of Florida	Yes	No	N/A
Copy of vehicle plans as submitted to the State	Yes	No	N/A
Copy of notarized commissary agreement	Yes	No	N/A

Mobile Merchant Sales Checklist:			
Copy of vehicle plans	Yes	No	N/A

Door-to-Door Sales / Canvassers Checklist:			
Name, address and telephone number of employer			
Copy of credentials confirming employment	Yes	No	N/A
Length of time requested for permit (insert dates)			

Required Attachments – For all application types:			
Photo of applicant	Yes	No	N/A
Photos of vending unit (all sides)	Yes	No	N/A
Criminal history affidavit	Yes	No	N/A
Liability insurance	Yes	No	N/A
Auto liability insurance	Yes	No	N/A
Site plan (for private property)	Yes	No	N/A
Notarized approval from property owner	Yes	No	N/A

Donald Noble — 10/3/16
Signature of Applicant — Date

PAYMENT RECEIVED: ____ Application fee ____ Plan Review Fee ____ Annual Permit Receipt #: _____

APPROVED AS SUBMITTED:

City Clerk's Office — Date

DENIED AS SUBMITTED: (state reason for denial)

City Clerk's Office — Date

CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK
100 N. US HWY 1
FORT PIERCE, FL 34950
772-467-3000

VARIANCE REQUEST FOR WAIVER OF DISTANCE

Property Address	1907 Avenue D
Parcel ID #(s)	2409-602-0230-000-0
Type of Vending Proposed	FOOD MOBILE VENDING

Property Owner(s)	Applicant
CANDANCE GOHAGEN Braun	DONALD NOBLE
Mailing Address 8650 Shadylake Lane Ft. Pierce	Mailing Address 1707 N 37TH ST FT PIERCE, FL
Phone # (772) 359-8470	Phone # 772-216-2783
E-mail Address candy8650@aol.com	E-mail Address noble.donald23@yahoo.com

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

Candance Braun — *Property Owner's Signature*

8/9/2016 — *Date*

STATE OF FLORIDA - ST LUCIE COUNTY

The foregoing instrument was acknowledged before me this 9th day of August, 2016 by Candace Braun who is personally known to me or has produced FLDL as identification.

Signature of Notary

REBEKAH HOY
Notary Public - State of Florida
Commission # FF 185918
My Comm. Expires Feb 17, 2019

In accordance with Ordinance No. 9-97, any person who wishes to obtain a mobile vending permit that does not comply with Sec. 9-111(b) of this article must petition the city commission for a variance. The applicant is requesting a variance from the following:

- ☐ 9-111(b)(1) – 500 feet from a similar type business
- ☐ 9-111(b)(2) – 300 feet from a school, church, or park
- ☐ 9-111(b)(1) – 1000 feet from an approved special event

Submit the following attachments:

- ☑ Site plan, to scale, showing all existing structures or significant features and proposed vending location.
- ☑ Map showing surrounding properties, which identifies the location of existing business or entity impacted by the variance.
- ☑ Photos or detailed description of proposed vending unit and type of service provided.
- ☑ $250 variance request fee.

Supporting Narrative:

THIS BUSINESS IN INTENDED TO HELP REVITALIZE A STAGNANT AND DISERATING BUSINESS DISTRICT. BUSINESSES AND STUCTURES ARE ALMOST DISTITUTE AND NO BUSINESSES IN THE AREA SEEM TO BE THRIVING. THIS STURUCTURE HAS BEEN STAGNANT FOR OVER 10 years. I FEEL I HAVE A VIABLE BUSINESS THAT CAN STIMULATE THE AREA TO SUPPORT OTHER BUSINESSES IN THE AREA.

Donald Noble — *Applicant Signature*

10/31/16 — *Date*

CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK
100 N. US HWY 1
FORT PIERCE, FL 34950
772-467-3065

CRIMINAL HISTORY AFFIDAVIT

Name of Business	Fork it Over
Name of Applicant	Donald Noble
Vending location address	1907 Avenue D

Have you ever been convicted of any crime, misdemeanor or felony? _____

If yes, please answer all of the following:

What was the nature of the offense?

Possession of marijuana

When did the offense occur?

2011

What was the punishment or penalty assessed?

6 mos in Jail

Is the punishment or penalty still in effect?

NO

Signature of Applicant

STATE OF FLORIDA
ST. LUCIE COUNTY

Before me, the subscriber, personally appeared Donald Noble who being duly sworn, deposes and says that the above statement is true and correct without any deduction for or on account of any indebtedness or liability of any nature whatsoever.

Sworn and subscribed before me, this 31 day of October, 2016.

Notary Public

MIRIAM NAJERA GARCIA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF915836
Expires 10/23/2019

June 15, 2016

To the City of Fort Pierce, Florida and St. Lucie County,

I Candance Brown Geohagan give permission to Fork It Over, Inc. food truck to access and use property at 1907 Ave. D Fort Pierce, Florida and its adjacent lots.

Candance Geohagan

Candance Brown Geohagan

Anthony J. Danielson 6/15/16

ANTHONY J. DANIELSON
Notary Public - State of Florida
My Comm. Expires Jun 13, 2017
Commission # FF 027230

June 15, 2016

To the City of Fort Pierce, Florida and St. Lucie County,

I Candance Brown Geohagan give permission to Fork It Over, Inc. food truck to access and use property at 1907 Ave. D Fort Pierce, Florida and its adjacent lots.

Candance Geohagan

Candance Brown Geohagan

Anthony J. Danielson 6/15/16

ANTHONY J. DANIELSON
Notary Public - State of Florida
My Comm. Expires Jun 13, 2017
Commission # FF 027230

June 16, 2016

RJK Internation l.L.C.

5151 Okeechobee rd.

Fort Pierce, Fl 34947

(772)595-5707

To Whom It May Concern:

RJK International LLC herby gives permission, until further notice, to "Fork It Over Inc." to use of its facilities for the purpose of commissary.

Thank you,

Anthony Kirkpatrick

Owner

Subscribed and sworn before me. this 17th day of June, 2016 a Notary Public in and for St. Lucie County County. State of Florida

(Signature)

NOTARY PUBLIC

My Commission expires _____

SARAH C BAKER
MY COMMISSION #FF185759
EXPIRES December 28, 2018
(407) 398-0153 FloridaNotaryService.com

Description of a Mobile Food Dispensing Unit

Any food service establishment that is self propelled or otherwise moveable from place to place, that is self contained and does not use electrical or other utility connections of any kind, in which food is prepared and/or dispensed, and that complies with all applicable requirements set forth by the Florida Department of Business Regulations, division of Hotels and Restaurants, or its successor agency, including but not limited to those regulations set forth in Rule 7C-1.03, Florida Administrative Code.

Property Owner Information:

Name: Candance Braun Geohagan **Phone No:** (772)359-8470

Address: 8650 Shadylake Lane

City: Fort Pierce **State:** FL **Zip Code:** 34947

Date: 6/14/16

I, Candance Braun Geohagan, **owner of the following described property, authorize** Fork It Over Inc **to place a mobile food/produce unit on my property.**

Property Tax Identification #: 2409-602-0230-00010

Legal Description: 1907 Ave D

Candance Braun Geohagan
Property Owner's Name (Please Print)

C Geohagan
Property Owner's Signature

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 14th **day of** June **20**16

who is personally known to me ____ **or who has produced** US Passport Card **as identification.**

Signature of Notary

Type or print Name of Notary (Seal)

Title: Notary Public

Commission Number: FF 185918

SLCPDS Revised 07/21/2014

Notary Public - State of Florida
Commission # FF 185918
My Comm. Expires Feb 17, 2019

Google Maps 1907 Ave D

Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps 1930 Ave D

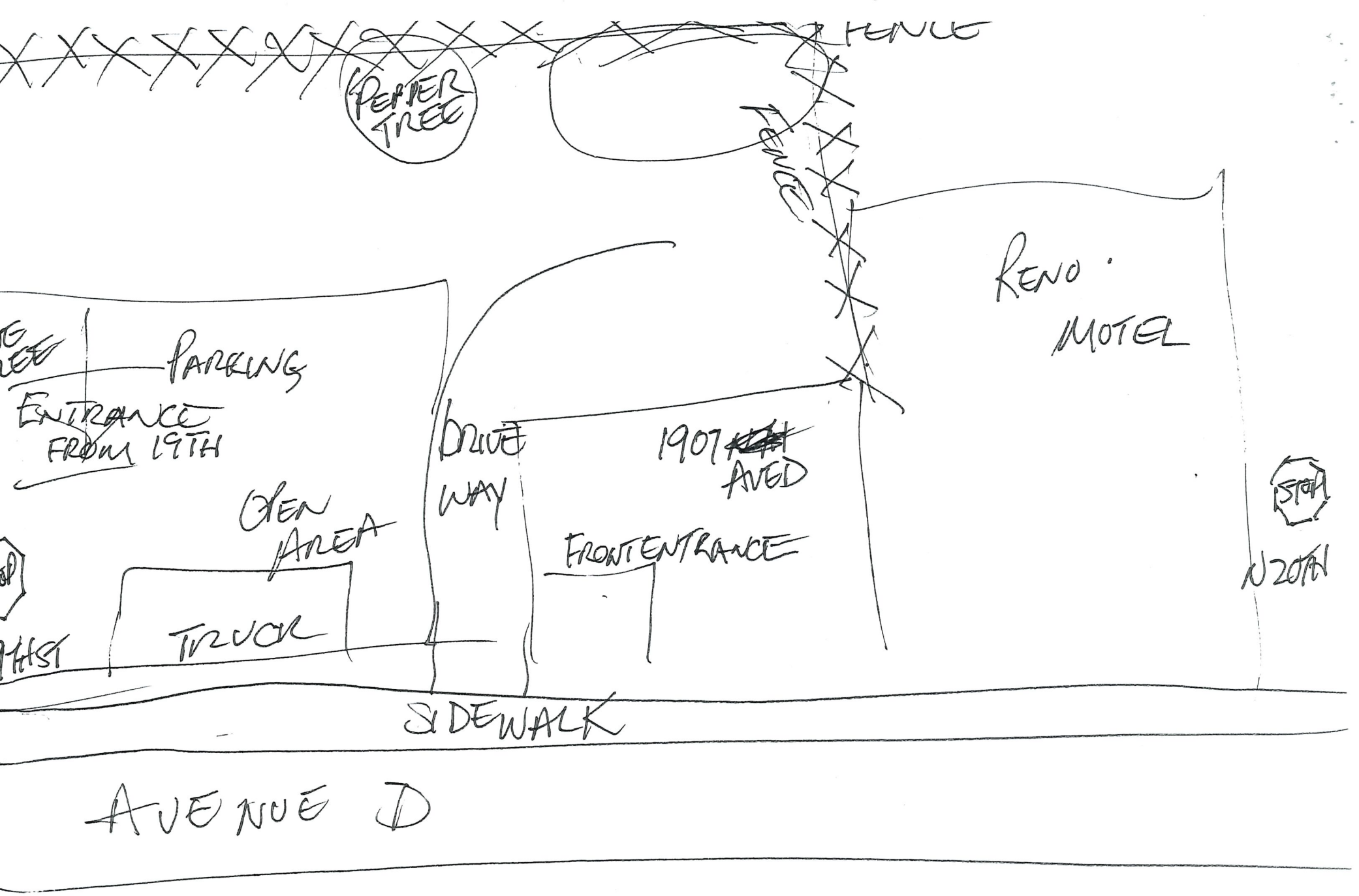
Image capture: May 2015 © 2016 Google

Fort Pierce, Florida

Street View - May 2015

venue E Avenue

Z Canal Terrace


FENCE
PEPPER TREE
FENCE
RENO MOTEL
PARKING
ENTRANCE FROM 19TH
DRIVE WAY
1907 AVED
OPEN AREA
FRONT ENTRANCE
STOP
N 20TH
TRUCK
SIDEWALK
AVENUE D

Variance Request for Waiver of Distance

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: MGARCIA 10/31/16 01 Receipt no: 1331

Type	SvcCd	Description	Amount
VVR		VENDOR VARIANCE REQUEST	
	Qty	1.00	$250.00

FORK IT OVER
OTHER LICENSES/PERM 00100003299600
FORK IT OVER

Tender detail
CA CASH $250.00
Total tendered: $250.00
Total payment: $250.00

Trans date: 10/31/16 Time: 11:56:08

THANK YOU!

181667

App Fee $100.00

Plan Review $150.00

Vendor Permit $62.49 (3 months)

$312.49

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: MGARCIA 6/16/16 01 Receipt no: 10070

Type	SvcCd	Description	Amount
VAP		VENDOR APPLICATION FEE	
	Qty	1.00	$312.49

FORK IT OVER
OTHER LICENSES/PERM 001000003299200
FORK IT OVER
VENDER APPLICATION FEE

Tender detail	$320.00
CA CASH	$320.00
Total tendered:	$312.49
Total payment:	$7.51
Change:	

Trans date: 6/16/16 Time: 12:43:53

THANK YOU!

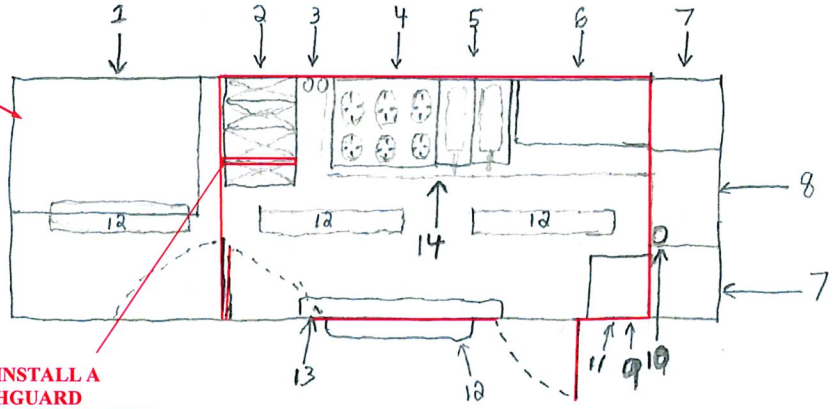
177871

SKETCH OF CART TO SCALE

FORK IT OVER
DONALD NOBLE

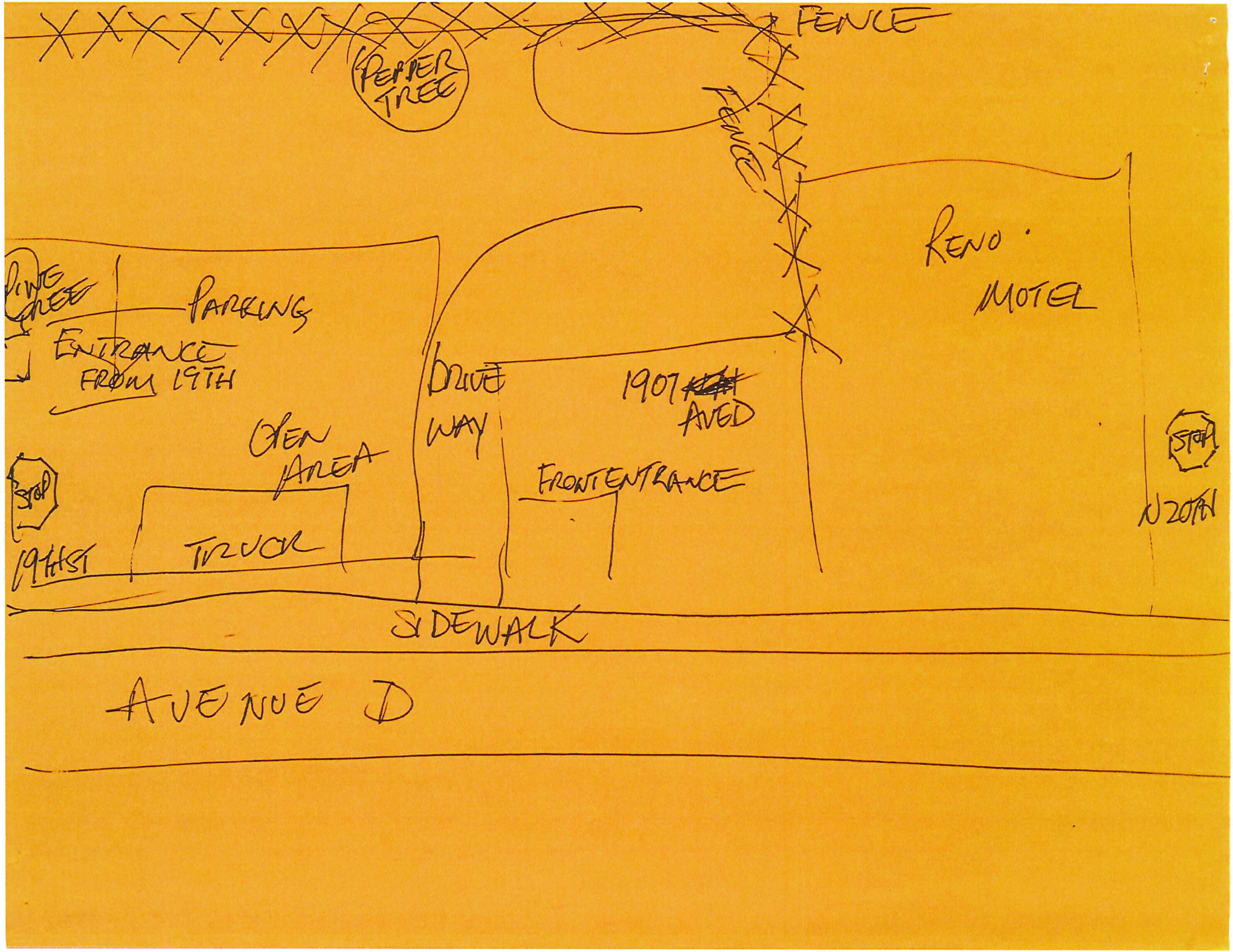
THE 3 COMP AND THE FOOD PREP AREA MUST BE INSIDE A FULLY ENLCOSED UNIT (SOLID WALLS, DOORS AND SOLID SLIDING SERVICE WINDOW)

ONLY SMOKER IS ALLOWED IN OPEN AIR (SMOKERS ARE LIMITED TO BULK ITMES ONLY).

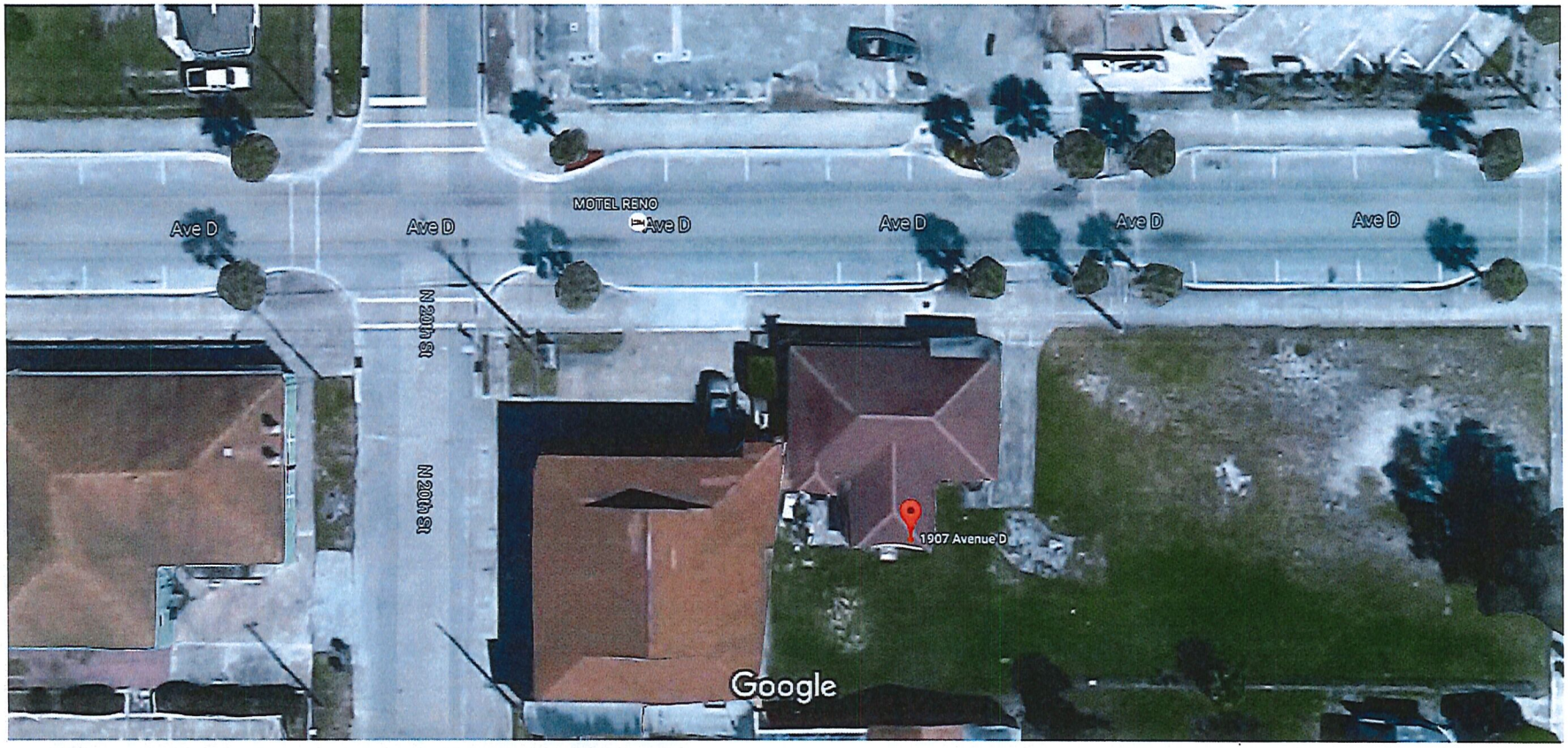


MUST INSTALL A SPLASHGUARD BETWEEN HAND SINK AND 3 COMP SINK

(1) BBQ Grill
(2) 3 component sink with hand wash, on demand hot water, fresh and grey water enclosed.
(3) fire ext.
(4) 6 burner stove oven comb
(5) 2 deep fryers
(6) 22 X 36 Griddle
(7) 2 100 gallon lp Tanks
(8) Generator
(9) refrigerator, freezer
(10) gas valve
(11) microwave
(12) 72" serving shelf
(13) (4) 4' Lights
(14) 10' Hood and fire Suppres


FENCE
PEPPER TREE
FENCE
FENCE
RENO
MOTEL
PARKING
ENTRANCE FROM 19TH
DRIVE WAY
1907 AVE D
OPEN AREA
FRONT ENTRANCE
STOP
STOP
19TH ST
TRUCK
N 20TH
SIDEWALK
AVENUE D

Google Maps 1907 Ave D



Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps 1930 Ave D

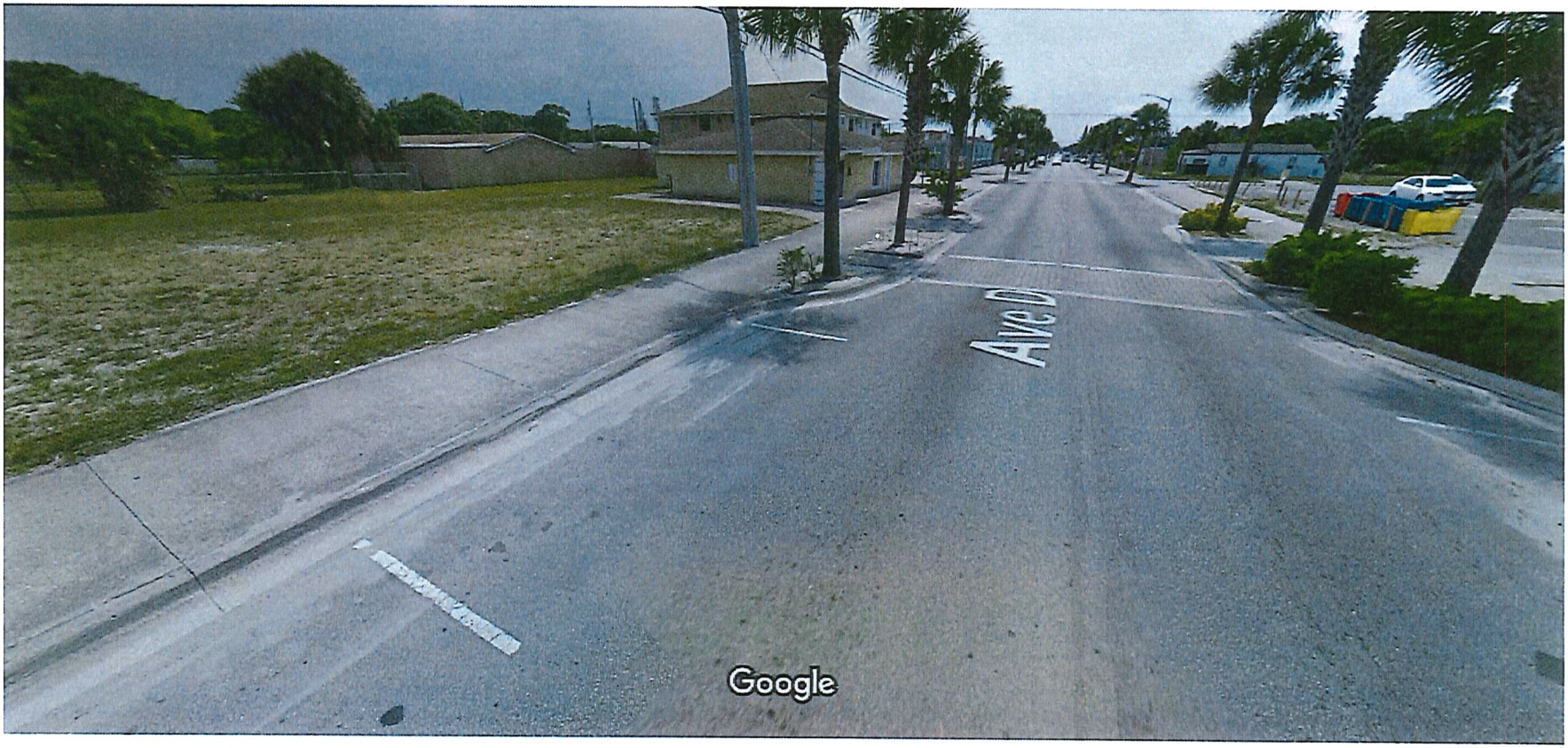
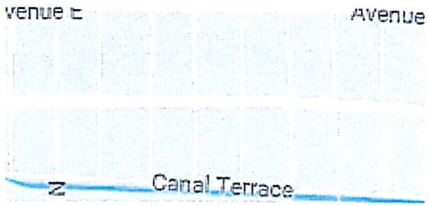


Image capture: May 2015 © 2016 Google

Fort Pierce, Florida

Street View - May 2015



Description of a Mobile Food Dispensing Unit

Any food service establishment that is self propelled or otherwise moveable from place to place, that is self contained and does not use electrical or other utility connections of any kind, in which food is prepared and/or dispensed, and that complies with all applicable requirements set forth by the Florida Department of Business Regulations, division of Hotels and Restaurants, or its successor agency, including but not limited to those regulations set forth in Rule 7C-1.03, Florida Administrative Code.

Property Owner Information:

Name: Candance Braun Geohagan **Phone No:** (772)359-8470

Address: 8650 Shadylake Lane

City: Fort Pierce **State:** FL **Zip Code:** 34947

Date: 6/14/16

I, Candance Braun Geohagan, **owner of the following described property, authorize** Fork It Over Inc **to place a mobile food/produce unit on my property.**

Property Tax Identification #: 2409-602-0230-00010

Legal Description: 1907 Ave D

Candance Braun Geohagan
Property Owner's Name (Please Print)

C Geohagan
Property Owner's Signature

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 14th **day of** June **20**16

who is personally known to me ____ **or who has produced** US Passport Card **as identification.**

Signature of Notary

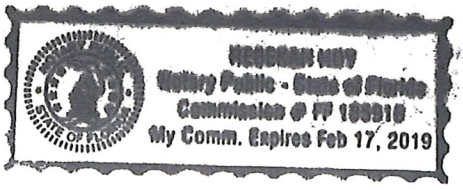
Title: Notary Public

Type or print Name of Notary

Commission Number: FF 185918

(Seal)

SLCPDS Revised 07/21/2014



FORK IT OVER INC.
772-882-1647

City of Fort Pierce
Vendor Permit

Permit Valid 10/1/2016 through 9/30/2017

Permit #
17-B03

Issued to: **FORK IT OVER**

Issue Date: **DECEMBER 5, 2016**

Telephone: **(772) 216-2783 / (772) 801-3710**

Vending Description: **MOBILE FOOD DISPENSING VEHICLE**

Vending Site Address: **1907 AVENUE D**

Special Conditions: **APPROVED BY COMM. FOR 1 YEAR ONLY**

Expires Nov 20, 2017

City Seal

Valid Permit is printed on Blue Paper and contains embossed City Seal

Approved by: Deputy

Linda W. Cox, City Clerk

Linda W. Cox, City Clerk

City Commission Regular Meeting **12.b.**

Meeting Date: 12/04/2017

Re: Final Plat - Inlet Palms - 1502 Seaway Drive

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing (waived) - Approval of an Application for Subdivision (Final Plat) submitted by the property owner, Foglia Contracting Corp., for the development of the Inlet Palms Townhome project. The site is located at 1502 Seaway Drive, Fort Pierce, FL. The property is currently zoned PD, Planned Development with a Future Land-Use of HIR, Hutchinson Island Residential.

SUMMARY:

- The applicant is requesting the review and approval of an Application for Subdivision (Final Plat) at the site of the Inlet Palms Planned Development located at 1502 Seaway Drive.
- This project is on approximately .94 acres of land.
- The project will consist of six (6) townhome units as well as private dock slips for its residents. The plat displays how lots shall be divided and their individual sizes, ranging from 2,801 to 3,613 square feet. The plat also identifies one Tract for the development as Tract ‘A’.
- The development received preliminary plat approval by the City Commission on August 3, 2015. The Preliminary Plat featured seven (7) townhome lots and the development was divided into Tract ‘A’ and Tract ‘B’. Since that time the applicant has decided to reduce the number of townhome lots from seven (7) to six (6) and there is only one Tract which is Tract ‘A’.

RECOMMENDATION:

The proposed subdivision (Final Plat) is consistent with the City’s Land Development Code and Comprehensive Plan therefore Staff Recommends the City Commission approve the request of a Final Plat for the Inlet Palms Development.

ALTERNATIVES:

Approve with Conditions
Deny

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Planning Staff Report
Application for Subdivision (Final Plat)
Final Plat
Cost Estimate
Letter of Credit
Warranty Deed
Proof of Publication
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:08 PM

Form Started By: Brandon Creagan
Started On: 11/21/2017 02:17 PM
Final Approval Date: 11/27/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Application for Subdivision Review – Final Plat**
Inlet Palms
1502 Seaway Drive

DATE: November 21, 2017

STAFF REPORT

Owner(s)/Applicant(s): Foglia Contracting Corp
1555 Indian River Blvd, Suite B141
Vero Beach, FL 32960

Representative: Jodah Bittle
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd., Suite 201,
Vero Beach, FL 32960

Requested Action: Approval of Final Plat

Location: 1502 Seaway Drive

Parcel IDs: 2401-501-0279-000-1, & 2401-501-0279-010-4

Collective Size: .94 acres

Current Zoning: PD, Planned Development

Current Future Land Use: HIR, Hutchinson Island Residential

Surrounding Zoning:

North	East	South	West
Inlet	R-4A	R-3, R-4A	C-5

Request:

The applicant is requesting the review and approval of a Final Plat application at the site of the Inlet Palms Planned Development located at 1502 Seaway Drive. This project is on approximately .94 acres of land. The project will consist of six (6) townhome units as well as private dock slips for its residents. The plat displays how lots shall be divided and their individual sizes, ranging from 2,801 to 3,613 square feet. The plat also identifies one Tract for the development as Tract 'A'. A 15 ft. drainage easement is dedicated along the southwest portion of the property. Staff has reviewed the Final Plat according to code Section 18-10 (b) Final Plat Specifications and has determined these code requirements are met.

History/Analysis:

The development received preliminary plat approval by the City Commission on August 3, 2015. The Preliminary Plat featured seven (7) townhome lots and the development was divided into Tract 'A' and Tract 'B'. Since that time the applicant has decided to reduce the number of townhome lots from seven (7) to six (6) and there is only one Tract which is Tract 'A'.

The development is currently under construction and Final Plat approval is needed by the City Commission before the applicant can receive a Certificatre of Occupancy from the Building Department. The applicant has provided the City a Letter of Credit in the amount of $94,333.54. That amount is consistant with City Code 18-12 (a)(2)(b.) which requires a cost estimate to be provided that covers 110 percent of the the total cost of the improvements.

Technical Review Committee:

All affected departments have reviewed the proposed Final Plat with regards to the 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 City Commission. All outstanding responses from reviewing departments have been statisfied by the applicant and their representative.

Staff Recommendation:

The proposed subdivision (Final Plat) is consistent with the City's Land Development Code and Comprehensive Plan therefore Staff Recommends the City Commission approve the request of a Final Plat for the Inlet Palms Development.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 1502 Seaway Drive

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

Project description Inlet Palms - Six(6) multi-family units

Foglia Contracting Corp.	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
1555 Indian River Blvd, Suite B141	
Street Address	Street Address
Vero Beach, FL 32960	
City State Zip	City State Zip
954-444-6125	
Phone Number	Phone Number
jf33067@aol.com	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of August, 2017, by Joseph Foglia who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA

LAUREN F. HAMILTON
MY COMMISSION # FF 176373
EXPIRES: February 7, 2019
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

INLET PALMS PLANNED DEVELOPMENT

BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
CITY OF FORT PIERCE
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT FOGLIA CONTRACTING CORPORATION,A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS INLET PALMS PLANNED DEVELOPMENT, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) ACCESS, UTILITY AND DRAINAGE EASEMENT

THE ACCESS, UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF FORT PIERCE CITY COMMISSIONERS. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY.

2) 10' X15' UTILITY EASEMENT

THE 10 FOOT BY 10 FOOT UTILITY EASEMENT IS DEDICATED TO FORT PIERCE UTILITIES AUTHORITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC UTILITIES.

3) TRACT "A"

TRACT "A" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ACCESS BY THE LOT OWNERS OF INLET PALMS PLANNED DEVELOPMENT AND OR ALL UTILITY PROVIDERS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INLET PALMS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, FOGLIA CONTRACTING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2017.

FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

BY: _____
JOSEPH M. FOGLIA
PRESIDENT

_____ WITNESS #1 SIGNATURE

_____ WITNESS #2 SIGNATURE

_____ WITNESS #1 PRINTED NAME

_____ WITNESS #2 PRINTED NAME

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017. BY, JOSEPH M. FOGLIA, PRESIDENT OF FOGLIA CONTRACTING CORPORATION, A FLORIDA CORPORATION,

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION #: _____
PRINTED NAME _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS___DAY OF _____2017. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA,

THIS _____DAY OF_____, 2017

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
JAMES M. MESSER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.

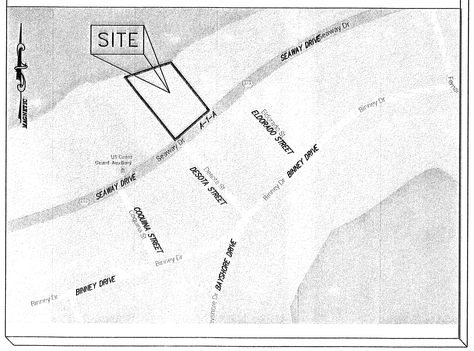
FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VICINITY SKETCH



VICINITY MAP

NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH D. GROSSO, JR. P.A., MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____, 2017, AT _____ (M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF INLET PALMS PLANNED DEVELOPMENT IS IN THE NAME OF THE ENTITIES AND/ OR PERSONS EXECUTING THE DEDICATION HEREON.
2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: MORTGAGE IN FAVOR OF UNION SAVINGS BANK, AS RECORDED IN O.R. BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF _____COUNTY, FLORIDA.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2017.

DATED THIS _____DAY OF _____,2017

JOSEPH D. GROSSO, JR. P.A.

BY:_____
JOSEPH D. GROSSO, JR. P.A.
850 NW FEDERAL HIGHWAY, SUITE 164
STUART, FL. 34994

SURVEYOR'S REVIEW CERTIFICATE

SATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

_____ DATE _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION No.4350
PLAT REVIEWER
FORT PIERCE , FLORIDA

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF INLET PALMS PLANNED DEVELOPMENT, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2016 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY:_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD ZONING DISTRICT, AS SET FORTH IN SECTION SECTION 22-40. - PLANNED DEVELOPMENT ZONE (PD) OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE

THIS ____DAY OF _____, 2017

BY: _____
REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

SEAL
FOGLIA CONTRACTING CORPORATION

SEAL
CLERK TO THE BOARD OF CITY COMMISSIONERS

SEAL
CHARLES H. BLANCHARD, PSM

SEAL
CLERK OF THE CIRCUIT COURT

SURVEYOR'S NOTES

1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
2) THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION. BASED ON THE NAD 83 NGS FINAL ADJUSTMENT OF 1990 FOR FLORIDA EAST ZONE, 901.3). THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. ONSITE BENCHMARK IS SET PARKER-KALON NAIL AND DISK "LB-6905" AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEAWAY DRIVE AND DESOTA STREET. THE CONVERSION FACTOR FOR NAVD 1988 TO NGVD 1929 IS +1.49'. THIS WAS DETERMINED USING CORPSCON FOR WINDOWS. VERSION 5.11.08.
4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905" UNLESS OTHERWISE NOTED.
5) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSBS LB 6905.
6) TIES TO GOVERNMENT CORNERS AND ST. LUCIE COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.
7) UNLESS OTHERWISE INDICATED ALL LOT LINES ARE RADIAL.
8) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 19, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND LYING AND BEING A PORTION OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SEAWAY DRIVE (50' RIGHT OF WAY), RUN SOUTH 46°30'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 96.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1350.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL OF 03°33'13", AN ARC DISTANCE OF 83.76 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 39°56'11" WEST ALONG THE COMMON LINE OF LOTS 18 AND 19, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 226.52 FEET TO THE NORTH FACE OF AN EXISTING SEAWALL; THENCE LEAVING SAID COMMON LINE, RUN NORTH 60°30'46" EAST ALONG SAID FACE OF SEAWALL, A DISTANCE OF 17.99 FEET; THENCE RUN NORTH 29°47'46" WEST ALONG SAID FACE, A DISTANCE OF 1.87 FEET; THENCE RUN NORTH 60°23'01" EAST, A DISTANCE OF 152.59 FEET; THENCE LEAVING SAID FACE OF SEAWALL, RUN SOUTH 43°29'17" EAST ALONG THE COMMON LINE OF LOTS 15 AND 16, BLOCK 16, SAID REVISED MAP OF FT. PIERCE BEACH, A DISTANCE OF 189.57 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 0.83 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MARCH 13, 2015, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FORGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL LOT CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

_____ DATE 8-31-17
CHARLES H, BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5755
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 6905

MORTGAGEE'S CONSENT AND JOINDER TO PLAT DEDICATIONS

COUNTY OF INDIAN RIVER
STATE OF FLORIDA
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____ OF THE PUBLIC RECORDS OF _____COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, UNION SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF_____, 2017.

UNION SAVINGS BANK

WITNESS:_____
PRINTED NAME:_____
WITNESS:_____
PRINTED NAME:_____

BY:_____
PAUL WAGNER
VICE PRESIDENT

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT AND JOINDER

COUNTY OF INDIAN RIVER
STATE OF FLORIDA

THE FOREGOING MORTGAGEE'S CONSENT AND JOINDER TO PLAT DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY PAUL WAGNER, VICE PRESIDENT OF UNION SAVINGS BANK, WHO EXECUTED ON BEHALF OF AND WITH THE AUTHORITY OF THE BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:_____ PRINT NAME:_____

COMMISSION NO.:_____ EXPIRATION DATE:_____

SEAL:

PREPARED BY: CHARLES H. BLANCHARD LS# 5755
FOR MERIDIAN LAND SURVEYORS LB#6905
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4	8/28/17	REVISE LOTS & TRACT "A"
3	1/28/16	REVISE PER COMMENTS
2	1/14/16	REVISE PER COMMENTS
1	7/01/15	REVISE PER PLANNING

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

INLET PALMS PLANNED DEVELOPMENT

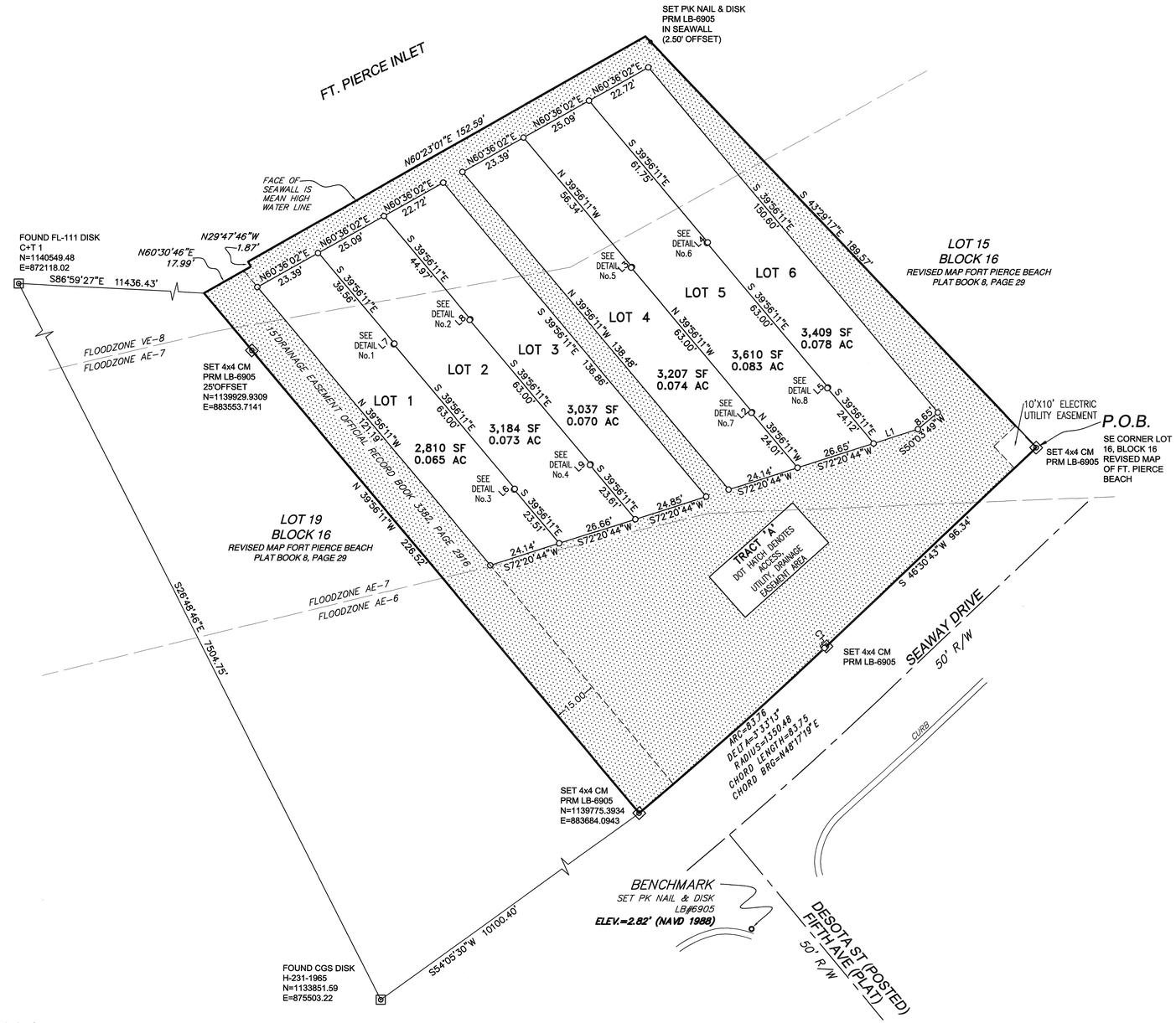
BEING A RE-PLAT OF LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

LINE	BEARING	DISTANCE
L 1	S 72°20'44"W	15.51'
L 2	N 50°03'49"E	0.33'
L 3	N 50°03'49"E	0.33'
L 4	S 50°03'49"W	0.33'
L 5	S 50°03'49"W	0.33'
L 6	S 50°03'49"W	0.33'
L 7	S 50°03'49"W	0.33'
L 8	S 50°03'49"W	0.33'
L 9	S 50°03'49"W	0.33'



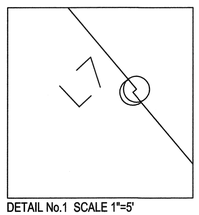
North

GRAPHIC SCALE

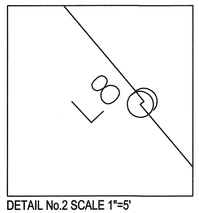
20 0 10 20 40

(IN FEET)

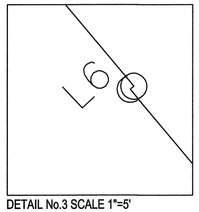
1 inch = 20 ft.



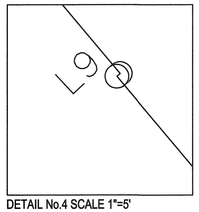
DETAIL No.1 SCALE 1"=5'



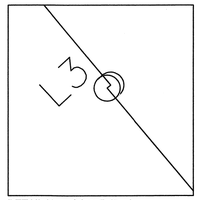
DETAIL No.2 SCALE 1"=5'



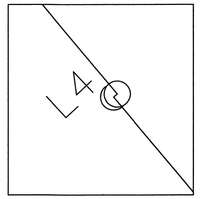
DETAIL No.3 SCALE 1"=5'



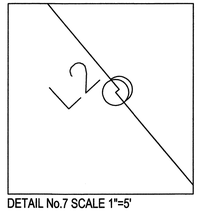
DETAIL No.4 SCALE 1"=5'



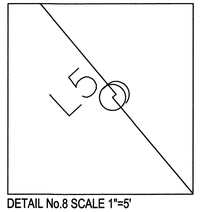
DETAIL No.5 SCALE 1"=5'



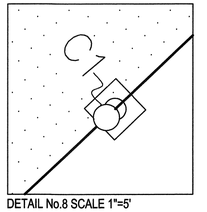
DETAIL No.6 SCALE 1"=5'



DETAIL No.7 SCALE 1"=5'



DETAIL No.8 SCALE 1"=5'



DETAIL No.8 SCALE 1"=5'

SYMBOL LEGEND

- ⊡ FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED "LB# 4286"
- ○ LOT CORNER MARKER, 5/8" IRC, LB#6905 STAMPED "LB#6905"
- ⊙ SET P/K NAIL & DISK STAMPED "LB#6905"
- ◉ PERMANENT CONTROL POINT (PCP) STAMPED "LB#6905"

ABBREVIATIONS

C.M. = CONCRETE MONUMENT
L = CHORD LENGTH
I.D. = IDENTIFICATION
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
FD. = FOUND
ELEV.=ELEVATION
IRC = IRON ROD & CAP
P.B. = PLAT BOOK
PG. = PAGE
OA = OVERALL
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D.= NORTH AMERICAN VERTICAL DATUM
PB.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
L.B. = LAND SURVEYING BUSINESS
P/K = PARKER KALON
R/W = RIGHT OF WAY
DIST. = DISTANCE
TYP. = TYPICAL
P.U.D. = PLANNED URBAN DEVELOPMENT
U.E. = UTILITY EASEMENT

PREPARED BY: CHARLES H. BLANCHARD LS# 5755
FOR MERIDIAN LAND SURVEYORS LB#6905
PREPARATION DATE: 6/10/15

REVISIONS		
NO.	DATE	DESCRIPTION
4	8/28/17	REVISE LOTS & TRACT "A"
3	1/28/16	REVISE PER COMMENTS
2	1/14/16	REVISE PER COMMENTS
1	7/01/15	REVISE PER PLANNING

NOTICE:

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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°02'12"	1350.48'	0.86'	0.43'	0.86'	S 46°31'49"W

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

Schulke, Bittle & Stoddard, LLC
Certified Cost Estimate
For: Inlet Palms
11/9/2017

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL	% Complete	$ Value	% Remaining	$ Value
EARTHWORK & GRADING								
Mobilization	LS	1	$ 2,500.00	$ 2,500.00	100.00%	$ 2,500.00	0.00%	$0.00
Clearing and Grubbing	LS	1	$ 5,000.00	$ 5,000.00	100.00%	$ 5,000.00	0.00%	$0.00
Erosion Control	LS	1	$ 3,000.00	$ 3,000.00	100.00%	$ 3,000.00	0.00%	$0.00
Grading	SY	2,855	$ 1.25	$ 3,568.75	100.00%	$ 3,568.75	0.00%	$0.00
			Subtotal	**$ 14,068.75**	**100.00%**	$ 14,068.75	0.00%	$0.00
STORM DRAINAGE								
12" ADS Inlets	EA	3	$ 750.00	$ 2,250.00	100.00%	$ 2,250.00	0.00%	$0.00
4' Dia junction manhole	EA	2	$ 1,800.00	$ 3,600.00	100.00%	$ 3,600.00	0.00%	$0.00
Type C Inlet	EA	2	$ 1,609.96	$ 3,219.92	100.00%	$ 3,219.92	0.00%	$0.00
Type D Inlet	EA	1	$ 2,243.65	$ 2,243.65	100.00%	$ 2,243.65	0.00%	$0.00
Trench Drain	LF	24	$ 100.00	$ 2,400.00	100.00%	$ 2,400.00	0.00%	$0.00
Rain Gutter Underground Piping	LS	1	$ 2,500.00	$ 2,500.00	100.00%	$ 2,500.00	0.00%	$0.00
18" RCP	LF	134	$ 29.15	$ 3,906.10	100.00%	$ 3,906.10	0.00%	$0.00
18" Perforated RCP	LF	130	$ 32.50	$ 4,225.00	100.00%	$ 4,225.00	0.00%	$0.00
24" RCP	LF	190	$ 42.50	$ 8,075.00	100.00%	$ 8,075.00	0.00%	$0.00
			Subtotal	**$ 32,419.67**	**100.00%**	$ 32,419.67	0.00%	$0.00
SANITARY SEWER								
Manholes 0-6	EA	1	$ 1,750.00	$ 1,750.00	100.00%	$ 1,750.00	0.00%	$0.00
6" PVC	LF	233	$ 35.00	$ 8,155.00	100.00%	$ 8,155.00	0.00%	$0.00
Clean-outs	LF	12	$ 50.00	$ 600.00	100.00%	$ 600.00	0.00%	$0.00
			Subtotal	**$ 10,505.00**	**100.00%**	$ 10,505.00	0.00%	$0.00
POTABLE WATER								
8"x4" tap and Valve	LS	1	$ 1,500.00	$ 1,500.00	100.00%	$ 1,500.00	0.00%	$0.00
4" Directional Bore	LF	50	$ 100.00	$ 5,000.00	100.00%	$ 5,000.00	0.00%	$0.00
4" PVC	LF	768	$ 25.00	$ 19,200.00	100.00%	$ 19,200.00	0.00%	$0.00
1" Water Services	EA	7	$ 200.00	$ 1,400.00	100.00%	$ 1,400.00	0.00%	$0.00
Testing and Bac-T's	LS	1	$ 1,000.00	$ 1,000.00	0.00%	$ -	100.00%	$1,000.00
			Subtotal	**$ 28,100.00**	**96.44%**	$ 27,100.00	3.56%	$1,000.00
FIRE SYSTEM								
4" DDCS	EA	1	$ 3,000.00	$ 3,000.00	100.00%	$ 3,000.00	0.00%	$0.00
4" Fire Connection	EA	1	$ 750.00	$ 750.00	100.00%	$ 750.00	0.00%	$0.00
4" Gate Valve	EA	1	$ 500.00	$ 500.00	100.00%	$ 500.00	0.00%	$0.00
4" C900 PVC	LF	159	$ 75.00	$ 11,925.00	100.00%	$ 11,925.00	0.00%	$0.00
2" Fire Line Services	LF	180	$ 45.00	$ 8,100.00	100.00%	$ 8,100.00	0.00%	$0.00
Permit and Testing	LS	1	$ 1,000.00	$ 1,000.00	0.00%	$ -	100.00%	$1,000.00
			Subtotal	**$ 24,275.00**	**100.00%**	$ 24,275.00	0.00%	$0.00
LANDSCAPE								
Canopy Trees	EA	47	$ 150.00	$ 7,050.00	25.00%	$ 1,762.50	75.00%	$5,287.50
Shrubs	EA	278	$ 8.00	$ 2,224.00	0.00%	$ -	100.00%	$2,224.00
Groundcover	EA	431	$ 6.00	$ 2,586.00	0.00%	$ -	100.00%	$2,586.00
Irrigation	LS	1	$ 2,500.00	$ 2,500.00	0.00%	$ -	100.00%	$2,500.00
			Subtotal	**$ 14,360.00**	**12.27%**	$ 1,762.50	87.73%	$12,597.50
ROAD								
Sand Set Pavers - Driving Area	SF	9307	$ 3.00	$ 27,921.00	0.00%	$ -	100.00%	$27,921.00
8" Coquina Base	SF	9307	$ 1.75	$ 16,287.25	0.00%	$ -	100.00%	$16,287.25
12" Stabilized Subgrade	SF	9307	$ 2.15	$ 20,010.05	80.00%	$ 16,008.04	20.00%	$4,002.01
Type 'F' Curb	LF	52	$ 30.00	$ 1,560.00	0.00%	$ -	100.00%	$1,560.00
Type 'D' Curb	LF	853	$ 15.00	$ 12,795.00	0.00%	$ -	100.00%	$12,795.00
Signs/Pavement Markings	LS	1	$ 500.00	$ 500.00	0.00%	$ -	100.00%	$500.00
Testing/FBV/Densities/Road	LS	1	$ 1,500.00	$ 1,500.00	0.00%	$ -	100.00%	$1,500.00
Sod at EOP	SF	1500	$ 0.23	$ 345.00	0.00%	$ -	100.00%	$345.00
Misc Conduit (lights, cable, etc.)	LS	1	$ 2,500.00	$ 2,500.00	0.00%	$ -	100.00%	$2,500.00
			Subtotal	**$ 83,418.30**	**19.19%**	$ 16,008.04	80.81%	$67,410.26

OTHER								
Survey Stake-Out	LS	1	$ 3,500.00	$ 3,500.00	75.00%	$ 2,625.00	25.00%	$875.00
Survey As-Built	LS	1	$ 2,500.00	$ 2,500.00	50.00%	$ 1,250.00	50.00%	$1,250.00
Survey - Set PCP and PRM	LS	1	$ 2,000.00	$ 2,000.00	0.00%	$ -	100.00%	$2,000.00
Design and Permitting Services	LS	1	$ 7,500.00	$ 7,500.00	100.00%	$ 7,500.00	0.00%	$0.00
Engineer Inspections/Certs	LS	1	$ 2,500.00	$ 2,500.00	75.00%	$ 1,875.00	25.00%	$625.00
			Subtotal	**$ 18,000.00**	**73.61%**	$ 13,250.00	26.39%	$4,750.00

SUMMARY	TOTAL	% Complete	$ Value	% Remaining	$ Value
Earthwork and Grading	$ 14,068.75	100.00%	$ 14,068.75	0.00%	$ -
Storm Drainage	$ 32,419.67	100.00%	$ 32,419.67	0.00%	$ -
Sanitary Sewer	$ 10,505.00	100.00%	$ 10,505.00	0.00%	$ -
Potable Water	$ 28,100.00	96.44%	$ 27,100.00	3.56%	$ 1,000.00
Landscape	$ 14,360.00	12.27%	$ 1,762.50	87.73%	$ 12,597.50
Road	$ 83,418.30	19.19%	$ 16,008.04	80.81%	$ 67,410.26
Other	$ 18,000.00	73.61%	$ 13,250.00	26.39%	$ 4,750.00
TOTAL	**$ 200,871.72**	**57.31%**	$ 115,113.96	42.69%	$ 85,757.76
Total Remaining Cost	**$**				**85,757.76**
Surety Amount - 110%	**$**				**94,333.54**

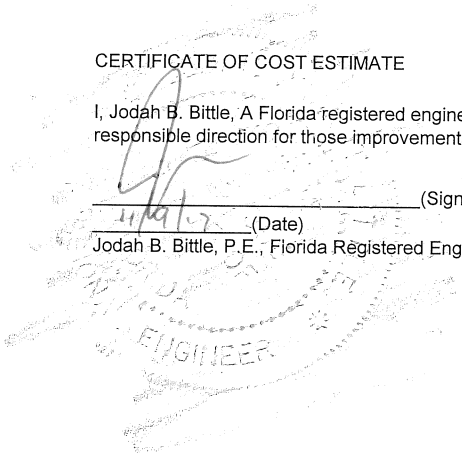
CERTIFICATE OF COST ESTIMATE

I, Jodah B. Bittle, A Florida registered engineer, License No. 57396, do hereby certify to City fo Ft. Pierce that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit.

_____(Signature)

_____(Date)

Jodah B. Bittle, P.E., Florida Registered Engineer License No. 57396



Union Savings Bank
A Subsidiary of U.S. Bancorp
"Financial Strength Begins With U.S."

November 10, 2017

Construction Funds Held
Loan number: [redacted]

Beneficiary:

City of Fort Pierce
2300 Virginia Avenue
Fort Pierce, Florida 34982

Borrower:

Foglia Constructing Corp.
1705 19th Place, Suite F-2
Vero Beach, Florida 32960

Amount: USD 94,333.54
Expiration Date: December 4, 2019

To whom it may concern:

We hereby establish in your favor a "Hold on Construction Funds" available by your sight draft drawn on us bearing the clause: "Drawn under Union Savings Bank, Construction Funds Held Loan No: [redacted] These funds are to be held to endure the construction of the Landscaping and the road improvements are made to the Inlet Palm Townhome project.

Drafts to be accompanied by the following documents:

1. A statement purportedly signed by an authorized representative of the City of Fort Pierce that: "We hereby certify that Foglia Construction Corp. has failed to comply with the terms of Public Road Improvements to the 1502 Seaway Drive, Hutchinson Island, FL project as defined by the Certified Cost Estimate (see attached "Exhibit A") from Schulke, Bittle & Stoddard, LLC dated August 24, 2017 concerning the Inlet Palm Townhomes and the amounts of this draft represents the amount necessary to complete improvements to Inlet Palm Townhomes as outlined above.

2. The original of this Letter of Credit for endorsement.

Unless otherwise notified, upon the expiration of the Loan on the above referenced date, any "Hold for Construction" funds will be placed into an Escrow for Completion Account for the benefit of the City of Fort Pierce until such time as the Bank received notice from same that the funds are no longer required to be held.

This "Hold for Completion" shall not in any way be modified, amended, or amplified by reference to any document, instrument, or agreement referred to herein.

Union Saving Bank shall not be liable for any error in judgement or for any act done or anything which it may do or refrain from doing in connection from this "Hold on Construction Funds", Borrower shall indemnify Union Savings Bank for any cost it may incur as a result of this Hold for Construction, including but not limited to the terms and conditions set forth herein this ____ day of November

Effective November 10, 2017, place of presentation to be:

Union Savings Bank
Construction Department
8534 E. Kemper Road
Cincinnati, Ohio 45249

Union Savings Bank

By: Paul C. Wagner Vice President

Foglia Constructing Corporation

By:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4083961 OR BOOK 3760 PAGE 810, Recorded 06/23/2015 at 10:31 AM
Doc Tax: $10150.00

Prepared By:
Donald M. Allison, Esquire
Gillespie & Allison, P.A.
33 S.E. 5th Street, Suite 100
Boca Raton, FL 33432

Parcel ID Numbers: 2401-501-0279-000/1
2401-201-0279-010/4

PURCHASE PRICE: $1,450,000.00
DOC. STAMPS: $10,150.00

Warranty Deed

This Indenture, Made this 8th day of June, 2015, between BELMONT AVENUE PROPERTY, LLC, a Florida limited liability company as GRANTOR, and FOGLIA CONTRACTING CORP., a Florida corporation, as GRANTEE, whose address is: 1555 Indian River Bend, B141, Vero Beach, Florida 32960, of the County of Palm Beach, State of Florida.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10.00)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida to wit:

Lots 16, 17 and 18, Block 16, REVISED MAP OF FT. PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2014.

and the GRANTOR does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the GRANTOR has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: R. Howard Gillespie
Witness

Print Name: Zandra Vann
Witness

GRANTORS:

BELMONT AVENUE PROPERTY, LLC,
a Florida limited liability company

T. Michael Abinanti, Manager
1515 E. Woodfield Road, Second Floor.
Schaumburg, IL 60173

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 8th day of June, 2015 by T. Michael Abinanti, as Manager of Belmont Avenue Property, LLC, a Florida limited liability company. He is personally known to me or has produced his _____ as identification.

Printed Name: R. Bowen Gillespie
Notary Public
My Commission Expires: / /

R. BOWEN GILLESPIE
Notary Public - State of Florida
My Comm. Expires Sep 30, 2017
Commission # FF 053034
Bonded Through National Notary Assn.

Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE/LEGALS	1827812	CITY OF FORT PIERCE NOTICE OF PUBLIC	

Pub Dates
November 19, 2017

Sworn to and subscribed before me this day of, November 21, 2017, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas

Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

Crafts & Bazaars

HOLLY FAIR! Jensen Beach All Saints' Church 2303 NE Seaview Dr. Sat, Nov. 18, 10-2 & Sun, Nov. 19, 9-1. **Silent Auction** w/gift certs & baskets, fishing gear, jewelry, vintage finds, more. **Bake Sale** w/Thanksgiving pies, etc., **Christmas Shop**. AllSaintsJensenBeach.org

Moving Sales

FT. PIERCE 1924 Wren Ave - Sat & Sun, 8 - 5. Queen bedroom suit & bed, patio furniture, huge diecast car collection, holiday decor, kitchen, pressure washer, lots of misc. furniture. All must go!

PT ST LUCIE 30952 Treasure Island Rd - Sat & Sun, 8-5. Tools, antiques, furn, golf equip, jewelry,vintage Singer sewing machine. All Must Go

Pets

Dogs

BICHON FRISE - AKC 1st shots. 1 female $700; Ready now Call 321-327-3277

EUROPEAN MALTESE
Health Certified, Home Raised, Adorable, Sweet & Cuddly; Call for price info 772-216-3958

GERMAN SHEPHERD PUPS, ready now, health cert, shots, AKC papers $500. Call 772-332-0919 WEB 1826653

Merchandise

Antiques

ANTIQUES & ART WANTED Courteous Palm Beach buyer seeks quality paintings, sculpture, glass, porcelain, silver, jewelry, Tiffany, Cartier, modern art, Picasso, Warhol, etc, Old Masters, Chinese antiques, jade, buddhas. Call 561-801-0222

LOCAL ANTIQUE STORE
Purchasing military items, coins, costume jewelry, & antiques.
Call 772-342-4794

Appliances

APPLIANCE SALE
Featuring New & Used
Warranty & Delivery
PRO*TECH APPLIANCE
LOWEST PRICES
Sales • Service • Parts
3600 Oleander Ave
Fort Pierce.....461-2444
Stuart.....335-9498
Vero Beach (772)567-7298

GE micro/oven/dishwash/2-dr K-more frig. Like new. Make offer. Pix. (631)423-3050

MAYTAG WASHER & DRYER Good condition $150 (336)877-7886

Appliances

JETSON APPLIANCE & ELECTRONICS EXPERTS

MOST COLORS & SIZES IN STOCK
PRE-OWNED APPLIANCES

Washers/Dryers
Refrigerators/Ranges

LOWEST PRICES ON THE TREASURE COAST

All with Jetsons Exclusive Warranty AT OUR FT PIERCE WAREHOUSE STORE ONLY!!!

DELIVERY AVAILABLE

4145 S. US Hwy 1, Ft. Pierce
(772) 464-7050 (772)464-7050

SELF CLEANING STOVE - glass-top, bisque. $325; dishwasher, bisque, $125(772)563-7950

WHITE DW/STOVE/MICROWARE - KA 2yr old DW, 2yr warrenty/Jetsons $400; Kenmore glass top stove $300; Microware/Conv oven $150 - in perfect condition. (772)999-2734

Auctions

CHOICE AUCTION at TREASURE COAST AUCTION GALLERY
Public Auction
EVERY Friday at 6:30PM
New & Used Home Goods, Tools, Furniture & More
tcauctiongallery.com
8930 S US Hwy 1, PSL
(772) 359-1400
Lic AU4620/AB3435
Always Buying & Consigning Furniture & Estates

VERO BEACH A.E. BACKUS & HIGHWAYMEN PAINTINGS
ABSOLUTE AUCTION!
SUN. Nov. 19 at 2PM
Preview all week at Auctioneer's office

Paintings by the Legendary Highwaymen artists will be included in this Auction!
A.E. Backus, H. Newton
G. Buckner, S. Newton
A. Hair, J. Daniels
R.A. McLendon, H. Baker
L. Newton, W. Daniels
C. Wheeler, I. Knight
J. Gibson, R.L. Lewis
M.A. Carroll, A. Black
W.C. Reagan, and more!

This sale features a Stuart couple's vintage collection acquired during the early 1990's!

15 Royal Palm Pointe
Vero Beach
772-562-5015

Rennick REAL ESTATE | AUCTIONS

AB128 AU155

Collectibles

HIGHWAYMEN PAINTINGS WANTED - By H. Newton, A. Hair, R.A. McLendon or Others. Call **(772) 473-2507**

KNIGHTS TEMPLAR CEREMONIAL SWORD - $160 cash only. (772)388-9876

Exercise Equipment

HEALTHRIDER H35HR - Stationary bike with display. $125 cash only. (772)388-9876

Furniture

DRESSER - Bassett dresser w/ mirror &2 end tables. 125.00 9547563949 (772)882-6932

FUTON - Danish-modern sofa/ platform bed, organic queen mattress. WAS: $3100 NOW: $950 (772)234-8912

QUEEN/KING - 7-pc set, off white. $350 cash only. (772)388-9876

Guns & Ammunition

GUN SHOW
Saturday, Nov. 18
Sunday, Nov. 19
Melbourne Auditorium
625 E. Hibiscus Blvd.
Concealed Weapon Course taught at show 10am & 2pm
(321) 777-7455

Med Equip & Supplies

MOBILITY SCOOTER - Pride GoGo Sport, 3 wheel, 1 yr old, Like New! Perfect Cond! Easy disassembly for travel, $625 772-577-8493 **WEBID** 1764379

Misc. Watercraft

KAYAK 2XL - Complete tandem pkg 2016, like new. Make offer. Pix avail. (631)423-3050

Miscellaneous

RESTAURANT EQUIP. - 2.5 yrs old. From reefers, stoves, broilers to pots. pans, silver, glasses, all smallware. Tables, chairs, booths barstools. Harry (561)512-4111

Wanted

MODEL TRAINS - Lionel, MTH, Rail King, etc. Any condition. Also buying Dept.56 & Lemax Cash paid. (772)334-0334MC

Legals

Public Notices

BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

PUBLIC HEARING FOR CONSIDERATION OF THE DISPOSITION OF COUNTY OWNED SURPLUS PROPERTIES FOR AFFORDABLE HOUSING AS REQUIRED BY SECTION 125.379, FLORIDA STATUTES

NOTICE is hereby given that the Board of County Commissioners of Martin County, Florida, will, at its regular meeting to be held on November 28, 2017 at 9:00 a.m., or as soon thereafter as the matter may be heard and hold a public hearing at the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida. This meeting will be held for the public purpose of considering the disposition of County owned surplus properties for affordable housing as required by Section 125.379, Florida Statutes.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. If you are hearing or voice impaired, please call (772) 288-5940.

If any person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at the meeting or hearing of the board, agency, or commission, that person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.
Pub: November 19, 2017
TCN 1819078

Wheels/Recreation
Buy & Sell fast!
TCPALM localfieds

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Code of Ordinances of the City of Fort Pierce, will on Monday, December 4th, 2017 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

An application for Subdivision (Final Plat), submitted by Property Owner(s) and Applicant Foglia Contracting Corp to subdivide a .94 acre piece of property for Inlet Palms located at 1502 Seaway Drive, Fort Pierce, FL. The property is zoned Planned Development (PD) 2401-501-0279-000-1, 2401-501-0279-010-4 (.94 Acre Segment).

All interested parties may appear at the meeting and be heard with respect to the Application for Final Plat. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 11/19/2017
TCN 1827812

Public Notices

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to the Sec. 9-97 of the Code of Ordinances of the City of Fort Pierce, will on Monday, December 4, 2017, hold a Public Hearing in the Fort Pierce City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida 34950, at their meeting which begins at 6:30 p.m., to consider the following:

Application submitted by Donald Noble to operate, Fork It Over; a Mobile Food Truck at 1907 Avenue D, Fort Pierce, Florida. Said use requires a waiver from Sec. 9-111(b)(1) to operate within 500 feet from a similar type business, 300 feet from a school, church, or any city or county park.

All interested parties may appear at the meeting and be heard with respect to the Application. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or online at www.CityofFortPierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 11-19-17
TCN 1827814

The Indian River County State Legislative Delegation will meet at 9:00am on November 29th, 2017 in the Indian River County Commission Chamber located at 1801 27th Ave., Bldg A; Vero Beach, FL 32968. Anyone wishing to present must submit a Participation Request Form by November 22nd, 2017. Please email Edward.Barenborg@myfloridahouse.gov to obtain a form or for further information.
Pub: November 19, 2017
TCN 1825172

Request for Bids

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

INVITATION TO BID

Sealed bids will be received at the Purchasing Department, 2300 Virginia Avenue, Fort Pierce, FL 34982, until 3:00 P.M. local time on Wednesday, December 20, 2017, for the following:

BID No. 18-016
St. Lucie County Logistics Building Re-roof

A MANDATORY PRE BID CONFERENCE will be held in the St. Lucie County Facilities Conference Room located at 3071 Oleander Avenue, Fort Pierce, Florida at 7:45 A.M. on Wednesday, November 29, 2017. Only those bidders attending the pre-bid conference will be permitted to bid this project.

Request for Bids

All Bidders are required to submit a five percent (5%) Bid Bond with the Bid Form or their bid shall be rejected as non-responsive.

Bid documents may be obtained calling the Office of the Purchasing Department at 2300 Virginia Avenue, Fort Pierce, Florida, 34982, (772) 462 1700 and request document number 18-016.

Bids may be mailed or hand delivered to the St Lucie County Purchasing Department, 2300 Virginia Avenue, 2nd Floor Rm. 228, Fort Pierce, FL 34982. Any bids received after the above stated time shall be returned to the bidder unopened.

Bidders shall submit ONE (1) MARKED ORIGINAL AND TWO (2) PHOTOCOPIES OF THE COMPLETED BID PACKAGE in a sealed envelope. The Project Name, Bid Number, and time and date of the Bid opening shall be clearly marked on the outside of the sealed envelope. Facsimile responses shall not be accepted.

CAUTION: It is the bidder's/proposer's responsibility to ensure that bids/proposals are received in the Purchasing Department prior to the date and time specified above. Receipt of a bid/proposal in any other County office does not satisfy this requirement.

Bidders may not withdraw their Bid for a period of ninety (90) calendar days after the bid opening date.

The Board of County Commissioners reserves the right to waive any informalities or minor irregularities; reject any and all bids/proposals which are incomplete, conditional, obscure, or which contain additions not allowed for; accept or reject any proposal in whole or in part with or without cause; and accept the proposal which best serves the County.

For Bids, RFP's, Bid Results and other information visit the St. Lucie County Purchasing Web Site at http://www.stlucieco.org St. Lucie County is an Equal Opportunity/Affirmative Action Employer.
Pub: November 19, 2017
TCN 1817081

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA

INVITATION TO BID

Sealed bids will be received at the Purchasing Department, 2300 Virginia Avenue, Fort Pierce, FL 34982, until 3:30 P.M. local time on Wednesday, December 20, 2017, for the following:

BID No. 18-017
St. Lucie County Courthouse Building "A" Re-Roof

A MANDATORY PRE BID CONFERENCE will be held in the St. Lucie County Facilities Conference Room located at 3071 Oleander Avenue, Fort Pierce, Florida at 7:45 A.M. on Wednesday, November 29, 2017. Only those bidders attending the pre-bid conference will be permitted to bid this project.

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Inlet Palms Final Plat – 1502 Seaway Drive
TRC No. 17-41000001

DATE : November 1, 2017

RECEIVED
NOV 01 2017
FORT PIERCE
ENGINEERING

This is to advise you that we have completed the review of the following documents as received by this office on October 31, 2017:

- ☑ Final Plat
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend conditional approval
- ☐ Do not recommend approval

- ☑ Final Plat
- ☐ 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 conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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November 1, 2017

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: Inlet Palms Planned Development Plat Review – Revised Plat – Final review
NorthStar Project 15-085

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My previous plat comments have been satisfactorily addressed and the field PRM inspection has been successfully completed.

Please contact me if you have any questions or comments.
Thank you.

Sincerely,

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Inlet Palms Final Plat #17-41000001

REVIEW DATE: 9/14/17

PLANNER: BRANDON CREAGAN

REVIEWED BY: Capt Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: __X_____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**

2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

3. ~~**Please provide an electronic copy of the Site Plan (pdf format)**~~ **RECEIVED 9/13/17**

4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

City Commission Regular Meeting **12.c.**

Meeting Date: 12/04/2017

Re: Ordinance 17-036 - Application for Annexation - Celebration Point - 5501 Peterson Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Legislative Hearing - Ordinance 17-036 - A voluntary annexation submitted by Celebration Pointe Property Development LLC, and Celebration Pointe CDD to annex property located approximately at 5501 Peterson Road. Property is zoned PUD, Planned Unit Development with a Future Land-Use of RM, Residential Medium. Parcel ID 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision) SECOND READING

SUMMARY:

- On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..
- The development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.
- Once annexed in the City of Fort Pierce the property will hold a zoning designation of PD, Planned Development and a Future Land-Use of RM, Medium Density Residential.
- At their September 28, 2017 meeting the Planning Board voted unanimously to recommend approval of the requested voluntary annexation of Celebration Pointe.
- In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner
Kori Benton, Senior Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

The current millage rate for the city is 6.9000. As an example Celebration Point has 2 different lot values. There are lots that value at $7,000 & lots that value at $2,500. The lots that value at $7,000 will generate approximately $48.30 per lot & the lots that value at $2,500 will generate approximately $17.25 per lot. The taxes paid to the city per lot will increase as each lot is developed.

Attachments

Staff Report
Ordinance 17-036
Aerial Map
Application for Annexation & Warrenty Deed
Celebration Point - Approved PUD Plans
Zoning Map
Future Land-Use Map

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/13/2017 04:36 PM

Form Started By: Brandon Creagan
Started On: 11/08/2017 10:25 AM
Final Approval Date: 11/21/2017

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner & Brandon Creagan, Planner

SUBJECT: **Application for Annexation**
Celebration Pointe
5501 Peterson Road

DATE: November 8, 2017

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC
380 Creekstone CT
Longwood, FL 32779-6115

Celebration Point CDD
5385 N Nob Hill Rd
Sunrise FL 33351

Representative: Thomas Harvey
397 Enterprise Street, Suite G
Ocoee, FL 34761

Requested Action: Approval of voluntary annexation of the Celebration Pointe Planned Development; designating the property as PD, Planned Development Zoning; and RM, Medium Density Residential Future Land Use

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Proposed Zoning: PD, Planned Development

Proposed Future Land Use: RM, Medium Density Residential

North	East	South	West

Surrounding Zoning:

RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Collective Size: 147.14 acres

Request:

The applicant is requesting a voluntary annexation of the Celebration Pointe Planned Development located at 5501 Peterson Road (1000 – 1800 S. Jenkins Road), which is at the southeast corner of Jenkins Rod and Peterson Road.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with of a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

A portion of the subdivision infrastructure and four model homes were completed on-site when the project stalled due to limited demand in the housing market. The recordation of the plat, in the absence of fulfilling outstanding obligations to timely develop and construct the subdivision
improvements caused St. Lucie County to initiate action on the bonds. The result was an Assigment between St. Lucie County and the previous owner Lo Land Assest, LP, which placed conditions upon retention and completion of the subdivision. These encumberances placed on the development remain, and shall be satisfied prior to further development actions.

Staff Analysis:

The applicant is further requesting that the City assign the PD, Planned Development zoning designation as a continuation of its current County zoning. The requested Future Land Use designation of Medium Density Residential (RM) will also be comparable to the St. Lucie County Future Land Use designation of RM, Residential Medium.

The property is contiguous to the Fort Pierce City municipal boundary, located within unincorporated St. Lucie County. The property is also within the FPUA service area, with connection to FPUA services as a condition of development approval.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

- "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary.

Policy, 1.12.1 of the City Comprehensive Plan:

- *"The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:*

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

By eliminating irregularities along the City's boundary, the acceptance of this property into the City helps to provide more efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

- "*Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission.*"

The applicant is requesting Zoning and Future Land Use designations consistent with the current County designations, and compatible with adjacent districts, therefore the request is consistent with this Policy.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery. The subject development was issued approval by St. Lucie County in 2005, and subsequently platted. The approval included a certificate of capacity by St. Lucie County, vested by the subdivision of property and off-site roadway improvement. Subsequent development of the residential units will entail assessment of impact fees according to established County and City schedules.

Technical Review Committee:

All affected departments have reviewed the proposed Annexation, and provided comments based upon requirements of the City Code, and other applicable regulations.

The St. Lucie County Engineering Department has asserted requirement of the applicant to certify all off-site improvements prior to formal acceptance by the County. Additionally, the interior streets existing and planned are the ownership and maintenance responsibility of the Community Development District.

Planning Board:

At their September 28, 2017 meeting the Planning Board voted unanimously to recommend approval of the requested voluntary annexation of Celebration Pointe.

Notification:

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission

Staff Recommendation:

The annexation meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.

ORDINANCE NO. 17-036

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **THE SUBDIVISION KNOWN AS CELEBRATION POINTE AS RECORDED IN PLAT BOOK 57 PAGES 7-14 AND PROPERTY GENERALLY LOCATED AT 5501 PETERSON ROAD** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2018; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, on January 19, 2005, the St. Lucie County Board of County Commissioners granted Preliminary and Final PUD approval along with a change in the zoning classification for the Celebration Pointe development proposed by United Homes International Inc.; and

WHEREAS, on June 11, 2007, the Plat for the Celebration Point Subdivision was recorded with the St. Lucie County Circuit Court in Plat Book 57 Pages 7-14; and

WHEREAS, an Assignment between St. Lucie County and then property owner Lo Land Assets LP, dated March 25, 2013 remains in effect for the Celebration Pointe Property Development, and expires on March 25, 2018; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their September 28, 2017 meeting, voted unanimously to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning

Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on October 13, 2017, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on October 13, 2017, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto and incorporated herein; and annexed into the City:

a)

Parcel ID: 2418-600-0005-000-6: CELEBRATION POINTE (PB 57-7) STREETS (N 1/2) (AS PER PLAT DEDICATION DATED12-20-2006)

Parcel ID: 2418-600-0006-000-3: CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND W OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

Parcel ID: 2418-600-0007-000-0: CELEBRATION POINTE (PB 57-7) STREETS (S 1/2 AND E OF SWAIN) (AS PER PLAT DEDICATION DATED 12-20-2006)

b) Multiple Addressed, Parcel IDs:

2418-600-0076-000-4	2418-600-0177-000-2	2418-600-0277-000-3
2418-600-0077-000-1	2418-600-0178-000-9	2418-600-0278-000-0
2418-600-0078-000-8	2418-600-0179-000-6	2418-600-0279-000-7
2418-600-0079-000-5	2418-600-0180-000-6	2418-600-0280-000-7
2418-600-0080-000-5	2418-600-0181-000-3	2418-600-0281-000-4
2418-600-0081-000-2	2418-600-0182-000-0	2418-600-0282-000-1
2418-600-0082-000-9	2418-600-0183-000-7	2418-600-0283-000-8
2418-600-0083-000-6	2418-600-0184-000-4	2418-600-0284-000-5
2418-600-0084-000-3	2418-600-0185-000-1	2418-600-0285-000-2
2418-600-0085-000-0	2418-600-0186-000-8	2418-600-0286-000-9
2418-600-0086-000-7	2418-600-0187-000-5	2418-600-0287-000-6
2418-600-0087-000-4	2418-600-0188-000-2	2418-600-0288-000-3
2418-600-0088-000-1	2418-600-0189-000-9	2418-600-0289-000-0
2418-600-0089-000-8	2418-600-0190-000-9	2418-600-0290-000-0
2418-600-0090-000-8	2418-600-0191-000-6	2418-600-0291-000-7
2418-600-0091-000-5	2418-600-0192-000-3	2418-600-0292-000-4
2418-600-0092-000-2	2418-600-0193-000-0	2418-600-0293-000-1
2418-600-0093-000-9	2418-600-0194-000-7	2418-600-0294-000-8
2418-600-0094-000-6	2418-600-0195-000-4	2418-600-0295-000-5
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2418-600-0017-000-3	2418-600-0041-000-0	2418-600-0066-000-1
2418-600-0018-000-0	2418-600-0042-000-7	2418-600-0067-000-8
2418-600-0019-000-7	2418-600-0043-000-4	2418-600-0068-000-5
2418-600-0020-000-7	2418-600-0044-000-1	2418-600-0070-000-2
2418-600-0021-000-4	2418-600-0045-000-8	2418-600-0071-000-9
2418-600-0022-000-1	2418-600-0046-000-5	2418-600-0072-000-6
2418-600-0023-000-8	2418-600-0047-000-2	2418-600-0073-000-3
2418-600-0024-000-5	2418-600-0049-000-6	2418-600-0074-000-0
2418-600-0025-000-2	2418-600-0050-000-6	2418-600-0075-000-7

Said property containing 147.14 acres, more or less.

and further depicted on Exhibit “B”, attached hereto and incorporated herein; said properties being generally located on the East side of Jenkins Road, South of Peterson Road, West of Hartman Road, and North of Okeechobee Road in Fort in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit A hereof as of January 1, 2018 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed into the territorial limits of the City of Fort Pierce shall be zoned PD, Planned Development, and assigned a Future Land Use Designation of RM, Medium Density Residential, as depicted on Exhibit “C” attached hereto and incorporated herein.

SECTION 4. That in accordance with Chapter 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 17-_____ was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Thursday, November 9, 2017 and Thursday, November 16, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 20, 2017; and was duly introduced, read by title only, and passed on second and final reading December 4, 2017, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of December, 2017.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

CFN # 3066992, PLAT BOOK 57 PAGE 7, Recorded 06/11/2007 at 03:32 PM
SAINT LUCIE COUNTY, Deputy Clerk EDNA

EXHIBIT A
Sheet A1
Territorial Limits Extension

Ordinance No. 17-036
Page 9

PLAT BOOK 57
PAGE 7

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

INSTR # 3066992
P BK: 57 Pages 7 - 14
RECORDED 06/11/07 15:32:23
SAINT LUCIE COUNTY
DOC STMP-D .Fee Doc Stamps (Deed):$0.00
DOC STMP-M .Fee Doc Stamps (Mortgage):$0.00
INT TAX .Fee Intangible Tax:$0.00

LEGAL DESCRIPTION:

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

TOGETHER WITH

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS WEST 40 FEET, FOR ROAD RIGHT OF WAY AND LESS THE CANAL RIGHT OF WAY.

TOGETHER WITH

THE SOUTHEAST 1/4 OF SOUTHWEST OF NORTHWEST 1/4, LESS CANAL RIGHT OF WAY AND THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4, LESS THE EAST 40 FEET AND LESS CANAL RIGHT OF WAY, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF NOPTHWEST ¼ OF SOUTHWEST ¼ AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 30 FEET OF THE EAST 5 FEET.

TOGETHER WITH

THE SOUTH 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND THE SOUTH 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS 330.52 FEET, AND LESS THE TRACT 143 FEET, X 207.28 FEET, AND THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS SOUTH 330.52 FEET, AND LESS THE ROAD RIGHT OF WAY.

TOGETHER WITH

THE EAST 1/2 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF CANAL 29, LESS ROAD RIGHT OF WAY.

TOGETHER WITH

THE SOUTH 330.52 FEET OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS NORTH 97.32 FEET, OF THE WEST 143 FEET, OF THE EAST 163 FEET AND THE SOUTH 330.52 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE ROAD RIGHT OF WAY.

ALL LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

KNOW ALL MEN BY THESE PRESENTS, THAT LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS CELEBRATION POINTE, AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. ALL STREETS AND ALLEYS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, FOR PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES, WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

2. UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING FLORIDA POWER & LIGHT COMPANY, BELLSOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

4. THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

5. THE BUFFER ZONE TRACTS (B.Z.T.) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR UTILITY, DRAINAGE AND LANDSCAPING PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

6. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

7. ROADWAY TRACTS "1-4": ROADWAY TRACTS 1 THROUGH 4 SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA, AS PUBLIC ROAD RIGHT-OF-WAYS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.

8. THE WATER MANAGEMENT TRACTS (WMT) SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

9. THE RECREATION TRACTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD, FOR RECREATION PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION O SAID CDD.

IN WITNESS WHEREOF, LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP, BY ~~ITS~~ LE LAND ASSETS, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), a non-profit Florida corporation, has caused these presents to be signed, as owners of the above-described lands.

Signed this 22nd day of December, 2006.

By: Susan D Varak
~~RALF D. MANNING, AS UNDERWRITING DIRECTOR~~
FOR LO LAND ASSETS, LP
Susan D. Varak
Vice President
LE Land Assets, LLC

WITNESSES:
BY: Shake Hugs
NAME: SHAKE HUGS
BY: Martha McDonald
NAME: Martha McDonald

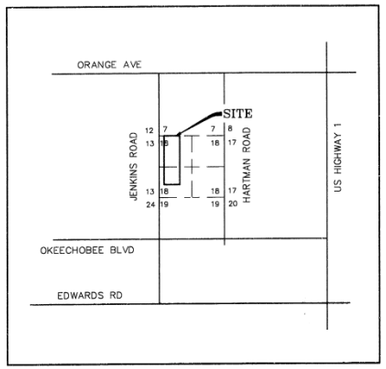
Signed this 20 day of December, 2006.

By: Kenneth R. Mitchell
KENNETH R. MITCHELL, AS PRESIDENT
FOR CELEBRATION POINTE COMMUNITY
DEVELOPMENT DISTRICT

WITNESSES:
BY: Lorraine K. Gillen
NAME: Lorraine K. Gillen
BY: Robert Smithwick
NAME: Robert Smithwick

LOCATION MAP

(NOT TO SCALE)



ACKNOWLEDGMENT:

STATE OF CALIFORNIA:
COUNTY OF ORANGE:

On December 22 2006 Before me, Jaime Lawrence Notary Public, personally appeared ~~Kenneth R. Mitchell~~, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that ~~he~~ executed the same in ~~his~~ authorized capacity, and that by ~~his~~ signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, this 22nd day of December 2006.

By: Jaime Lawrence My Commission Expires: _____
Jaime Lawrence
Notary Public (Printed Name)

JAIME LAWRENCE
Commission # 1637674
Notary Public - California
Orange County
My Comm. Expires Dec 6, 2009

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF Brevard

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December, 2006.

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
Notary Public (Printed Name)

HEATHER BAIRD
Commit #DD551229
Expires 1/26/2010
Notary Assn., Inc

ACCEPTANCE OF DEDICATIONS:

Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, accepts the dedications or reservations to said District as stated and shown hereon.
Dated this 20 day of December, 2006.

By: Kenneth R. Mitchell, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF Brevard

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing acceptance and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December, 2006.

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
Notary Public (Printed Name)

HEATHER BAIRD
Commit #DD551229
Expires 1/26/2010
Notary Assn., Inc

LEGEND:

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- C.B. = CHORD BEARING
- CH. = CHORD
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- W.M.T. = WATER MANAGEMENT TRACT
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- GW = GREENWAY TRACT
- O.S.T. = OPEN SPACE TRACT
- U.E. = UTILITY EASEMENT
- B.Z.T. = BUFFER ZONE TRACT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- NSLRWCD = NORTH ST LUCIE RIVER WATER CONTROL DISTRICT
- AC. = ACRES
- NR = NON RADIAL
- NO. = NUMBER
- ■ = PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT "PRM LB 7056"
- ● = PERMANENT CONTROL POINT NAIL & DISK "PCP LB 7056"

NOTICE: [illegible] TO [illegible] ON PAGE [illegible] [illegible]

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF ORANGE:

I, Brian Jones, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that I find the title to the property is vested in Lo Land Assets, LP a Delaware limited partnership, and that current taxes have been paid and that all encumbrances affecting the subject property (if any) are shown hereon.

None

Dated this 4 day of JANUARY 2007

By: _____
Brian Jones, Esquire

COUNTY COMMISSION:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this ____ day of _____, 200__.

By: _____
Chairperson, Board of County Commissioners

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

I, Edwin M Fry Jr Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for public record in Plat Book 57, Page 7 through 14 of the Public Records of St. Lucie County, Florida, this 11 day of June 2007

By: Deborah Bass Deputy Clerk
Clerk of Circuit Court
St. Lucie County, Florida

COUNTY ATTORNEY:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

This plat is hereby approved as to form.

By: Daniel S. McIntyre
Daniel S. McIntyre, Florida
County Attorney
St. Lucie County, Florida

Date: 6/1/07

COUNTY ENGINEER:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum subdivision platting requirements as set forth in Section 177.091 of the St. Lucie County Land Development Code.

By: Michael V. Powley
Michael V. Powley, P.E.
County Engineer
St. Lucie County, Florida

Date: 5-30-07

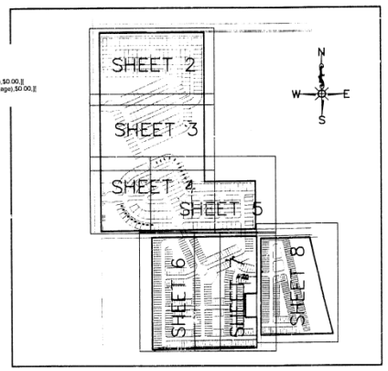
GROWTH MANAGEMENT:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum lot dimension requirements of the _____ zoning district as set forth in the St. Lucie County Land Development Code.

By: _____
Growth Management Director
St. Lucie County, Florida

Date: May 23 2007



KEY MAP

(NOT TO SCALE)

COUNTY SURVEYOR:

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

It is hereby certified that the undersigned Surveyor and Mapper duly licensed in the State of Florida has reviewed this plat for conformity with the requirements of Chapter 177, Part 1, Florida Statutes.

By: Ronald Harris Date: 5-30-07
Ronald H. Harris, Professional Land Surveyor
County Surveyor
St. Lucie County, Florida

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF CELEBRATION POINTE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST LUCIE COUNTY, FLORIDA

DATED THIS 12th DAY OF January 2007

Richard C. Laventure
RICHARD C. LAVENTURE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5209

SURVEYOR'S NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD IS ASSUMED TO BEAR N 00°15'57" W, AS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. THIS PLAT CONTAINS 147.14 ACRES, MORE OR LESS.

5. THIS PLAT CONTAINS 755 LOTS.

6. A 5/8" IRON ROD AND CAP STAMPED LB (LICENSED BUSINESS) 7056 HAS BEEN OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

PREPARED BY:
LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 398-6430 Phone (772) 398-6426 Fax
FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

REVISION 2 12/01/06 ADD CDD TO OWNERSHIP; MODIFY TITLE SIGNOR
REVISION 1 10/23/05 MISC COMMENTS, OWNERSHIP
FILE: 04.0453-pp1.DWG

SHEET 1 OF 8

EXHIBIT A
Sheet A2
Territorial Limits Extension

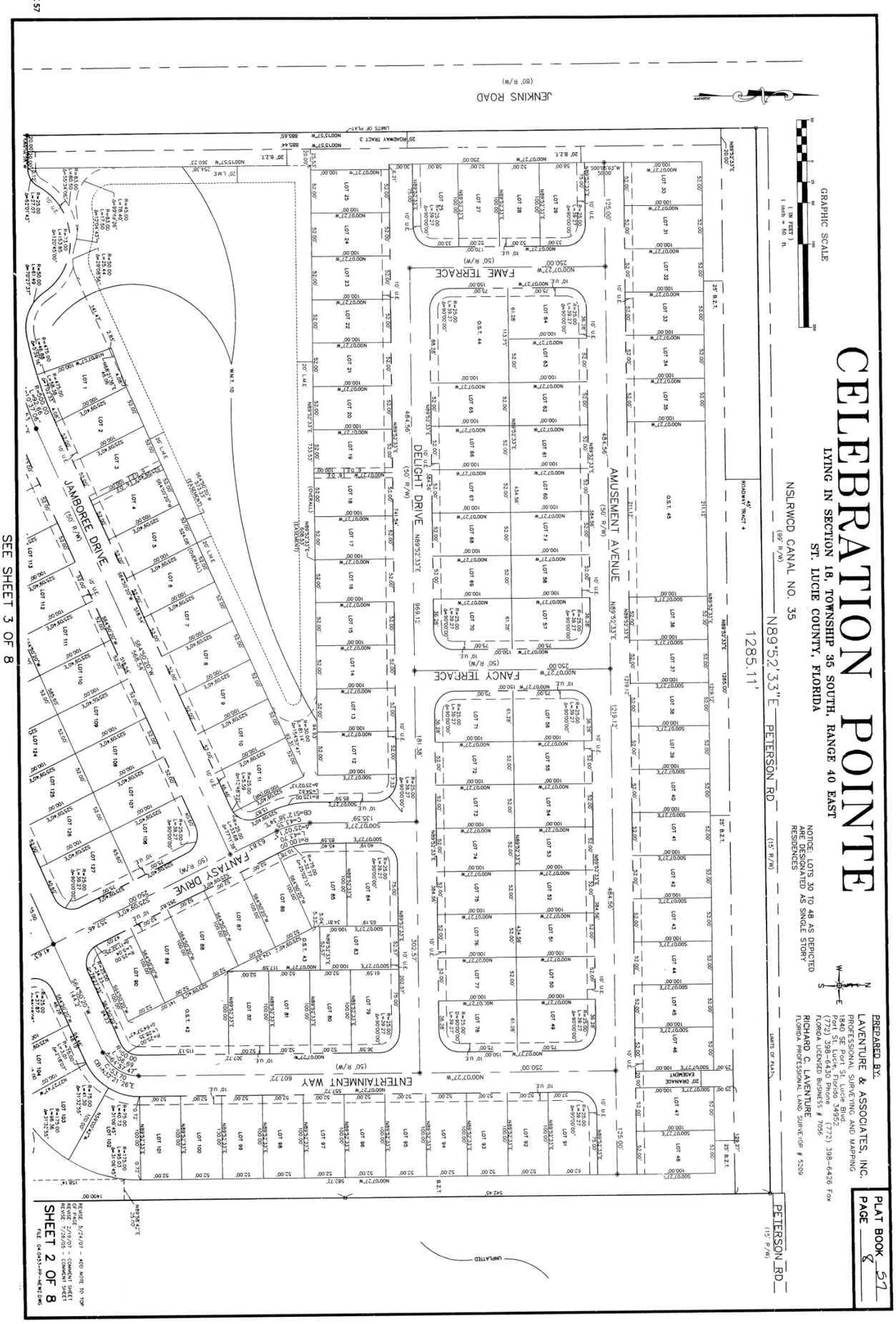


EXHIBIT A
Sheet A3
Territorial Limits Extension

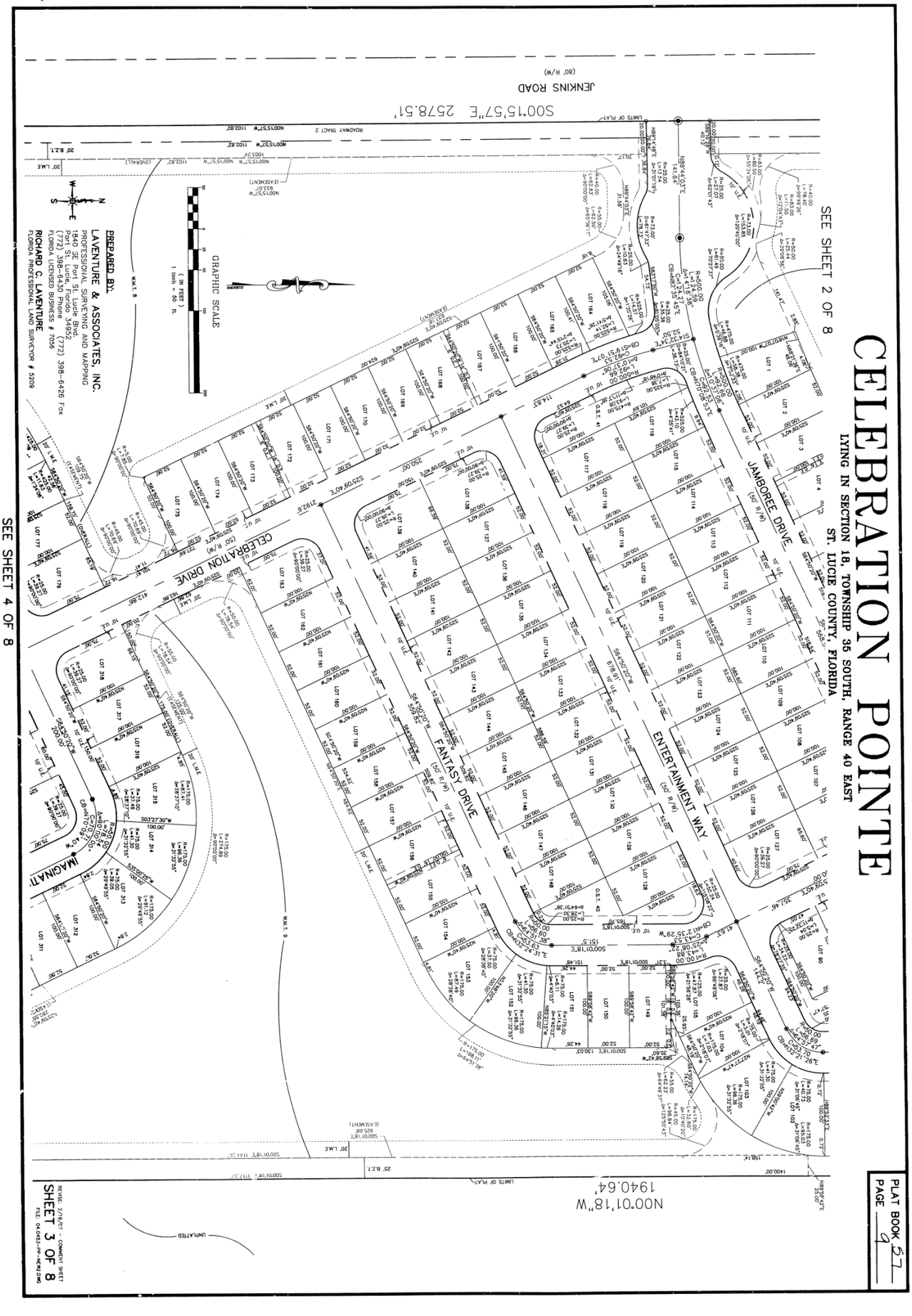


EXHIBIT A
Sheet A4
Territorial Limits Extension

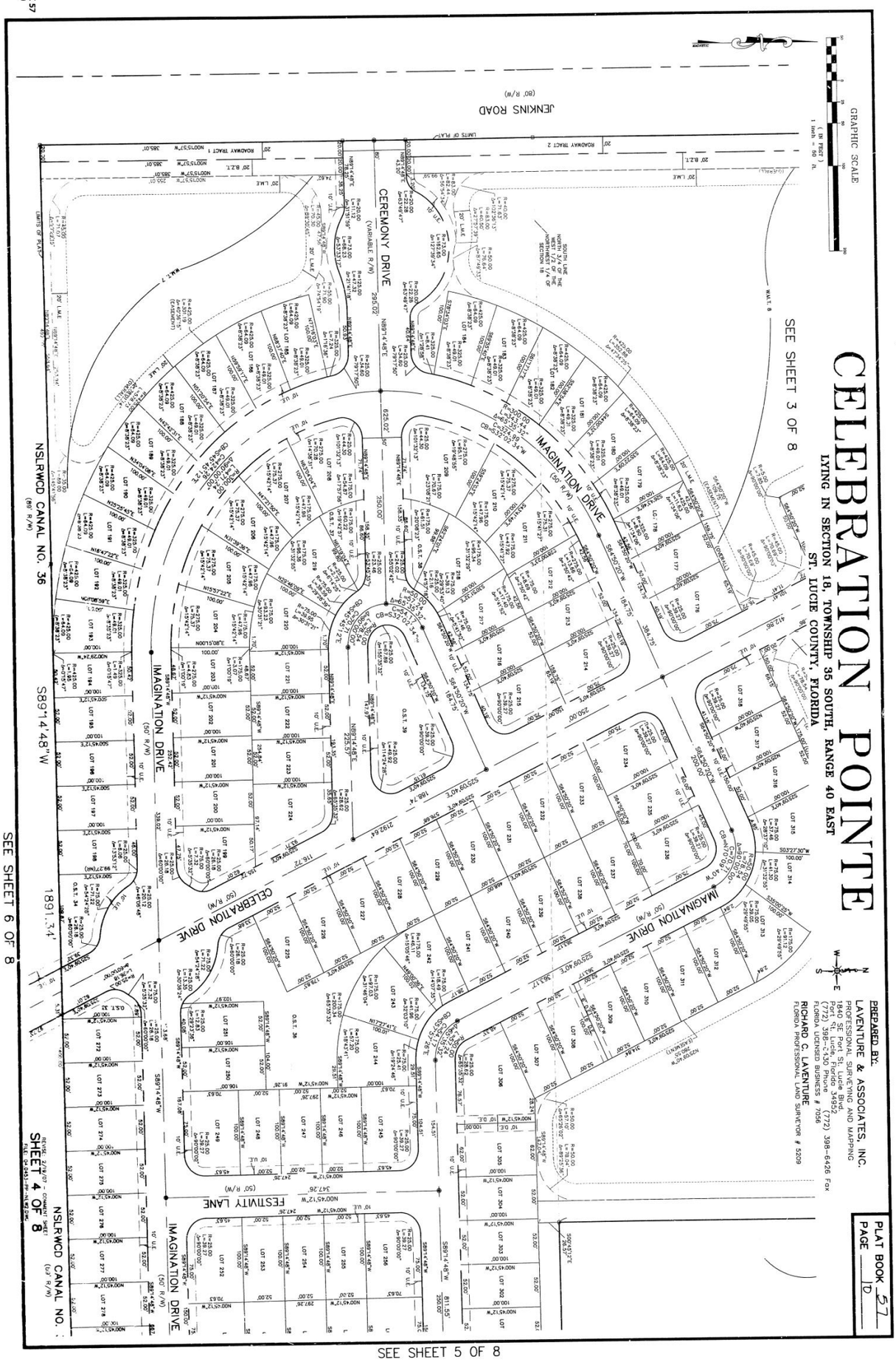


EXHIBIT A
Sheet A5
Territorial Limits Extension

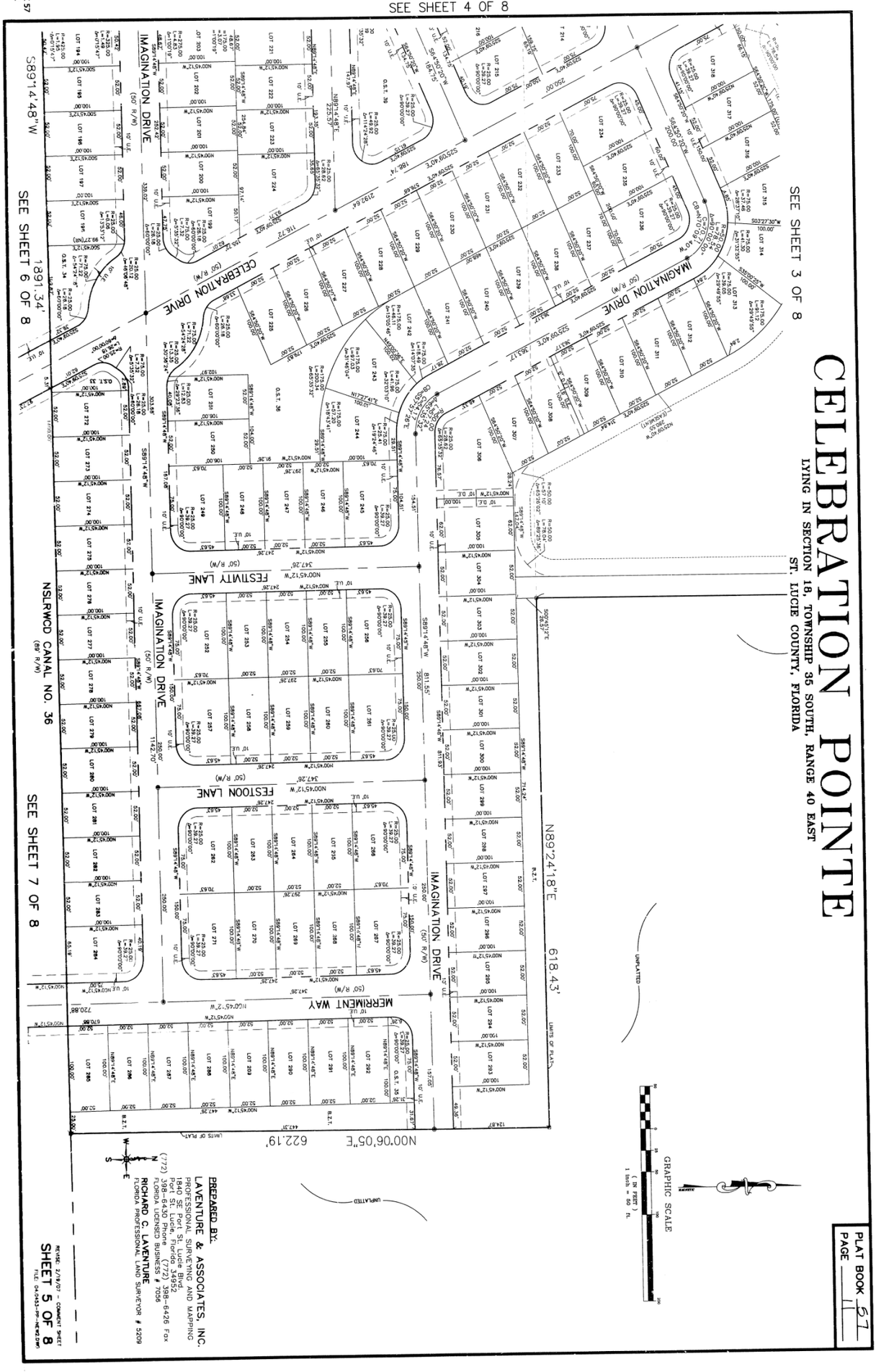


EXHIBIT A
Sheet A6
Territorial Limits Extension

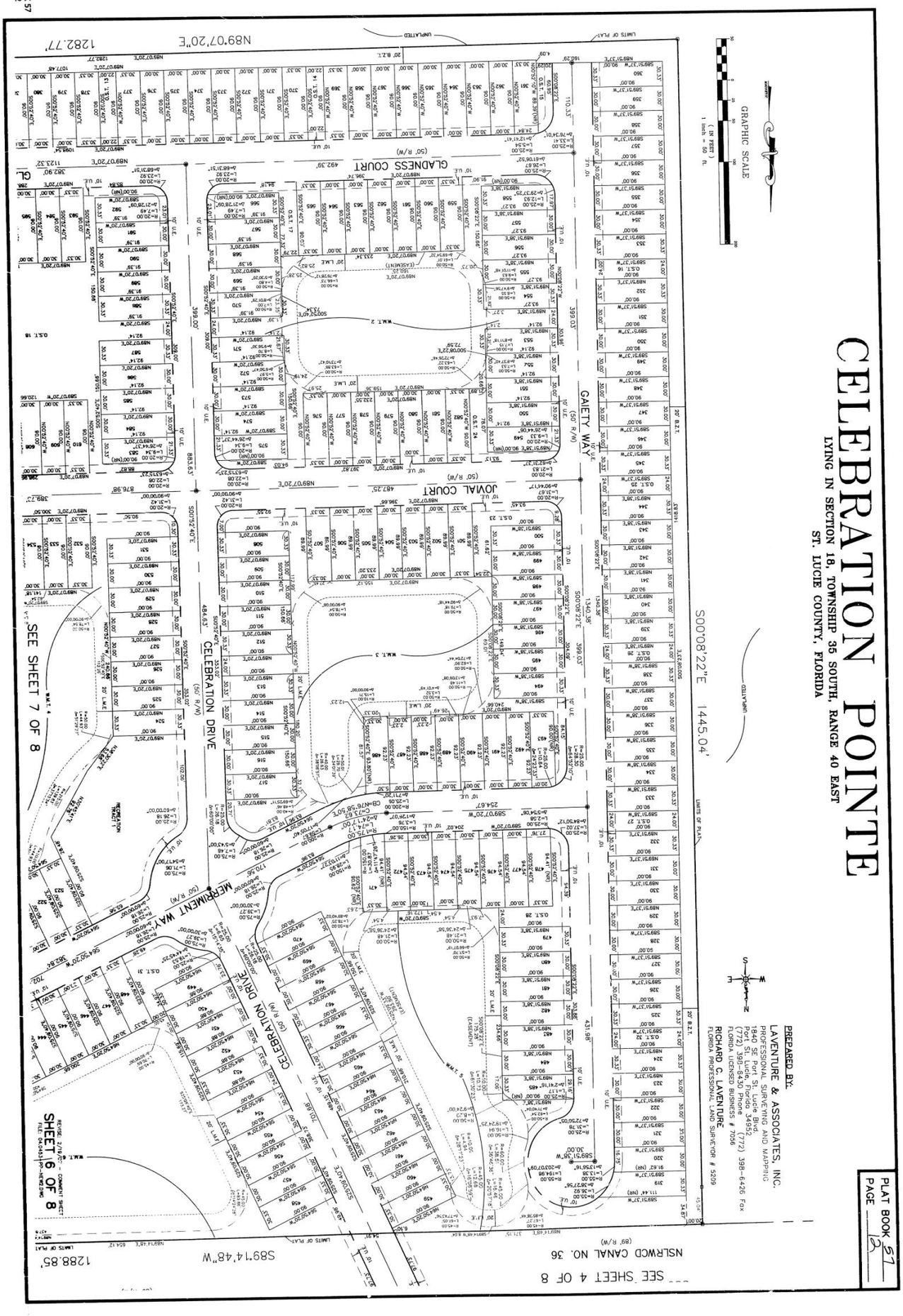


EXHIBIT A
Sheet A7
Territorial Limits Extension

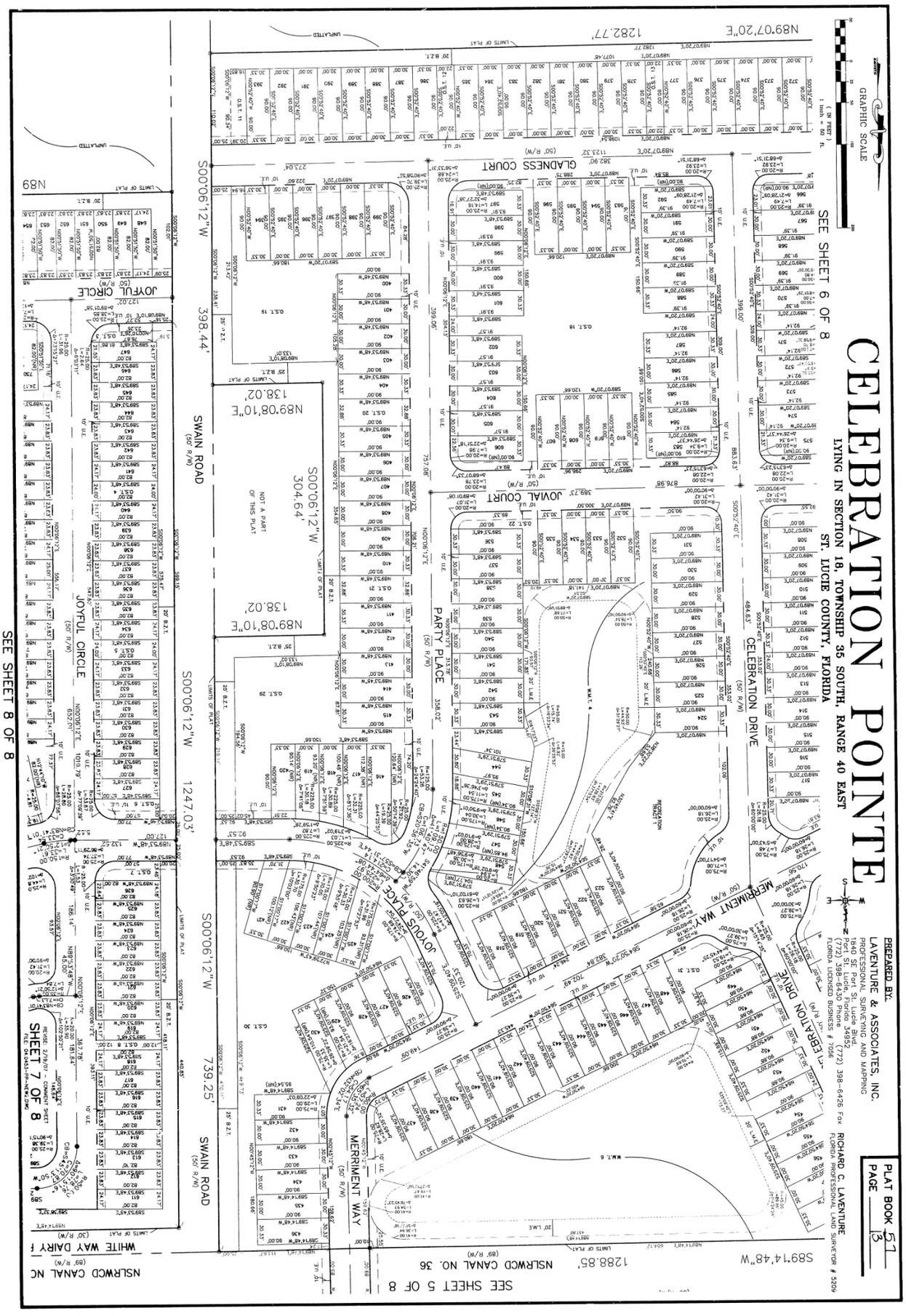


EXHIBIT A
Sheet A8
Territorial Limits Extension

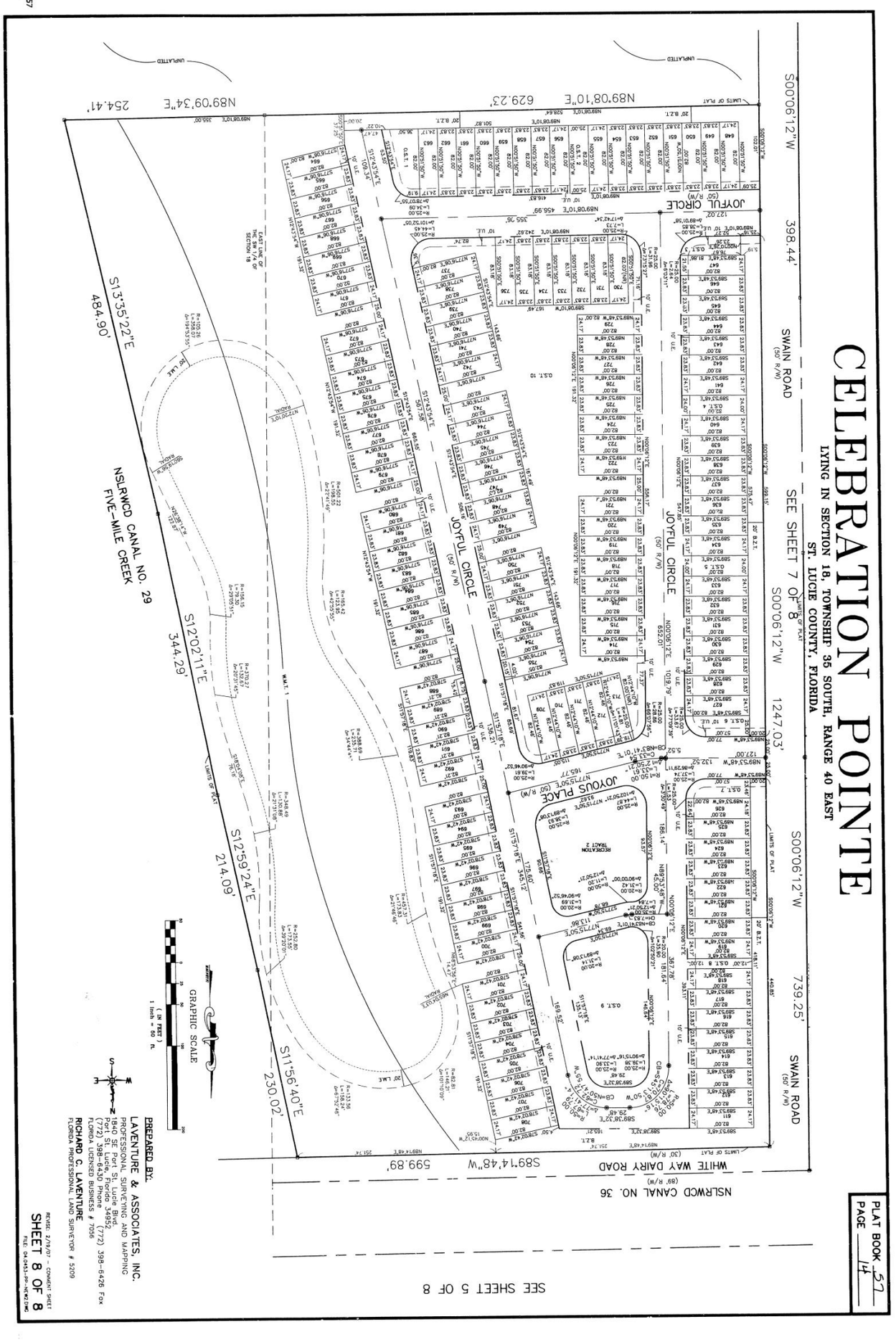
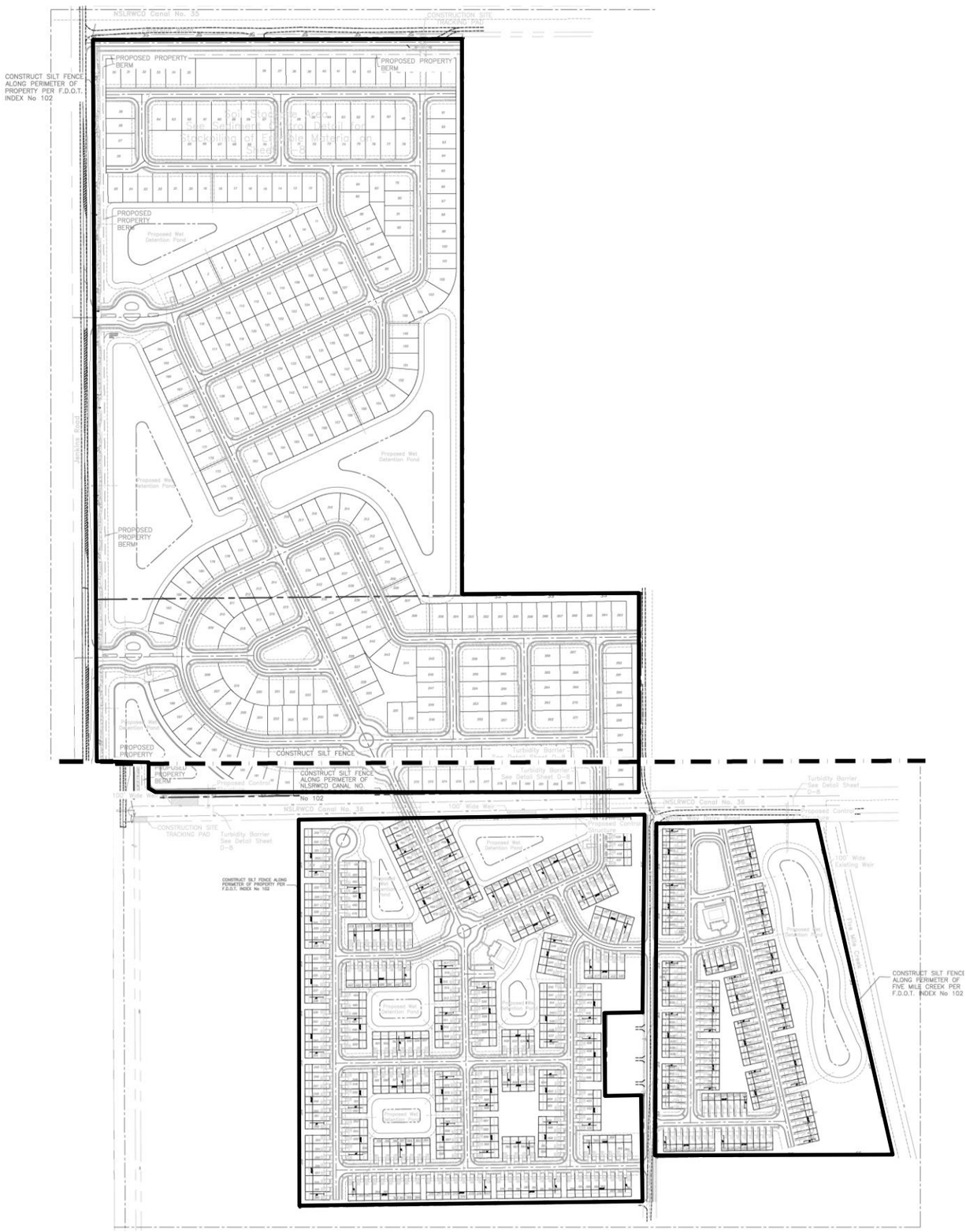


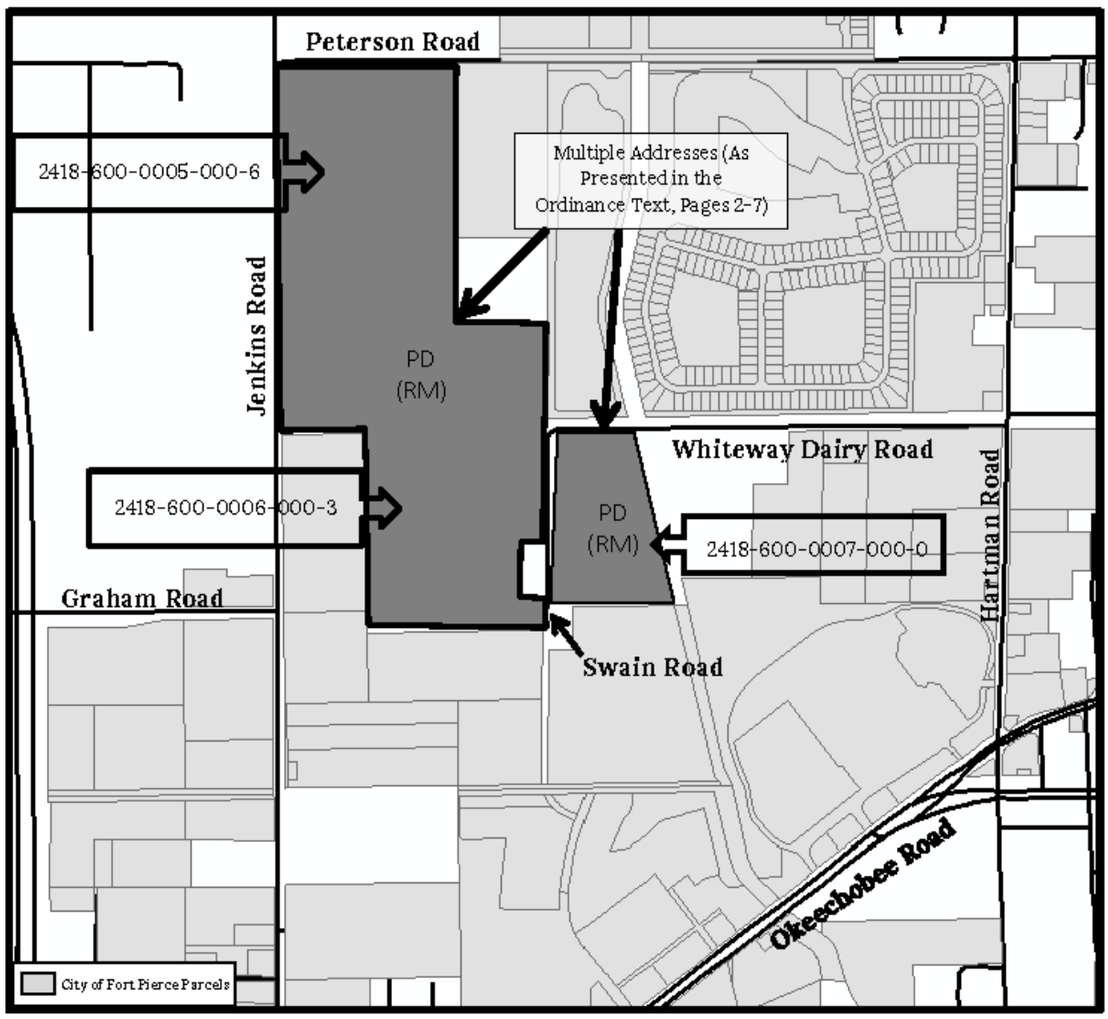
EXHIBIT B
Sketch of Subject Property



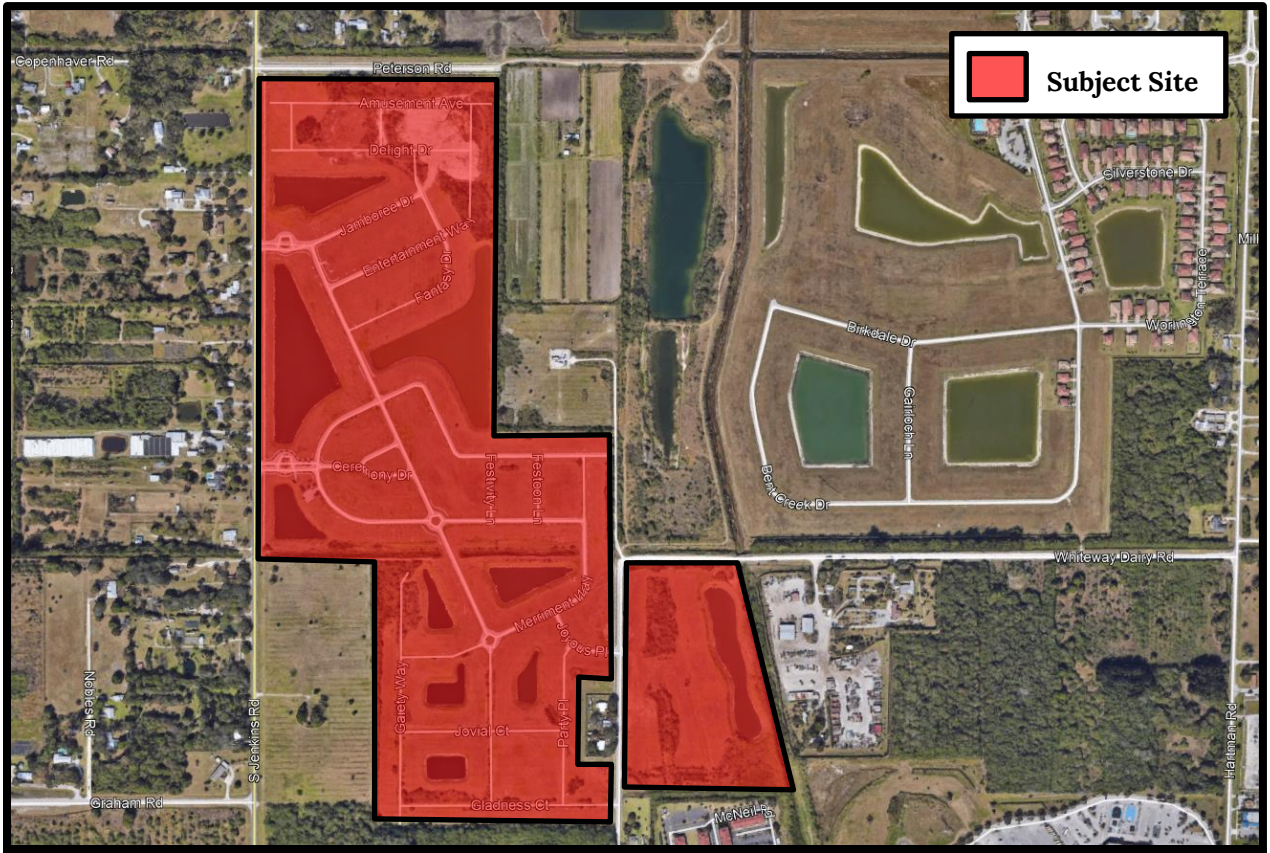
Said properties contained in the subdivision known as Celebration Pointe as recorded in Plat Book 57 pages 7-14 and the property generally located at 5501 Peterson Road.

EXHIBIT C

Zoning & Future Land Use Designation Assignment



*The property to be annexed is currently zoned PUD, Planned Unit Development with a Future Land Use of RM, Residential Medium. Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of PD, Planned Development and have a Future Land Use Designation of RM, Medium Density Residential.



THE SUNRISE CITY FORT PIERCE Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Aerial Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 5501 Peterson Road Ft. Pierce, FL 34947
2. Legal description of real property for which annexation is being requested:
   See Attached Celebration Pointe Plat as recorded in the St. Lucie County Plat Book 57, Page 7

   Property Tax ID: 2418-600-0005-000-6
3. Size of described property: 147.14 Acres
4. Project description: Celebration Pointe - PUD - Residential development platted for 318 single family lots, 292 Single family villas, &145 town homes For a total of 755 homes.
5. Current St. Lucie County Future Land Use Designation: RM- Residential Medium
6. Current St. Lucie County Zoning: PUD
7. Is this a Historic property? No
8. Appraised value: _____
9. Name of Owner(s): Celebration Pointe Property Development LLC, Attn. Antonio Huerta

   Signature of Owner(s): _____
   Mailing Address: ~~380 Creekstone Ct.~~ 3501 Industrial 29th St.
   City ~~Longwood~~ Ft. Pierce State FL Zip ~~32779~~ 34946
   Phone 407 921-6991 Fax _____

10. Name of Representative: Thomas Harvey

Signature of representative: Tom Harvey

Mailing Address: 397 Enterprise Street, Suite G

City) Ocoee State FL Zip 34761

Phone (321) 229-1284 Fax _____

E-mail: tom@imagehomebuilders.com

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
OCT 17 2017
CITY OF FORT PIERCE
PLANNING & ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: SEE ATTACHED
2. Legal description of real property for which annexation is being requested: SEE ATTACHED

   Property Tax ID: SEE ATTACHED
3. Size of described property: 79.4 ACRES
4. Project description: CELEBRATION POINTE · PUD
5. Current St. Lucie County Future Land Use Designation: RM · RESIDENTIAL/MEDIUM
6. Current St. Lucie County Zoning: PUD
7. Is this a Historic property? NO
8. Appraised value:
9. Name of Owner(s): Celebration ~~Pointe~~ CDD

   Signature of Owner(s): Chairman · DANIEL ROBERTS
   Mailing Address: 5385 W. NOB HILL ROAD
   City SUNRISE State FL Zip 33351
   Phone (954) 721·8681 Fax (954) 721·9202

10. Name of Representative: GMS-SF, LLC Rich Hans District Mgr.

Signature of representative: [signature]

Mailing Address: 5385 N. NOB HILL ROAD

City) SUNRISE State FL Zip 33351

Phone (954) 721.8681 Fax (954) 721.9202

E-mail: RHANS@GMSSF.COM

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4265068 OR BOOK 3950 PAGE 2877, Recorded 01/09/2017 11:16:24 AM Doc Tax: $25550.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Walter C. Little, Esquire
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, Florida 33602

Tax Parcel I.D. No.: See Attached Schedule "1"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 30th day of December, 2016, between **LO LAND ASSETS, LP,** a Delaware limited partnership (hereinafter called the "Grantor"), whose address is 59 Peters Canyon Road, Irvine, California 92606 and **CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC**, a Florida limited liability company (hereinafter called the "Grantee"), whose address is 380 Creekstone Court, Longwood, Florida 32779.

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain land, lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows:

See Attached Exhibit "A"

WITHOUT any representations or warranties regarding same, except as set forth herein or otherwise provided in that certain Agreement for Sale and Purchase dated November 8, 2016 (as amended from time to time), which are incorporated herein by reference.

TOGETHER WITH all of Grantor's interest, if any, in all buildings, improvements and fixtures located thereon, and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

SUBJECT TO real estate taxes and assessments for 2017 and all subsequent years, applicable zoning ordinances and all covenants, conditions, easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference, but none other and without reimposing the same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

Print Name: Julie Hansen

Print Name: Blake Pickett

GRANTOR:

LO LAND ASSETS, LP,
a Delaware limited partnership

By: LE LAND ASSETS, LLC, a Delaware limited liability company

By: _____
Name: Paul F. Manning
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 23, 2016, before me, Janice J Zerr, Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

JANICE J. ZERR
Commission # 2004151
Notary Public - California
Orange County
My Comm. Expires Feb 13, 2017

Exhibit "A"

LEGAL DESCRIPTION

Lots 1 through 755, CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 57, Pages 7 through 14, inclusive, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Resolution 05-008 recorded April 13, 2005 in Book 2213, Page 762; and Resolution No. 07-039 recorded March 20, 2007 in Book 2782, Page 787.

2. Ordinance No. 06-014 recorded May 30, 2006 in Book 2575, Page 692; Final Judgment Validating Bonds recorded September 21, 2006 in Book 2662, Page 389.

3. Notice of Establishment of the Celebration Pointe Community Development District recorded June 14, 2006 in Book 2588, Page 2919.

4. Subdivision Improvement Agreement by and between Mercedes Homes, Inc., and St. Lucie County, a political subdivision of the State of Florida, recorded November 30, 2006 in Book 2711, Page 2762.

5. The plat of CELEBRATION POINTE, as recorded in Plat Book 57, Page(s) 7 through 14.

6. Celebration Pointe Community Development District Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded October 30, 2008 in Book 3029, Page 258.

7. South Florida Water Management District Environmental Resource Permit Notice recorded July 20, 2005 in Book 2307, Page 2945.

8. Notice of Water/Wastewater Supply Agreement recorded in Book 3117, Page 2756.

9. Memorandum of Restrictive Covenant recorded in Book 3498, Page 1519.

10. Contract to Remove Fill Stockpiled at Celebration Point, dated March 31, 2016, by and between Dan Roberts and Guettler Brothers Construction, LLC.

ALL OF THE FOREGOING RECORDED INSTRUMETNS, AS APPLICABLE, BEING RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE "1"

TAX PARCEL ID NUMBERS

2418-600-0076-000-4	2418-600-0132-000-5	2418-600-0188-000-2	2418-600-0244-000-3	2418-600-0300-000-4
2418-600-0077-000-1	2418-600-0133-000-2	2418-600-0189-000-9	2418-600-0245-000-0	2418-600-0301-000-1
2418-600-0078-000-8	2418-600-0134-000-9	2418-600-0190-000-9	2418-600-0246-000-7	2418-600-0302-000-8
2418-600-0079-000-5	2418-600-0135-000-6	2418-600-0191-000-6	2418-600-0247-000-4	2418-600-0303-000-5
2418-600-0080-000-5	2418-600-0136-000-3	2418-600-0192-000-3	2418-600-0248-000-1	2418-600-0304-000-2
2418-600-0081-000-2	2418-600-0137-000-0	2418-600-0193-000-0	2418-600-0249-000-8	2418-600-0305-000-9
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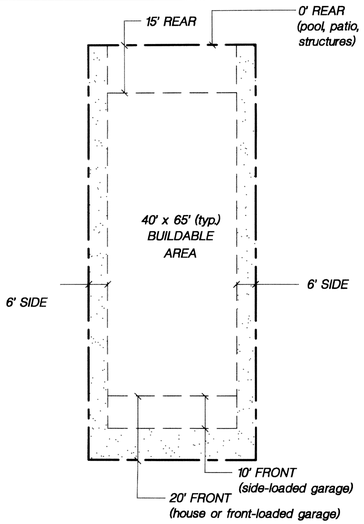
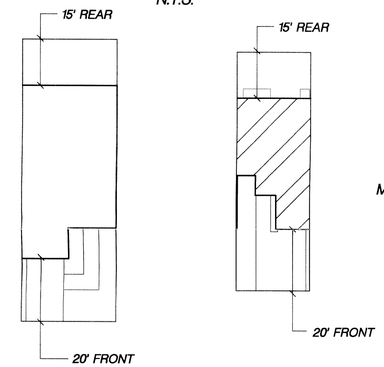
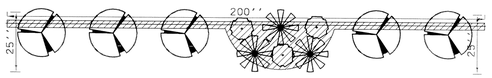


Typical Lot - Single Family
(52' x 100')
N.T.S.

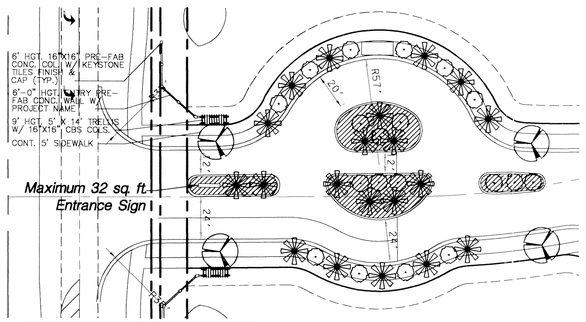


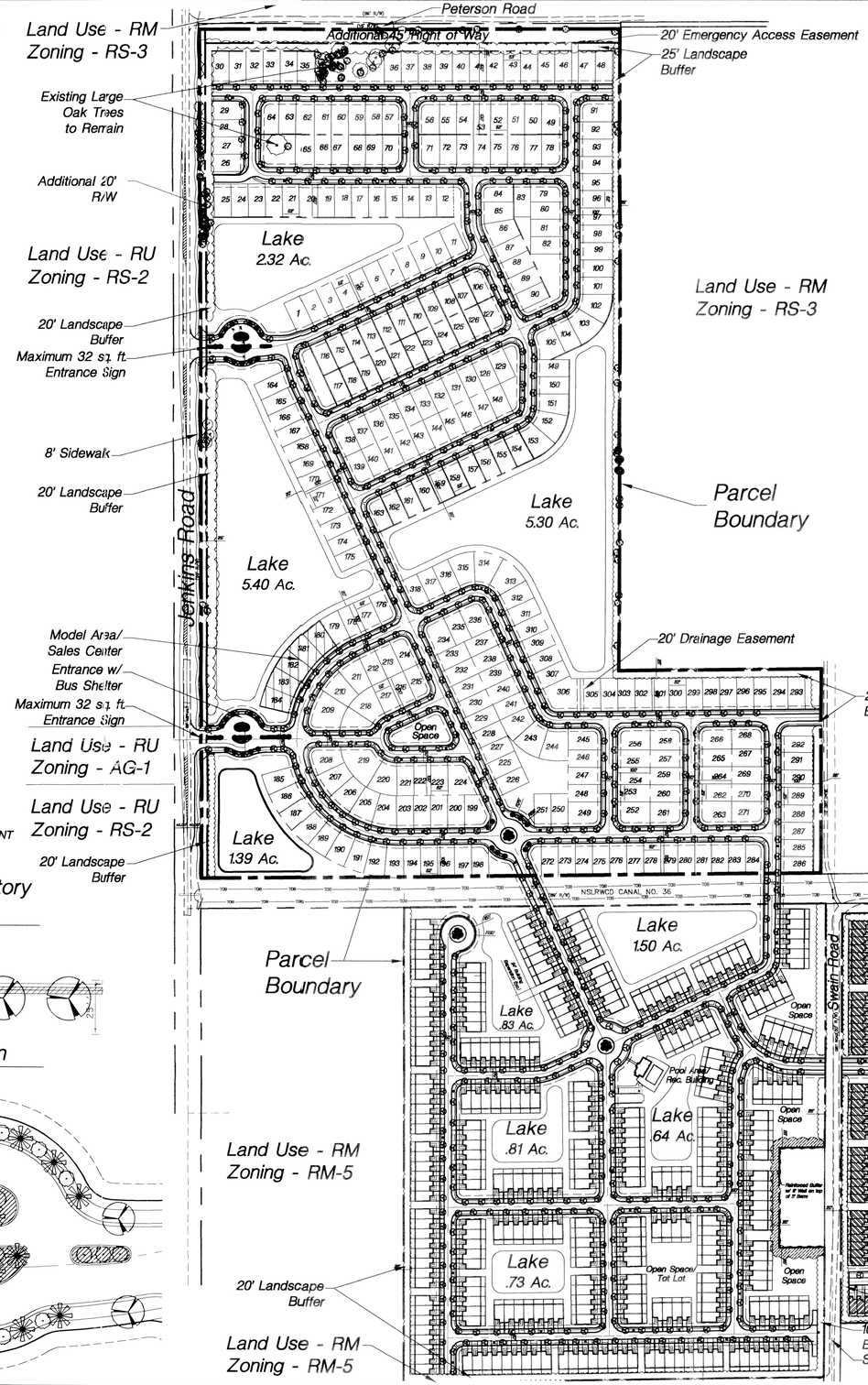
Typ. Lot - 1 Story Townhome
(30.3' x 90')
N.T.S.

Typ. Lot - 2 Story Townhome
(23.8' x 77')
N.T.S.



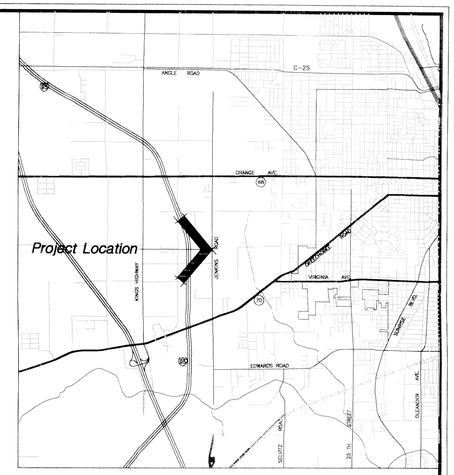
Typical Landscape Buffer Section
Scale 1"=30'





Site Data:

Existing Zoning	RS-3,RM-5
Proposed Zoning	PUD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du's
Single Family Homes	318
Single Story Villas	292
Two Story Townhomes	145
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	31.62 ac.
Lake	21.88 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	31.87 ac (21.66%)
Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area	88.36 ac (60.05%)
w/ in Lots	23.86 ac (16.22%)
w/ in R.O.W.	11.00 ac (7.48%)
Landscape Area/Common Area	31.62 ac (21.49%)
Lake	21.88 ac (14.87%)



General Notes:

1. All existing public or private roadways within 150' of the project's access points are shown on plan.
2. Irrigation will conform to Local and State Regulations regarding water conservation.
3. All utilities will be placed underground.
4. Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear setback for single family residences.
5. Site clearing is proposed to commence November 2004, with the infrastructure completed by the beginning of 2006.
6. Proposed residences will be two and three bedroom dwelling units.
7. Refer to Engineering Drawings for the following information:
   - Identification of maximum residential buildable area
   - Existing and proposed utility and drainage easements
   - boundary/topographic/tree survey
   - conceptual water and sewer
8. All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
9. See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
10. Utilities will be provided by Fort Pierce Utility Authority.
11. Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
12. All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
13. Per St. Lucie County Conservation Policy 8.12.2.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

Landscape Legend:

	774	Shade Tree: Live Oak Laurel Oak East Palatka Holly Slash Pine
	29	Flowering Tree: Crepe Myrtle Magnolia Tree Ligustrum
	49	Palm Tree: Cabbage Palm Mexican Fan Palm Medjool
	TBD	Shrubs & Groundcover: Wax Myrtle Firebush Thryallis Pittosporum Azalea Liriope Pentas Juniper Bluebell

Lighting Legend:

Streetlight, 12' Mounting Height

Res. 05-008
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVED
DATE 01/18/05
BOARD OF COUNTY COMMISSION
Chairman

Scale:	1"=200'	1	7.28.04 per DRC Comments
Drawn by:	EW	2	8.31.04 per DRC Comments 8.20.04
Checked by:	GB	3	1.11.05 prints for BOCC
CADD No.:	B780	4	1.14.05 revise Swain Road
Date:	4.21.04	No.	Date Description of Revision

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North
200 0 100 200

Development Team:
Developer:
United Homes
7975 NW 154th Street, Suite #402, Miami Lakes, FL. 33016
Landscape Architect/Planner:
Thomas Lucido & Associates,
100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
Lindahl, Browning Ferrari & Heilstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
St. Lucie County, Florida
Final Development Plan - Overall Site

JAN 18 2005

Sheet 1 of 10

Drawing Name: P:\Projects\L0780\ Jan 11, 2005 - 9:06am B-780-site.dwg

NSLRWCD CANAL NO. 35
(89' R/W)

(15' R/W)

Peterson Road

Additional 45' Right of Way

20' Emergency Access Easement

25' Landscape Buffer

Existing Large Oak Trees to Remain

25' Landscape Buffer

Additional 20' R/W

Jenkins Road

Lake

Matchline - See Sheet 3

Scale: 1"=50'	1	7.28.04	per DRC Comments
Drawn by: EW	2	1.11.05	prints for BOCC
Checked by:GB			
CADD No: B780			
Date: 4.2.04	No.	Date	Description of Revision

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North
50 0 25 50

Development Team:
Developer:
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Landscape Architect/Planner:
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Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, Inc.
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Celebration Pointe
St. Lucie County, Florida
Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 9:08am B-780-site.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft. Entrance Sign

Jenkins Road

(80' R/W)

25' Landscape Buffer

20' Lake Maintenance Easement

20' Lake Maintenance Easement

Lake

Lake

Common Area

Common Area

Open Space

5' Sidewalk (typ.)

Steetlight (typ.)

10' Utility Easement (typ.)

Matchline - See Sheet 4

Scale: 1"=50'	No.	Date	Description of Revision
Drawn by: EW	1	7.28.04	per DRC Comments
Checked by:GB			
CADD No.: B780			
Date: 4.21.04			

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North

50 0 25 50

Development Team:

Developer:
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7975 NW 154th Street, Suite #400, Miami Lakes, FL. 33016

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100 Avenue A, Suite 2A, Fort Pierce, FL. 34950

Engineer/Surveyor:
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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 8:11am B:\B780-site.dwg

Matchline - See Sheet 3

20' Lake Maintenance Easement

Lake

25' Landscape Buffer

20' ASPHALT

Jenkins Road

Maximum 32 sq. ft. Entrance Sign

Open Space

Common Area

10' Utility Easement (typ.)

Open Space/ Tot Lot

20' Drainage Easement

5' Sidewalk (typ.)

25' Landscape Buffer

Steetlight (typ.)

40.00' 40.00'

20' Lake Maintenance Easement

Lake

Common Area

TOB

NSLRWCD CANAL NO. 36 (89' R/W)

Lake

Matchline - See Sheet 5

Matchline - See Sheet 6

Scale: 1"=50'	No.	Date	Description of Revision
Drawn by: EW	1	7.28.04	per DRC Comments
Checked by:GB			
CADD No: B780			
Date: 4.21.04			

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

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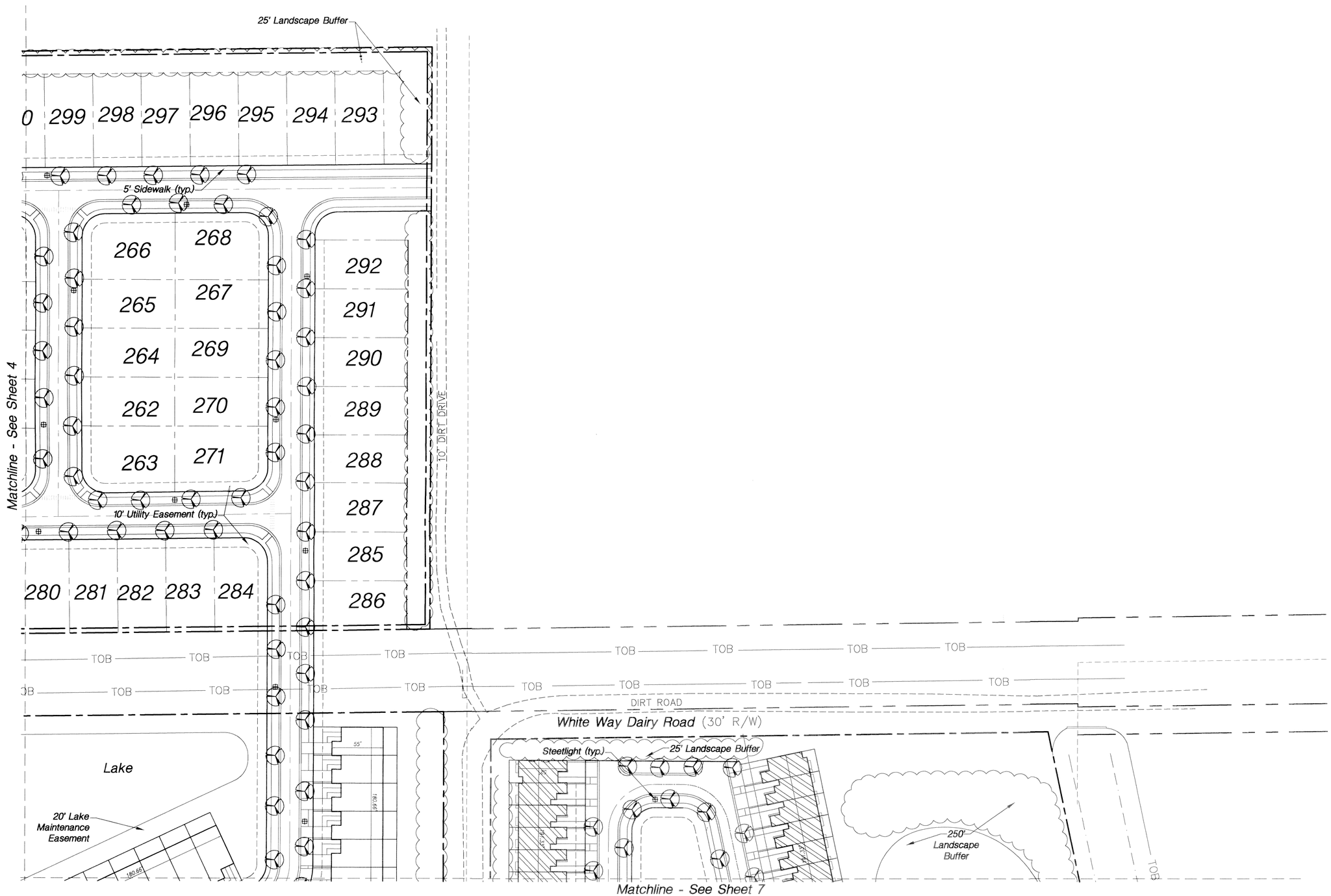

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CADD No.: B780				
Date: 4.21.04	No.	Date	Description of Revision	

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

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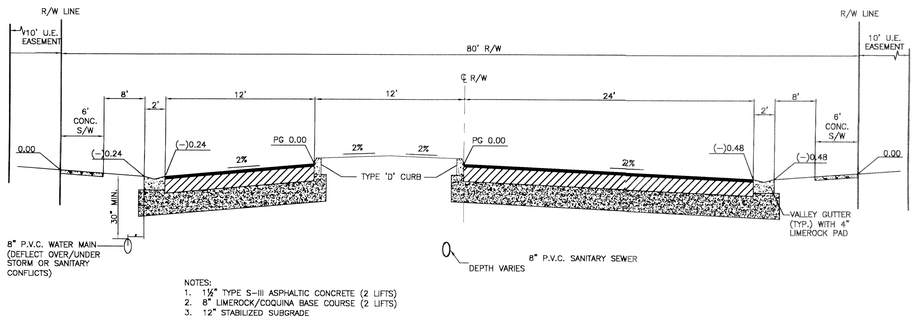
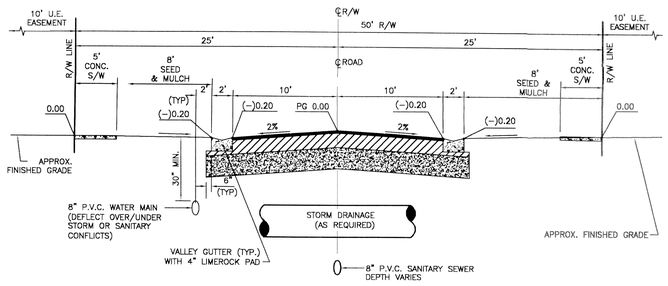


NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 80' R/W

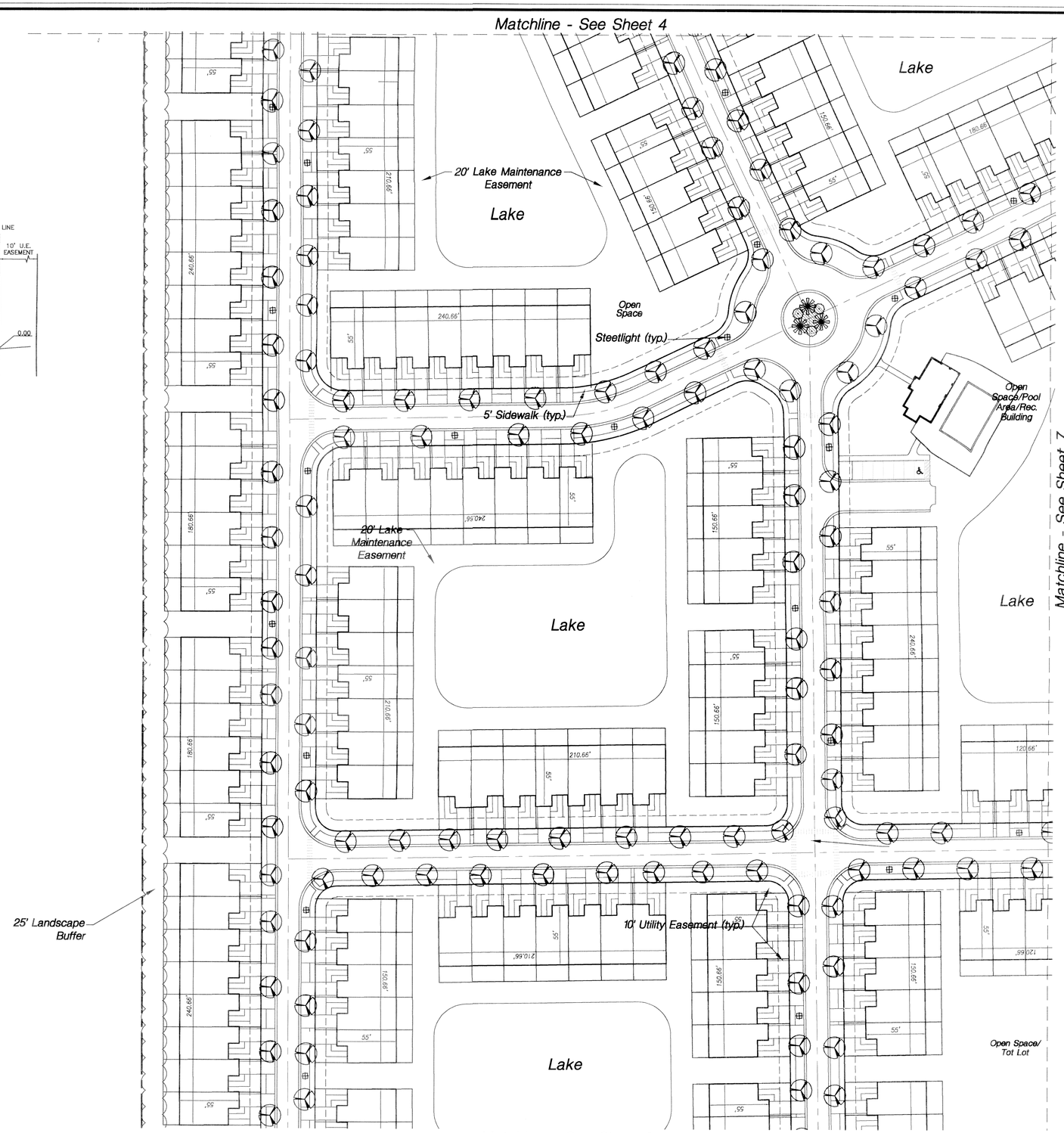
N.T.S.



NOTES:
1. 1½" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
3. 12" STABILIZED SUBGRADE

Typical Section for 50' R/W

N.T.S.



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Drawn by: EW	2	1.11.05	prints for BOCC	
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Date: 4.21.04	No.	Date	Description of Revision	

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Celebration Pointe

St. Lucie County, Florida

Final Development Plan

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Matchline - See Sheet 5

Matchline - See Sheet 6

Swain Road

DIRT ROAD(50' R/W)

Open Space/Tot Lot

Clubhouse & Pool Area

Open Space

5' Sidewalk (typ.)

Steetlight (typ.)

Lake

Open Space

25' Landscape Buffer

Reinforced Buffer w/ 8' Wall on top of 3' Berm

10' Utility Easement (typ.)

25' Landscape Buffer

Open Space

Lake

NSLRWCD CANAL NO. 29 (FIVE-MILE CREEK)

TOB

EDGE OF WATER

250' Landscape Buffer

Matchline - See Sheet 8

Scale: 1"=50'	1	7.28.04	per DRC Comments	
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CADD No: B780				
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Celebration Pointe
St. Lucie County, Florida
Final Development Plan

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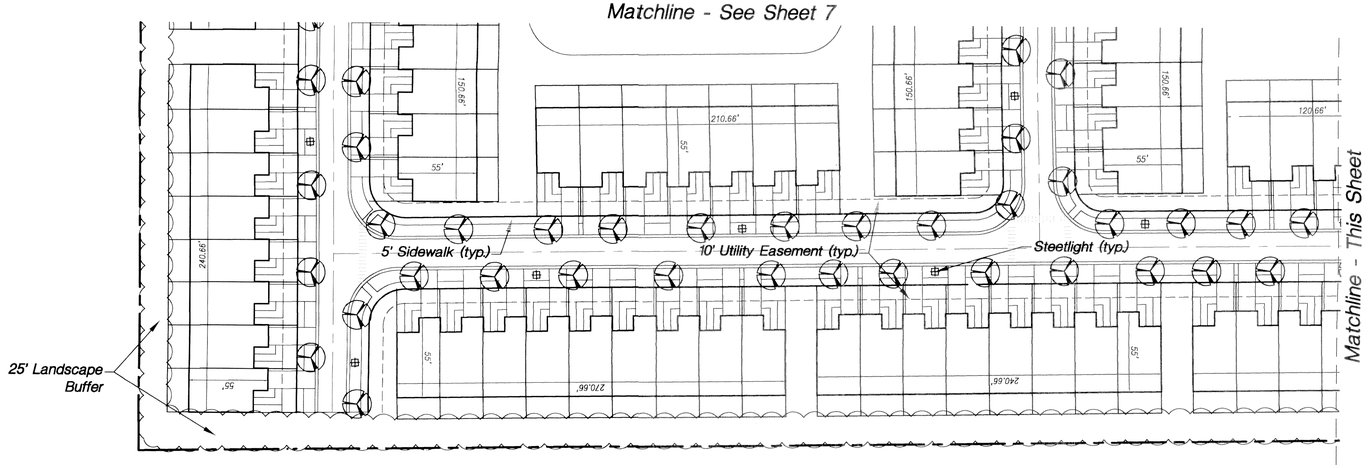
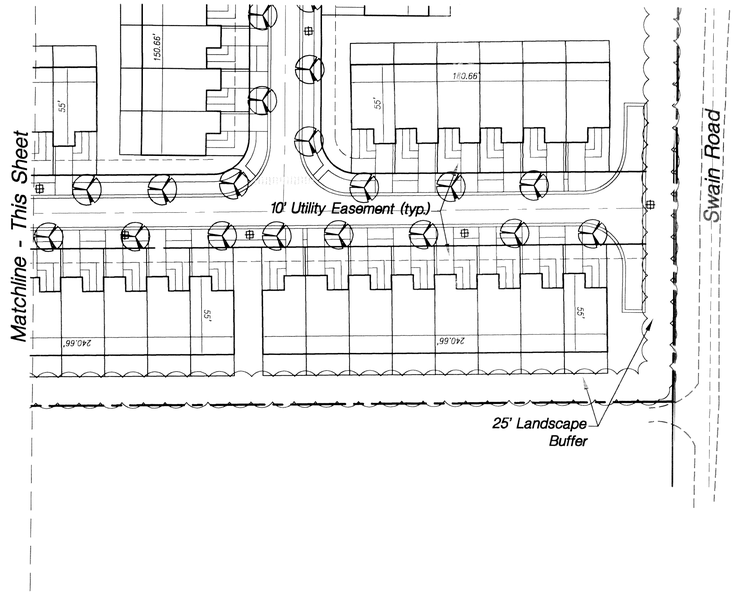
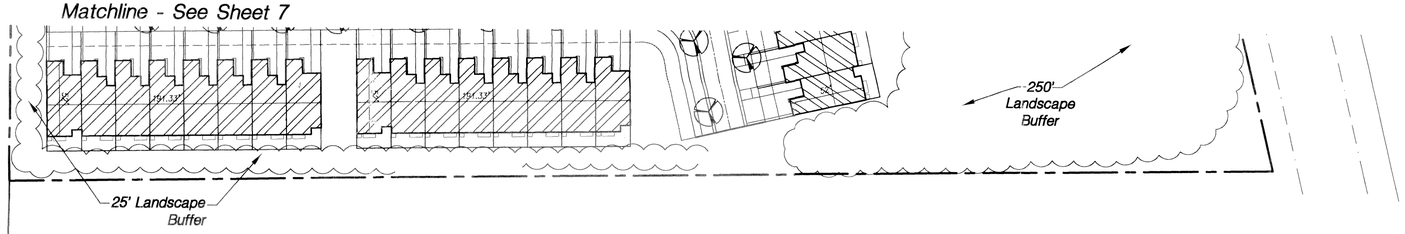
Matchline - See Sheet 7



Matchline - This Sheet

Matchline - See Sheet 7





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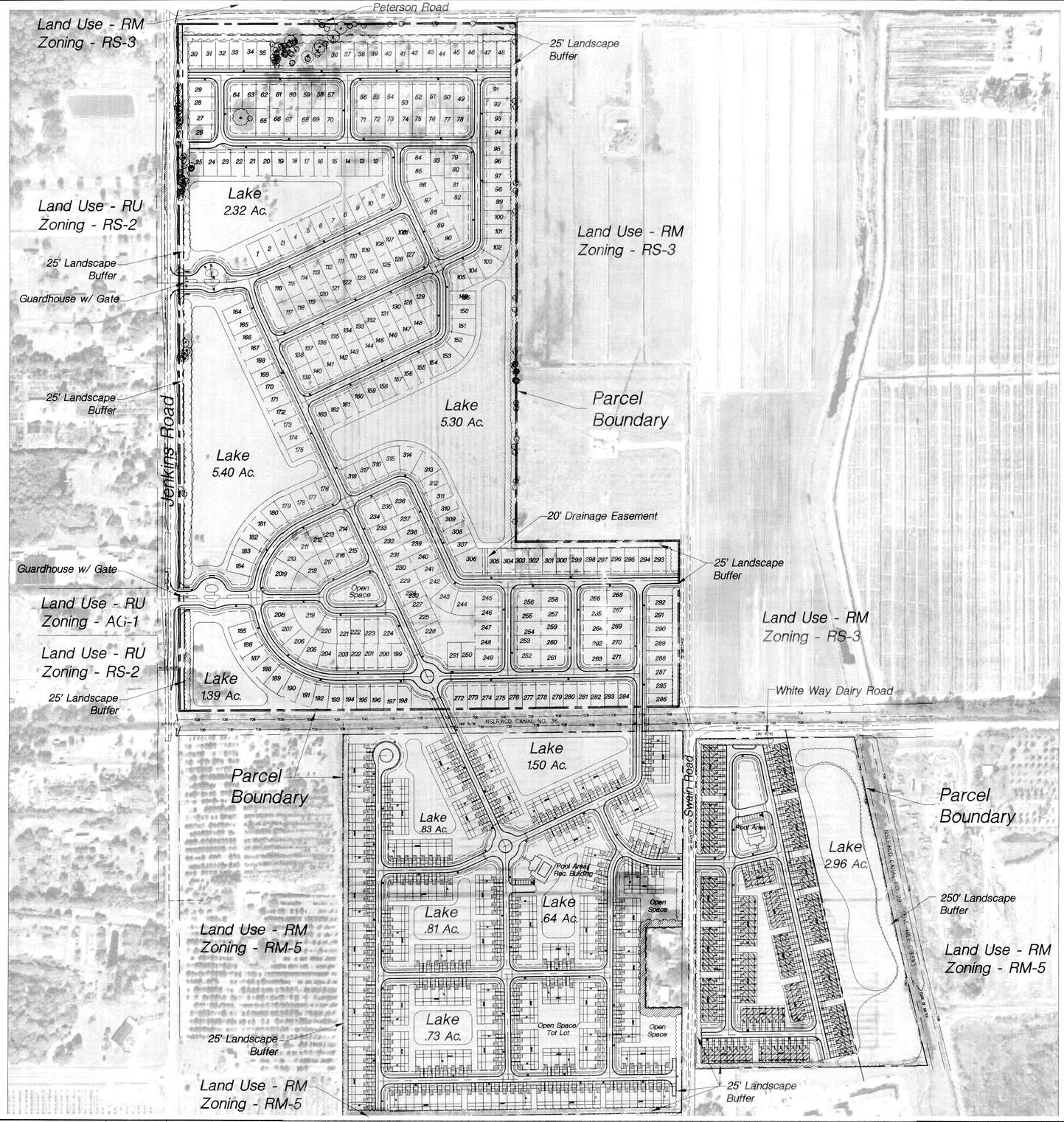
Celebration Pointe

St. Lucie County, Florida

Final Development Plan



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North

200 0 100 200

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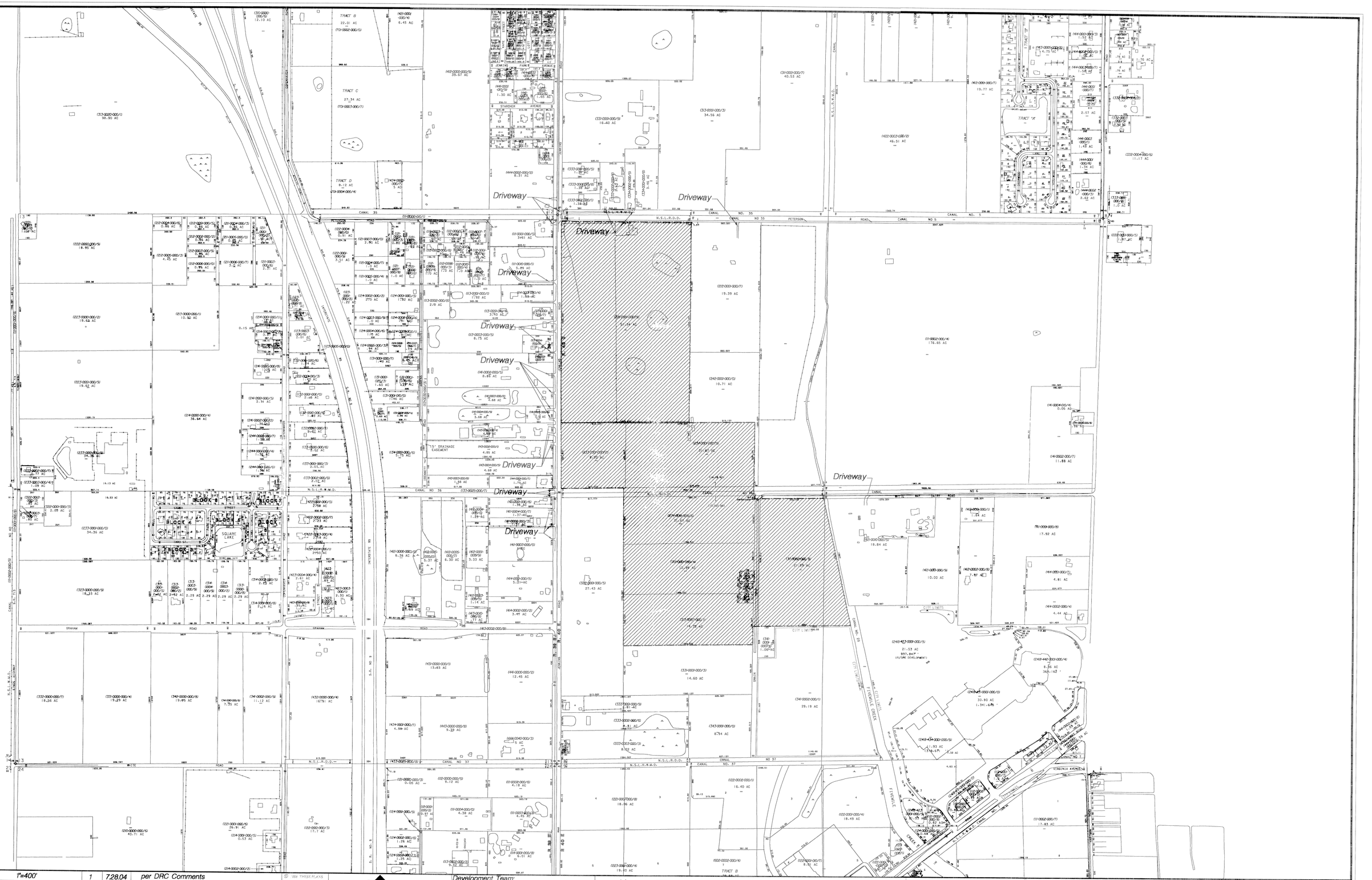
Celebration Pointe

St. Lucie County, Florida

Final Development Plan with Aerial Photograph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INTERSTATE 95
SQUARE LAKE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
GRAHAM ROAD
WHITE ROAD
PETERSON ROAD
STARCHER AVENUE
JEMMINE PARK
VENICE
FIVEMILE CREEK
VIRGINIA AVENUE
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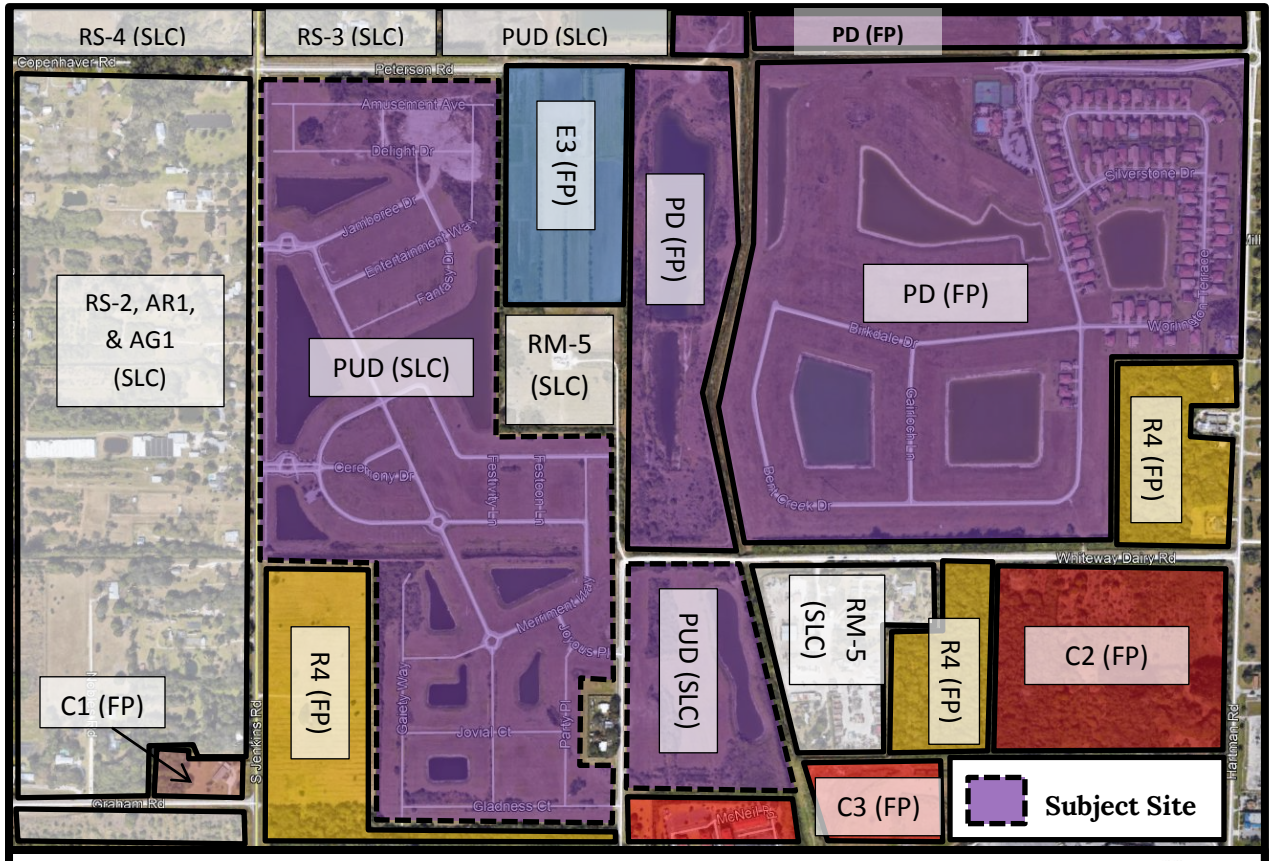

THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Zoning Map

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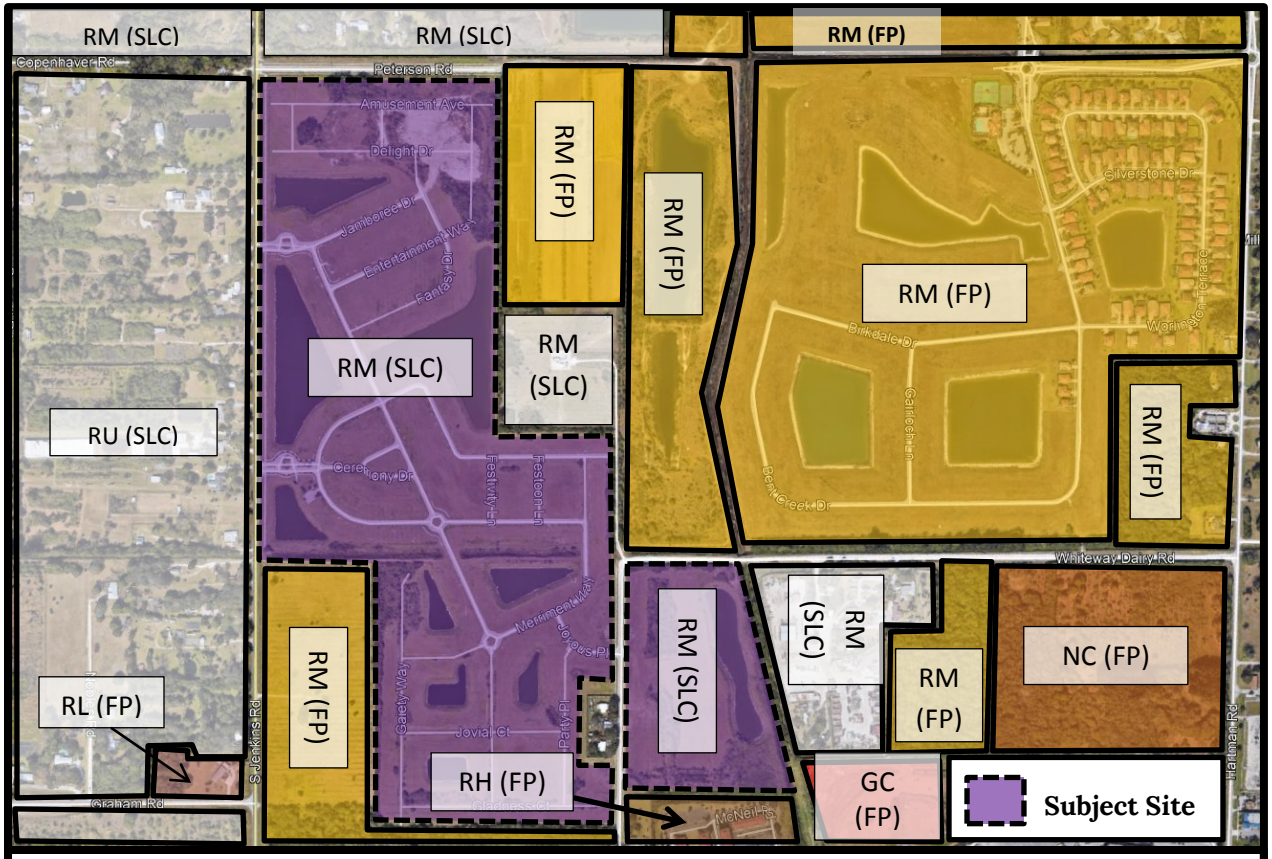

THE SUNRISE CITY FORT PIERCE Florida

Proposed Annexation
Celebration Pointe – 5501 Peterson Road
Future Land Use Map

N W E S

City Commission Regular Meeting **12.d.**

Meeting Date: 12/04/2017

Re: Ordinance No. 17-037 - Amendment to Chapter 5 - Section 5-19 (a)

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 17-037 amending Chapter 5 - Buildings and Building Regulations, Section 5-19(a) in order to remove the Director of Building and Community Response from the Board of Examiners of Contractors. FIRST READING

SUMMARY:

To ensure there is no conflict with the Government in the Sunshine Laws and to adhere to its provisions, it is necessary to remove the Building Director from the Board of Examiners of Contractors.

RECOMMENDATION:

To adopt Ordinance 17-037 to remove the Building Director from the Board of Examiners of Contractors to be in compliance with the Government in the Sunshine Laws.

ALTERNATIVES:

To not adopt Ordinance 17-037 as it is written to remove the Building Director from the Board of Examiners of Contractors.

RESPONSIBLE STAFF:

Paul Thomas, Building Official
Shaun Coss, Building Department Coordinator

COORDINATED WITH:

Iola Mosley, Assistant City Attorney

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: NA
Account: NA
Amount: NA
OTHER INFORMATION:
No fiscal impact.

Attachments

Ord. 17-037

States Attorney Opinion

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	11/20/2017 10:10 AM
City Manager	Nick Mimms	11/27/2017 02:08 PM

Form Started By: Karen Murphy Started On: 11/16/2017 03:42 PM

Final Approval Date: 11/27/2017

ORDINANCE NO. 17-037

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING **CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS, SEC. 5-19 (a) IN ORDER TO REMOVE THE DIRECTOR OF BUILDING AND COMMUNITY RESPONSE FROM THE BOARD OF EXAMINERS OF CONTRACTORS**; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The State of Florida has comprehensive and well defined Government in the Sunshine Laws; and

WHEREAS, The City of Fort Pierce is bound to adhere to the provisions of Florida Law; and

WHEREAS, The City of Fort Pierce Board of Examiners of Contractors is bound to adhere to the provisions of Florida Law; and

WHEREAS, it is necessary to remove the Building Director from the Board of Examiners of Contractors in order to ensure that there is no conflict with the Government in the Sunshine Laws; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 5, Article II, Division 1, Sec. 5-19(a) of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended so that the same shall read thereinafter as follows:

ARTICLE II. – CONTRACTORS
DIVISION 1. - GENERALLY

Sec. 5-19. – Board of examiners of contractors- members; officers generally; meetings; rules

(a) There shall be appointed by a majority vote of the city commission a board of examiners of contractors, consisting of ~~ten (10)~~ nine (9) members who have been residents of the county for at least two (2) years prior to the date of their appointment. ~~except that this shall not apply as to the director of building and community response.~~ The term of office of each member of the board shall be for four (4) years, but the city commission may remove any member of the board without cause, notice or hearing. Members appointed to fill vacancies caused by death, resignation or removal shall serve during the unexpired terms of their predecessors. The board shall consist of ~~the director of building and community response,~~ three (3) consumer representatives, and six (6) members licensed in the State of Florida from any of the following fields: architect; engineer; swimming pool, roofing, or other specialty contractor; general, residential, or building contractor; electrical contractor; plumbing contractor; or mechanical or air-conditioning contractor.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain

in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.17-037 was duly advertised by title only in the St. Lucie News Tribune on November 24, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 4, 2017; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2017 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of December, 2017.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

Bruce H. Colton
State Attorney

OFFICE OF THE
State Attorney
NINETEENTH JUDICIAL CIRCUIT OF FLORIDA
SERVING
INDIAN RIVER, MARTIN, OKEECHOBEE
AND ST. LUCIE COUNTIES

RECEIVED
SEP 20 2017
By

411 South Second Street
Fort Pierce, Florida 34950
(772) 465-3000
Fax: (772) 462-1214

September 20, 2017

Mr. James Messer
City Attorney
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

Re: Board of Examiners of Contractors

Dear Mr. Messer,

The State Attorney's Office has completed its review of a Sunshine Law complaint involving the Board of Examiners of Contractors (the "Board"). After interviewing witnesses, reviewing documents related to the complaint, and researching the operation of the Board pursuant to the Code of Ordinances and the Rules of Procedure For Disciplinary Matters before the Board, we have determined that the Board's current operational structure violates Florida Statute 286.011. We recommend that the city commission take immediate steps to remedy the continuing violation of the Sunshine Law by amending the Code of Ordinances.

A brief summary of how this issue came to light may be helpful in understanding how we reached this conclusion. Section 5-19 of the Code of Ordinances of the City of Fort Pierce (the "Code") creates the Board of Examiners of Contractors. The Board is responsible for adjudicating complaints of misconduct by contractors possessing a certificate of competency issued by the City of Fort Pierce or licensed by the State of Florida. The Board consists of ten members appointed by the city commission. One member of the Board is the City's Director of Building and Community Response. Three members of the Board are consumer representatives, and the remaining six members must be state licensed in various contracting disciplines enumerated in the ordinance. Section 5-20 of the Code provides that the Director of Building and Community Response (the "Director") shall serve as the Secretary of the Board. In addition to the secretary, the Board also elects a chairman and a vice-chairman.

The procedure for investigating complaints is contained in Section 5-51 of the Code and the Board's Rules of Procedure For Disciplinary Matters. When a person files a complaint

against a contractor with the Board, a copy of the complaint is forwarded to the Board's chairman and a building department official. The complaint is also sent to the contractor. The building department staff conducts an investigation and makes a recommendation to the chairman of the board and the Director about whether probable cause exists for the complaint. The chairman and the Director then meet to discuss the complaint and decide whether or not there is probable cause. This meeting is not publicly noticed or open to the public. The matter is referred to the entire Board for a hearing if they find probable cause. If they do not find probable cause, then the matter is closed.

On July 13, 2017, a business owner filed a complaint with the City against a contractor. The contractor at issue happened to be a member of the Board. After he received a copy of the complaint he contacted the board chairman and informed him of the nature of the complaint. Both the board member and the chairman confirmed to the State Attorney's Office that the contact occurred. The complaint was eventually reviewed by the vice-chairman and the Director, in a meeting that was not publicly noticed. They found probable cause to set the complaint for a hearing before the entire board.

Florida Statute 286.011(1) provides that all meetings of any board of any municipal corporation "at which official acts are to be taken" shall be open to the public. The statute also provides that such meetings must be reasonably noticed to the public. Florida courts have interpreted this section broadly to include any meeting between members of a board where two or more members of the same board or commission discuss some matter on which foreseeable action will be taken by that public board or commission. See, e.g., *Hough v. Stembridge*, 278 So.2d 288 (Fla. 3rd Dist. 1973); *Board of Public Instruction of Broward County v. Doran*, 224 So.2d 693 (Fla. 1969); and *City of Miami Beach v. Berns*, 245 So.2d 38 (Fla. 1971). In *Times Publishing Company v. Williams*, 222 So.2d 470 (Fla. 2nd Dist. 1969), the court held that every step in the decision-making process, including the decision itself, is a necessary preliminary step to formal action, and therefore subject to the Sunshine Law.

When a board's decision making authority is delegated to one or more individual members of that board, their decision making process must also be made in public. In *News-Press Publishing Company, Inc. v. Carlson*, 410 So. 2d 546 (Fla. 2d DCA 1982), the court held that delegates or even a single member of a board who are authorized, directed, or designated by such board to act or exercise authority for the entire board stand in the place of the entire board and are subject to the provisions of the Sunshine Law. The enacting ordinances for the Board of Examiners of Contractors expressly provide that the decision to find probable cause is delegated to the chairman and the secretary of the Board. Ordinance section 5-51(b) provides that a finding of no probable cause is final, with no right of appeal to the entire board. There is no question that the Board's enacting ordinances confer decision making authority on two members of the board.[1] There is also no question that their meetings to determine probable cause are not open to the

[1] The Director reported that as the secretary of the Board he participates in Board meetings, but is a non-voting member. The Attorney General's Office determined in AGO 2005-18 that non-voting members of a public body must still comply with the Sunshine Law.

public or advertised, as required by Florida Statute 286.011. This means that every time the chairman and Director meet to discuss complaints filed with the Board, the Sunshine Law is violated. The City Commission should take steps to remedy this structural flaw in the Board's enacting ordinances. The Commission should also undertake a review of other city boards that may suffer from the same structural flaws.

In our interviews with the board chairman and the member of the board who was the subject of a pending complaint, both stated that very little Sunshine Law training had been provided to them during their time on the board. Although the chairman recognized that a conversation with another member of the Board about a pending complaint was problematic, the other member was unaware that his actions violated the Sunshine Law. He told this office that he believed he could contact any member of the board about the complaint, just as a private citizen could. It appears that Board members would benefit from periodic training in the Sunshine Law. This office expresses no opinion on whether the member's contact with the chairman violated Florida's Code of Ethics for public officials, as codified in Florida Statutes 112.311 through 112.3261. Violations of the Code of Ethics are within the jurisdiction of the Florida Commission on Ethics.

Please don't hesitate to contact me if you have any questions about this matter. Thank you for asking us to review this issue.

Sincerely,

Ryan L. Butler
Assistant State Attorney
Attorney In Charge
Legal Affairs Division

City Commission Regular Meeting **12.e.**

Meeting Date: 12/04/2017

Re: Jenkins Road KOA - Transmittal Hearing: Comprehensive Plan Future Land Use Map Amendment

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

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SUBJECT:

Legislative Hearing - Ordinance No. 17-038: Transmittal hearing pertaining to an application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road. FIRST READING

SUMMARY:

- The applicant is requesting the approval of a Future Land Use Map Amendment, for 56.035 acres of property, from Medium Density Residential (RM) to Boundary Commercial (BC), with an associated request for a Planned Development for the subject site.
- The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor.
- The proposed amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with forthcoming request to amend the zoning designation of the site.
- The applicant has engaged neighbors to the site via two community meetings.
- The Planning Board, acting as the Local Planning Agency, at their November 14th, 2017 meeting, voted unanimously to recommend approval of the request.
- If approved at the first reading, Staff will transmit the proposed comprehensive plan amendment to the corresponding review agencies. An adoption hearing will be scheduled subsequent to receipt of all review comments and transmittal acknowledgements.
- The associated rezoning and Planned Development to develop a KOA Recreational Vehicle Campground will be presented to the City Commission for Consideration in January.

RECOMMENDATION:

Approve transmittal of the proposed Future Land Use amendment

ALTERNATIVES:

- Approve transmittal of the Future Land Use amendment with the incorporation of a land use transition at the east end of the site, from commercial to residential.
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Proposed Ordinance (# to be Updated)
Staff Report
Aerial, Land Use, & Zoning Maps - Jenkins Road
Application
Property Card, Survey & Legal Description
Environmental Assessment
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/29/2017 05:29 PM

Form Started By: Kori Benton
Started On: 11/21/2017 10:04 AM
Final Approval Date: 11/29/2017

ORDINANCE NO. 17-0XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO BOUNDARY COMMERCIAL, BC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by Section 163.3184; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following properties legally described as:

Parcel 2430-212-0001-000-5: THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.

said properties being located at 3180 South Jenkins Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from Medium Density Residential, RM, to Boundary Commercial, BC, as depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If final a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming this effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.17- XX was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on _____, 2017 and on _____, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 4th, 2017; and was duly introduced, read by title only, and passed on second and final reading _____, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this th day of, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

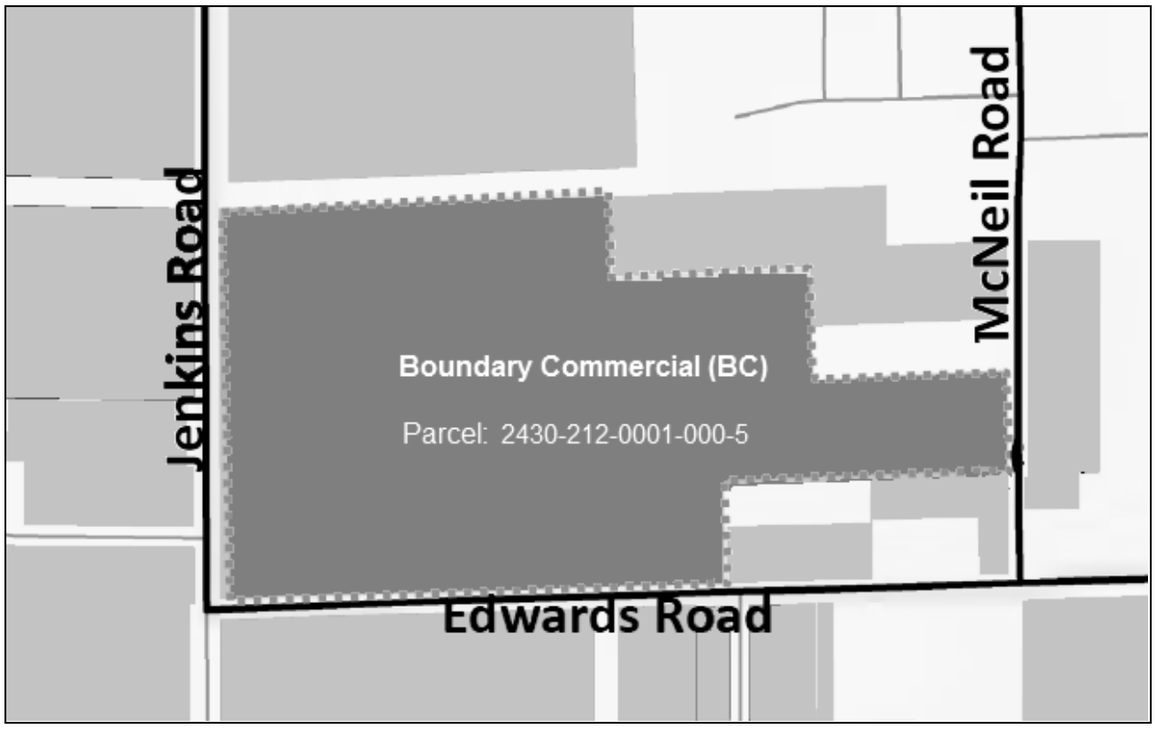
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Boundary Commercial, BC



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Jenkins Road KOA**
Comprehensive Plan Future Land Use Map Amendment
NE Corner of Jenkins Road & Edwards Road

DATE: November 21, 2017

STAFF REPORT

Owners:
Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Applicant:
S. R. Bacher Enterprises, LLC.
1821 N US Highway 1
Fort Pierce, FL 34946

Representative:
Brian Nolan, AICP, ASLA
Senior Project Manager, Lucido & Associates
701 S.E. Ocean Blvd.
Stuart, Florida 34994

Requested Action:
Transmittal of a proposed Future Land Use Map Amendment from Medium Density Residential (RM) to Boundary Commercial (BC)

Location:
Generally located at the northeast corner of Jenkins Road & Edwards Road, or approximately 3180 South Jenkins Road.

Parcel IDs:
2430-212-0001-000-5

Current Future Land Use:
Medium Density Residential (RM)

Proposed Future Land Use:
Boundary Commercial (BC)

Surrounding FLU & Zoning:

North	East	South	West
RM/R-4 & RL/R-1	RL/R-1 & RU/RS-4	RM/R-4 & RL/R-1	GC/C-3 & RL/R-3

Parcel(s) Size:
56.035 acres

Utilities:
Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a Future Land Use Map Amendment, for 56.035 acres of property, from Medium Density Residential (RM) to Boundary Commercial (BC).

The subject site is located along the east side of Jenkins Road, immediately north of Edwards Road, and a half mile south of the Okeechobee Road commercial corridor. The site is currently undeveloped with a variety of native and invasive species throughout the property. The site is bordered to the immediate north by North St. Lucie River Water Control District Canal No. 39, to the east lie existing low density single-family residential homes; to the immediate west lies S. Jenkins Road followed by moderate density residential homes and vacant commercial land; and to the immediate south lies Edwards Road trailed by medium density residential uses and vacant land.

The request to amend the future land use designation is coupled with an application for a Planned Development, to amend the zoning designation of the subject property to PD, Planned Development along with a development plan for a KOA campground to accommodate recreational vehicles with improved vehicle stalls providing power, water and sewer hook-ups; semi-improved camp sites that will allow for tow-behind campers, tents and KOA-provided cabins, each with electrical hook-ups; outdoor storage area for boats, trailers and tow-behind campers along with a manager's quarters. The Planned Development application is engaged with the Technical Review Committee, and will be forthcoming to the Planning Board.

The subject property is currently zoned R4 – Medium Density Residential, with a Future Land Use of RM –Residential Medium. The proposed use is not consistent with the existing Zoning and Future Land Use, thus the Future Land Use Map Amendment is sought to modify the Future Land Use for the sizable development.

District Comparison

Table 1 demonstrates basic use standards for development capacity within the existing and proposed designations for the subject site.

Table 1: Existing and Proposed Site Data – Zoning & Land Use

	Existing	**Proposed**
Zoning	R-4	PD
Future Land Use (FLU)	RM	BC
Non-Residential Maximum Floor Area Ratio (FAR) Permitted	-	1.0
Maximum (Building) Lot Coverage Permitted	50%	Dependent upon PD Plan – *Not to exceed 80%*
Maximum Height	45 ft.	Dependent upon PD Plan

As demonstrated in Table 1, the maximum permitted non-residential floor area ratio (FAR) for the subject properties increases to allow an FAR of 1.0 under the proposed amendments. Additionally, the maximum permitted lot coverage (area covered by buildings) may increase, or decrease, dependent upon the development plan considered with the Planned Development request. The applicant's initial development plan presented a building lot coverage of roughly 1%, with an overall impervious coverage of roughly 38%, below the maximum provided by the current, and proposed districts. The expanded development capacity pursued by the applicant is primarily the options for grocery stores, neighborhood commercial sales establishments, office uses, and potential for eateries.

Table 2 demonstrates use type and density information for the existing and proposed Future Land Use designations for the subject site.

Table 2: Existing and Proposed Site Data

	Existing	Proposed
Future Land Use (FLU)	**Medium Density Residential (RM)**	**Boundary Commercial (BC)**
Land Use Objective	The Medium Density Residential designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.	The Boundary Commercial designation allows medium intensity commercial developments that are primarily intended to serve surrounding neighborhoods and residential areas. Uses allowed within this designation include general commercial, retail, offices, *tourist/entertainment facilities,* hotels/motels, *parks and recreation*, along with *compatible* public, quasi-public, and *special uses*. This land use designation allows a maximum FAR of 1.0.
Residential Density (maximum dwelling units per gross acre)	6.5 to 12 dwelling units/acre	N/A
Land Use Breakdown	Residential uses may comprise up to 100% of the total floor area.	N/A

Comprehensive Plan

The proposed amendment has been reviewed with regards to the established Goals, Objectives and Policies of the City's Comprehensive Plan, with emphasis on potential impacts to the surrounding neighborhoods to the west, south, and east, as well as long range development of commercial centers to the west, north west, and north of the site, potential transportation impacts, and demand on infrastructure. The proposed future land use map amendment is generally consistent with the goals, objectives and policies of the Comprehensive Plan as it promotes the vision of a balance between commercial and residential land uses, providing capacity for Boundary Commercial uses that may service to surrounding neighborhoods or general commercial, retail, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. The proposed land use is generally consistent with surrounding properties and uses in the vicinity, specifically to the north and north west.

Demand Analysis of Public Facilities

The proposed amendment was reviewed for potential impacts to public facilities including, but not limited to, water and wastewater, parks and open space, schools, solid waste, and traffic. The findings presented are displayed in Table 3 below:

Potable Water:	***Demand Analysis*** Current Land Use 174,700 Total gallons per day Proposed Land Use 25,925 Total gallons per day **Change in Demand** **- 148,775Total gallons per day**
Wastewater:	***Demand Analysis*** Current Land Use 174,700 Total gallons per day Proposed Land Use 32,147 Total gallons per day **Change in Demand** **- 142,553 Total gallons per day**
Parks and Recreation:	***Demand Analysis*** The proposed amendment presents a general reduction in the demand upon park inventory as the Boundary Commercial district does not provide residential density capacity, however it's anticipated that development of tourist facilities will provide impact to parks and recreation facilities, however development of on-site amenities and provision of tourist tax revenue may assist in offsetting said demand.
Public Schools:	***Demand Analysis*** *K-8* *High School* Current Land Use – Maximum Enrollment Demand 97 42 Proposed Land Use – Maximum Enrollment Demand 0 0 **Change in Demand** **- 97** **- 42** The Boundary Commercial district does not provide residential density capacity
Solid Waste:	***Demand Analysis*** Current Land Use 90 yards Proposed Land Use 53 **Change in Demand** **- 37 yards**
Transportation Analysis:	***Impact Analysis*** **AADT** Maximum (ITE 221) — **AM/PM Peak Hour Trips** Maximum **Current Zoning/Land Use** RM (3,379 aadt) — RM (296 AM Peak)/(287 PM Peak) **Proposed Zoning/ Land Use** PD/BC (1,261 aadt) — PD/BC (49 AM Peak)/(108 PM Peak) **Change in Demand at Proposed Build-out** **- 2,118 37 Trips** — **(-247 AM Peak)/(-179 PM Peak)**

The proposed amendment, coupled with the development scope of the filed development plan, will decrease potential impacts to all public facilities analyzed.

South Jenkins Roads and west Edwards Road are presently two lane, undivided roadways which operate at a Level of Service of C, with further expansion capacity. The intersection of Jenkins Road and Okeechobee Road recently underwent significant expansion as part of a Florida Department of Transportation (FDOT) and St. Lucie County initiative to enhance this Strategic Intermodal System (SIS) corridor. Previously considered and approved residential developments along Edwards and Jenkins Road have expired, however may provide demand to revisit further expansion of capacity along these minor arterial roadways. The analysis of development and roadway conditions of the surrounding area, in relation to a future development plan will be evaluated pursuant to the City's concurrency requirements in coordination with St. Lucie County, as many of the adjoining roadways remain under their jurisdiction.

Future Land Use Element Goals, Objectives, & Policies

Goal 1:
The City of Fort Pierce shall regulate land uses to maintain and protect its traditional Florida small-town character by embracing its rich heritage, diverse cultural and community assets, and natural resources.

1.1 Objective:
The City shall adopt and implement the Future Land Use Map to designate future land uses that regulate uses, densities and intensities that enhance its neighborhoods and districts, *stimulate tourism* and the local economy, and are compatible with its small-town character.

1.3 Objective:
As development and redevelopment occur within the City, the City shall encourage the elimination or reduction of existing land uses inconsistent with the City's character and future land use.

1.3.1 Policy:
The City shall evaluate land use amendment applications and development proposals for compatibility with the Comprehensive Plan, the City's character, future land use designation, and the adjacent properties.

Analysis: The appropriate expansion of limited commercial, tourist related, and recreational uses along a minor arterial roadways, adjacent to a main arterial, furthers the development and redevelopment of commercial districts and surrounding neighborhoods by providing compatible opportunities to stimulate the local economy. The review of subsequent development applications pursuant to our established land development regulations and design review guidelines seek to ensure compatibility with our small-town character, and adjacent developments.

Transportation Element Goals, Objectives, & Policies

Goal 2:
The City shall provide a safe, convenient, effective, and energy efficient multimodal transportation system which is coordinated with the Future Land Use and provides mobility of people and goods.

2.2 Objective:
Maintain the adopted LOS standards for all City roadways. The City shall coordinate with St. Lucie County and the Florida Department of Transportation (FDOT) to maintain the adopted LOS standards on County and State roadways within the City.

2.2.7 Policy:
Proposed land use changes shall evaluate the net difference in traffic impacts between the current land use and the proposed land use. Any change in land use which exceeds the LOS standard for a roadway shall also be accompanied by a strategy to address the impact. The strategy may consist of a capacity or operational

improvement or implementation of a mobility strategy. The LOS evaluation shall be completed using professionally accepted transportation engineering methodology including generalized roadway and detailed roadway analysis as needed.

2.3 Objective:
The City shall integrate the Future Land Use Map with the City's existing, programmed, and planned transportation system to maintain the adopted roadway LOS standards and support multimodal transportation to service the existing and projected population.

2.3.2 Policy:
Proposed Future Land Use Map amendments shall be supported by the Transportation Element. An evaluation of the net change in impacts to the roadways shall be determined. The proposed amendment shall maintain the adopted LOS standard. If the LOS standards are not maintained, the amendment shall be accompanied by strategies including capacity and operational improvements, and mobility strategies to achieve the adopted LOS standard.

2.3.3 Policy:
The City shall integrate transportation and land use to support multimodal transportation through site design and development standards that address building placement and orientation, pedestrian access, bicycle parking, and transit-oriented development principles.

Analysis: The proposed land use change has been evaluated for potential traffic impacts. The change in land use, with the associated development plan, does not present impacts to the LOS standard for Edwards Road, and seeks to integrate offsetting mitigation improvements to Jenkins Road via a planned deceleration lane for south bound traffic. The applicant shall maintain said strategy within the development plan to maintain the adopted LOS standard. The City's established design and development standards will further guide pedestrian access, bicycle parking, and transit-oriented development principles with the planned development within the subject site.

Review Summary:

The proposed amendment is generally consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with forthcoming request to amend the zoning designation of the site. Furthermore, the amendment should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety of tourist facility and the local economy, while limiting impacts to neighboring residential districts.

The proposed amendment does not incorporate provide a land use transition from the proposed commercial designation, desired along an arterial roadway such as Jenkins, to reduced development intensity towards established residential development, to the east. Based upon the forthcoming Planned Development, the applicant holds the capacity to allocate a 250 ft. section at the east of the property for retention of the Residential Medium to provide such a transition without conflicting with the development plan. Staff has identified possible consideration of retaining a segment of the property as Medium Density Residential, RM, at the far east end of the property, to provide an appropriate transition to established uses adjacent along Mc Neil Rd. Delineation of this consideration is provided via Figure 1, which identifies a potential transition point, based upon surrounding uses.

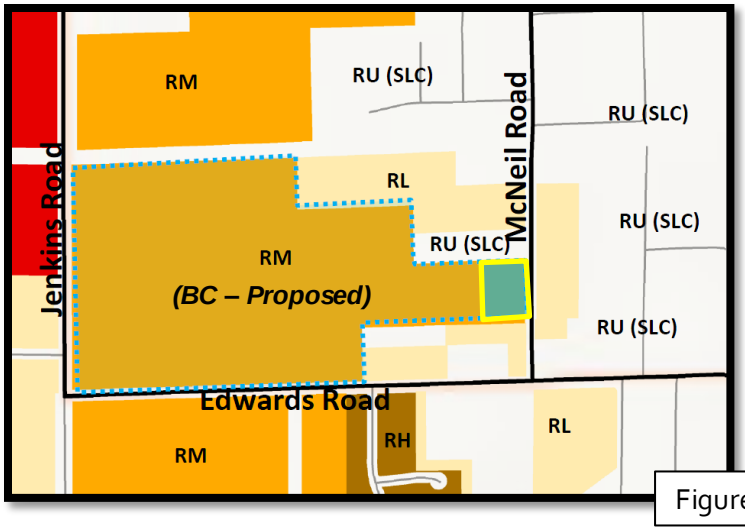


Figure 1

The land use amendment, whether transmitted as presented or encompassing this transition, should not have adverse an effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This potential adjustment to the request, considers additional safe guards to affirm a transition to the adjacent uses and districts.

Technical Review Committee:

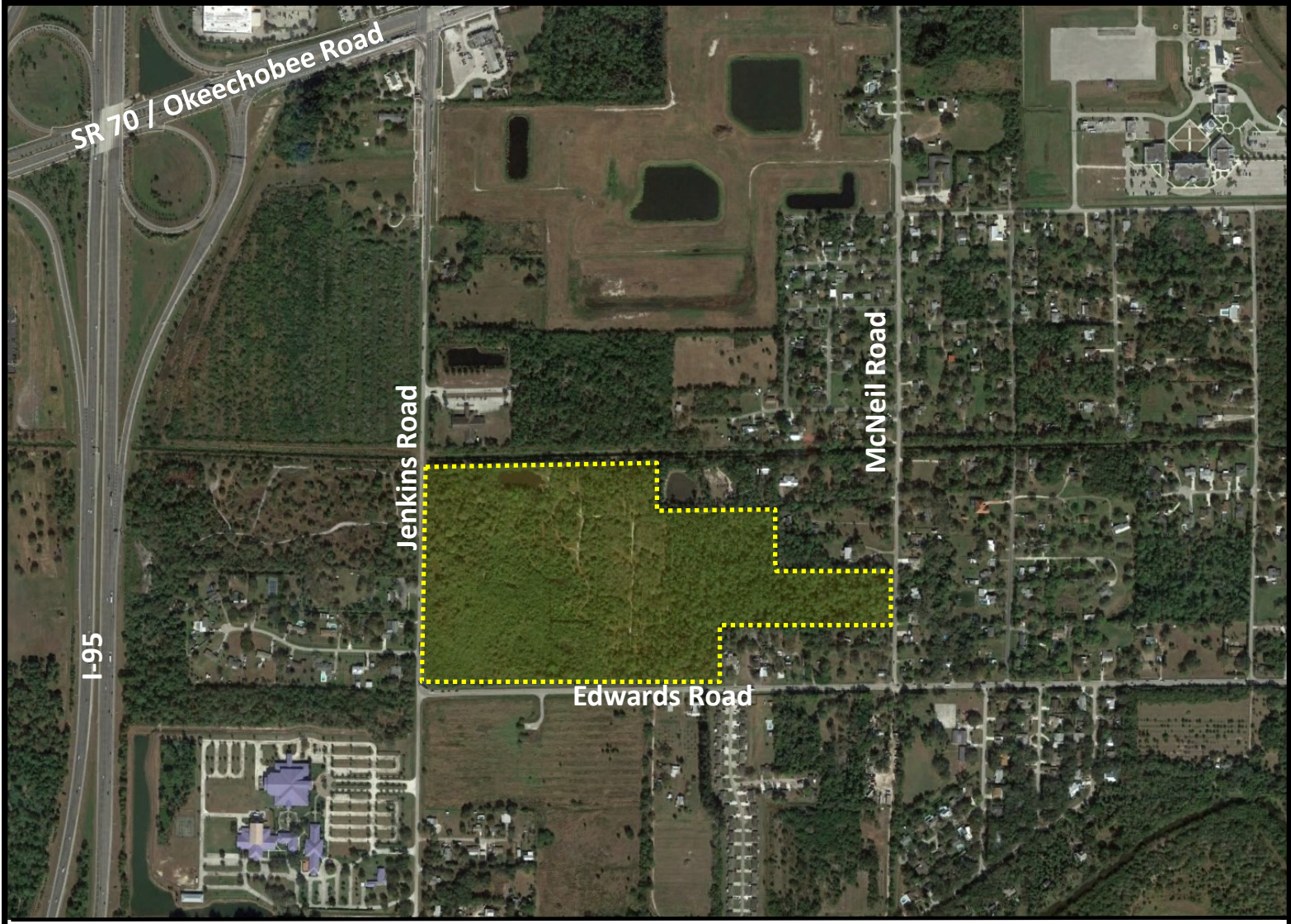
All affected departments have reviewed and approved the applications. No significant impacts to public facilities are immediately expected by the proposed amendment. Traffic impacts have been further assessed with the applicant's pending development application to determine any demand for transportation improvements to abutting roadways and intersections.

Planning Board:

The Planning Board, acting as the Local Planning Agency, at their November 14th, 2017 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

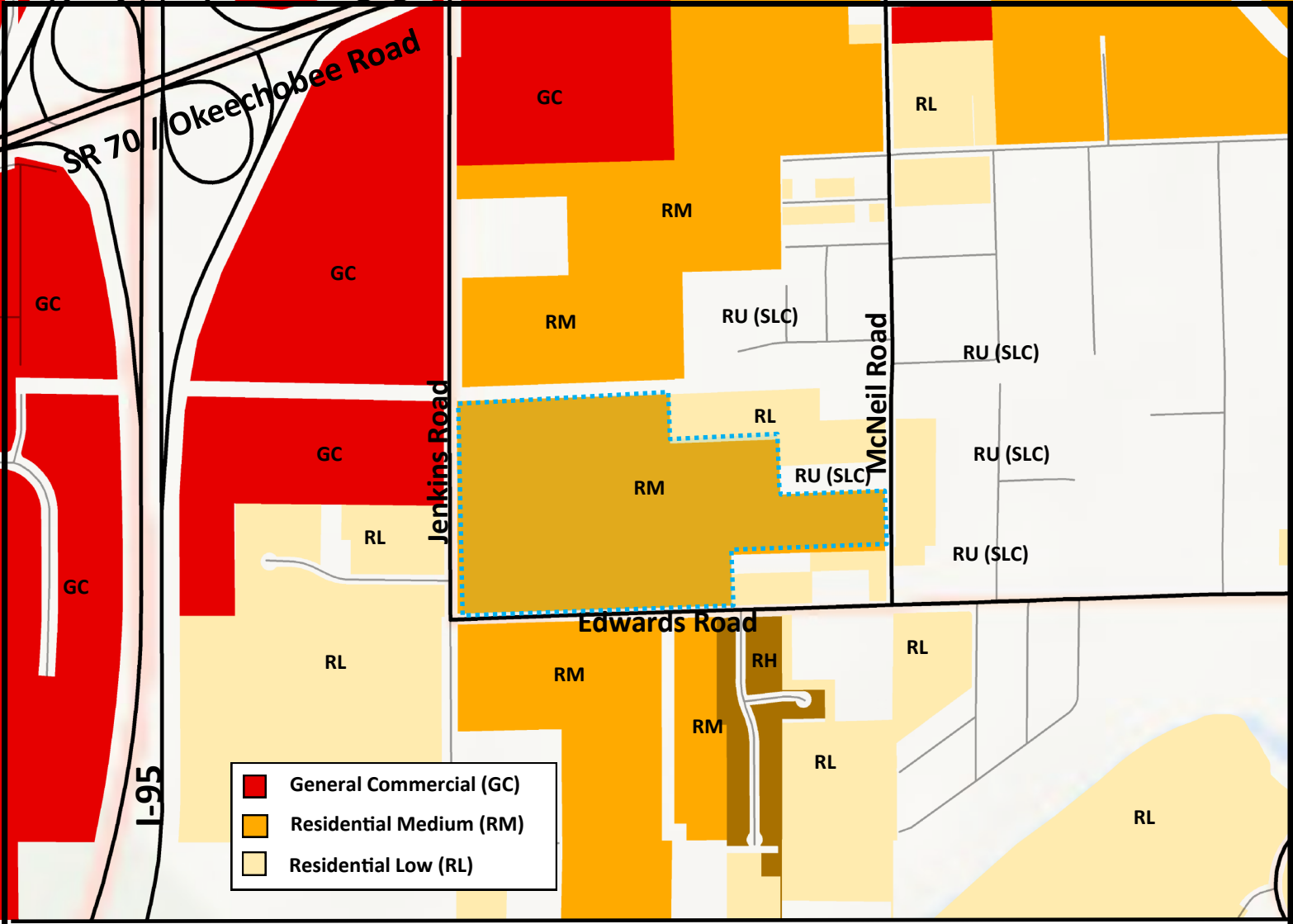
The proposed amendment meets the criteria specified in Section 22-131 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the transmittal of the requested Comprehensive Plan Future Land Use Map Amendment.



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

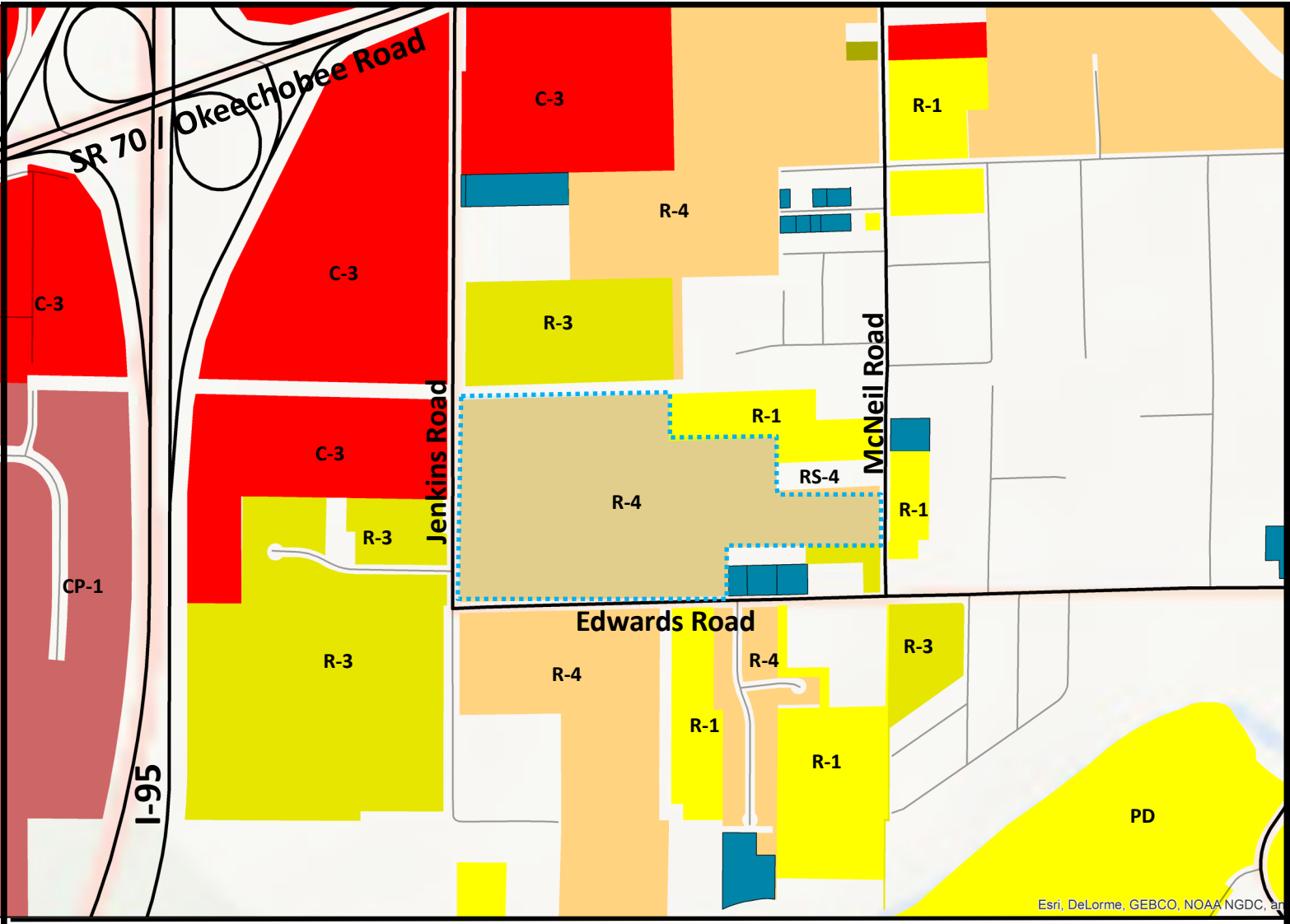
Aerial



THE SUNRISE CITY FORT PIERCE Florida

3180 South Jenkins Road

Future Land Use Map



THE SUNRISE CITY
FORT PIERCE
Florida

3180 South Jenkins Road

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: _____
2. Property Tax ID(s): _____
3. Total Acreage: _____
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: _____
6. Proposed Zoning Classification: _____
7. Other applications being submitted concurrent with this application, if any: _____

   _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____

   _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

    _____

    _____

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	See attached documentation

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	3,379	296 AM / 287 PM
Proposed Zoning	1,261	49 AM / 108 PM
Change in Demand	Trips - 2,118	Trips - 247 AM / -179
Impact to Capacity	See attached Transportation Impact Report and trip generation tables.	

12. Name of Owner(s): Ariel Homes of the Treasure Coast, LLC
Mailing Address: 4525 Prairie Ave.
City Miami Beach State FL Zip 33140
Phone # _____
E-mail: _____

13. Name of Applicant: S. R. Bacher Enterprises, LLC
Mailing Address: 1821 N. US Hwy 1
City Fort Pierce State FL Zip 34946
Phone # _____ Fax # _____
E-mail: bbacher83@gmail.com

14. Name of Representative: Brian Nolan, AICP, ASLA
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # 772.223.0220
E-mail: bnolan@lucidodesign.com

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

I certify that: (Check One)

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

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

See attached Owner Authorization

Applicant's Signature Date

1821 N. US Hwy. 1

Address State FL 33140 Zip

bbacher83@gmail.com

Phone Fax E-mail Address

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

Brian Bacher

Property Owner's Name (Please Print) Phone

1821 N. US Hwy 1, Fort Pierce FL

Address State Zip

Property Owner's Signature 8/3/17 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 3 day of August, 2017, by Brian Bacher who is personally known to me or has produced 260-070-83-360 as identification.

Shannon D. Garrett

Signature of Notary (seal)

SHANNON R. GARRETT MY COMMISSION EXPIRES May 18, 2020 #FF 951803 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: TBD
Parcel ID: 2430-212-0001-000-5
Account #: 32783
Sec/Town/Range: 30/35S/40E
Map ID: 24/30N
Zoning: R4
Use Type: 6700
Jurisdiction: Fort Pierce

Ownership

Ariel Homes of Treasure Coast
4525 Prairie Ave
Miami Beach, FL 33140

Legal Description

30 35 40 S 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 AND N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4-LESS E 33 FT- AND SW 1/4 OF SW 1/4 OF NE 1/4OF NW 1/4-LESS S 33 FT- AND NW 1/4OF NW 1/4-LESS W 40 FT AND LESS S 33 FT- (34) (52.80 AC) (OR 1907-1999)

Current Values

Just/Market:	$739,200	Assessed:	$505,200
Exemptions:	$0	Taxable:	$505,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$739,200	$505,200	$0	$505,200
2015	$739,200	$505,200	$0	$505,200
2014	$1,108,800	$1,108,800	$0	$1,108,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-20-2004	1907 / 1999	XX00	SP	Pechter,Jack	$3,200,000
01-08-2004	1880 / 2602	XX00	WD	Twenty Six Associates LLC,	$2,350,000
11-21-2003	1851 / 1059	XX00	WD	Hauck,Edmond J	$1,125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	52.8
Land Size (SF):	2,299,968
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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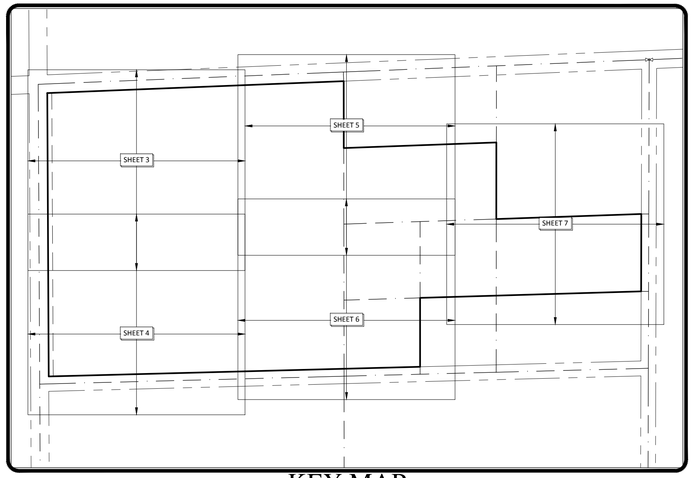
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

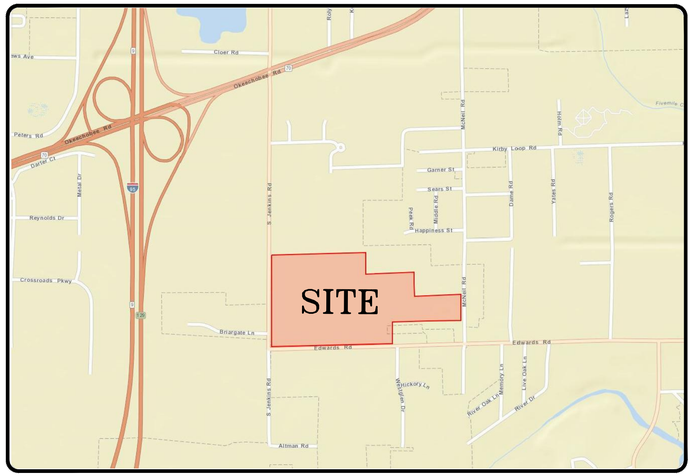
FOR

K.O.A. CAMPGROUNDS

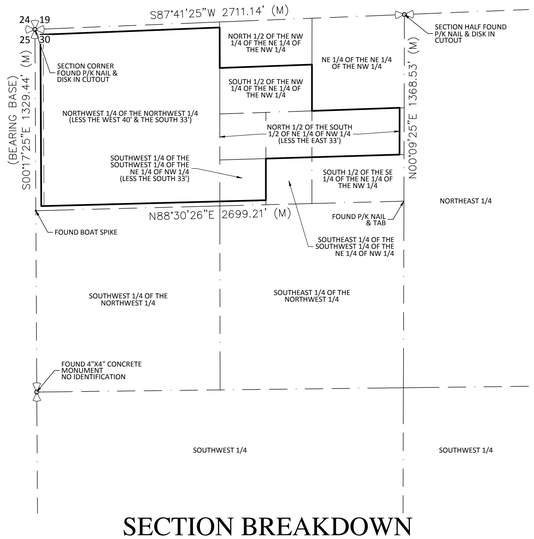
In Section 30,
Township 35 South, Range 40 East
Saint Lucie County, Florida



KEY MAP
NO SCALE



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE



SECTION BREAKDOWN
NO SCALE

LEGEND

(P)	PLAT DATA	INFO.	INFORMATION
(C)	CALCULATED FROM FIELD MEASUREMENTS	TOB	TOP OF BANK
(D)	DEED OR DESCRIPTION	OHW	OVERHEAD UTILITY WIRES
(M)	MEASURED DIMENSION	SV	SANITARY VALVE
(R)	RECORD DATA	GV	GAS VALVE
P.O.C.	POINT OF COMMENCEMENT	WV	WATER VALVE
P.O.B.	POINT OF BEGINNING	DDCV	DOUBLE DETECTOR CHECK VALVE
LB	LICENSED BUSINESS	CMP	CORRUGATED METAL PIPE
PRM	PERMANENT REFERENCE MONUMENT	RCP	REINFORCED CONC PIPE
IR/C	5/8" IRON ROD & CAP	IRR	IRRIGATION
CM	CONCRETE MONUMENT	YD	YARD DRAIN
CCR	CERTIFIED CORNER RECORD		VALVE
FD / FND	FOUND		WATER VALVE
IR	IRON ROD		SANITARY VALVE
MAG/D	MAG NAIL & DISC		GAS VALVE
ID	IDENTIFICATION		IRRIGATION VALVE
ORB.	OFFICIAL RECORDS BOOK		REUSE WATER VALVE
PB.	PLAT BOOK		AIR RELEASE VALVE
PG.	PAGE		WATER SERVICE
Δ	CENTRAL ANGLE		SANITARY SERVICE
R	RADIUS		HAND HOLE
L	ARC LENGTH		FIRE HYDRANT
CB	CATCH BASIN		FIRE DEPARTMENT CONNECTION (FDC)
CH	CHORD DIMENSION		WELL
CUP	CONC UTILITY POLE		MONITOR WELL
WUP	WOOD UTILITY POLE		WATER METER
WLP	WOOD LIGHT POLE		WATER BACK FLOW PREVENTOR
MLP	METAL LIGHT POLE		DRAINAGE MANHOLE
TSB	TRAFFIC SIGNAL BOX		SANITARY MANHOLE
PSP	PEDESTRIAN SIGNAL POLE		GAS MANHOLE
UGE	UNDERGROUND ELECTRIC		GAS LINE MARKER
UG	UNDERGROUND		FIBER OPTICS MANHOLE
R/W	RIGHT OF WAY		FIBER OPTICS MARKER
A/C	AIR CONDITIONING		ELECTRICAL JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		CABLE UTILITY JUNCTION BOX RISER
WM	WATER METER		WOOD UTILITY POLE
WV	WATER VALVE		CONCRETE UTILITY POLE
SV	SEWER VALVE		METAL UTILITY POLE
FM	FORCE MAIN		LIGHT POLE
U.E.	UTILITY EASEMENT	GAS	TRAFFIC SIGNAL BOX
P.U.E.	PRIVATE UTILITY EASEMENT		STREET SIGN
P.G.E.	DRAINAGE EASEMENT	FO	SANITARY CLEAN OUT
D.E.	DRAINAGE EASEMENT		TRANSFORMER
P.D.E.	PRIVATE DRAINAGE EASEMENT		
L.S.E.	LANDSCAPE EASEMENT		
M.B.E.	MAINTENANCE BUFFER EASEMENT		
℄	CENTERLINE		
℞	PROPERTY LINE		
℔	BASELINE		
No.	NUMBER		
TYP	TYPICAL		
STA	STATION		
O/S	OFF SET		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FPL	FLORIDA POWER & LIGHT		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK	N	NORTHING (OR NORTH)
P-ID-	PARCEL IDENTIFICATION NUMBER	E	EASTING (OR EAST)
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT		DRAINAGE STRUCTURE (CURB INLET)
INV	INVERT		DRAINAGE STRUCTURE (CATCH BASIN)
MES	MITERED END SECTION	YD	DRAINAGE STRUCTURE (YARD DRAIN)
HDWALL	HEAD WALL		MAIL BOX
EL	ELEVATION		CANTILEVERED LIGHT POLE
CLF	CHAIN LINK FENCE		SPOT ELEVATION
CONC	CONCRETE		TREE WITH SCHEDULE TAG
UA	UTILITY ANCHOR		BENCHMARK
CLP	CONCRETE LIGHT POLE		GUY ANCHOR
S.F.	SQUARE		
FT.	FEET		
	SECTION CORNER		
	SECTION 1/4 CORNER		
	(PCP) PERMANENT CONTROL POINT		
	PROPERTY CORNER (AS DESCRIBED)		
P/K	PARKER KALON		

SHEET INDEX

1	Vicinity Map, Legal Descriptions, Notes, Key Map & Certification
2	Boundary Map
3–7	Tree & Topographic Map Sheets

DESCRIPTION (PER ORB 1907, PG. 1999)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 56.035 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE LAST DATE OF FIELD WORK WAS AUGUST 18, 2017.
2. OVERALL TOTAL PARCELS CONTAIN 56.035 ACRES MORE OR LESS.
3. DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
5. BOUNDARY DIMENSIONS SHOWN HERON ARE BASED ON THE WEST SECTION LINE OF SECTION 30, HAVING A BEARING OF N00°17'25"W, BEARINGS THEREOF ARE NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION.
6. SUBSURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9. AERIAL IMAGES, IF SHOWN WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION WEB SITE, CURRENT FLIGHT YEAR 2016 AT THE TIME OF SURVEY.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
12. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
13. THE TREES SHOWN HEREON ARE NATIVE HARDWOOD SPECIES WITH A 14" DIAMETER OR LARGER AS WELL AS PALM SPECIES WITH A 10' OR GREATER TRUNK CLEARANCE.
14. ALL TREES WERE LOCATED UTILIZING GPS OBSERVATIONS UNDER HEAVY VEGETATIVE CANOPY. DUE TO SITE CONDITIONS, A MINIMAL MARGIN OF ERROR SHOULD BE EXPECTED.
15. THE DESCRIBED PROPERTY IS SUBJECT TO THE MATTERS OF RECORD AS SHOWN IN THE TITLE COMMITMENT SCHEDULE, PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 103579–40, HAVING AN EFFECTIVE DATE OF APRIL 24, 2017. THIS SURVEY OFFICE HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN	CHECKED BY
S. TROTTER	DRAWN BY
17.219	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
08/16/2017	DATE

8/24/17	ADDED TITLE COMMITMENT EXCEPTIONS AND PARCEL KEY
8/29/17	REVISED ACREAGE, ADD DIMENSIONS FOR MONUMENTATION, ADD MISSING FENCES
8/21/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS
DATE	REVISION COMMENTS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
FOR
KAMPGROUNDS OF AMERICA
ST. LUCIE COUNTY FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

1 OF 7

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SECTION CORNER
FOUND P/K NAIL
& DISK IN CUTOUT

24 19
25 30

81.00' WIDE N.S.L.R.W.C.D.
CANAL NO. 39 RIGHT OF WAY

NORTH LINE SECTION 30

N87°41'25"E 1355.57' (C)

NORTH BOUNDARY LINE PER DESCRIPTION

S02°16'56"E 40.50'

N87°41'25"E 2711.14' (M)(OVERALL)

N87°41'25"E 1355.57' (C)

NORTH LINE SECTION 30

SECTION HALF
FOUND P/K NAIL
& DISK IN CUTOUT

C/L SWALE

TOP OF SWALE

4' BARB WIRE FENCE (LOCATED BY OTHERS)

N87°41'25"E 1315.38' (C)

BOUNDARY PER N.S.L.R.W.C.D.

SET 5/8" IRON
ROD & CAP
LB#8098

N02°23'28"W 7.04'

FOUND 5/8" IRON
ROD (NO CAP)

ST. LUCIE COUNTY B.M.
"BRAD"
ELEV.=15.106' NAVD 1988

POND

SET 5/8" IRON
ROD & CAP
LB#8098

TOP OF DITCH

TOP OF DITCH

S00°03'48"E 296.73' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

FOUND 1/2"
IRON PIPE
N66°53'30"W 4.31'

N87°53'38"E 677.04' (C)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

SET 5/8" IRON
ROD & CAP
LB#8098

S00°09'25"W 684.27'

66' PUBLIC RIGHT OF WAY

20.00' EASEMENT DESCRIBED
IN O.R.B. 2919, PG 1941

8

33.00' RIGHT OF WAY DEDICATION

40.00' RIGHT OF WAY DEDICATION

S. JENKINS ROAD — 80' PUBLIC RIGHT OF WAY

BENCHMARK #1
SET MAG NAIL & DISK
LB#8098
ELEV.=15.92' NAVD 1988

N00°17'25"W 1256.63' (C)

SOUTH 1/2 OF THE
NW 1/4 OF NE 1/4
OF NW 1/4

S00°02'51"W 339.70' (C)

S89°50'35"E 33.00'

FOUND 5/8" IRON ROD
& CAP (ILLEGIBLE)

FOUND 1/2"
IRON PIPE
S28°36'51"E 4.74'

N87°59'32"E 643.32' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

SET 5/8" IRON
ROD & CAP
LB#8098

S00°09'25"W 1368.53' (M)

MCNEIL ROAD

N00°17'25"W 1329.59' (M)

NORTHWEST 1/4 OF THE
NORTHWEST 1/4

NORTH 1/2 OF THE SOUTH
1/2 OF NE 1/4 OF NW 1/4

EDGE OF PAVEMENT

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

FOUND 5/8" IRON
ROD (NO CAP)

N70°16'16"W 1.27'

SET 5/8" IRON
ROD & CAP
LB#8098

S88°18'08"W 980.33' (C)

SET 5/8" IRON
ROD & CAP
LB#8098

S89°50'35"E 33.00'

S00°09'25"W 343.20' (C)

S00°09'25"W 684.27'

SOUTHWEST 1/4 OF
THE SOUTHWEST
1/4 OF NE 1/4 OF
NW 1/4

S00°00'28"E 305.47' (C)

TOP OF SWALE
C/L OF SWALE
TOP OF SWALE

FOUND 5/8" IRON ROD
& CAP (PLS#5209)

S00°00'28"E 33.01'

FOUND P/K
NAIL & TAB

FOUND 5/8" IRON
ROD & CAP
(ILLEGIBLE)

33.00' RIGHT OF
WAY DEDICATION

S88°30'26"W 1647.26' (C)

4' BARB WIRE FENCE (LOCATED BY OTHERS)

N88°30'26"E 337.42' (C)

S88°30'26"W 674.84' (C)

EDGE OF PAVEMENT

SECTION 30 1/4 LINE

S88°30'26"W 1349.68' (C)

EDWARDS ROAD – 66' PUBLIC RIGHT OF WAY

EDGE OF PAVEMENT

N88°30'26"E 2639.21' (M)
(OVERALL)

EDGE OF PAVEMENT

EDWARDS ROAD – 66' PUBLIC RIGHT OF WAY

FOUND BOAT SPIKE

BENCHMARK #2
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #3
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #4
SET MAG NAIL & DISK
LB#8098
ELEV.=15.59' NAVD 1988

ST. LUCIE COUNTY B.M.
"JANE"
ELEV.=14.959' NAVD 1988

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
(INTENDED DISPLAY SCALE)

NORTH

Title Commitment Exceptions

#	Exception	Plottable
1	Any rights, interests or claims of parties in possession of the land not shown by the public records.	No
2	Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.	Yes
3	Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.	No
4	Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.	No
5	Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.	No
6	Any minerals or mineral rights leased, granted or retained by current or prior owners.	No
7	Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.	No
8	Easement granted to the City of Fort Pierce, for the use and benefit of the Fort Pierce Utilities Authority, recorded in Book 2919, page 1941.	Yes
9	Terms, conditions and provisions, including, but limited to, notice of transfer to South Florida Water Management District, contained in Environmental Resource Permit Notice recorded in Book 2838, page 1305 and Notice of Environmental Resource or Surface Water Management Permit recorded in Book 2860, page 555.	No
10	Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.	No

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M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/15/2017 — DATE

DATE	REVISION COMMENTS
8/30/17	ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENT
8/29/17	REVISED ACREAGE, ADD MISSING R/W INFORMATION, ADD MISSING FENCES
8/22/17	UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

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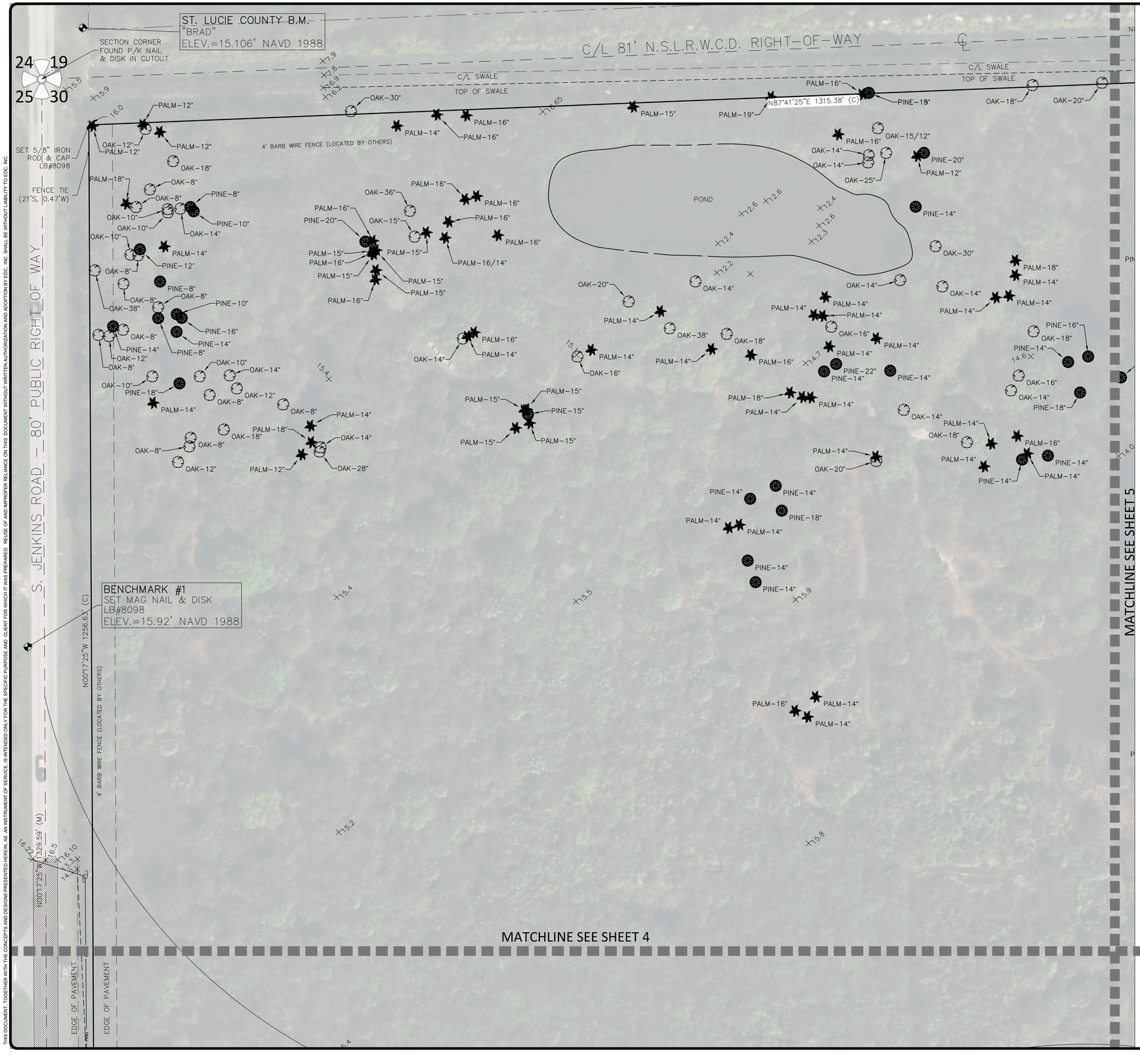

TREE SCHEDULE		
#	Tree	Dia.
0000	PINE	14
0001	PINE	16
0002	PINE	14
0003	PINE	14
0004	PINE	14
0005	PINE	14
0006	PALM	18
0007	PINE	16
0008	PINE	14
0009	PINE	16
0010	PINE	14
0011	OAK	6
0012	OAK	12
0013	PALM	18
0014	PINE	20
0015	PINE	14
0016	OAK	6
0017	OAK	6
0018	OAK	6
0019	OAK	6
0020	OAK	6
0021	OAK	6
0022	OAK	6
0023	OAK	6
0024	OAK	6
0025	OAK	6
0026	OAK	6
0027	OAK	6
0028	OAK	6
0029	OAK	6
0030	OAK	6
0031	OAK	6
0032	OAK	6
0033	OAK	6
0034	OAK	6
0035	OAK	6
0036	OAK	6
0037	PALM	20
0038	PALM	5
0039	PALM	5
0040	OAK	6
0041	OAK	6
0042	PALM	24
0043	PALM	24
0044	PALM	24
0045	PALM	24
0046	PALM	24
0047	PALM	24
0048	PALM	24
0049	PALM	24
0050	PALM	24
0051	PALM	24
0052	PALM	24
0053	PALM	24
0054	PALM	24
0055	PALM	24
0056	PALM	24
0057	PALM	24
0058	PALM	24
0059	PALM	24
0060	OAK	12
0061	OAK	12
0062	OAK	12
0063	OAK	12
0064	OAK	12
0065	OAK	12
0066	OAK	12
0067	OAK	12
0068	OAK	12
0069	OAK	12
0070	OAK	12
0071	OAK	12
0072	OAK	12
0073	OAK	12
0074	PALM	18
0075	PALM	18
0076	PALM	18
0077	PALM	18
0078	OAK	8
0079	PALM	18
0080	PALM	18
0081	OAK	8
0082	OAK	8
0083	OAK	8
0084	OAK	8
0085	OAK	8
0086	PALM	18
0087	OAK	8
0088	PALM	18
0089	OAK	12
0090	PALM	18
0091	OAK	12
0092	PALM	18
0093	OAK	12
0094	PALM	18
0095	OAK	12
0096	PALM	18
0097	OAK	12
0098	PALM	18
0099	PALM	18
0100	PALM	18
0101	OAK	10
0102	OAK	10
0103	PALM	18
0104	OAK	10
0105	PALM	18
0106	OAK	10
0107	PALM	24
0108	PALM	24
0109	OAK	10
0110	OAK	10
0111	OAK	10
0112	OAK	10
0113	OAK	10
0114	OAK	10
0115	PALM	24
0116	OAK	10
0117	OAK	10
0118	OAK	10
0119	PALM	18
0120	PALM	18
0121	OAK	10
0122	OAK	10
0123	PALM	18
0124	PALM	18
0125	PALM	18
0126	PALM	18
0127	PALM	18
0128	PALM	18
0129	PALM	18
0130	PALM	18
0131	PALM	18
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0133	PALM	18
0134	PALM	18
0135	PALM	18
0136	PALM	18
0137	PALM	18
0138	PALM	18
0139	PALM	18
0140	PALM	18
0141	OAK	14
0142	OAK	14
0143	PALM	18
0144	PALM	18
0145	PALM	18
0146	PALM	18
0147	PALM	18
0148	PALM	18
0149	OAK	14
0150	PALM	18
0151	PALM	18
0152	PALM	30
0153	OAK	20
0154	OAK	20
0155	PALM	24
0156	PALM	18
0157	PALM	18
0158	OAK	20
0159	OAK	14
0160	OAK	14
0161	OAK	14
0162	OAK	14
0163	OAK	14
0164	OAK	14
0165	OAK	14
0166	OAK	14
0167	OAK	14
0168	OAK	14
0169	OAK	14
0170	OAK	14
0171	OAK	14
0172	OAK	14
0173	OAK	14
0174	OAK	14
0175	OAK	36
0176	PALM	18
0177	PALM	18
0178	PALM	18
0179	PALM	18
0180	PALM	18
0181	PALM	18
0182	PALM	18
0183	PALM	18
0184	PALM	18
0185	PALM	18
0186	PALM	18
0187	OAK	14
0188	PALM	18
0189	PALM	18
0190	OAK	14
0191	OAK	14
0192	OAK	14
0193	PALM	18
0194	PALM	18
0195	PALM	18
0196	PINE	14
0197	OAK	14
0198	OAK	14
0199	PALM	18
0200	OAK	14
0201	OAK	14
0202	PINE	14
0203	PINE	14
0204	PINE	14
0205	PALM	18
0206	PALM	18
0207	OAK	14
0208	PINE	16
0209	PALM	18
0210	OAK	14
0211	OAK	30
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0218	PALM	18
0219	PALM	18
0220	PALM	18
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0222	PALM	18
0223	PALM	18
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0225	PALM	18
0226	PALM	18
0227	PALM	18
0228	PALM	18
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0235	PALM	18
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0242	PALM	18
0243	PALM	18
0244	PALM	18
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0251	PALM	18
0252	PALM	18
0253	PALM	18
0254	PINE	14
0255	PINE	14
0256	PALM	20
0257	OAK	14
0258	PALM	18
0259	PALM	18
0260	PALM	18
0261	PALM	18
0262	PALM	18
0263	PALM	18
0264	PALM	18
0265	PALM	18
0266	PALM	18
0267	PALM	18
0268	PALM	18
0269	PALM	18
0270	PALM	18
0271	PALM	18
0272	PALM	18
0273	PALM	18
0274	PALM	18
0275	PALM	18
0276	PALM	18
0277	PALM	18
0278	PALM	18
0279	PALM	18
0280	PALM	18
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0288	PALM	18
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0296	PALM	18
0297	PALM	18
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0303	PALM	20
0304	PINE	18
0305	PINE	18
0306	PALM	20
0307	PINE	18
0308	PINE	18
0309	PINE	18
0310	PINE	18
0311	PINE	18
0312	PINE	18
0313	PINE	18
0314	PINE	18
0315	PINE	18
0316	OAK	14
0317	PINE	18
0318	PINE	18
0319	PINE	18
0320	PINE	18
0321	PINE	18
0322	PINE	18
0323	PINE	18
0324	PINE	18
0325	PINE	18
0326	PINE	18
0327	PINE	18
0328	PINE	18
0329	PINE	18
0330	PINE	18
0331	PINE	18
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0333	PINE	18
0334	PINE	18
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0336	PINE	18
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0338	PINE	18
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0343	PINE	18
0344	PINE	18
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0347	PINE	18
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0351	PINE	18
0352	PINE	18
0353	PINE	18
0354	PINE	18
0355	PINE	18
0356	PINE	18
0357	PINE	18
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0359	PINE	18
0360	PINE	18
0361	PINE	18
0362	PINE	18
0363	PINE	18
0364	PINE	18
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0368	PINE	18
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0370	PINE	18
0371	PINE	18
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0373	PINE	18
0374	PINE	18
0375	PINE	18
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0377	PINE	18
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0379	PINE	18
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0382	PINE	18
0383	PINE	18
0384	PINE	18
0385	PINE	18
0386	PINE	18
0387	PINE	18
0388	PINE	18
0389	PINE	18
0390	PINE	18
0391	OAK	18
0392	PALM	18
0393	PALM	18
0394	OAK	18
0395	PALM	18
0396	OAK	18
0397	PALM	18
0398	PALM	18
0399	OAK	18
0400	PALM	18
0401	PALM	18
0402	PALM	18
0403	PALM	18
0404	PALM	18
0405	PALM	18
0406	PALM	18
0407	PALM	18
0408	PALM	18
0409	PALM	18
0410	PALM	18
0411	PALM	18
0412	PALM	18
0413	PALM	18
0414	PALM	18
0415	PALM	18
0416	PALM	18
0417	PALM	18
0418	PALM	18
0419	PALM	18
0420	PALM	18
0421	PALM	18
0422	PALM	18
0423	PALM	18
0424	PALM	18
0425	PALM	18
0426	PALM	18
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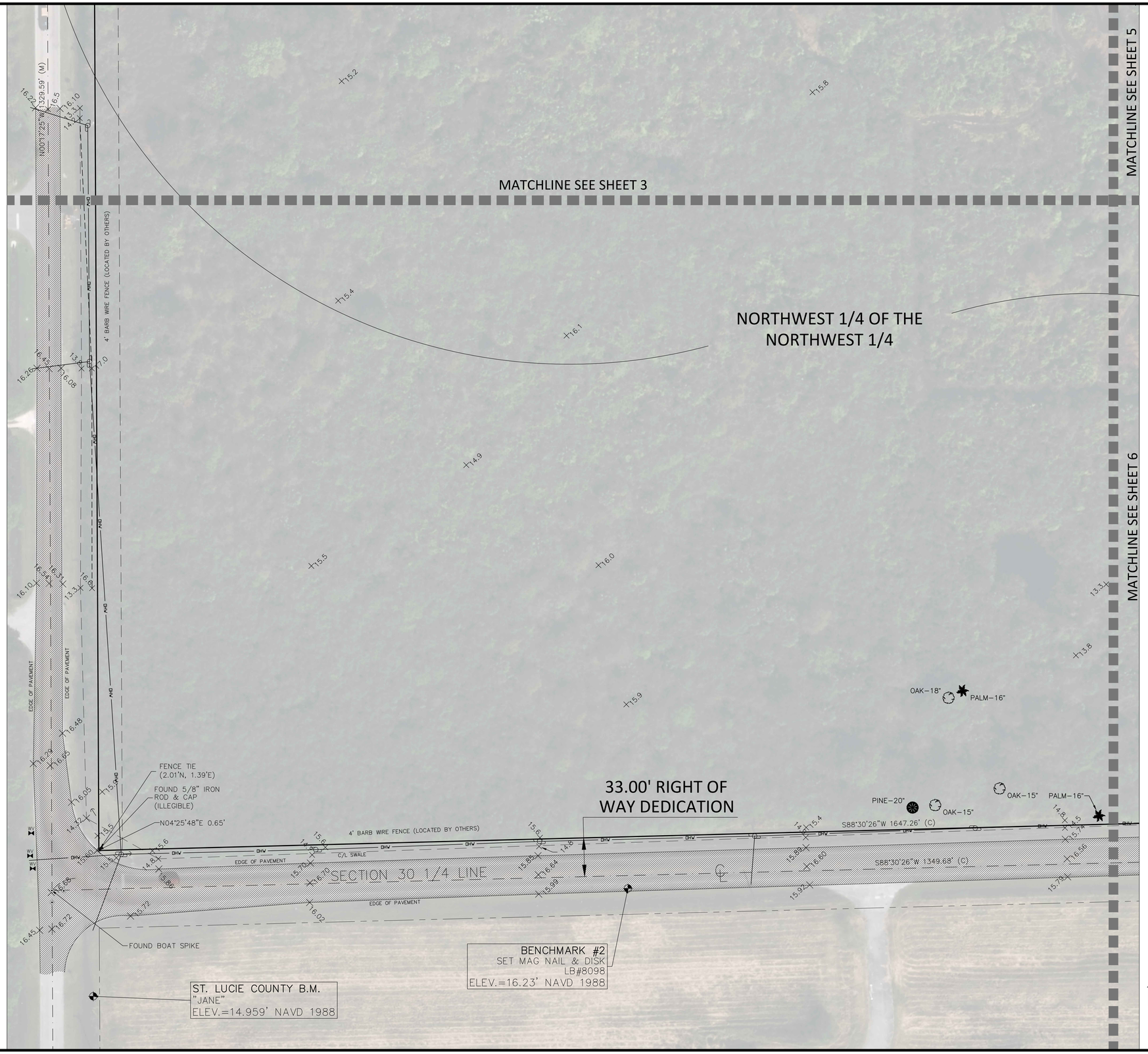

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15300	PINE	18
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15303	PALM	20
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15306	PALM	20
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15309	PALM	18
15310	OAK	14
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15312	OAK	14
15313	OAK	14
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15331	PINE	16
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15333	OAK	20
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15336	OAK	20
15337	PALM	18
15338	OAK	20
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27804	PINE	16
27805	PINE	14
27806	PINE	14
27807	PINE	16
27808	PINE	16
27809	PINE	16
27810	OAK	34
27811	OAK	22
27812	PALM	14
27813	OAK	22
27814	PINE	16
27815	PALM	14
27816	PINE	14
27817	PINE	16
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27832	PINE	14
27833	PALM	14
27834	PINE	16
27835	OAK	14
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27837	PINE	14
27838	PALM	14
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27845	PINE	18
27846	PINE	18
27847	PINE	18
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27850	PINE	18
27851	PINE	16
27852	PINE	14
27853	PINE	24
27854	PINE	16
27855	PINE	14
27856	PINE	20
27857	OAK	20
27858	PALM	14
27859	PALM	14
27860	OAK	34
27861	PINE	14
27862	PINE	16
27863	PINE	14
27864	PALM	16
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27869	PINE	14
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30069	PINE	18
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30073	PINE	18
30074	PINE	18
30075	PINE	18
30076	PINE	18
30077	PINE	18
30078	PINE	18
30079	PINE	18
30080	PINE	18
30081	PINE	18

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

M. OWEN — CHECKED BY
S. TROTTER — DRAWN BY
17.219 — FILENAME
SEE SHEET # — LAYOUT
AS SHOWN — SCALE
08/16/2017 — DATE

REVISION COMMENTS	DATE
ADDED TITLE COMMITMENT EXCEPTIONS AND EASEMENTS	8/30/17
REUSED ACREAGE, ADDED MISSING SIDE ASSESSMENT FENCES	8/30/17
UPDATED TREE SCHEDULE AND TREE POINT DESCRIPTIONS	8/22/17

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

FOR

KAMPGROUNDS OF AMERICA

ST. LUCIE COUNTY — FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

17-219

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
(INTENDED DISPLAY SCALE)

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	14
5001	PINE	16
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	PINE	14
5012	PINE	14
5013	PINE	14
5014	PALM	16
5015	PALM	16
5016	PINE	14
5017	OAK	8
5018	OAK	8
5019	OAK	8
5020	OAK	8
5021	PALM	18
5022	OAK	8
5023	OAK	8
5024	OAK	8
5025	OAK	8
5026	OAK	8
5027	OAK	8
5028	PALM	12
5029	PALM	12
5030	OAK	8
5031	OAK	8
5032	PINE	12
5033	PINE	12
5034	OAK	8
5035	PALM	20
5036	PALM	20
5037	PALM	20
5038	PALM	20
5039	OAK	8
5040	OAK	8
5041	OAK	8
5042	PALM	24
5043	PALM	24
5044	PALM	16
5045	PINE	16
5046	OAK	12
5047	PALM	24
5048	PALM	24
5049	PINE	16
5050	OAK	8
5051	OAK	8
5052	OAK	10
5053	PINE	8
5054	OAK	8
5055	OAK	10
5056	OAK	8
5057	OAK	8
5058	OAK	8
5059	OAK	8
5060	OAK	8
5061	OAK	8
5062	OAK	8
5063	OAK	8
5064	OAK	8
5065	OAK	8
5066	OAK	8
5067	OAK	8
5068	OAK	8
5069	OAK	8
5070	OAK	8
5071	OAK	8
5072	OAK	8
5073	OAK	8
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5095	PALM	18
5096	PALM	18
5097	OAK	14
5098	PALM	18
5099	PALM	18
5100	OAK	14
5101	OAK	14
5102	OAK	14
5103	OAK	14
5104	PINE	14
5105	PINE	14
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5109	PALM	18
5110	PALM	18
5111	OAK	14
5112	OAK	14
5113	OAK	14
5114	OAK	14
5115	PALM	18
5116	OAK	36
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5119	PALM	18
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5153	PALM	18
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5155	PALM	24
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5166	OAK	14
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5216	OAK	30
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5562	PALM	14

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF NE 1/4 OF NW 1/4

S00°00'28"E 305.47' (C)

FENCE TIE (0.37'S)

FOUND 5/8" IRON ROD (NO CAP)

N70°16'16"W 1.27'

SET 5/8" IRON ROD & CAP PALM LB#8098

FENCE TIE (14.35'N)

FOUND 5/8" IRON ROD & CAP (PLS#5209)

N67°00'59"W 1.04'

S00°00'28"E 33.01'

4' BARB WIRE FENCE (LOCATED BY OTHERS)

EDWARDS ROAD – 66' PUBLIC RIGHT OF WAY

N88°30'26"E 2699.21' (M) (OVERALL)

N88°30'26"E 337.42' (C)

TOP SWALE

C/L SWALE

EDGE OF PAVEMENT

DRY

BENCHMARK #3
SET MAG NAIL & DISK
LB#8098
ELEV.=16.23' NAVD 1988

BENCHMARK #4
SET MAG NAIL & DISK
LB#8098
ELEV.=15.59' NAVD 1988

TREE SCHEDULE		
#	Tree	Dia
5000	PINE	14
5001	PINE	14
5002	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
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5012	OAK	8
5013	OAK	8
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15312	OAK	14
15313	OAK	14
15314	OAK	14
15315	PINE	30
15316	PINE	30
15317	OAK	48
15318	PINE	20
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15320	OAK	20
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27500	PALM	12
27501	PALM	12
27502	PALM	12
27503	PALM	12
27504	OAK	8
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27927	PINE	14
27928	PINE	14
27929	PINE	14
27930	PINE	14
27931	PINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

(INTENDED DISPLAY SCALE)

TREE SCHEDULE		
#	Tree	Dia.
5000	PINE	16
5001	PINE	14
5003	PINE	14
5004	PINE	14
5005	PINE	14
5006	PALM	18
5007	PINE	14
5008	PINE	14
5009	PINE	14
5010	PINE	14
5011	OAK	6
5012	PALM	18
5013	PINE	14
5014	PINE	14
5015	PINE	14
5016	PINE	14
5017	PINE	14
5018	PINE	14
5019	PINE	14
5020	PINE	14
5021	PINE	14
5022	PINE	14
5023	PINE	14
5024	PINE	14
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5026	PINE	14
5027	PINE	14
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5286	OAK	14
5287	PINE	22
5288	PINE	14
5289	PALM	14
5290	PALM	20
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5295	PALM	20
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5299	PINE	18
5300	PINE	18
5301	PINE	18
5302	PINE	18
5303	PINE	18
5304	PINE	18
5305	PINE	18
5306	PINE	18
5307	PINE	16
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5309	PINE	20
5310	OAK	30
5311	OAK	14
5313	OAK	14
5314	PINE	30
5315	PINE	30
5316	PINE	20
5317	PINE	20
5320	PALM	18
5321	OAK	24
5322	PINE	24
5323	PINE	24
5324	PALM	14
5325	PINE	20
5326	PINE	20
5327	OAK	30
15101	PALM	24
15102	PALM	14
15103	PALM	65
15104	OAK	20
15105	OAK	22
15106	OAK	14
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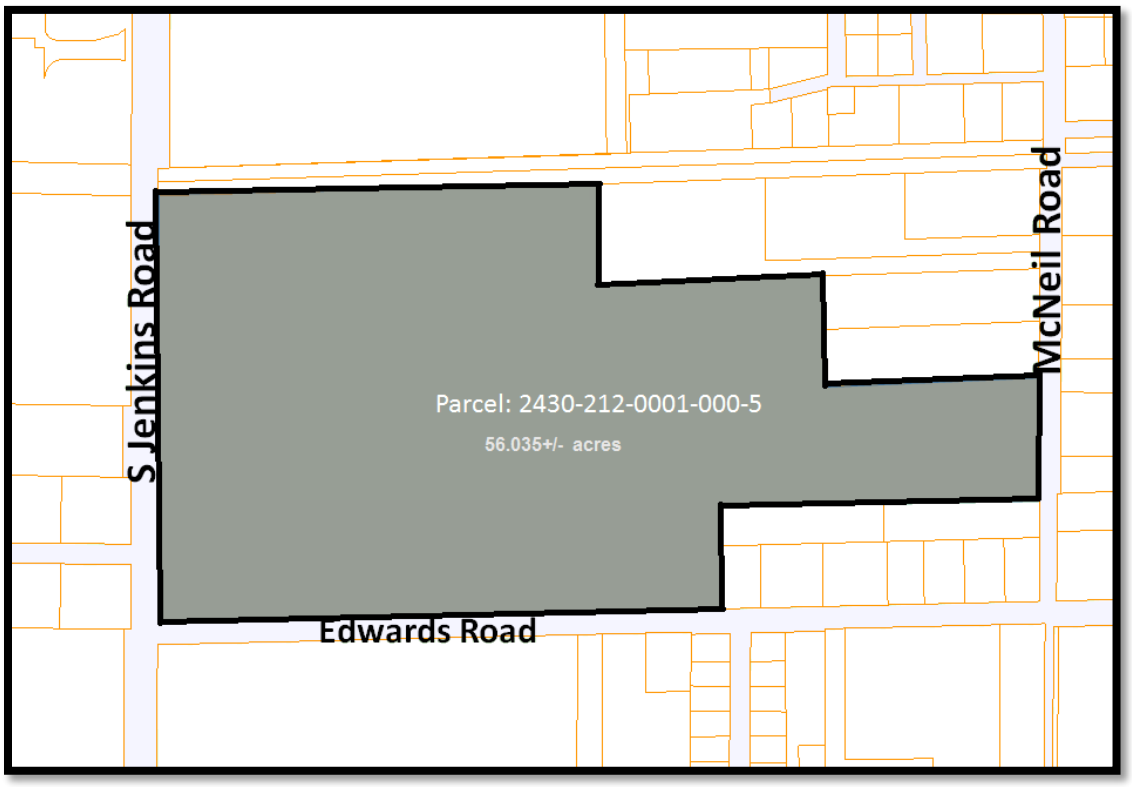
27953	PINE	16

Parcel 2430-212-0001-000-5:

Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.



EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KOA - FORT PIERCE

Environmental Assessment

Prepared For:
Lucido & Associates, Inc.

Prepared By:
EW Consultants, Inc.

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I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the KOA Fort Pierce site. The project site, as shown on Figure 1 in Appendix A, is ±56.1 acres, and is located at the northeast corner of South Jenkins Road and Edwards Road, east of I-95, and south of Okeechobee Road (S.R. 70). It lies within Section 30, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by the North Saint Lucie River Water Control District's (NSLWCD) Canal Number 39 and residential development, to the east by residential development and McNeil Road, to the south by residential development and Edwards Road, and to the west by Jenkins Road (please refer to Figure 3, 2016 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and forested, and is comprised of a combination of native and exotic vegetation habitat types with man-made surface water areas. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based and loamy soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS upland classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2017. They include: Pine Flatwoods (411); Brazilian Pepper (422); Upland Scrub, Pine and Hardwoods (436); Lakes Less than 10 Acres (524), and; Disturbed Lands (740). A land cover map of the observed vegetative community types

is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

411 Pine Flatwoods

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pines. The pine flatwood upland habitat is generally found in the eastern half of the property. This area is in good ecological condition with minimal impacts from man-made alterations or exotic vegetation. Some portions of the edges of this upland habitat, especially along McNeil and Edwards roads, contain limited exotic vegetation. Native slash pine, saw palmetto, and gallberry are the dominant plants species within this land cover category. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2017 site investigation.

436 Upland Scrub, Pine and Hardwoods

This native upland forest classification includes areas where the tree canopy is generally an even mix of laurel and live oaks, as well as slash pines. It typically occurs in areas that have been previously cleared and have regenerated naturally. Other native plant species observed within the 436 area include cabbage palm, myrsine, wild coffee, saw palmetto, grapevine, and smilax vine. Exotic species include Brazilian pepper, climbing fern, guava, and earleaf acacia. This upland habitat type is located in the central portion of the property, adjacent to and west of the pine flatwoods habitat community, and east of the Brazilian pepper area. The 436 area can be described as a naturally regenerating area with intermediate stages of succession. Although signs of stress from human activities and cover of invasive exotics are currently low, it is apparent that the ecological development within this area is influenced by adjacent exotic vegetation to the west, historic land uses, and current anthropogenic influences including a network of active off-road vehicle trails. Listed species such as gopher tortoises typically use pine flatwoods for burrowing and foraging. Their presence has been confirmed within this habitat based on the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be frequently used by off-road vehicles.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist within the southwestern and northern portions of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2017 site investigation. This land cover category also includes portions of a remnant ditch system which appears to be used by off-road vehicles.

740 Disturbed Lands

The northwest portion of the property includes scattered native trees such as slash pines, laurel oaks, and cabbage palms along with exotic Brazilian pepper, lygodium, lead tree, guava, and earleaf acacia. This area has been categorized as disturbed due to the significant percent cover of exotics and the absence of intact native upland habitat.

Other Surface Waters

524 Lakes Less than 10 Acres

Two man-made ponds occur on the property; one located in the northern portion and the other within the southern portion of the project site. Both ponds are in poor ecological condition and offer minimal foraging opportunities for wildlife.

The northern pond is adjacent to a berm that is associated with the NSLWCD canal that extends along the northern property boundary. Vegetation within and around this pond includes exotic Brazilian pepper along most of its outer perimeter with exotic primrose willow growing within the more central portions of the pond.

The southern pond also has a berm along a portion of its perimeter which is likely composed of excavated soil from the pond. Vegetation within and around this pond is dominated by exotic Brazilian pepper and exotic primrose willow.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2017 site visit indicate that the property hosts a variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the western third to half of the property is dominated by non-native invasive trees with poor suitability for wildlife except for feral hogs (also exotic). The pine flatwoods and upland forest host a number of hunting stations. The upland scrub, pine and hardwood area includes a network of well-established paths indicating that off-road trucks and ATV's traverse the site through such trails and shallow ditches on a regular basis. Given the anthropogenic disturbances and its setting within a suburban landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Directly observed
Black Racer	*Coluber constrictor*	Throughout site	Not listed	Directly observed
Cattle Egret	*Bubulcus ibis*	In/around ditches and in open areas	Not listed	Directly observed
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout site	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Pine flatwoods and mixed forest	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout site	Not listed	Directly observed
Red-Shouldered Hawk	*Buteo jamiacensis*	Throughout site	Not listed	Directly observed
Black Vulture	*Coragyps atratus*	Throughout site	Not listed	Directly observed
Turkey Vulture	*Cathartes aura*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Pine flatwoods and mixed forest	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats. In particular, the pine flatwoods, upland hardwood forest, ponds, and ditches may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around ditches and ponds	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around ditches and ponds	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around northern pond and open areas	Threatened - State	Not directly observed, but suitable habitat is present
Sherman's Fox Squirrel	*Sciurus niger shermani*	In upland forests with mature pines	Species of Special Concern - State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In pine flatwoods; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In ditches and ponds	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2017 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of those area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows the recorded eagle nest locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately a mile from the project site.

Three listed plant species, the common wild-pine (*Tillandsia fasciculate*), the reflexed wild-pine (*Tillandsia balbisiana*), and the giant wild-pine (*Tillandsia urticulata*) were observed throughout the property. Common wild-pine and giant wild-pine are listed as endangered and reflexed wild-pine is listed as threatened by the Florida Department of Agriculture and Consumer Services (FDACS); none are federally listed. FDACS' listed plant species are considered the property of the landowner, and as such, the landowner has the ability to remove or relocate the listed plant species without authorization from the State. State law prohibits the sale of regulated plants. No federally listed plants were observed on-site.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests

LEGEND

▨ - SITE (56.1+/- AC)

0 2,000 Feet

N

KOA FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

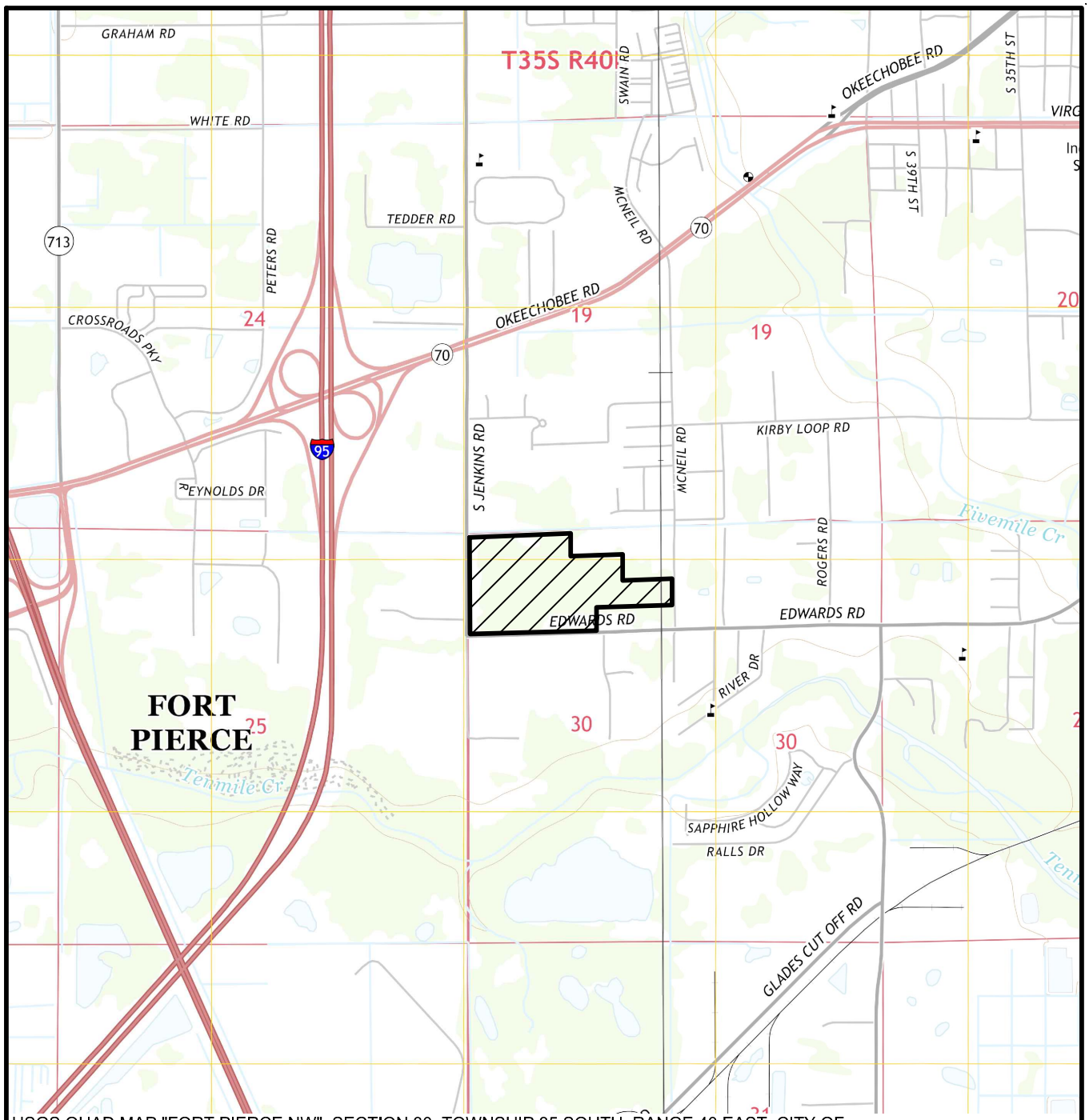
EW Consultants, Inc.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2017

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°24'32" LONGITUDE -80°22'47"

LEGEND

▨ - SITE (56.1± AC)

0 2000

SCALE IN FEET

KOA FORT PIERCE

QUAD MAP

Fort Pierce KOA.dwg QUAD

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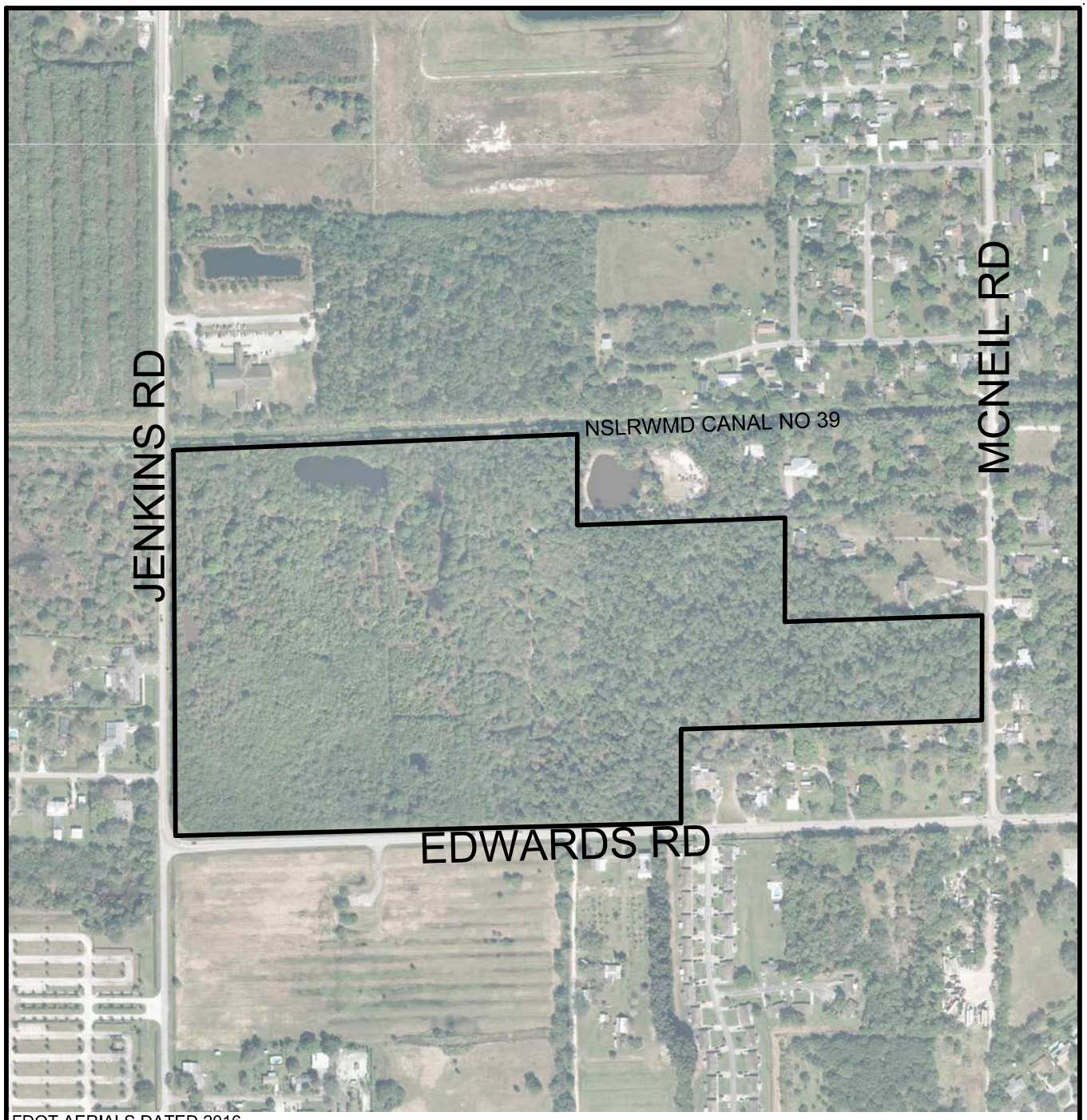
FIGURE

2



FDOT AERIALS DATED 2016

0 500
SCALE IN FEET

KOA FORT PIERCE
AERIAL

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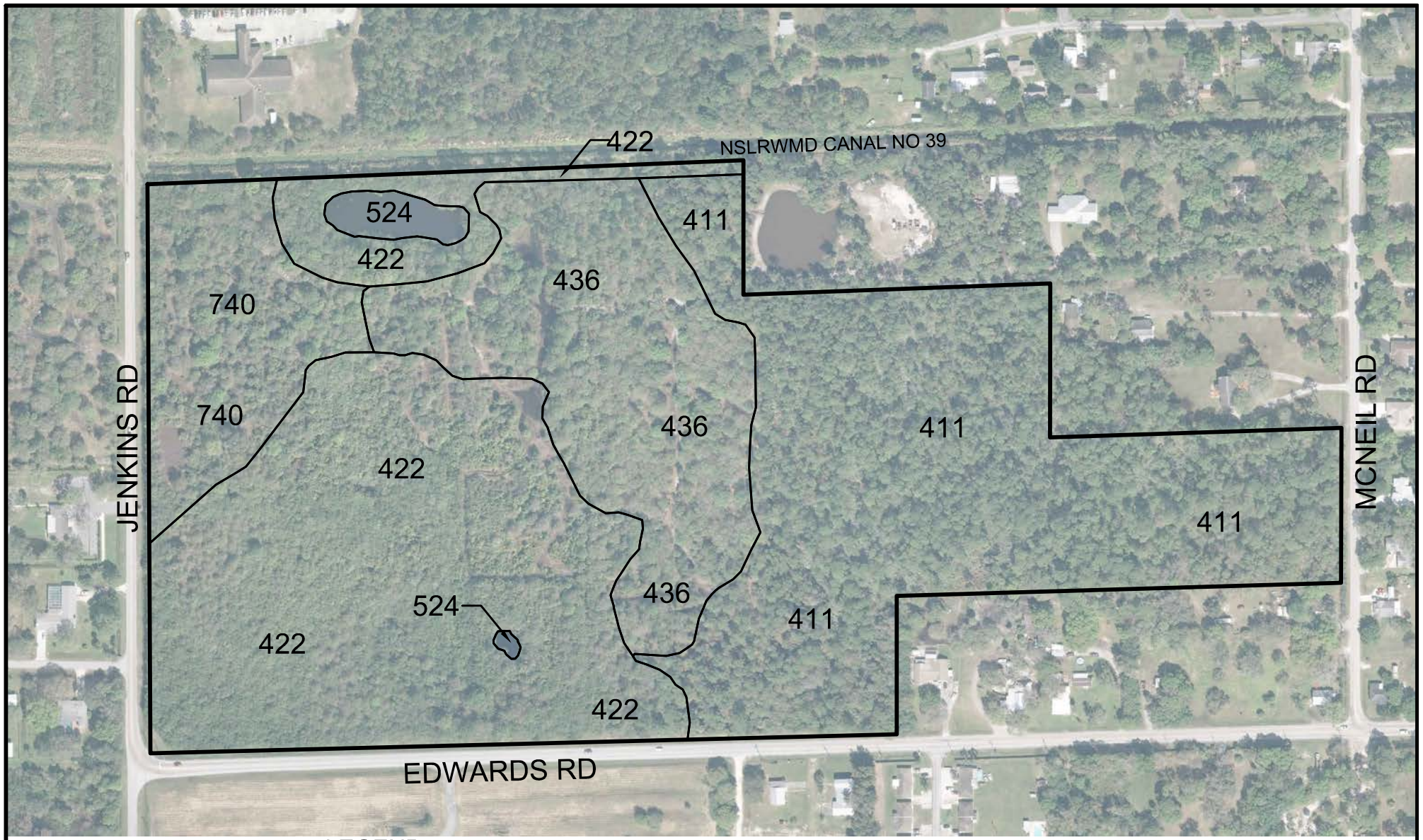
JULY 2017

FIGURE
3

Fort Pierce KOA.dwg AERIAL



FDOT AERIALS DATED 2016

LEGEND

411 - PINE FLATWOODS (19.7± AC)
422 - BRAZILIAN PEPPER (19.9± AC)
436 - UPLAND SCRUB, PINE & HARDWOODS (10.4± AC)
524 - LAKES LESS THAN 10 ACRES (0.7± AC)
740 - DISTURBED LANDS (5.4± AC)
TOTAL SITE (56.1± AC)

KOA FORT PIERCE FLUCCS MAP

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STUART, FL 34996
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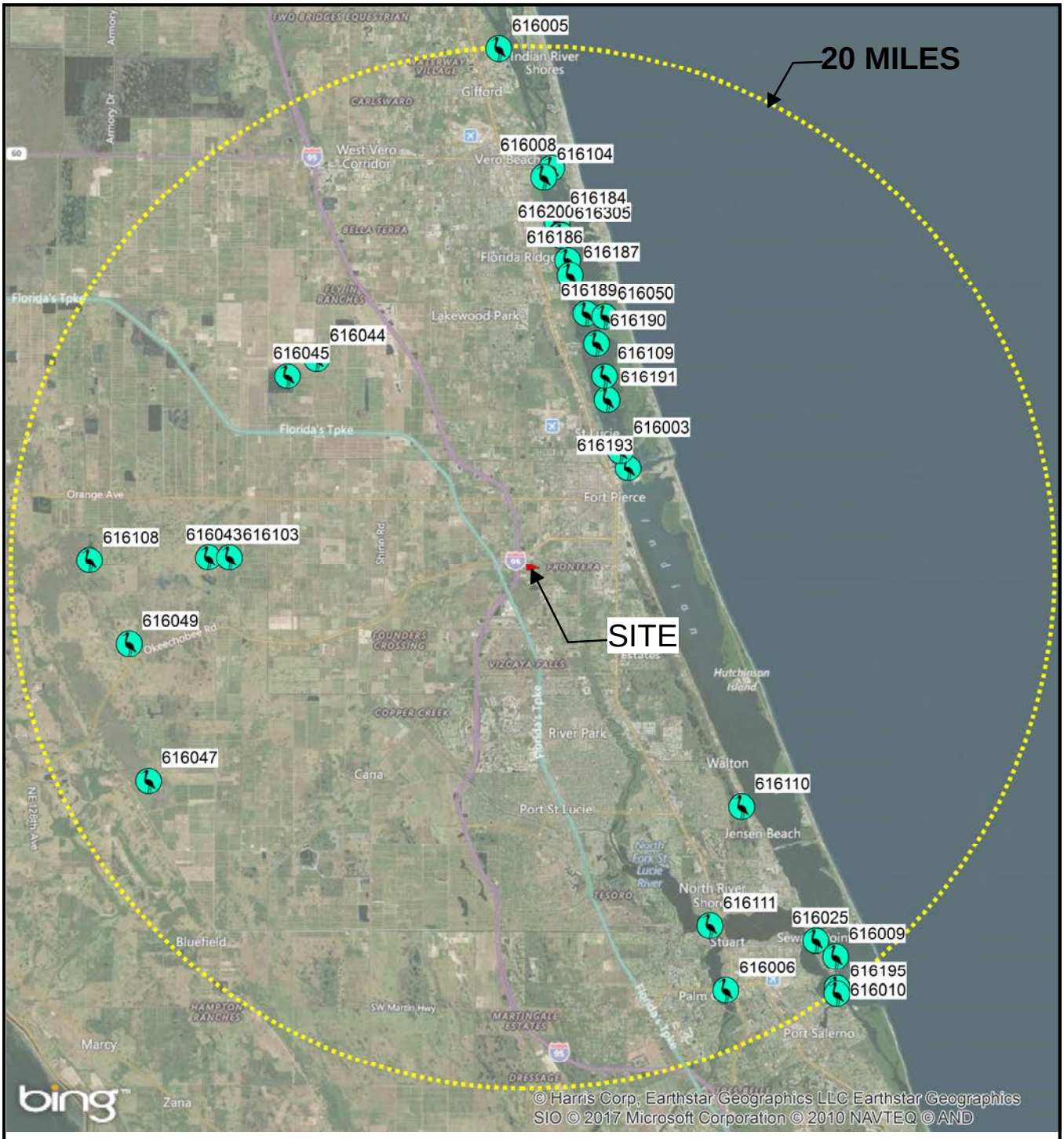
JULY 2017

FIGURE 4

Fort Pierce KOA.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 — 7 Miles

N

KOA FORT PIERCE

FFWCC WADING BIRD COLONIES DATABASE

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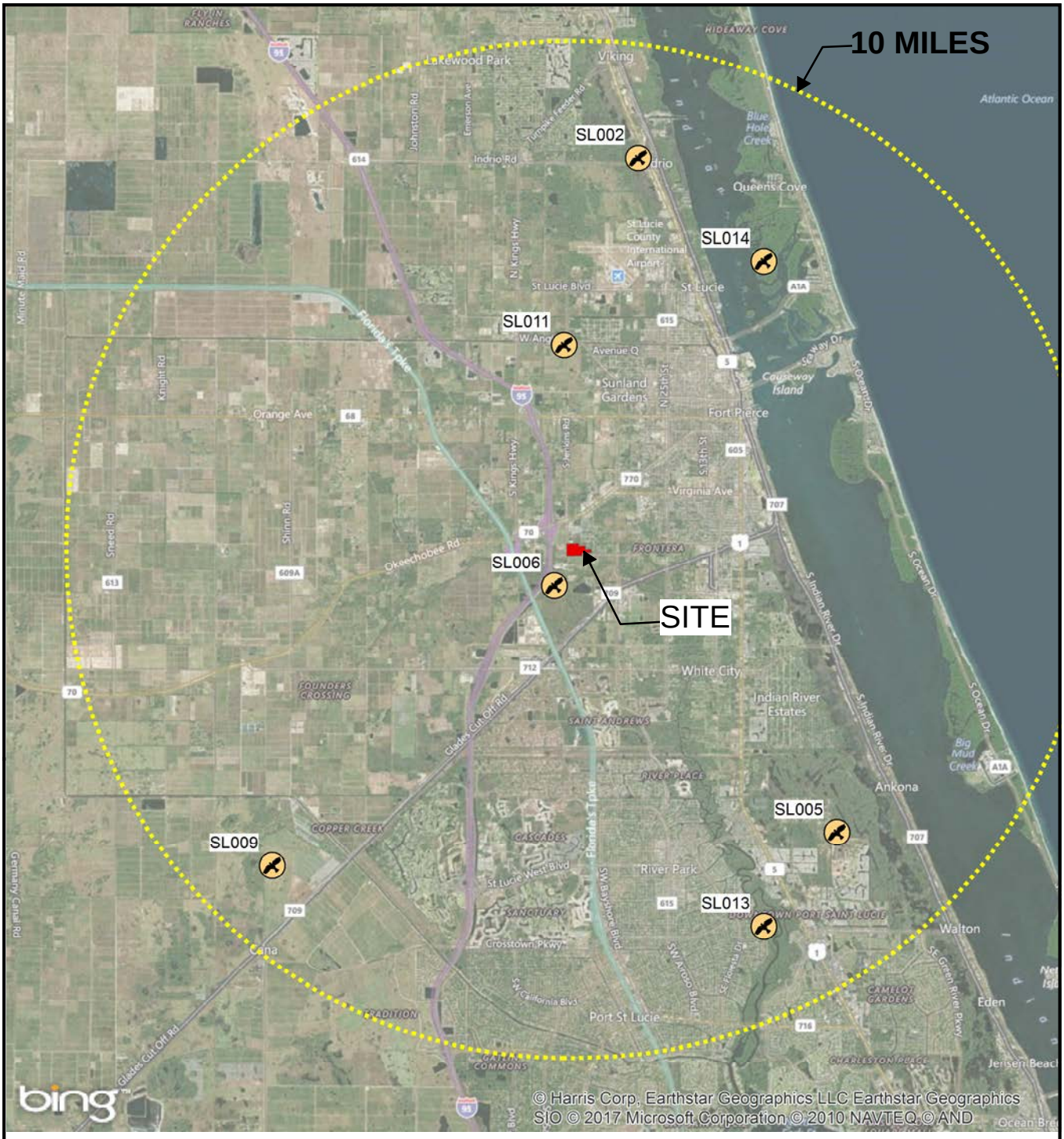
JULY 2017

FIGURE

5



0 3 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

KOA FORT PIERCE
EAGLE NESTING

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JULY 2017

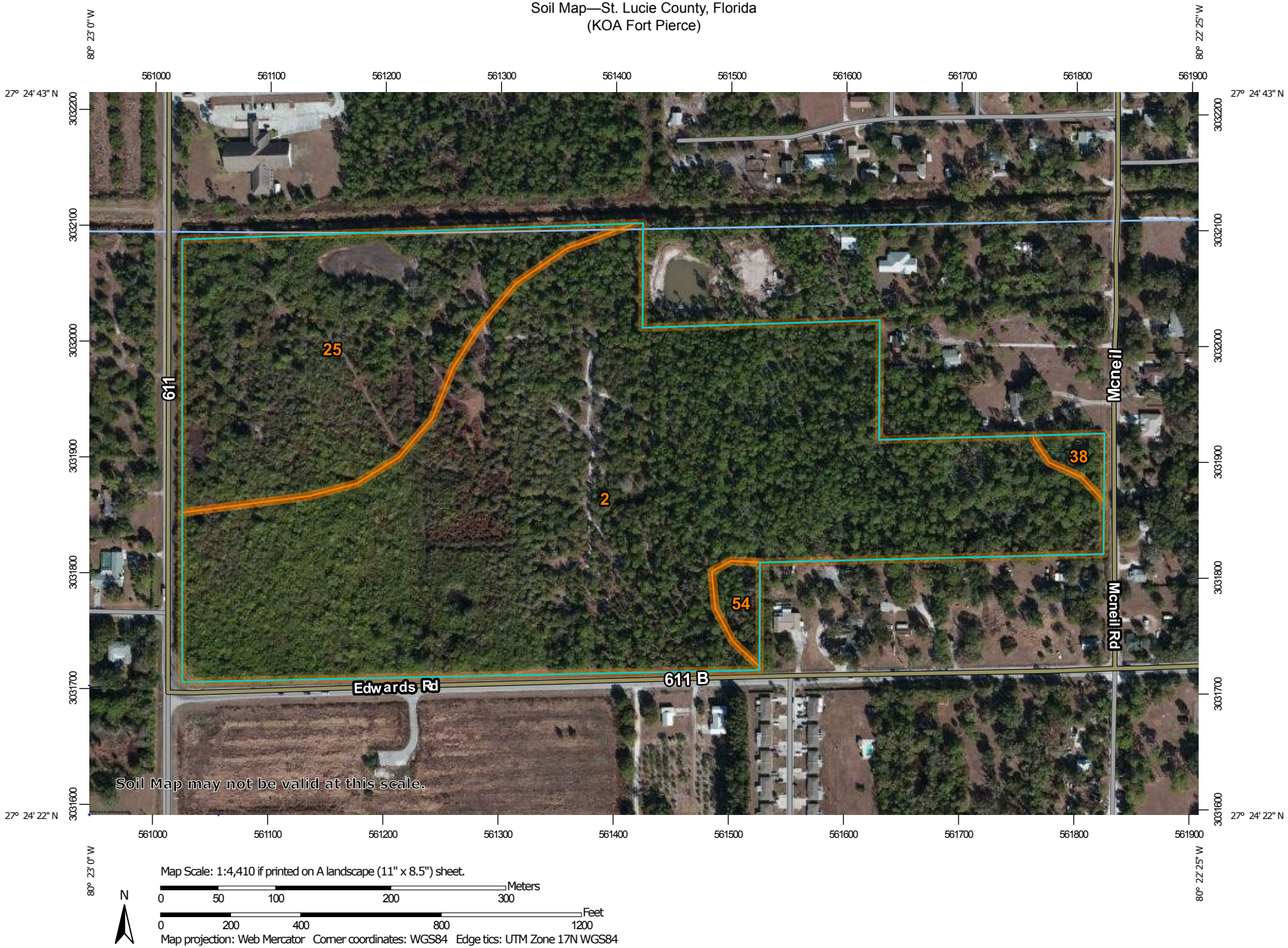
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(KOA Fort Pierce)



Map Scale: 1:4,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 9, Sep 16, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	40.9	73.0%
25	Nettles and Oldsmar sands	14.0	24.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.5	0.9%
54	Winder sand, depressional	0.7	1.2%
Totals for Area of Interest		**56.1**	**100.0%**

Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
461756 - CITY OF FT PIERCE	1831618	17-038	

Pub Dates
November 24, 2017

Sworn to and subscribed before me this day of, November 24, 2017, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas
Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

Stolen generator shows up on Facebook

Will Greenlee
Treasure Coast Newspapers
USA TODAY NETWORK – FLORIDA

ST. LUCIE COUNTY – A man investigators reported finding with a stolen generator that was being advertised on Facebook was arrested Tuesday on two felony charges, an affidavit said.

Raymond John Browder, 40, of the 700 block of Southwest Sardinia Avenue, Port St. Lucie, was arrested on grand theft and dealing in stolen property charges.

St. Lucie County Sheriff's investigators Tuesday went to DGC Environmental Services on South Kings Highway, where a worker said a generator disappeared about a year earlier.

The worker said a former employee, Browder, was seen selling the generator, a Honda valued at about $6,550, on Facebook.

Investigators checked Browder's Facebook page and saw a generator on sale for $2,000.

Investigators went to his home, and Browder said he bought the generator for $1,100. Investigators said he gave some inconsistent information.

The owner of DGC Environmental Services told deputies Browder wasn't allowed to take the generator or sell it.

Browder was released Tuesday from the St. Lucie County Jail on $18,750 bail, a jail official said Wednesday.

FELONY ARRESTS

Mizael Rodriguez-Martinez, 46, 1800 block of South 30th Street, Fort Pierce; warrant for lewd or lascivious molestation by offender over 18 on victim under 12.

Stephen James Bates, 27, 600 block of Northwest Placid Avenue, Port St. Lucie; warrant for petty theft.

Adam Benner Hewlett, 32, 5300 block of Southeast Dell Street, Stuart; warrant for petty theft.

Hezekiah T. Harris, 27, 100 block of Mades Drive, Fort Pierce; warrant for criminal mischief.

Andre Jovan Harris, 34, Orlando; warrant for resisting arrest with violence.

Farmens Bellange, 19, 4200 block of Southwest Tuscol Street, Port St. Lucie; warrant for grand theft.

Jack George Iams, 24, Watertown, New York; warrant for violation of probation, child abuse - intentional act.

Julie Marie Andrews, 37, Palm Harbor; possession of cocaine.

Joshua Daniel Peterson, 37, 1700 block of Southwest Commerce Avenue, Port St. Lucie; larceny/grand theft of firearm; possession of weapon or ammunition by a convicted felon; possession of a weapon - short-barreled gun, rifle or machine gun.

Leon Edward Hill, 34, 100 block of 40th Street, Fort Pierce; warrants for sale, manufacture, delivery or possession with intent to sell, manufacture or deliver heroin, possession of heroin, unlawful use of a two-way communications device on Nov. 21.

Terry Lee Kelly, 54, 3000 block of Avenue M, Fort Pierce; warrant for battery on an elderly person on Nov. 21.

Samuel Brian Lewis, 68, Okeechobee; burglary of an unoccupied dwelling while unarmed.

William Wade Woods, 24, Pompano Beach; warrant for violation of probation, possession of marijuana over 20 grams.

Lawrence Jude Lacroix, 28, 2400 block of Northeast Sharpe Street, Jensen Beach; warrant for violation of probation, grand theft, tampering with evidence.

Coty Christian Gannon, 28, 1100 block of Southwest Heather Street, Port St. Lucie; warrant for court order for pretrial detention, termination of pretrial supervision, aggravated battery on a pregnant victim, tampering in a first-degree felony proceeding.

Mark Stephen Bettencourt, 47, Davie; possession of more than 20 grams of marijuana.

Joseph Brian Battiste Fober, 20, 4800 block of Silver Oak Drive, Fort Pierce; aggravated assault with a deadly weapon without intent to kill.

Laura Levitsky, 60, 1800 block of South Dovetail Drive, Fort Pierce; warrant for criminal use of personal I.D. information.

Raymond John Browder, 40, 700 block of Southwest Sardinia Avenue, Port St. Lucie; larceny/grand theft; dealing in stolen property.

PUBLIC NOTICE
CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 & 166.041 F.S., the City Commission, of the City of Fort Pierce will on Monday, December 4th, 2017 hold a public hearing for the first reading (transmittal hearing) of the enactment of a proposed ordinance at 6:30 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

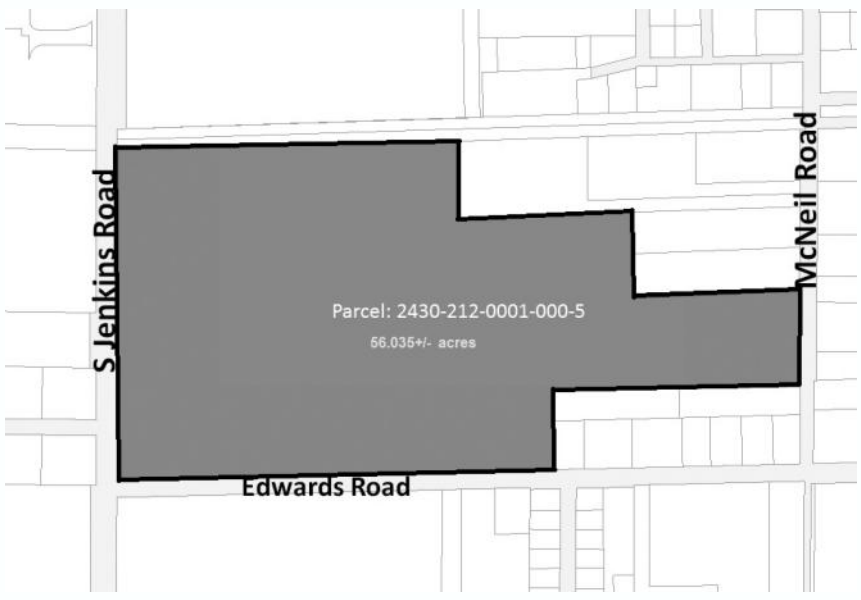
Said ordinances entitled:

ORDINANCE 17-038 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT 3180 SOUTH JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO BOUNDARY COMMERCIAL, BC;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This ordinance is being considered pursuant to application submitted by the property owners, Ariel Homes of Treasure Coast, and applicant, S. R. Bacher Enterprises, LLC., for one (1) parcel of land, 56.035 +/- acres, to change the future land use designation within the Comprehensive Plan, from RM, Residential Medium to BC, Boundary Commercial. Said parcel is generally located at the northeast corner of Edwards Road and Jenkins Road, or approximately 3180 South Jenkins Road.

Legal description of the parcel is as follows:

Parcel 2430-212-0001-000-5: Legally described as THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 33 FEET THEREOF; AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 33 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 40 FEET THEREOF AND LESS THE SOUTH 33 FEET THEREOF; ALL IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. CONTAINING 56.035 ACRES, MORE OR LESS.



All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING 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 PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk

Publish: 11/24/2017

November 24, 2017 TCN-1831618

City Commission Regular Meeting **13.a.**

Meeting Date: 12/04/2017

Re: Planning Board

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Discussion of the Planning Board procedures and membership led by Commissioner Johnson.

Attachments

17-024 Change number of members

Procedures

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:06 PM
City Manager	Nick Mimms	11/27/2017 02:06 PM

Form Started By: Jennifer Robinson Started On: 11/22/2017 02:43 PM

Final Approval Date: 11/27/2017

ORDINANCE NO. 17-024

AN ORDINANCE AMENDING THE PROVISIONS OF FORT PIERCE CODE OF ORDINANCES **CHAPTER 2, ARTICLE XII, SECTIONS 2-221 AND 2-223, REDUCING THE NUMBER OF PLANNING BOARD MEMBERS AND ELIMINATING ITS POWER TO ADOPT RULES AND REGULATIONS**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, Florida established a planning board; and

WHEREAS, the City of Fort Pierce, Florida desires to reduce the number of planning board members to seven (7) members and (1) alternate, and eliminate its power to adopt rules and regulations.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. That chapter 2 – Administration, article XII, City Planning Board, sections 2-221 and 2-223 of the Code of Ordinances of the City of Fort Pierce, Florida, is hereby amended to read as follows:

Sec. 2-221. - Appointment; qualifications of members; terms.

There shall be appointed by the city commission a city planning board (referred to in this article as the "board") consisting of ~~ten (10)~~seven (7) members, and ~~two (2)~~ one (1) alternate member~~s~~, who have been residents of the city for the last two (2) years. ~~each of whom serve for a term of two (2) years.~~ Each member of the City Commission shall appoint one (1) member, to serve concurrently with the appointee's term. Additionally, two (2) at-large and one (1) alternate member shall be appointed by majority vote of the City Commission. Each at-large and/or alternate member shall serve for a term of two (2) years. Any member may be removed with or without cause by the city commission. The members of the city commission and the city manager shall be ex officio members of the city planning board.

Sec. 2-223. - Powers and duties.

The board shall have the following powers and duties:

(1) Personnel. The board is authorized to employ personnel necessary to make surveys and compile data essential to the preparation of a plan for municipal improvements and otherwise to assist the board in the execution of its powers and duties under this article. The employment of such personnel and the amount of salary to be paid shall be approved by the city commission. The board shall not in any manner obligate the city commission without prior approval of the city commission.

(2) Officers. Elect its own chairman, vice-chairman and secretary.

(3) ~~Rules and regulations.~~ Procedures. Adopt ~~rules and regulations~~ procedures for its guidance, provided the same are consistent with the ordinances of the city and applicable state laws.

(4) Disposal of city property. No real property shall be leased by or disposed of by the city until proposal for the leasing or disposition of the same is submitted to the board for its recommendation, provided, however, the city

commission shall have authority to overrule the disapproval of the board on any such proposal.

(5) Official city map. Draft an official map of the city with the assistance of the director of public works.

(6) Neighborhoods. Make and adopt plans for the improvement and development of neighborhoods.

(7) Public relations. Promote public interest in and understanding of the master plan and other proposals submitted by the board.

(8) Budget. Submit annually to the city manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommended capital improvements which the board considers necessary or desirable to be constructed during the next ensuing three-year period and establish a priority of such recommended improvements for such period of time.

(9) Recommend public buildings and lands. Recommend the erection and use of a building or the use of premises in any zoning district when found to be necessary for the public health, convenience, safety or welfare for the following purposes: A public utility; any municipal purpose; community center; cemetery; golf course; educational, philanthropic, charitable or religious use; public or private school (except child nurseries and kindergartens); public or private parks or playgrounds.

(10) Voting. All recommendations from the planning board, for either approval or disapproval of any measure, petition, plan, program or proposal of any nature, shall be by a majority of the members serving on said board. Such recommendations from the board shall be in writing and shall indicate thereon the names of the members of the board present at the meeting where the recommendations were made and the disposition of the votes of the members of the board, which writing can consist of a copy of the minutes of said board's meeting. If the board is unable to arrive at or make any recommendation hereunder then such inaction shall also be reported in writing in the same manner above prescribed.

(11) Annexation. Review applications for voluntary annexation to city and make recommendation to city commission.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances, rules or regulations or parts of ordinances, rules or regulations in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer, Esq., City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.17-024 was duly advertised by title only in the St. Lucie News Tribune on July 28, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 7, 2017; and was duly introduced, read by title only, and passed on second and final reading August 21, 2017 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 17th day of August, 2017.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

CITY OF FORT PIERCE PLANNING BOARD PROCEDURES

1. The City of Fort Pierce Planning Board will meet the second Tuesday in each month at 6:00 pm in the Fort Pierce City Hall Commission Chambers.

2. Additional meetings may be held at any time upon the call of the chairman or upon request of the Mayor-Commission, following at least twenty-four (24) hours notice to each member of the Board.

3. The Board at its first regular meeting in September of each year shall elect a chairman, vice-chairman, and a secretary.

4. The duties and powers of the officers of the Planning Board shall be as follows:

a. Chairman:
(1) Preside at all meetings of the Board.
(2) Call special meetings of the Board in accordance with these procedures.
(3) Sign documents of the Board.
(4) See that all actions of the Board are properly taken.

b. Vice-Chairman:
(1) During the absence, disability, or disqualification of the chairman, the vice-chairman shall exercise or perform all the duties and be subject to all the responsibilities of the chairman.

c. Secretary:
(1) The secretary shall be custodian of the records and that person need not be a member of the board, provided that if not a member of the board, they shall not be entitled to vote.

5. A majority of the members of the Board entitled to vote shall constitute a quorum for the transaction of business. All recommendations from the Board for either approval or disapproval of any agenda item shall be by a majority vote of the members of the Board entitled to vote.

6. Robert's Rules of Order are hereby adopted for the government of the Board in all cases not otherwise provided for in these procedures.

.

7. Procedures may be amended at any meeting by a vote of the majority of the entire membership of the Board, provided five days' notice has been given to each member of the Board.

8. The following order will normally be observed; however, it may be rearranged by the chairman for individual items if necessary for the expeditious conduct of the business:
a. Pledge of Allegiance
b. Roll Call
c. Consideration of Absences
d. Certification of Alternate Member voting status
e. Approval of Minutes
f. Annexations
g. Ordinance amendments
h. Comprehensive Plan amendments
i. Re-zonings
j. Conditional Uses
k. Site Plans
l. Other Business
m. Board Comments

9. Procedures for discussion. The following procedure will normally be observed:
a. Committee and staff presents report and makes recommendation
b. The Board may ask questions regarding the committee or staff report.
c. Proponents of the agenda item make presentation.
d. Opponents make presentation.
e. Applicant makes rebuttal of any point not previously covered.
f. Board asks any questions it may have of the proponents, opponents, or staff and then take a vote.

10. Deadline for consideration of non-agenda items:
No non-agenda item shall be taken after 10:00 pm, except that the chairman may waive this rule at his discretion.

11. Designation of voting order: Voting to be by verbal vote; and the order of voting is to be rotated each vote, except that the chairman shall vote last.

12. Each member, including alternate, of the Planning Board who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Planning Board shall notify the Planning Department at City Hall at the earliest possible opportunity, and in any event, prior to 12:00 pm the date of the meeting. An explanation for the absence shall be provided. The Planning Director shall notify the chairman of the Board in the event that projected absences will produce the lack of a quorum. In case of absences, the alternate will be the first to fill absence. If a quorum is not met, then ex officio members will be contacted to fill absences. Upon their selection by the Chairman, alternate and ex officio members will have full voting privileges and count toward quorum requirements as long as the total sum of the resident appointees and participating alternate and ex officio members does not exceed seven (7).

13. The chairman shall be an ex-officio member of all committees, with voice but no vote.

14. In the event any office of the Board becomes vacant before the September meeting, a special election to fill the vacancy shall be held at the next meeting following the date the office became vacant, with the term of such office to end at the time of the September meeting.

15. Any decision or recommendation of the Planning Board may be rescinded or reconsidered at or during the same meeting the decision was taken or the recommendation was made. If, for good cause, the Board wishes thereafter to reconsider or rescind a measure, it may at any time recommends to the City Commission that it be given leave to reconsider as appropriate any earlier recommendation.

Adopted 9/28/2017

City Commission Regular Meeting **13.b.**

Meeting Date: 12/04/2017

Re: City Commission Meetings

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Discussion of regularly scheduled City Commission meetings led by Commissioner Perona.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:07 PM
City Manager	Nick Mimms	11/27/2017 02:07 PM

Form Started By: Jennifer Robinson Started On: 11/22/2017 05:17 PM

Final Approval Date: 11/27/2017

City Commission Regular Meeting **13.c.**

Meeting Date: 12/04/2017

Re:

SUBJECT:

Discussion regarding the funding of the purchase of water front property at the Port of Fort Pierce

Attachments

Memo from City Manager

Form Review

Form Started By: Linda Cox Started On: 11/28/2017 03:08 PM

Final Approval Date: 11/28/2017

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : Port of Fort Pierce Acquisition Funding Update

DATE : November 30, 2017

The City of Fort Pierce is in a period of transformation that is creating optimism never before experienced in our community. Economic development is surging in our City creating jobs and business opportunities throughout the entire region. Fort Pierce is in the midst of residential, commercial, industrial, and institutional growth that is producing a destination atmosphere. One of the most intriguing opportunities for Fort Pierce is the possible acquisition of the Port of Fort Pierce that is currently under contract with Saint Lucie County.

The Saint Lucie County Board of County Commissioners recently announced the impending $25 million transaction, and the City of Fort Pierce Commission expressed a great desire to be full and equal partners in this acquisition. The long awaited opportunity to become administrative partners in order to establish the strategic vision of this severely underutilized facility is one of the most important capital ventures this generation of leaders will face.

In efforts to pursue this opportunity, the City Manager's Office has investigated funding options that include both internal and intergovernmental resources. The City Commission has also expressed the willingness to utilize funding from the Fort Pierce Utilities Authority (FPUA), and this has been the primary focus of the investigation. This investigation has yielded favorable information and identified available funding currently being held by the FPUA and categorized as unrestricted assets. The attached spreadsheet illustrates the $25 Million in unrestricted assets and also provides information on the required and recommended amount of reserves for the functional operation of our municipal utility authority.

As the driving economic development force in Fort Pierce, the functional operation of the FPUA must be preserved, and the amount of the proposed FPUA contribution toward the acquisition of the Port of Fort Pierce will not negatively affect the operation nor cause rates to be increased for our citizens. Based upon the following proposal, the financial strength of the FPUA will be protected, the citizens will be protected, and the City of Fort Pierce will gain a coveted asset.

The presented proposal includes a reimbursement provision for the contribution that will provide a return on investment for the Fort Pierce Utilities Authority through a City of Fort Pierce interlocal agreement with Saint Lucie County. The proposal includes a contribution of up to $12.5 million, which is equal to 1/2 of the current $25 million acquisition cost for the Indian River Terminal along with a 10% interest in the Destin Beach Inc. (Bell) property by Saint Lucie County. This prospective contribution may be encumbered from FPUA unrestricted assets and still provide for a conservative 60 day operating fund reserve that is recommended by the Government Finance Officers Association (GFOA). This conservative approach also provides and protects the required minimum 45 day operating fund reserve by current bond covenants.

It is important that this proposal is not structured as a loan, but rather a distribution from FPUA to the City of Fort Pierce that is to be used as a contribution toward the acquisition of property for the future redevelopment of the Port of Fort Pierce. A simple spreadsheet has been provided to illustrate this availability of funds.

It is anticipated that the direct return on investment for the FPUA will be realized in approximately 20 years which is typical for major capital ventures. This business model also includes a five (5) year deferment period to capture all revenues for reinvestment into the facility for operational success. The indirect economic impact is extraordinary for this entire community and is illustrated in the economic impact analysis that is attached for your review. This is a low risk opportunity with high reward. In the unfortunate event that the market does not materialize, then the property can be sold as waterfront property which is increasingly becoming scarce in the State of Florida.

As with all proposals there are alternatives, and the options for the City of Fort Pierce at this point are limitless. The overall vision of the Port of Fort Pierce operations area includes the acquisition of 14 parcels that can be used for upland and waterfront marine industrial activities to restore the infrastructure and resume operations as a viable and contributing seaport facility. The alternatives are directly related to the level of funding provided by the City of Fort Pierce that can be used for acquisition of various parcels in the area. For example, a reduced funding amount of approximately $5 million may be used to acquire the River Marina Inc. property that is capable of immediately housing two (2) berths for mega yacht servicing activities along with the additional submerged and upland areas to the south that may facilitate a commercial fishing center. A map showing the targeted parcels is included with their associated acquisition cost. The level of funding participation is also a key aspect of the future relationship of the City of Fort Pierce and the Port of Fort Pierce. This level will undoubtedly be proportionate to the direct revenue distribution generated from the port operations that will dictate future funding for facility enhancement.

It is envisioned that the Port of Fort Pierce will operate as a self-sustaining enterprise fund with revenues compensating staff and being reinvested into the infrastructure thus continually enhancing the port operation. A distinct advantage for this prospective enterprise fund is that the acquisition costs financed by Saint Lucie County will be completely repaid by existing County resources and will not require generated revenue to be transferred to service debt. The strong financial position of our Saint Lucie County partners will provide an immediate advantage for the impending public private partnership.

All of the aforementioned initiatives may be accomplished via interlocal agreement with Saint Lucie County. This is the preferred methodology in which the Saint Lucie County Board of County Commissioners, as the Port Authority, has a dedicated Property Acquisition Professional and a designated Port Director. This internal team can coordinate the required environmental assessments, title verifications, and boundary surveys necessary for successful property acquisition.

Time is of the essence and this opportunity is upon us now. The Saint Lucie County Board of County Commissioners is slated to cast a final vote for the execution of this much anticipated transaction on December 12, 2017 with actual sales transfer occurring on or before January 30, 2018. It is recommended that the attached resolution is approved and executed by the Mayor that formally requests the Fort Pierce Utilities Authority immediately authorize a distribution of

unrestricted assets in an amount up to $12.5 million to the City of Fort Pierce for the sole and exclusive purpose of investing in this economic development opportunity.

If approved, this resolution will be immediately presented to the Fort Pierce Utilities Authority Board for consideration and concurrence.

NCM:jdr

Attachments

c City Clerk
City Attorney

Fort Pierce Utilities Authority

Analysis of Selected Financial Information

All information obtained from Fort Pierce Utilities Authority Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2016

Liquid Cash As of September 30	**2016**	**2015**	**2014**	**2013**	**2012**
Equity in Pooled Cash and Investments (Liquid Cash)	$25,020,000	$27,712,000	$29,371,000	$32,533,000	$30,179,000
Unrestricted Fund Balance As of September 30					
Unrestricted Net Position (Unrestricted Fund Balance)	35,591,000	36,561,000	40,566,000	42,642,000	40,837,000

Analysis After $12,500,000 Distribution		
Equity in Pooled Cash and Investments (Liquid Cash)	$25,020,000	
Distribution	-12,500,000	
Remaining Equity in Pooled Cash and Investment (Liquid Cash)	$12,520,000	*

*Amount is sufficient to meet GFOA recommendation of 60 days cash on hand

Cash on Hand Reserve	
Per Bond Convenant 45 days requirement	$9,246,645
Per Government Finance Officers Association (GFOA) 60 days recommendation	$12,328,860

Expense Per Day (Based on 360 Days)	
Operating Expenses	$88,252,000
Less non cash items:	
Depreciation	(13,097,000)
Pension Expense	(1,152,000)
Change in Post Employment Benefits	(30,000)
Adjusted Operating Expenses	73,973,000
Expense per Day (Based on 360 Days)	$205,481

Revenue Share with Fort Pierce Utilities Authority

SCHEDULE 1

Amount $ 12,500,000

Year	Annual Revenue Share *	Balance
2018 **	$ 0	12,500,000
2019 **	0	12,500,000
2020 **	0	12,500,000
2021 **	0	12,500,000
2022 **	0	12,500,000
2023	500,000	12,000,000
2024	510,000	11,490,000
2025	520,200	10,969,800
2026	530,604	10,439,196
2027	541,216	9,897,980
2028	552,040	9,345,940
2029	563,081	8,782,858
2030	574,343	8,208,515
2031	585,830	7,622,686
2032	597,546	7,025,140
2033	609,497	6,415,642
2034	621,687	5,793,955
2035	634,121	5,159,834
2036	646,803	4,513,031
2037	659,739	3,853,292
2038	672,934	3,180,357
2039	686,393	2,493,965
2040	700,121	1,793,844
2041	714,123	1,079,721
2042	728,406	351,315
2043	351,315	0
26 years		

*includes annual 2% CPI adjustment
**5 year deferment period. All revenue reinvested into operation

SCHEDULE 2

Amount $ 10,000,000

Year	Annual Revenue Share *	Balance
2018 **	$ 0	10,000,000
2019 **	0	10,000,000
2020 **	0	10,000,000
2021 **	0	10,000,000
2022 **	0	10,000,000
2023	500,000	9,500,000
2024	510,000	8,990,000
2025	520,200	8,469,800
2026	530,604	7,939,196
2027	541,216	7,397,980
2028	552,040	6,845,940
2029	563,081	6,282,858
2030	574,343	5,708,515
2031	585,830	5,122,686
2032	597,546	4,525,140
2033	609,497	3,915,642
2034	621,687	3,293,955
2035	634,121	2,659,834
2036	646,803	2,013,031
2037	659,739	1,353,292
2038	672,934	680,357
2039	680,357	0
22 years		

*includes annual 2% CPI adjustment
**5 year deferment period. All revenue reinvested into operation

SCHEDULE 3

Amount $ 5,000,000

Year	Annual Revenue Share *	Balance
2018 **	$ 0	5,000,000
2019 **	0	5,000,000
2020 **	0	5,000,000
2021 **	0	5,000,000
2022 **	0	5,000,000
2023	500,000	4,500,000
2024	510,000	3,990,000
2025	520,200	3,469,800
2026	530,604	2,939,196
2027	541,216	2,397,980
2028	552,040	1,845,940
2029	563,081	1,282,858
2030	574,343	708,515
2031	585,830	122,686
2032	122,686	0
15 years		

*includes annual 2% CPI adjustment
**5 year deferment period. All revenue reinvested into into operation

RESOLUTION NO. 17-R41

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REQUESTING THE FORT PIERCE UTILITIES AUTHORITY TO AUTHORIZE A DISTRIBUTION OF UNRESTRICTED ASSETS IN AN AMOUNT UP TO TWELVE MILLION FIVE HUNDRED THOUSAND DOLLARS TO THE CITY OF FORT PIERCE FOR THE SOLE AND EXCLUSIVE PURPOSE OF INVESTING IN AN ECONOMIC DEVELOPMENT OPPORTUNITY**; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has been presented with a unique economic opportunity to participate in the purchase, renovation, expansion and repurposing of water front property generally known as the Port of Fort Pierce; and

WHEREAS, this economic opportunity may be undertaken in conjunction with St. Lucie County or others in order to create jobs, further develop the downtown core and establish a viable, vibrant port facility; and

WHEREAS, this economic opportunity may, among other things, result in the creation of a mega yacht refurbishing facility that will have immediate, significant, long lasting, job creating growth and economic prosperity for the City, County and region; and

WHEREAS, it has been determined that funds exist in unrestricted accounts that may fund a portion of this economic endeavor without adversely affecting the economic stability of the Fort Pierce Utilities Authority; and

WHEREAS, it is specifically found that this unique economic opportunity is a valid municipal and public purpose and promotes the morals, health, welfare and safety of the citizens of Fort Pierce; and

WHEREAS, the Fort Pierce Utilities Authority is a part of the government of the City of Fort Pierce.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. The City of Fort Pierce Commission hereby requests the Fort Pierce Utilities Authority immediately authorize a distribution of unrestricted assets in an amount up to Twelve Million Five Hundred Thousand Dollars ($12,500,000.00) to the City of Fort Pierce for the sole and exclusive purpose of investing in this unique economic development opportunity.

SECTION 2. This Resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of December, 2017.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

King Terminal Acquisition Workshop

November 29, 2017

HISTORY

In 1918, the Florida Legislature established the Ft. Pierce Inlet District (and Port Authority) for the construction of the Fort Pierce Inlet and development of the Port of Ft. Pierce.

1925

HISTORY

- The 1996 Port Master Plan deliberations marked the first shift away from an exclusively cargo port to mixed recreations, commercial and industrial uses.
- The 2002 Port Master Plan noted "mega yachts are envisioned as the anchor tenant of the Port of Ft. Pierce."
- The 2013 Master Plan statement "The Port of Ft. Pierce shall support/seek development activities such as mega yacht maintenance, repair and overhaul (MRO)."

HISTORY

- County has been acting as the Port Authority in one form or another for almost 100 years.
- Working with the City of Fort Pierce, FPUA and FDOT, infrastructure improvements to 2nd street at Fisherman's Wharf totaling $9 Million are underway
- The County and the City of Fort Pierce have been working cooperatively through an inter-local agreement for improvements at the Port

PORT OF FT. PIERCE PROFILE

2015 FDOT Florida Seaport System Plan

- **No cargo facilities currently in operation**
- **No cruise facilities currently in operation**
- **(The 2013 Master Plan projected 923,000 tons of cargo in 2014/2015)**

PORT OF FORT PIERCE PROFILE

The Port of Ft. Pierce ranks 15th among Florida's 15 deep water ports in terms of economic activity.

THE ADVANTAGES OF THE PORT OF FORT PIERCE

- **Water depth- the facility and its berths and channel were built for cargo ships, with more than enough water for the largest mega yachts**
- **Infrastructure- the facility was built for cargo and cargo ships, more than adequate for mega yachts- not simply trying to upgrade a marina.**
- **No obstructions to open water.**
- **Existing Foreign trade zone at TCIA can be extended to the Port.**
- **Synergies between development of TCIA and port, for yacht owners with own aircraft.**
- **Customs at TCIA is an advantage for Port.**

ST. LUCIE COUNTY FLORIDA

The Market

- The world mega yacht fleet is growing
- Existing facilities operate over capacity
- Existing facilities are expanding in the face of increased demand

ST. LUCIE COUNTY FLORIDA

Partnerships

- Partnership with the State and City of Ft. Pierce for adjacent properties/infrastructure improvements
- Public ownership provides opportunities for Federal/State Funds for infrastructure improvements
- Public/Private Partnership (PPP) to operate facility and fund improvements (ship lift, warehouse demolition)
- PPP creates opportunity to develop the County's current 20 acres (Harbour Pointe) into a commercial marine facility

The Business Case

- Revenue generation
  - Limited exposure to market in 2015 averaged $70,000/ month in revenue
  - Cap rate of 5% on $22 Million facility yields $1.1 Million in annual lease revenue ($91,667/month in revenue)
  - Other revenue options include a mixture of fixed rent and a % of net/gross revenues
  - Warehouse and space rental income

Low Risk, High Reward

1. Appraisals show property is accurately valued.

   If the market does not materialize as anticipated, the facility can simply be sold as waterfront property

2. If the market does materialize as anticipated, the facility could generate up to 879 permeant jobs and $105 Million in economic activity

   Even if the facility falls short of these estimates, it will become and remain one of the top sources of concentrated, well paying jobs in the region.

The Environment

The future operation will reflect St. Lucie County's commitment to environmental stewardship, through such programs as Green Marine and Florida's Clean Marina and Clean Boat Yard. As noted in 2002 Port Master Plan discussions, " This may be a reason for the port to be in public ownership."

Visibility

Development of the Port of Ft. Pierce can uniquely bring

WORLD WIDE VISIBILITY

to St. Lucie County and the Treasure Coast.

Cost of Acquisition

- $25 million purchase price
  - $22 million for the Maritime property
  - $3 million for 10% interest in the Destin Property
  - An initial deposit of $10,000 and $50,000 each month beginning October 1st will be applied against the purchase price.
- The cost for appraisals, survey, title work, phase I and phase II environmental total approximately $140,000. Phase III additional testing is also being ordered.
- The King Maritime property consists of 5 parcels, which pay approximately $212k in taxes, $61k of which come to the County. Once acquired, these properties would come off the tax roll.

Financing Structure

- 30 year bonds with the first two years being interest only payments.
  - In September when the Board approved the first step in this process, we proposed utilizing $2 million in transportation reserves towards financing the project.
  - By structuring the bonds so that the first two years are interest only, we will only need to utilize approximately $1,000,000 from reserves.
- Estimated payments of $1.1 million each of the first two years, followed by annual payments of $1.6 million for the remainder of the thirty years based on an estimated 4.5% interest rate.

Financing Assumptions

- We have approached the financing from a worst case scenario.
  - We are not counting on any partnerships to cover the debt payment.
  - We are not counting on any port revenue to cover the debt payment.

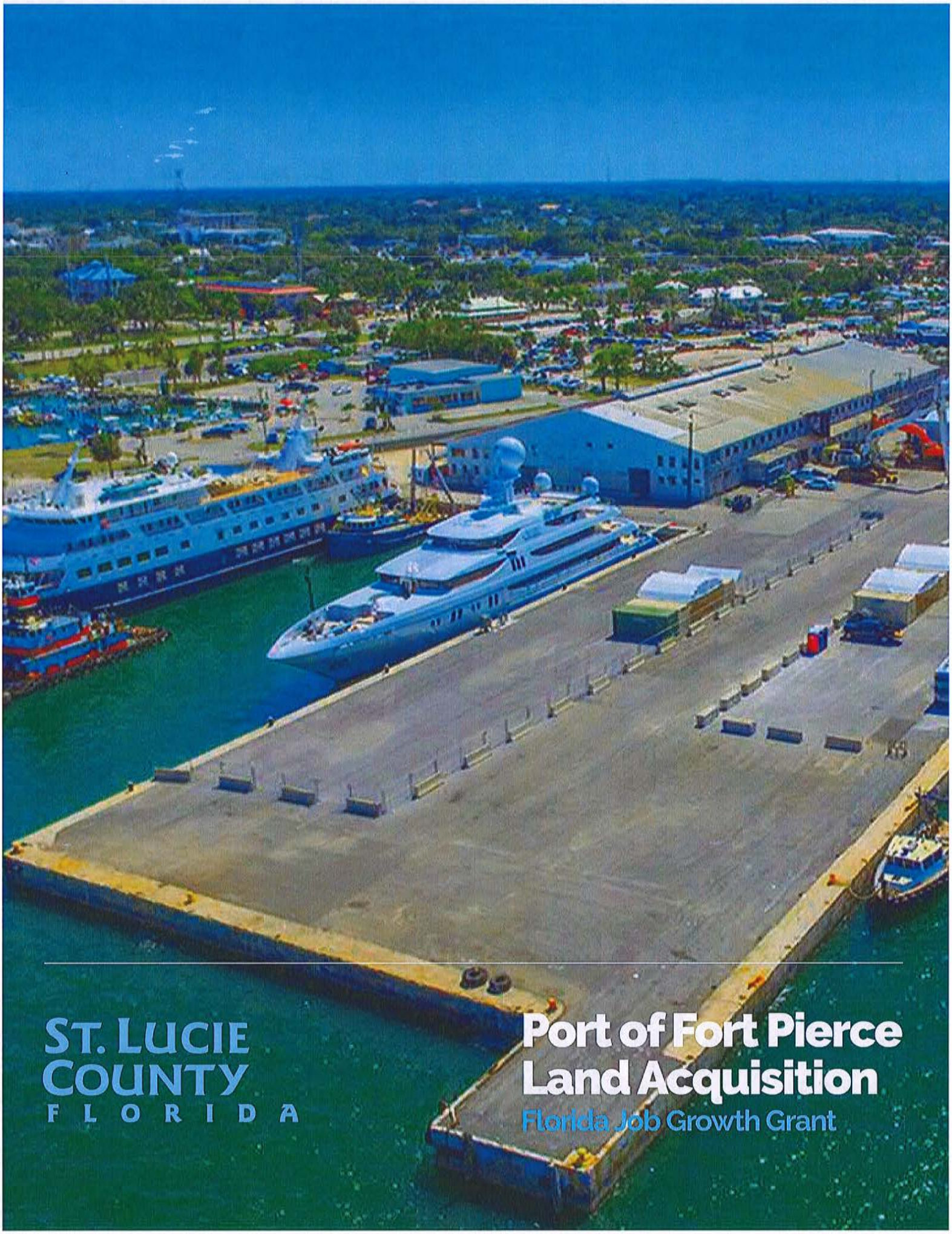
Debt Service Payment Sources

- There is $300,000 available from recycling revenues
- There is $300,000 that was set aside in the budget process from FY 18 property value growth
- The County currently has a debt service payment of approximately $1 million that is set to be freed up in 2019.

	Recycling Revenue	FY 18 growth in tax base	Reallocated from Other Debt	Annual Revenue Available	Estimated Payment	Needed from reserves
Year 1	$ 300,000	$ 300,000		$ 600,000	$ 1,100,000	$ 500,000
Year 2	$ 300,000	$ 300,000		$ 600,000	$ 1,100,000	$ 500,000
Year 3 through 30	$ 300,000	$ 300,000	$ 1,000,000	$ 1,600,000	$ 1,600,000	$ -
						$1,000,000

ST. LUCIE COUNTY FLORIDA

Questions?



ST. LUCIE COUNTY
FLORIDA

Port of Fort Pierce Land Acquisition

Florida Job Growth Grant

The Request

St. Lucie County is requesting a 40% match towards the acquisition of 14 parcels located at the Port of Fort Pierce.

The County has committed

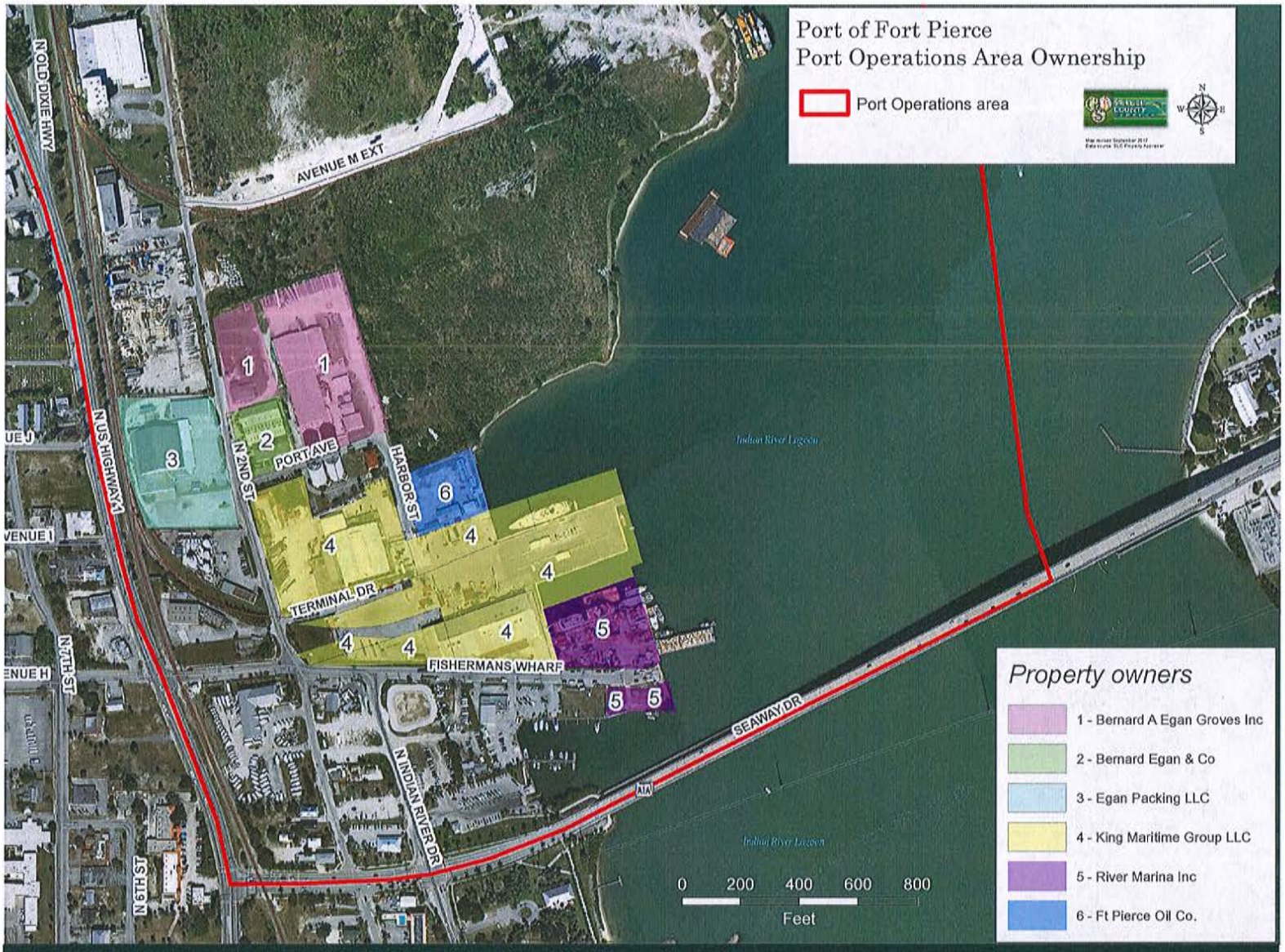
$25 million

to the request.

Total Funding Request

$18 million

from the Florida Job Growth Grant



Purchase & Budget

The County has accepted a proposal of $25 million to purchase:

- The working waterfront at the Port (the existing King Maritime Terminal aka Indian River Terminal), $22 million
- Mr. King's 10% interest in a 67-acre tract in the Port commonly referred to as the "Bell Property"- Destin Beach, Inc., $3 million
- The submerged land lease adjacent to the Terminal, included in $22 million

The remainder 8 parcels located at the port have been set at a total purchase price of $18 million.

Parcel Owner	Purchase Price
Bernard Egan & Co	$2,000,000*
Egan Packing LLC	$4,000,000*
Bernard A Egan Groves Inc	$4,000,000*
River Marina Inc	$5,000,000*
Ft. Pierce Oil Co.	$3,000,000*
TOTAL	$18,000,000

** These numbers are estimates and will be finalized after appraisals and negotiations are final.*

Background

This application is for assistance in acquiring 14 parcels located at the Port of Fort Pierce. For years the Port of Fort Pierce has been dormant according to the Florida Department of Transportation and the Florida Ports Council, except for a brief spurt of yacht refitting, maintenance and repair this past year. Acquiring these dormant parcels will give the State of Florida and St. Lucie County the opportunity to restore the Port of Fort Pierce's infrastructure and to contribute to Florida's marine maintenance, repair and overhaul (MRO) industry which is now facing growing competition from, among others, Savannah, GA.

The Port of Fort Pierce first came into existence in 1920 when a manmade opening, the Fort Pierce Inlet, was cut through the land barrier between the Atlantic Ocean and the Indian River Lagoon. St. Lucie County became the Port Authority in 1918 and a continuum of legislation has named the County as the Authority since that time. In 1918 a special act of the Florida Legislature established a taxing district to fund this project. Approximately 65 percent of St. Lucie County was in this Fort Pierce Inlet District, which was empowered to sell bonds to finance the project and to satisfy bond obligations through real property tax revenues. The Florida Legislature abolished the Fort Pierce Inlet District in 1947 and replaced it with the Fort. Pierce Port Authority, which retained the same power but was also granted the legal right to acquire and lease real estate. In 1961 a Special Act of the Florida Legislature replaced the Fort. Pierce Port Authority with the Ft. Pierce Port and Airport Authority, both of which were run by St. Lucie County. In 1989 the name of the Authority was changed to the St. Lucie County Port and Airport Authority. In 1997 the Florida Legislature provided reorganizing, updating and clarifying provisions for the Authority. In 1998 the Legislature dissolved the St. Lucie County Port and Airport Authority and transferred its assets, liabilities, and responsibilities to the Board of County Commissioners of St. Lucie County.

Although the Port of Fort Pierce lies physically within the City of Fort Pierce limits, it is the responsibility of St. Lucie County. Management of the Port of Fort Pierce falls under the jurisdiction of St. Lucie County, which is composed of five County Commissioners. There is an inter-local agreement between the County and the City which clarifies roles and responsibilities and sets the framework for future collaboration and partnership in Port development.

Economic Benefit

This acquisition benefits the region that expands well beyond St. Lucie County. The Port of Fort Pierce is centrally located in the state of Florida, near access to other international ports such as Palm Beach, Canaveral, and Everglades. The parcels the County will be acquiring at the Port of Fort Pierce could be a dedicated commercial yacht refitting, maintenance and repair facility. The county is currently in negotiations with several interested vessel owners as well as preferred suppliers; however until the properties are acquired, we are unable to secure these contracts for leasing.

The County is striving to refresh the port's vision and direction and set strategies for revitalization, as well as tackle heavy county unemployment. It is realigning strategic plans and goals. This acquisition and the resulting contracts with the port user, will provide dramatic support to the County and its economy.

Between 2000 and 2010, St. Lucie County was one of the fastest growing counties in the United States with a total population increase of more than 80,000 during those years. While the housing crisis and economic downturn have had a severe impact on the economy of St. Lucie County, the county has maintained a strong focus on economic development. The St. Lucie County Board of County Commissioners work hard to recruit new businesses and assist existing businesses to expand their operations.

St. Lucie County's growth rate in wages has been among the slowest in the nation. The population keeps rising, yet the average wage continues to decline compared to the national average. In an independent economic study done by Policom Corporation (February 2016), the County's major city, Port St. Lucie, ranked 164th largest in population as a Metropolitan Area and 372nd in Annual Wages. However, the city was at 319 among 381 areas for economic strength. Reasons for this is believed to stem from the area's boom-and-bust of the last 15 years, a rapid growth then a rapid decline in the economy. The county's workforce is abundant with most living within the Treasure Coast region. Unemployment has been historically high, when compared to the rest of the country and the state of Florida.

With this acquisition as well as a partnership with the local job training program at Indian River State College dedicated to marine maintenance, repair and overhaul, has all the aspects of attracting new companies to the region, rendering significant economic benefits to the region. This investment and vision is key to moving forward with a business strategy that have been in discussion for more than a decade that will create jobs and move the Port from dormant to facilitating expansion of commercial marine services in Florida.

While the County is conducting an economic impact analysis to confirm job and business projections, it is widely understood that jobs relating to the maintenance and retrofitting of mega-yachts are typically higher paying with an average wage of $53,700 (Florida Tax Watch, July 2014). According to the National Marine Manufacturers Association, for Congressional District 18, the total annual economic impact of Marine MRO is $619.9 million.

New Port Entrance (2nd Street) at the Port of Fort Pierce

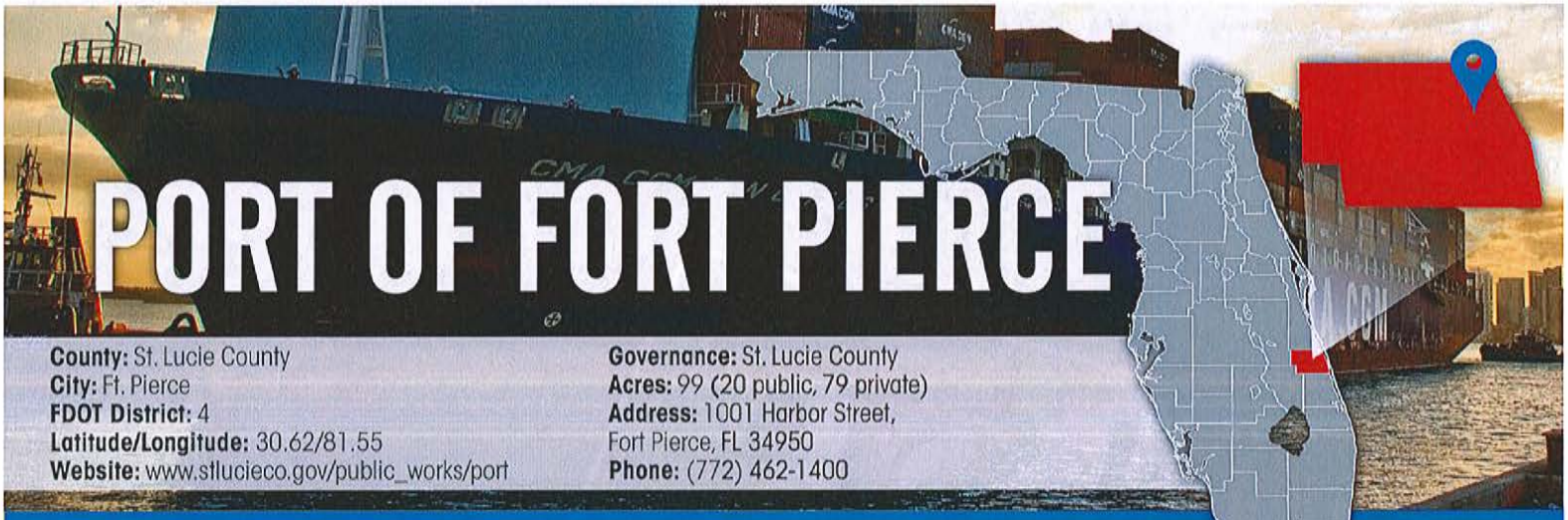
Through partnership with the Florida Department of Transportation, the County is currently revitalizing the entrance to the Port of Fort Pierce. 2nd Street North is the main roadway that traverses the Port of Fort Pierce from the southern portion of its operating area in the Fisherman's Wharf area (vicinity of A1A) north to its terminus immediately south of Taylor Creek Marina. The existing roadway infrastructure was in extreme disrepair with crumbling surface and severe drainage issues and flooding. Additionally, truck turning radii were nearly universally insufficient.

State Investment $4.3 million
County Investment $4.3 million

The reconstruction project included and currently includes the following project elements. The JPA supported project consists of planning, permitting, 100% design and construction of:

- ⇨ Demolition of the existing roadway and disposal of paving debris and complete reconstruction of the roadway from subgrade up through an a/c surface.
- ⇨ New site drainage to include three new retention ponds for storage and treatment.
- ⇨ New utilities to include electrical transmission lines, power poles, underground natural gas lines, a new lift station and sanitary sewer line and a new 16' to 8' forced water main.

PORT OF FORT PIERCE



County: St. Lucie County
City: Ft. Pierce
FDOT District: 4
Latitude/Longitude: 30.62/81.55
Website: www.stlucieco.gov/public_works/port

Governance: St. Lucie County
Acres: 99 (20 public, 79 private)
Address: 1001 Harbor Street, Fort Pierce, FL 34950
Phone: (772) 462-1400

PORT FACILITIES

Cargo Terminals:
- St. Lucie County Parcel - 20 Acre
- Private Port Property - 67 Acres
- Indian River Private Terminal - 12 Acres

Cruise Facilities:
- No cruise facilities currently in operation

Buildings and Equipment:
- 870 ft of dock seawall
- 50,000 SF warehouse

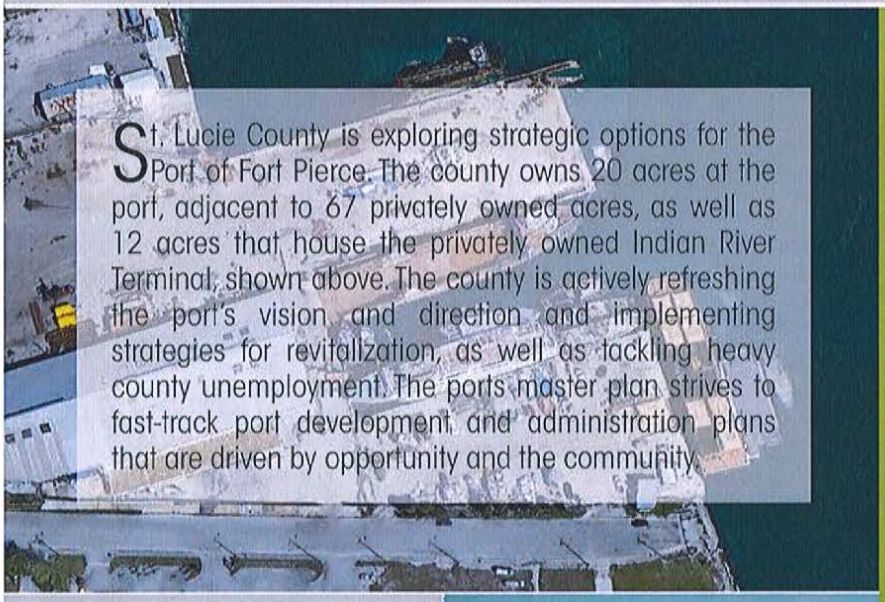
Rail Access:
- FEC mainline includes 2 turnouts and over 2,000 ft of siding

Cargo Tonnage:
- 56,600 tons of both liquid bulk and break-bulk cargo in 2016 on Indian River private terminal

HWY A1A SR 5

RAIL FEC

WATER Authorized Channel Depth: 28 ft
Actual Depth: 28 ft
Channel Width: 250 ft



St. Lucie County is exploring strategic options for the Port of Fort Pierce. The county owns 20 acres at the port, adjacent to 67 privately owned acres, as well as 12 acres that house the privately owned Indian River Terminal, shown above. The county is actively refreshing the port's vision and direction and implementing strategies for revitalization, as well as tackling heavy county unemployment. The ports master plan strives to fast-track port development and administration plans that are driven by opportunity and the community.

FDOT Top Seaport Investment Project at the Port of Fort Pierce	
NAME:	Fishermans Wharf Development
DESCRIPTION:	Seawall Repair
TOTAL PROJECT COST:	$510,000
TOTAL FDOT INVESTMENT:	$255,000

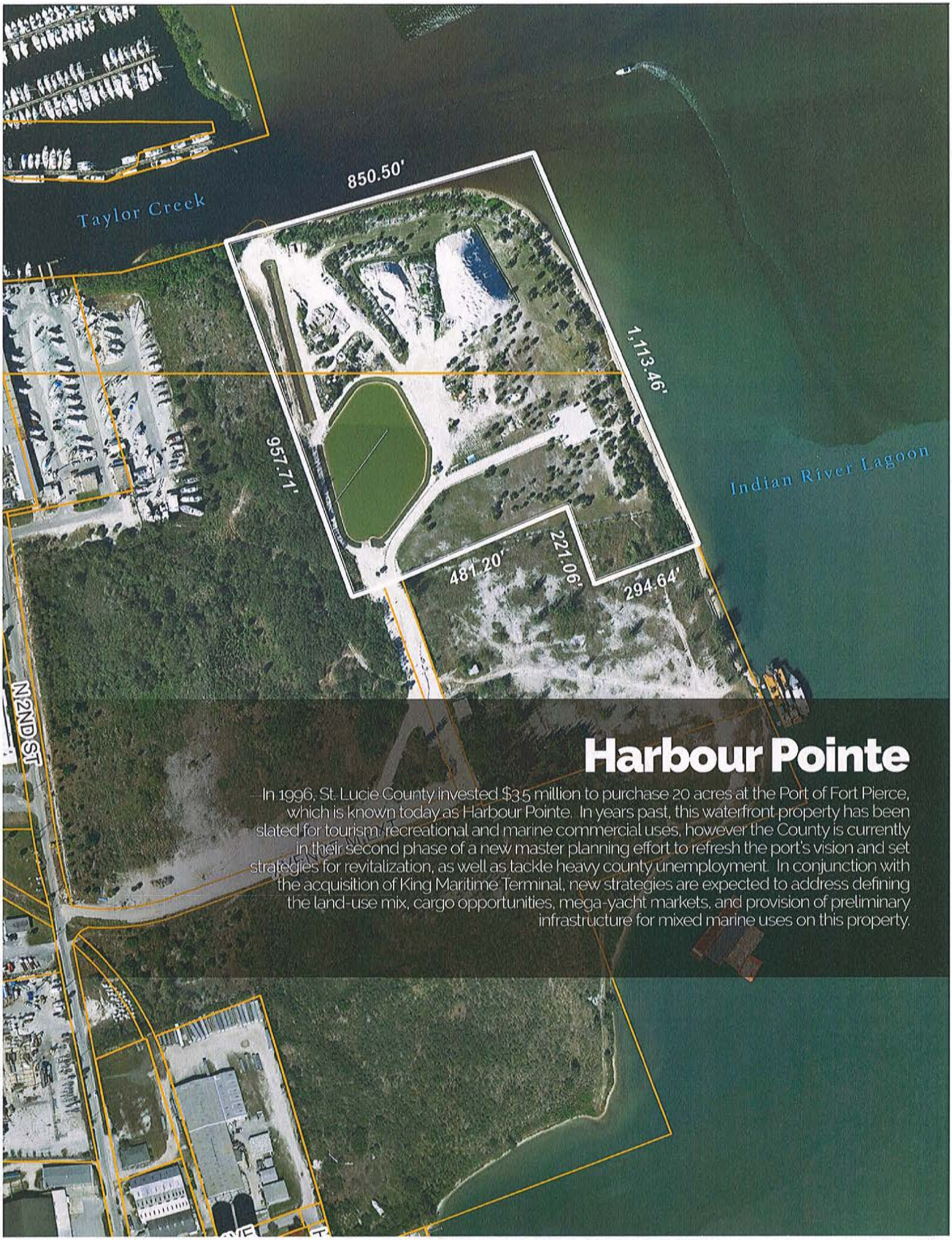
Port is implementing key strategies of 2013 master plan

Future developments for the Port could include mega-yacht maintenance and clean cargo shipments

FDOT

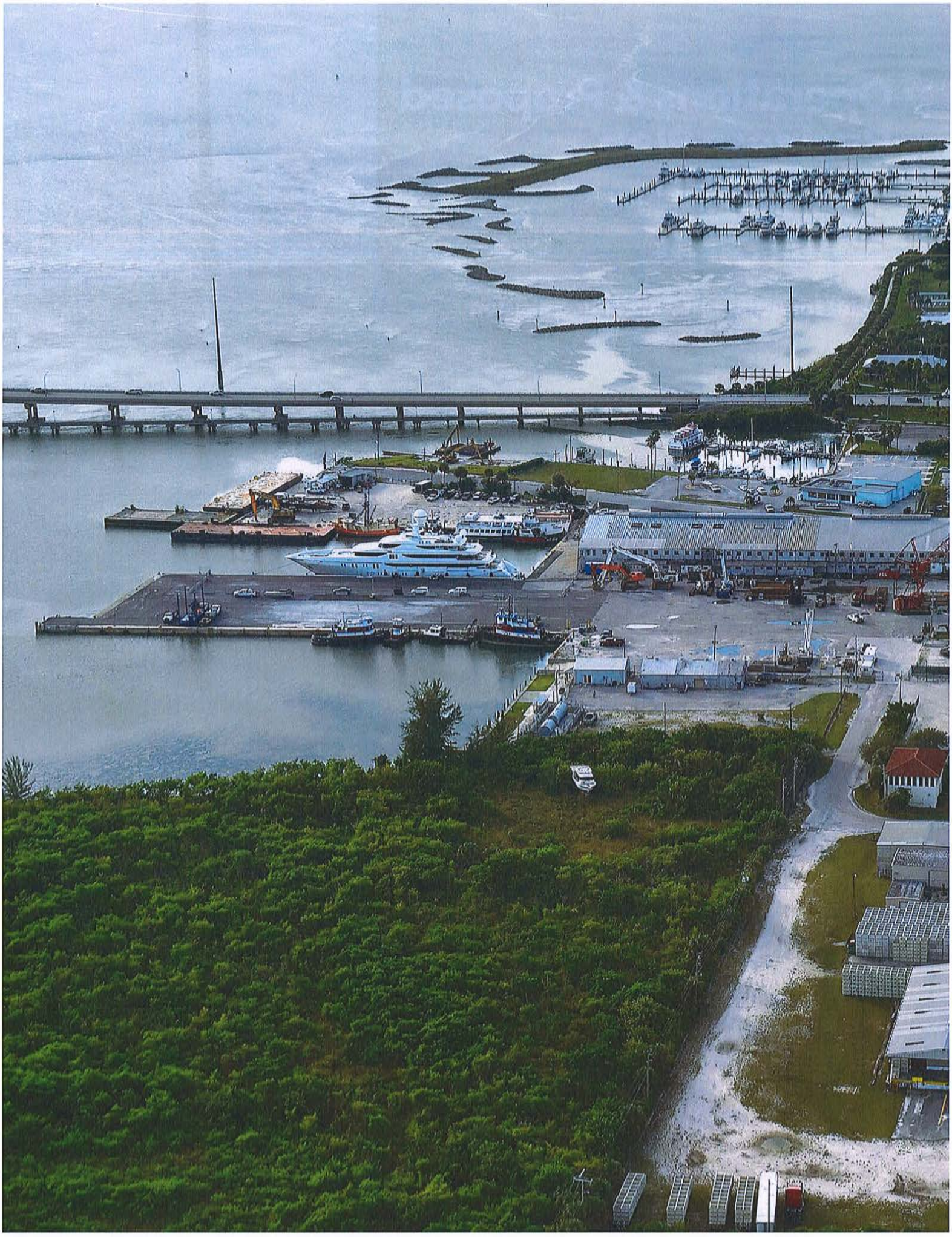
FLP Office of Freight, Logistics and Passenger Operations

June 2017
Passenger and Cargo Volume Data from 2016
All other data from 2015



Harbour Pointe

In 1996, St. Lucie County invested $3.5 million to purchase 20 acres at the Port of Fort Pierce, which is known today as Harbour Pointe. In years past, this waterfront property has been slated for tourism, recreational and marine commercial uses, however the County is currently in their second phase of a new master planning effort to refresh the port's vision and set strategies for revitalization, as well as tackle heavy county unemployment. In conjunction with the acquisition of King Maritime Terminal, new strategies are expected to address defining the land-use mix, cargo opportunities, mega-yacht markets, and provision of preliminary infrastructure for mixed marine uses on this property.



Operations & Proposed Business Plan

Model for Adjacent Parcel Acquisition

The proposed business model includes the addition of berthing space and uplands areas for growth. The acquisition of the River Marina Inc. parcel will allow for the use of one large and smaller berth located south of the King Terminal, as well as provide the final piece for the conclusion of the Fisherman's Wharf project. The Fort Pierce Oil Co. parcel could provide for space for a shiplift system without impacting the other berths, or could be used for its smaller existing berth.

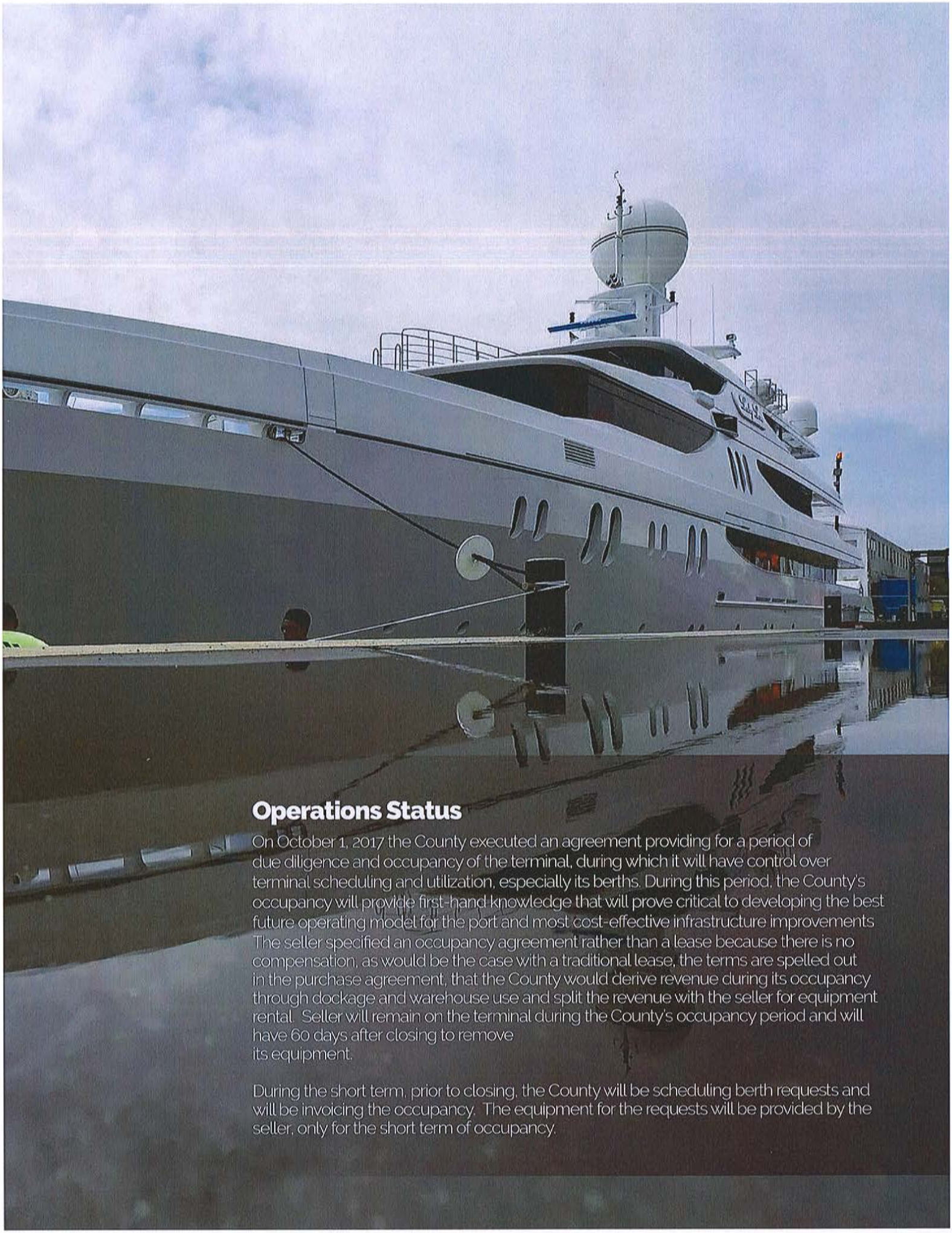
The additional properties adjacent to the Port would add to the port's yacht-handling capacity and also provide for space for the yacht craftsmen and trades, including fabrication and assembly, as well as apprenticeship programs.

Operations Models

The terminal at one time had been operated to support what is assumed was an affiliated shipping line (ACL), providing equipment for the handling of cargo. When that carrier abruptly ceased business, the terminal became dormant, providing equipment for some sporadic cargo shipments, before doing the same for a mega-yacht refit business in 2015.

During this time the terminal revenues reached approximately $70,000 a month for yacht refitting and maintenance. This rate was broken down into $45,000 a month for the use of the dock, berth and warehouse use for the supporting trades and part assembly for the vessel; and $25,000 for rental of equipment needed to execute the work on the vessel.

Going forward, the County would in essence, maintain the current and interim models of the King Terminal, with a small staff, deriving revenues from dockage and warehouse usage and either allowing the customers to provide their own equipment or providing it with or without operators. Funding sources would have to be found for a shiplift system and demolishing the debilitated warehouse located south of the dock.



Operations Status

On October 1, 2017 the County executed an agreement providing for a period of due diligence and occupancy of the terminal, during which it will have control over terminal scheduling and utilization, especially its berths. During this period, the County's occupancy will provide first-hand knowledge that will prove critical to developing the best future operating model for the port and most cost-effective infrastructure improvements The seller specified an occupancy agreement rather than a lease because there is no compensation, as would be the case with a traditional lease, the terms are spelled out in the purchase agreement, that the County would derive revenue during its occupancy through dockage and warehouse use and split the revenue with the seller for equipment rental. Seller will remain on the terminal during the County's occupancy period and will have 60 days after closing to remove its equipment.

During the short term, prior to closing, the County will be scheduling berth requests and will be invoicing the occupancy. The equipment for the requests will be provided by the seller, only for the short term of occupancy.

ECONOMIC IMPACT ANALYSIS OF PORT OF FORT PIERCE MEGA-YACHT SERVICE CENTER

October 13, 2017

Prepared by:

Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817
407-382-3256

FISHKIND
& ASSOCIATES
ECONOMIC CONSULTANTS

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Executive Summary

The St Lucie County has purchased a 12-acre site at the Port of Fort Pierce. The site will be revitalized to be operated as a mega-yacht service center. Mega-yachts are typically corporate or privately-owned boats in excess of 150 feet in length. These are ocean cruising vessels which travel the world on a seasonal basis to locations including New England, the UK, Spain, Brazil, Florida, and the Caribbean. Such vessels require extensive maintenance on an annual basis including paint, structural repairs, engine overhaul and maintenance and interior refits, as a result of weather, humidity, salt water and salt air conditions. South Florida, particularly Miami and Fort Lauderdale are known globally for their mega-yacht servicing capabilities. South Florida service facilities are known for warm waters, protected ports, dry-dock facilities, specialty equipment and small business industrial support with a large cadre of specialized skilled boat workers.

The numbers of mega yachts – pleasure craft in excess of 200 feet – has increased dramatically in the past 10 years and continues to increase at the rate of over 50 boats/year. Because of the growing numbers, it has become increasingly difficult to access quality repair facilities in Florida. This is a significant limiting factor in decisions by owners and captains to keep and repair their boats in Florida, as opposed to the Mediterranean, the Caribbean or elsewhere in the U.S. Fort Pierce has deep water, no bridge requiring boat delays or mast lowerings, a large amount of available undeveloped upland, proximity to the intracoastal routes typically taken by these yachts and proximity to quality service companies who can provide needed maintenance service. Thus, Fort Pierce may be among the most ideal places in the entire U.S. to develop such a facility. Existing south Florida facilities are nearing capacity creating a market opening for the Port of Fort Pierce. The Fort Pierce site has also operated in the recent past as a mega-yacht service center which supports the viability of the proposed concept.

The Fort Pierce mega-yacht center is projected to develop within four years of beginning operations. During the first 12 to 18 months investment from to $8 to $10 million will be required to demolish an existing outdated warehouse structure and to install up to a 500 to 900-ton ship lift crane system. The crane will allow the center to take on dry-dock repairs and expand the shipyard capacity for yacht maintenance work. The operation will primarily charge dockage, lift and storage fees. Specialty maintenance will be conducted by private sub-contractors brought in to work on-site conduct while the boat is resident. Yacht maintenance jobs may last from 2 to 12 months. As the facility becomes established and is supported by small service businesses, permanent employment associated with the service facility will grow. Fishkind & Associates, Inc. ("Fishkind") has prepared an

economic impact analysis of Port of Fort Pierce Mega Yacht facility. This analysis examines the economic impacts of site rehabilitation and the growth of permanent employment associated with the facility.

Construction and site rehabilitation activity provides economic impacts of $10 million in total, while employing 74 construction and construction related workers during the development period (please see table E1).

Table E-1. Economic Impact of Site Rehab and Construction at Fort Pierce Mega Yacht Service Center

Total Impact	Employment	Wages	Output
Direct Effect	44	$1,588,597	$6,600,000
Indirect Effect	18	$586,047	$2,041,291
Induced Effect	12	$369,429	$1,326,791
Total Effect	74	$2,544,073	$9,968,082

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.

Over the four-year stabilization period, the site will grow to service up to 91 mega-yachts per year. Permanent, ongoing impacts of Fort Pierce Mega Yacht service facility will reach $105 million per year. At full operations, the service facility will support 879 permanent jobs, as shown in Table E-2.

Table E-2. Port of Fort Pierce Mega Yacht Service Center Permanent Economic Impacts

Cumulative	Employment	Wages	Output
Direct Effect	597	$32,952,996	$72,712,397
Indirect Effect	90	$2,770,103	$10,503,792
Induced Effect	192	$6,147,193	$22,093,717
Total Effect	879	$41,870,292	$105,309,905

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.

1.0 Introduction

The Port of Fort Pierce Mega Yacht Service Center will encompass 12 acres, located within the Port. The site includes dock space for up to five vessels simultaneously, varying in size from 90 to 225 feet in length. Planned site rehabilitation will occur within the first 12 to 18 months. Site work will include demolition of an existing warehouse building and installation of a ship lift crane system with capacity from 500 to 900 tons. Clearing the site and installing the lift crane will provide the center with the ability to provide dry-dock space for service and repairs. This will increase the overall capacity of the yard allowing for an estimated 91 ongoing yacht service projects over the course of any one year, once the facility reaches full scale operation. The center is expected to reach stabilized operations by Year 4.

Map 1. Port of Fort Pierce Mega Yacht Service Center Site Location

FISHKIND & ASSOCIATES ECONOMIC CONSULTANTS

1.1 Economic Impact Analysis Overview

The analysis determines the economic impacts of the initial investment for rehabilitation at the Port of Fort Pierce Mega Yacht Service Center and the permanent economic impacts and employment effects once the operation is fully underway. This study relies on data gathered from the following sources:

- Primary Data for operational activity and on-site infrastructure development as provided by Port of Fort Pierce.
- Fishkind & Associates, Inc.
- Economic Impact Modeling using IMPLAN

A systematic analysis of countywide economic impacts is essential for effective planning in the public and private sectors. Fishkind & Associates, Inc. used the IMPLAN analysis program for determining economic multipliers which give rise to indirect and induced multiplier effects for this analysis. The geography considered to measure these impacts is St. Lucie County. The county represents the catchment area from which employees are drawn. The economic impacts of construction/investment activity and on-site permanent employment are illustrated in terms of impacts on St. Lucie County.

The economic impact of the Port of Fort Pierce Mega Yacht Service Center includes two components:

- Temporary construction impacts from site rehabilitation and investment
- Permanent economic impacts stemming from mega-yacht servicing jobs

2.0 Economic Impact Analysis of Construction Activity

Economic impacts are concerned with the amount of spending that takes place in the local economy (called the direct effect) and the impact of that spending when it is re-spent (the multiplier effect), by local businesses and workers throughout the St. Lucie County economy. Construction activity will include site rehabilitation, building demolition and installation of a lift crane. Some equipment costs are spent outside the local area for materials and services which may not be produced locally. As a result, the direct effect of local spending is reduced when compared with the total construction cost. The total project costs include spending for building demolition, lift crane and site rehabilitation. These costs are estimated to

be from $8 to $10 million. It is estimated $6.6 million will be spent directly in the local economy. Development and infrastructure construction will occur within the first 12 to 18 months of the project.

Direct construction spending gives rise to the multiplier effect when it is re-spent in the community. Table 1 provides the economic impact summary of the direct effect of construction activity and the resulting multiplier effect.

Table 1. Economic Impact of Site Rehab and Construction at Fort Pierce Mega Yacht Servicing Center

Total Impact	Employment	Wages	Output
Direct Effect	44	$1,588,597	$6,600,000
Indirect Effect	18	$586,047	$2,041,291
Induced Effect	12	$369,429	$1,326,791
Total Effect	74	$2,544,073	$9,968,082

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.

Local impacts generated by the construction program will result in employment of 74 persons during the construction period. The cumulative economic impact of construction will reach ***$10 million***. Some $2.5 million will be paid in construction and related employment wages.

Key industries benefiting from construction at Port of Fort Pierce Mega Yacht Service Center include commercial and specialty construction firms, architectural and engineering services, restaurants and wholesale and retail establishments. A description of key industries benefitting from construction and site rehabilitation are found in Table 2.

Table 2. Port of Fort Pierce Mega Yacht Service Center Construction – Economic Impacts to Key Industries

Description	Employment	Wages	Output
Maint., repair constr. of nonres. structures	25	$765,392	$3,434,319
Remediation, demolition services	19	$857,140	$3,330,752
Real estate	2	$10,771	$192,078
Constr. of new commercial structures	2	$58,829	$200,000
Wholesale trade	1	$83,784	$312,151
Business support services	1	$27,701	$50,537
Full-service restaurants	1	$25,120	$54,073
Truck transportation	1	$10,276	$108,219
Services to buildings	1	$9,724	$23,567
Limited-service restaurants	1	$13,527	$61,533
Subtotal of Key Industries	54	$1,862,265	$7,767,230
Impact of Construction	**74**	**$2,544,073**	**$9,968,082**

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.

3.0 Permanent Impacts - Port of Fort Pierce Mega Yacht Service Center

The 12-acre Port site can simultaneously accommodate 2 yachts up to 225 feet in length, plus 2 yachts up to 150 feet in length in wet berth docks plus 1 yacht up to 60 feet in length. Depending on boat length, the available wet dock linear footage may accommodate 5 boats at a time. Wet slip capacity is expected to average 20 jobs per year. With the ship lift and warehouse demolition, the land side portion of the site can accommodate 11 dry-dock boats from 60 to 180 feet in length at any one time. Dry-dock capacity is expected to accommodate on average 71 additional boats for service/maintenance per year. On average, a total of 91 boats are expected for maintenance, service, and repair annually, with an average stay length of one to two months depending on ship size and extent of work.

On site employment at the center is anticipated to reach 92 persons by year four. Supplementing this employment will be specialty subcontractors working in paint, engine repair, interior refit, structural repairs and electronics/communications. Based on the volume and types of boat service jobs projected, anticipated full time equivalent subcontractor employment is expected to reach 487 jobs by year four, at full operations.

Total direct employment from on-site and subcontractors plus local employment supported by temporary resident crew spending will reach 597 employees by the stabilized year. Spending in the local economy flowing from business spending and employee wages will have beneficial ongoing, permanent annual economic impacts. Boat crews accompanying the vessels will stay locally and spend wages in the community while boats are under repair. These impacts will continue to benefit the local economy after the initial site construction activity is complete and the economic impacts of site rehabilitation cease. Table 3 depicts the economic impacts of stabilized permanent employment at Port Fort Pierce.

Table 3. Permanent Economic Impacts
Port of Fort Pierce Mega Yacht Service Center

Cumulative	Employment	Wages	Output
Direct Effect	597	$32,952,996	$72,712,397
Indirect Effect	90	$2,770,103	$10,503,792
Induced Effect	192	$6,147,193	$22,093,717
Total Effect	879	$41,870,292	$105,309,905

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.

Permanent economic impacts are projected to reach ***$105 million per year*** on an ongoing basis, after buildout. By year 4, stabilized permanent employment will reach 879 persons, with nearly $42 million paid in annual wages.

In addition to these economic impacts, 20 local apprenticeship positions will be available at the service center. These positions will provide training for the local labor force, providing a pathway for local residents to attain long term high paying jobs and remain in the local community.

3.1 Economic Impact of Port Fort Pierce Mega Yacht Center on Key Industries

The impacts of the mega yacht service center development at Port Fort Pierce can be described and illustrated among the different industries and areas of business affected by the spending and employment activity in the regional economy. Table 4 illustrates the effects of business spending and employment among key benefitted industries as of full operations. The distribution of business spending and employment effects across industries include; boat repair, boat building, wholesale services, retail, restaurants, and hotels.

Table 4. Port Fort Pierce Mega Yacht Service Center Economic Impacts to Key Industries at Full Operations

Description	Employment	Wages	Output
Boat repair and maintenance	491	$27,658,944	$46,753,374
Boat building	92	$4,932,257	$24,927,698
Real estate	23	$135,408	$2,414,599
Wholesale trade	15	$830,412	$3,093,849
Full-service restaurants	12	$263,847	$567,962
Services to buildings	12	$131,064	$317,631
All other food and drinking places	11	$337,797	$535,455
Limited-service restaurants	11	$193,685	$881,025
Hotels and motels	9	$214,710	$833,780
Retail - General merchandise	9	$231,247	$595,420
Subtotal of Key Industries	683	$34,929,370	$80,920,793
Annual Economic Impact	**879**	**$41,870,292**	**$105,309,905**

Source: Fishkind & Associates, Inc.; Copyright 2017 Minnesota IMPLAN Group, Inc.
Note: Employment is permanent; Wages and Output are annual

4.0 Summary of Economic Impacts and Conclusions

There are significant benefits to the St. Lucie County economy resulting from development of the Port of Fort Pierce Mega Yacht Service Center. Direct construction related benefits occur creating economic impacts of construction of $10 million. On an ongoing basis, the Mega Yacht Center will support 879 permanent jobs with an annual economic impact of $105 million at full operations, expected by year 4. Nearly $42 million in wages are to be paid each year into the St. Lucie County economy. It is likely over time, as the Center gains momentum, there will be expansion opportunities as well as ancillary development in retailing and hotel support.

5.0 Economic Impact Methodology - IMPLAN

The economic impact methodology utilized to determine the multiplier effects is IMPLAN (IMpact Analysis for PLANning).

IMPLAN's Social Accounting Matrices (SAMs) capture the actual dollar amounts of all business transactions taking place in a regional economy as reported each year by businesses and governmental agencies. SAM accounts are a better measure of economic flow than traditional input-output accounts because they include "non-market" transactions. Examples of these transactions would be taxes and unemployment benefits.

Multipliers

Social Accounting Matrices can be constructed to show the effects of a given change on the economy of interest. These are called Multiplier Models. Multiplier Models study the impacts of a user-specified change in the chosen economy for 440 different industries. Because the Multiplier Models are built directly from the region specific Social Accounting Matrices, they will reflect the region's unique structure and trade situation.

Multiplier Models are the framework for building impact analysis questions. Derived mathematically, these models estimate the magnitude and distribution of economic impacts, and measure three types of effects which are displayed in the final report. These are the direct, indirect, and induced changes within the economy. Direct effects are determined by the Event as defined by the user (i.e. a $10 million dollar order is a $10 million dollar direct effect). The indirect effects are determined by the amount of the direct effect spent within the study region on supplies, services, labor and taxes. Finally, the induced effect measures the money that is re-spent in the study area as a result of spending from the indirect effect. Each of these steps recognizes an important leakage from the economic study region spent on purchases outside of the defined area. Eventually these leakages will stop the cycle.

Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: St. Lucie County Board of County Commissioners

Government Federal Employer Identification Number: 59-6000835

Contact Information:

Primary Contact Name: Nicole Fogarty

Title: Legislative Affairs Manager

Mailing Address: 2300 Virginia Avenue
Fort Pierce, FL 34982-5632

Phone Number: (772) 462-6406

Email: fogartyn@stlucieco.org

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's Targeted Industries here.)
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

ENTERPRISE FLORIDA®

1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide the title and a detailed description of the public infrastructure improvements.

Port of Fort Pierce Land Acquisition

B. Is this infrastructure owned by the public?

☑ Yes ☐ No

C. Is this infrastructure for public use or does it predominately benefit the public?

☑ Yes ☐ No

D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

☐ Yes ☑ No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

This application is for assistance in acquiring 14 parcels located at the Port of Fort Pierce. For years the Port of Fort Pierce has been dormant according to the Florida Department of Transportation and the Florida Ports Council, except for a brief spurt of marine vessel Maintenance, Repair and Overhaul (MRO) this past year. Acquiring these dormant parcels will give the State of Florida and St. Lucie County the opportunity to restore the Port of Fort Pierce's infrastructure and to contribute to Florida's MRO industry which is now facing growing competition from, among others, Savannah, GA.

The Port of Fort Pierce first came into existence in 1920 when a manmade opening, the Fort Pierce Inlet, was cut through the land barrier between the Atlantic Ocean and the Indian River Lagoon. St. Lucie County became the Port Authority in 1918 and a continuum of legislation has named the County as the Authority since that time. In 1918 a special act of the Florida Legislature established a taxing district to fund this project. Approximately 65 percent of St. Lucie County was in this Fort Pierce Inlet District, which was empowered to sell bonds to finance the project and to satisfy bond obligations

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's Targeted Industries here.)
    - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
    - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

This acquisition benefits the region that expands well beyond St. Lucie County. The Port of Fort Pierce is centrally located in the state of Florida, near access to other international ports such as Palm Beach, Canaveral, and Everglades. The parcels the County will be acquiring at the Port of Fort Pierce could be a dedicated commercial manufacturing, repair, overhaul (MRO) facility. The county is currently in negotiations with several interested vessel owners as well as preferred MRO suppliers; however until the properties are acquired, we are unable to secure these contracts for leasing.

The County is striving to refresh the port's vision and direction and set strategies for

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

ENTERPRISE FLORIDA®

2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

☐ Yes ☑ No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

This application is for assistance on acquiring properties at the Port of Fort

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Port of Fort Pierce, located in Fort Pierce, FL

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

☐ Federal ☐ State ☑ County ☑ City ☐ Other_____

E. What permits are necessary for the public infrastructure project?

N/A

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Due to the project being a land acquisition assistance request, permits will not be required. However, the previous owner has acquired permits have been acquired to extend the dock as well as dredging of the berth.

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The current future land use and zoning designation is Industrial. This designation does conform to any future improvements or entity use.

H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

☐ Yes ☑ No

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

☑ Yes ☐ No

J. Does this project have a local match amount?

☑ Yes ☐ No

If yes, please describe the entity providing the match and the amount.

St. Lucie County Board of County Commissioners.

K. Provide any additional information or attachments to be considered for this proposal.

Please see attached.

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

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3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

Construction	$	
Reconstruction	$	
Design & Engineering	$	
Land Acquisition	$ 43,000,000	
Land Improvement	$	
Other	$	Please Specify:
Total Project Costs	**$** 43,000,000	

B. Other Public Infrastructure Project Funding Sources:

City/County	$ 25,000,000	
Private Sources	$	
Other (grants, etc.)	$	Please Specify:
Total Other Funding	**$** 18,000,000	
Total Amount Requested	**$** 18,000,000	

Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

The County is requesting a 40% match towards the acquisition of 14 parcels located at the Port of Fort Pierce. The total cost of the acquisition will $43 million, the County has set a closing date of December 31, 2017. The County will be bonding their portion of the match for the purchase and those should be in hand by December 2017.

4. Approvals and Authority

A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

St. Lucie County Board of County Commissioners will have to approve the agreement as an agenda item at a formal Board meeting.

B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

October 3 and 17, November 7 and 21, December 5 and 19, January 2 and 16

ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes, the Board will need to notify the public at least 3 days prior to the meeting

C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: St. Lucie County Board of County Commissioners

Name and Title of Authorized Representative: Howard Tipton, County Administrator

Representative Signature: _____

Signature Date: 9/22/2017

Florida House of Representatives

Representative Gayle Harrell

District 83

District Office:
900 SE Federal Hwy.
Suite 325
Stuart, FL 34994
(772) 221-4011 * (772) 221-4013 (fax)

Tallahassee Office:
214 House Office Building
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5083

Email: gayle.harrell@myfloridahouse.com

September 26, 2017

Rick Scott, Governor of Florida
Executive Office of the Governor
400 S. Monroe Street
Tallahassee, FL 32399

Dear Governor Scott,

Please accept this letter of support for St. Lucie County's application to the Florida Job Growth Grant Fund for the Port of Fort Pierce Land Acquisition. The proposed project is for the land acquisition of 13 parcels located at the Port of Fort Pierce, most commonly known as the King Maritime Terminal.

For years the Port of Fort Pierce has been dormant according to the Florida Department of Transportation and the Florida Ports Council, except for a brief spurt of marine vessel Maintenance, Repair and Overhaul (MRO) this past year. Acquiring these dormant parcels will give the State of Florida and St. Lucie County the opportunity to restore the Port of Fort Pierce's infrastructure and to contribute to Florida's MRO industry.

St. Lucie County is striving to refresh the port's vision and direction and set strategies for revitalization, as well as tackle heavy county unemployment. It is realigning strategic plans and goals. This acquisition and the resulting contracts with the port user, will provide dramatic support to St. Lucie County and its economy.

I recognize the economic value of this project and respectfully request your support of this application.

Sincerely,

Gayle B. Harrell

Gayle B. Harrell
Florida House of Representatives
District 83

Florida House of Representatives

Representative Larry Lee, Jr.

District 84

DISTRICT OFFICE:
100 North US Highway 1
Fort Pierce, FL 34950
Phone: (772) 595-1391
Fax: (772) 595-1392

CAPITOL OFFICE:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399-1300
Phone: (850) 717-5084

COMMITTEES:

Higher Education Appropriations Subcommittee,
Democratic Ranking Member

PreK-12 Appropriations Subcommittee,
Democratic Ranking Member

Education Committee

PreK-12 Innovation Subcommittee

STAFF:
Mary Alice Bennett
Legislative Aide

Tangie Jennings
District Aide

September 26, 2017

Office of Governor Rick Scott
State of Florida
The Capitol
400 S. Monroe Street
Tallahassee, FL 32399-0001

Dear Governor Scott:

It is my pleasure to provide this letter supporting St. Lucie County's application to the Florida Job Growth Grant Fund for the Port of Fort Pierce Land Acquisition. The proposed project is for the land acquisition of 13 parcels located at the Port of Fort Pierce, most commonly known as the King Maritime Terminal.

For years the Port of Fort Pierce has been dormant according to the Florida Department of Transportation and the Florida Ports Council, except for a brief spurt of marine vessel Maintenance, Repair and Overhaul (MRO) this past year. Acquiring these dormant parcels will give the State of Florida and St. Lucie County the opportunity to restore the Port of Fort Pierce's infrastructure and to contribute to Florida's MRO industry.

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I recognize the economic value of this project and respectfully request your support of this application. In the future if I can be of assistance, please do not hesitate to contact me.

Kindest Regards,

Larry Lee, Jr.

Larry Lee, Jr.
State Representative
District 84

FLORIDA PORTS COUNCIL

Port Canaveral

Port Everglades

Port of Fernandina

Port of Fort Pierce

JAXPORT

Port of Key West

Port Manatee

PortMiami

Port of Palm Beach

Port Panama City

Port of Pensacola

Port of St. Petersburg

Port of Port St. Joe

Port Tampa Bay

October 4, 2017

Director Cissy Proctor
Florida Department of Economic Opportunity
107 E. Madison St.
Tallahassee, FL 32399

Dear Director Proctor,

The Florida Ports Council is pleased to submit this letter of support for the Port of Fort Pierce to purchase the 12-acre King Maritime Facility property, as well as surrounding port properties. We strongly endorse the port's efforts to obtain a Florida Job Growth grant for this initiative. The County's purchase will enable the operation of marine maintenance and repair that would generate 325 direct jobs and 575 indirect jobs, a significant influence on St. Lucie County's economy.

We strongly urge your consideration of St. Lucie County's Florida Job Growth Grant Fund Public Infrastructure Grant Proposal which will promote growing commerce within the community. We fully support the application and its request for funding of this much-needed project.

Sincerely,

Doug Wheeler
President and CEO
Florida Ports Council

502 East Jefferson Street | Tallahassee, Florida 32301 | 850-222-8028 phone | 850-222-7552 fax

www.flaports.org

St. Lucie EDC

EXECUTIVE COMMITTEE

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Indian River State College

Wes McCurry, Chair-elect
Tradition Land Company

Christopher E. Fogal, Treasurer
Proctor, Crook, Crowder & Fogal

Amy Brunjes
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Richard A. Houghten, PhD
Torrey Pines Institute for Molecular Studies

Robert Kreiger
Lawnwood Regional Medical Center
& Heart Institute

Rob Lord
Martin Health System

Glenn Ryals
GL Homes

Peter Tesch
Economic Development Council

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Terissa Aronson, SLC Chamber of Commerce

Brian Bauer, CareerSource Research Coast

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Bob Brunjes, Treasure Coast Newspapers

Ian Cotner, AT&T Florida

Linda Cox, City of Fort Pierce

Megan Davis, FAU Harbor Branch

Scott Davis, Tropicana

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Tammy Roncaglione, CenterState Bank

Staci Storms, Realtors of St. Lucie County

Jimmy Terry, PGA Golf Club

Howard Tipton, St. Lucie County

John Tompeck, Fort Pierce Utilities Authority

Joel C. Zwemer, Dean Mead

September 29, 2017

The Honorable Rick Scott
Governor of the State of Florida
The Capitol
400 South Monroe Street
Tallahassee, Florida 32399-0001

Re: **Job Growth Grant Fund – King Maritime Terminal and St. Lucie County**

Dear Governor Scott:

On behalf of the Board of Directors of the Economic Development Council of St. Lucie County (EDC), it is my pleasure to inform you of our strong support of St. Lucie County's Job Growth Grant Fund submittal for the King Maritime Terminal property (Ft. Pierce) purchase and infrastructure request.

St. Lucie County has made great strides in improving the unemployment rate and providing sustainable jobs, but there is still much to be done to mitigate poverty, underemployment and the uneven economic conditions afflicting many of our low-income households. The average earnings per worker in our county is approximately 82.5% of the Florida average of $42,620 (Florida Office of Economic & Demographic Research).

Moreover, there is a dire need for sustainable jobs for the residents of Ft. Pierce. The Ft. Pierce community suffers from very low earnings and labor force participation rates including higher than average poverty and unemployment rates compared to state averages. This grant fund request is critical to continue on our path of economic vitality, job creation and increasing household incomes in our community. Having a viable and functioning port featuring yacht refitting, repair and related shipyard services would certain mitigate some of these distressing socio-economic factors.

As you are aware, the St. Lucie County Commission recently approved the $25 million purchase of the King Maritime Facility at the Port of Ft. Pierce just last week. It is estimated that the proposed Port of Ft. Pierce Mega -Yacht Center would generate 325 direct jobs and 575 indirect jobs. These are jobs that would be highly desired by the residents of Ft. Pierce.

The EDC very much appreciates the opportunity to work with you, the Department of Economic Opportunity and St. Lucie County on this critical port expansion project. The EDC also urges your favorable consideration of funding this proposal, as it will provide a robust return on investment of state dollars in terms of job growth and economic activity. We are grateful for your leadership and making Florida families' economic well-being your highest priority.

Sincerely,

Peter J. Tesch
President

Economic Development Council of St. Lucie County
772.336.6250 ◆ www.youredc.com
500 NW California Blvd. ◆ Bldg. S, Suite 103 ◆ Port St. Lucie, FL 34986
(Located at Indian River State College)

ST. LUCIE COUNTY Chamber of Commerce

The Unified Chamber of Fort Pierce,
Port St. Lucie and all of St. Lucie County

September 28, 2017

Rick Scott, Governor of Florida
Executive Office of the Governor
400 S. Monroe Street
Tallahassee, FL 32399

Dear Governor Scott:

This letter is to support St. Lucie County's application to the Florida Job Growth Grant Fund for the Port of Fort Pierce Land Acquisition. The proposed project is for the land acquisition of 13 parcels located at the Port of Fort Pierce, most commonly known as the King Maritime Terminal.

For years the Port of Fort Pierce has been dormant according to the Florida Department of Transportation and the Florida Ports Council, except for a brief spurt of marine vessel Maintenance, Repair and Overhaul (MRO) this past year. Acquiring these dormant parcels will give the State of Florida and St. Lucie County the opportunity to restore the Port of Fort Pierce's infrastructure and to contribute to Florida's MRO industry.

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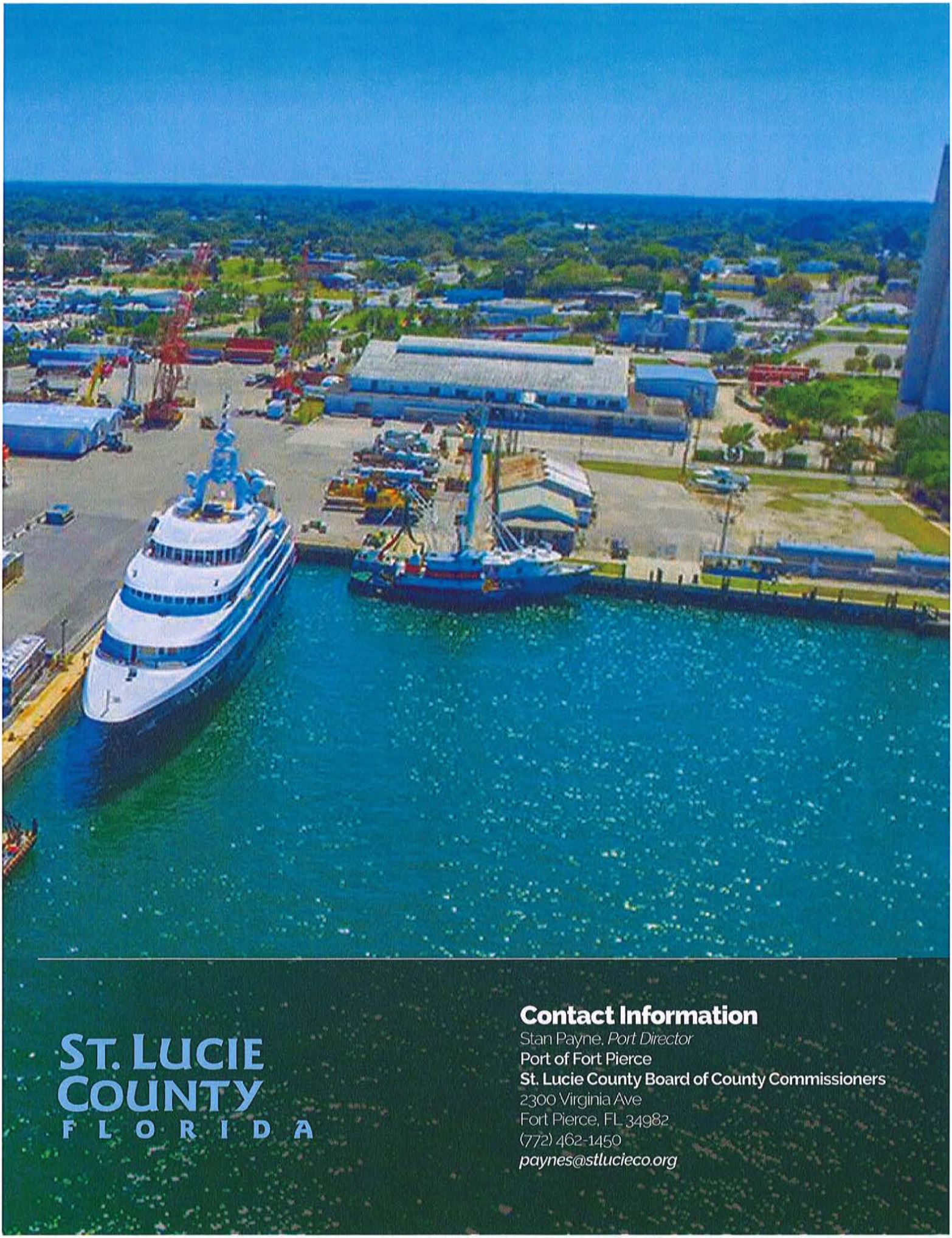
I recognize the economic value of this project and respectfully request your support of this application. In the future if I can be of assistance, please do not hesitate to contact me.

Sincerely,

Terissa C. Aronson
President/CEO



ST. LUCIE COUNTY
FLORIDA

Contact Information
Stan Payne, *Port Director*
Port of Fort Pierce
St. Lucie County Board of County Commissioners
2300 Virginia Ave
Fort Pierce, FL 34982
(772) 462-1450
paynes@stlucieco.org

City Commission Regular Meeting **15.a.**

Meeting Date: 12/04/2017

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Attachments

City Manager's Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	11/27/2017 02:07 PM
City Manager	Nick Mimms	11/27/2017 02:07 PM

Form Started By: Jennifer Robinson Started On: 11/15/2017 09:18 AM

Final Approval Date: 11/27/2017

SUNRISE CITY SPECTRUM

FORT PIERCE, FL
THE SUNRISE CITY

DECEMBER 2017

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Making History.

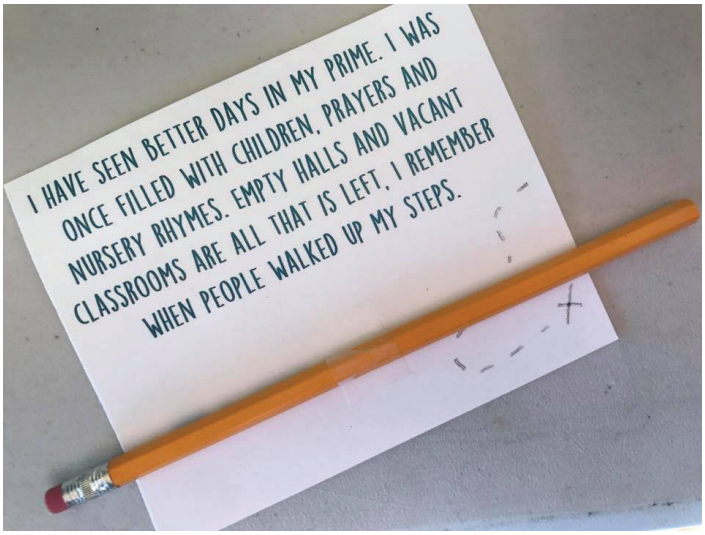
Joe Sweat
City Manager's Office

On October 30th, over 300 people gathered downtown to embark on a little adventure to learn about our wonderful history through the City's first Historical Scavenger Hunt! Each year, the City of Fort Pierce participates in Florida City Government week, a great way for municipal government to engage its community and residents.

Last year, the City of Fort Pierce hosted a Love Fort Pierce Photo Contest; however, this year, the City wanted to take a different approach in engaging the public and hosted a Historical Scavenger Hunt. It was a fun and innovative way to get the community out and about to see Fort Pierce and a unique way to educate them on the City's history.

The journey began at 4:00 p.m. at Marina Square where each participant received a Fort Pierce goodie bag containing their first clue to decipher in order to move on to the next location. Eight locations were specifically chosen for its unique take on Fort Pierce history. Some of the stops included Old Fort Park, Lincoln Park Theater, and P.P Cobb General Store. Over 40 City employees volunteered in passing out the next clue and helped guide each team to the next location.

The final clue guided everyone upstairs to the Historical Society Museum located in the P.P. Cobb building. The Jazz and Blues Society set the ambience, doing what they do best, playing snazzy hits. Everyone was treated to hot chocolate and cookies. Special guests such as Allen Balough, author of Black Sails 1715, and of course, our wonderful Mayor Linda Hudson greeted our guests as they made their way up. Participants continued their journey of learning through City memorabilia. The event was a huge success to say the least, and everyone from children to adults had an absolute blast learning so much about our history.



To Honor & Serve

Fort Pierce Police Department

Fire extinguishers, rain coats and traffic cones are just a few things found in the trunk of a police car on any given day. On Oct 31st, candy and Halloween decorations filled the trunks for our first-ever Halloween Trunk or Treat event. Officers handed out candy and smiles to trick-or-treaters and their parents all evening. Even our Police K9, Lotto, was in costume for the festivities, and he happily greeted everyone. We were at four different locations: First Step Park (31st Street and Avenue G) Maravilla Park (2622 Oleander Ave), Lincoln Park Regional Park (13th Street and Avenue M) and Marina Square (Melody Lane and Avenue A).

What a great turnout and event for our community!

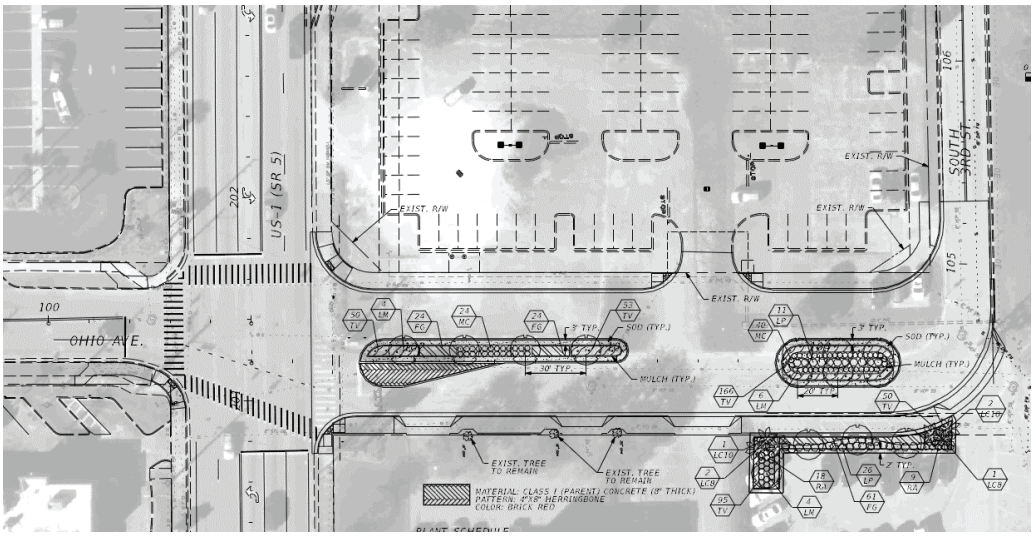
APPROVED PROJECTS

Fort Pierce Planning Department

ALDI is putting the finishing touches on their newest store, right here in Fort Pierce. This new 19,787 square foot grocery store is scheduled to open its doors in early December.

The Planning and Engineering Departments continue to coordinate with FDOT and a design consultant to advance the initiative to reconfigure and enhance the intersection of Ohio Avenue and US 1.

Here's a snapshot of the preliminary design:



Register Today

Put on those creative thinking caps, untangle those Christmas lights and get ready for the 2nd Annual City of Lights Holiday Decorating Contest presented by the City of Fort Pierce.

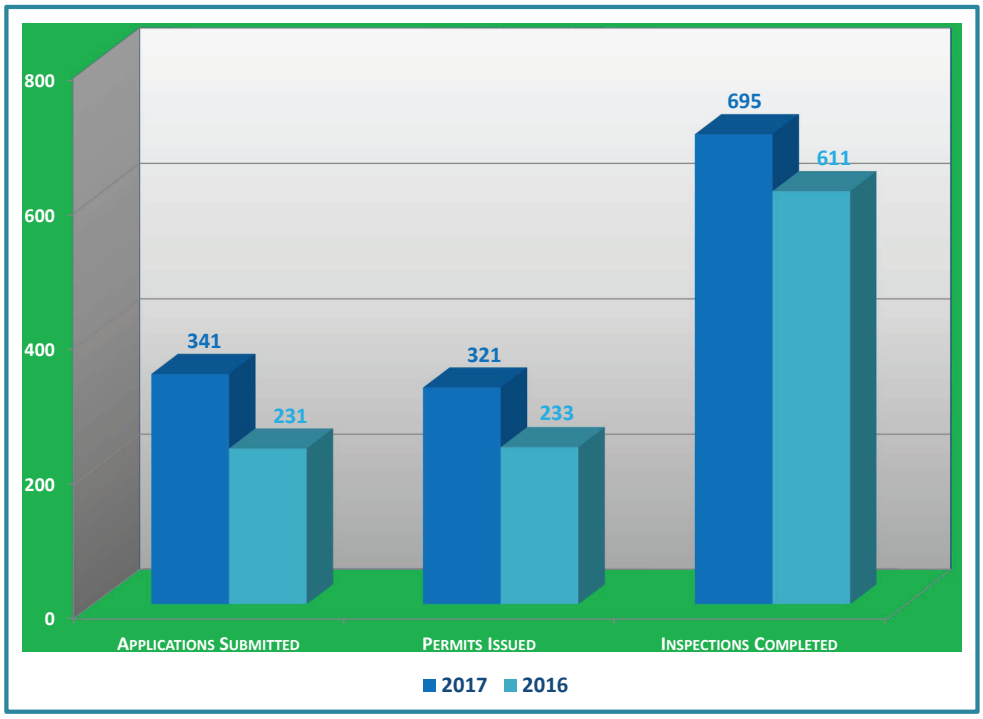
Registration is open from now until December 15th online at *www.LoveFortPierce.com*. Simply fill out the application, choose from one of four categories: single family residence, business, neighborhood, or condo/apartment, and upload a photo of your decorated home or building at night. Each category winner will receive $250 and a sign to display in their yard.

1412 S US Hwy 1- The Building Department is proud to announce the completion of the Aldi's Food Market. The final inspections were approved on November 16th and a conditional certificate of occupancy should be issued in the next coming days. From the day of permit application to the day of completion was a day over 33 weeks. The project was completed ahead of schedule and the efficiency of all Building Department staff contributed greatly to this project.

4203 & 4205 Birkdale Dr- Two of the newest homes being constructed in Fort Pierce can be found in the Bent Creek Community. Both homes are being built as models for Lennar Homes for the expansion in Bent Creek. Both homes have had all rough inspections and are nearing completion in the very near future.

BUILDING PERMIT ACTIVITY REPORT

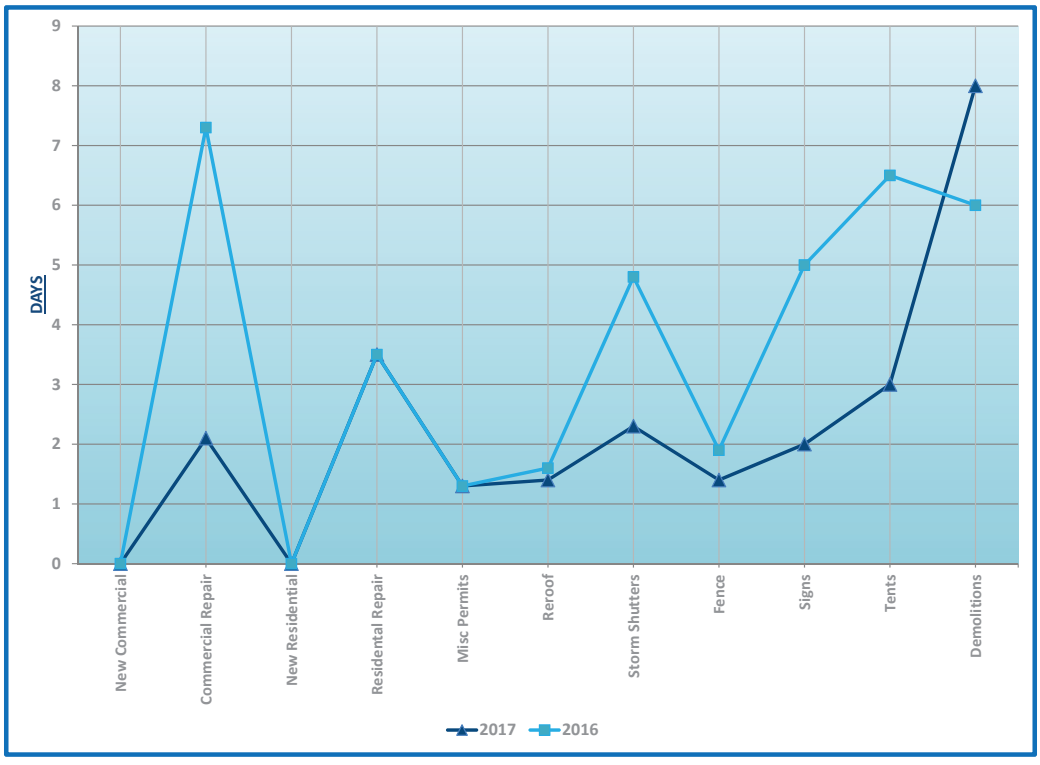
OCTOBER 2017



PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.

OCTOBER 2017



Home for the Holidays

The Public Works Department has completed two full sweeps of the City, ridding the community of all of the storm generated debris before Thanksgiving. This task was once again performed by in-house forces and they did a remarkable job. Fort Pierce and the entire state faced a unique situation when 64 of the 67 counties within the state felt the wrath of Hurricane Irma. The vast area of coverage created a shortage of resources when removal contractors went to the areas of the state that were paying the most money. When the reality hit that no contractual assistance would be available for a very long time, the Public Works Department Team laced up their work boots and faced the challenge before them head on. Working long hours and six days a week, this group of individuals was able to complete the first sweep within days of our neighboring communities that did have contractual help. Regularly scheduled bulk and vegetation pick-ups have resumed.

Staff is diligently working to ready the City for the Holiday Season! Enhanced landscaping has been installed at Marina Square, the Christmas tree and poinsettias have been planted in the Avenue A round-a-bout and the animated lights have been installed at the Square. This year, the plaza at Avenue D and 13th Street was decorated with a 22' panel tree complete with lights and ornaments, the palm trees and street lights received rope lights and the round-a-bout at Avenue D and 15th Street was decorated as well. Each year the displays of cheer continue to grow and this year will be no exception. The dedicated team of employees within the Public Works Department greatly enjoy this time of year when they are able to showcase their talents from behind the scenes as most of the installations take place well before sunrise.

UPCOMING RIVER WALK CENTER EVENTS:

December 1 thru 31st - TC Hospice Foundation Tree of Life | Gazebo

December 2nd - LPMS hosts Flaming Knight Bike Toy Run | 1:00 pm - 5:00 pm 9th Street from Orange Ave - Ave B

December 9th - Legit Cuts & Suncoast Mental Health Center | 3rd Annual Christmas Toy Drive & Block Party | N 2nd St from Avenue A to Avenue B | 11:00 am - 6:00 pm

December 16th - St. Lucie County Yard Sale | Lawnwood Stadium parking Lot | 8:00 am - 2:00 pm

December 16th - Chow Down Food Truck | Old Amphitheatre Site - 4:30 - 9:00 pm

December 31st - Alton Prater hosts Praise on the Marina at Marina Square | 4:00 - 8:00 pm

RIVER WALK CENTER SALES REPORT OCTOBER 2017

CLASSES	$1,797.45
PARK PERMITS	$ 1,795.62
SPECIAL EVENTS	$1,385.00
GARDEN CENTER	$ 1,005.00
MARAVILLA CENTER	$ 1,102.40
OLD CITY HALL	$ 568.75
RIVER WALK CENTER	$ 4,592.23
TOTAL	**$12,246.45**

Looking Up

Starting in late October, we have hit the ground running! We have already tackled several much needed projects around the golf course and clubhouse. The clubhouse has been pressure washed and the deck has been repaired and painted.

The most noticeable improvements to the golf course have been mowing the rough back to a manageable height and the fact that we've been cutting and clearing downed, damaged and overgrown trees and shrubs. In addition to that we have fertilized greens, tees, fairways, collars and approaches. We have repaired ten irrigation heads and replaced three. We are treating the ponds for weeds and algae. In the immediate future we will complete edging of all cart paths and will continue routine raking of all bunkers.

We have quickly changed the culture of the facility providing a warm and friendly environment! It will be one that players of all ages and backgrounds can feel comfortable being a part of. We will strive to provide a neat and tidy look as well as a fun, professional staff here to greet you every round. We have already welcomed back several leagues and groups that had played here in the past, but had left for various reasons.

We will have merchandise rolling in shortly to provide a fully stocked Golf Shop. We'll be carrying men's and women's shoes from Footjoy, clubs from Callaway and Tour Edge as well as numerous other products for all of your golfing needs! Our social media presence will be ramped up, providing almost daily updates on our Facebook page. Our website is still under construction, but we're working to provide updated and relevant information on both of those platforms

moving forward. You will begin to notice a greater advertising presence focusing on our "new" Indian Hills through print, radio and a new TV commercial which will air on Comcast spanning several channels.

We welcome any suggestions that you may offer in an attempt to improve our operation. We ask your cooperation in spreading the word within the community through both social media and word of mouth, our greatest form of advertising. From a revenue standpoint, we are already up 1,166 rounds and approximately $8,000 over last year covering the same period of October 1 through November 16. Hopefully Mother Nature will continue to cooperate with a fantastic weather winter for us!

We look forward to continued success here at The Hills where we can again be a pillar of our community!

INDIAN HILLS SALES REPORT

	9/2017	10/2017
Golf Rounds	2280	2161
Golf Fees	$42,494.95	$37,978.47
Range Tokens	$584.35	$319.13
Membership Pass	$3,146.94	$4,100.00
Food & Beverages	$3,589.87	$2,521.01
Merchandise	$1,939.24	$1,715.67
Total	$51,755.35	$46,634.28

CITY MARINA FINANCIAL REPORT

	AUGUST	SEPTEMBER	OCTOBER
Dockage Reservations	48	48	84
Monthly Dockage	$103,257.42	$92,360.09	$120,206.26
Transient Dockage	$24,665.90	$21,315.10	$28,570.25
Electricity	$2,547.37	$1,710.47	$2,850.14
Retail	$12,138.79	$6,826.26	$7,258.65
Gas Sales	$29,884.56	$17,247.25	$12,004.49
Diesel Sales	$39,558.63	$29,841.28	$35,116.50
TOTALS	$212,052.67	$169,300.45	$204,207.61

The Sunrise Theatre announced the addition of two exciting new shows to the Historic Sunrise Theatre's 2017/18 Season line-up. The two shows are, Gladys Knight who will appear on Friday, February 9, and the AJ Ghent Band as part of the On The Verge Concert Series in the Black Box on Friday, March 30.

Gladys Knight the Empress of Soul, Seven time Grammy® winner, author, restaurateur and spokeswoman has recorded more than 40 albums and enjoyed No.1 hits on the Pop, Gospel, R&B and Contemporary charts. Gladys Knight has been honored with the Rock 'n' Roll Hall of Fame, has a star on the Hollywood Walk Of Fame and has dozens of TV, film and theate credits. Gladys will be performing all her classic hits – Midnight Train To Georgia, (which was voted one of the most famous Motown records to date and was honored one of 'The Greatest Songs Of All Time' by Rolling Stone), Help Me Make It Through The Night, License To Kill (the official theme song to the James Bond film), The Way We Were, Baby Don't Change Your Mind and You're The Best Thing (that ever happened to me) – plus tracks from her latest album 'Where My Heart Belongs'. Don't miss this one spectacular evening with the incomparable Gladys Knight on the Sunrise stage. On The Verge Concert Series presents AJ Ghent (j-ent) Band, LIVE @ The Black Box. Ghent constructs a musical sound that can be heard howling from the church to the streets to the clubs. His style can be defined as fresh, nostalgic, electrifying and roots rock, -- fusing blues, funk, rock, and pop, mashing it into a genre he likes to call, NEO BLUES.

The energy and passion which resonates from AJ's music, from the strum of the guitar and the conviction of the vocals, the pounding rhythm of the drums, to the thought provoking lyrics, is sure to be felt by any crowd. AJ aims to create an unforgettable experience for music lovers, with the hopes of taking them to a musical paradise. A little hip-shaking, finger snapping, head nodding is all you need for this tuneful travel excursion.

He calls James Brown, Prince, and his family heritage as influences. He can be heard picking, sliding and strumming all over those strings, whether it's one of his custom built 8-string lap steel hybrids or his acoustic resonator. What is different from most lap steel players is AJ performs standing upright like a guitar player, using his over handed technique to play slide, so that he can dance, and have more mobility during his live shows. AJ was born to fly!

SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Attendance	Total Expense	Total Revenue	Gain/(Loss)
10/7	Dancing With PAL's	453	$1,930.92	$1,713.00	($217.92)
10/13	The Naked Magic SHow	419	$16,791.78	$20,806.28	$4,014.50
10/26	Super Scientific Circus	0	$4,380.48	$0.00	($4,380.48)

Date	Rental	Attendance	Total Expense	Total Revenue	Gain/(Loss)
10/20	Poetry Slam	186	$1,382.96	$1,451.00	$68.04
10/1-31	Jazz Jam	175	$1,073.62	$1,408.00	$334.38
10/1-31	Comedy Corner	195	$2,471.74	$4,326.00	$1,854.26
		TOTALS	$28,031.50	$29,704.28	$1,672.78

WELCOME TO FORT PIERCE!

ALICE ACCURATE TAX SERVICES | TAX CONSULTANT

ALICE CARING HANDS, LLC | AGENTS/ AGENCIES-EMPLOYMENT

ARENDSE, REGINA | BEAUTY SHOPS

ATLANTIC CIVIL ENGINEERING, INC | ENGINEERS

ATLANTIC SPECIALTY INSURANCE CO | INSURANCE CASUALTY/LIABILITY

CALYPSO YACHT SALES | BOATS

CASS LO PHOTOGRAPHY | PHOTOGRAPHERS

COASTAL RESIDENTIAL SERVICES LLC | UNCLASSIFIED

COMPANION LIFE INSURANCE | INSURANCE COMPANY/LIFE

CUSTOMER'S CHOICE GARAGE DOORS | CONTRACTORS

DOWN UNDER DIVE SERVICE | REPAIR/SERVICEMEN W/O SHOP

EMPLOYERS INSURANCE COMPANY | INSURANCE CASUALTY/LIABILITY

ENTERPRISE CAR SALES | USED CARS ONLY

GILLIS, ROSS | MOTELS

GYPSY BOAT TOURS | BOATS-CHARTERS

HILL, JERRY | MOTELS

ILLINOIS INSURANCE COMPANY | INSURANCE CASUALTY/LIABILITY

INLET FISHERIES, INC. | FISH MRKT

K&L XTREME CLEANING LLC | CLEANING SERVICE

KLUEPPELBERG, SHARON | REAL ESTATE OFFICE

KOKKA, INC. | UNCLASSIFIED

LAVENTURE & ASSOCIATES, INC. | SURVEYORS

LIBERTY INSURANCE CORPORATION | INSURANCE CASUALTY/LIABILITY

LIBERTY LIFE ASSURANCE COMPANY | INSURANCE COMPANY/LIFE

LIBERTY MUTUAL FIRE INSURANCE | INSURANCE CASUALTY/LIABILITY

LIBERTY MUTUAL INSURANCE | INSURANCE CASUALTY/LIABILITY

LM INSURANCE CORPORATION | INSURANCE CASUALTY/LIABILITY

MELIMAR | PAWNBROKERS

OFF GRID BEGINNINGS, INC | COMPUTER SERVICE

PAPA G POOLS, LLC | UNCLASSIFIED

RAMOS QUINONES, VANEISHKA | ART STUDIO/ARTS & CRAFTS

ROESEMANN CARPENTRY, INC. | CONTRACTORS

ROJO INVESTMENTS, LLC | MOTELS

STINGRAY MARINE ELECTRONICS, LLC | MERCHANT-NOT EXCEEDING $10,000

SUGRUE, CARL ANTHONY | BEAUTY SHOPS

SUN LIFE & HEALTH INSURANCE CO | INSURANCE COMPANY/LIFE

TELUSA, MARIE | COMPUTER SERVICE

THE COFFMAN COLLECTION | ARTIST/ART STUDIO/ARTS & CRAFTS

THE FIRST LIBERTY INSURANCE CO | INSURANCE CASUALTY/LIABILITY

THE OHIO CASUALTY INSURANCE CO | INSURANCE CASUALTY/LIABILITY

TIMOTHY WILLIAMS AUTO AND RV | CAR WASH

UNITED STATES SURETY COMPANY | INSURANCE CASUALTY/LIABILITY

FREE COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	7:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
HOLIDAY LIGHTS SPECTACULAR	DECEMBER TO JANUARY	6:00 PM - 9:00 PM	MARINA SQUARE
FRIDAY FEST	12/1	5:30 PM - 9:00 PM	MARINA SQUARE
SIGHTS AND SOUNDS PARADE ON 2ND	12/3	1:00 PM - 6:00 PM	HISTORIC DOWNTOWN
HOLIDAY BOAT PARADE	12/9	6:30 PM - 8:30 PM	SEAWAY DRIVE
COFFEE WITH THE MAYOR	12/15	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB
CHRISTMAS ON MOORE'S CREEK	12/16	12:00 PM - 4:00 PM	AVENUE D AND 8TH STREET
CITY COMMISSION MEETING	12/18	6:30 PM	CITY HALL

Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

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