

**CITY PLANNING BOARD
LOCAL PLANNING AGENCY**

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, January 10, 2017 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the December 13, 2016 meeting
7. **HEARING OF THE LOCAL PLANNING AGENCY**
 - a. Comprehensive Plan Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road
8. **NEW BUSINESS**
 - a. Conditional Use - Dufault Dwelling Rental - 1138 Hernando Street
 - b. Conditional Use - Wood Dwelling Rental - 1123 Hernando Street
 - c. Site Plan & Design Review - Aldi Grocery Store - 1412 S US Highway 1
 - d. Waiver of Distance - Wingstop - 2575 S US Highway 1
 - e. Abandonment of Right-of-Way - N 31st Street, Abutting the Pioneer Park Subdivision (Zora Neale Drive)

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

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

Planning Board

6. a.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Minutes from the December 13, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 12/13/16

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/27/2016 03:28 PM

Final Approval Date: 12/30/2016

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **DECEMBER 13, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

Before roll call, Chairman Burdge asked for a moment of silence to remember Gloria Grimyser, former Planning Board member and former City Commissioner.

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

Absent: **Brian Paul**

Staff Present: **Iola Mosley, Senior Assistant City Attorney
Rebecca Grohall, AICP, Planning Director
Kori Benton, Senior Planner
Brandon Creagan, Planner
Alicia Rosenthal, Administrative Assistant**

4. CONSIDERATION OF ABSENCES

Mr. Paul was unexcused.

Motion was made by Charles Hayek, and seconded by Marcia Baker to approve the absence of Mr. George from the November 8, 2016 meeting.

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

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made a voting member for the meeting.

6. APPROVAL OF MINUTES

- a. Minutes from the November 8, 2016 meeting

Motion was made by Robert Poitier, and seconded by Charles Hayek to approve the minutes from the November 8, 2016 meeting.

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

7. NEW BUSINESS

- a. **Conditional Use with New Construction Seaward of the Coastal Construction Control Line - Mandel/Perkins Residence - 324 S. Ocean Drive**

Mr. Weaver recused himself and Mr. Bernetti was made a voting member for the item.

Mr. Creagan gave an overview of the application and answered questions from the Board.

William Stoddard, Applicant Representative from Schulke, Bittle and Stoddard, provided additional information and answered questions from the Board.

Carol Mashier, President of Fort Pierce South Beach Association, spoke on behalf of the association.

James Gilgenbach, Architect, answered questions from the Board.

Jimmy Johnson and Rick Ross spoke in favor of the application.

Robert Zaist, Raedele Wittenmyer and Jean Peppers spoke in opposition of the application.

Board discussion ensued.

Motion was made by Charles Hayek, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission.

AYE: Mike Dahan, Frank Creyaufmiller, John George, Charles Hayek, Tim O'Connell, Robert Poitier, Chairman Bob Burdge

NAY: Marcia Baker, Eloise Cumings, Al Bernetti

Other: Steve Weaver (RECUSE)

Passed

- b. **Conditional Use - Dwelling Rental - 608 S. Ocean Drive**

Mr. Poitier asked to be excused.

Mr. Benton gave an overview of the application and answered questions from the Board.

Kelly Golden, Applicant, provided additional information and answered questions from the

Board.

Rick Ross spoke in favor of the application.

Jim Flynn spoke in opposition of the application.

Motion was made by Steve Weaver, and seconded by Charles Hayek to forward a recommendation to the City Commission to approve the request with the following conditions:

1) The applicant provides specificity to the guided maximum occupancy of each unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses and set up a St. Lucie County tourism tax account within fourteen (14) days of Conditional Use approval; and

5) Adherence to the use limitations presented with the application proposal.

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

Passed

c. Subdivision: Preliminary Plat - Cargill Property - 3798 Selvitz Road

Mr. Benton gave an overview of the application.

Marc Rupp, Precast Representative, answered questions from the Board.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following condition:

The access easement is executed by all affected land owners and recorded, or dedication of the access easement is added to the Plat.

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

Passed

d. Zoning Text Amendment - Peacock Arts District Parking Exemptions - Segment of the Orange Avenue Corridor between US Highway 1 & 10th Street

Mr. Benton gave an overview of the amendment and answered questions from the Board.

Linda Cox, City Clerk and Leader of the City Economic Development Team, and Ruth Jefferson spoke in favor of the amendment.

Elkie Steriopoulos, Michael Mcleod, Jose Alvarez, Gus Guitierrez, and Cathy Wassylenko spoke in opposition to the amendment.

Motion was made by Frank Creyaufmiller, and seconded by John George to forward a recommendation for approval of the proposed amendment, to the City Commission.

AYE: John George, Frank Creyaufmiller, Steve Weaver

NAY: Tim O'Connell, Charles Hayek, Eloise Cumings, Marcia Baker, Mike Dahan, Chairman Bob Burdge

Failed

Motion was made by Steve Weaver, and seconded by Charles Hayek to ask staff to come back with a more consistent overlay with a more comprehensive plan for this area.

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

Passed

e. Recommendation on the sale of City Property located at 500 Orange Avenue

Mr. Grohall provided an overview of the city property for sale and answered questions from the Board. No one spoke for or against the sale.

Motion was made by Marcia Baker, and seconded by Charles Hayek to forward a recommendation for approval of the proposed sale of 500 Orange Avenue to the City Commission.

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

Passed

8. BOARD COMMENTS

Chairman Burdge introduced Ms. Mosley to the Planning Board members.

9. ADJOURNMENT

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>WEAVER STEVEN</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>PLANNING BOARD</i>
MAILING ADDRESS <i>607 Malabar Avenue</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY <i>Fort Pierce ST. LUCIE</i>	NAME OF POLITICAL SUBDIVISION: <i>Fort Pierce</i>
DATE ON WHICH VOTE OCCURRED <i>Dec 13, 2016</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, STEVE WENUCH, hereby disclose that on Dec 13, 20 16:

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

I am owner of a construction company that has helped with the Design of the Project.

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

Dec 13, 2016
Date Filed

[Signature]
Signature

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

A Vision for Ft. Pierce

Good evening, and thank you for the opportunity to speak on a subject that is very important to all of us; you, the public servants who give of your time and energy, we, the people assembled, and yes, the Reverend Jefferson, too.

My name is Alki Steriopoulos. I am a lifelong musician and composer, with an international career spanning over fifty years as a concert pianist, Broadway conductor, and film composer. My wife, a lifelong dancer, choreographer, artist, and I have called Ft. Pierce home for two years. We came to Ft. Pierce for many of the reasons people do; weather and affordability, certainly, but more importantly, the raw potential of what we believe Ft. Pierce can be – a destination, rather than a town to drive quickly through with doors locked en route from Vero Beach to West Palm.

Last year, a sizable group of interested citizens and Planning Department officials were invited to an open house, graciously hosted by Gus Gutierrez in one of his Orange Avenue holdings. There, easels and work-stations were set up asking us to list our priorities of what we wanted, needed, and *didn't* want, in a proposed Peacock Arts District. In short, what were our dreams and visions for the Renaissance of an area that remains underused, empty, and blighted. When these lists were tabulated and the numbers were crunched, it came as no surprise that the answers were uniform. We wanted theatre, music, dance. Restaurants, cafes, art galleries. Classes for young and old alike. Nowhere did another church appear on anyone's wish list.

Now, why is that? Is it because we are all godless heathens? No. My wife and I are church members. We attend services, and attempt to lead godly Christian lives. Could it be that the reason no one saw a need for another church was because that need was already well met? I say, yes.

Ft. Pierce has dozens of churches serving every denomination and ethnicity. We have Greek Orthodox, Roman Catholic, Methodist, Gospel. We have several churches serving the Haitian community. We even have a Muslim mosque nearby, one that God forgive us, has suffered for its religious identity. In the immediate Orange Avenue area and its adjacent boundaries there are probably dozens of places to worship, running the gamut from modest store-front neighborhood gatherings to grand churches with choirs and schools and social gatherings.

But in that same area how many dance schools are there? How many fine-dining establishments, coffee houses, acoustic jazz clubs? How many art schools, symphony orchestras, music schools? How many theatres, for film *and* live locally produced offerings? How many bike shops and book stores? The answer to all of these is none, zero, zilch, nada.

Now, ask yourselves in addition to the plentiful churches, how many bail bondsmen does Ft. Pierce boast? How many dollar stores and thrift shops? How many businesses dedicated to selling you booze, then fixing your drunk-driving ticket, and filling your closet with guns and ammo sufficient to shoot bad guys, good guys, drug gangs and children many times over. I think we all know the answer.

The real thing we are here to discuss tonight, the elephant in the room, isn't really about parking spaces, or limiting the number of people that can legally attend the Reverend's church. Is there anyone here foolish enough to believe that the parishioners will be counted and people turned away when the limit has been reached? And would anyone including the Reverend want a church that turned away a seeker because their quota had been met? I think not. No man's god would want such a church, the very idea of

such a place is counter to the teachings of Jesus, Buddha, or Mohammed.

Within the environs of the proposed Peacock Arts District and its neighbors to the north and south, we could have the next August Wilson, the next Alvin Ailey, the next Toni Morrison, fermenting in the minds and hearts of our youth. We could have the next Misty Copeland yearning to put on tights and a tutu but can't for lack of a solid dance school and the fear of leaving her house for gang cross-fire. For those who may not know, Misty Copeland is the first African American woman to become the principal dancer for ABT, the American Ballet Theatre.

It has been suggested that this new church will serve the community's needs in a way that might improve the quality of life of the neighborhood. Yet I look around and see all of these churches, good, solid, churches that have been established for decades that have failed to make a fundamental discernible improvement in the quality of life of the community, or the town.

Many of you were as outraged as I to have Ft. Pierce voted the worst town in Florida last year, by a poll citing crime, unemployment, and horrific teacher / student ratios in our city. A city where every other house is held by a far-away bank, foreclosed, forlorn, and empty; left to fall into the weeds becoming havens for crack-heads, rats, and other vermin.

I stand here tonight to ask you the Board, and the assembled on both sides of the immediate issue, to ask what kind of town do we envision for the future of Ft. Pierce? What is the foreseeable destiny of this place we all call home? To remain a town of too much of one and none of the other? Or a place that will welcome the arts and the humanities, invite vibrant newcomers, foster a new generation of creators, and flourish as a place where there is room to make beauty *and* worship God by whatever name you call Him?

4.

There is room for all, but only if this Board and current and future policy-makers commit now to beginning to lay that fertile ground. There are visionary developers wishing to provide these spaces, and people like myself that will teach and create the kind of beautiful experiences we so desperately need. But we will need an area dedicated to this re-birth and re-purposing. Another church, using a prime space primarily for Sunday services, that produces neither jobs nor tax revenues, while limiting the color and scope of the neighborhood, is neither wise nor necessary.

This is what we should be considering. This is what I ask you to think of when casting any vote that will impact the vision we have for our town, our town's future, and the Peacock Arts District. I ask you tonight to proclaim the Peacock Arts District and help us make it a reality.

I thank you.

Planning Board

7. a.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Comprehensive Plan Future Land Use Map Amendment - Collins Corner - 2496 Edwards Road

LOCATION

2496 Edwards Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

FLUMA Application & Supporting Documents

Aerial & Zoning Map

Form Review

Form Started By: Kori Benton

Started On: 01/03/2017 02:09 PM

Final Approval Date: 01/04/2017



TO: Members of the City of Fort Pierce Planning Board (Local Planning Agency)

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Amendment of the Comprehensive Plan Future Land Use Map
 Collins Corner - RM, Residential Medium Density to GC, General Commercial
 2496 Edwards Road

DATE: January 3, 2017

STAFF REPORT

Owner/Applicant: Carroll and Janet Collins
 PO Box 4114
 Fort Pierce, FL 34948

Requested Action: Approval of a proposed amendment to the Future Land Use Map,
 designating the property as GC, General Commercial from RM, Residential
 Medium Density

Location: 2496 Edwards Road

Parcel Id: 2421-333-0003-000-3

Current Zoning: C-2, Neighborhood Commercial

Current Future Land Use: RM, Residential Medium Density

Proposed Future Land Use: GC, General Commercial (separate application)

Current Existing Use: Band Bonds Office & Store (Retail)

Proposed Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
CO (FP)	R-2 (FP)	CN (SCL)	CG (SCL)
RM (FP)	RM (FP)	RU (SLC)	COM (SLC)
Offices	SF Residential	Gas Station & Residential	Vacant Commercial

Surrounding FLU:

Surrounding Existing Use:

Parcel(s) Size: .92 acres

Staff Analysis:

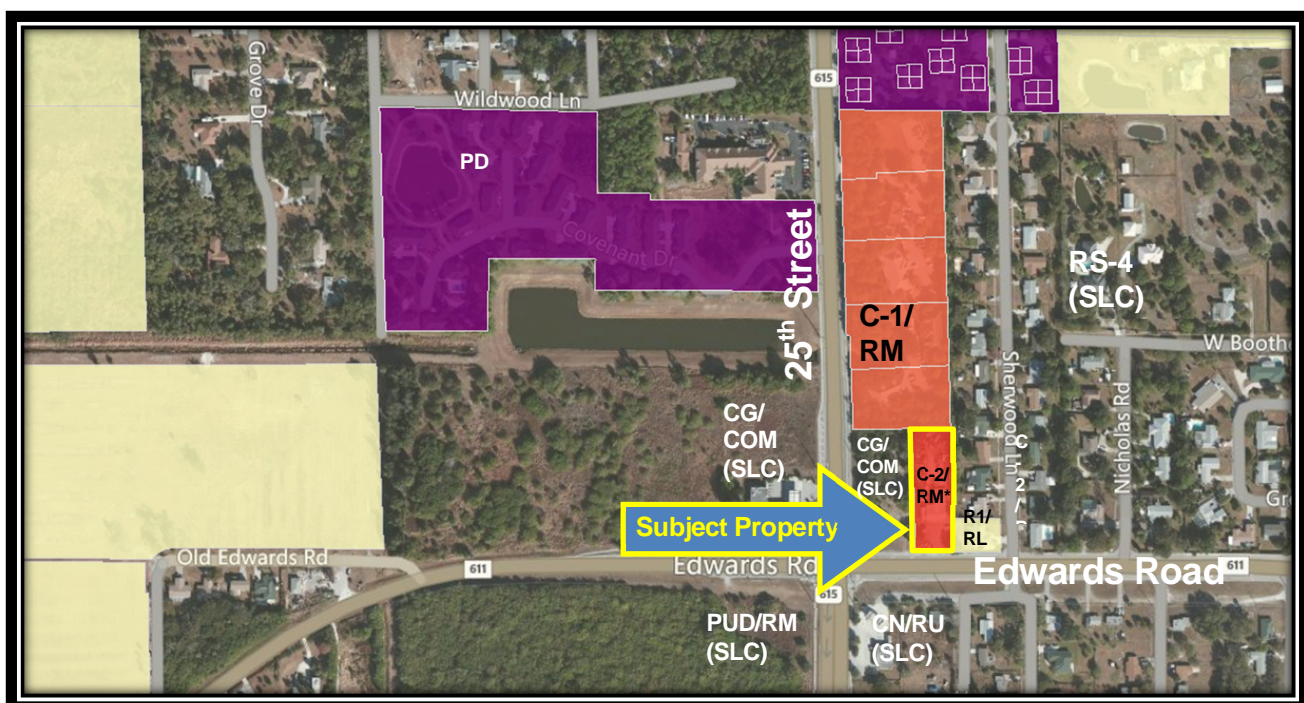
The applicant is requesting an amendment of the City's Comprehensive Plan Future Land Use Map for property owned (Parcel ID 2421-333-0003-000-3) located at 2496 Edwards Road, which is near the northeast corner of Edwards Road and 25th Street. The existing use is a bail bonds office and retail shop, operating since 1993. Recent addition of retail sale of boats and automobiles appears present at the site.

The subject property held a Land Use designation of CG, Commercial General with St. Lucie County, which was established by St. Lucie County Ordinance 86-82, adopted December 17th, 1986, however the 1990 St. Lucie County Comprehensive Plan Adoption reverted the land use of the property back to RM, which was retained upon annexation into the City of Fort Pierce in 2007.

The applicant is seeking to amend the Future Land Use Map for his property to GC, General Commercial, along with a concurrent rezoning, and couple with the vacant commercial site to the west, to create a substantial commercial corner parcel. The applicant owns the 1.39 acre property immediately to the west of the subject parcel, which is located in the County but concurrently undergoing review for voluntary annexation into the City as a commercial parcel with a General Commercial (C-3) zoning designation and a General Commercial (CG) Future Land Use.

It is the applicant's desire to have both of these parcels located within the City limits with a uniform Zoning and Future Land Use designation of General Commercial. The designation of a complete 2.31 acre commercial parcel at the heavily traveled intersection of Edwards Road and 25th Street is appropriate planning, as provided in the City's Comprehensive Plan, "The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments...fronting major roadway corridors with higher intensity near major intersections."

Additionally, the corner property across 25th Street to the west is Commercial General as is the corner property to the south, across Edwards Road. Both are developed with gas stations as their existing use.



Zoning/Future Land Use Map

The proposed amendment is guided for review and compliance with Sec. 22-131- Basic amendment standards, whereas:

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1) The amendment is consistent with the comprehensive plan;

The C-3 Zoning District is compatible and consistent with the General Commercial (GC) Land Use designation. The property is concurrently being reviewed for a Future Land Use amendment to General Commercial in a separate application. Per the City's Comprehensive Plan:

"The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation." (Emphasis added)

The requested amendment is consistent with the comprehensive plan in that it fronts Edwards Road, and is at the major intersection of Edwards Road and 25th Street.

(2) The amendment will not have an adverse effect on the ability of the city to:

- a. Satisfy land and water use needs; and
- b. Meet transportation demands and provide community facilities and services;

a. The FPUA currently provides water and sewer to this property and has the capacity and ability to continue to do so. Depending on the eventual commercial use, water and sewer needs may be reduced for the long term.

b. Policy 1.4.2 of the Comprehensive Plan states, "The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professionally accepted traffic engineering practices."

The applicant has provided a traffic study; with an excerpt presented as follows:

Table 1: Summarizing the current and proposed future land use traffic impact.

Future Land Use	Trip Generation
Existing Condition (Maximum Development Scenario)	
Residential Medium (12 dwelling units)	71 ADT
Proposed Condition (Maximum Development Scenario)	
General Commercial (13,900 sf)	597 ADT
Likely Development Scenario (Future Use)	
General Commercial (2,500 sf, retail sales)	107 ADT

The existing future land use designation of RM (Residential Medium) is 9 dwelling units per acre, or a maximum of 12 dwelling units for this parcel. Table 230 of the ITE Trip Generation Manual, describes an average daily trip (ADT) rate of 5.86 per unit for residential condominium/townhouses, is 71 ADT for this parcel.

Assuming that the best generalized use for this property is as a "shopping center" and referring to Table 820 of the ITE Trip Generation Manual, at 1.39 acres of gross land area, and using the above discussed ratio of 10,000 sf/acre, it may be assumed that the maximum commercial potential of this site would be in the area of 13,900 square feet. Table 820 describes an ADT rate of 42.94 trips per 1,000 sf of gross leasable area, which in this particular instance would result in an estimated trip impact of 597 ADT.

The existing retail store for this parcel is a 2,500 square foot retail space, specifically a pawn broker shop. This square footage of 2,500 puts the estimated trip impact at 107 ADT.

The provided Traffic Study indicates that the most likely traffic impact will not be significantly higher than its existing condition; although at a maximum build-out could increase traffic nearly six-fold. Additional traffic review will be essential at the time of further application for development of the subject site, or occupancy for business operations.

(3) The amendment will promote and protect the public health, safety and general welfare.

To offset the impacts of any commercial use abutting a residential use, as in this case, to the east of the subject parcel, Section 22-187(10) requires that:

"When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more."

Therefore, prior to any future, or increase in, commercial development, or activities, the applicant will need to provide for compliance with the requirements of Sec. 22-187(10) within the approved C-3 zoning district to mitigate the visual and noise impacts of any commercial development.

TRC Comments:

No comments or objection from the corresponding TRC members.

Staff Recommendation:

Staff recommends that the Planning Board (Local Planning Agency) forward a recommendation of approval to the City Commission.

Staff has acknowledged to the applicant that prior to any future commercial development the applicant will need to meet the requirements of Sec. 22-187 (10) to provide a greater buffer along the eastern property line.



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 acres ("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: 2496 Edwards Road, Fort Pierce, FL 34982
2. Property Tax ID(s): 2421-333-0003-0003
3. Total Acreage: .92
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: C-2
6. Proposed Zoning Classification: C-3
7. Other applications being submitted concurrent with this application, if any: Zoning Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: A 2500 sq ft CBS Building currently used as a retail store
9. Are there any identified or possible historical structures on the amendment lands? NO
10. The reason for making this request: match future land use to the property we own to the West, which is Com

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Professional offices	RM	C1 (City)
South	Gas Station / Residential	RV	CN (County)
East	Residential SF	City - RL County - RV	City - R1 County - RS4
West	Vacant	Com	CG (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	C2		.92	X
Proposed	GC	C3		.92	N/A

II. Public Facilities Information:

A. Potable Water: <i>Property uses city water + sewer</i>	
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 <i>313</i>
Proposed Zoning	Total gallons per day <i>313</i>
Change in Demand	Total gallons per day <i>0</i>

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 <i>250</i>
Proposed Zoning	Total gallons per day <i>250</i>
Change in Demand	Total gallons per day <i>0</i>

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	<i>0</i>

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	<i>No increase in volume, no changes to be made to current site.</i>
---------------	----------------------------------------------------------------------

G. Transportation Analysis:
 Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	<i>71</i>	
Proposed Zoning	<i>107</i>	
Change in Demand	Trips <i>36</i>	Trips
Impact to Capacity	<i>Minimal</i>	

12. Name of Owner(s): *Carroll and Janet Collins*
 Mailing Address: *P.O. Box 4114*
 City *Fort Pierce* State *FL* Zip *34948*
 Phone # *772-461-2245*
 E-mail: *Collinsbonding@aol.com*

13. Name of Applicant: *Same*
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: *Same*
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

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

I certify that: (Check One)
 I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.
 _____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Carroll Collins Madholla 11/30/2016

Applicant's Signature

P.O. Box 4114, Fort Pierce FL 34948
Address State Zip

772-461-2245 772-461-3887 Collinsbonding@aol.com
Phone Fax E-mail Address

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

Carroll Collins and Janet Collins 772-461-2245
Property Owner's Name (Please Print) Phone

P.O. Box 4114, Fort Pierce, FL 34948
Address State Zip

Carroll Collins Janet Collins 11/30/2016
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 30th day of November, 2016, by Carroll + Janet Collins who is personally known to me or has produced _____ as-
identification.

Lisa M. Grose
Signature of Notary

(seal)  Lisa M. Johns Grose
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF208991
Expires 3/11/2019

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

Prepared by and return to:
Denise Jenkins
Merit Title, Inc.
628 Colorado Avenue
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2421-333-0003-000/3

File No: 2013005

**CORRECTIVE
QUITCLAIM DEED**

This Quitclaim Deed Made the 11th day of January, 2013, by Carroll Collins, a married man,
hereinafter called the grantor, whose post office address is: PO Box 4114, Fort Pierce, FL 34948

to Carroll Collins and Janet L. Piek-Collins, husband and wife, whose post office address is: PO
Box 4114, Ft. Pierce, Florida 34958, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of -0- Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The South 395.97 feet of the East 111.35 feet of the West 1/2 of the West 1/2 of the
Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St.
Lucie County, Florida. LESS right of way for public roads and drainage canals.

Deed has been prepared to correct quitclaim deed filed in ORB 3432, PG 958 to include complete legal
description

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(2 separate, disinterested parties)

Witness Signature: Denise Jenkins
Printed Name: Denise Jenkins

Carroll Collins
Carroll Collins

Witness Signature: Brandy Jenkins
Printed Name: Brandy Jenkins

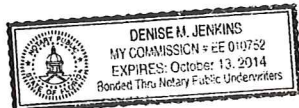
STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 11 day of January 2013, by Carroll Collins, a
married man, who are personally known to me or who has produced driver license(s) as identification.

My Commission Expires:
(SEAL)

Denise Jenkins
Notary Public - State of Florida



LEGAL

St. Lucie County Property Appraiser Parcel ID: 2421-333-0003-0003

The South 395.97 feet of the East 111.35 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS right of way for public roads and drainage canals.

Address: 2496 Edwards Road, Fort Pierce, FL 34982

Property Identification

Site Address: 2496
EDWARDS RD
Map ID: 24/21S

Parcel ID:
2421-333-0003-000-3
Zoning: CN

Account #: 28048
Use Type: 1100

Sec/Town/Range:
21/35S/40E
Jurisdiction: Fort Pierce

Ownership

Carroll Collins
Janet L Piek-Collins
PO Box 4114
Fort Pierce, FL 34948

Legal Description

21 35 40 S 395.97 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SW
1/4-LESS W219.98 FT AND LESS EDWARDS RD R/W-(0.92
AC) (OR 869-2895; 3432-958; 3474-1801)

Current Values

Just/Market:	\$250,900	Assessed:	\$250,900	Year
Exemptions:	\$0	Taxable:	\$250,900	2016
				2015
				2014

Historical Values 3-year

Just/Market	Assessed	Exemptions	Taxable
\$250,900	\$250,900	\$0	\$250,900
\$243,200	\$243,200	\$0	\$243,200
\$241,200	\$241,200	\$0	\$241,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-11-2013	3474 / 1801	0111	QC	Collins,Carroll	\$100
09-06-2012	3432 / 0958	0111	QC	Collins,Carroll	\$100
11-17-1993	0869 / 2895	XX01	QC	Janet L Piek	\$100

Primary Building Information

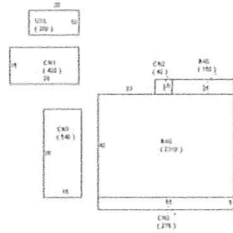
Finished Area of this building: 2,460 SF
Gross Area of this building: 3,937 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable	Building Type: STRL
Year Built: 1972	Frame:	Grade: Y_D	Effective Year: 1965
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



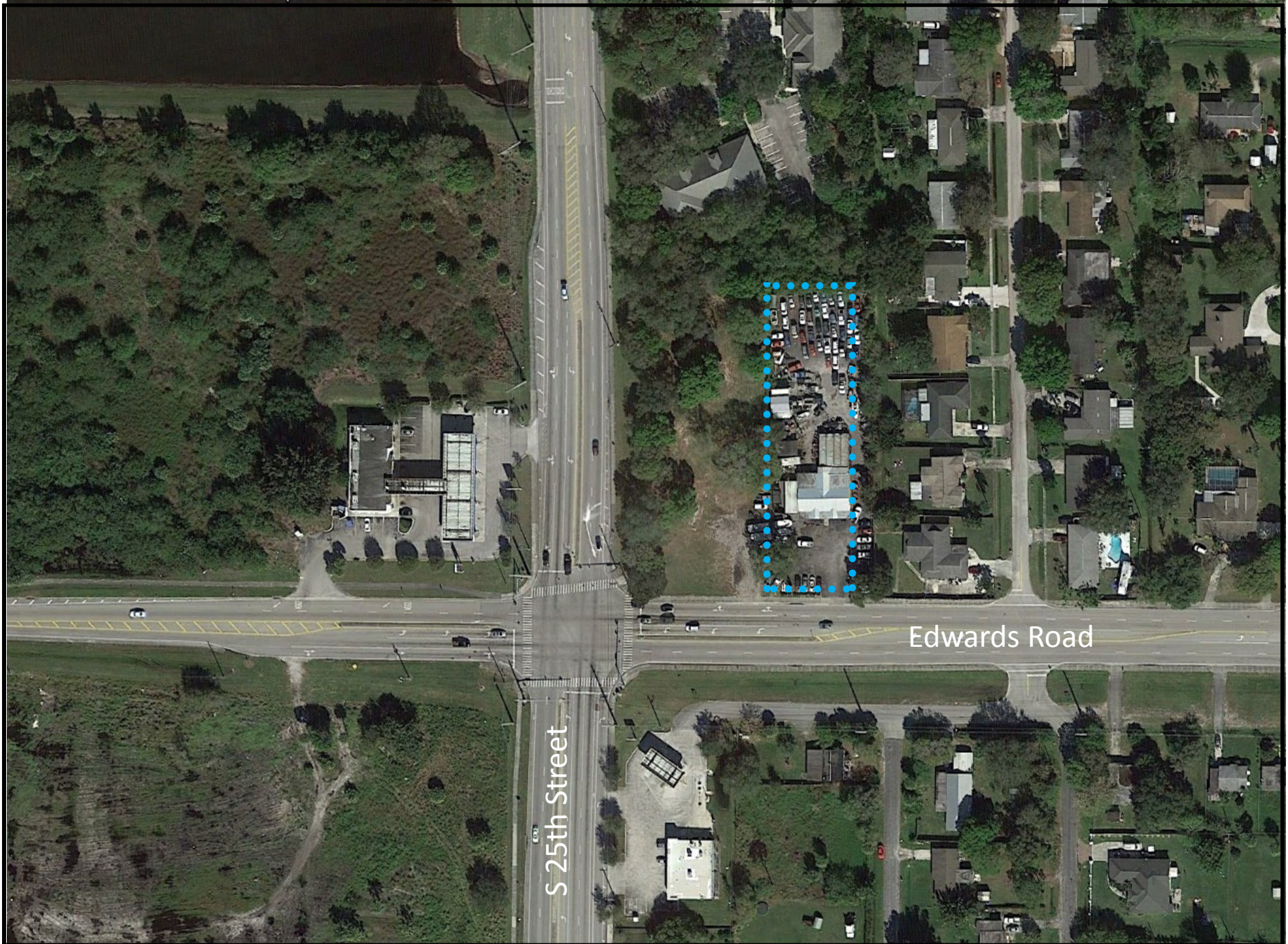
Total Areas

Finished/Under Air (SF):	2,460
Gross Area (SF):	3,937
Land Size (acres):	0.92
Land Size (SF):	40,075.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	1	1972

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



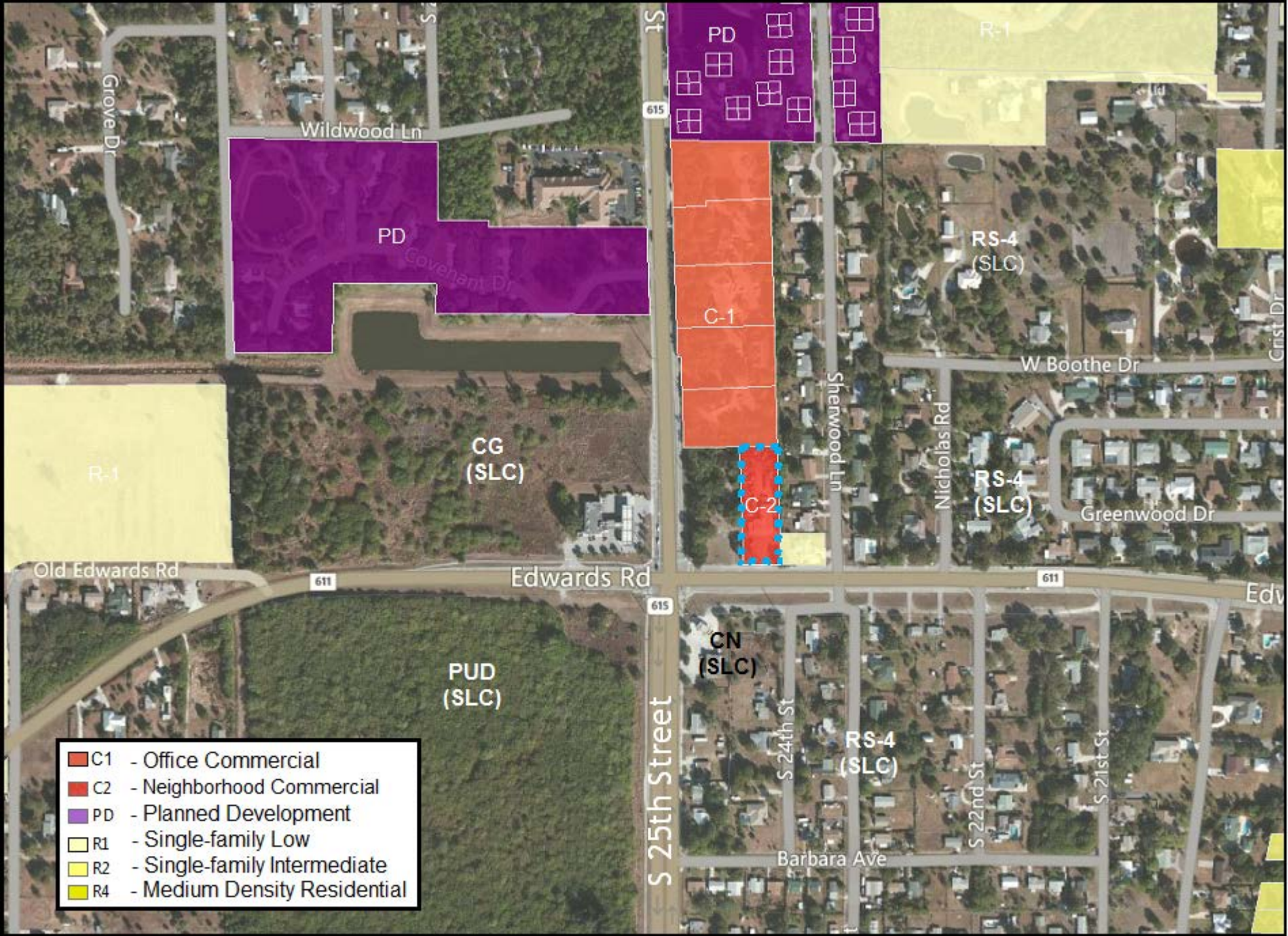
S 25th Street

Edwards Road

Carroll Collins – Aerial

2496 Edwards Road





- C1 - Office Commercial
- C2 - Neighborhood Commercial
- PD - Planned Development
- R1 - Single-family Low
- R2 - Single-family Intermediate
- R4 - Medium Density Residential

Carroll Collins – Zoning Map

2496 Edwards Road



Planning Board

8. a.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Conditional Use - Dufault Dwelling Rental - 1138 Hernando Street

LOCATION

1138 Hernando Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:

1. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;
 2. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
 3. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
 4. Installation of a bicycle rack for guests; and
 5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.
-

Attachments

Staff Report

Application Packet

Aerial & Zoning Map

TRC Comments

Property Record Card

Form Review

Form Started By: Kori Benton
Final Approval Date: 01/04/2017

Started On: 12/30/2016 12:01 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use
 Dwelling Rental
 1138 Hernando Street

DATE: December 29th, 2016

STAFF REPORT

Owner/Applicant: Shawn Dufault
 1138 Hernando ST
 Fort Pierce, FL 34949

Requested Action: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months.

Location: 1138 Hernando Street

Parcel ID: 2401-810-0017-000-6

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HIR).

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Site Size: .27 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1138 Hernando Street, offering non-transient lodging with minimum stays of one (1) month. The subject two-story duplex features a finished floor area of 2,032 square feet, and contains one owner occupied unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located one street west of South Ocean Drive, a few hundred feet north of Mariner Bay. A duplex is situated to the north, a seven (7) unit apartment complex to the east, a mix of single and two unit structures to the west, and a triplex to the south. This site features a concrete driveway with parking designated for each unit.

Hernando Street does not feature any sidewalk connections along this segment of the roadway. A bicycle rack is required to facilitate multimodal options for guests.

The application presents operational guidelines such as screening of potential renters, an on-site manager (owner), and minimum stays of one (1) month. The application details specific limits on the maximum vehicles permitted on-site, limitations on boats or similar recreational vehicles. No restriction of pets is noted. Prevention of noise and nuisances emphasized by the applicant.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification if a dwelling is rented for periods of less than thirty (30) days, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays is less than thirty (30) days. The rental of a dwelling for periods greater than thirty (30) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rentals

	Dwelling Rental	Vacation Rental
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days) & Transient Lodging (Vacation Rental)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. Short-term vacation rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room. The benefits of increased tourism and economic activity related to short term rentals are discernable; however the necessity to regulate and guide the location for this use is well documented.

Vacation rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, litter, traffic, and the uncertainty or instability of the identity of occupants of neighboring properties. The short-term vacation rental use and longer term residential use may be incompatible, due to the rapid turnover associated with short-term vacation rental use, therefore provisions such as maximum guests, parking restrictions, property manager registration, and guide booklets for renters regarding local rules and resources should be considered to minimize conflicts. The applicant is seeking to offer non-transient lodging, with safeguarding parameters to further assimilation with the surrounding medium density residential neighborhood.

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) which is designed to facilitate residential and compatible development on Hutchinson which account for the unique characteristics of Hutchinson Island and concerns of environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The presented use of the property represents a limited commercial use, with defined parameters of intensity or impact. The presentation of guest capacity for the single (1) unit limits the quantity of vehicles, additional traffic and noise from the proposal. The use is limited in comparison to a typical commercial use, or hotel/motel, especially with parameters in place to advance compatibility with the neighborhood.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request. Findings from the review by corresponding departments are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of non-transient lodging accommodation to the general public, on a limited scale, that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to approve the request with the following conditions:

1. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;
2. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
3. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
4. Installation of a bicycle rack for guests; and
5. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Conditional Use – No New Construction

Property address or Location 1138 Hernando St, Fort Pierce, FL 34949
Parcel ID #(s) 2401-810-0017-000/6
Project description Conditional use for monthly rental

Shawn Dufault
Property Owner(s)
1138 Hernando St
Street Address
Ft. Pierce FL 34949
City State Zip
772-971-0203
Phone Number
a1a.oceandr@aol.com
Email Address

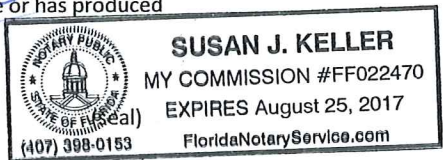
Mr. James McCarty
Applicant/Representative, Title, Company
2630-A NW 41st St.
Street Address
Gainesville, FL 32606
City State Zip
352-240-1226
Phone Number
mac.@lawgators.com
Email Address

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.

Shawn Dufault
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 18 day of March, 2016, by
Shawn Dufault who is personally known to me or has produced
Susan J. Keller as identification.

Susan J. Keller
Signature of Notary

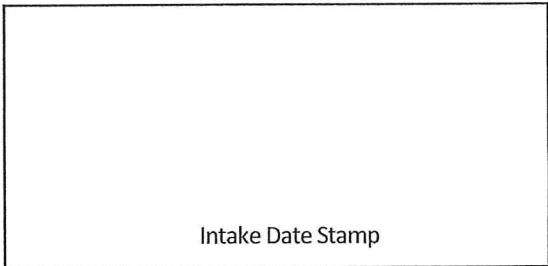


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

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



CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

Site Information:

Building Size: 2032 Parking Spaces: 7

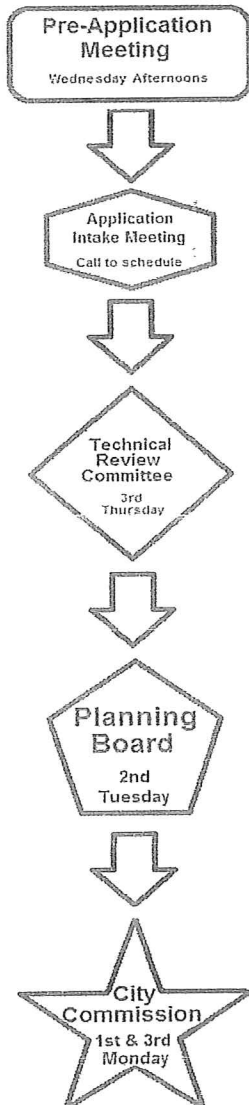
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
R4A	R4A	R4A	R4A

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

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

Application Outlook



RE: 1138 Hernando Street

Fort Pierce, FL 34949

Conditional Use Request To operate dwelling rental by the month.

To Whom It May Concern:

I have lived full time in one half of my duplex, zoned R-4A, for over 16 years. It is located in an area of duplex, triplex and apartment buildings on Hernando Street, one street west of A1A and one block to both Fort Pierce Boardwalk Beach and Kimberly Bergalis Beach. The proximity to the ocean is attractive to snowbirds and vacationers. I have been renting one half of my property for the last 16 years, among which I have 8-year and 3-year returning renters during various high season months.

Please note that many duplexes on my street are owner occupied and rented out on the second side. Many snowbirds are only able to rent for one or two months at a time, however, given that the trip is condensed, they tend to dine out, play golf and spend a considerable amount enjoying the amenities our downtown and island have to offer. Additionally, I have rented to many retirees who are building or buying houses in town and need monthly rental to accommodate delayed closings, etc.

Most condo associations on the island do not allow trucks, motorcycles, boats, kayaks, etc., which many people bring to enhance their experience here. We hear all the time that tourism is our "industry" as the beach and inlet are our biggest attractions and the city has spent a lot of money to insure our wonderful downtown and island are upgraded continually. The new restaurants, businesses and parking are tributes to planning ahead, however, without the income to all businesses from winter tourism most of this would not exist. Most retirees today, and certainly my renters, are on the go who don't want a hotel but a place they can be comfortable, bring their toys and have fun. By turning them away, it seems as though we are gifting the towns north and south of us with the tourists and the much needed income for many establishments.

High season months are my main rental period and, as such, I am able to retain high caliber clientele because they are paying a premium price. For many years, this was the only time period during which I attempted to rent. Now that I am retired, the income generated from this property is critical. Renting out half of my property on a monthly basis allows me to charge a premium, and, as such, I am able to increase my spending on property maintenance and not worry about my safety or property damage.

My taxes have increased nearly 75% because only half of the property is homesteaded.

The income I expected to continue during retirement was and is a crucial part of my being able to stay in my own home and so, obviously, this is a tremendous and unexpected issue. I have checked long term rental rates with local realtors and found they haven't kept pace with vacation rentals rates. Unfortunately, the typical long term island renters' income has not increased much, if at all, in the last few years and they cannot afford more rent, thereby, capping the rates. My loss would be potentially 50% of my income and perhaps more in the future.

I am not interested in renting out my property for daily or weekly vacation rental as I live there and personally maintain the property both inside and out. Only once I permitted a weekly rental to relatives of a city resident, but found my property was treated not as a home, but rather, as a hotel. I cannot risk my property being abused in such a manner.

Similarly, I am not interested in a six-month or one-year rental, primarily due to the risk of non-payment as well as potential property damage and disturbance to neighbors that is possible when implementing the required eviction period with a long-term rental contract. During the course of my 16 years of rental, I have not faced that issue.

Additionally, the interior cannot be properly maintained in my preferred condition when it cannot be accessed due to a long-term rental contract. As it is, there are a myriad of long-term renter problems around me including fireworks very late at night. I do not wish my property to be a nuisance to any neighbor.

Given my concerns, I respectfully request a conditional approval for monthly rental of one half of my duplex property and will implement the following requirements for all rentals going forward:

1. Owner/property manager will continue to live on-site.
2. All applicants will be screened by application.
3. Maximum occupancy will be 3 people. Surcharge will be imposed for more than 2 in order to minimize occupancy to my preferred 2 people.
4. Limitation of 2 vehicles plus one boat or other recreational vehicle will be applied.
5. Noise and other nuisances will not be tolerated.

SKETCH

Borrower **DFAULT, SHAWN A. (CONT)**

Property Address **1138 HERNANDO ST.**

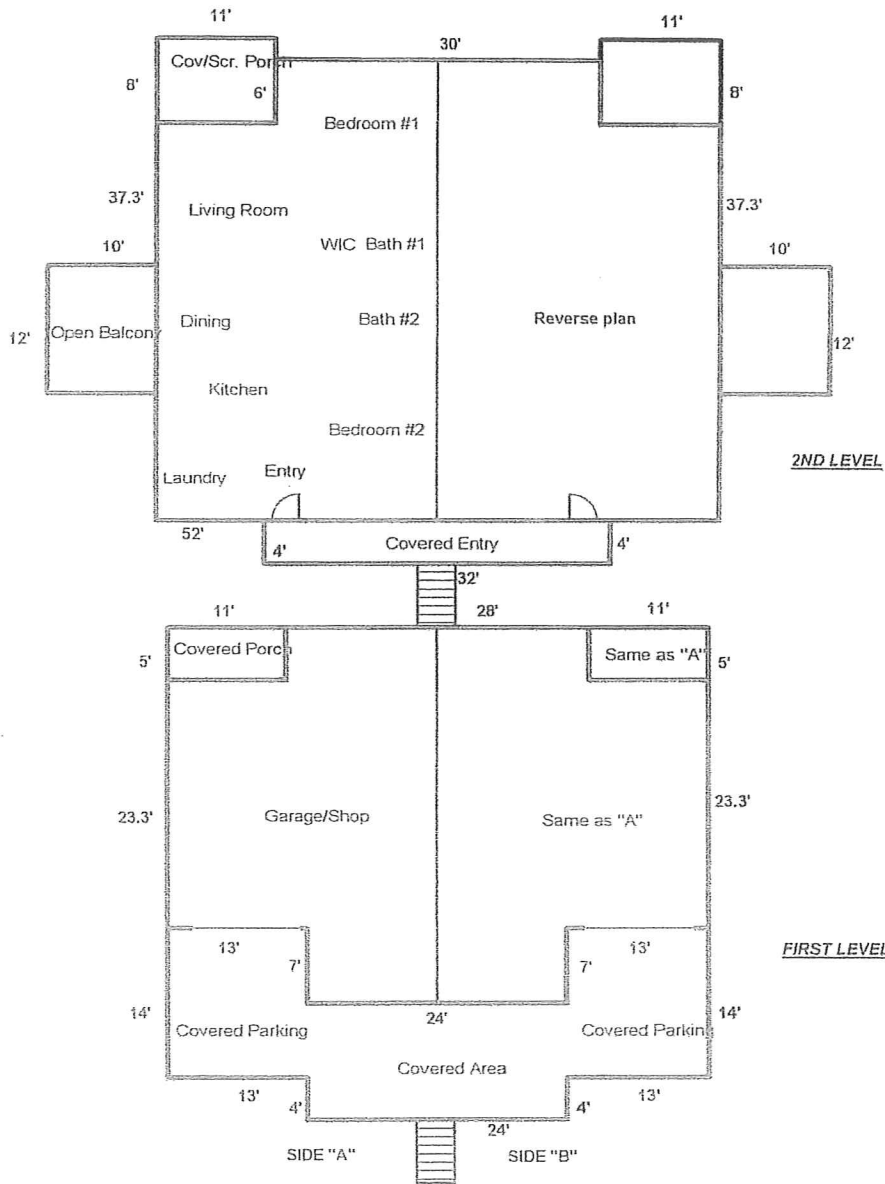
City **FT. PIERCE**

County **ST. LUCIE**

State **FL**

Zip Code **34949**

Lender/Client **HARBOR FEDERAL SAVINGS BANK**



BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 8 AND THE NORTHERLY 30 FEET OF LOT 9, BLOCK 2, TROPICAL BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 26, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF $S17^{\circ}56'15''E$ ALONG THE CENTERLINE OF HERNANDO STREET.
4. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111001B3-J, DATED: 2/16/2012
5. SITE AREA: 11,725 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
8. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
9. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATION:

1. SHAWN A. DUFALT
2. WELLS FARGO BANK, N.A., its successors and/or assigns, as their interests may appear.
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. EDWARD W. BECHT, P.A.

SURVEYORS' CERTIFICATION:

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

Robert Bloomster
 ROBERT BLOOMSTER
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA

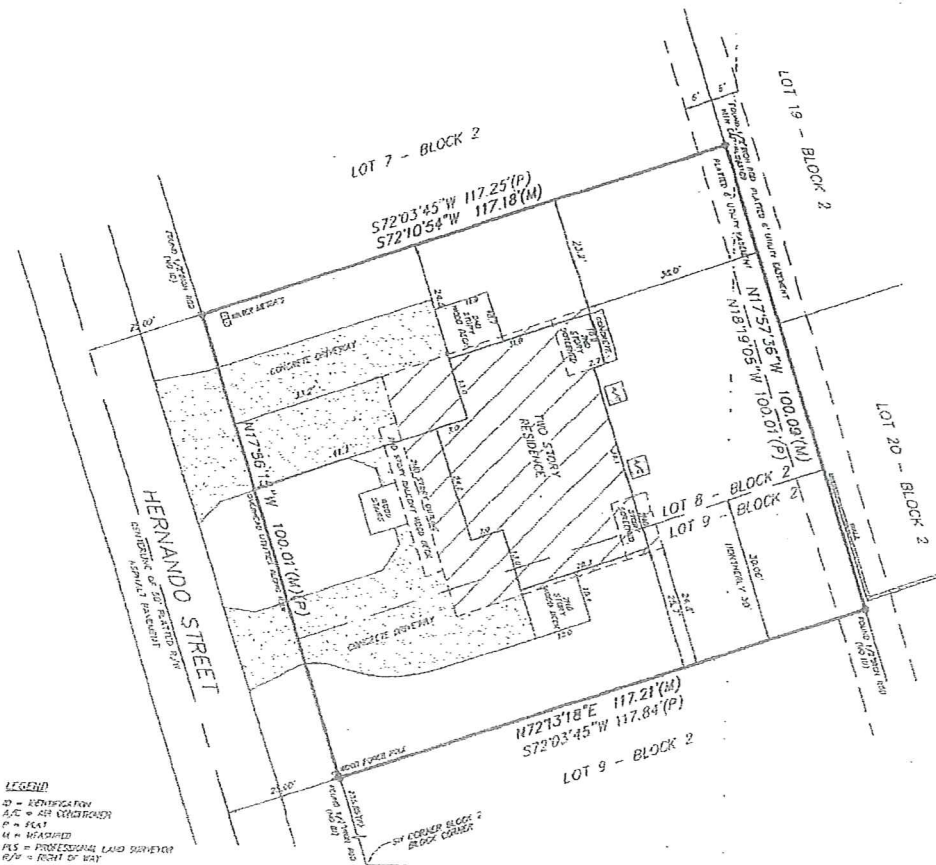
BLOOMSTER
 PROFESSIONAL LAND
 SURVEYORS, INC.

LD #6018

641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-336-0858

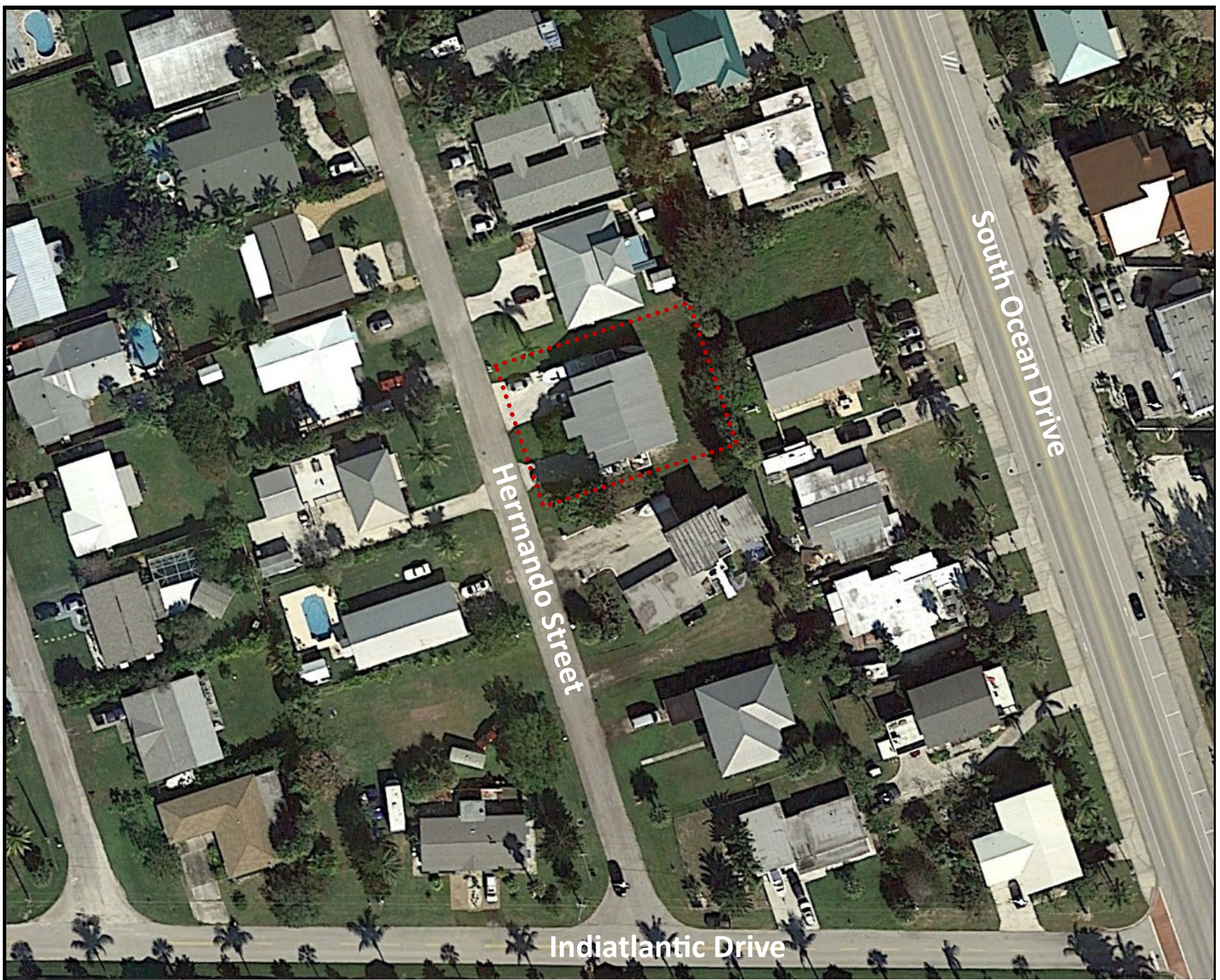
SHEET 1 OF 1
 DRAWN BY: DBH
 SCALE: 1" = 20'
 DATE: 12/14/11
 P.L. SKETCH
 JOB NO. 13268
 FEMUSONS

PREPARED FOR: SHAWN A. DUFALT
 1138 HERNANDO STREET
 FT PIERCE, ST LUCIE COUNTY, FLORIDA. 34949



LEGEND

- CD = IDENTIFICATION
- A/C = AIR CONDITIONER
- P = PILE
- M = MEASURED
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT OF WAY



South Ocean Drive

Herrando Street

Indiatlantic Drive





Dufault Dwelling Rental – Zoning Map

1138 Hernando Street





December 14th, 2016

Shawn Dufault
1138 Hernando
Fort Pierce FL, 34949

SUBJECT: Conditional Use
Dufault Vacation Rental
1138 Hernando

Dear Ms. Dufault,

The following are advisory comments from the Planning Department's review of the application for Conditional Use to operate a Vacation Rental within the R-4A district:

1) The addition of 1-2 trees along the northern edge of the driveway may be necessary to meet the minimum standards of City Code section 22-187 (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet

2) Please incorporate a bicycle rack on site per City Code Sections 22-60.

3) Please incorporate a sidewalk connection, or provide in-lieu of a sidewalk, 22-62 (b) & (d)

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

-As no other sidewalk exist, payment in-lieu may be considered (approximately 65' @ 16.42 /linear foot).

4) The applicant is encouraged to review and ensure capacity to comply with Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments), Florida Statutes, and Rules 69A-43 (Uniform Fire Safety Standards for Transient Public Lodging Establishments) and 69A-60 (the Florida Fire Prevention Code), Florida Administrative Code, where applicable;

The presented review is specific to the proposed vacation. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kori Benton', is written over a light blue rectangular background.

Kori Benton
Senior Planner

Property Identification

Site Address: 1138 HERNANDO ST
 Sec/Town/Range: 01/35S/40E
 Map ID: 24/01H
 Zoning: R4A

Parcel ID: 2401-810-0017-000-6
 Account #: 15608
 Use Type: 0800
 Jurisdiction: Fort Pierce

Ownership

Shawn A Dufault
 1138 Hernando ST
 Fort Pierce, FL 34949

Legal Description

TROPICAL BEACH BLK 2 LOT 8 AND NLY30 FT OF LOT 9 (OR 1410-1410: 3738-2186; 3818-1954)

Current Values

Just/Market Value: \$280,800
 Assessed Value: \$251,316
 Exemptions: \$75,000
 Taxable Value: \$176,316
 Taxes for this parcel: SLC Tax Collector's Office [☑](#)
 Download TRIM for this parcel: [Download PDF](#) [☑](#)



Total Areas

Finished/Under Air (SF):	2,032
Gross Area (SF):	4,832
Land Size (acres):	0.27
Land Size (SF):	11,612

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

Planning Board

8. b.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Conditional Use - Wood Dwelling Rental - 1123 Hernando Street

LOCATION

1123 Hernando Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43;
2. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;
3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
5. Installation of a bicycle rack for guests; and
6. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.

Attachments

Staff Report

Application Packet

Aerial & Zoning Map

TRC Comments - Wood Vacation Rental

Form Review

Form Started By: Kori Benton
Final Approval Date: 01/04/2017

Started On: 12/30/2016 12:17 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Wood Rental - Application for Conditional Use
Dwelling Rental
1123 Hernando Street

DATE: December 29th, 2016

STAFF REPORT

Owner/Applicant: David & Tiffany Wood
1123 Hernando St
Fort Pierce, FL 34949

Requested Action: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months.

Location: 1123 Hernando Street

Parcel ID: 2401-811-0018-000-6

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HIR).

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-2

Site Size: .27 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1123 Hernando Street, offering non-transient lodging with minimum stays of one (1) month. The subject single-story duplex features a finished floor area of 2,509 square feet, and contains one owner occupied unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located one street west of South Ocean Drive, a few hundred feet north of Mariner Bay. A duplex is situated to the north, a single-family home and duplex to the east, single-family homes to the west, and a single-family home to the south. This site features a circular concrete driveway with parking designated for each unit.

Hernando Street does not feature any sidewalk connections along this segment of the roadway. A bicycle rack is required to facilitate multimodal options for guests.

The application presents operational guidelines such as screening of potential renters, an on-site manager (owner), and minimum stays of one (1) month. The application details specific limits on vehicle parking lot locations on-site. There are notification requirements for pets on premises. The provided documents note a maximum occupancy of six (6) guests, with a notable surcharge for any additional guests. It's noted that based upon the finished floor area of the unit proposed for rental, City Code Section 8.5-43 would limit the occupancy of the unit to 5 guests. Such limitation should be accounted for by the applicant in operational guidelines.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a "Dwelling rental (dwelling unit)", and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification if a dwelling is rented for periods of less than thirty (30) days, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays is less than thirty (30) days. The rental of a dwelling for periods greater than thirty (30) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rentals

	Dwelling Rental	Vacation Rental
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days) & Transient Lodging (Vacation Rental)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. Short-term vacation rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room. The benefits of increased tourism and economic activity related to short term rentals are discernable; however the necessity to regulate and guide the location for this use is well documented.

Vacation rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, litter, traffic, and the uncertainty or instability of the identity of occupants of neighboring properties. The short-term vacation rental use and longer term residential use may be incompatible, due to the rapid turnover associated with short-term vacation rental use, therefore provisions such as maximum guests, parking restrictions, property manager registration, and guide booklets for renters regarding local rules and resources should be considered to minimize conflicts. The applicant is seeking to offer non-transient lodging, with safeguarding parameters to further assimilation with the surrounding medium density residential neighborhood.

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) which is designed to facilitate residential and compatible development on Hutchinson which account for the unique characteristics of Hutchinson Island and concerns of environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached

and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The presented use of the property represents a limited commercial use, with defined parameters of intensity or impact. The presentation of guest capacity for the single (1) unit limits the quantity of vehicles, additional traffic and noise from the proposal. The use is limited in comparison to a typical commercial use, or hotel/motel, especially with parameters in place to advance compatibility with the neighborhood. Limitation of guests is necessary to comply with City Code section 8.5-43.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request. Findings from the review by corresponding departments are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed use presents the provision of non-transient lodging accommodation to the general public, on a limited scale, that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restriction therefore; Staff recommends the Planning Board forward a recommendation to approve the request with the following conditions:

1. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43;
2. Registration of a property manager accessible at all times, to resolve complaints or violations of City Code;
3. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
4. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
5. Installation of a bicycle rack for guests; and
6. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.



Conditional Use – No New Construction

Property address or Location 1123 Hernando Street, Fort Pierce, FL 34949

Parcel ID #(s) 2401-811-0018-000-6

Project description Request to rentals monthly in an R4A zone

Tiffany & David Wood
Property Owner(s)

Tiffany & David Wood
Applicant/Representative, Title, Company

1123 Hernando Street
Street Address

9 Curl Drive
Street Address

Fort Pierce, FL 34949
City, State, Zip

Corona del Mar, CA 92625
City, State, Zip

sirdone@msn.com
Email Address

sirdone@msn.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.

Tiffany Wood David Wood 11/10/16
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

Signature of Notary _____ (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

Site Information:

Building Size 4345 sq.ft. Parking Spaces: 4-5 – having a duplex with two driveways that fit 2 cars in each we added a circular section connecting them.

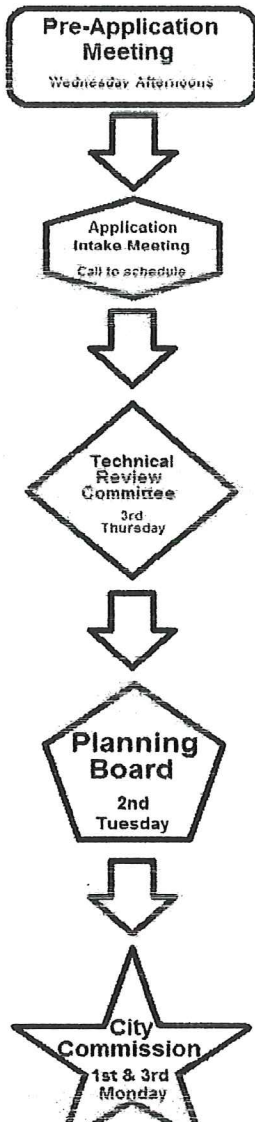
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
R4A- medium density residential	R4A- medium density residential	R4A- medium density residential	R2 – residential

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

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

Application Outlook



Date: November 10, 2016

To: City of Ft. Pierce Planning Department

From: Tiffany & David Wood

RE: 1123 Hernando Street
Conditional Use Permit Application – Monthly Rentals

Dear Sir/Madam,

When I originally spoke with Mr. Kori Benton I thought I was going to be requesting a Conditional Use Permit (CUP) for weekly rentals but after having conducted a neighborhood poll (see "Hello Letter" attached) I found the general consensus to be monthly tenants verses weekly. Hearing statements like:

"your guests are always very nice and respectful and your home is the gem of the neighborhood but we feel vacationers come with lots of energy and enthusiasm and that never seems to die down when you have weekly turnovers"

We honestly never considered that until now. So, at this time we would like to request a CUP for renting our beach home on a monthly basis, at a minimum.

Please consider the following conditions when reviewing this application:

1. Zoned R4A – Medium Density / Residential – our road is all R4A which includes: 10 – 2 units, 1 - 5 units apartment, 1- 3 units, 6 – 1 unit and 1 – parcel (see Tab 3).
2. We have developed a comprehensive rental model that includes:
 - Owner to Guest "**screening interview**" prior to accepting rental agreement
 - four (4) page lease agreement depicting, amongst other things, maximum occupancy, rental rules, rates, etc. (see Tab5)
 - Property Manager "**meets and greets**" every guest upon arrival.
 - Property Manager owns and lives on the road directly/diagonally behind our beach home ensuring EVERY GUEST is being what we term "Mindful Guests" following the City ordinances & laws to the fullest and respecting the neighborhood.
3. We have a weekly team that maintains the property regardless of occupancy (cleaning service, pool service, landscaping, and maintenance contractor). Due to the successful occupancy rate of this home we have been able to employ them for the past several years.
4. We have a circular driveway that can handle up to 5 vehicles (see Tab 4)
5. We maintain two (2) separate utilities for the home including garbage, water, electric, etc. so as to prevent excessive use occurring.

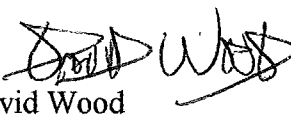
6. Monthly rentals generate tax revenue for the city vs. 6+ monthly rentals do not.

In conclusion, we are requesting a monthly CUP because we have proven to be responsible owners that maintain **FULL** control over every aspect of this process and at no time do we allow a website to accept rental agreements or take money on our behalf.

If you have any questions, please feel free to contact me at 352-586-9260 or email: sirdone@msn.com.

Thank you for your time and consideration.


Tiffany Wood


David Wood

cc: Isaac Saucedo, Code Enforcement Officer

Property Identification

Site Address: 1123
HERNANDO ST
Map ID: 24/01H

Parcel ID:
2401-811-0018-000-6
Zoning: R4A

Account #: 15638
Use Type: 0800

Sec/Town/Range:
01/35S/40E
Jurisdiction: Fort Pierce

Ownership

David C Wood
Tiffany M Wood
1123 Hernando St
Fort Pierce, FL 34949

Legal Description

TROPICAL BEACH BLK 3 LOT 18 (OR 2234-2779)

Current Values

Just/Market: \$199,700 Assessed: \$172,788
Exemptions: \$0 Taxable: \$172,788

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$199,700	\$172,788	\$0	\$172,788
2015	\$160,800	\$157,080	\$0	\$157,080
2014	\$142,800	\$142,800	\$0	\$142,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-03-2005	2234 / 2779	XX00	WD	Bollbach, Roy	\$450,000
02-01-1985	0456 / 0590	XX00	CV		\$89,000
02-01-1985	0456 / 0589	XX00	CV		\$89,000

Primary Building Information

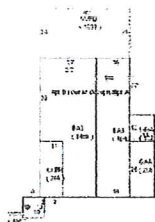
Finished Area of this building: 2,509 SF
Gross Area of this building: 4,345 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: MFH
Year Built: 1971 Frame: Grade: MFAQ Effective Year: 1971
Primary Wall: CB Stucco Story Height: 1 Story No. Units: 2 Secondary Wall:

Interior Data

Bedrooms: 4 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
Full Baths: 4 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Wood Laminat



Total Areas

Finished/Under Air (SF):	2,509
Gross Area (SF):	4,345
Land Size (acres):	0.2
Land Size (SF):	8,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
VINYLFENCE6'	1	195	2005
SPA-HOT TUB	1	64	2007
POOL DK-GOOD	1	680	2007
RES POOL AVGT	1	288	2007

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

Permits

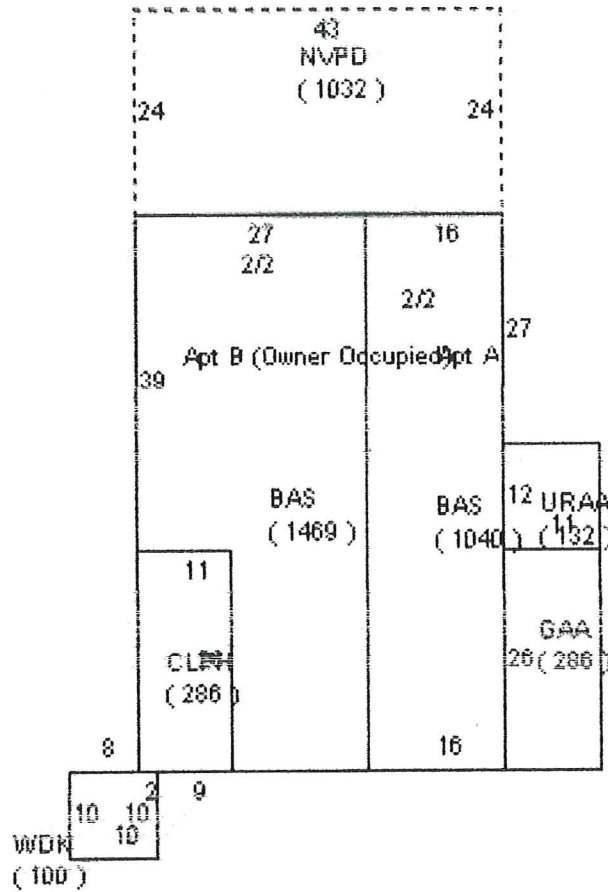
Number	Date	Description	Amount	Fee
F89000207S	Mar 1, 1989	Additions to existing construction	\$100	\$100
RF200473	Jun 21, 2004	Roof	\$7,000	\$195
FE200513	May 2, 2005	Fence	\$900	\$75
FE2005136	Nov 1, 2005	Fence	\$2,000	\$100
SE200657	Mar 7, 2007	Enclosure	\$9,448	\$0
0700000632	Sep 17, 2007	Pool	\$15,000	\$225
BP09-1428	Oct 6, 2010	Alterations/Remodeling	\$900	\$50
bp10-2538	May 9, 2011	Alterations/Remodeling	\$1,800	\$83
BP11-0501	Jun 10, 2011	Driveway	\$2,300	\$79
BP12-0947	Jul 12, 2012	Air Conditioning Only	\$4,687	\$155
BP12-1171	Jul 17, 2012	Air Conditioning Only	\$4,689	\$170

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

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

5638-16967-Sketch.jpg (JPEG Image, 1000 × 750 pixels) - Scaled (89%)

<http://www.paslc.org/ImageSketch/api/sketches/15638/16967>





Hello Hutchinson Island Neighbors,

As you may be aware we have been renting our home at 1123 Hernando Street, as a short-term rental since being transferred out of state due to work. We are looking to get your feedback on how you feel about short term rentals and if our guests have been as respectful towards you and our neighborhood as they have been towards our property. Your opinion matters because we love our beach home and our community and want to maintain the integrity of both.

If you would like to view the home please go to www.homeaway.com/3025396

We look forward to hearing from you and thank you for your time.

Please return your comments to:

Tiffany Wood

sirdone@msn.com

9 Curl Drive, Corona del Mar, CA 92625

352-586-9260

Name:

Address:

Booking Confirmation

Dear

Thank you for choosing our home for your vacation. We look forward to your stay with us.

The property is located at:

1123 Hernando Street
Fort Pierce, Florida 34949

Your confirmation is as follows:

Check-in date: Tuesday, November 1, 2016 after 3pm EST

Check-out date: Wednesday, November 30, 2016 by 11am EST

Number of adults: 6

Number of children: 0

Your reservation/security deposit of \$500 needs to be paid in full via MasterCard, Discover, Visa or American Express to reserve the dates requested.

11/01/16-11/30/16	\$	<u> </u>
Cleaning fee	\$	<u> 0</u>
Lodging Tax (11.5%)	\$	<u> </u>
TOTAL Due		\$8652.15

Note: the pool and spa heating is an additional \$155 fee and can be added at time of check-in.

The total payment is due on or before day of arrival (11/01/16) again by way of credit card.

I have included a Short Term Rental Agreement for your review. Please sign and return the agreement via email or postal mail to:

9 Curl Drive
Corona Del Mar, CA 92625

Within 30 days of Check-in I will email you directions to the home, a Check-in list and a set of instructions on how to access the keys.

Please feel free to contact me should you have any questions.

Thanks you and have a great vacation!

Tiffany M. Wood

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between Tiffany Wood ("*Homeowner*") and _____ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

1123 Hernando Street, Fort Pierce, Florida 34949

The property is furnished and includes fully stocked home (see attached itemized list).

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of 'primary' guests is limited to 6 adults and 0 children.

The beach home is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and to not pass on the fees of our pool and cleaning contractors to you. For this reason, we will charge \$300 per day for **any additional** occupants found.

4. Term of the Lease. The lease begins at 3:00 p.m. on November 01, 2016 (the "*Check-in Date*") and ends at 11:00 a.m. on November 30, 2016 (the "*Checkout Date*").

5. Minimum Stay: This property requires a 7 night minimum stay. Longer stays may be required during holiday periods. If a rental is taken for less than 7 days, the guest will be charged \$300 per night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall require all members of the rental party and any Guest permitted on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

- a. Deposit: A reservation/security deposit of \$500 is due upon making the reservation.

The deposit is for reserving the date as well as security and shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

If the premise appears dirty or damaged upon Check-in, Guest shall inform Managing Agent or Homeowner immediately.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the \$500 reservation/security deposit will be refunded as follows:

- 0% penalty if cancelling greater than 60 days prior to the Check-in Date
- 50% penalty if cancelling within 60 days prior to the Check-in Date
- 100% penalty if cancelling within 30 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable methods of payment are via credit cards (Mastercard, Visa, Discover and American Express. You will receive an invoice from squareup.com requesting reservation deposit payment. Please fill out your credit card information to process payment.

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

Tiffany Wood

Name (print) _____

Name (print): _____

Date: 10/01/16

Date: _____

Phone # (during stay):

Phone # (during stay):

352-586-9260

Exhibit A

RENTAL RULES

1. **MINDFUL GUESTS** – remember this is a residential community that deserves your respect and consideration at our home. Loud, late night celebrations and excessive noises will not be tolerated or permitted.
2. **NO SMOKING** in the home at any time. You are welcome to smoke outside only.
3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person on the property is the sole responsibility of Guest.
4. This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order.
6. Only use appliances for their intended use.
7. Pets: Dogs **only** permitted on premises with prior homeowner approval and with the **Pet Addendum** completed.
8. Parking: Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units.
10. Hot Tub: No children under the age of 18 permitted in hot tub without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. **DO NOT STAND, JUMP FROM or use the hot tub in any position other than seated.**
11. Pool Equipment – we have had the pool serviced every Thursday by the same company for several years. Due to the sensitivity of the pool equipment, should there be any tampering with ANY of the equipment, heaters, filters, buttons, timers, etc other than what is authorized, there will be a **\$75 service charge reduced from security** to have the pool company come out and reset the equipment – so please no tampering.
12. Keys Returned – there is a \$50 fee for any keys that are not returned at the end of your stay.
13. The property is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and not have to pass on the fees of our pool and cleaning contractors to you. **For this reason, we will charge \$300 per day for any additional occupants found.**



Wood Dwelling Rental – Aerial

1123 Hernando Street





Wood Dwelling Rental – Zoning Map

1123 Hernando Street





December 14th, 2016

Tiffany Wood
1123 Hernando St.
Fort Pierce FL, 34949

SUBJECT: Conditional Use
Wood Vacation Rental
1123 Hernando St

Dear Ms. Wood,

The following are advisory comments from the Planning Department's review of the application for Conditional Use to operate a Vacation Rental within the R-4A district:

- 1) Please incorporate a bicycle rack on site per City Code Sections 22-60.
- 2) Please incorporate a sidewalk connection, or provide in-lieu of a sidewalk, 22-62 (b) & (d)

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

-As no other sidewalk exists, payment in-lieu may be considered (approximately 35' @ 16.42 /linear foot).

3) The applicant is encouraged to review and ensure capacity to comply with Chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging Establishments), Florida Statutes, and Rules 69A-43 (Uniform Fire Safety Standards for Transient Public Lodging Establishments) and 69A-60 (the Florida Fire Prevention Code), Florida Administrative Code, where applicable;

The presented review is specific to the proposed vacation rental. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Senior Planner

Planning Board

8. c.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Site Plan & Design Review - Aldi Grocery Store - 1412 S US Highway 1

LOCATION

1412 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions:

- 1.) The applicant enhances the design and streetscape of the proposed store through the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations pursuant to City Code Section 22-59 – Design Review, (g) – Design Guidelines;
 - 2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
 - 3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication presented prior to the issuance of building permit; and
 - 4.) The applicant shall record and provide a recorded copy of said easement dedication prior to the issuance of a Certificate of Occupancy.
-

Attachments

Staff Report

Application & Support Documents

Aerial & Zoning Map

Initial Elevations & Floor Plan

Site Plan, Landscape Plan, & Survey

TRC Comments

Form Review

Form Started By: Kori Benton
Final Approval Date: 01/04/2017

Started On: 01/03/2017 10:08 AM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan & Design Review
 Aldi Grocery Store
 1412 S US Highway 1

DATE: December 29th, 2016

STAFF REPORT

Owner/Applicant: S And S Land Company LLC
 16 Castle Ct
 Fort Pierce, FL 34949

First Citizens Premises Co Inc
 TD Bank
 380 Wellington Str Tower B, 12th Floor
 London, ON N6A 4S4

Requested Action: Approval of a Site Plan & Design Review request to construct a new grocery store.

Location: 1412 S US Highway 1

Parcel ID: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC).

Surrounding Zoning:

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

Site Size: 3.57 acres*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-39, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new retail grocery store at 1412 S US Highway 1.

The proposed Site Plan for an Aldi grocery store includes a 19,787 S.F. structure, support access, parking, lighting, landscaping, storm water, and pedestrian improvements.

Design

The presented structure offers an efficient contemporary styling typified by a flat roof, parapet extensions, and accenting cornices. Architectural features include canopy extensions at the building entrance, transom windows, and wall breaks in the expansive split-face CMU wall fabric. Staff has guided the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations. These features would augment the simplistic style and use of vertically articulated parapets and crisp angles and corners, further adding breaks in material and color.

Vehicular access to the site is provided via a restricted access two-way driveway located on US Highway 1, and a full-access two-way driveway on Ohio Avenue and South 3rd Street. The US 1 access is enhanced with the addition of a designated turn lane. A total of ninety-five (95) parking spaces (five of which are handicapped-accessible), and a bicycle rack will be provided. A rear loading zoning is provided to accommodate delivery vehicle access and staging. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

The applicant is offering to dedicate a corner clip of right-of-way at the southwest corner of their property to assist with the future reconstruction and realignment of the Ohio Avenue intersection. A ten (10) ft. easement dedication is sought for South 3rd Street to improve the existing right-of-way width deficiency, based upon an existing thirty (30) feet R.O.W. width for each local road. A five (5) ft. wide sidewalk is proposed along the 3rd Street boundary, with reconstruction of the US Highway 1 sidewalk to accommodate the new turn lane. These sidewalks will connect to the existing sidewalk located along Ohio Avenue.

Stormwater pretreatment will be provided in the form of minor dry retention areas located at the northeastern portion of the property.

The presented landscape plan couples the retention of two (2) live Oak trees and collection of palms, with landscaping and required vegetation for augmentation of the site in accordance with Section 22-187 of the City Code. A total of 64 new trees will be planted on-site in order to enhance the site and shade the proposed pedestrian pathways. The applicant is encouraged to integrate foundation plantings along the building façade to enhance the appearance and temper the expansive block walls.

Traffic

The traffic impact study provided by the applicant determined that a total of 842 additional daily trips will be generated by the proposed project. Of these trips, 28 AM peak hour and 98 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current level of service (LOS) with the additional trips, acknowledging the substandard level of service existing along US Highway 1 from Virginia Avenue to Orange Avenue.

The redevelopment has guided the reprioritization of reconfiguring and improvement the intersection of US Highway 1 and Ohio Avenue, based upon a longstanding misalignment and deficient capacity for necessary turn movements. In 2008, the City of Fort Pierce acquired the necessary right-of-way along the southern boundary of the development in hopes of advancing the reconfiguration many years ago. The absence of funding, necessity to couple the realignment

with new FDOT mast arm signalization, and limited redevelopment in the area stalled the effort. The presented development seeks to be the catalyst to advance this transportation enhancement. The applicant has assisted staff in preparing preliminary engineering design work to advance the project, further suggesting a waiver of transportation impact fee credits, from previous development on-site, to support this joint effort. Staff will advance coordination with St. Lucie County, the Transportation Planning Organization and FDOT to pursue this capital improvement.

Technical Review Committee

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

Staff Recommendation:

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

- 1.) The applicant enhances the design and streetscape of the proposed store through the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations pursuant to City Code Section 22-59 – Design Review, (g) – Design Guidelines;
- 2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
- 3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and
- 4.) The applicant shall record and provide a recorded copy of said dedications prior to the issuance of a Certificate of Occupancy.



DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce
 Parcel ID #(s) 2415-601-0449-000-4 and 2415-601-0448-000-7
 Project description Vacant Lots just North of Ohio Ave on US1

First Citizens Premises. Co. Inc

Jason Gunther, Thomas Engineering Group, LLC

Property Owner(s)
P.O. Box 9540
 Street Address
Portland, ME 04112-9540
 City State Zip
 Phone Number
 Email Address

Applicant/Representative, Title, Company
125 W Indiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.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 -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov., 2016, by
Jason Gunther who is personally known to me or has produced
 _____ as identification.



Signature of Notary

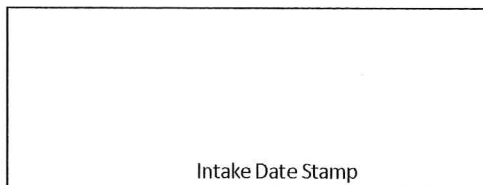
(seal)

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

TO BE COMPLETED BY STAFF

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

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





DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce
 Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5
 Project description Vacant Lots just North of Ohio Ave on US1

Sand S Land Company, LLC

Property Owner(s)
315 Ave A
 Street Address
Fort Pierce, FL 34948
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC

Applicant/Representative, Title, Company
125 W Inidiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.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 -- COUNTY
 The foregoing instrument was acknowledged before me this 30th day of Nov., 2016, by
 _____ who is personally known to me or has produced
 _____ as identification.



Signature of Notary

(seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 19,054 Residential: Proposed Units: _____

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

North	South	East	West
Retail	Retail/Office	Golf	Retail

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)

PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0449-000-4 and (2) 1413 S. 3rd Street PCN 2415-601-0448-000-7, Fort Pierce, Florida, which are more particularly described upon Exhibit "A" attached hereto and made a part hereof ("**Property**"), I, Jason Laveglia, the Senior Vice President of **First Citizens Premises Co Inc**, a Florida Corporation ("**Owner**"), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: ~~October~~ November 11, 2016

OWNER:

First Citizens Premises Co Inc
By: [Signature]
Name: Jason Laveglia
Title: Senior Vice President

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me this 17th day of ~~October~~ November, 2016, by Jason Laveglia as Senior Vice President of **First Citizens Premises Co Inc** a Florida Corporation. He or she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public [Signature]
Print Name:
My Commission Expires:

WENDY R. BYRNE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/7/2020

EXHIBIT A

Property

Parcel 1

**Site Address:
1412 S US HWY 1**

Parcel ID: 2415-601-0449-000-4

Legal Description:

PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT- AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR ADDN RD R/W- (0.89 AC) (OR 878-2765)

Parcel 2

**Site Address:
1413 S 3rd ST**

Parcel ID: 2415-601-0448-000-7

Legal Description:

PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)

PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0450-000-4 and (2) 1150 S US HWY 1 PCN 2415-601-0454-010-5, Fort Pierce, Florida, which are more particularly described upon **Exhibit "A"** attached hereto and made a part hereof ("**Property**"), I, Scott Crippen, the Manager of **S And S Land Company LLC**, a Florida Limited Liability Corporation ("**Owner**"), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: October 31, 2016

OWNER:

S And S Land Company LLC

By: [Signature]
Name: Scott S. Crippen
Title: Manager

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by Scott Crippen as Manager of **S And S Land Company LLC, a Florida Limited Liability Corporation**. He or she is personally known to me or has produced PLDL as identification.



Jeff Simon
State of Florida
My Commission Expires 03/11/2018
Commission No. FF 100532

[Signature]
Notary Public Signature
Print Name: Jeff Simon
My Commission Expires: 03/11/2018



Design Review

Property address or Location 1412 S US HWY 1 For Pierce
 Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5
 Project Description Vacant Lots just North of Ohio Ave on US 1

Sand S Land Company, LLC
 Property Owner(s)
315 Ave A
 Street Address
Fort Pierce, FL 34948
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC
 Applicant/Representative, Title, Company
125 W Indian town Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

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

STATE OF FLORIDA -- COUNTY Palmetto Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov, 2014, by

Jason Gunther who is personally known to me or has produced
 _____ as identification.



[Signature]
 Signature of Notary

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp



Design Review

Property address or Location 1412 S US HWY 1 For Pierce
 Parcel ID #(s) 2415-601-0449-000-4 and 2415-601-0448-000-7
 Project Description Vacant Lots just North of Ohio Ave on US 1

First Citizens Premises. Co. Inc.
 Property Owner(s)
P.O Box 9540
 Street Address
Portland, ME 04112-9540
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC
 Applicant/Representative, Title, Company
125 W Inidiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

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

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov, 2016, by

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

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

December 1, 2016

ALDI – Fort Pierce

Statement of Intended Use

The property included in this application is currently 4 parcels of land with 2 separate property owners. There is a contract to purchase all 4 parcels to bring under single ownership contingent on City of Fort Pierce approval of the proposed development.

The proposed development is a 19,000+ square foot retail use; specifically an ALDI grocery store. This store and supporting parking facilities are proposed on the south portion of the land, the remaining land is anticipated to be developed in the future with additional commercial use but at this time an appropriate user has not been identified. For the purposes of this application the northern 1.29+/- acres of this 3.67 acre project will remain undisturbed.

The parking facility provides the required 95 parking stalls, in addition a bike rack and sidewalk connection to US1 is provided for convenient access to the site. A deceleration lane is proposed into the site from US1 with applicable R/W dedication to FDOT. Provisions are made to connect this driveway location to the undeveloped portion of the property for future cross connection.

Property Identification

Site Address: 1150 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0454-010-5
Account #: 24872
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership



S And S Land Company LLC
16 Castle Ct
Fort Pierce, FL 34949

Legal Description

PINEWOOD S/D BLK 30 LOTS 21, 21A, 22, 22A, 23, 23A AND 24 AND THATPART OF CLOSED 20 FT ALLEY LYG BTWN SD LOTS-LESS US 1 (4) (OR 2822-2521)



Current Values

Just/Market Value: \$69,200
Assessed Value: \$69,200
Exemptions: \$0
Taxable Value: \$69,200
Taxes for this parcel: SLC Tax Collector's Office 
Download TRIM for this parcel: [Download PDF](#) 

Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.71
Land Size (SF): 30,736

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

Property Identification

Site Address: 1412 S US HWY 1
 Sec/Town/Range: 15/35S/40E
 Map ID: 24/15N
 Zoning: C3

Parcel ID: 2415-601-0450-000-4
 Account #: 24868
 Use Type: 1000
 Jurisdiction: Fort Pierce

Ownership

S And S Land Co
 16 Castle Ct
 Fort Pierce, FL 34949

Legal Description

PINEWOOD S/D BLK 30 LOTS 5 THRU 10 AND ALL LOTS
 24-A, 25, 25-A, 26 AND 26-A AND THAT PART OF VAC 20
 FT ALLEY LYG BTWN SD LOTS-LESS US 1R/W- (OR 2817-
 2160, 2164)

Current Values

Just/Market Value: \$158,300
 Assessed Value: \$158,300
 Exemptions: \$0
 Taxable Value: \$158,300
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.62
Land Size (SF):	70,354

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

Property Identification

Site Address: 1412 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0449-000-4
Account #: 24867
Use Type: 1000
Jurisdiction: Fort Pierce



Ownership

First Citizens Premises Co Inc
2211 Okeechobee Rd
Attn: Accounts Payable
Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT-
AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT
PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR
ADDN RD R/W- (0.89 AC) (OR 878-2765)

Current Values

Just/Market Value: \$191,600
Assessed Value: \$191,600
Exemptions: \$0
Taxable Value: \$191,600
Taxes for this parcel: SLC Tax Collector's Office 
Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.89
Land Size (SF): 38,956

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

Property Identification

Site Address: 1413 S 3rd ST
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0448-000-7
Account #: 24866
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

First Citizens Premises Co Inc
PO Box 370 Attn:Accounting
Fort Pierce, FL 34954

Legal Description

PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)

Current Values

Just/Market Value: \$63,700
Assessed Value: \$63,700
Exemptions: \$0
Taxable Value: \$63,700
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.46
Land Size (SF): 20,220

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

* Doc Assump: \$ 0.00
* Doc Tax : \$ 1925.00
* Int Tax : \$ 0.00

Johanne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1297122 OR BOOK 0878 PAGE 2765
Recorded: 01-07-94 08:33 A.M.

This Instrument Prepared By:

Roger M. Pomerance, Esq.
Roger M. Pomerance, P.A.
1900 Corporate Blvd., NW
Suite 201A, East Building
Boca Raton, Florida 33431

Property Appraisers Parcel
Identification (Folio) Number(s): 2415-601-044-000/4

Grantee TIN: _____

Warranty Deed

This Warranty Deed, made the 16th day of December 1993, by CHEVRON U.S.A. INC., a Pennsylvania corporation, having a mailing address of P.O. Box 1706, Atlanta, GA 30301 (hereinafter called the "Grantor"), to FIRST CITIZENS PREMISES COMPANY, INC., a Florida corporation, having a mailing address of P.O. Box 370, Fort Pierce, Florida 34954-0370 (hereinafter called the "Grantee").

[Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument defined above and each of their respective successors and assigns.]

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property lying, situate and being in St. Lucie County, Florida and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (hereinafter called the "Property")

The Property is conveyed subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that, except as noted on Exhibit "B", at the time of delivery of this Warranty Deed, Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

This Instrument Prepared by and Return to:
John J. Raymond, Jr., Esq.
Buizel Long
1200 North Federal Hwy., Suite 420
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11 day of May, A.D. 2007 by NORMAN ZLINKOFF, an unremarried widower, as to an undivided 17.315% interest, and KEVIN KLIER, an unmarried man, as to an undivided 17.315% interest, herein called the grantor, whose post office address is 4521 SW Bimini Circle North, Palm City, Florida 34990, to S & S LAND COMPANY, LLC, a Florida limited liability company, whose post office address is 16 Castle Court, Fort Pierce, Florida 34949, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in ST. LUCIE County, State of Florida, viz:

Lots 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26, and 26A, Block 30, Pinewood Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 24, Public Records of St. Lucie County, Florida.

Together with that portion of vacated alley contiguous to above described parcel, as described in Ordinance No. C-118 recorded in O.R. Book 1114, Page 2037, Public Records of St. Lucie County, Florida.

Property Parcel Identification (Folio) Number: 2415-601-0450-000/4.

Subject to easements, restrictions and reservations of record, which reference shall not reimpose the same, and taxes for the year 2007 and thereafter.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same is fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons

This Document Prepared By:
Luis Perez, Esq.
Rasco Raininger Perez Esquenazi & Vigil PL
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134

Parcel ID Number: 2415-601-0454-010/5

Warranty Deed

This Indenture, Made this 15th day of May, 2007 A.D. Between
GEC Fl Sarasota 2, L.L.C., a Florida limited liability company
of the County of BROWARD, State of Florida, grantor, and
S&S Land Company, LLC, a Florida limited liability company
whose address is: 16 Castle Court, Fort Pierce, FL 34949

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie, State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof

Subject to 2007 real property taxes, reservations, easements and
restrictions of record, not intending to reimpose the same.

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:

GEC Fl Sarasota 2, L.L.C., a
Florida limited liability company

Printed Name: ENRIQUE RAYACH
Witness

By: Hector Vinas (Seal)
Hector Vinas, Manager
P.O. Address: 2760 N. Pines Blvd., DAVIE, FL 33024

Printed Name: MICHAEL STERN
Witness

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of May, 2007 by
Hector Vinas, Manager of GEC Fl Sarasota 2, L.L.C., a Florida limited
liability company
he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name: Robin Weiner
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
Robin Weiner
Commission # DD395214
Expires: FEB. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Prepared By and Return to:
David N. Sowerby, Esquire
MELVILLE, SOWERBY & MCCARTY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

PARCEL I.D. NOS. 241513300010006 & 241560104480007

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of August, 2007, between the **CITY OF FORT PIERCE, FLORIDA**, a Florida municipal corporation, whose post office address is 100 North U.S. Highway One, Fort Pierce, Florida 34950, (hereinafter "Grantor"), and **FIRST CITIZENS PREMISES COMPANY, INC.**, a Florida corporation, whose post office address is Post Office Box 370, Fort Pierce, Florida 34954, (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the exchange of other real property, the receipt whereof is hereby acknowledged, has granted and conveyed to the said Grantee and Grantee's successors and assigns forever, the following described land, (hereinafter "Property") situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Parcel 1: The East 100 feet of Lots 1, 2, 3 and 4, Less and Except the South 30 feet of Lot 1, Block 30, PINWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of St. Lucie County, Florida.

Parcel 2: Section 15, Township 35 South, Range 40 East, that part of the South $\frac{1}{4}$ of the East $\frac{1}{2}$ of the Section lying West of the Westerly right of way of FEC Railroad, less Indian Hills Estates and less the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, and that part of the North 300 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying East of U.S. 1 - less the West 200 feet as described in O.R. Book 41, Page 21, and less an "L" shaped parcel of land that is the 300 feet long by 30 feet extension of S. 3rd Street and the 25 feet by 96.27 feet long extension of Ohio Avenue. All lying and being in St. Lucie County, Florida.

RESERVING unto Grantor the following Temporary Parking Easements:

Parcel 1 Easement: A temporary parking easement upon Parcel 1 for the use and benefit of the employees and staff of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) one year from the date of this deed, or (b) the completion of the new golf course maintenance facility. Provided, however, if construction of the new golf course maintenance facility has commenced within one year from the date of the deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond two years from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

Parcel 2 Easement: A temporary parking easement upon Parcel 2 for the use and benefit of the patrons of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) two years from the date of this deed, or (b) the completion of the new golf course club house. Provided, however, if construction of the new golf course club house has commenced within one year from the date of this deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond thirty months from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

SUBJECT TO the following Covenants:

The Property is currently zoned General Commercial (C-3). Development of the Property shall be in accordance with the zoning provisions of the Code of Ordinances for the City of Fort Pierce, as they apply to General Commercial (C-3) real property, (or such future designation as may supercede the C-3 designation in the Code of Ordinances), and parking ancillary to the use of adjacent property (including property located opposite the right-of-way for Ohio Avenue). However, development and use of the Property for the following purposes, as such terms are defined or commonly

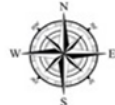


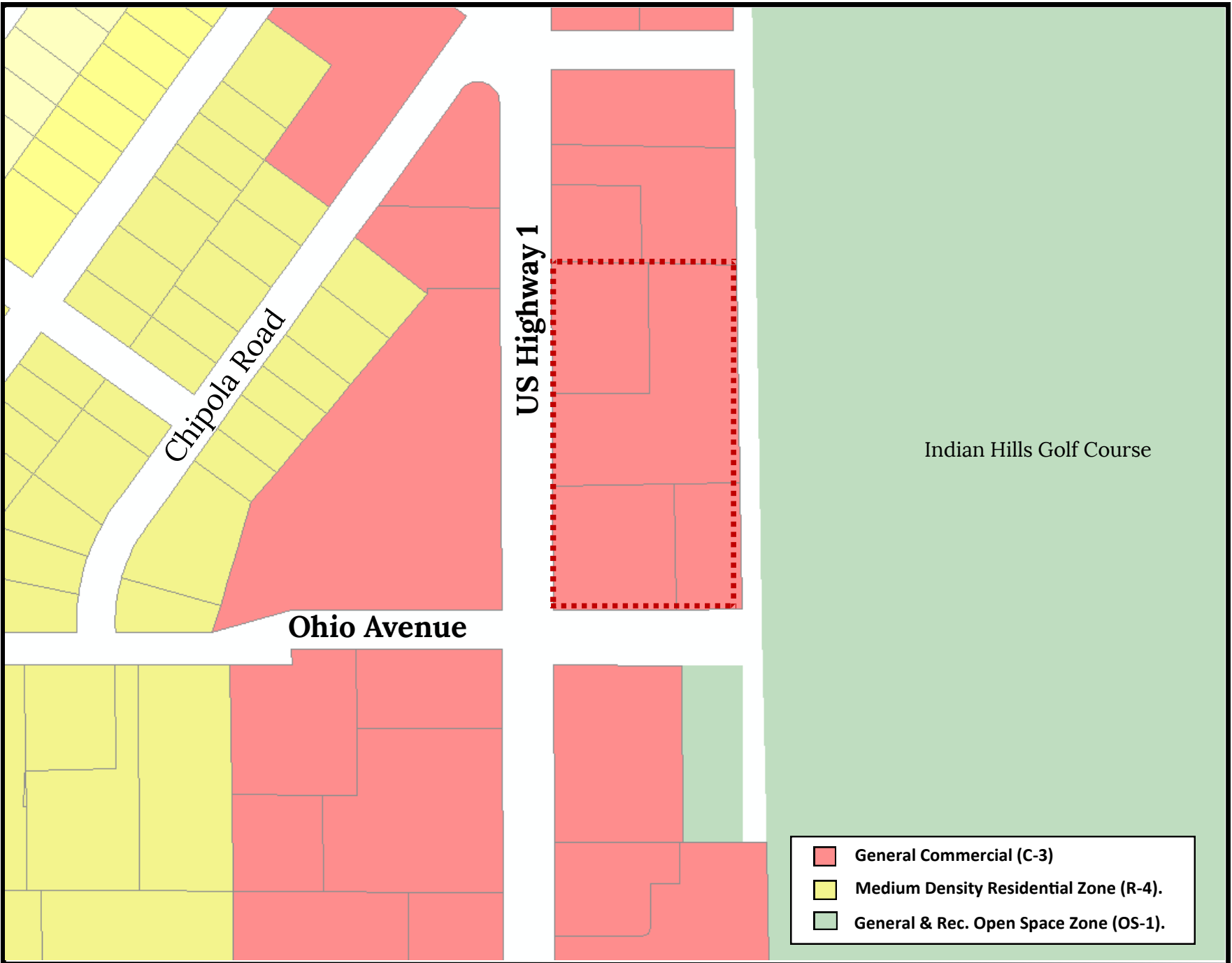
US Highway 1

Ohio Avenue

Aldi - Aerial

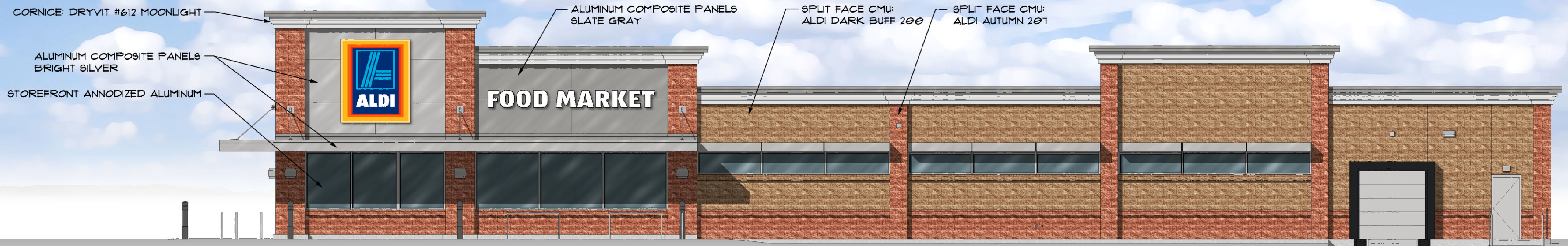
1412 S US Highway 1





- General Commercial (C-3)
- Medium Density Residential Zone (R-4).
- General & Rec. Open Space Zone (OS-1).





RIGHT ELEVATION

CORNICE: DRYVIT #612 MOONLIGHT
 ALUMINUM COMPOSITE PANELS BRIGHT SILVER
 STOREFRONT ANNODIZED ALUMINUM

ALUMINUM COMPOSITE PANELS SLATE GRAY

SPLIT FACE CMU: ALDI DARK BUFF 200

SPLIT FACE CMU: ALDI AUTUMN 201

ALUMINUM GRAVEL STOP FIRESTONE SLATE GRAY

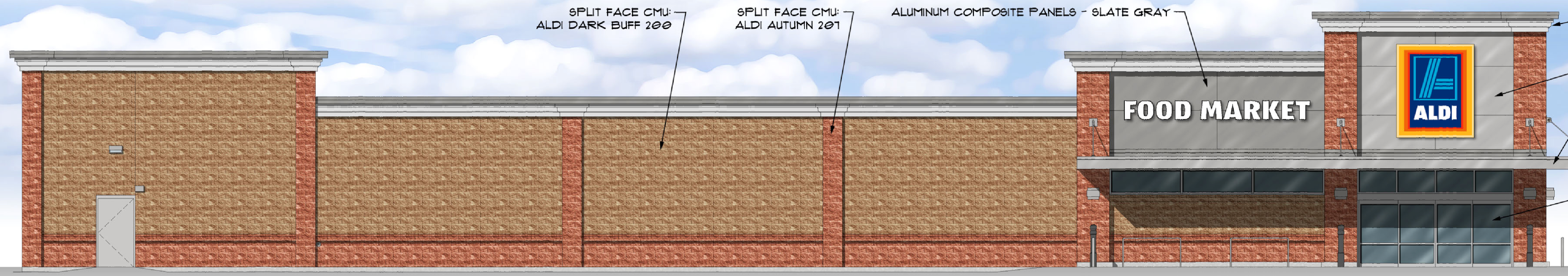
ALUMINUM COMPOSITE PANEL BRIGHT SILVER

ALUMINUM COMPOSITE PANEL SLATE GRAY

CORNICE DRYVIT # 612 MOONLIGHT

SPLIT FACE CMU ALDI DARK BUFF 200

SPLIT FACE CMU ALDI AUTUMN 201



FRONT ELEVATION

SPLIT FACE CMU: ALDI DARK BUFF 200

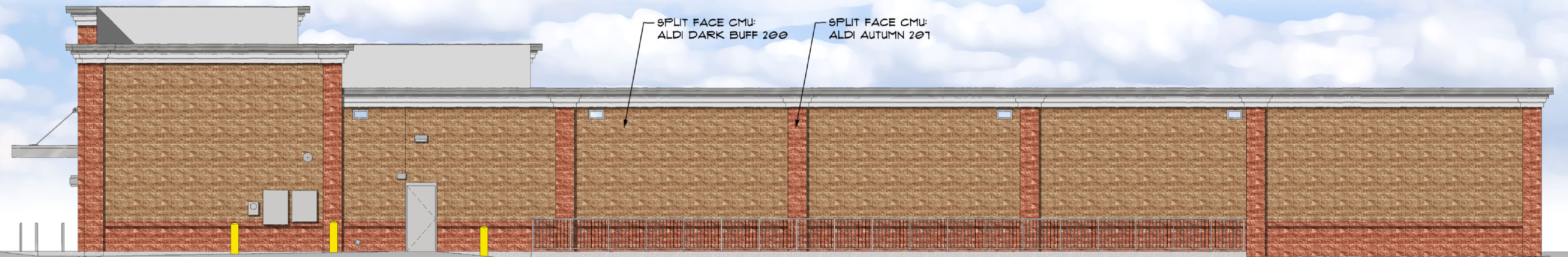
SPLIT FACE CMU: ALDI AUTUMN 201

ALUMINUM COMPOSITE PANELS - SLATE GRAY

CORNICE: DRYVIT #612 MOONLIGHT

ALUMINUM COMPOSITE PANELS BRIGHT SILVER

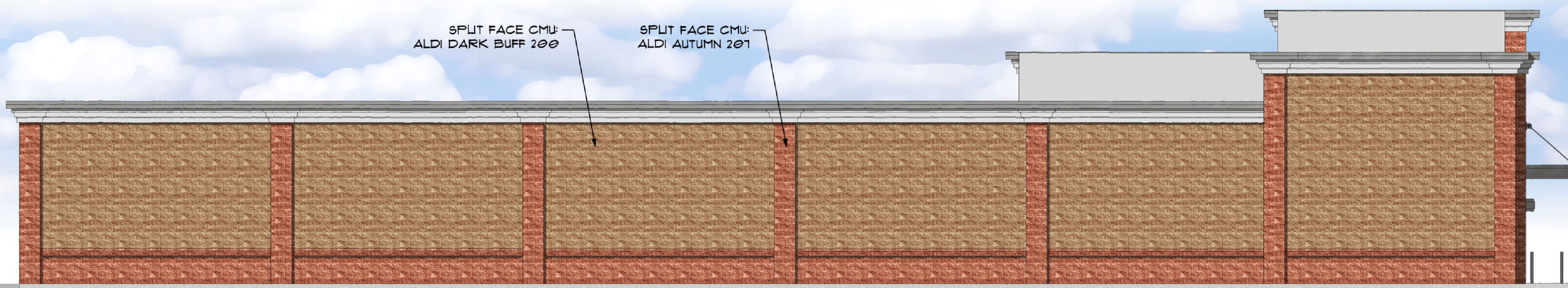
STOREFRONT ANNODIZED ALUMINUM



REAR ELEVATION

SPLIT FACE CMU: ALDI DARK BUFF 200

SPLIT FACE CMU: ALDI AUTUMN 201



LEFT ELEVATION

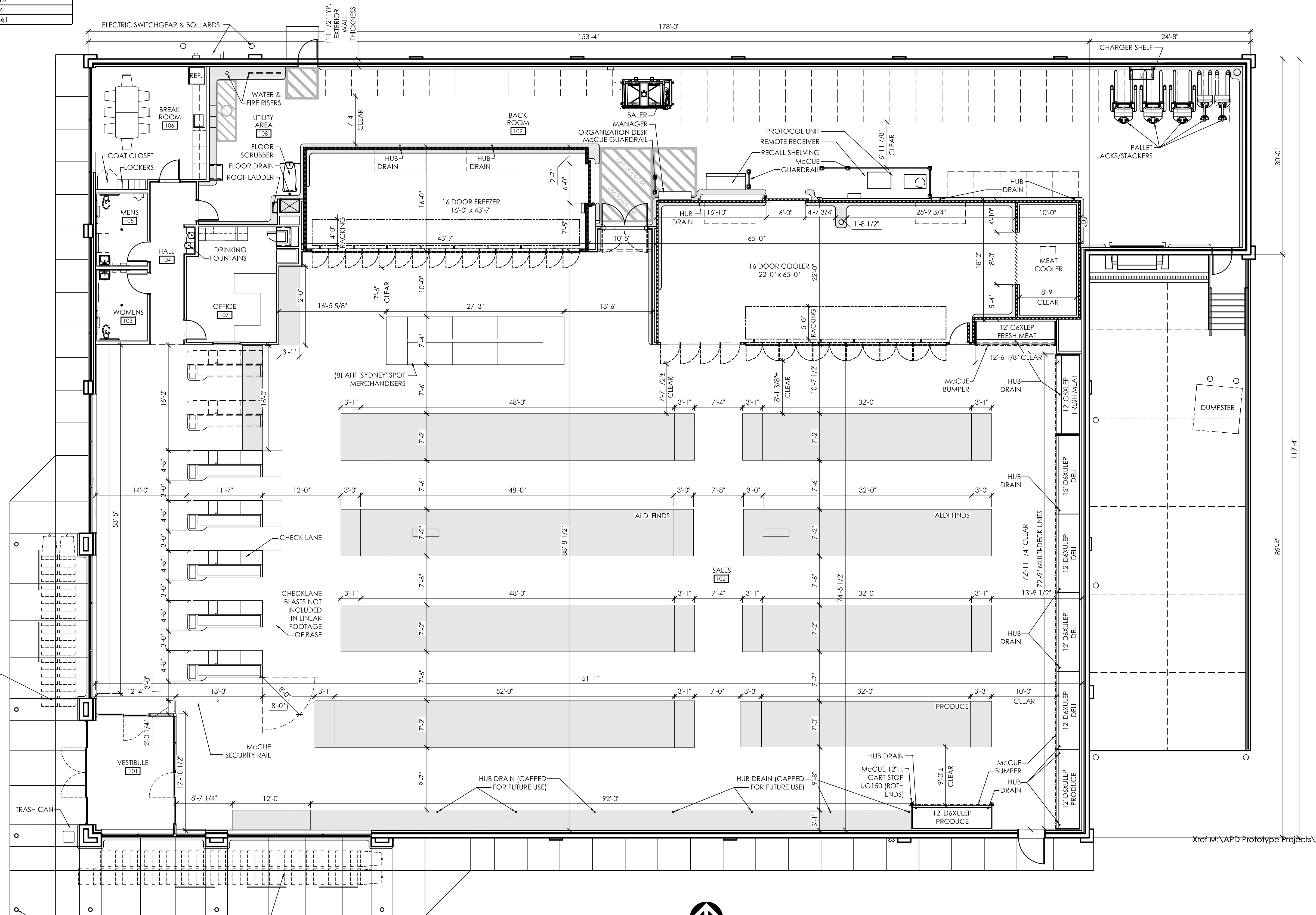
SPLIT FACE CMU: ALDI DARK BUFF 200

SPLIT FACE CMU: ALDI AUTUMN 201

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / VESTIBULE	12,105
	MEN'S ROOM	85
	WOMEN'S ROOM	83
	HALL	145
SUBTOTAL (MERCANTILE)		12,418
BUSINESS	OFFICE	252
	BREAK ROOM	304
SUBTOTAL (BUSINESS)		556
STORAGE / STOCK	BACKROOM	3,159
	COOLER	1,317
	FREEZER	648
SUBTOTAL (STORAGE / STOCK)		5,124
SUBTOTAL (OCCUPANCIES)		18,098
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		989
BUILDING SQUARE FOOTAGE		19,087
EXTERIOR CANOPY		774
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		19,861

- NOTES:
- THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
 - ALL SHELVING DIMENSIONS ARE TO FACE OF GONDOLA.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.

Issued:	Date:
A	
B	
C	
D	
Revisions:	
Date:	
1	
2	
3	
4	
5	



SIDE DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	894'-4"
ASSUMED PALLET STORAGE	58
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-5" x 151'-1"
LENGTH OF MULTI-DECK	96'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	8
CART STORAGE	(119) MODEL 563W

Operations Plan
SCALE: 1/8" = 1'-0"
NORTH

Seal

Drawing Alteration
It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact Cuhaci & Peterson Engineering with any need for additional dimensions or clarifications.

Cuhaci & Peterson
Architects Engineers Planners

1925 Prospect Ave.
Orlando, FL 32814
P (407) 661-9100
P (407) 661-9101
www.c-p.com
Florida Corporate Certificate #AA C000526

ALDI, Inc.
1171 N. State Road 7
Royal Palm Beach, FL 33411
(561) 640-8000 tel
(561) 640-8001 fax

ALDI Food Store #
Ft. Pierce, FL
US Highway 1 & Ohio Avenue
Ft Pierce, FL 34950
St. Lucie County
Project Name & Location:

Operations Plan

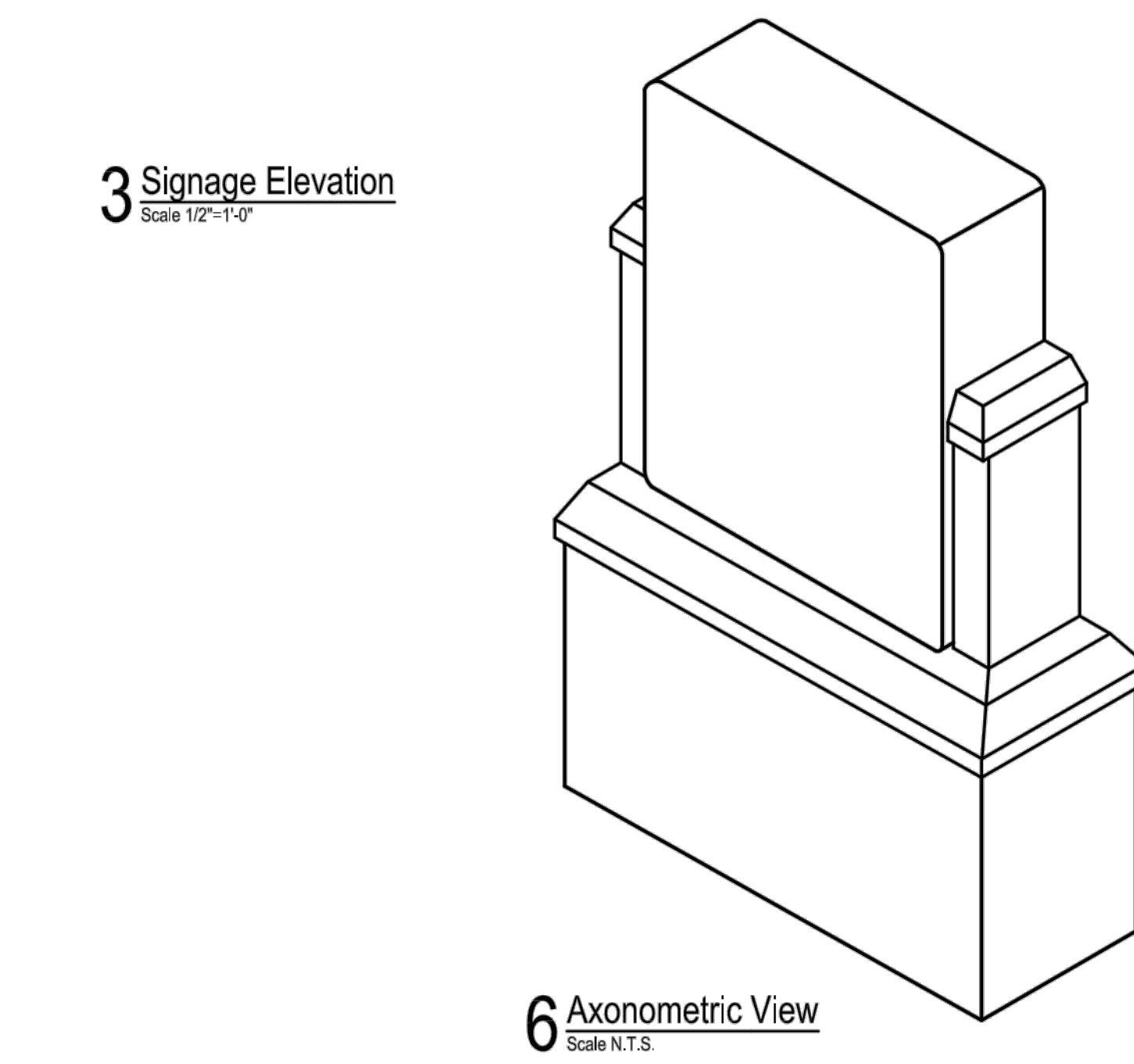
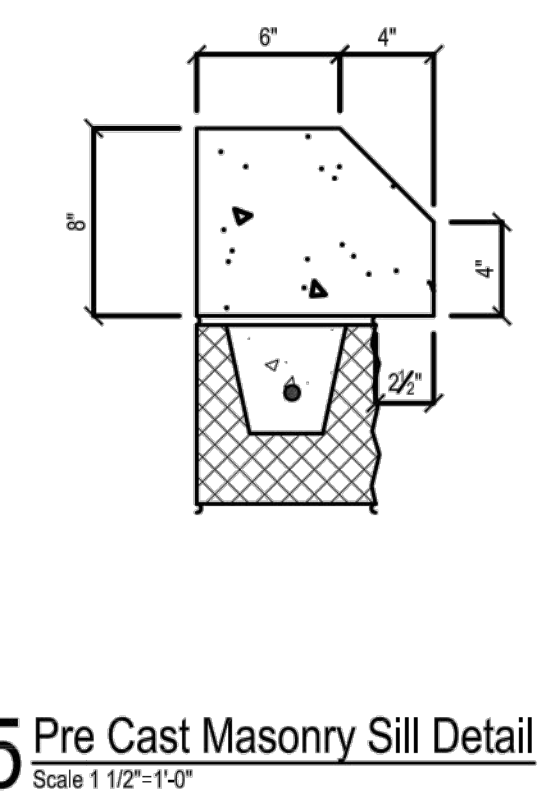
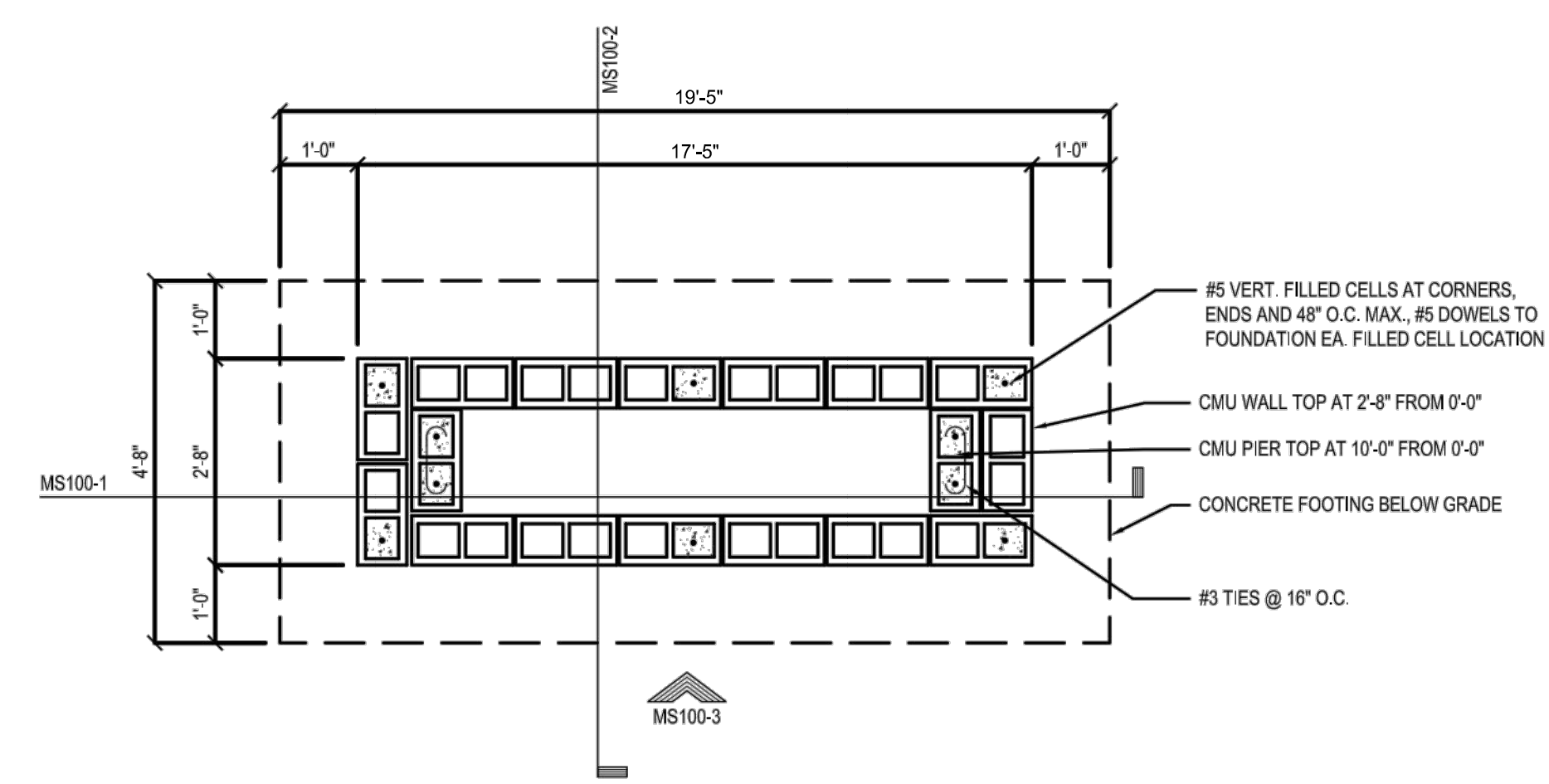
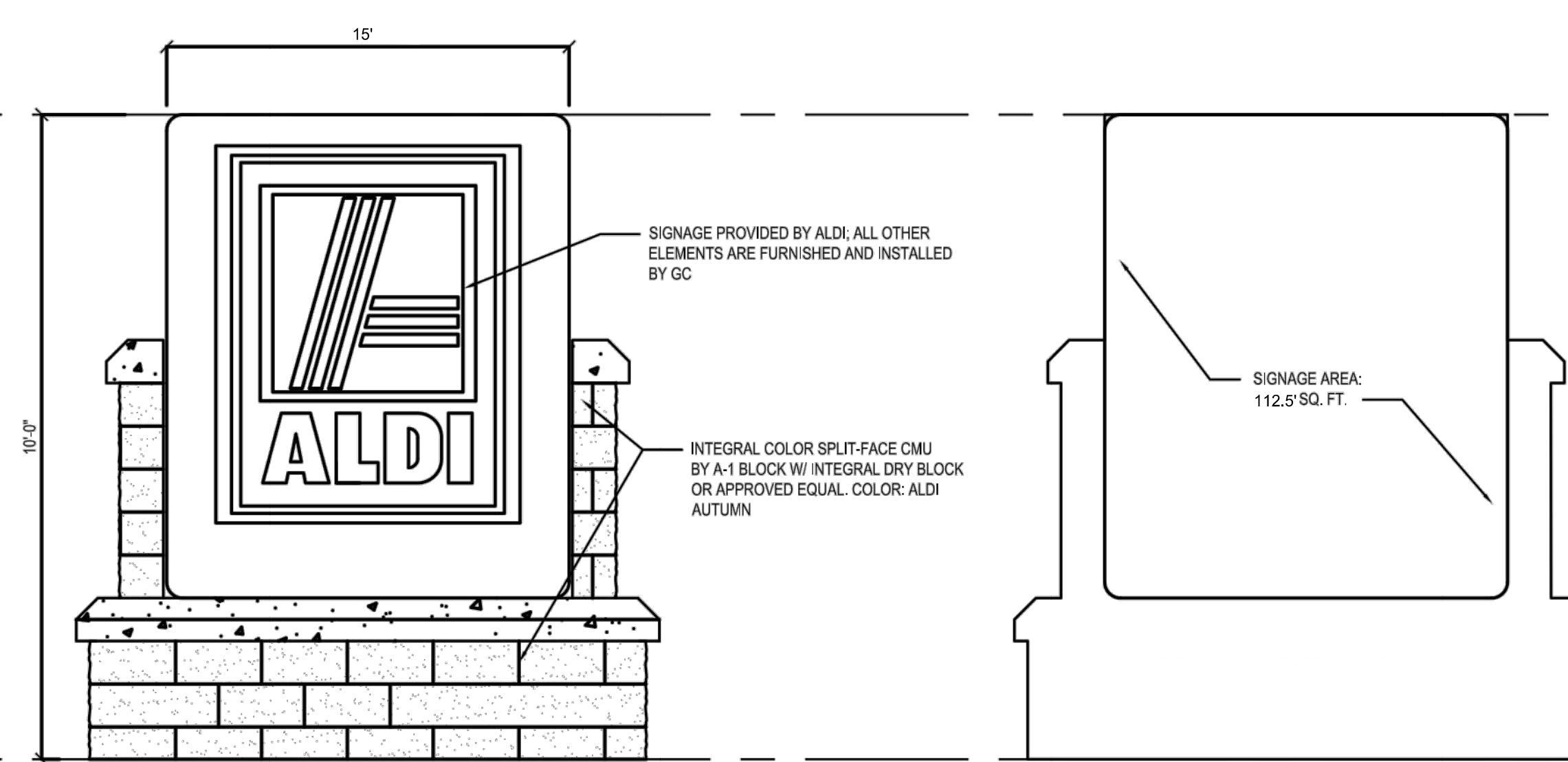
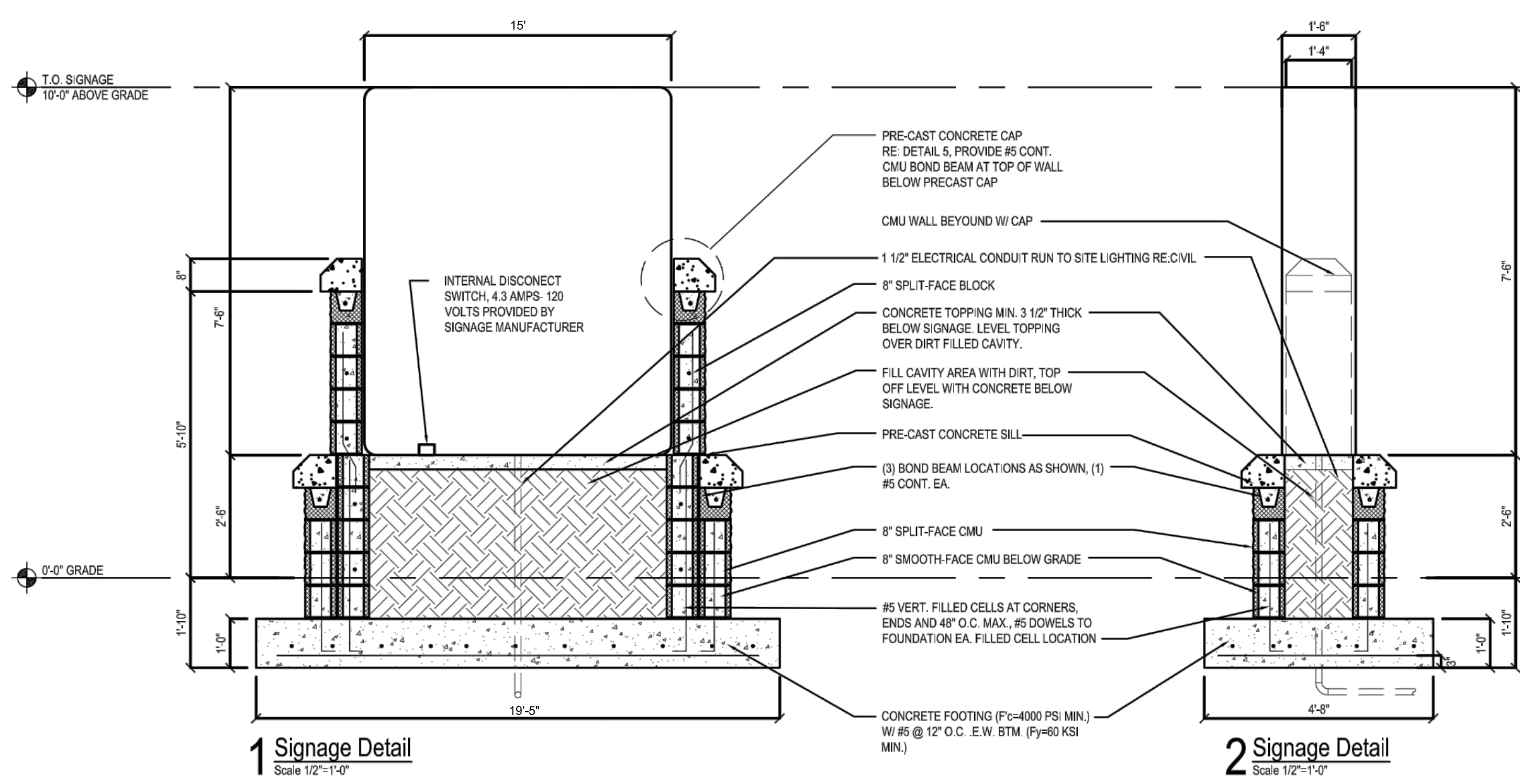
Drawing Name: Project No.
Date: 10/27/16 2160226
Type: RHSD-V7
Drawn By: JOM A-131
Scale: As Noted Drawing No.

Issued:	Date:
A Issued for Permitting	10-13-15
B	
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	

Seal
MICHAEL E. LYNCH
FL # 10661

Drawing Alteration
It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document as required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact Cuhaci & Peterson Engineering with any need for additional dimensions or clarifications.



GENERAL

- ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, AS ADOPTED AND SUPPLEMENTED BY LOCAL REGULATIONS.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH WORK.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETE DESIGN OF THE STRUCTURE. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKERS, OR OTHER PERSONS DURING CONSTRUCTION.
- OBSERVATION VISITS TO THE SITE BY EOR OR REPRESENTATIVES OF THE EOR MAY BE MADE DURING CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED HEREIN SHALL BE DISTINGUISHED FROM INSPECTION AND/OR TESTING SERVICES PERFORMED BY OTHERS, AND ARE NOT TO BE CONSTRUED AS SUPERVISION AND/OR MANAGEMENT OF CONSTRUCTION.
- DRAWINGS ARE NOT TO BE SCALED.
- THE MOST STRINGENT REQUIREMENTS APPLY IN CASE OF CONFLICT BETWEEN SPECIFICATIONS, STANDARDS, CODES AND DRAWINGS.
- DESIGN DATA

WIND DESIGN:	160 MPH ULT 123.9 MPH ASD (FBC 2014)
VELOCITY:	1.00
IMPORTANCE:	OPEN
BLDG. CATEGORY:	C
WIND EXPOSURE:	+/- 0
INTERNAL PRESSURE COEFF:	+/- 0

FOUNDATIONS / SITE WORK

- FOUNDATION DESIGN IS BASED UPON THE FOLLOWING SOILS REPORT:
PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)
PROJECT # 0397-798
SEPTEMBER 4th, 2014
- ALLOWABLE SOIL PRESSURE IS 3,000 PSF (REF A, ABOVE).

REINFORCED CONCRETE

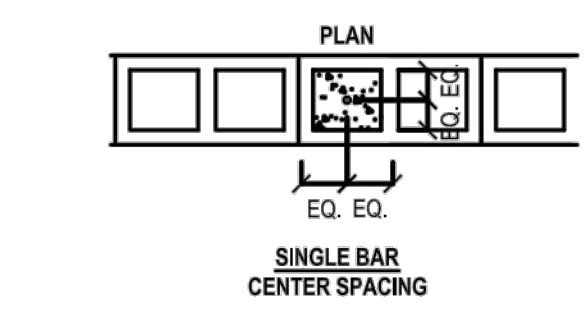
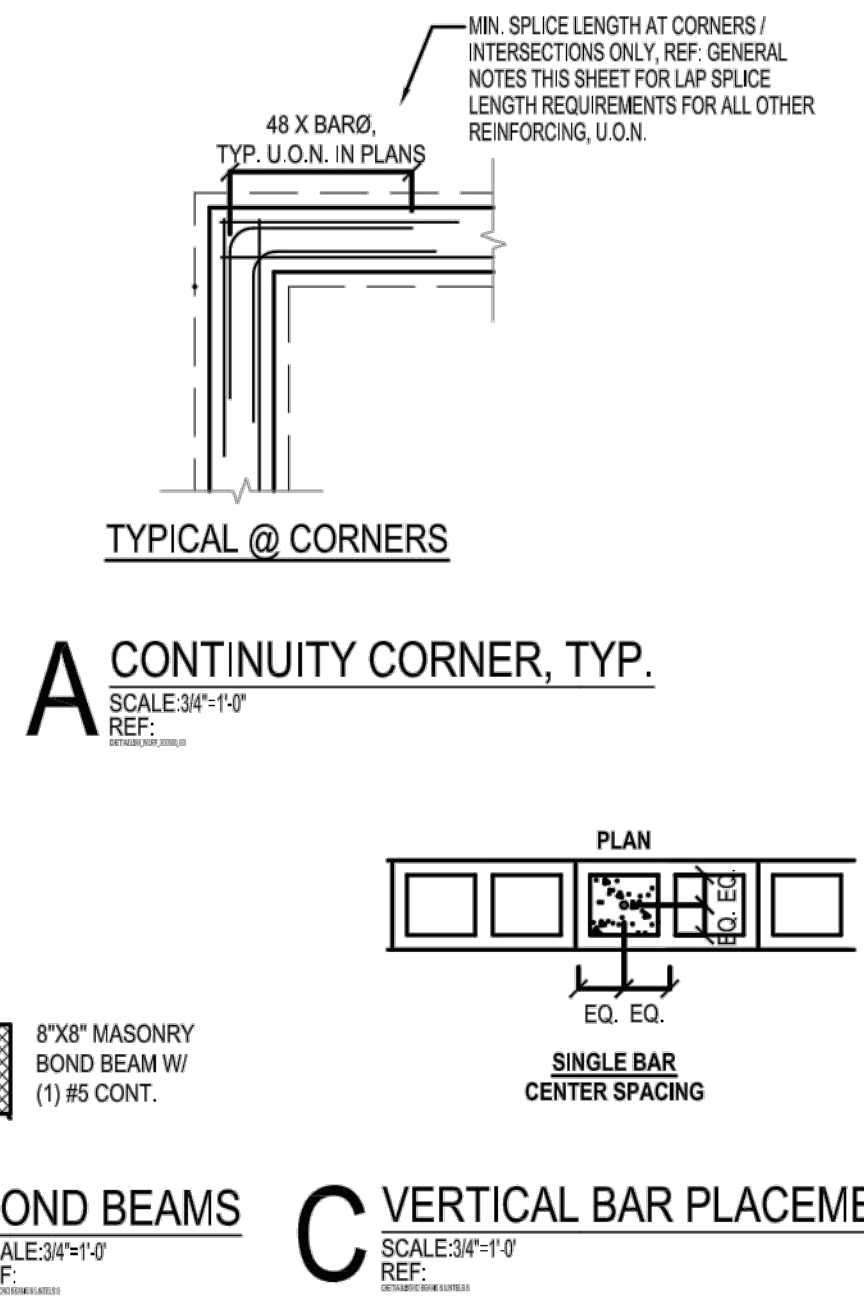
- CONCRETE WORK SHALL CONFORM TO ACI-05 SPECIFICATIONS, CODES AND STANDARDS.
- CAST-IN-PLACE CONCRETE, UNLESS OTHERWISE NOTED (U.O.N.):
PORTLAND CEMENT PER ASTM C150
PROPORTIONED FOR MAX. ALLOWABLE UNIT SHRINKAGE OF 0.03%
- CONCRETE COVER OVER REINFORCEMENT:
FOOTINGS
4000 PSI 28-DAY COMPRESSIVE STRENGTH, NORMAL WEIGHT, MAXIMUM AGGREGATE SIZE OF 1", 0.50 MAX. W/C, 3"-4" SLUMP
- CONCRETE COVER OVER REINFORCEMENT:
FOOTINGS
3"
- REINFORCING, UNLESS OTHERWISE NOTED (U.O.N.):
 - REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. WIRE FABRIC SHALL BE CONTINUOUS, LAPPED ONE CROSS WIRE SPACING PLUS 2" MINIMUM.
 - WHERE CONTINUOUS REINFORCING IS SPECIFIED, SUCH REINFORCING MAY BE SPLICED WHERE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
 - AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS, AND FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE, QUANTITY AND SPACING AS HORIZONTAL STEEL.
 - LAP SPLICES SHALL BE 48 BAR DIAMETERS, WIRED TOGETHER.

CONCRETE MASONRY UNITS (CMU)

- ALL MASONRY WORK SHALL CONFORM TO ACI SPECS FOR MASONRY STRUCTURES (ACI 530.1-05).
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90, TYPE II, WITH A MIN. NET COMPRESSIVE STRENGTH AT 28-DAYS OF 1900 PSI (F_m = 1500 PSI), NORMAL WEIGHT UNITS U.O.N.
- BELOW GRADE, MORTAR SHALL BE TYPE M. ABOVE GRADE, M OR S. GROUT TO CONFORM TO ASTM C270.
- GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476, AND SHALL HAVE A SLUMP OF BETWEEN 8" AND 10". GROUT COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS. 4"X4" MINIMUM CLEANOUTS REQUIRED FOR GROUT POURS EXCEEDING 4'.
- PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. PROVIDE FULL MORTAR WEBS IN ALL COURSE OF GROUTED CELLS AND CELLS ADJACENT TO GROUTED CELLS.
- ALL EPOXY ANCHORS USED IN MASONRY SHALL OCCUR AT GROUTED, REINFORCED CELLS AND BE HILTI HIT-HY150.
- REINFORCING, UNLESS OTHERWISE NOTED (U.O.N.) IN PLANS:
 - REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
 - LAP SPLICES SHALL BE AS FOLLOWS:
MINIMUM LAP SPLICE LENGTHS

BAR SIZE	SPLICE LENGTHS	NOTE:
#5	30"	MECHANICAL SPLICES OF ACI TYPE 1 OR TYPE 2 MAY BE USED IN LIEU OF LAP SPLICES

- ALL REINFORCING HOOKS AND BENDS SHALL BE STANDARD ACI TYPE.
- ALL WALL DOWELS SHALL MATCH REINFORCING SIZE AND QTY.
- PAFS NOT PERMITTED AT MASONRY
- ALL MASONRY LOCATED BELOW GRADE SHALL BE GROUTED FOLID.



ALDI, Inc.
2651 S.R. 17 South
Haines City, FL 33844
(888) 353-4919 tel
(888) 353-4919 fax

Monument Sign
Drawing Name: MS100
Date: 05-15-15
Type: LHRD-V6
Drawn By: JOM
Scale: As Noted
Project No: 2150236
Drawing No.

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST AND AS HEREBY SPECIFIED.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- 1. ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP—LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP—LINE.

- 2. NO MATERIALS SHALL BE BURIED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER THE FIRST (1) CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

- 1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER, UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

- MATERIALS SAMPLE SUBMITTALS**
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

- 2. PLANT MATERIALS
a) GENERAL PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 19th EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRASSES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM. GRADES OTHER THAN SUPERCEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

- b) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOTBALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OR EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

- c) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH PRELIMINARY APPROVAL SHALL NOT GUARANTEE THE RIGHT OF INSPECTION AND APPROVAL AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND CONDITIONS THAT MAY HAVE OCCURRED SINCE THE INSPECTION. INSPECTION REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- d) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND BE WELL-DRAINED. AVAILABLE SITE IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, PLANTS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

- e) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND. INSPECTION FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN—MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARDS SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

- 1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZER SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.

- 1. SHRUBS AND TREES — MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS — OSMOCOTE/SIERRA BLEND 14—14—14
3. SOO — 8—8—8

- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL, SHALL RECEIVE AGRIFORM PLANTING TABLETS 21—GRAM FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

- 1. MULCH SHALL BE FROM SHREDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEIR BARREN.
- 2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE INCHES (3").
- 3. MULCH SHALL BE GRADE 'B' SHREDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.
- 4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH SHALL BE USED.

H. DIGGING AND HANDLING

- 1. PROTECT ROOT SYSTEMS OR ROOTBALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING. PLANTING TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN

- ANTI-TRANSPIRANT PRODUCT (WILT-PROF® OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRASSES AND STANDARDS FOR NURSERY PLANTS PART I AND II" LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. IF THE BALL IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

- 3. PLANTS MARKED 'BR' IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE ROOTS SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRASSES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A CLEAR TRUNK SPECIFICATION MAY CONSTITUTE REJECTION, OR ALL PALMS SUBJECT TO SUCH PRACTICE, LIKEWISE EXCESSIVE PRUNING OR "SHAVING" OF ROOTBALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ON SITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

- 5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SLUB—BASES.

I. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL—ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THEY ARE SOLD IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST. SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

- 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

- 4. SUBSTITUTION OF NON—CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER.

J. COLLECTED STOCK

- 1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

- 1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS WHICH MAY BE MADE IN THE DRAWINGS OR THE CONTRACT LIST. THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

M. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN FORM GRADDED BY OTHERS, BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE. ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT—END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP HOODS AND SURROUNDING AREAS OF ALL RUBBER OR OBSTRUCTION MATTER, ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL, SHOULD THE CONTRACTOR FIND SUCH SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE IN ANY WAY AFFECT THAT VIABILITY OF THE PLANTS TO BE INSTALLED. HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIME ROCK AND LIME ROCK SLUB—BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN RECOMMENDED PLANTING SOIL DEPTH. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON SITE SOURCE OR AN IMPORTED SOURCE. IF LIME ROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 3" DEEP EXCAVATION BY CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.

- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

- 5. GENERAL COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY—FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

- 7. ALL PLANTING HOLES SHALL BE EXCAVATED TO A SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 282.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE USE. SEE MATERIALS SECTION D. TEST ALL TRENCHES WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. FLOTTATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF FOOT DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOCK" OR EQUAL, IS NOT ALLOWED.

- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21—GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
— TWO (2) TABLETS PER 1 GAL. PLANT
— THREE (3) TABLETS PER 3 GAL. PLANT
— FOUR (4) TABLETS PER 10 GAL. PLANT
— TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUND COVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. AND WHEN WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH OR ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

- 12. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

- 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSAL ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE WELLS TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ABORTIVE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

- 15. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS) — UNLESS OTHER REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

- 16. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL, NOT AT PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREES, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE—EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

- O. LAWN SODDING**
STENOTAPHRUM SECURITUM, V. FLORITAM UNLESS OTHERWISE NOTED. 1ST AUGUSTINE SOLO SOD, 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING. COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE EVENLY PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

- 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM UTILIZING BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

- 4. SODDING: THE CONTRACTOR SHALL SOD ALL PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED, AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEAT TURF BLANKET FOR THE SITE.

- a) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOD, SODDED LAWN.

- b) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS.

- c) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, FOUR INCH (4") MULCH STRIP SHALL BE PROVIDED IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER. CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED TO THOROUGHLY MOISTEN THE SOIL. IN THE OPINION OF THE OWNER, TOP—DRESSING IS NECESSARY AFTER ROLLING TO LIFT THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOIL. CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

- d) DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL.

6. LAWN MAINTENANCE:

- a) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL—ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE—SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (INCLUDING REGRADING, IF NECESSARY).

- b) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT 7 DAY INTERVALS) UNTIL FULLY ESTABLISHED. UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND PROGRAMMED ACCORDINGLY, COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL. RAINFALL EVENTS IN DURATION OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF PRECIPITATION WILL NEGATE THE NEED FOR WATERING ON THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED. WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4").

P. CLEANUP

- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE DROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

- 1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE—STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING INSTALLATION AND PERMITTING, CONTRACTOR SHALL NOT INSTALL IRRIGATION IN RIGHT—OF—WAY UNLESS REQUIRED BY CITY. PREVENT WATER SPRAY ON BUILDINGS, WALKS, AND WINDOWS. NET A/FM PIPING TO BE BURIED JUST BENEATH SOIL SURFACE AND COVERED INSTALLED BY AN OWNER APPROVED CONTRACTOR.

- 2. DESIGNED SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP, AND CONTAINING A RAIN SENSOR INSTALLED BY AN OWNER APPROVED CONTRACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.

- 3. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL 90—DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

S. GUARANTEE

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE.

- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE.

- 3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS. AT NO ADDITIONAL COST TO THE OWNER, ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FALL WITHIN THE GUARANTEED PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT

- MATERIALS, AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT.

- 4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO OBTAIN MAINTENANCE PERIODICALLY (AS REFERRED TO) BY THE OWNER OR THEIR DESIGNEE. AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT WARRANTY. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. GRADING & DRAINAGE NOTES

- 1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE DIG SAFE! NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811.

- 2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.

- 3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST FIT TO DRAIN AT A MINIMUM SLOPE OF ONE—EIGHTH (1/8) PER FOOT. ANY DISCREPANCIES MUST ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.

- 4. WHERE NEW PAVING OR EARTHWORK EXISTS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES, DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.

V. UTILITY PLAN NOTES

- 1. CONTRACTOR SHALL INSTALL SCHEDULE 40 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

W. SITE PREPARATION

- 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.

- 2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.

- 3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEARLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE UNACCEPTABLE.

- 4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY OFF—SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.

- 5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO HIS CONTRACT OPERATIONS.

- 6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF—SITE BY CONTRACTOR.

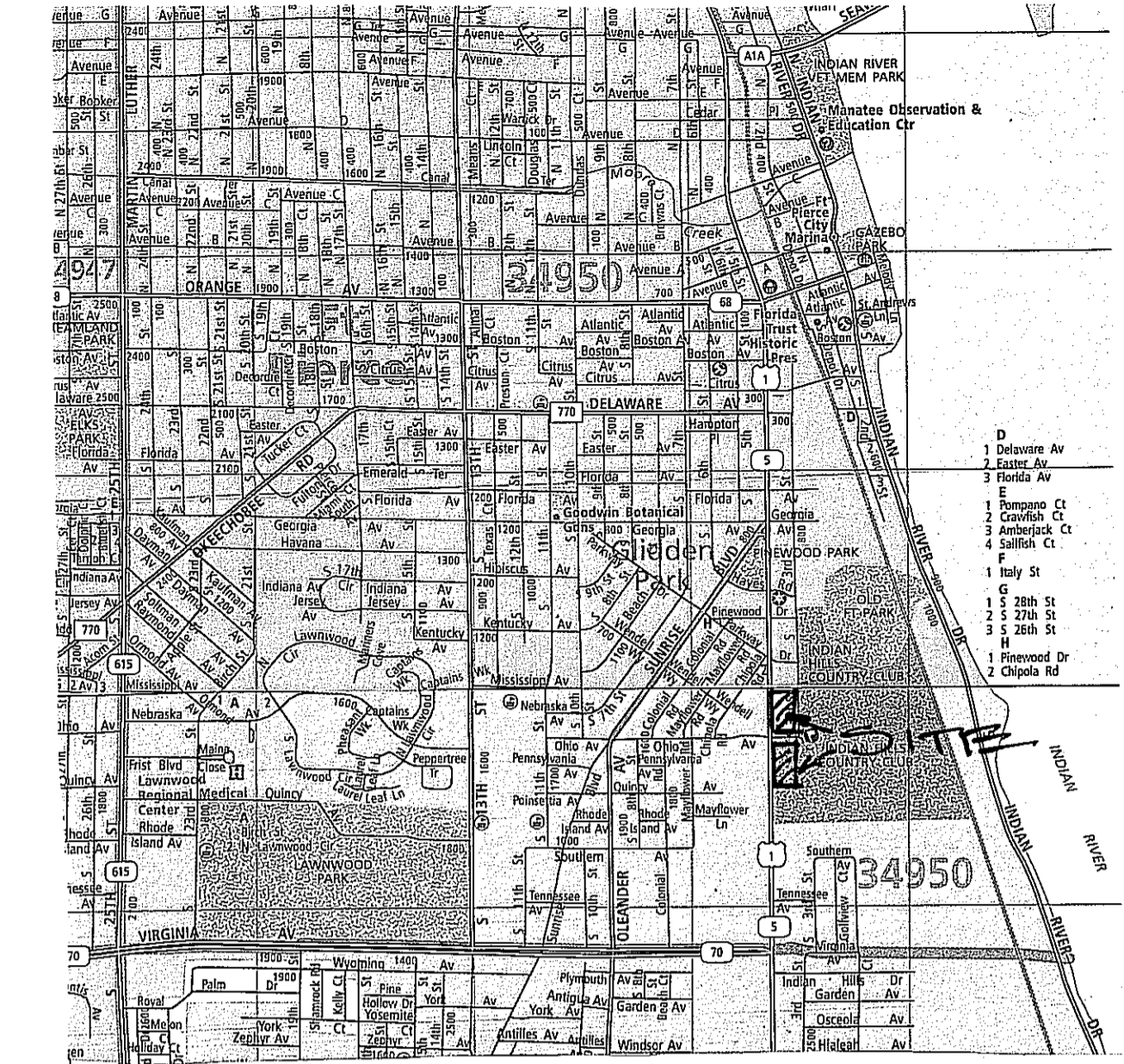
- 7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS.

X. ROOT CONTROL BARRIER

- 1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT, PRODUCT SHALL BE 811—B

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 200 FEET OF THE NORTH 300 FEET OF THAT PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING EAST OF U.S. HIGHWAY NO. 1, BEING IN ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF.
AND **PARCEL 1B:**
THE ONE HUNDRED FIFTY (150) FOOT SQUARE IN THE NORTHWEST CORNER OF THE LANDS OWNED BY HUGO W. PAUSIN AND ANNA D. PAUSIN, HIS WIFE, UNDER DEED DATED MAY 10, 1053, OF RECORDS IN DEED BOOK 182, PAGE 133, ST. LUCIE COUNTY RECORDS, SAID DEMISED LAND HAVING A FRONTAGE OF ONE-HUNDRED FIFTY (150) FEET ON U.S. HIGHWAY #1 AND A UNIFORM DEPTH OF ONE HUNDRED FIFTY (150) FEET, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID LANDS FOR THE PLACE AND POINT OF BEGINNING; RUN THENCE SOUTH ALONG THE EAST LINE OF U.S. HIGHWAY #1 (SOUTH FOURTH STREET) A DISTANCE OF 150.0 FEET; RUN THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LANDS A DISTANCE OF 150.0 FEET; RUN THENCE NORTH AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1 (SOUTH FOURTH STREET), A DISTANCE OF 150 FEET TO THE NORTH LINE OF SAID LANDS; RUN THENCE WEST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 150.0 FEET TO THE PLACE AND POINT OF BEGINNING.
SAID LANDS LYING AND BEING IN THE NE1/4 OF THE SW1/4 LYING EAST OF DIXIE HIGHWAY, SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST.
AND
FROM THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST RIGHT OF WAY LINE FOR U.S. HIGHWAY #1; RUN SOUTH ALONG SAID RIGHT OF WAY LINE 300.0 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 150.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 45.0 FEET; THENCE RUN SOUTH PARALLEL WITH U.S. HIGHWAY #1, 65 FEET; THENCE RUN WEST 45 FEET; THENCE RUN NORTH 65.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING:
FROM THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY, RUN SOUTH ALONG SAID RIGHT OF WAY LINE FOR 446.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4.6 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 150.0 FEET; THENCE RUN NORTH PARALLEL WITH U.S. HIGHWAY NO. 1, 28.00 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 18.0 FEET AND A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES) A DISTANCE OF 12.36 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, 132.91 FEET TO THE POINT OF BEGINNING.

(LEGAL DESCRIPTION TAKEN FROM PRIOR SURVEY IN FILE, VERY DIFFICULT TO READ AND COPY, THIS FIRM NEEDS A LEGIBLE LEGAL DESCRIPTION)

PARCEL 2:
LOTS 1, 2 3 AND 4, LESS AND EXCEPT THE EAST 100 FEET THEREOF OF EACH, AND ALL OF LOTS 27, 27A, 28, 28A, 29, 29A, 30 AND 30A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH ALL OF THAT PORTION OF THE ALLEY APPURTENANT TO SAID LOTS, WHICH ALLEY HAS BEEN VACATED AND CLOSED BY THE CITY OF FORT PIERCE. LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOTS 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26 AND 26A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED ALLEY CONTIGUOUS TO ABOVE DESCRIBED PARCEL, AS DESCRIBED IN ORDINANCE NO. C-118 RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2037, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
A PORTION OF LOTS 21, 21-A, 22, 22-A, 23, 23-A AND 24, BLOCK 30 OF PLAT OF PINWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID LOT 24, FOR 131.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 4th STREET AS SHOWN ON STATE OF FLORIDA STATE ROAD RIGHT OF WAY MAP, OF STATE ROAD NO. 5, SECTION 9401-111, ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO LYING 7.00 FEET EAST OF THE WEST LINE OF LOT 24; THENCE NORTH 00°19'24" EAST ALONG SAID RIGHT OF WAY LINE AND ALSO ALONG A LINE LYING 7.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 24, 23-A, 23, 22-A, 22, 21-A, AND 21, FOR 203.00 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 89°21'12" EAST ALONG THE NORTH LINE OF SAID LOT 21, FOR 130.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 00°01'24" EAST ALONG THE EAST LINES OF SAID LOTS 21 THRU 24, FOR 203.01 FEET TO THE POINT OF BEGINNING.
LESS THE EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT OF WAY.

SURVEYOR'S NOTES:

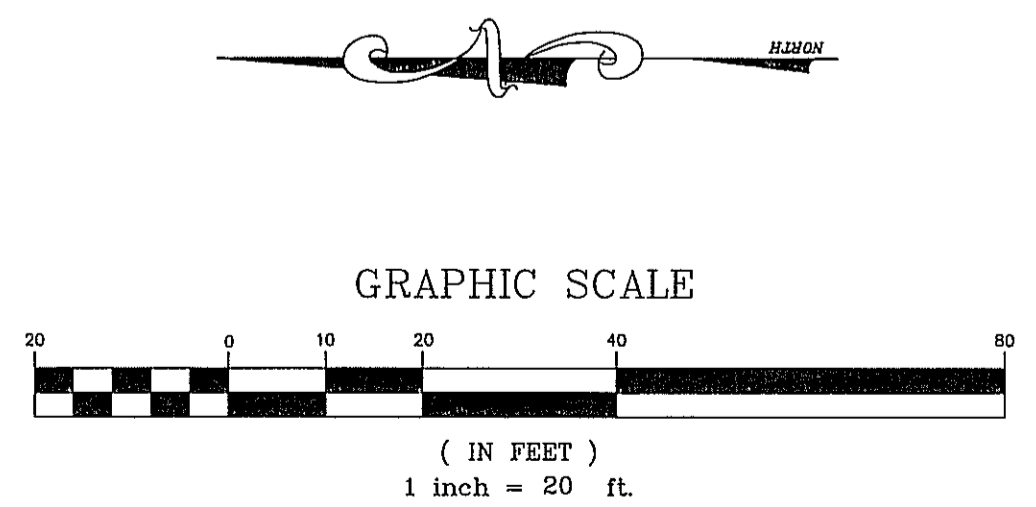
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH ATTORNEYS' TITLE FUND SERVICES, LLC.
- PARCEL 1: FUND FILE NUMBER: 239892, PREPARED DATE: NOVEMBER 5, 2015
RESTRICTIONS / EASEMENTS:
1.) DEED BOOK 81, PG 163; DEED BOOK 206, PG 143 - AFFECTS PROPERTY, BLANKET EASEMENT
2.) ORB 2639, PG 44 - DOES NOT AFFECT SUBJECT PROPERTY
3.) ORB 2921, PG 926, ORB 3155, PG 1225; ORB 3643, PG 2979 - DOES NOT AFFECT SUBJECT PROPERTY
- PARCEL 2: FUND FILE NUMBER: 239899, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
2.) ORB 878, PG 2778 - AFFECTS PROPERTY, BLANKET EASEMENT
3.) ORB ORB 878, PG 2765 - AFFECTS PROPERTY, UNPLOTTABLE
- PARCEL 3: FUND FILE NUMBER: 239917, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
2.) ORB 113, PG 205 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
- PARCEL 4: FUND FILE NUMBER: 239919, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°24'09"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.48'
6. SITE AREA:
PARCEL 1: 79722.81 SQUARE FEET OR 1.83 ACRES MORE OR LESS.
PARCEL 2: 39248.46 SQUARE FEET OR 0.90 ACRES ±
PARCEL 3: 74490.02 SQUARE FEET OR 1.71 ACRES ±
PARCEL 4: 26710.06 SQUARE FEET OR 0.61 ACRES ±
7. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO.120286-0187-J, DATED: FEBRUARY 16, 2012.
8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. OWNERSHIP OF FENCE AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
12. THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

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

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

SHEET 1 OF 3 (SCALE: 1" = 20')
NOT VALID WITHOUT SHEETS 1-3



LEGEND

- CLEAN OUT
- STEEL POST
- STEEL COLUMN
- POWER POLE
- ⊗ METAL LID
- ⊙ MANHOLE
- ⊕ LIGHT POST
- INV INVERT
- EL ELEVATION
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- R RADIUS
- L LENGTH
- D DELTA
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- SPOT ELEVATIONS

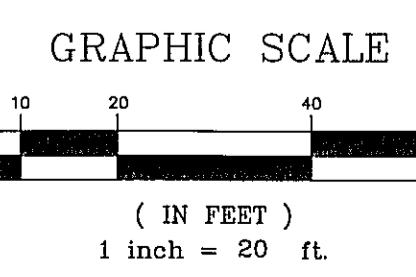
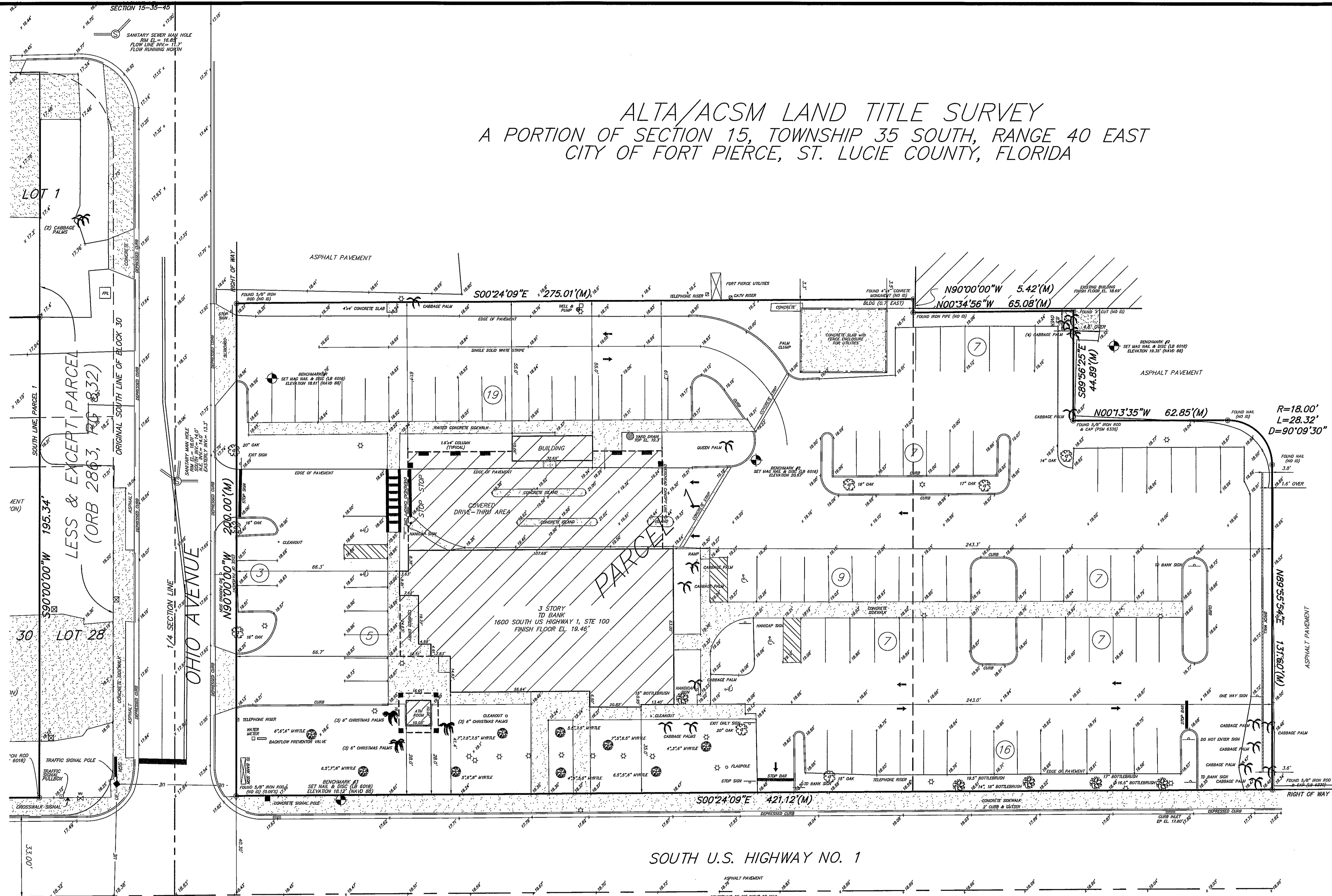
BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

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

SHEET 1 OF 3		
DRAWN BY: DPK		
SCALE: 1" = 20'		
FIELD WORK COMPLETED: 9/20/13		
FIELD BOOK: SKETCH		
JOB NO. 12378		
REVISIONS		
DATE:	DESCRIPTION:	BY:

THOMAS ENGINEERING GROUP
1600 SOUTH U.S. HIGHWAY NO. 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

ALTA/ACSM LAND TITLE SURVEY
 A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LEGEND

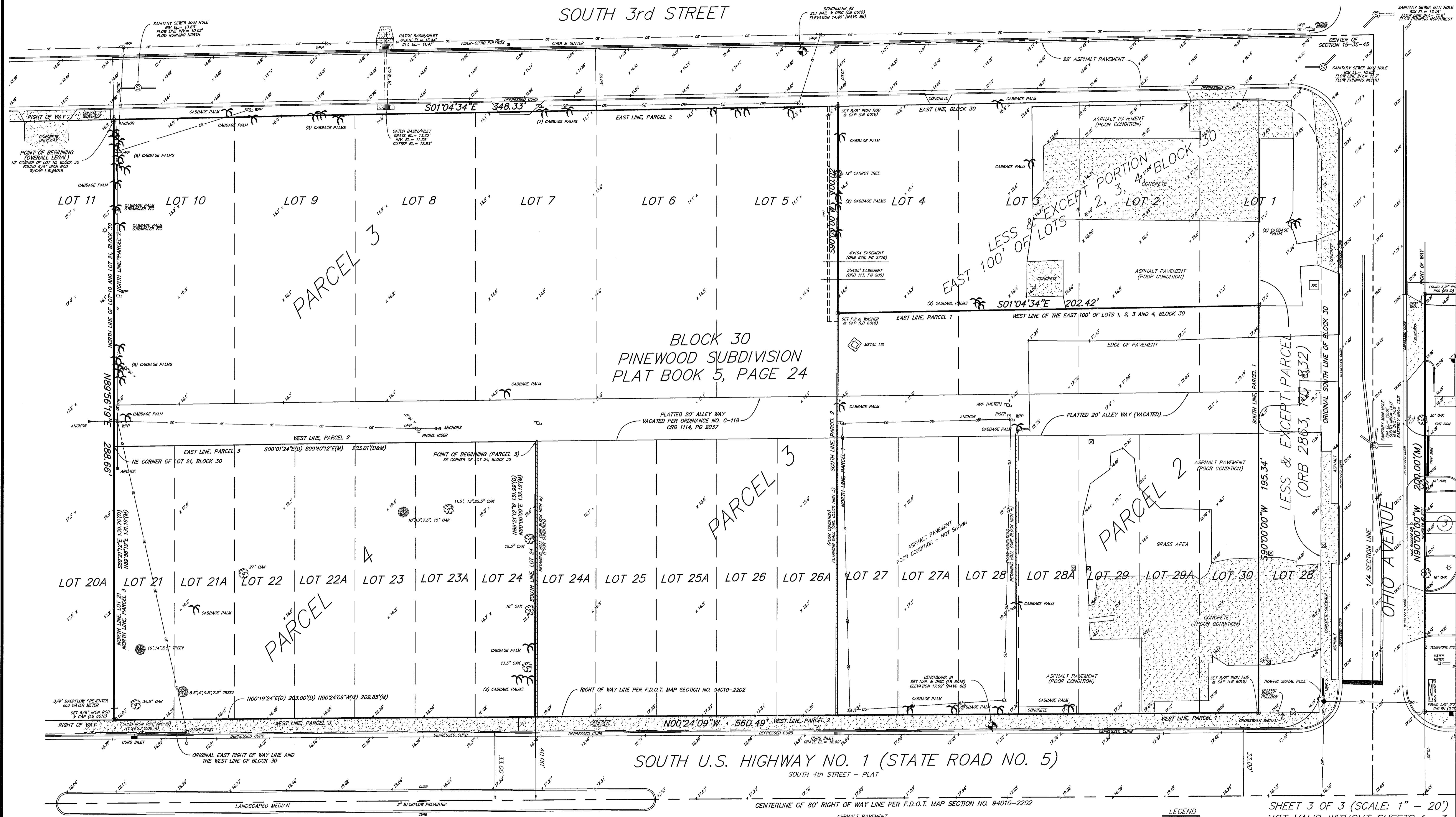
- CLEAN OUT
- STEEL POST
- STEEL COLUMN
- ⊕ POWER POLE
- ⊖ METAL LID
- ⊙ MANHOLE
- ⊛ LIGHT POST
- INVT INVERT
- EL. ELEVATION
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- R RADIUS
- L LENGTH
- Δ DELTA
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SPOT ELEVATIONS

SHEET 2 OF 3 (SCALE: 1" = 20')
 NOT VALID WITHOUT SHEETS 1 - 3

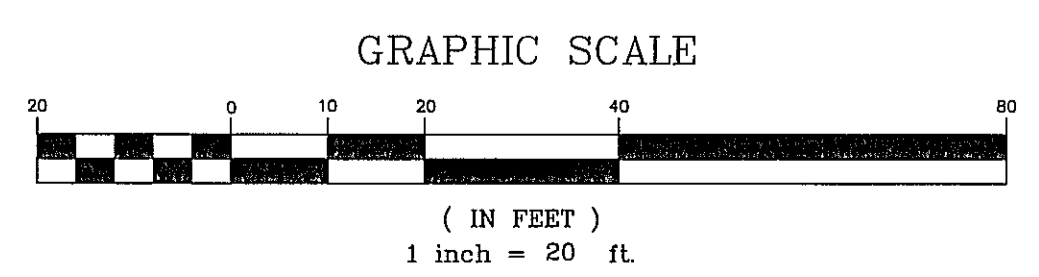
BLOOMSTER
 PROFESSIONAL LAND
 SURVEYORS, INC.
 L.B. #6018

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

SOUTH 3rd STREET



ALTA/ACSM LAND TITLE SURVEY
 A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



- LEGEND**
- CLEAN CUT
 - STEEL POST
 - STEEL COLUMN
 - POWER POLE
 - ⊗ METAL LID
 - ⊙ MANHOLE
 - ⊕ LIGHT POST
 - INVERT
 - EL. ELEVATION
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - R RADIUS
 - L LENGTH
 - D DELTA
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SPOT ELEVATIONS

SHEET 3 OF 3 (SCALE: 1" = 20')
 NOT VALID WITHOUT SHEETS 1 - 3

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

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



December 13, 2016

Jason Gunther
THOMAS ENGINEERING GROUP
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

SUBJECT: Site Plan & Design Review
Aldi
1412 S. US Hwy 1

Dear Mr. Gunther, PE,

The following are advisory comments from the Planning Department's review of the application for Site Plan to construct a retail grocery store.

1) Pursuant to City Code Section 22-58 (d) Application for site plan review. The Site Plan application shall be accompanied by the following information:

(4) g. Refuse collection areas;

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets
(Please identify the provision of site lighting)

(9) A design review plan which meets the requirements of Section 22-59. (The design shall meet the requirements of 22-59, **(See notes regarding 22-59 below)**)

2) Pursuant to City Code Section 22-62, (b) & (d) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street & (2) A Safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

Please provide a connection along 3rd Street, along the development site, and from building entrances to the subject. The applicant is further encouraged to design and integrate a sidewalk connection within the parking area to provide a designated route to and from the building entrance.

3) Please identify a location, enclosure, and landscape screening for a dumpster location, pursuant to City Code Section 22-187 (11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view.

4) Pursuant to City Code Section 22-59 (c) Submission requirements. please provide the following:

- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

-The applicant is encouraged to integrate additional architectural features to facades visible from adjacent right-of-ways. Options may include, but not be limited to use of stucco banding, bahama shutters, windows, landscaping, etc.

5) Pursuant to City Code Section 22-59 - Design Review, the following standards should be integrated into the design scheme:

g. Design guidelines:

(3) Windows.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

(4) Elevations.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

(5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to **decorative light fixtures**, fountains, sculpture and other civic art, **benches** and tables, **planters**, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, **bollards** and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

-The applicant is encouraged to integrate various streetscape components to enhance the site development. A few noted components are easily integrated to contribute to the design proposed.

(6) Lighting.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. – **Please provide lighting fixture detail.**

(9) Signs.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

- Please update the ground sign design to accurately reflect scaling of the proposed dimensions and size.

6) 22-61 (b) 3. The western driveway should be expanded to meet the minimum width of 24ft.

7) Pursuant to City Code Section 17-34. - Retention/detention and conveyance facilities.

c) Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways with the following exceptions:

b. The dry retention/detention area shall be screened with a visual buffer such as a wall and/or landscaping. The visual buffer shall be subject to and approved in accordance with section 22-59, Design review guidelines and procedures.

-The retention area proposed along 3rd Street should be screened accordingly.

Advisory notes: The applicant is eligible for a 6 parking space reduction (22-60 (4)).

The presented review is specific to Planning Department's review of the proposed site plan and design review. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Kori Benton, Senior Planner

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

**RE : Aldi Site Plan – 1150 South US 1
TRC No. 16-04000018**

DATE : December 15, 2016

This is to advise you that we have completed the review of the following documents as received by this office on December 2, 2016:

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

Based on our reviews and appropriate site final inspection, we

- | | | |
|-----------------------------------------------------------|------------------------------------------------------|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

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

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Provide a Boundary and Topographic Survey signed and sealed by a Florida Licensed Land Surveyor and Mapper.
- ~~2. Provide a Traffic Study as required by City of Fort Pierce Code of Ordinances.~~ Provided
3. The survey and engineering plans shall state the existing right-of-way widths of US one, 3rd Street, and Ohio Avenue. A 5' wide sidewalk is required to be constructed adjacent to the property along South 3rd Street and Ohio Avenue.
4. Please revise the parking stall lengths to comply with the City of Fort Pierce's minimum paved length criteria of 18' when stalls abut a landscape area.
5. The proposed driveway connection located within the limits of Ohio Avenue right-of-way shall be constructed of concrete as per the requirements set forth in Section 17-8(b) of the City of Fort Pierce Code of Ordinances; please revise the plans to incorporate this requirement.
6. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
7. South 3rd Street currently has a 30 feet wide right-of-way width. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to donate one half of the required 30' for a total right-of-way donation of 15'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department.
8. Provide 5' wide concrete sidewalks along Mississippi Street and Ormond Avenue, the limits of the property, in accordance with City of Fort Pierce Code of Ordinances Section 22-62.
9. The plans shall identify that all truncated detectable warning mats located with public right-of-ways shall be cast in place (no adhesive application allowed) and have a brick red color.
10. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required combining the two parcels into one parcel.
11. The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal. At this time please ensure that all design information is readable.
12. The plans shall indicate that existing traffic onto US Highway One is required to turn right.
13. The plans shall identify the extent of all proposed road cuts in conjunction with proposed utility tie-ins along with MOT requirements.
14. Please note that all sidewalks constructed within City of Fort Pierce road right-of-way will be required to be comprised of concrete having reinforcement such as fiber mesh.
15. This department is concerned with the increased volume of traffic utilizing the Ohio Avenue corridor and their safe travel within this off-set intersection. The applicant shall investigate the possibility of realigning the intersection.

JRA/tst



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Interim Building Official

RE : Aldi's – 1412 S US Hwy 1

DATE : 12/13/16

Comment:

1. Flood zone?

PT/km

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: Aldi #16-04000018

REVIEW DATE: 12/5/16

PLANNER: KORI BENTON

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 at <http://www.slcfcd.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 (~~.dwg~~ or .pdf format)
4. Please show fire line size

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com

Planning Board

8. d.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Waiver of Distance - Wingstop - 2575 S US Highway 1

LOCATION

2575 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial Map

Zoning Map

Waiver of Distance Application

Survey & Site Occupancy Plan

Floor Plan

TRC Comments

Form Review

Form Started By: Vennis Gilmore

Started On: 01/03/2017 02:46 PM

Final Approval Date: 01/04/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Waiver of Distance – 2COP Alcohol License
Wingstop
2575 S. US Highway 1**

DATE: December 22, 2016

STAFF REPORT

Applicant: Jordan Ridgeway, Regional Manager
Sodawing LLC
5723 New Independence Parkway
Winter Garden, FL 34787

Property Owner: Ehden NV
C/O Fraga Properties
75 Valencia Ave Ste 1150
Coral Gables, FL 33134

Requested Action: Approval of a Waiver of Distance for an alcoholic beverage license

Type of License: 2COP – Beer and Wine; sale for on premises consumption.

Name of Establishment: Wingstop

Site Location: 2575 S. US Highway 1

Parcel ID: 2422-602-0264-000-8

Current Zoning: C-3, General Commercial Zone

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	R-2,R-5

Staff Analysis:

Wing Stop is a restaurant which is seeking to sell beer and wine for consumption on-premises. The restaurant is expected to open for operation within the first (1st) quarter of the year 2017, after leasing and renovations to the existing retail unit. The restaurant will be located within the southeast corner of Sabal Palm Plaza.

The request is to secure a 2COP – Beer and Wine License to offer sale of alcohol, at the subject location, for consumption on-premises. Section 3-7 of the City Code restricts the sale or distribution of sealed alcoholic beverages for consumption on the premises where the establishment is located within 1,600 feet of a church, school, or other licensed establishments; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of a church that is located within 1,600 feet of the proposed site. City Code Section 3-11 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately 1,487 ft. from First Church of the Nazarene.

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

The existing plaza site contains adequate parking and landscaping to meet City Code.

c. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The site is well buffered from all adjacent residentially zoned areas.

d. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

This property is accessible from South US Highway 1. It would not be necessary for either customer or commercial vehicles to pass through residentially zoned areas.

e. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

This establishment is located within 1,600 feet of First Church of the Nazarene and is not located within 1,600 feet of a school.

Section 3-9 (6) of the City Code states that an applicant holding a 2-COP license must be engaged in conduction a bona fide restaurant operation. The code further states that such a restaurant must:

- a. Have tables capable of seating not fewer than thirty-five (35) persons simultaneously, for the purpose of serving meals;
- b. Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
- c. Have permanent kitchen facilities located within the premises in which meals are regularly prepared for service to patrons of the establishment.

The application as submitted meets the necessary requirements for holding a 2-COP license. The restaurant, with seating for approximately 60 people; will serve lunch and dinner meals. It is understood by the applicant that service of alcohol is to be with meals only.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and responses by the applicant are provided for review.

Staff Recommendation:

The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the requested Waiver of Distance for a 2COP Alcoholic Beverage License for the proposed establishment.



Gardenia Avenue

S. US Highway 1

Wing Stop

First Church
of the
Nazarene

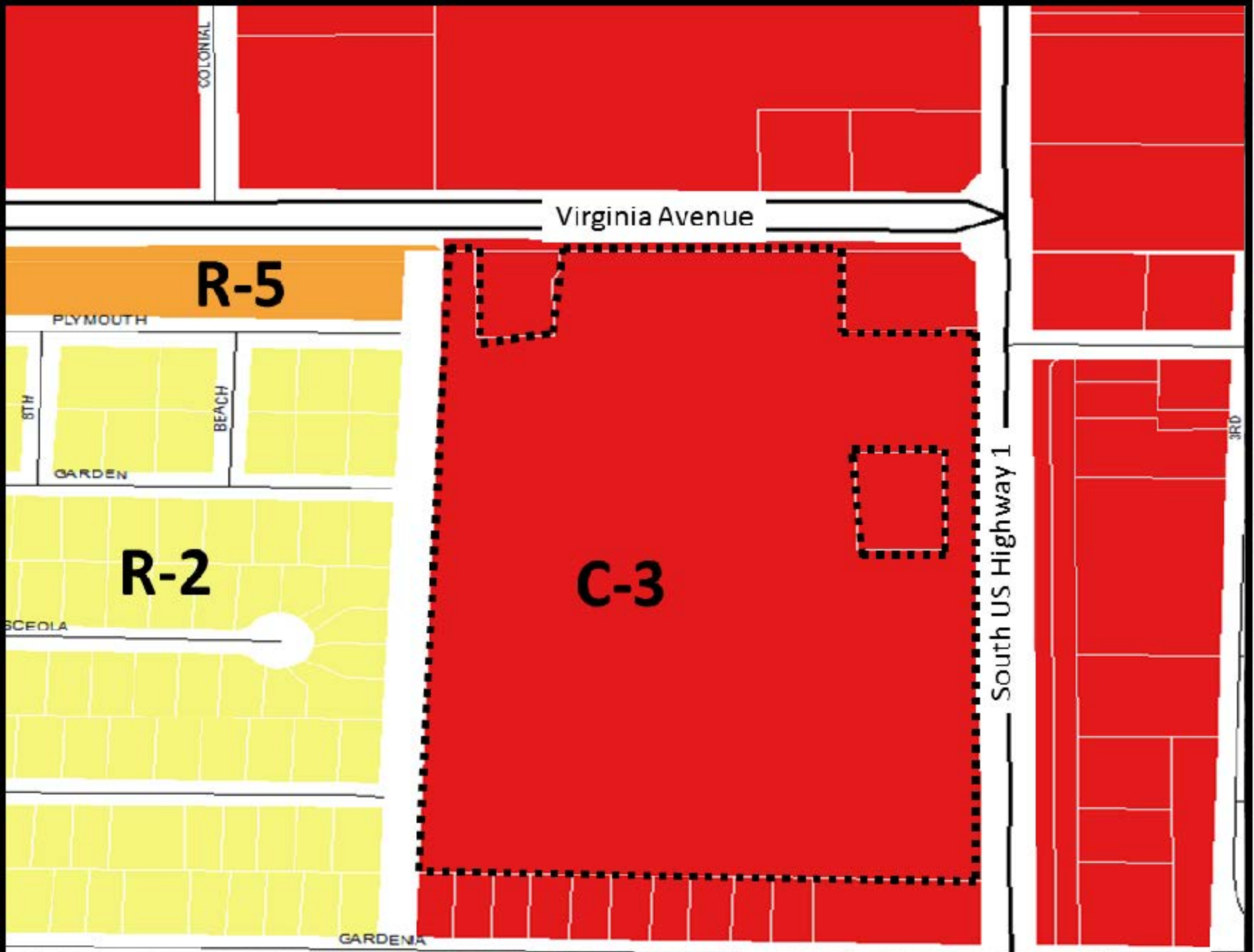
1487 Feet

Location & Distance Map

**2575 S. US Highway 1 -
Wing Stop**



THE SUNRISE CITY
FORT PIERCE
Florida



Legend

-  **Subject Site**
-  **R- 2, Single Family Intermediate Density**
-  **C-3, General Commercial**
-  **R-5, High Density Residential**

Zoning Map



THE SUNRISE CITY
FORT PIERCE
Florida



WAIVER OF DISTANCE

Property address or Location 2575 S. US highway 1 Fort Pierce FL 34982
 Parcel ID #(s) _____
 Project description QSR ; restaurant serving wings and sides

Charles & Lisa Soderstrom
 Property Owner(s)
409 Genius Dr.
 Street Address
Winter Park FL 32789
 City State Zip
732 996 7519
 Phone Number
Sodawing1@gmail.com
 Email Address

Jordan Ridgeway, Reg. mgr., Sodawing LLC
 Applicant/Representative, Title, Company
5723 New Independence Pkwy.
 Street Address
Winter Garden FL 34787
 City State Zip
813 541 2294
 Phone Number
ridgeway.jordan1@gmail.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.

Property Owner(s) Signature(s) CP Soderstrom

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 19 day of October, 2016, by
Charles P Soderstrom who is personally known to me or has produced
Drivers Licence as identification.



Michelle Cleary
 Signature of Notary

(seal)

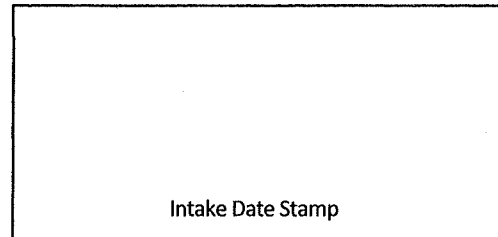
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000 x729

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

WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- Complete, notarized

Application Type:

- 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- 3 APS: Beer, Wine & Liquor/Package Sales Only
- 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

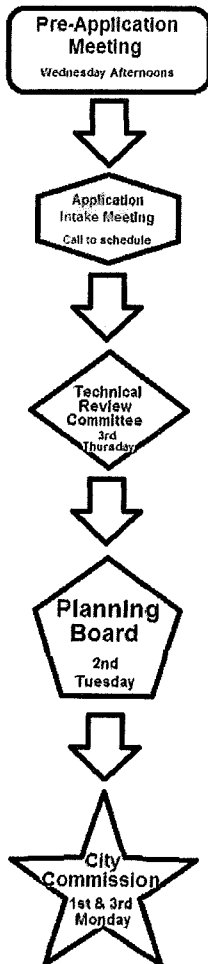
- New Business
- Transfer from: _____ Open since: _____
address year

Building Size 1,961 Maximum Occupancy 72 Total Seating 58 Parking Spaces N/A Plaza

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
11-12Am	11-12Am	11-12Am	11-12Am	11-12Am	11-12Am	11-12Am

Application Outlook

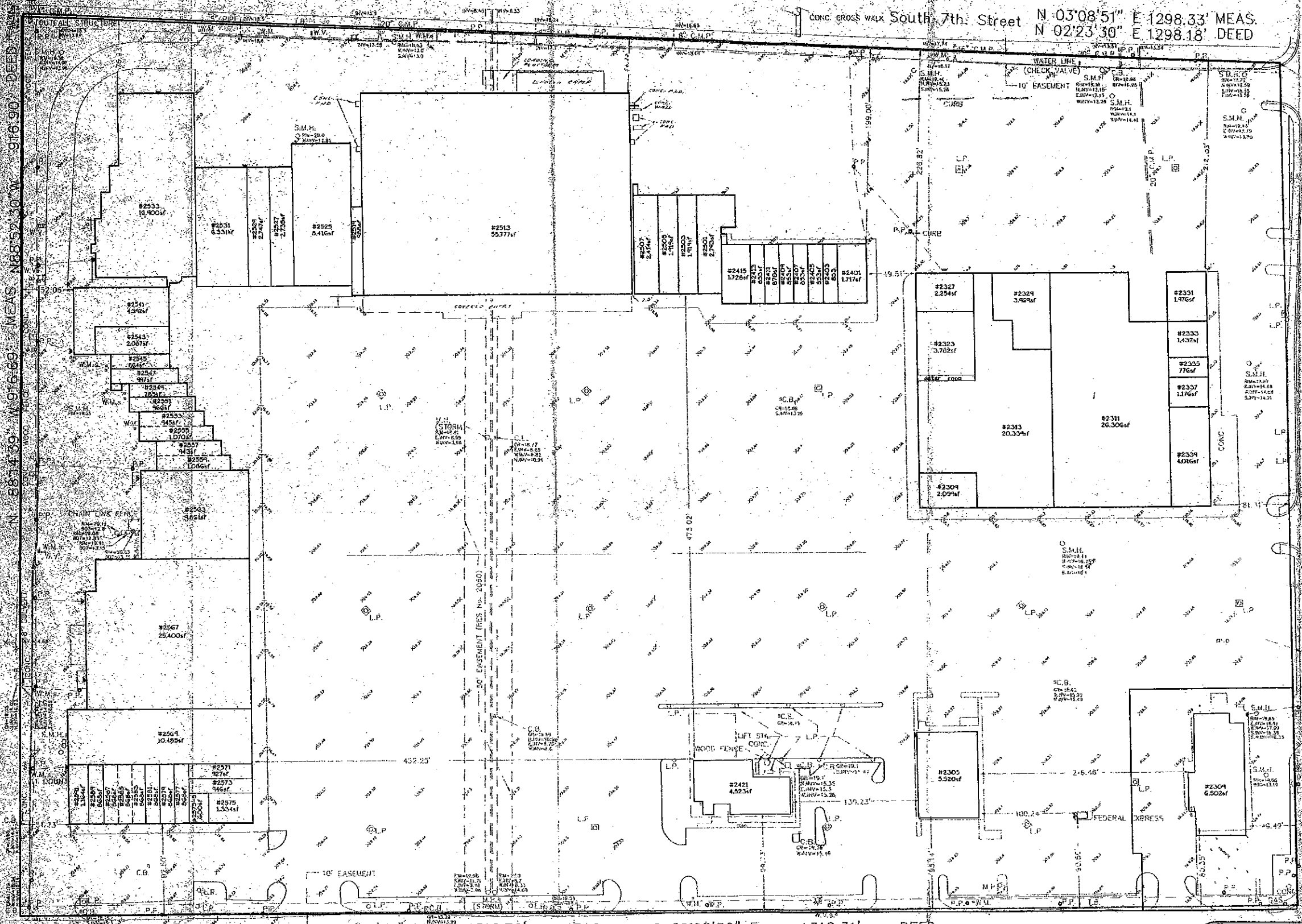


Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

- (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
- (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
- (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.



N 88°52'10"W 916.90' DEED
 N 88°52'10"W 916.69' MEAS
 N 88°52'10"W 916.69' MEAS
 N 88°52'10"W 916.69' MEAS

CONC CROSS WALK South 7th Street N 03°08'51" E 1298.33' MEAS.
 N 02°23'30" E 1298.18' DEED

P.O.B.
 DEED & MEAS.
 VIRGINIA AVENUE
 860.14'
 S 89°50'30" E
 89.50'30"

LEGAL DESCRIPTION
 Lots 59 to 66, inclusive, UNIT ONE, MARVILLA GARDENS, as shown on the Plat hereof, as recorded in Plat Book 6, Page 55, public records of St. Lucie County, Florida, together with the right-of-way of Wilson Avenue lying between Lots 59 and 60, as shown on the Plat hereof, and the easement of right-of-way between Lots 60 and 66, as shown on the Plat hereof, and the easement of right-of-way between Lots 61 and 62, of which said rights of way have been abandoned and the dedications revoked by Resolution No. 10600 passed and adopted by the City of Ft. Pierce, on February 13, 1961, subject, nevertheless, to an easement of right-of-way between Lots 61 and 62 reserved by the City of Ft. Pierce under the dedication above referred to, ALSO DESCRIBED AS FOLLOWS:
 All of lots 59 through 66, MARVILLA GARDENS, UNIT ONE, as recorded in Plat Book 6, Page 55, public records of St. Lucie County, Florida, including all interior streets created by the City of Fort Pierce, Florida, and being more particularly described as follows:
 Beginning at a concrete monument on the Northwest corner of Lot 66 of said plat, and running North 03°08'51" East 1298.33 feet to a concrete monument on the easterly right-of-way line of South 7th Street and the southerly right-of-way line of Virginia Avenue, also being the North line of Section 22, Township 35 South, Range 40 East, as South 89°50'30" East along the North line of said Section 22 and the southerly right-of-way line of Virginia Avenue, 860.14 feet to a point on the westerly right-of-way line of U.S. Highway No. 1, as now constructed, and then North 02°23'30" East 1298.18 feet to a concrete monument on the southerly right-of-way line of South 7th Street, and then South 00°39'31" West 1312.70 feet to a concrete monument on the southerly right-of-way line of South 7th Street, and then South 00°05'30" East 1312.31 feet to the southerly right-of-way line of South 7th Street, 1298.18 feet to the point of beginning, containing 26.62 acres.

THIS SURVEY IS CERTIFIED TO STEARNS, HEAVER, WELLS, WESSLER, ALHADEFF AND SUTTON P.A. LARSEN TITLE INSURANCE FUND SANK FINANCE LIMITED

SURVEYORS CERTIFICATION
 I hereby certify to Stearns, Heaver, Wells, Wessler, Alhadef and Sutton P.A. Larssen Title Insurance Fund, Sank Finance Limited, that the within survey was prepared under the direct supervision and control of the undersigned, from an actual field survey made on the ground as per recorded description of the real property described herein, the within survey as described herein is a true and correct survey of the real property as described herein, and the indicated acreage and square footage of each property is correct. The within survey properly and accurately indicates and locates all improvements on the real property as of the date of the survey and all indicated type, dimensions and square footage of such improvements is correct. The record title lines and lines of actual possession are the same. The boundary line dimensions shown on the within survey form a mathematically closed figure within 4.001 feet. The boundary lines of the subject property are contiguous with the boundary lines of adjacent parcels, wherever shown, and are as described in their most recent respective legal descriptions of record. There are no encroachments either across property lines or into restrictions in effect on the date of the within survey shown on the within survey. There are no streets, roads, rights-of-way, or lines affecting the surveyed property shown on a careful inspection other than as shown on the within survey. The property surveyed, as described in the within survey, does not constitute a legal subdivision of the land under the applicable county or city ordinances. The real property hereby described herein, has access to a paved and dedicated public road known as U.S. Highway No. 1, and Virginia Avenue. The within survey shows the location and direction of all storm drainage systems for all collection and disposal of all roof and surface drainage, and also shows any channels, streams, rivers, or other hydrologic features. The within survey complies with the Florida Standard Detail Requirements for Land Title Surveys adopted by the American Land Title Association and American Congress of Surveyors and Mapping adopted in 1980, and meets the accuracy requirements of a Class A survey as defined therein, and also meets the accuracy standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 21-111-6 Florida Administrative Code.

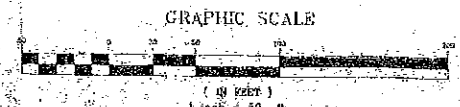
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH EMBOSSED SEAL

CERTIFICATE
 I HEREBY CERTIFY THAT THE ATTACHED SHEET OF SURVEY OF THE HERETO DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED, UNDER DIRECTION, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF FLORIDA (CHAPTER 472-8), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 WILLIAM E. HAYHURST
 PROFESSIONAL SURVEYOR & MAPPING COMPANY
 FLORIDA REGISTRATION NO. 4418

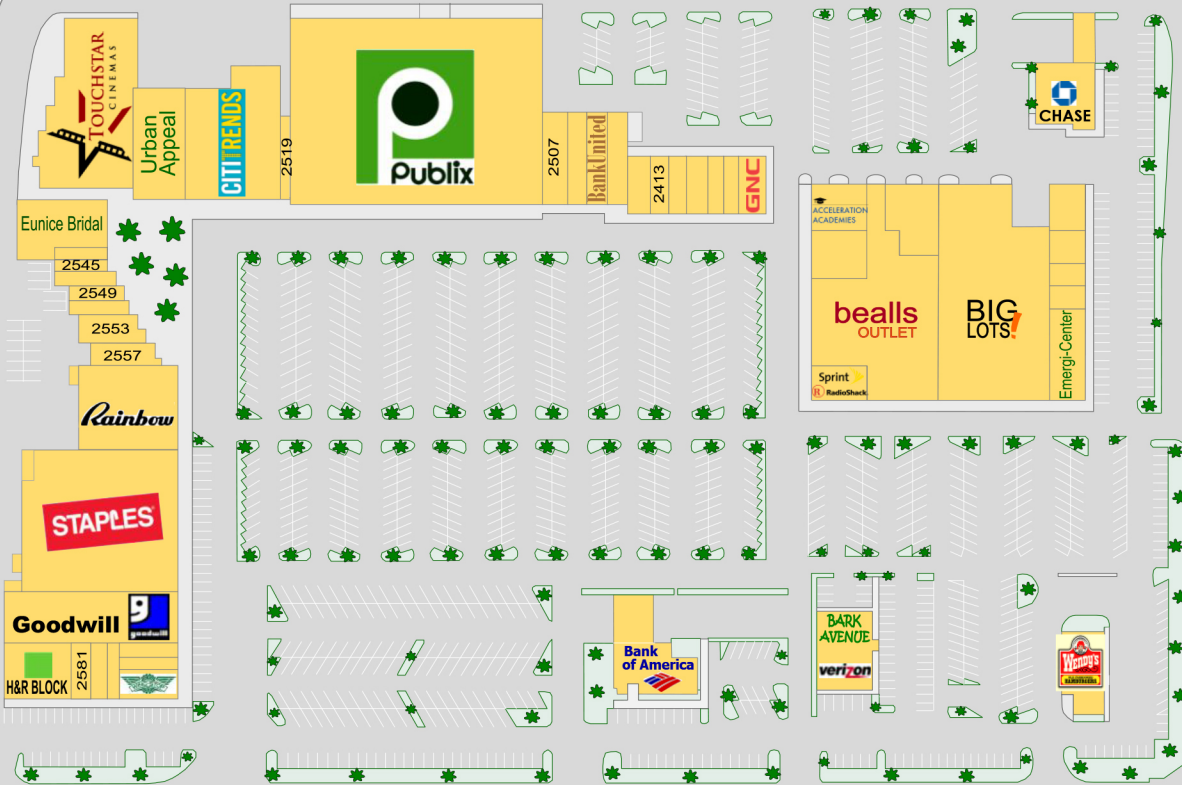
HAYHURST LAND SURVEYING INC.
 SURVEYING AND MAPPING COMPANY
 1122 OLD DIXIE HIGHWAY SUITE B-6
 VERO BEACH, FL. 32980
 PHONE: (561) 569-6880
 FAX: (561) 770-3446

S 00°39'31" W 1312.70' MEAS. S 00°05'30" E 1312.31' DEED

U. S. HIGHWAY No. 1



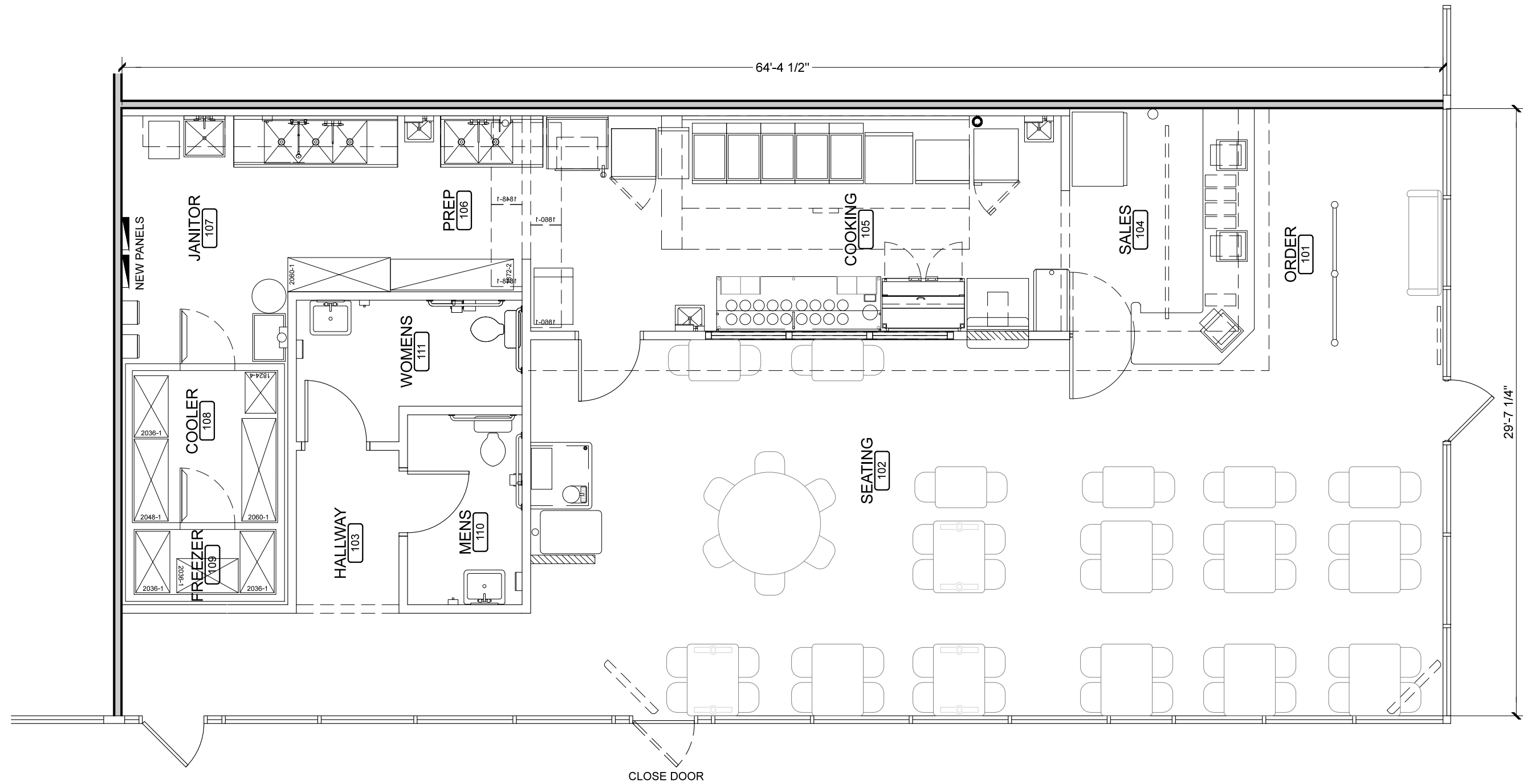
SURVEY TYPE	DATE	REVISIONS	BY	BASE ELEVATION / FLOOD ZONE	PANEL NO.
MORTGAGE	12/25/00	ADD INTERIOR UNITS	WEH		
CHECKED BY	W.E.H.				
DRAWN BY	FORTRON				
FIELD BOOK No.	42				
PAGE No.	13				
FIELD DATE	8-28-89				
SCALE	1"=50'				
JOB No.	89-714				



U.S. Highway 1

Virginia Avenue





PROJECT DATA:

OVERALL NET LEASE (USABLE) AREA:	1,961 SQ. FT. (NET USABLE SPACE)
SALES, COOKING, PREP & JANITOR AREAS:	635 SQ. FT. @ 1/200 (GROSS) = 4 OCCUPANTS
SEATING AREA:	843 SQ. FT. @ 1/15 = 56 OCCUPANTS
ORDER (STANDING) AREA:	60 SQ. FT. @ 1/5 = 12 OCCUPANTS
COOLER / FREEZER AREA:	90/127/140 SQ. FT. (ACCESSORY USE, NOT APPLICABLE)
PASSAGE, MEN & WOMEN RESTROOM AREAS:	268 SQ. FT. (ACCESSORY USE, NOT APPLICABLE)
SEATING ANALYSIS:	58 TOTAL SEATS
TOTAL OCCUPANT LOAD:	72 OCCUPANTS



GL#T143

PROJECT LOCATION:
FORT PIERCE, FL

DRAWING NAME
**SCHEMATIC
EQUIPMENT PLAN**

ISSUE DATE: 03/14/2016
REVISED DATE: 03/15/2016



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Interim Building Official

RE : Wing Stop – 2575 S. US Hwy 1

DATE : 12/13/16

Comment:

1. ADA accessibility
2. Location of exits
3. Hood/exhaust fire safety system.

PT/km

Project: WING STOP

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date: December 7th, 2016

No comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)

December 14, 2016

Project: WING STOP
Subject: WAIVER OF DISTANCE
To: Vennis Gilmore
From: Edmund Bas
SLC-Engineering Division

1. No comments on the distance waiver application.

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: Wing Stop #16-08000004

REVIEW DATE: 12/5/16

PLANNER: VENNIS GILMORE

REVIEWED BY: Capt Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: _____

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 at <http://www.slcfcd.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 (~~.dwg~~ or .pdf format)
4. Please show water mains and all fire hydrants within 1000'

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfld.com

Planning Board

8. e.

Meeting Date: 01/10/2017

Information

REQUESTED ACTION

Abandonment of Right-of-Way - N 31st Street, Abutting the Pioneer Park Subdivision (Zora Neale Drive)

LOCATION

North 31st Street (Unopened), between Madison Cay Apartments & Zora Neale Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Applications & PRCs

Site Aerial, Subdivision, & Utility Map

Sketch & Legal Description of ROW for Abandonment

Form Review

Form Started By: Kori Benton

Started On: 01/03/2017 04:17 PM

Final Approval Date: 01/04/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Abandonment of Unused Right-of-Way
 N 31st Street
 Abutting the Pioneer Park Subdivision (Zora Neale Drive)

DATE: January 3, 2017

STAFF REPORT

Owner(s) of Abutting Parcel(s): John & Melissa Smith
 2925 Zora Neale Dr
 Fort Pierce, FL 34947

Colleen Miller
 2931 Zora Neale Dr
 Fort Pierce, FL 34947

Owner/Applicant: Tomonica C Bell
 2927 Zora Neale Dr
 Fort Pierce, FL 34947

Requested Action: Abandonment of unused section of North 31st Street right-of-way abutting the Pioneer Park Subdivision, between Madison Cay Apartments and Zora Neale Drive

Location: Generally located between Madison Cay Apartments and Zora Neale Drive (Unopened N 31st Street)

Abutting Parcel IDs: 2405-504-0012-000-3, 2405-504-0013-000-0, & 2405-504-0014-000-7

Surrounding Zoning:

North	East	South	West
R-4	R-4	R-4	R-4

Land Area of Subject ROW: Approximately 4,993.5 sq. ft. or .115 acres

Staff Analysis:

In accordance with City Code Section 17-1, Abandonment, narrowing, etc., of streets, the applicant, Tomonica Bell in coordination with the City is requesting the abandonment of an unopened portion of North 31st Street right-of-way abutting the Pioneer Park Subdivision, lying between Madison Cay Apartments and Zora Neale Drive.

The section of right-of-way was dedicated in the Garden City Farms Subdivision, Plat Book 2, Page 5, of St. Lucie County. A portion of the right-of-way was previously abandoned by the City of Fort Pierce for contribution to the Madison Cay Apartments, and a portion of the right-of-way utilized for connection and expansion of Pioneer Park to the south.. The remaining section was not reutilized within the Pioneer Park subdivision as the portion south of the affected area contains utility infrastructure. The affected areas abutting lots 9, 10, and 11 do not contain utilities, and each of the noted lots provide a 10ft. utility easement along the front of the property. The site is located within the R-4, Medium Density Residential District. Sidewalk are established within Pioneer Park Subdivision, therefore appropriate connections exist, eliminating future use of the right-of-way for addition sidewalk connections based upon limited practicality.

The request is sought to allow modest increases in lot size for the abutting lots, facilitating the capacity for small scale home additions such as pools, patios, or a minor room extension.

The Fort Piece Utilities Authority (FPUA) has provided approval for the subject scope of proposed abandonment.

Technical Review Committee

All affected Departments have reviewed and approved the proposed Alleyway Abandonment.

Staff Recommendation:

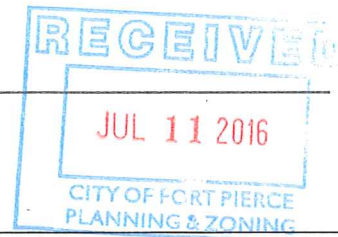
Staff recommends the Planning Board forward a recommendation to approve the requested abandonment .



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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



Abandonment

Property address or Location 2927 Zora Neale Drive
Parcel ID #(s) 2405-504-0013-000-0
Project description Pioneer Park S/D (PB 55-39) Lot 10 (OR 2963-1271)

Tomonica Patterson
Property Owner(s)
2927 Zora Neale Drive
Street Address
Fort Pierce Fla 34947
City State Zip
772-216-0407
Phone Number
tomonica-b@yahoo.com
Email Address

Applicant/Representative, Title, Company
Street Address
City State Zip
Phone Number
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. LUCIE
The foregoing instrument was acknowledged before me this 12th day of July, 20 16,
Tomonica Patterson who is personally known to me or has produced
DRIVERS LICENSE as identification.



Signature of Notary

(seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

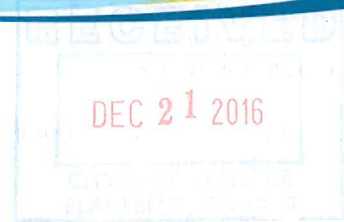
Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____





Abandonment

Property address or Location 2931 Zora Neale Dr.
 Parcel ID #(s) 2405 - 504 - 0012 - 000 - 3
 Project description Pioneer Park S/O (PB 55-39) Lot 9 (OR 2977-2147)

Colleen M Miller
 Property Owner(s)
2931 Zora Neale Dr.
 Street Address
Fort Pierce, FL 34947
 City State Zip
772-519-2624
 Phone Number
Colleenm28@gmail.com
 Email Address

Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 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.

Colleen M Miller
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 21st day of December, 2016, by
Colleen M. Miller who is personally known to me or has produced
FL IDL as identification.

[Signature]
 Signature of Notary



AMARIS ISABEL GIL
 MY COMMISSION # FF 914194
 EXPIRES: August 31, 2019
 Bonded Thru Budget Notary Services

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

To Be Completed by Staff

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

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

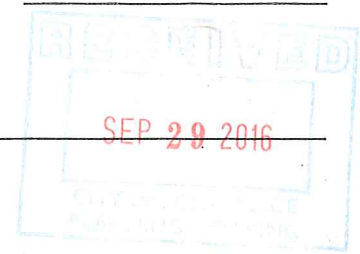
Intake Date Stamp



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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



Abandonment

Property address or Location 2925 Zora Neale Dr
Parcel ID #(s) 2405-504-0014-000-7
Project description _____

John J and Melissa Smith
Property Owner(s)
2925 Zora Neale Drive
Street Address
Fort Pierce FL 34947
City State Zip
772 466-6406
Phone Number

Applicant/Representative, Title, Company _____
Street Address _____
City State Zip _____
Phone Number _____
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.

John J. Smith Melissa B. Smith
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY _____
The foregoing instrument was acknowledged before me this 29th day of Sept, 2016, by
John J. & Melissa Smith who is personally known to me or has produced

_____ as identification.

Signature of Notary

(seal)



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp

Property Identification

Site Address: 2925 Zora Neale DR
 Sec/Town/Range: 05/35S/40E
 Map ID: 24/05N
 Zoning: R4

Parcel ID: 2405-504-0014-000-7
 Account #: 171938
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

John J Smith
 Melissa B Smith
 2925 Zora Neale Dr
 Fort Pierce, FL 34947

Legal Description

PIONEER PARK S/D (PB 55-39) LOT 11 (OR 2963-1335)

Current Values

Just/Market Value: \$113,500
 Assessed Value: \$98,391
 Exemptions: \$50,500
 Taxable Value: \$47,891
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 1,748
 Gross Area (SF): 2,373
 Land Size (acres): 0.13
 Land Size (SF): 5,663

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: 2931 Zora Neale DR
Sec/Town/Range: 05/35S/40E
Map ID: 24/05N
Zoning: R4

Parcel ID: 2405-504-0012-000-3
Account #: 171936
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership



Colleen M Miller
2931 Zora Neale Dr
Fort Pierce, FL 34947

Legal Description

PIONEER PARK S/D (PB 55-39) LOT 9 (OR 2977-2147)

Current Values

Just/Market Value: \$114,500
Assessed Value: \$99,112
Exemptions: \$50,000
Taxable Value: \$49,112

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 1,748
Gross Area (SF): 2,373
Land Size (acres): 0.12
Land Size (SF): 5,227

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: 2927 Zora Neale DR
 Sec/Town/Range: 05/35S/40E
 Map ID: 24/05N
 Zoning: R4

Parcel ID: 2405-504-0013-000-0
 Account #: 171937
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Tomonica C Bell
 2927 Zora Neale Dr
 Fort Pierce, FL 34947

Legal Description

PIONEER PARK S/D (PB 55-39) LOT 10 (OR 2963-1271)

Current Values

Just/Market Value: \$113,500
 Assessed Value: \$98,391
 Exemptions: \$50,000
 Taxable Value: \$48,391
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 1,748
 Gross Area (SF): 2,373
 Land Size (acres): 0.12
 Land Size (SF): 5,227

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.



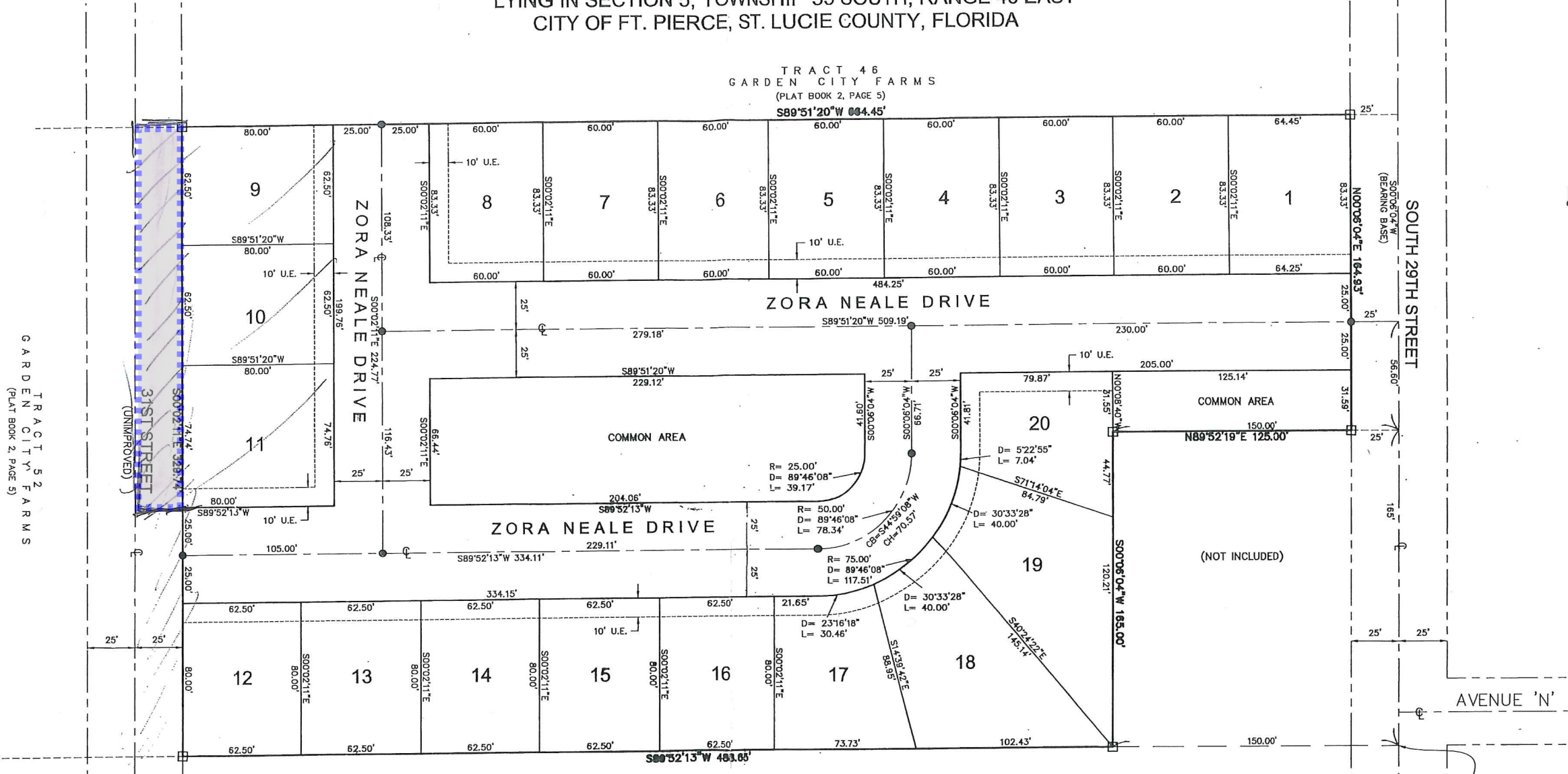
Site Aerial–Pioneer Park Subdivision

Affected Right-of-Way for Abandonment



A FINAL PLAT OF PIONEER PARK SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT 51, GARDEN CITY FARMS
AS RECORDED IN PLAT BOOK 2, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



TRACT 52
GARDEN CITY FARMS
(PLAT BOOK 2, PAGE 5)

TRACT 46
GARDEN CITY FARMS
(PLAT BOOK 2, PAGE 5)
S89°51'20"W 884.45'

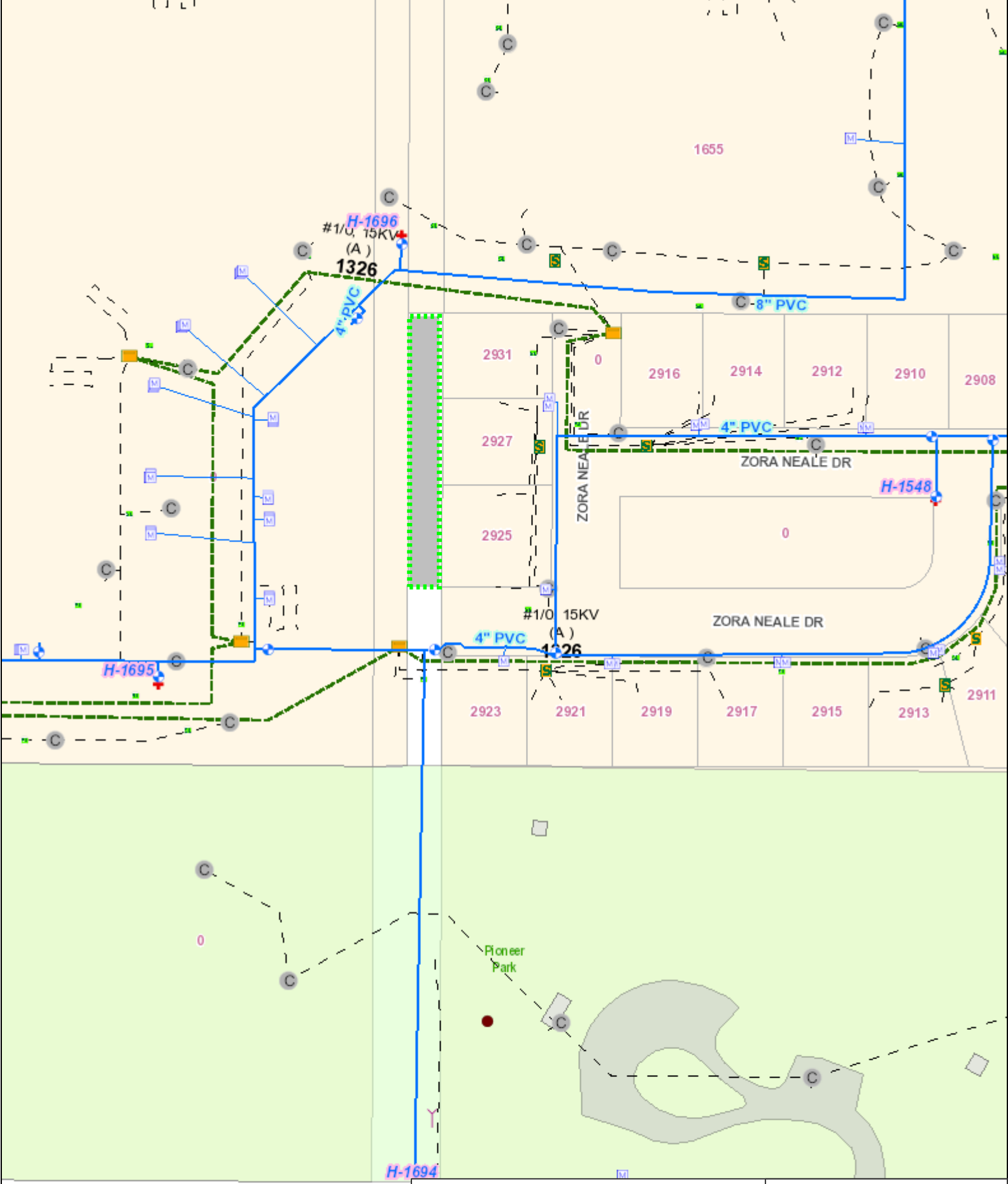
TRACT 62
GARDEN CITY FARMS
(PLAT BOOK 2, PAGE 5)
S89°52'13"W 483.65'

- LEGEND:**
- ⊙ - DENOTES CENTERLINE
 - - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. LB 959
 - - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET NO. LB 959
 - (R) - DENOTES RADIAL LINE
 - D - DENOTES DELTA ANGLE
 - L - DENOTES LENGTH
 - R - DENOTES RADIUS
 - CH - DENOTES CHORD DISTANCE
 - CB - DENOTES CHORD BEARING
 - U.E. - DENOTES UTILITY EASEMENT
 - D.E. - DENOTES DRAINAGE EASEMENT

BEARING BASE:
THE CENTERLINE OF SOUTH 29TH STREET IS TAKEN TO BEAR SOUTH 00°06'04" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

- SURVEYOR'S NOTES**
1. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 2. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
 3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
 4. ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

lbfh CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Results, Value By Design"
3550 S.W. Corporate Parkway, Palm City, Florida 34980
(778) 286-3883 Fax (778) 288-3925
BPR & FDFE License No. 898 www.lbfh.com

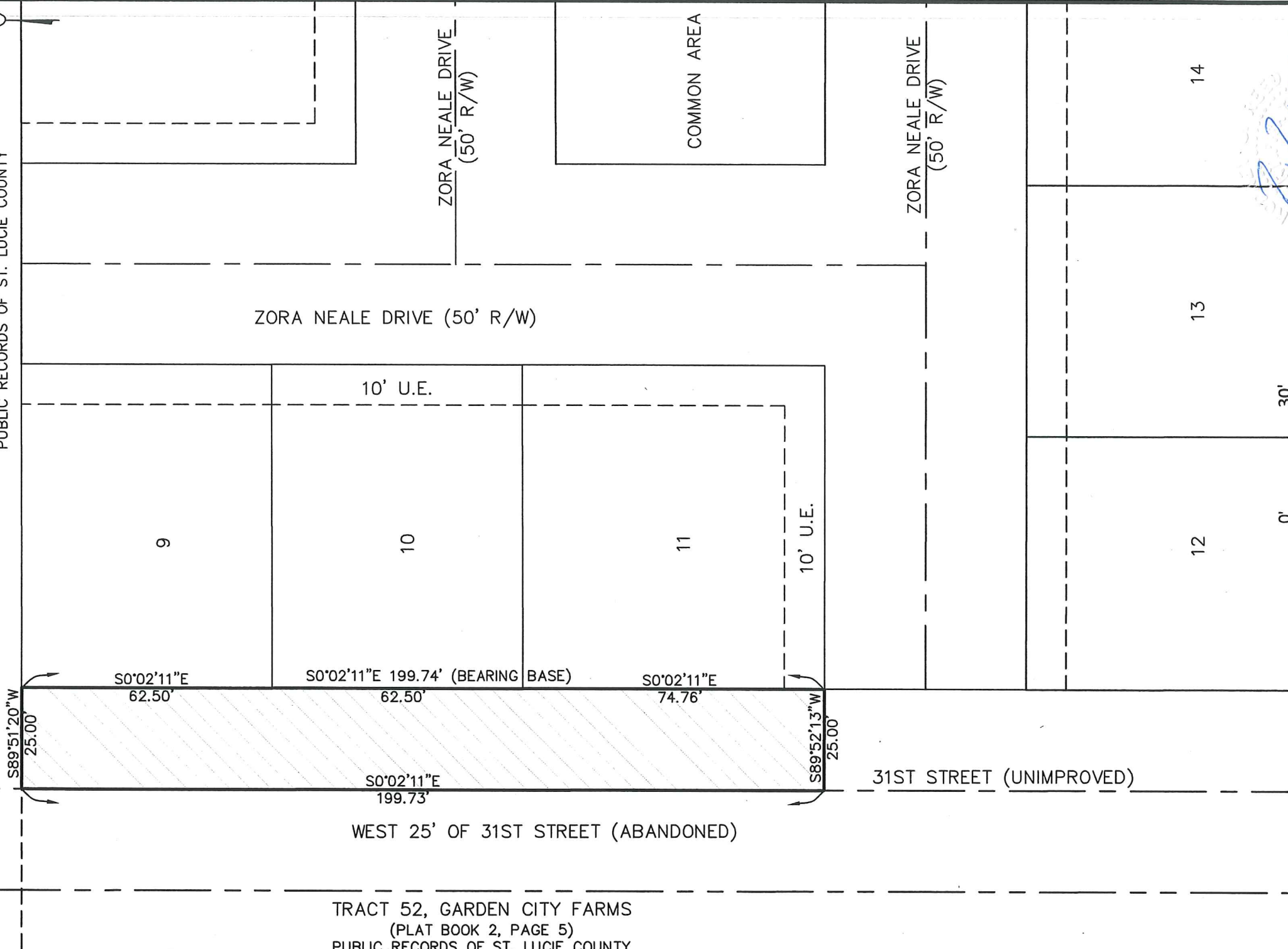


- | | | | |
|--|----------------------|--|----------------------|
| | Water Gate Valve | | Manhole |
| | Water Meter | | Active Sewer Service |
| | Active Fire Hydrant | | Active Force Main |
| | Active Water Service | | Active Gravity Main |
| | Active Water Main | | Gas Meter |
| | Sewer Valve | | Active Gas Main |
| | Lift Station | | Clean Out |

FPUA Utility Map
 By: Name
 Date: 8/1/2016
 1" = 101'

SKETCH OF LEGAL DESCRIPTION
R/W ABANDONMENT

TRACT 46, GARDEN CITY FARMS
(PLAT BOOK 2, PAGE 5)
PUBLIC RECORDS OF ST. LUCIE COUNTY



TRACT 52, GARDEN CITY FARMS
(PLAT BOOK 2, PAGE 5)
PUBLIC RECORDS OF ST. LUCIE COUNTY



NOTE:
SEE SHEET 2 FOR LEGAL
DESCRIPTION.

THIS IS NOT A SURVEY

BOARD OF COUNTY COMMISSIONERS
SAINT LUCIE COUNTY, FLORIDA
PUBLIC WORKS DEPT., ENGINEERING DIVISION,
SURVEY SECTION
2300 VIRGINIA AVE., FORT PIERCE, FLORIDA 34982
TELEPHONE 462-1707

SKETCH AND LEGAL DESCRIPTION
OF RIGHT-OF-WAY
ABANDONMENT
PIONEER PARK SUBDIVISION

PROJECT
NO. 16602
SHEET NO.
1 OF 2

SURV. CD.	RR.	NO. DATE	REVISIONS
DRW	10/14/16	10/14/16	SUBJECT

Rod Reed 10.20.16
ROD REED
P.L.S. #3916
STATE OF FLORIDA

