

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, July 11, 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 June 13, 2017 meeting
7. **NEW BUSINESS**
 - a. Voluntary Annexation - Celebration Pointe - 5501 Peterson Road
 - b. Conditional Use - Brett Residence - 515 S. Indian River Drive
 - c. Site Plan, Conditional Use, & Design Review - Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center - 604 Midway Road
 - d. Special Exception - Eaton Residence - 1611 Binney Drive
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

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

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

Planning Board

6.a.

Meeting Date: 07/11/2017

Information

REQUESTED ACTION

Minutes from the June 13, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 6.13.17

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/22/2017 09:37 AM

Final Approval Date: 06/27/2017

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JUNE 13, 2017** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

Absent: **Eloise Cumings; John George**

Staff Present: **Jim Messer, City Attorney
Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

This item was moved to the end of the meeting.

Motion was made by Ms. Baker to approve the absence of Ms. Cumings and to not approve the absence of Mr. George. The motion died due to a lack of a second.

Mr. Poitier amended the motion to excuse the absence of Ms. Cumings and Mr. George. The motion died due to a lack of a second.

Motion was made by Steve Weaver, and seconded by Tim O'Connell to excuse Ms. Cumings and defer the decision for Mr. George until such time that he is offered the opportunity to present his circumstance.

AYE: Marcia Baker, Brian Paul, Tim O'Connell, Steve Weaver, Robert Poitier, Frank Creyaufmiller, Charles Hayek, Mike Dahan, Al Bernetti, Chairman Bob Burdge

Passed

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Bernetti and Mr. Weaver were made regular voting members for the meeting.

6. APPROVAL OF MINUTES

- a. Minutes from the May 9, 2017 Meeting

Motion was made by Charles Hayek, and seconded by Robert Poitier to approve the minutes from the May 9, 2017 meeting.

AYE: Al Bernetti, Marcia Baker, Brian Paul, Tim O'Connell, Steve Weaver, Robert Poitier, Frank Creyaufmiller, Charles Hayek, Mike Dahan, Chairman Bob Burdge

Passed

- b. Minutes from the May 23, 2017 Special Planning Board Meeting

The minutes were not officially approved because the vote on item 6a was ratified at the June 13, 2017 meeting.

7. NEW BUSINESS

- a. **Preliminary Plat - Premier Subdivision – 6505 Metal Drive**

Mr. Benton gave an overview of the application and answered questions from the Board concerning the installation of the sidewalk, issuing a Certificate of Occupancy once the sidewalk is complete, paying the sidewalk fee up front, renewable sidewalk agreement and timeline on installing the sidewalks.

Mr. Messer asked why the city doesn't insist the sidewalks be put in instead of a surety bond.

Mr. Benton explained if the sidewalks are installed in two months, with the plat approval, a portion of the sidewalk would most likely need to be removed during construction of future development on the parcel. Mr. Benton stated the developers offered an opportunity to provide a guarantee that the sidewalk will be completed in a definitive time line, which will be decided at the time of final plat, or along with the development.

Mr. Messer expressed that If the city wants sidewalks it starts with the Planning Board insisting sidewalks be put in instead of taking the money.

Rich Laventure, Applicant Representative, from Laventure & Associates, provided some background and answered questions from the Board. Mr. Laventure stated that all the trades will be rolling over the sidewalks during construction and the building dept will not give a Certificate of Occupancy until the sidewalk is complete.

Board discussion ensued.

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

- 1. The Preliminary Plat incorporates the installation of, or a renewable surety for, a sidewalk within 24 months, to further the required connection along Metal Drive pursuant to City Code Section 22-62 (b) & (d).**

AYE: Brian Paul, Tim O'Connell, Steve Weaver, Robert Poitier, Frank Creyaufmiller, Charles Hayek, Mike Dahan, Al Bernetti, Marcia Baker, Chairman Bob Burdge

Passed

- b. **Approval of Motion declaring certain properties to be surplus and authorizing staff to issue an RFP/RFQ for the properties commonly known as the City owned parcels at the HD King former site.**

Due to a procedural matter from the May 23, 2017 Special Planning Board meeting, this items was added at the beginning of the meeting and is being presented again.

Ms. Grohall gave a brief overview on the surplus properties for Planning Board members that were not able to attend the meeting.

Motion was made by Marcia Baker, and seconded by Robert Poitier to approve Parcels 4, 5 and 6 on the attached map indicated with a blue outline, known by the parcel IDs 2410-503-0030-000-8, 2410-503-0012-010-9, and 2410-503-0043-000-2, to be surplus and authorizing staff to issue an RFP/RFQ for the properties commonly known as the City owned parcels at the HD King former site.

AYE: Mike Dahan, Al Bernetti, Marcia Baker, Brian Paul, Tim O'Connell, Steve Weaver, Robert Poitier, Frank Creyaufmiller, Charles Hayek, Chairman Bob Burdge

Passed

8. BOARD COMMENTS

Ms. Baker asked Mr. Messer to research whether or not abstaining would be allowed, when an item is coming back for a second hearing and the Board member is not informed enough to be able render an opinion, because of his or her absence at the first hearing.

9. ADJOURNMENT

Planning Board

7.a.

Meeting Date: 07/11/2017

Information

REQUESTED ACTION

Voluntary Annexation - Celebration Pointe - 5501 Peterson Road

LOCATION

5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

RESPONSIBLE STAFF

Kori Benton, Senior Planner
Brandon Creagan, Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial & Zoning Overlay Map

Application for Annexation & Warranty Deed

Celebration Pointe - Approved PUD Plans

Proposed Phase 1 Construction Map & Schedule

Form Review

Form Started By: Kori Benton
Final Approval Date: 07/03/2017

Started On: 07/03/2017 04:48 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner & Brandon Creagan, Planner

SUBJECT: **Application for Annexation
 Celebration Pointe
 5501 Peterson Road**

DATE: July 3, 2017

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC Celebration Point CDD
 380 Creekstone CT 5385 N Nob Hill Rd
 Longwood, FL 32779-6115 Sunrise FL 33351

Representative: Thomas Harvey
 397 Enterprise Street, Suite G
 Ocoee, FL 34761

Requested Action: Approval of voluntary annexation of the Celebration Pointe Planned Development; designating the property as PD, Planned Development Zoning; and RM, Medium Density Residential Future Land Use

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Proposed Zoning: PD, Planned Development

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning:

North	East	South	West
RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Collective Size: 147.14 acres

Request:

The applicant is requesting a voluntary annexation of the Celebration Pointe Planned Development located at 5501 Peterson Road (1000 – 1800 S. Jenkins Road), which is at the southeast corner of Jenkins Rod and Peterson Road.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

A portion of the subdivision infrastructure and four model homes were completed on-site when the project stalled due to limited demand in the housing market. The recordation of the plat, in the absence of fulfilling outstanding obligations to timely develop and construct the subdivision improvements caused St. Lucie County to initiate action on the bonds. The result was an Assignment between St. Lucie County and the previous owner Lo Land Assest, LP, which placed conditions upon retention and completion of the subdivision. These encumbrances placed on the development remain, and shall be satisfied prior to further development actions.

Staff Analysis:

The applicant is further requesting that the City assign the PD, Planned Development zoning designation as a continuation of its current County zoning. The requested Future Land Use designation of Medium Density Residential (RM) will also be comparable to the St. Lucie County Future Land Use designation of RM, Residential Medium.

The property is contiguous to the Fort Pierce City municipal boundary, located within unincorporated St. Lucie County. The property is also within the FPUA service area, with connection to FPUA services as a condition of development approval.

Comprehensive Plan:

Staff has reviewed the Comprehensive Plan and finds the proposed annexation consistent with the following Objectives and Policies:

Objective 1.12 of the Comprehensive Plan:

- "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary.

Policy, 1.12.1 of the City Comprehensive Plan:

- "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:
 1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
 2. The ability of the City to provide public services at the City's adopted levels of service;
 3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
 4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery"

By eliminating irregularities along the City's boundary, the acceptance of this property into the City helps to provide more efficient public service provisions.

Policy 1.12.5 of the City's Comprehensive Plan:

- "Properties annexed shall receive a land use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission."

The applicant is requesting Zoning and Future Land Use designations consistent with the current County designations, and compatible with adjacent districts, therefore the request is consistent with this Policy.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery. The subject development was issued approval by St. Lucie County in 2005, and subsequently platted. The approval included a certificate of capacity by St. Lucie County, vested by the subdivision of property and off-site roadway improvement. Subsequent development of the residential units will entail assessment of impact fees according to established County and City schedules.

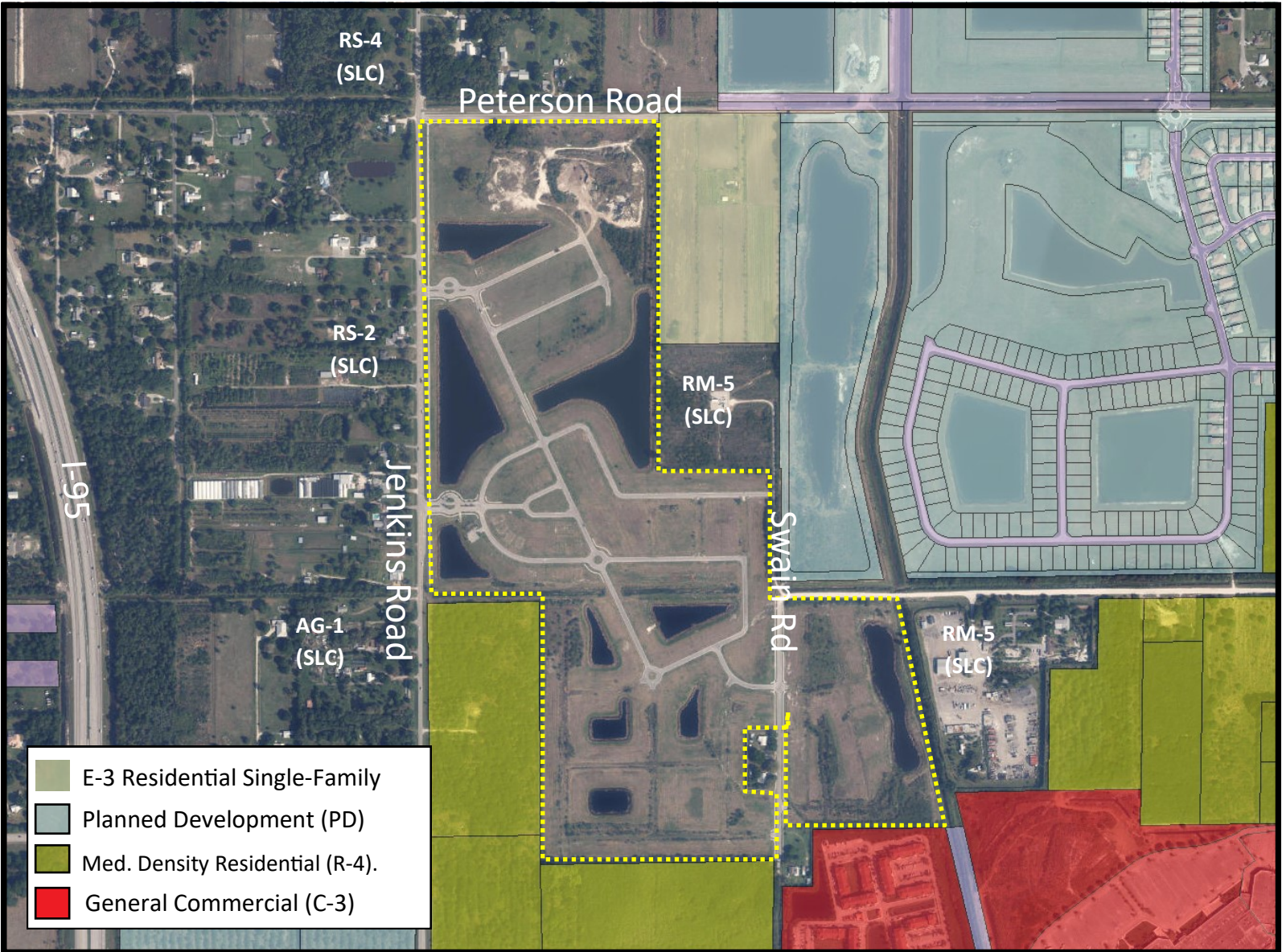
Technical Review Committee:

All affected departments have reviewed the proposed Annexation, and provided comments based upon requirements of the City Code, and other applicable regulations.

The St. Lucie County Engineering Department has asserted requirement of the applicant to certify all off-site improvements prior to formal acceptance by the County. Additionally, the interior streets existing and planned are the ownership and maintenance responsibility of the Community Development District.

Staff Recommendation:

The annexation meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.



- E-3 Residential Single-Family
- Planned Development (PD)
- Med. Density Residential (R-4).
- General Commercial (C-3)



Celebration Pointe - Aerial & Zoning Map Overlay

5501 Peterson Road





APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 5501 Peterson Road Ft. Pierce, FL 34947

2. Legal description of real property for which annexation is being requested:
See Attached Celebration Pointe Plat as recorded in the St. Lucie County Plat Book 57, Page 7

Property Tax ID: 2418-600-0005-000-6

3. Size of described property: 147.14 Acres

4. Project description: Celebration Pointe - PUD - Residential development platted for 318 single family lots, 292 Single family villas, & 145 town homes For a total of 755 homes.

5. Current St. Lucie County Future Land Use Designation: RM- Residential Medium

6. Current St. Lucie County Zoning: PUD

7. Is this a Historic property? No

8. Appraised value: _____


9. Name of Owner(s): Celebration Pointe Property Development LLC, Attn. Antonio Huerta

Signature of Owner(s): [Signature]

Mailing Address: ~~380 Creekstone Ct.~~ 3501 Industrial 29th St.

City Longwood Ft. Pierce State FL Zip 32779-34946

Phone 407 921-6991 Fax _____

10. Name of Representative: Thomas Harvey
Signature of representative: 
Mailing Address: 397 Enterprise Street, Suite G
City) Ocoee State FL Zip 34761
Phone (321) 229-1284 Fax _____
E-mail: tom@imagehomebuilders.com

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

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

*Walter C. Little, Esquire
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, Florida 33602*

Tax Parcel I.D. No.: See Attached Schedule "1"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 30th day of December, 2016, between **LO LAND ASSETS, LP**, a Delaware limited partnership (hereinafter called the "Grantor"), whose address is 59 Peters Canyon Road, Irvine, California 92606 and **CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC**, a Florida limited liability company (hereinafter called the "Grantee"), whose address is 380 Creekstone Court, Longwood, Florida 32779.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain land, lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows:

See Attached Exhibit "A"

WITHOUT any representations or warranties regarding same, except as set forth herein or otherwise provided in that certain Agreement for Sale and Purchase dated November 8, 2016 (as amended from time to time), which are incorporated herein by reference.

TOGETHER WITH all of Grantor's interest, if any, in all buildings, improvements and fixtures located thereon, and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

SUBJECT TO real estate taxes and assessments for 2017 and all subsequent years, applicable zoning ordinances and all covenants, conditions, easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference, but none other and without reimposing the same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

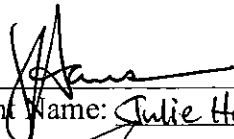
And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

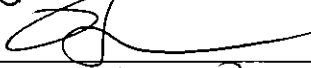
GRANTOR:

LO LAND ASSETS, LP,
a Delaware limited partnership

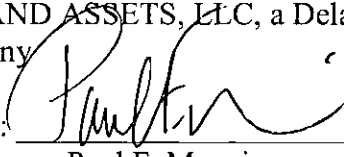


Print Name: Julie Hansen

By: LE LAND ASSETS, LLC, a Delaware limited liability company



Print Name: Blake Pickett

By: 

Name: Paul F. Manning
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 23, 2016, before me, Janice J Zerr, Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

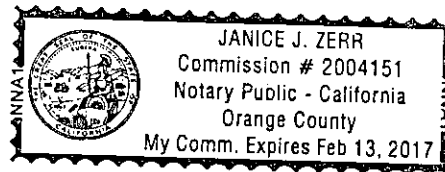


Exhibit "A"

LEGAL DESCRIPTION

Lots 1 through 755, CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 57, Pages 7 through 14, inclusive, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Resolution 05-008 recorded April 13, 2005 in Book 2213, Page 762; and Resolution No. 07-039 recorded March 20, 2007 in Book 2782, Page 787.
2. Ordinance No. 06-014 recorded May 30, 2006 in Book 2575, Page 692; Final Judgment Validating Bonds recorded September 21, 2006 in Book 2662, Page 389.
3. Notice of Establishment of the Celebration Pointe Community Development District recorded June 14, 2006 in Book 2588, Page 2919.
4. Subdivision Improvement Agreement by and between Mercedes Homes, Inc., and St. Lucie County, a political subdivision of the State of Florida, recorded November 30, 2006 in Book 2711, Page 2762.
5. The plat of CELEBRATION POINTE, as recorded in Plat Book 57, Page(s) 7 through 14.
6. Celebration Pointe Community Development District Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded October 30, 2008 in Book 3029, Page 258.
7. South Florida Water Management District Environmental Resource Permit Notice recorded July 20, 2005 in Book 2307, Page 2945.
8. Notice of Water/Wastewater Supply Agreement recorded in Book 3117, Page 2756.
9. Memorandum of Restrictive Covenant recorded in Book 3498, Page 1519.
10. Contract to Remove Fill Stockpiled at Celebration Point, dated March 31, 2016, by and between Dan Roberts and Guettler Brothers Construction, LLC.

ALL OF THE FOREGOING RECORDED INSTRUMENTS, AS APPLICABLE, BEING RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE "1"

TAX PARCEL ID NUMBERS

2418-600-0076-000-4	2418-600-0132-000-5	2418-600-0188-000-2	2418-600-0244-000-3	2418-600-0300-000-4
2418-600-0077-000-1	2418-600-0133-000-2	2418-600-0189-000-9	2418-600-0245-000-0	2418-600-0301-000-1
2418-600-0078-000-8	2418-600-0134-000-9	2418-600-0190-000-9	2418-600-0246-000-7	2418-600-0302-000-8
2418-600-0079-000-5	2418-600-0135-000-6	2418-600-0191-000-6	2418-600-0247-000-4	2418-600-0303-000-5
2418-600-0080-000-5	2418-600-0136-000-3	2418-600-0192-000-3	2418-600-0248-000-1	2418-600-0304-000-2
2418-600-0081-000-2	2418-600-0137-000-0	2418-600-0193-000-0	2418-600-0249-000-8	2418-600-0305-000-9
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2418-600-0098-000-4	2418-600-0154-000-5	2418-600-0210-000-6	2418-600-0266-000-3	2418-600-0322-000-4
2418-600-0099-000-1	2418-600-0155-000-2	2418-600-0211-000-3	2418-600-0267-000-0	2418-600-0323-000-1
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2418-600-0101-000-9	2418-600-0157-000-6	2418-600-0213-000-7	2418-600-0269-000-4	2418-600-0325-000-5
2418-600-0102-000-6	2418-600-0158-000-3	2418-600-0214-000-4	2418-600-0270-000-4	2418-600-0326-000-2
2418-600-0103-000-3	2418-600-0159-000-0	2418-600-0215-000-1	2418-600-0271-000-1	2418-600-0327-000-9
2418-600-0104-000-0	2418-600-0160-000-0	2418-600-0216-000-8	2418-600-0272-000-8	2418-600-0328-000-6
2418-600-0105-000-7	2418-600-0161-000-7	2418-600-0217-000-5	2418-600-0273-000-5	2418-600-0329-000-3
2418-600-0106-000-4	2418-600-0162-000-4	2418-600-0218-000-2	2418-600-0274-000-2	2418-600-0330-000-3
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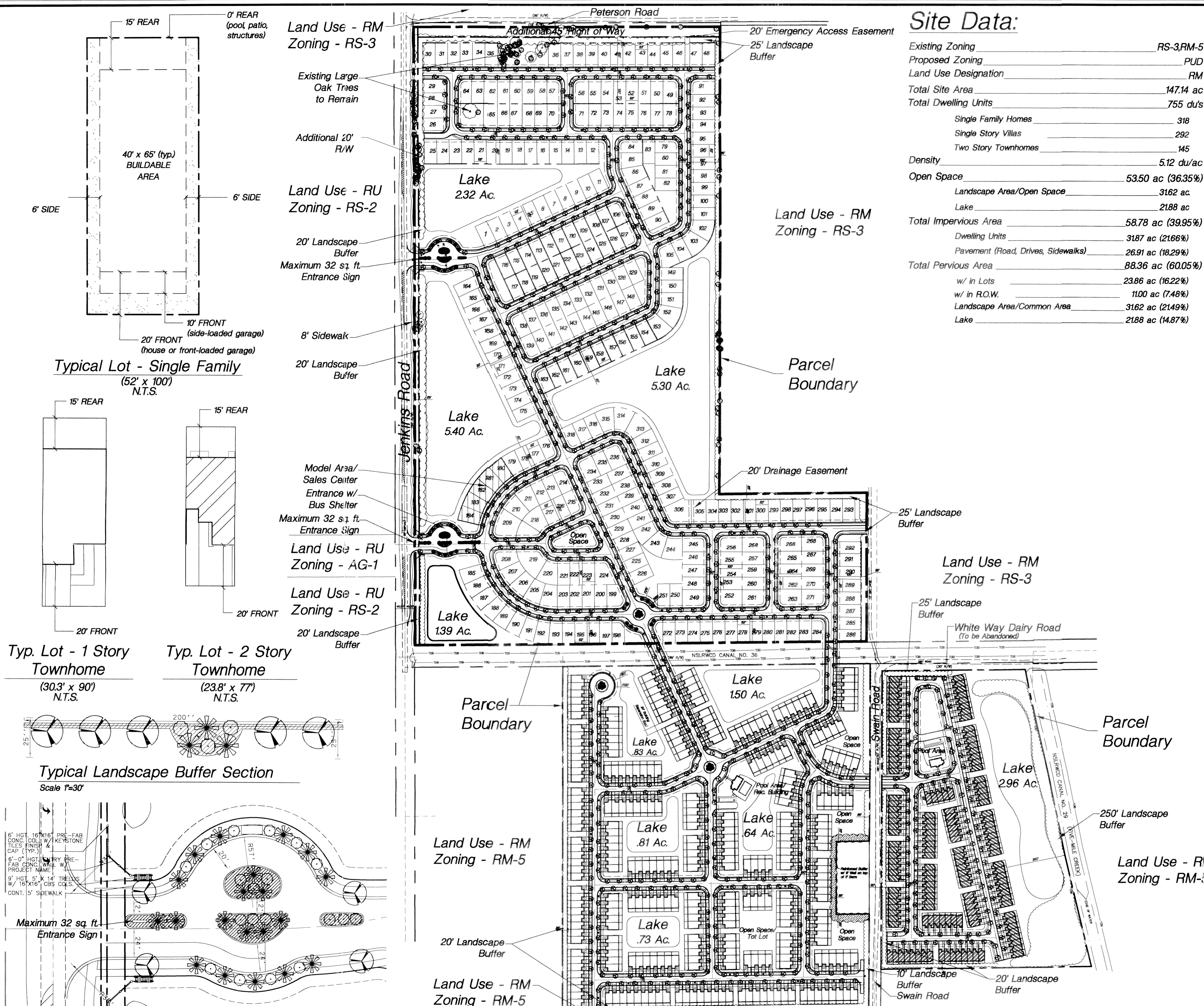
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Schedule 1

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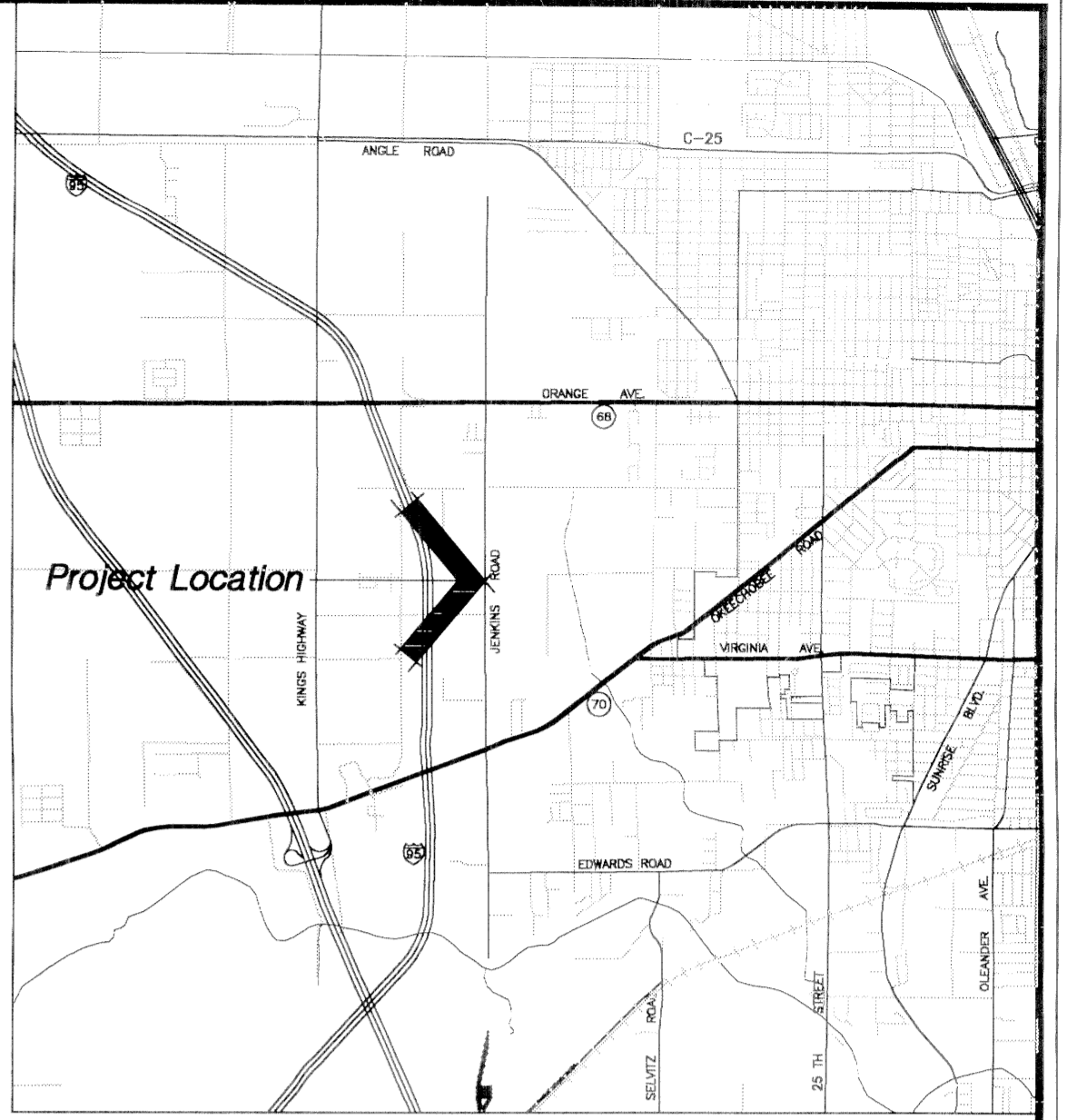
Schedule 1

Drawing Name: P:\Projects\B780\ Jan 14, 2005 - 2:30pm B-780-site.dwg



Site Data:

Existing Zoning	RS-3, RM-5
Proposed Zoning	PUD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du's
Single Family Homes	318
Single Story Villas	292
Two Story Townhomes	145
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	3162 ac
Lake	2188 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	3187 ac (21.66%)
Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area	88.36 ac (60.05%)
w/ in Lots	23.86 ac (16.22%)
w/ in R.O.W.	11.00 ac (7.48%)
Landscape Area/Common Area	3162 ac (21.49%)
Lake	2188 ac (14.87%)



General Notes:

- All existing public or private roadways within 150' of the project's access points are shown on plan.
- Irrigation will conform to Local and State Regulations regarding water conservation.
- All utilities will be placed underground.
- Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear setback for single family residences.
- Site clearing is proposed to commence November 2004, with the infrastructure completed by the beginning of 2006.
- Proposed residences will be two and three bedroom dwelling units.
- Refer to Engineering Drawings for the following information:
 Identification of maximum residential buildable area
 Existing and proposed utility and drainage easements
 boundary/topographic/tree survey
 conceptual water and sewer
- All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
- See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
- Utilities will be provided by Fort Pierce Utility Authority.
- Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
- All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
- Per St. Lucie County Conservation Policy 8.12.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

Landscape Legend:

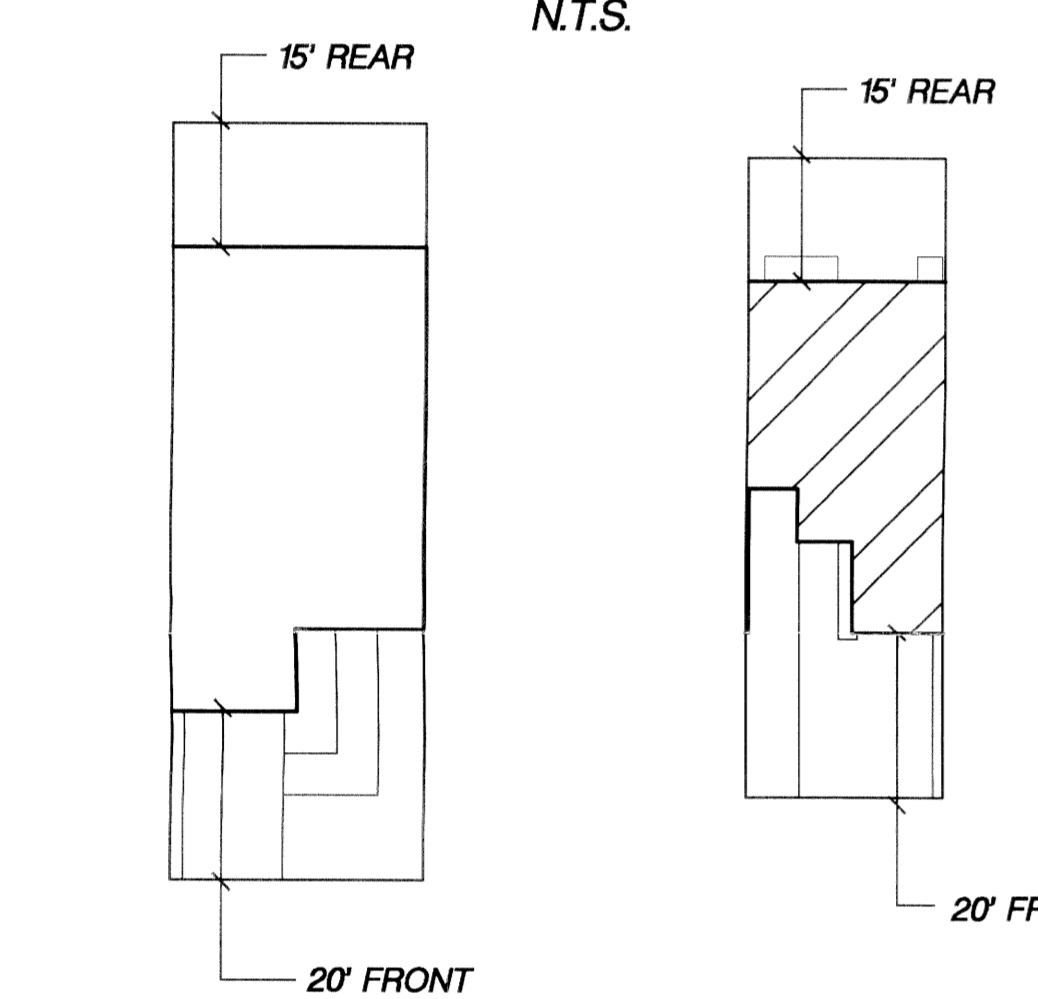
- 774 Shade Tree:
Live Oak
Laurel Oak
East Palatka Holly
Slash Pine
- 29 Flowering Tree:
Crepe Myrtle
Magnolia
Tree Ligustrum
- 49 Palm Tree:
Cabbage Palm
Mexican Fan Palm
Medjool
- TBD Shrubs & Groundcover:
Wax Myrtle
Firebush
Thyrallis
Pittosporum
Azalea
Liriope
Pentas
Juniper
Bluebell

Lighting Legend:

- Streetlight, 12' Mounting Height

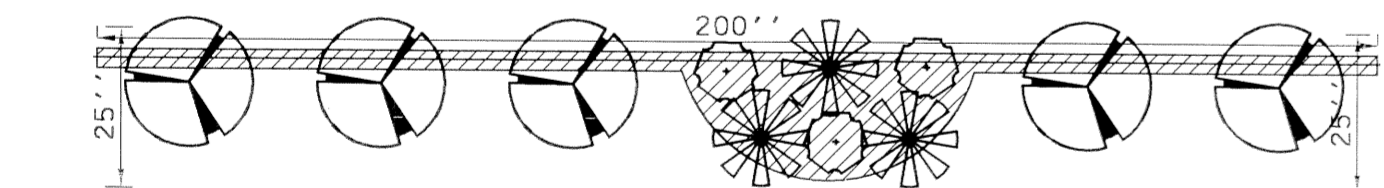
Res 05-008
 PRELIMINARY AND FINAL
 PLANNED UNIT DEVELOPMENT
 APPROVED
 DATE: 01/18/05
 BOARD OF COUNTY COMMISSION
 Chairman

Typical Lot - Single Family
(52' x 100')
N.T.S.

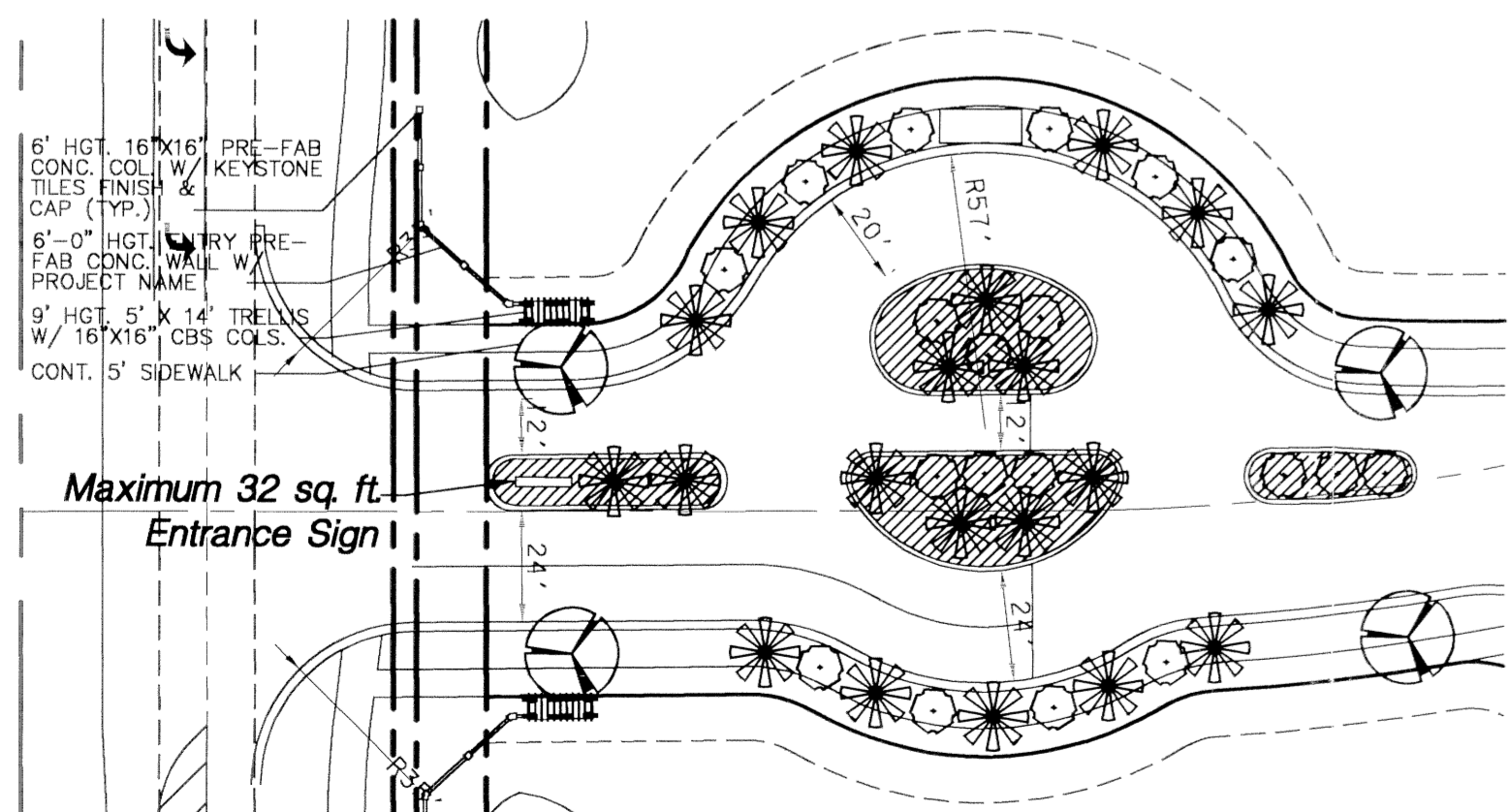


Typ. Lot - 1 Story Townhome
(30.3' x 90')
N.T.S.

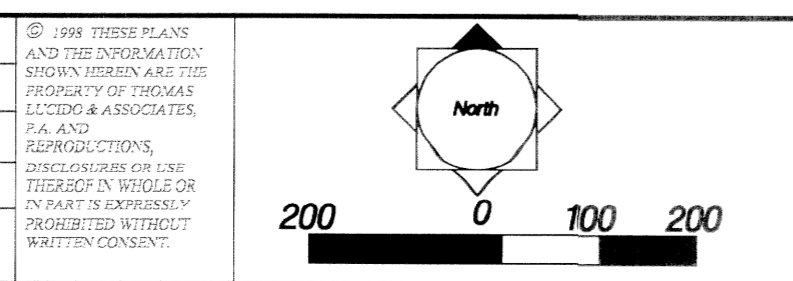
Typ. Lot - 2 Story Townhome
(23.8' x 77')
N.T.S.



Typical Landscape Buffer Section
Scale 1"=30'



Scale:	1"=200'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	8.31.04	per DRC Comments 8.20.04
Checked by:	GB	3	1.11.05	prints for BOCC
CADD No.:	B780	4	1.14.05	revise Swain Road
Date:	4.21.04	No.	Date	Description of Revision



Development Team:
 Developer:
 United Homes
 7075 NW 54th Street, Suite #402, Miami Lakes, FL 33006
 Landscape Architect:
 Thomas Lucido & Associates, P.A.
 800 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Signer:
 Lindt, Browning Farnell & Holleran, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34960

Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan - Overall Site

Sheet
 1
 of
 10

Drawing Name: Celebration (B780) Jan 11, 2005 - 8:00am B-780-01.dwg

NSLRWCD CANAL NO. 35
(89' R/W)

Peterson Road
(15' R/W)

Additional 45' Right of Way

20' Emergency Access Easement

25' Landscape Buffer

Existing Large Oak Trees to Remain

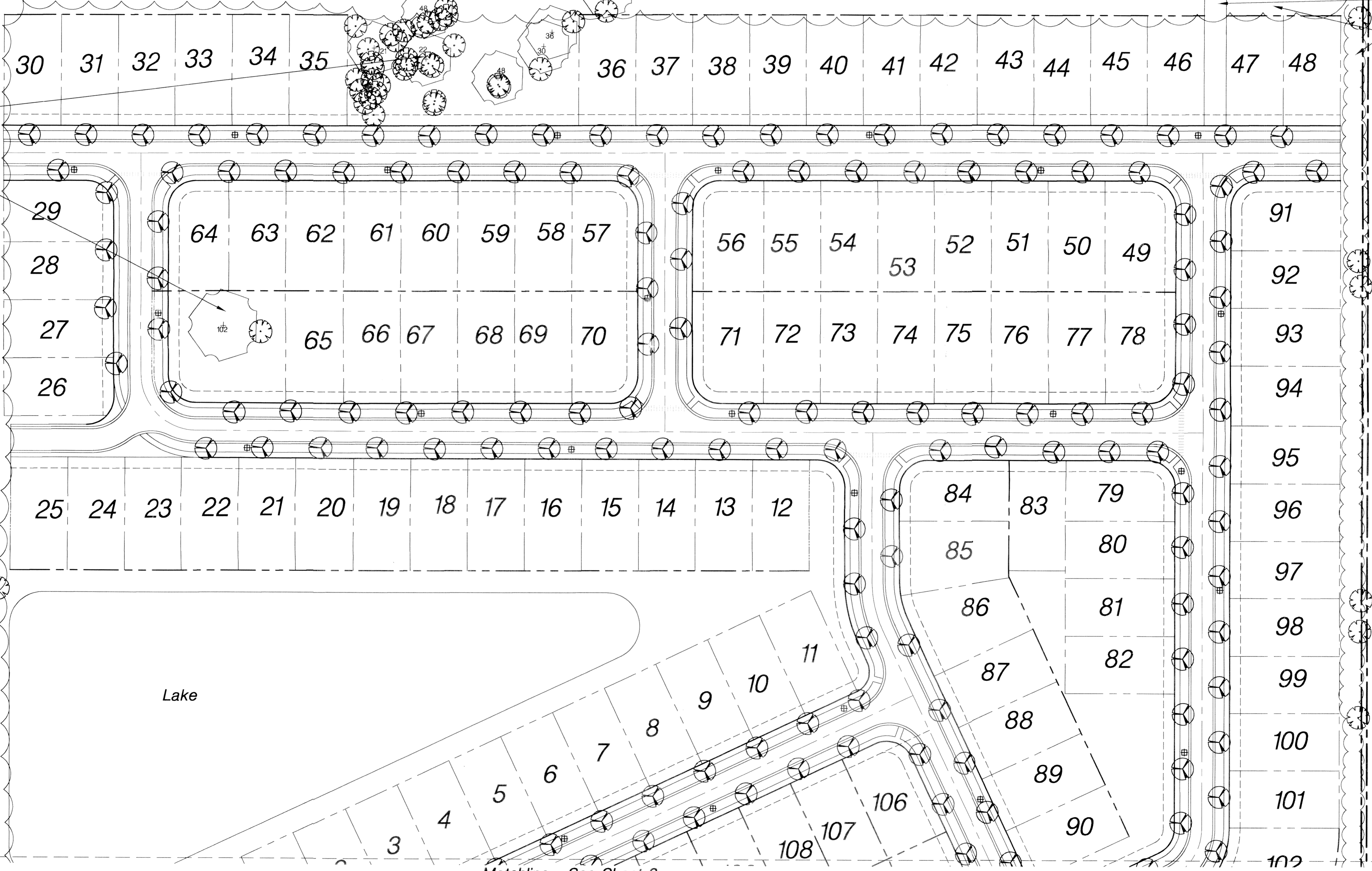
25' Landscape Buffer

Additional 20' R/W

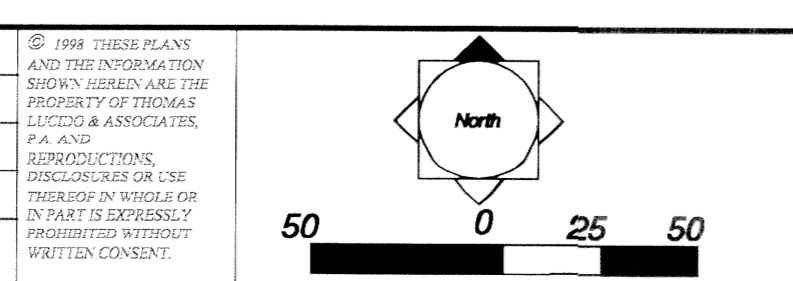
Jenkins Road

Lake

Matchline - See Sheet 3



Scale: 1"=50'	1	7.28.04	per DRC Comments
Drawn by: EW	2	11.10.05	prints for BOCC
Checked by: GB			
CADD No: B780			
Date: 4.21.04	No.	Date	Description of Revision



Development Team:
Developer:
 7875 NW 54th Street, Suite #400, Miami Lakes, FL 33066
Landscape Architect/Planner:
 Thomas Lucido & Associates, P.A.
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor:
 Lynch, Browning, Ferrari & Hellestrom, Inc.
 2222 Colonial Pk. Suite 201, Fort Pierce, FL 34950

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Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

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of
10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 5:00pm B-780-01.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft.
Entrance Sign

Jenkins Road

25' Landscape
Buffer

20' Lake Maintenance Easement

20' Lake Maintenance Easement

Lake

Lake

10' Utility Easement (typ.)

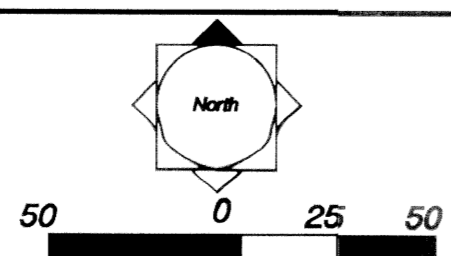
5' Sidewalk (typ.)

Streetlight (typ.)

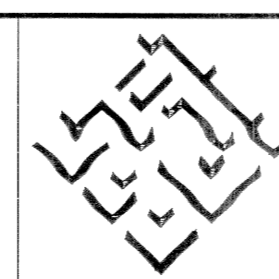
Matchline - See Sheet 4

Scale:	1"=50'	1	728.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

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Development Team:
 Developer:
 United Homes
 7975 NW 85th Street, Suite #401, Miami Lakes, FL 33016
 Landscape Architect/Planner:
 Thomas Lucido & Associates
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Designer:
 Lindell Browning Ferrarri & Halstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950



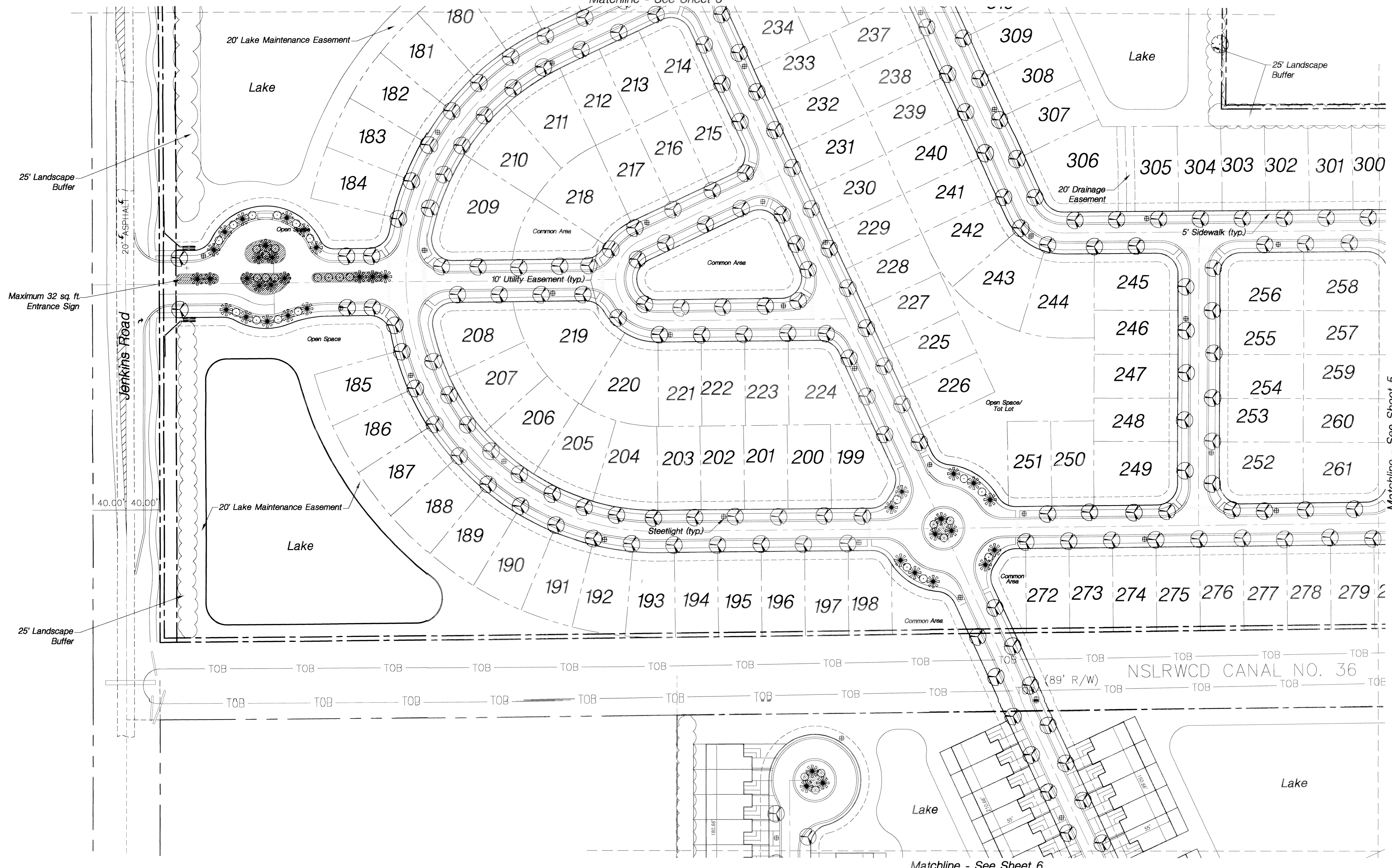
Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

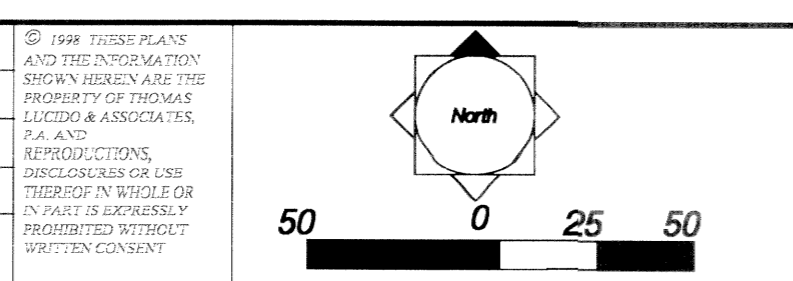
Sheet
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 of
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Drawing Name: P:\Projects\B780 Jan 11, 2005 - 8:11am B-780-01.dwg

Matchline - See Sheet 3



Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision



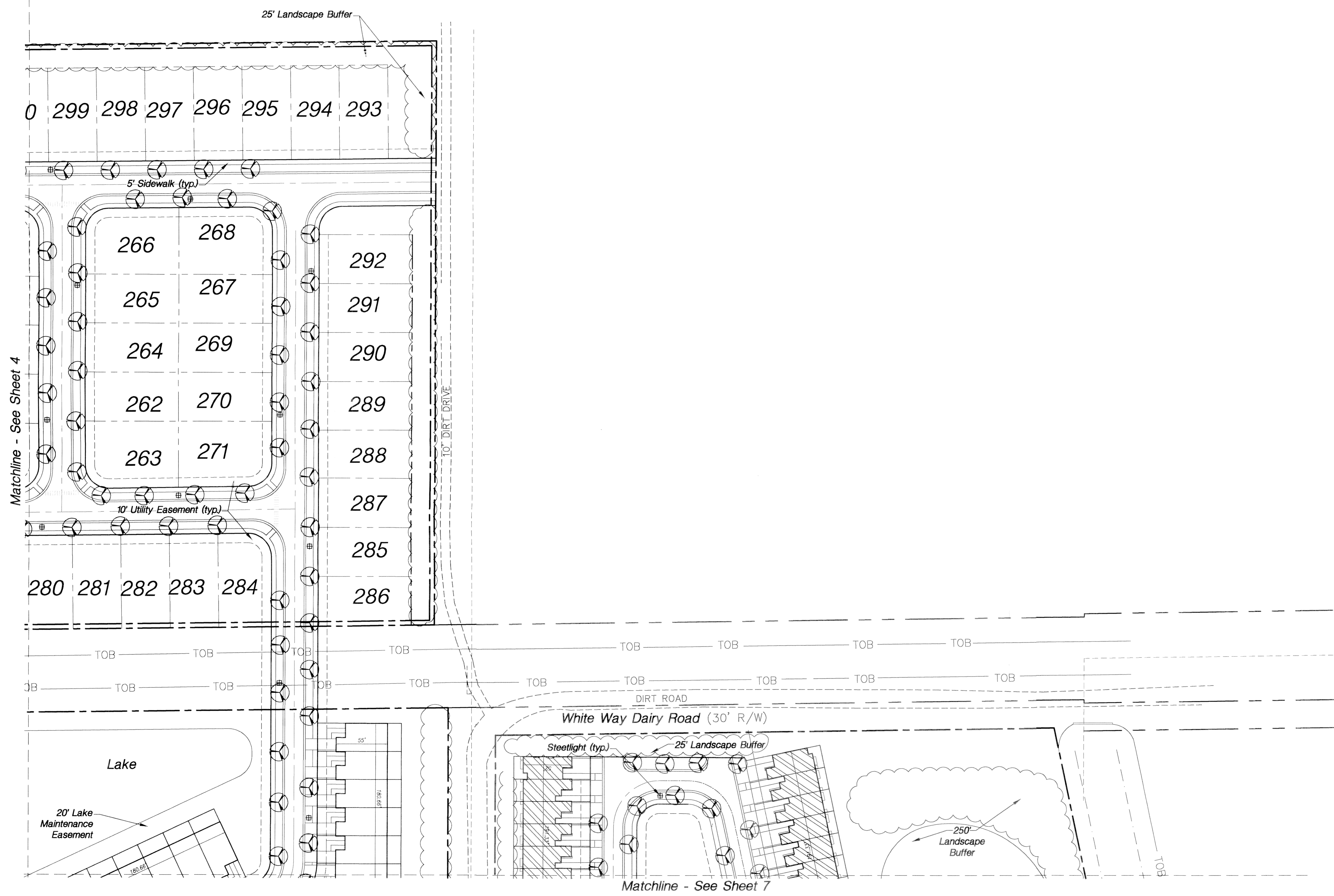
Development Team:
 Director:
 7975 NW 84th Street, Suite #401, Miami Lakes, FL 33016
 Landscape Architect/Designer:
 Thomas Lucido & Associates,
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Designer:
 Lindell, Browning Ferrari & Holstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

Thomas Lucido & Associates, P.A.
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 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

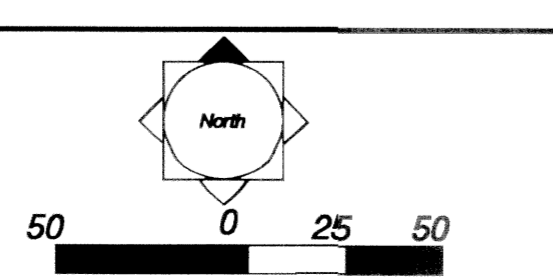
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Drawing Name: P:\Projects\B780 Jan 11, 2005 - 8:15am B-780-04.dwg



Scale:	1"=50'	1	728.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

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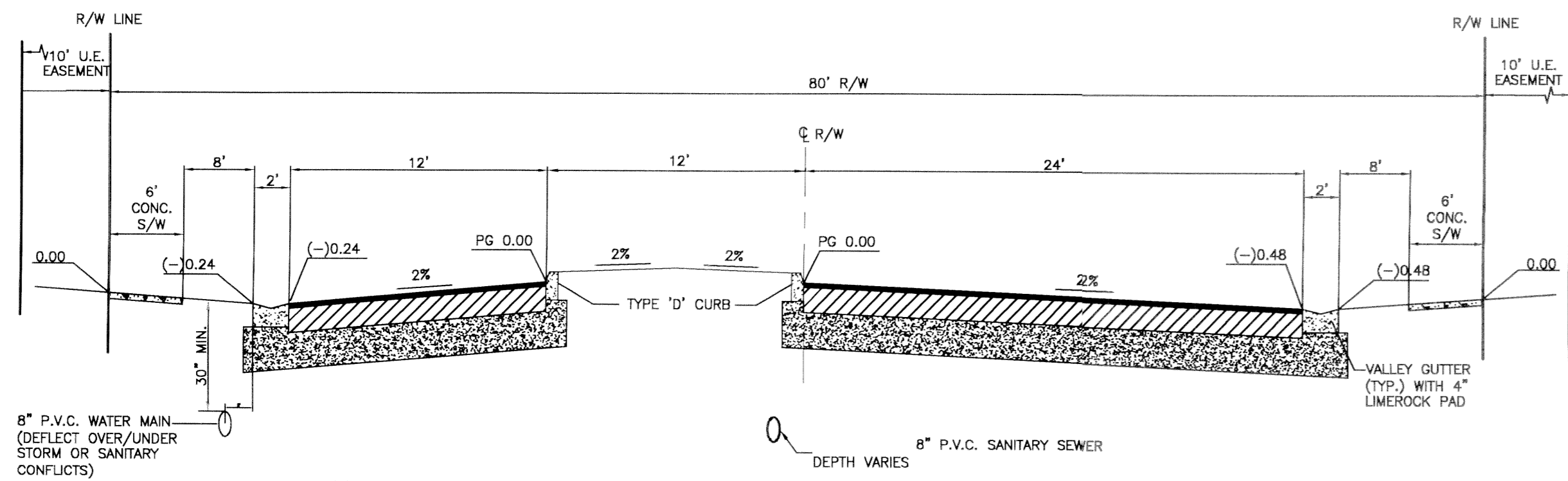
Development Team:
 Developer: United Homes
 7975 NW 54th Street, Suite #400, Miami Lakes, FL 33076
 Landscape Architect/Engineer: Thomas Lucido & Associates, P.A.
 100 Avenue A, Suite 2A, Fort Pierce, FL 34960
 Engineer/Designer: Linda Browning Ferreri & Helstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34960

Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

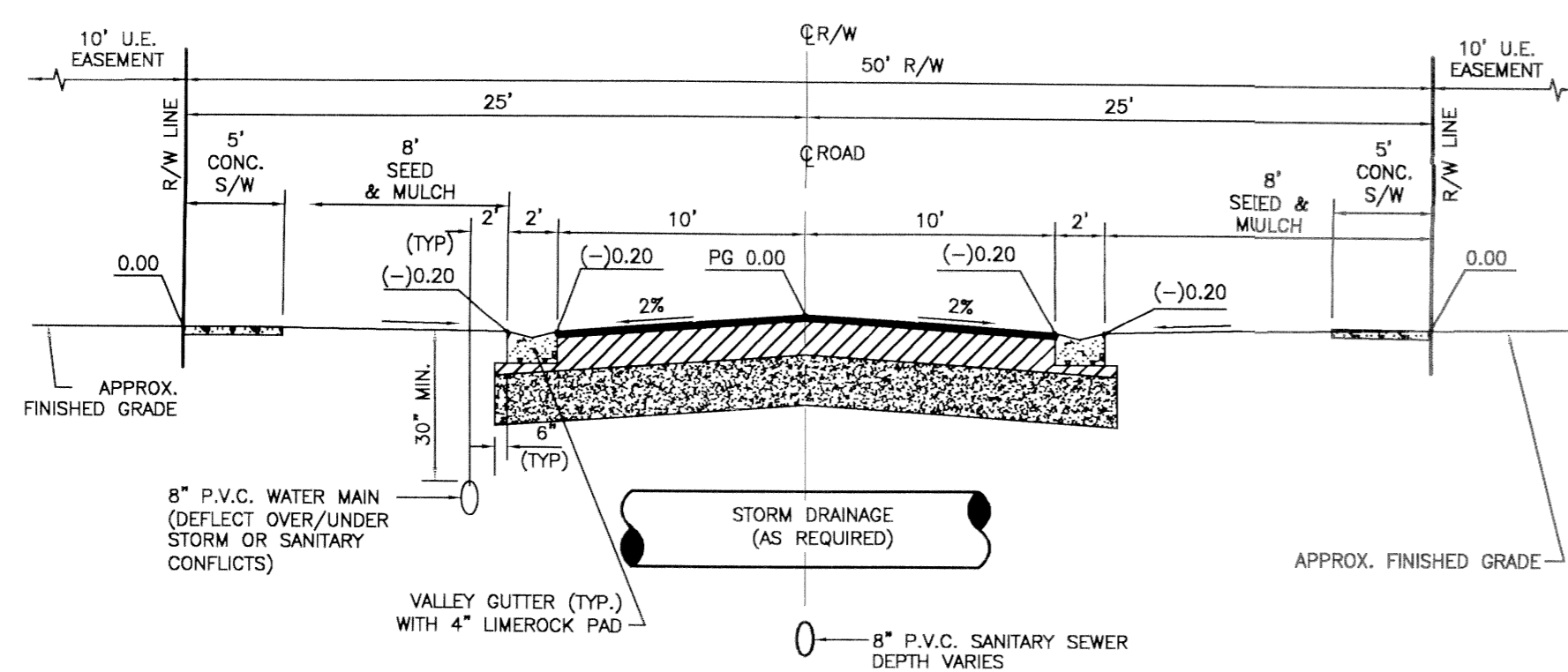
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 of
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Drawing Name: C:\Projects\B780\ Jan 11, 2005 - 8:44am B-786-ak-dwg



- NOTES:
1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
 2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
 3. 12" STABILIZED SUBGRADE

Typical Section for 80' R/W
N.T.S.



- NOTES:
1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
 2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
 3. 12" STABILIZED SUBGRADE

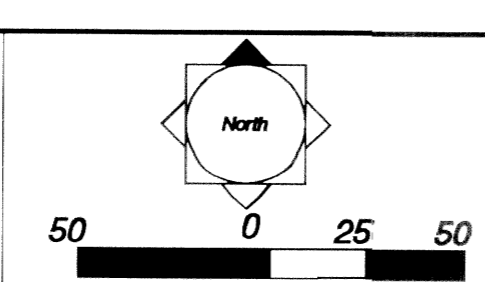
Typical Section for 50' R/W
N.T.S.

25' Landscape Buffer



Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	11.105	prints for BOCC
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

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 Director: United Home
 7975 NW 154th Street, Suite #400, Miami Lakes, FL 33016
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 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Surveyor: Landfill, Growing Ferner & Hallstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-487-1301, Fax 772-487-1503

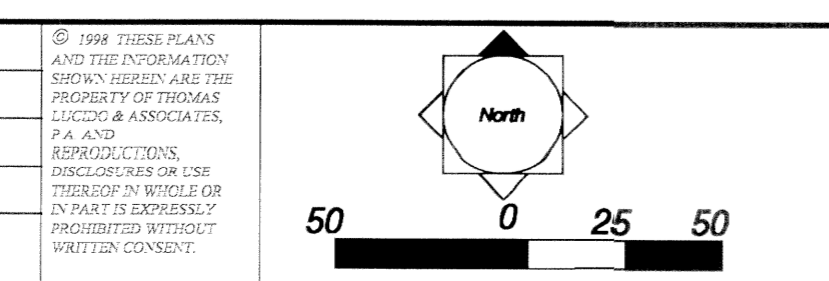
Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

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of
10

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Checked by:	GB			
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Date:	4.21.04	No.	Date	Description of Revision



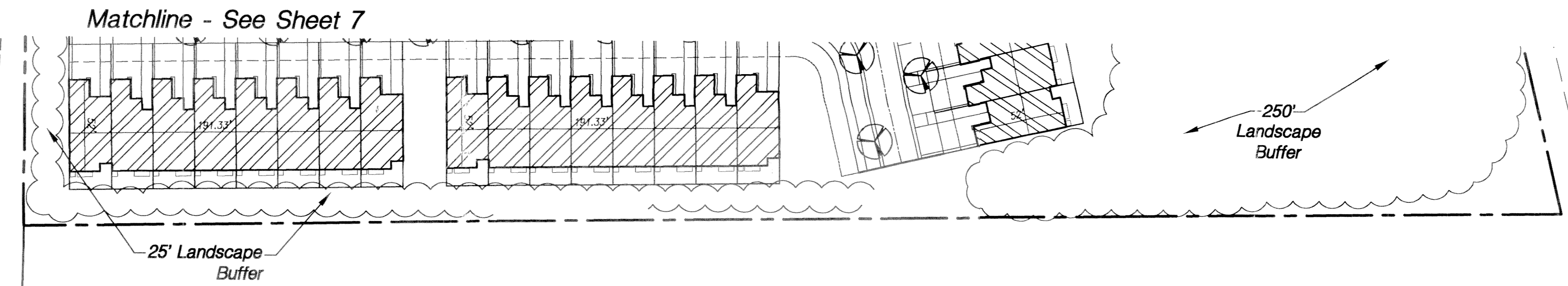
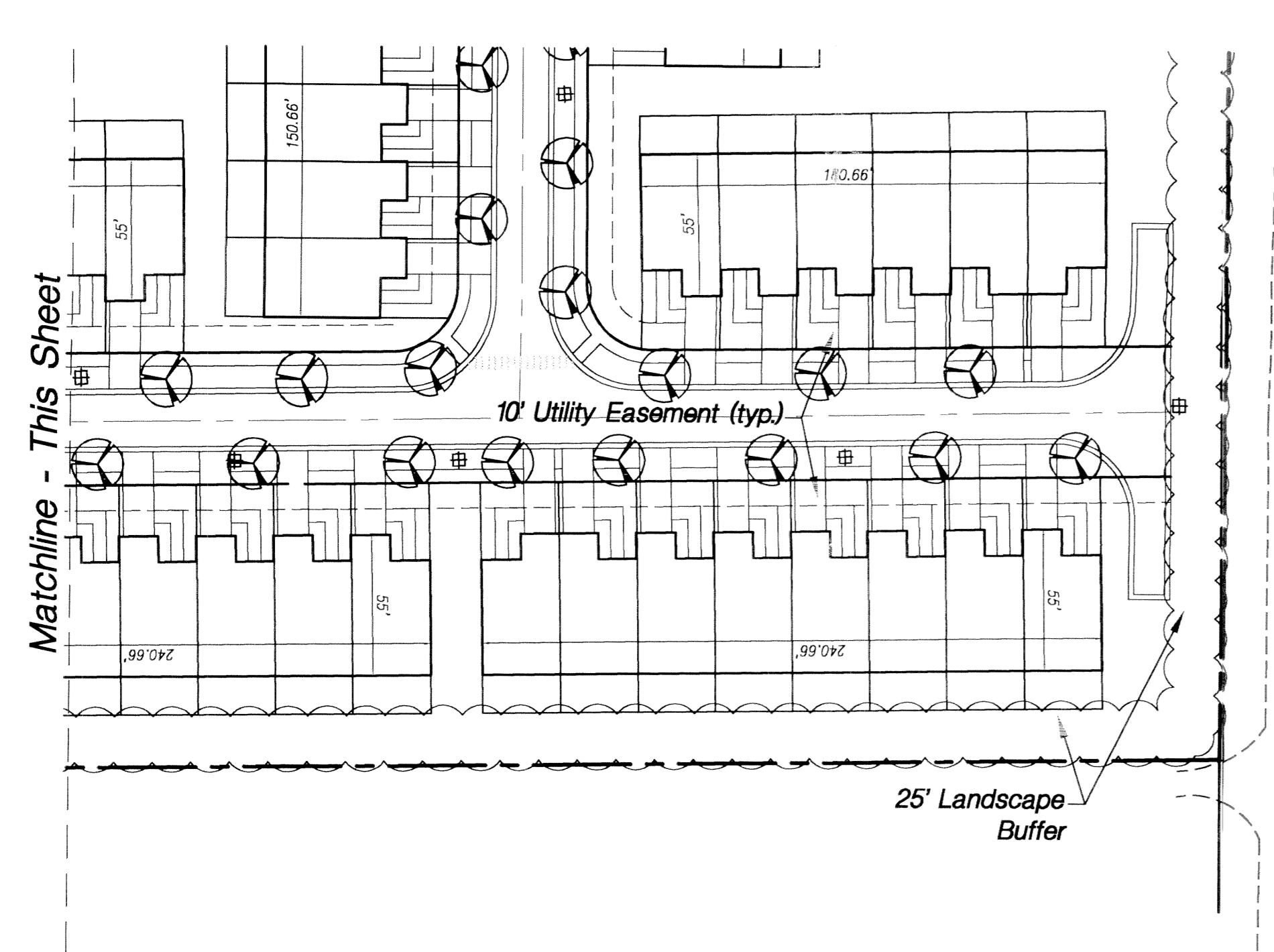
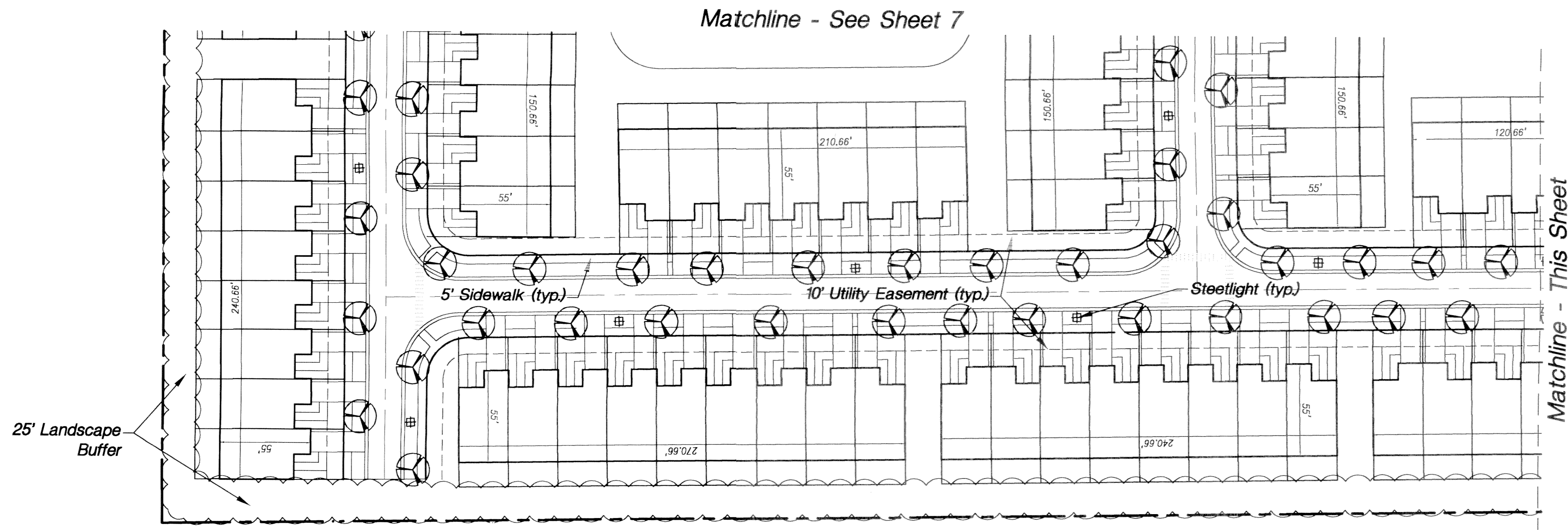
Development Team:
 Developer: United Homes
 7975 NW 154th Street, Suite #400, Miami Lakes, FL 33076
 Land Planner/Architect: Thomas Lucido & Associates, P.A.
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Designer: Lindell, Browning Ferreri & Helstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

Thomas Lucido & Associates, P.A.
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 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

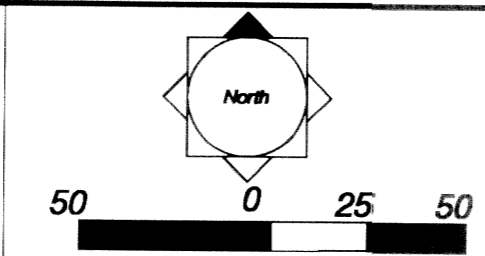
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Drawing Name: P:\projects\B780\ Jan 11, 2005 - 8:16am B-780-11.dwg

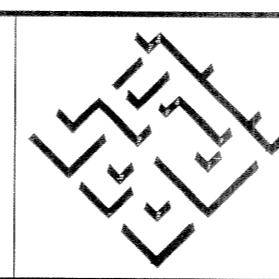


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Drawn by:	EW	2	1.11.05	prints for BOCC
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

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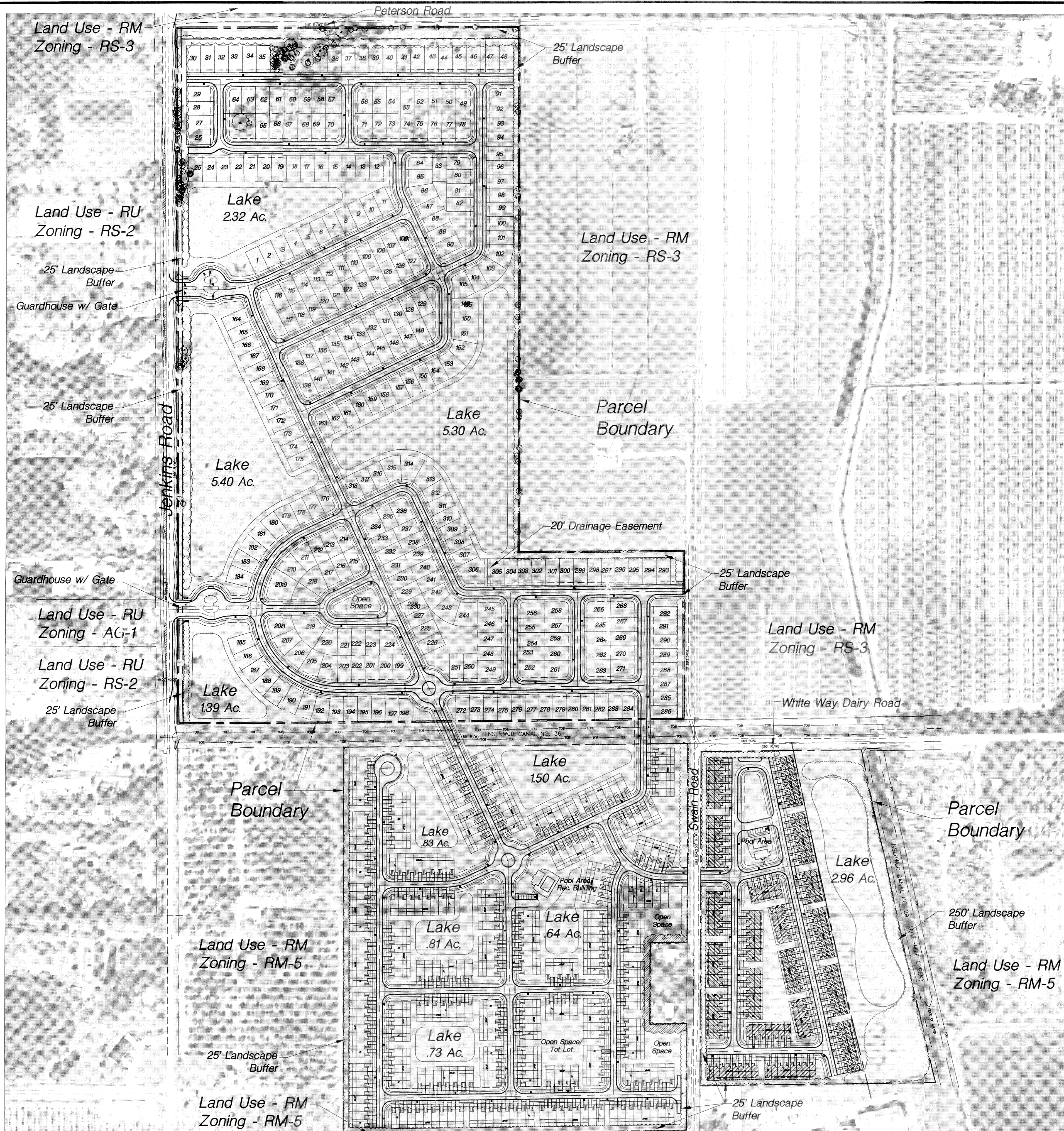


Development Team:
 Director:
 United Home
 7975 NW 154th Street, Suite #401, Miami Lakes, FL 33016
 Landscape Architect:
 Thomas Lucido & Associates
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 Engineer/Designer:
 Linda M. Browning Ferrari & Hallstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950



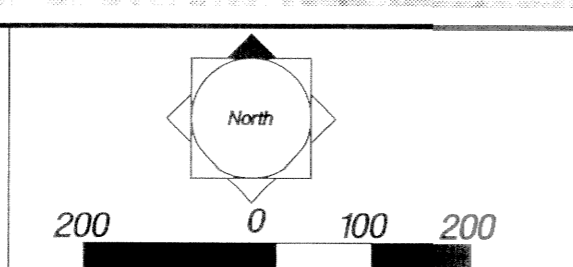
Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-487-1301, Fax 772-487-1303

Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan

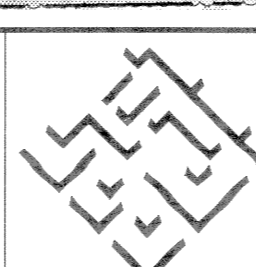


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Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

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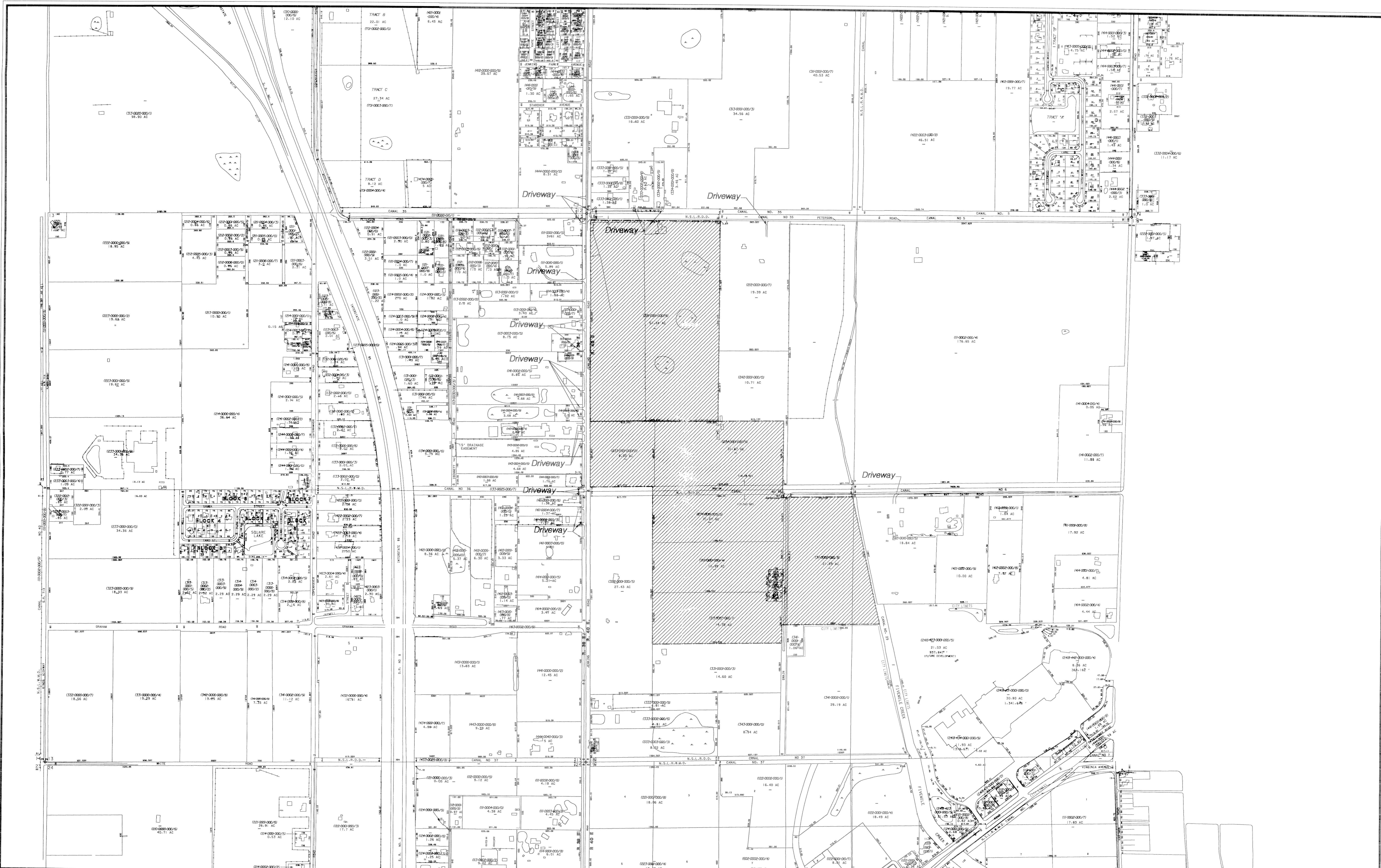


Development Team:
 Developer:
 United Home
 7875 NW 154th Street, Suite #400, Miami Lakes, FL 33016
 Landscape Architect/Engineer:
 Thomas Lucido & Associates
 100 Avenue A, Suite 2A, Fort Pierce, FL 34980
 Engineer/Architect:
 Lindsay Browning Fortatt & Heblstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34980

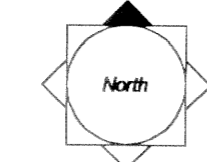


Thomas Lucido & Associates, P.A.
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 Lic. #LC-0000335
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Celebration Pointe
 St. Lucie County, Florida
 Final Development Plan with Aerial Photograph




Scale:	1"=400'	1	728.04	per DRC Comments
Drawn by:	SLM			
Checked by:	GB			
CADD No.:	B780-TaxMap.dwg			
Date:	4.21.04	No.	Date	Description of Revision



 400 0 200 400

Development Team:
 United Homes
 7975 NW 54th St, Miami Lakes, FL 33016
 Landscape Architect/Planner
 Thomas Lucido & Associates,
 100 Avenue A, Suite 2A, Fort Pierce, FL 34850
 Engineer/Checker
 Linda M. Browning Ferrari & Hollstrom, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34850


Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34850 772-467-1301, Fax 772-467-1303

Celebration Pointe
 St. Lucie County
Tax Map w/ Driveway Locations

Sheet
 of
 10



CELEBRATION POINTE CONSTRUCTION AND CERTIFICATION SCHEDULE ST. LUCIE COUNTY, FL

6/27/2017

ID	Task Name	Duration	Predecessors	Start	Finish	Apr 23, '17	May 7, '17	May 21, '17	Jun 4, '17	Jun 18, '17	Jul 2, '17	Jul 16, '17	Jul 30, '17	Aug 13, '17	Aug 27, '17	Sep 10, '17	Sep 24, '17
						T S W	S T M F	T S W	S T M F	T S W	S T M F	T S W	S T M F	T S W	S T M F	T S W	S T M F
1	Construction Phase 1	0 days		Wed 6/28/17	Wed 6/28/17												
2	Bidding of Offsite Improvements	0 days		Fri 7/7/17	Fri 7/7/17						◆ 7/7						
3	Award of Contract and Notice to Proceed	1 day		Fri 7/14/17	Fri 7/14/17												
4	Substantial Completion of Repairs associated with County Approval	1 mon 3		Mon 7/17/17	Fri 8/11/17												
5	Lift station #3 Start-up	1 day 4		Mon 8/14/17	Mon 8/14/17												
6	Lift station #3 Dedication to FPUA	1 wk 5		Tue 8/15/17	Mon 8/21/17												
7	Bidding of Onsite Improvements	0 days		Mon 7/3/17	Mon 7/3/17						◆ 7/3						
8	Award of Contract and Notice to Proceed	1 day		Fri 7/14/17	Fri 7/14/17												
9	Substantial Completion of Onsite Improvements	1 mon 8		Mon 7/17/17	Fri 8/11/17												
10	As-built Survey	35 days		Fri 6/23/17	Thu 8/10/17												
11	Offsite as-built of Paving and Grading Improvements	2 wks		Fri 6/23/17	Thu 7/6/17												
12	Onsite As-built of Paving and Grading Improvements	2 wks 11		Mon 7/10/17	Fri 7/21/17												
13	As built of Utility Crossings for NSLWMD and recording of Easements	4 days 12		Mon 7/24/17	Thu 7/27/17												
14	Provide Sketch and legal for LS #3 Phase 1 Gravity Sewer and Potable water system.	2 wks 13		Fri 7/28/17	Thu 8/10/17												
15	Final Inspection And Certification	40 days		Mon 7/24/17	Fri 9/15/17												
16	Final Walk-thru and Inspection by Engineer of Record	2 days 9,11,12,4		Mon 8/14/17	Tue 8/15/17												
17	Submittal of Certification Package to St. Lucie County, FPUA, and NSLWMD	1 wk 16		Wed 8/16/17	Tue 8/22/17												
18	Review of Certification package and inspection by St Lucie County, FPUA and NSLWMD	1 mon 12,11		Mon 7/24/17	Fri 8/18/17												
19	Acceptance of Certification by St. Lucie County, FPUA, and NSLWMD	1 mon 18		Mon 8/21/17	Fri 9/15/17												

Project: TaskOrder#6Schedule2012_B Date: Thu 6/29/17	Task █ Critical Task █ Milestone ◆ Summary ▬ Rolled Up Task ▬	Rolled Up Critical Task █ Rolled Up Milestone ◆ Rolled Up Progress ▬ Split ▬ External Tasks ▬	Project Summary ▬ Group By Summary ▬ Inactive Milestone ▬ Inactive Summary ▬ Manual Task ▬	Duration-only ▬ Manual Summary Rollup ▬ Manual Summary ▬ Start-only ▬ Finish-only ▬	External Tasks ▬ External Milestone ◆ Progress ▬ Deadline ▬	◆ ▬ ▬ ▬ ▬
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Planning Board

7.b.

Meeting Date: 07/11/2017

Information

REQUESTED ACTION

Conditional Use - Brett Residence - 515 S. Indian River Drive

LOCATION

515 S. Indian River Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The requested Conditional Use with No New Construction 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 Conditional Use with No New Construction for the proposed single family residential use within a Office Commercial Zone (C-1).The requested Conditional Use with No New Construction 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 Conditional Use with No New Construction for the proposed single family residential use within a Office Commercial Zone (C-1).

Attachments

Staff Report

Aerial & Zoning Maps

Application & Property Record Card

Survey

Proposed Floor Plans

TRC Comments

Form Review

Form Started By: Vennis Gilmore

Started On: 06/28/2017 04:12 PM

Final Approval Date: 07/03/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with No New Construction
 Brett Residence
 515 S. Indian River Drive**

DATE: June 26, 2017

STAFF REPORT

Owner(s): Walter & Cheryl Brett
 10380 SW Village Center Drive #310
 Port St. Lucie, FL. 34987

Applicant: Heather Tinney
 2055 S. Kanner Hwy
 Stuart, FL. 34994

Applicant's Request: Approval of a Conditional Use with No New Construction to change the use of two (2) existing buildings from office to single family residential.

Location: 515 S. Indian River Drive

Parcel ID: 2410-810-0001-000-9

Current Zoning: Office Commercial Zone (C-1)

Future Land Use: Offices – Professional and Business Services (OP)

Surrounding Zoning:

North	East	South	West
C-1	River/A-2	C-1	C-1

Site Size: .54 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to establish a Change of Use; from Office to Single Family Residential. The subject site currently has two (2) office buildings on the property. The applicant is seeking to convert both office buildings into a two bedroom single family residence (Building #2) with two and a half (2 1/2) bathrooms and a four bedroom single family residence (Building #1) with one (1) bathroom. Building #1 has a finished finished/under air area of 2,816 sq. ft. with a gross area of 2,877 sq. ft. Building #2 has a finished/under air area of 1,488 sq. ft. with a gross area of 1,506 sq. ft. with a total of 9,721 gross area sq. ft. The existing buildings have a total gross area of 4,383 sq. ft. The subject property is zoned Office Commercial Zone (C-1) with a future land use of Offices – Professional and Business Services (OP).

The property is located east of S. 2nd Street, just north of Easter Avenue off of Indian River Drive. The subject property is surrounded by single- family and multi-family residences to the south, vacant land to the north and west and the Indian River to the east. The property features a driveway entrance and parking in the rear from S. 2nd Street and a pedestrian sidewalk connection from Indian River Drive..

Zoning & Land Use

The subject site is located within the Office Commercial Zone (C-1) district which is primarily intended for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The site has a land use designation of Offices – Professional and Business Services (OP).

The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features residential aspects that are generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with No New Construction to establish a Change of Use; from Office to Single Family Residential at 515 S. Indian River Dr. will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* state that the use of single family residential may be permitted as a conditional use if approved in a public hearing by the city commission.

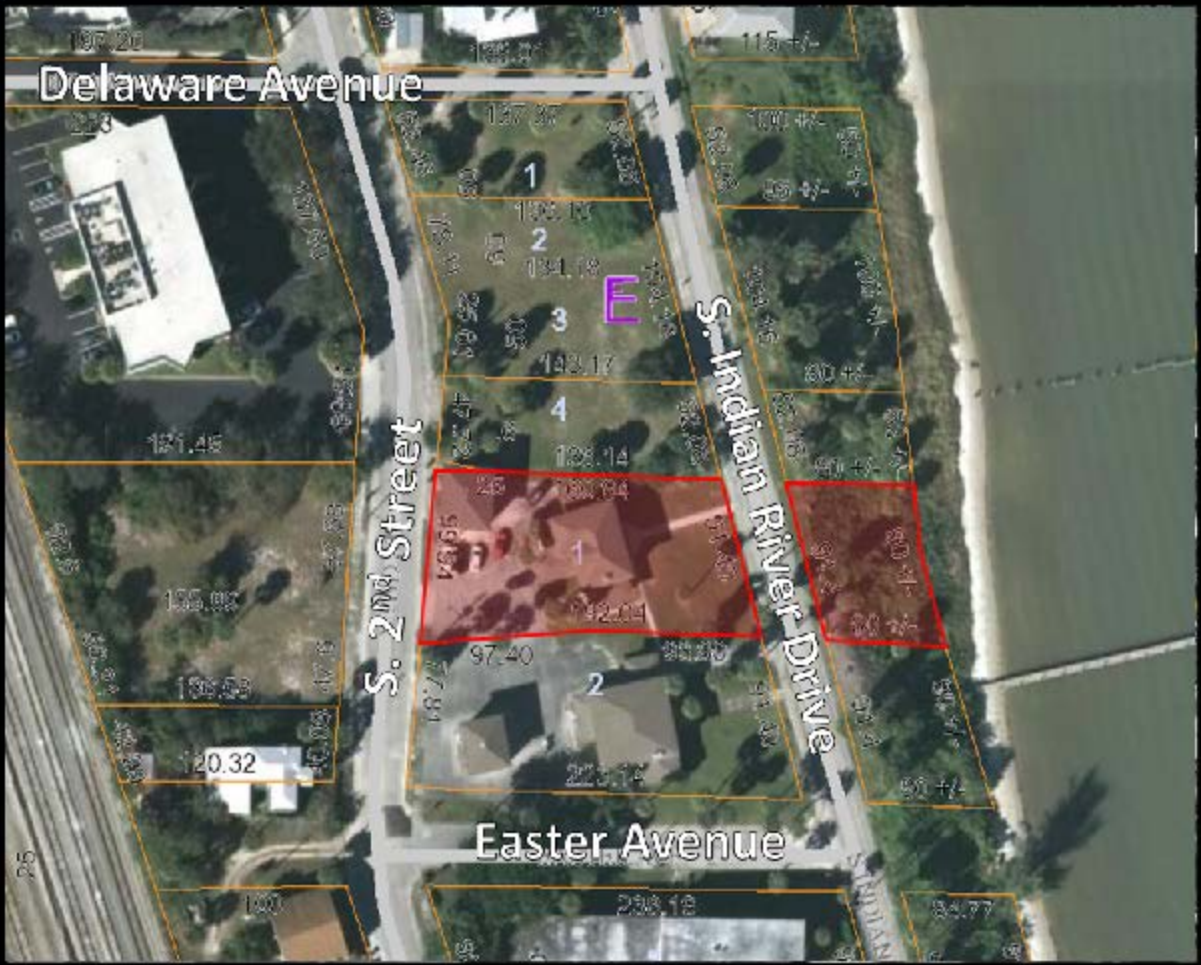
Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the Planning Board.

Staff Recommendation

The requested Conditional Use with No New Construction 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 Conditional Use with No New Construction for the proposed single family residential use within a Office Commercial Zone (C-1).

Delaware Avenue



S. 2nd Street

S. Indian River Drive

Easter Avenue



Brett Residence
Conditional Use w/ No New Construction

515 South Indian River Drive



THE SUNRISE CITY
FORT PIERCE
Florida

Delaware Avenue

C-1

S. 2nd Street

S. Indian River Drive

Easter Avenue

R-4



Brett Residence
Conditional Use w/ No New Construction

1717 Bayshore Drive

C-1 =



R-4 =



THE SUNRISE CITY
FORT PIERCE
Florida



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 512 S. SECOND ST / 515 S. INDIAN RIVER DR
 Parcel ID #(s) 2410-809-0005-000-3 / 2410-810-0001-000-9
 Project description CONVERT PROPERTY FROM COMMERCIAL TO RESIDENTIAL

Walter & Cheryl BRET
 Property Owner(s)
10380 SW Village Center Dr #310
 Street Address
PORT ST LUCIE, FL 34987
 City State Zip
302-448-6957
 Phone Number
Kettlekat@AOL.COM
 Email Address

Heather Timney
 Applicant/Representative, Title, Company
2055 S. Kanner Hwy
 Street Address
Stuart FL 34994
 City State Zip
919-801-4982
 Phone Number
heather@haisouthcoast.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.

Cheryl Brett Walter Brett
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- Martin COUNTY
 The foregoing instrument was acknowledged before me this 19th day of May, 2017, by
Cheryl Lee Brett & Walter Brett who is personally known to me or has produced
DL-B630-112-53-519-028630-901-40-260-0 as identification.

Star Mai Ward
 Signature of Notary



Crystal Marie Ward
 COMMISSION # FF129126
 EXPIRES: JUN 03, 2018
 BONDED THRU
 1st FLORIDA NOTARY, LLC

(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:

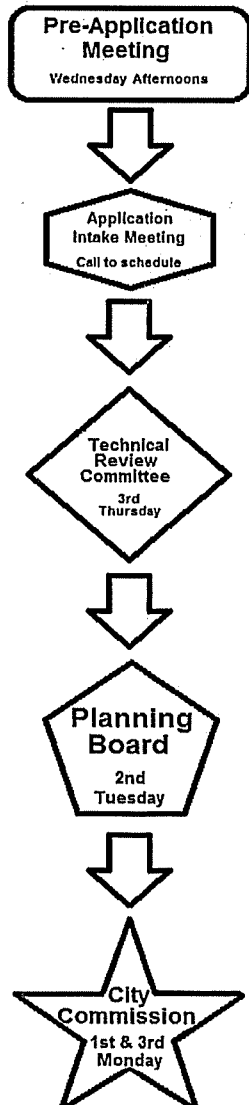
Gross Building Size 4,383 sq. ft. Parking Spaces: Approx. 6
 Bldg 1 - 2,877 sq. ft. Bldg. 2 - 1,506 sq. ft.
 Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Vacant	Single Family	Indian River	Vacant

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

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

Application Outlook



Property Identification

Site Address:	515 S INDIAN RIVER DR
Parcel ID:	2410-810-0001-000-9
Account #:	23903
Map ID:	24/10H
Use Type:	1700
Zoning:	C1
City/County:	Fort Pierce

Ownership

CROWNMAN FL LLC
 10380 SW Village Center DR # 310
 Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH WALG SD N LI TO E LI OF S 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3943-2583)

Current Values

Just/Market Value:	\$291,300
Assessed Value:	\$15,400
Exemptions:	\$0
Taxable Value:	\$15,400
Taxes for this parcel:	SLC Tax Collector's Office <input checked="" type="checkbox"/>
Download TRIM for this parcel:	Download PDF <input checked="" type="checkbox"/>



Total Areas

Finished/Under Air (SF):	4,304
Gross Area (SF):	4,383
Land Size (acres):	0.54
Land Size (SF):	23,490

Sale History

Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0205
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC
Price:	\$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver, Steven M
Price:	\$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC,
Price:	\$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR), John T
Price:	\$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan, John T
Price:	\$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	\$0

Building Information (1 of 2)

Finished Area: 2,816 SF

Gross Total Area: 2,877 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_C-
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1900
Effective Year: 1960
No. Units: 2

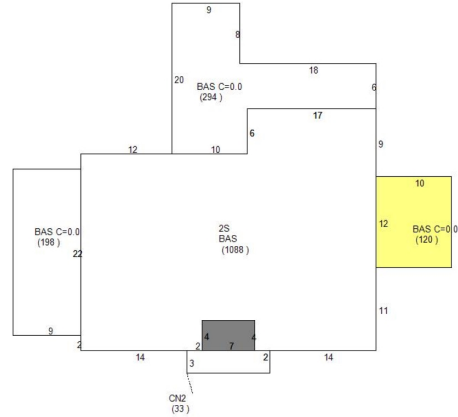
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%



Building Information (2 of 2)

Finished Area: 1,488 SF
Gross Total Area: 1,506 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1920
Effective Year: 1960
No. Units: 0

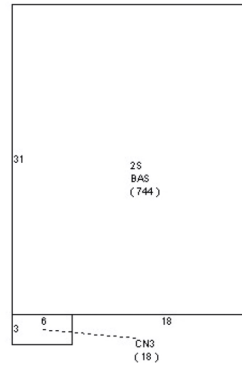
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$76,700
Land:	\$214,600
Just/Market:	\$291,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$275,900
Assessed:	\$15,400
Exemption(s):	\$0
Taxable:	\$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

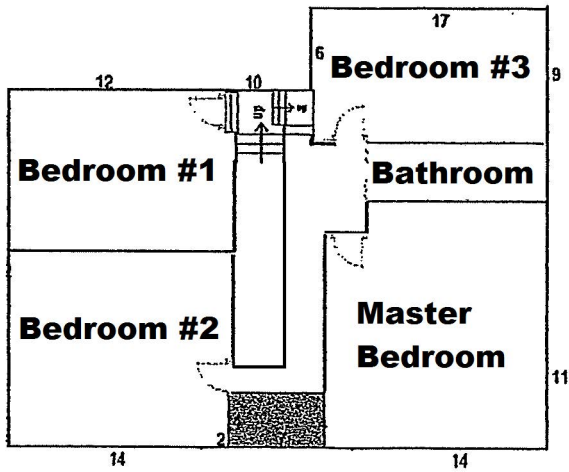
Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	\$248.40

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

Historical Values

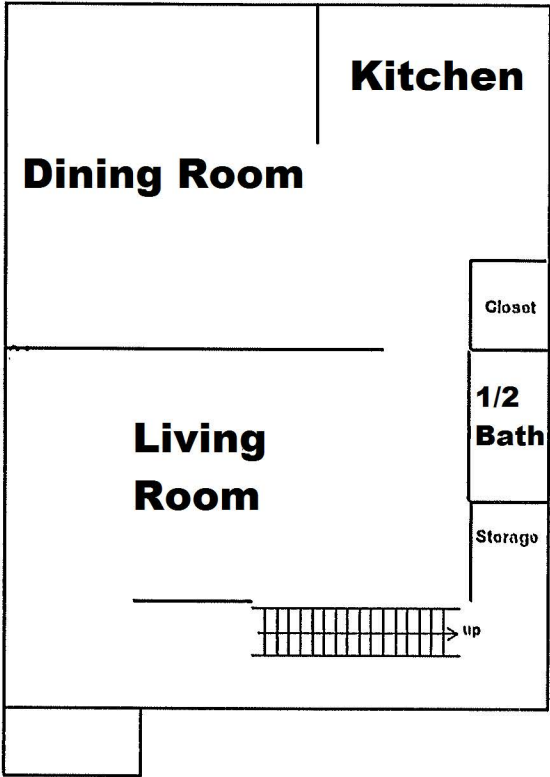
Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	\$8,700
Fee:	\$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	\$60,000
Fee:	\$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	\$4,800
Fee:	\$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	\$1,461
Fee:	\$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	\$20,000
Fee:	\$325
Number:	BP13-1899
Issue Date:	May 16, 2013
Description:	Alterations/Remodeling
Amount:	\$1,500
Fee:	\$329
Number:	BP13-2100
Issue Date:	Jun 18, 2013
Description:	Roof
Amount:	\$1,400
Fee:	\$79
Number:	BP13-3052
Issue Date:	Oct 14, 2013
Description:	Patio
Amount:	\$200
Fee:	\$79
Number:	BP13-1899
Issue Date:	Jan 23, 2014
Description:	Alterations/Remodeling
Amount:	\$1,800
Fee:	\$129
Number:	BP13-2100
Issue Date:	Jan 27, 2014
Description:	Re Roof Permit
Amount:	\$1,400
Fee:	\$129
Number:	BP14-0608
Issue Date:	Mar 10, 2014
Description:	Alterations/Remodeling
Amount:	\$1,900
Fee:	\$80
Number:	BP14-2597
Issue Date:	Oct 14, 2014
Description:	Electric
Amount:	\$500
Fee:	\$155
Number:	BP15-0257
Issue Date:	Feb 12, 2015
Description:	Plumbing
Amount:	\$1,800
Fee:	\$162
Number:	BP14-2597
Issue Date:	Dec 14, 2016
Description:	Electric

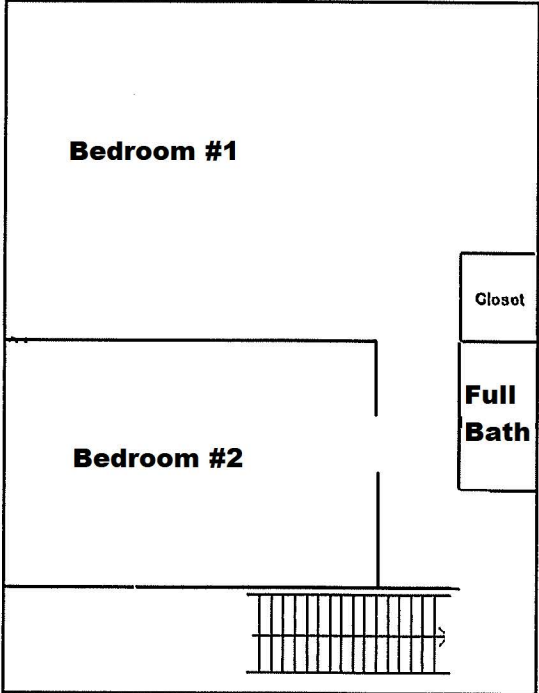


Building #1
2nd Floor
(Facing S. Indian River Dr.)

Back Building
1st floor



Back Building
2nd floor





TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

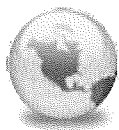
FROM : Paul Thomas, CBO, CFM, Building Official

RE : Conditional Use Brett Residence – 515 Indian River Dr.

DATE : 6.15.17

No comments.

PT/km



TRC - Conditional Use - Brett Residence - 515 S. Indian River Dr.
Martha Kerr
to:
Vennis Gilmore
06/12/2017 03:17 PM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: Vennis Gilmore <VGilmore@city-ftpierce.com>

Good Afternoon,

Below are FPUA comments regarding Conditional Use – Brett Residence.

- Conditional Use - Brett Residence - 515 S. Indian River Drive (Vennis Gilmore)
- W/WW Engineering: No Objection
 - Electric & Gas Engineering: No Objection - the property owner will need to notify our Customer Solutions department

Thank you

Regards,
Martha Kerr

FPUA

*Staff Assistant II
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com*

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

Project: BRETT RESIDENCE

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date June 8, 2017

I have no comments.

Please provide a written response to all 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

Planning Board

7.c.

Meeting Date: 07/11/2017

Information

REQUESTED ACTION

Site Plan, Conditional Use, & Design Review - Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center - 604 Midway Road

LOCATION

604 Midway Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1) The proposal integrates a trash collection and dumpster screening plan for the initial phase to reuse the existing structure; and 2) The Landscape Plan integrates detail of tree protection and mitigation, pursuant to the City Code Section 22-194, prior to review by the City Commission.

Attachments

Staff Report

Zoning Map & Aerial

Application & Support Documents

Design Review & Architectural Proposal

Site, Drainage, Utility, Landscape, & Lighting Plan

Capacity Analysis & Traffic Impact Analysis

TRC Review Comments & Responses

Form Review

Form Started By: Kori Benton

Started On: 07/03/2017 08:32 AM

Final Approval Date: 07/03/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Site Plan, Conditional Use, & Design Review**
Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center
604 Midway Road

DATE: July 3, 2017

STAFF REPORT

Owner: 604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Applicant: McCarty & Associates
 Mike McCarty
 73 S.W. Flagler Avenue
 Stuart, FL 34994

Requested Action: Approval of applications for Site Plan, Conditional Use, & Design Review

Location: 604 Midway Road

Parcel IDs: 3403-243-0001-000-0

Surrounding Zoning:

North	East	South	West
OS-1	C-3	C-1 / COM (SLC)	CN (SLC)

Future Land Use: RH, High Density Residential

Parcel Size: 3.54 acres

Utilities: Located within the FPUA Water/Waste Water Service Area

Request:

In accordance with Sections 22-29, 22-58, 22-59 and 22-76 of the City Code, the applicant is requesting the approval of a Site Plan, Conditional Use, & Design Review package for a Drug & Alcohol Treatment Center to be known as Midway Detox and Rehab Campus.

The proposed development plans include reuse of an existing 5,990 sq. ft. medical office and construction of a new 50,820 sq. ft. (180 bed) in-patient treatment center, additional parking, lighting, landscaping, storm water, and pedestrian improvements.

Staff Analysis:

The 3.54 acre site was developed with St. Lucie County in 1998, establishing the 5,990 sq. ft. commercial medical office which previously provided outpatient cancer treatment. The property was annexed into the City of Fort Pierce in 2008, with the use discontinuing in 2014. The subject site was recently rezoned to Office Commercial, C-1, which provides for consideration of medical facilities as Conditional Use.

The site is located on the north side of Midway Road, under a quarter mile west of South US Highway 1. The property is situated next to a small real estate office, at the rear of the adjacent Winn Dixie Plaza. The property to the west remains undeveloped, in St. Lucie County, with a neighborhood commercial zoning designation. A drainage canal borders the property along the north, abutting the Ancient Oaks preserve. A dental office is established to the south, across Midway Road.

Campus Operations

The proposal seeks to adaptively reuse the former cancer treatment facility and construct a new 50,820 sq. ft. facility to create a drug and alcohol recovery campus. The concept for the project is to provide a single campus to provide rehabilitation services via substance abuse services, comprised of detoxification, residential, and outpatient treatment programs.

Midway Detox and Rehab has described their program to be a 12-step, abstinence-based program specializing in the treatment of chemical dependency, alcoholism and associated disorders. The service description includes medical and clinical programs with various treatment intensity and duration, with each level designed to provide a safe, secure, supportive environment and an array of professional services to assist individuals to achieve and maintain recovery.

The existing structure (Building #1) is proposed for reuse as administrative and out-patient treatment offices. This initial phase encompasses interior and exterior renovations to the existing structure, in addition to parking and associated site improvements on the southern segment of the property.

The expansion phase (Building #2) is designed to provide completion of a new 3-story, 50,820, to provide capacity for 180 beds for medical and residential care, which guides the required consideration of Conditional Use approval. This portion provides support services such as a cafeteria, support offices, as well as a secured courtyard area. Support parking, loading, and other related improvements are integrated to accommodate this phase.

Site Design

The presented architectural design for the new, three-story, structure is reflective of a British West Indies theme. The elevations express this style through use of wood outriggers, notable roof overhangs, plantation style shutters, ornamental iron railing on spacious balconies, cornice and crown moldings at windows and frieze bandings, detailed

wood columns, and stucco water table features. The metal roof system integrates an island resort feel to the structure. Architectural interest is furthered by articulating the front facade with protruding and recessed elements, mentioned shutters, varied finishes including smooth stucco, and lap siding as well as a two-tone paint scheme. Use of complementary colors and landscape design seeks to blend the new construction with the existing structure on-site. The building features a distinct courtyard space to provide secure outdoor space for patients.

The plan reutilizes the existing access to the site on Midway Road, extending new driveways and parking to support the expansion. Off-street parking is presented at a level of one space per three beds pursuant City Code Sec. 22-60(d)(3) i., as the demand is comparable to, or within the classification of, sanitariums, rest homes, convalescent homes and adult congregate living facilities. Bicycle racks are also planned for the facility. Site lighting is provided for the parking areas and the perimeter of the structures in accordance with City Code requirements, as presented in the lighting plan. Storm water maintenance is presented via a dry retention area to be relocated and expanded near the north end of the site.

The landscape plan provides a broad variety of tree and plant species to enhance the campus, accent the proposed structure, and buffer the site from adjacent uses. The plan encompasses over 110 new trees, and substantial shrub and ground cover plantings through the site. The landscape plan also incorporates courtyard plantings within the building design and trees within the stormwater facilities to blend the site design. Complete detail of tree protection and mitigation, as guided by City Code Section 22-194 is not provided within the landscape plan, therefore an update to the plan is requested prior to advancing to City Commission. The proposal provides a 6 ft. tall opaque fence along the much of the property line for security and buffering.

The plan includes an internal sidewalk to provide connectivity throughout the campus and a provision for a connection to the proposed Midway Road sidewalk improvements.

Traffic Impacts

The proposed project is expected to generate 364 daily trips, of which 11 are during AM peak hour (6 in/5 out), and 31 are assigned during PM peak hour (17 in/14 out). Based upon the previous use of the facility, the projections suggest a net result of 126 new daily trips.

The Midway Road reconstruction and expansion project is underway, and has been accounted for with preparation of the development plans. The traffic analysis of the site development expects Midway Road to operate acceptably with the presented additions. Additionally, preliminary review suggests traffic volumes at the site do not warrant turn-lanes and the driveway is projected to operate acceptably.

Surrounding Uses

The City of Fort Pierce has not defined distance or buffer requirements specific to the proposed use type, however staff reviewed the proposed use with regards to the established uses within a 1,000 ft. radius. The evaluation considered the proximity of the site to similar facility types, single-family home subdivisions, churches or religious centers, public or private schools or daycare facilities, public parks, or establishments selling or serving alcoholic beverages. Of the use types reviewed, one (1) church and (1) establishment offering the sale of alcoholic beverages were identified. White City United Methodist Church is located roughly 900 ft. to the west, whereas the Gin Mill Bar & Grill is situated approximately 1,000 ft. to the east. St. Lucie County's Ancient Oaks Preserve & Park is located to the north as previously noted. Based upon the presented development plan, facility design, and operational provisions, no adverse impacts to the surrounding neighborhood or established uses are anticipated.

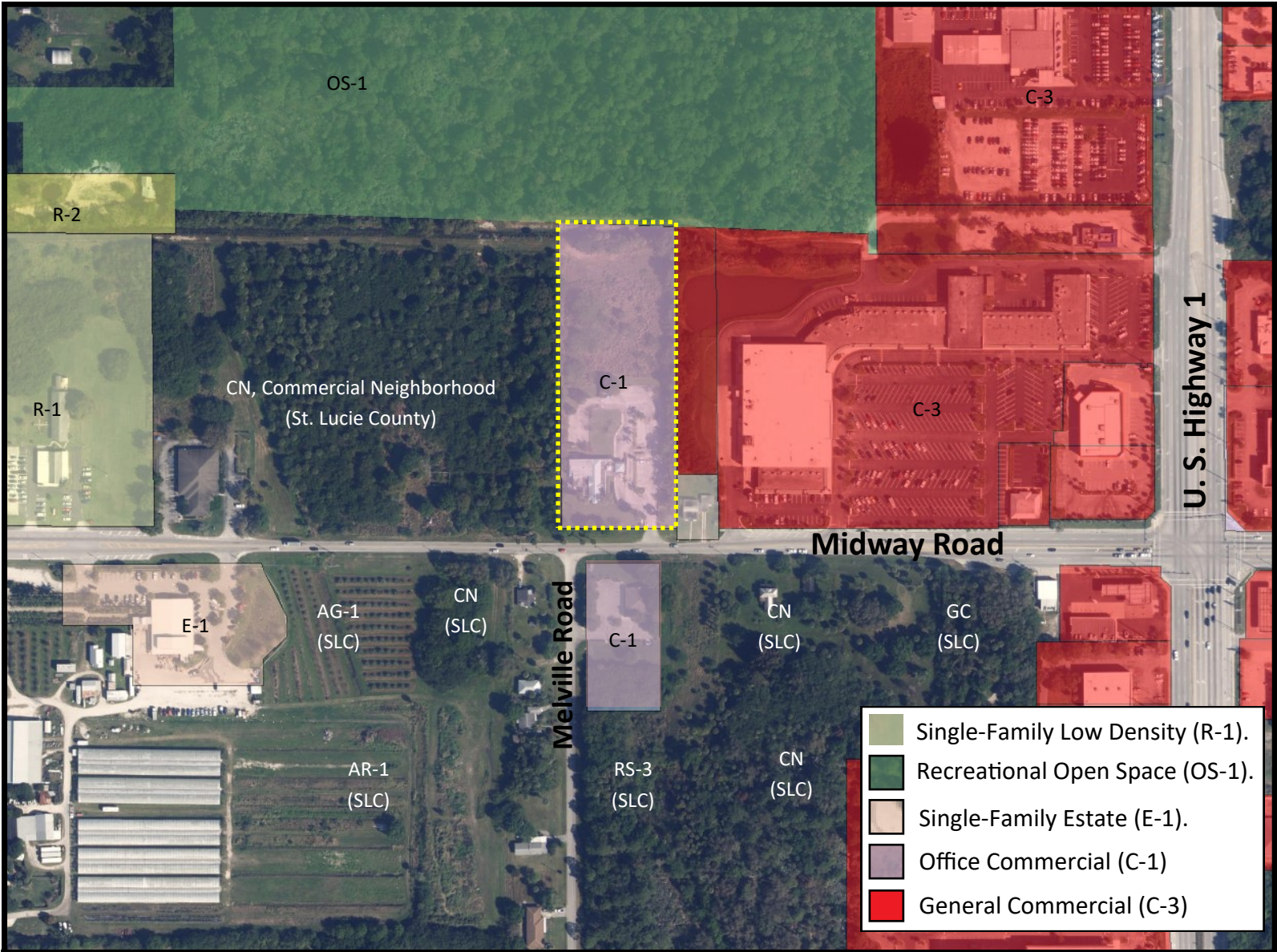
Technical Review Committee:

All affected departments have reviewed the submittals and have provided conditional approval based on compliance with the requirements of the City Code, and other applicable regulations.

Staff Recommendation:

The proposed Site, Conditional Use, & Design Review plan generally meet the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends the Planning Board forwards a recommendation of **approval** with the following conditions:

- 1) The proposal integrates a trash collection and dumpster screening plan for the initial phase to reuse the existing structure; and
- 2) The Landscape Plan integrates detail of tree protection and mitigation, pursuant to the City Code Section 22-194, prior to review by the City Commission.



OS-1

R-2

C-3

R-1

CN, Commercial Neighborhood
(St. Lucie County)

C-1

C-3

U.S. Highway 1

Midway Road

E-1

AG-1
(SLC)

CN
(SLC)

Melville Road

C-1

CN
(SLC)

GC
(SLC)

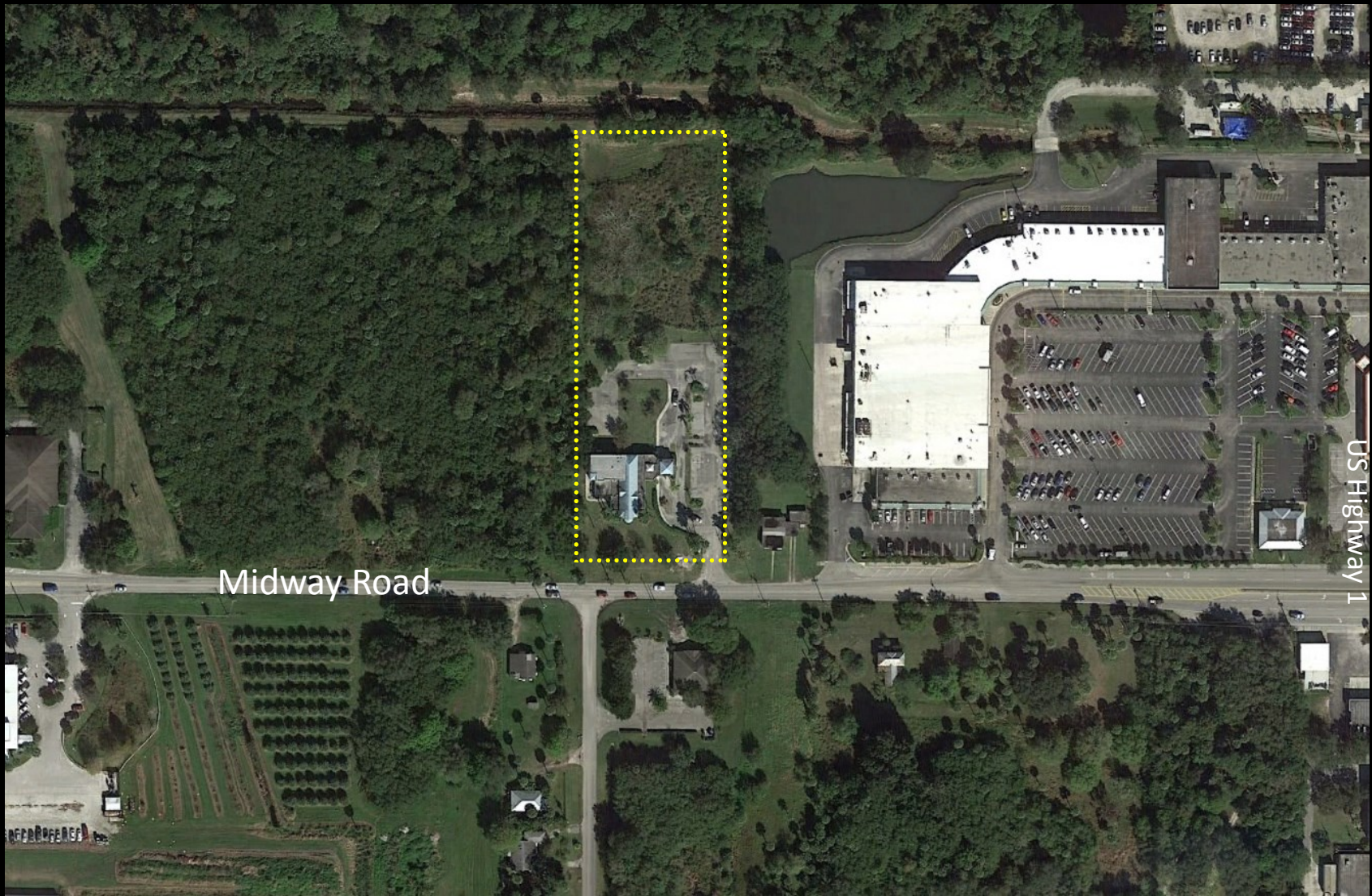
AR-1
(SLC)

RS-3
(SLC)

CN
(SLC)

- Single-Family Low Density (R-1).
- Recreational Open Space (OS-1).
- Single-Family Estate (E-1).
- Office Commercial (C-1)
- General Commercial (C-3)





Midway Road

US Highway 1

604 Midway Road

Site Aerial





DEVELOPMENT REVIEW

Property address or Location 604 Midway Rd
 Parcel ID #(s) 3403-243-0001-000-0
 Project description Request for conditional use approval for a residential detoxification and residential treatment facility

604 Midway LLC
 Property Owner(s)
7745 Dawson Ct
 Street Address
Lake Worth FL 33467
 City State Zip
904-237-2343
 Phone Number
ptm@mgapalmbeach.com
 Email Address

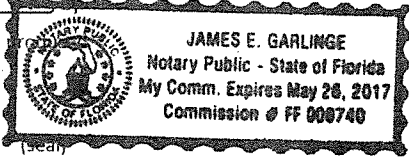
McCarty & Associates Land Planning and Design LLC
 Applicant/Representative, Title, Company
73 SW Flagler Ave
 Street Address
Stuart FL 34994
 City State Zip
772-341-9322
 Phone Number
mike@mccartylandplanning.com
 Email Address

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.

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

STATE OF FLORIDA PALM BEACH COUNTY
 The foregoing instrument was acknowledged before me this 22ND day of FEBRUARY, 2017
PATRICK T. MURPHY who is personally known to me or has
DRIVERS LICENSE as identification.

[Handwritten Signature]
 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 June 1, 2016 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 checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

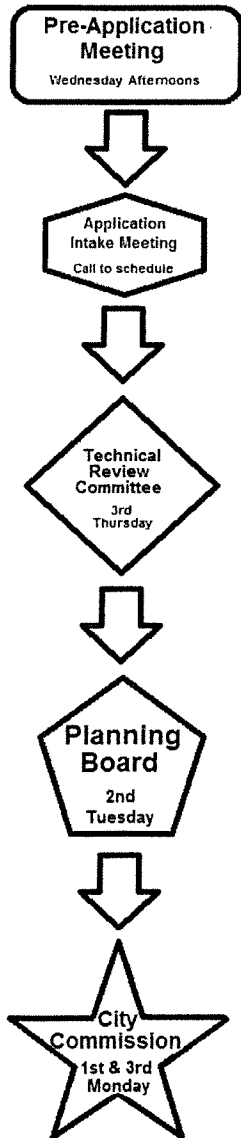
Site Information:

Non-Residential: Proposed Sq. Ft.: 56,370.00 Residential: Proposed Units: _____

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

North	South	East	West
Recreational	Dental office	Office and commercial big box	Vacant

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)
- N/A Environmental Impact Report
- N/A 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)



Design Review

Property address or Location 604 Midway Rd
 Parcel ID #(s) 3403-243-0001-000-0
 Project Description Request for conditional use approval for a residential detoxification and residential treatment facility

604 Midway LLC
Property Owner(s)
7745 Dawson Ct
Street Address
Lake Worth FL 33467
City _____ **State** _____ **Zip** _____
904-237-2343
Phone Number
ptm@mgapalmbeach.com
Email Address

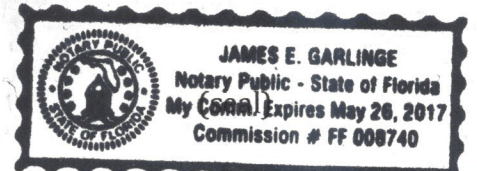
McCarty & Associates Land Planning and Design LLC
Applicant/Representative, Title, Company
73 SW Flagler Ave
Street Address
Stuart FL 34994
City _____ **State** _____ **Zip** _____
772-341-9322
Phone Number
mike@mccartylandplanning.com
Email Address

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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY _____
 The foregoing instrument was acknowledged before me this 3RD day of APRIL, 2017, by
PATRICK MURPHY who is personally known to me or has produced
DRIVERS LICENSE as identification.

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

Midway Detox and Rehab Campus

Program Overview

Midway Detox and Rehab Campus will be 12-step, abstinence-based program specializing in the treatment of chemical dependency, alcoholism and associated disorders. The medical and clinical programs differ in intensity and duration, with each level designed to provide a safe, secure, supportive environment and an array of professional services to assist individuals to achieve and maintain a life of abstinence from mood altering chemicals. Midway Detox and Rehab Campus provides a comprehensive array of substance abuse services, comprised of detoxification, residential and outpatient treatment programs.

OUR MISSION

OUR MISSION IS ABSTINENCE-BASED RECOVERY. We provide the highest quality, individualized, treatment to those suffering from the disease of addiction and the people in their lives who love them. We promote an intimate, caring environment to begin the journey towards sobriety.

OUR VISION

Midway Detox and Rehab Campus' vision is to lead the way in the provision of evidence based, integrated substance abuse, mental health and physical health services, utilizing current and innovative therapies and emerging medical protocols to help individuals enter a life free from addiction.

OUR PHILOSOPHY

Midway Detox and Rehab Campus recognizes alcoholism and drug addiction as a primary disease. The disease affects brain-functioning and physiology, mental health, social and behavioral functioning and the totality of personal characteristics. The illness if left untreated is a chronic, progressive and fatal illness. The illness is pervasive and affects not only the individual, but has an impact on all who interact with them. *We believe each individual has the right to be treated with the upmost respect and dignity as they are valued by society.* Midway Detox and Rehab Campus believes the Disease of Addiction is diagnosable and treatable and that the addiction progress is on a continuum-ranging from problem use to chronic dependence. *..We believe each individual has the right to treatment, the most appropriate level of treatment, regardless of creed, gender, race, sexual orientation, age or origin and they have the inherent potential for change and growth.*

OUR SERVICES PROPOSED FOR THIS LOCATION

Residential Detoxification Services: Detoxification protocols are designed and implemented involving sub-acute care that is provided on a residential basis to assist clients to withdraw from the physiological and psychological effects of substance abuse. Individuals who enter the Detoxification services are assessed by qualified medical staff and provided medication for the physical stabilization of the chemical withdrawal. Support counselors assess the individual to develop a comprehensive treatment plan focusing on psychological and social stabilization and encouragement for the individual to remain in treatment following the detoxification process. Daily activities include medical monitoring, individual and group therapy and 12 Step meetings.

Residential Treatment: Our Residential Treatment services provide both therapy and supported services on-site where the individuals reside. Clinical services provided have a considerable emphasis placed on services that address the client's educational and vocational needs, socially dysfunctional behavior, and need for stable housing upon discharge. It also includes services that assist the client in remaining abstinent upon returning to the community.

Midway Detox and Rehab Campus

Daily Schedule: The daily schedule will be comprised of the following modalities: Community Meetings, Lectures, Films/Videos, Step Groups, Process Groups, Case Management/Treatment Planning Groups, Individual Counseling, Family Workshop, Recreation/Fitness/Activities Therapy, Meditation and Introduction to Self-Help Groups. The client schedule begins at 8:00am ending at 10:00pm with evening meditation.

Property Identification

Site Address: 604 W MIDWAY RD
 Sec/Town/Range: 03/36S/40E
 Map ID: 34/03N
 Zoning: CN

Parcel ID: 3403-243-0001-000-0
 Account #: 38747
 Use Type: 1900
 Jurisdiction: Fort Pierce

Ownership

604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB-LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Current Values

Just/Market Value: \$949,700
 Assessed Value: \$949,700
 Exemptions: \$0
 Taxable Value: \$949,700

Taxes for this parcel: SLC Tax Collector's Office [📄](#)

Download TRIM for this parcel: [Download PDF 📄](#)



Total Areas

Finished/Under Air (SF): 6,002
 Gross Area (SF): 6,577
 Land Size (acres): 3.53
 Land Size (SF): 153,767

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 9, 2015	3799 / 1231	0111	WD	Port St Lucie Ventures Inc	\$0
Jun 23, 1997	1084 / 1740	XX04	DE	PORT ST LUCIE VENTURES INC	\$62,500
Jun 23, 1997	1084 / 1738	XX04	WD		\$62,500

Building Information (1 of 1)

Finished Area: 6,002 SF

Gross Total Area: 6,577 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_B
 Story Height: 1 Story

Roof Cover: Enam Metal
 Year Built: 1998
 Effective Year: 1998
 No. Units: 2

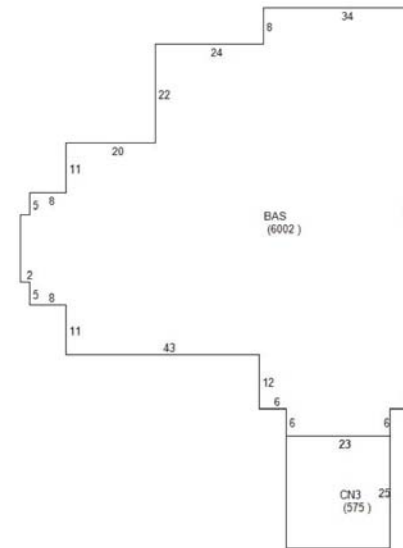
Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Quarry
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6002	6002	366
CN3	CANOPY	575	0	96

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	2270	1998


SINGLE LIGHT	1	4	1998
ASP2 LOW	1	17120	1998
WOOD FEN 6'	1	43	1998

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$603,700					
Land:	\$346,000					
Just/Market:	\$949,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$949,700					
Exemption(s):	\$0					
Taxable:	\$949,700					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	19.3	Fort Pierce Stormwater Charge	\$1,042.20
2013	0054	3.62	North St. Lucie Water Management District	\$45.25

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$949,700	\$949,700	\$0	\$949,700
2015	\$868,700	\$868,700	\$0	\$868,700
2014	\$868,200	\$868,200	\$0	\$868,200

Permits

Number	Date	Description	Amount	Fee
C97-070418	Jul 24, 1997	Demolition	\$2,200	\$2,200
C97-080269	Sep 24, 1997	Commercial New Construction	\$561,935	\$561,935
C98-030197	Mar 10, 1998	Alterations/Remodeling	\$2,450	\$2,450
0800001805	Apr 1, 2009	Roof	\$18,000	\$175

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.

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Prepared By and Return To:

RICHARD K. BARRA, ESQUIRE

Scott, Harris, Bryan, Barra

& Jorgensen, P.A.

4400 PGA Boulevard, Suite 603

Palm Beach Gardens, Florida 33410

File #47132

Property Control No. **3403-243-0001-000/0**

THE CONVEYANCE OF THE SUBJECT PROPERTY IS PURSUANT TO A CHAPTER 11 PLAN THAT WAS CONFIRMED UNDER SECTION 1129 OF THE BANKRUPTCY CODE (TITLE 11 U.S.C.) PRIOR TO THE DATE OF THE TRANSFER OF THE SUBJECT PROPERTY AND, AS SUCH, IS NOT TAXABLE.

WARRANTY DEED

THIS WARRANTY DEED, made this 9th day of October, 2015,

between **PORT ST. LUCIE VENTURES, INC., a dissolved Florida corporation**

hereinafter called the Grantor,

whose mailing address is **7210 Reserve Creek Drive, Port St. Lucie, Florida 34986**

to **604 MIDWAY LLC, a Florida limited liability company**

hereinafter called the Grantee,

whose mailing address is **7745 Dawson Court, Lake Worth, Florida 33467**

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other business entities.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirm unto the Grantee, all that certain land situate in the County of **St. Lucie**, State of Florida, to-wit:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record; taxes for the year **2015** and the years subsequent thereto; and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances.

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 said Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
Kimberly C Palsey
(print name of witness)

[Signature]
Witness
Kathleen M Brandon
(print name of witness)

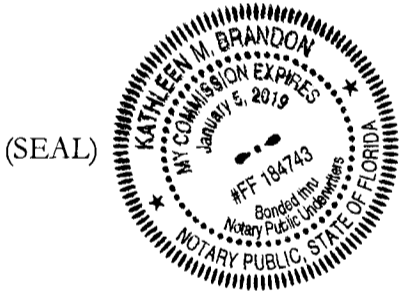
PORT ST. LUCIE VENTURES, INC.,
a dissolved Florida corporation

By: [Signature]
RONALD H. WOODY, III
Its: President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of October, 2015, by **RONALD H. WOODY, III**, as President, of **PORT ST. LUCIE VENTURES, INC.**, a dissolved Florida corporation, on behalf of the corporation.



NOTARY PUBLIC

[Signature]
Kathleen M Brandon
(Print Name)
My Commission Expires: 01-05-19
Commission No.: FF184743

Personally Known _____ OR Produced Identification
Type of Identification Produced FL DRIVER'S LICENSE

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Beginning at a stake 1360 feet East of the center of Oleander Avenue and Midway, according to the map of White City; thence North 670 feet; thence East 100 feet; thence South 670 feet; thence West 100 feet to the point of beginning; said land lying in and comprising a part of the W 1/2 of SW 1/4 of SE 1/4 of NW 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

AND

Beginning 1460 feet East of the center of Oleander Avenue and Midway in the Town of White City; run thence North 670 feet; thence East 190 feet; thence South 670 feet; thence West 190 feet; to the point of beginning; said land lying in and comprising a part of the W 1/2 of the SW 1/4 of SE 1/4 of NW 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

AND

Beginning at a point 1650 feet East of the center of Oleander Avenue and Midway, according to the map of White City, thence North 670 feet, thence East 40 feet, more or less, to the West boundary of land of Tropical Development Company; thence South 670 feet; thence West 40 feet, more or less, to place of beginning; all in Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT from the above described parcel that portion thereof conveyed in Deed Book 143, Page 321, of the Public Records of St. Lucie County, Florida.

AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 761, Page 1911, of the Public Records of St. Lucie County, Florida.

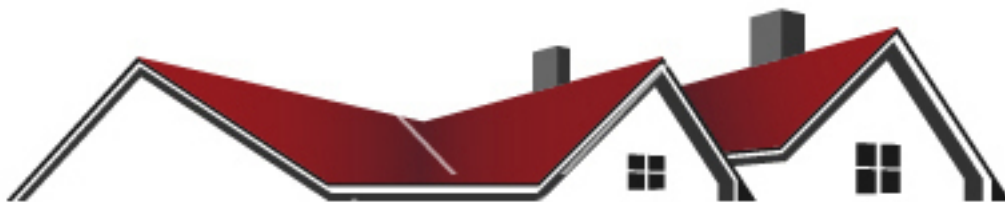
AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 3749, Page 475, of the Public Records of St. Lucie County, Florida.

AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 3787, Page 218, of the Public Records of St. Lucie County, Florida.

This BOUNDARY SURVEY has been prepared
for:

PROPERTY ADDRESS:

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm.
Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.

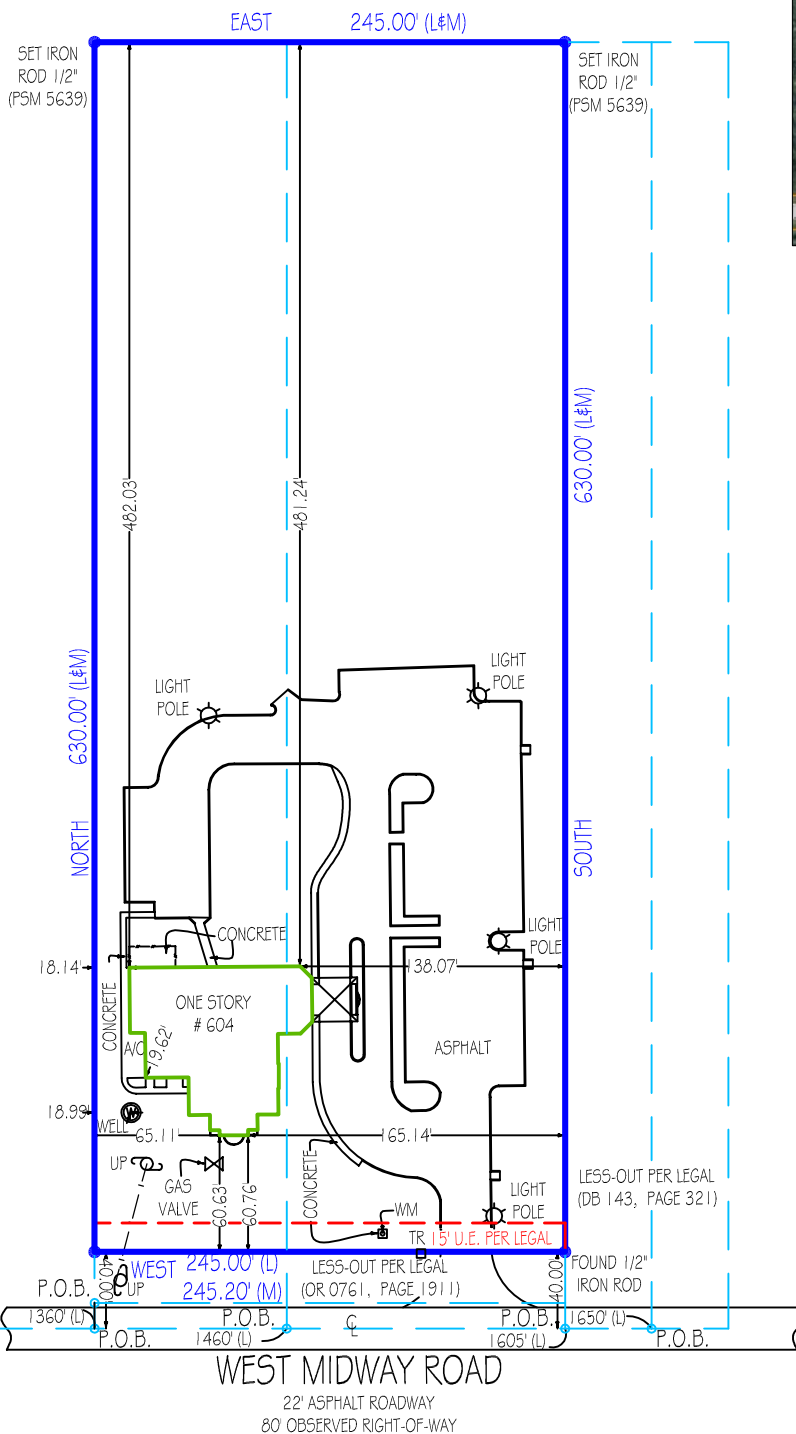




SCALE: 1" = 100'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINETYPE LEGEND:

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

CA DENOTES CENTRAL ANGLE
 CATV DENOTES CABLE T.V. BOX
 L DENOTES LEGAL
 M DENOTES MEASURED
 OHC DENOTES OVERHEAD CABLE
 P DENOTES PLAT
 PP DENOTES POOL PUMP
 R DENOTES RADIUS
 TR DENOTES TELEPHONE RISER
 UE DENOTES UTILITY EASEMENT
 UP DENOTES UTILITY POLE
 WM DENOTES WATER METER

P.O.C.
CENTERLINE
INTERSECTION OF
OLEANDER AVENUE &
MIDWAY ROAD

Notable Conditions - Please note the following:
 - ASPHALT ROADWAY EXTENDS THROUGH 15' UTILITY EASEMENT.
 - CONCRETE SIGN EXTENDS INTO 15' UTILITY EASEMENT AS SHOWN.

BEARING REFERENCE: NORTH LINE OF WEST MIDWAY ROAD AS WEST (N90°00'00"E).
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area. This survey has been issued by the following Landtec Surveying office:

600 Fairway Drive - Ste. 101
 Deerfield Beach, FL. 33441
 Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

Invoice Number : 01-67161
Drawn By : A. MARTINS
Date of Field Work : 10/23/2015
Revision : UPDATE C. Rand 03/01/17
Revision :
Revision :

LAND SURVEYING - RESIDENTIAL SERVICES
 Proudly Serving Florida's Land Title & Real Estate Industries

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LENDER CERTIFICATION NOTE:

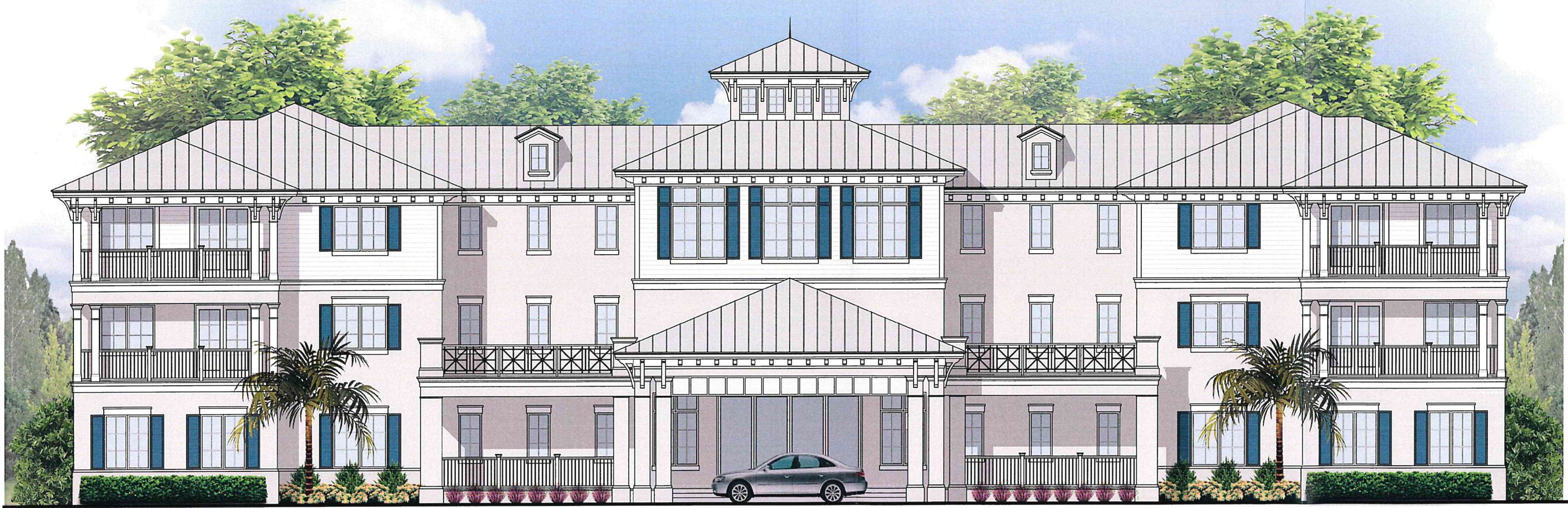
BY AUTHORITY GRANTED PER 5J-17.051(3)(b)(6) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS, LANDTEC HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO EDIT ANY LENDER CERTIFICATIONS ALREADY SHOWN HEREON AS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY.

ON ELECTRONICALLY DELIVERED SURVEYS, THE LENDER CERTIFICATION SHOWN ABOVE IS AN EDITABLE FIELD THAT MAY BE CHANGED AS NEEDED. UPON EDITING, THIS DOCUMENT WILL REMAIN SIGNED AND SEALED AND CAN BE "SAVED AS" ON YOUR LOCAL DRIVES, AS WELL AS ATTACHED TO FORWARDING EMAILS.

DATE: _____

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)





PRELIMINARY SOUTH ELEVATION (CONCEPTUAL RENDERING)

SCALE : 3/16" = 1'-0"



June 25, 2017

RE: 604 Midway Rd
City of Fort Pierce
St Lucie County, FL

ARCHITECTURAL NARRATIVE

Our office approached the design of the proposed **structure** with an emphasis on the British West Indies style. The Front Elevation takes advantage of this style using wood outriggers underneath generous roof overhangs, plantation style shutters, ornamental iron railing on spacious balconies, cornice and crown moldings at windows and frieze bandings, detailed wood columns, carriage lanterns and stucco water table features. The metal roofing being proposed will bring a nice island resort type feel to the property. Architectural interest is created by articulating the front facade with protruding and recessed elements, architectural shutters, varied finishes including smooth stucco, and lap siding as well as a (2) color paint scheme. For precedence we have decided to look at the Surfrider Hotel in Hawaii and a number of other British West Indies style homes and projects for inspiration.

Some of the proposed materials selections for the project are:

- The smooth stucco finish to be painted Sherwin Williams – Natural Choice SW-7011.
(All stucco eaves are to be finished in a similar texture and color)
- The simulated (smooth stucco) lap siding to be painted Sherwin Williams – Westhighland White SW-7566.
- All Architectural shutters to be painted Sherwin Williams – Bracing Blue SW-6242
- Fascia, columns, and all stucco banding to be Sherwin Williams – Westhighland White SW-7566.
- The Smooth stucco watertable (base) shall be painted Sherwin Williams - Westhighland White SW-7566.
- The Metal roof on the front building, and the club house building shall be
MBCI – Craftsman Small Batten – Slate Gray
- All doors and windows shall be an aluminum white finish.

We feel that our approach to this project along with the materials and colors selected for the client, will act together to fit in well with the existing context of the neighborhood. Should you have any other questions or concerns, please do not hesitate to contact this office. We hope that you find this information helpful in your consideration of the project.

Respectfully submitted,

Kelly D. Yates, R.A.
Yates + Associates Architecture Inc.
State of Florida Registered Architect #AR-13706



ADJACENT PROPERTIES



703 Midway Road (South West)



577 Midway Road (South – Across Midway)



Neighboring Shopping Center (Directly East)



ARCHITECTURAL INSPIRATION



Surfrider Hotel – Waikiki Beach, HI



Custom Residence - Florida



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

April 3, 2017

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: 604 Midway-Design Review Application Checklist

Dear Mr. Benton:

On behalf of the owner of the aboved referenced property, McCarty & Associates Land Planning and Design LLC is submitting the attached site plan, design review, and conditional use applications for the property located at 604 Midway Road in Fort Pierce. The request is conditional use approval to allow residential detox and residential treatment for clients suffering from substance abuse. It is our understanding the City of Fort Pierce Land Development Code classifies this use as "Medical Facility" which is permitted as a conditional use within the C-1 zoning district.

The proposed residential detox and residential treatment establishment will not have a adverse affect on the surrounding uses or neighboring properties. The proposed use is consistant with the development pattern and permitted uses along the Midway Road corridor and the surrounding area. The site contains an existing structure and improvements previously used as a cancer treatment facility. The proposed use will utilize the existing facility in a similar fashion. In addition, the applicant is proposing to construct a new facility to provide a maximum of 180 beds.

The applicant has prepared a response below for each of the items listed in the Design Review Application Checklist:

- a. A survey is included in the submittal for your review.
- b. The site is 3.53 acres in size and was previously developed. The proposed site plan minimizes impacts to native vegetation, and reuses the existing facilities on site. There are no significant natural vegetations or habitat communities. There are no significant topographic, wetlands, or other characteristics to be taken into consideration.
- c. The site was designed to utilize the existing improvements and facilities to redevelop the proposed site. The positioning of the proposed building was selected to avoid massing along Midway Road and minimize impacts of the 3 story building.
- d. Many of the adjacent properties are vacant or currently have old structures of no real significance in regard to architecture or form. The proposed development will be a drastic improvement to the area.

- e. The applicant has provided architectural illustrative drawings to demonstrate proposed building design elements.
- f. We have provided a site aerial exhibit within our submittal documents that shows the existing structure on the property.
- g. Site plan has been enclosed, prepared by McCarty and Associates.
- h. Planting plans have been included in this submittal package. See sheets 2, 3 & 4 of the Site Plan full size package prepared by McCarty and Associates.
- i. Signage will be determined in the future.
- j. We have included an illustrative design to show the street elevation as well as architectural plans provided by Yates Associates, Architecture, Inc.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

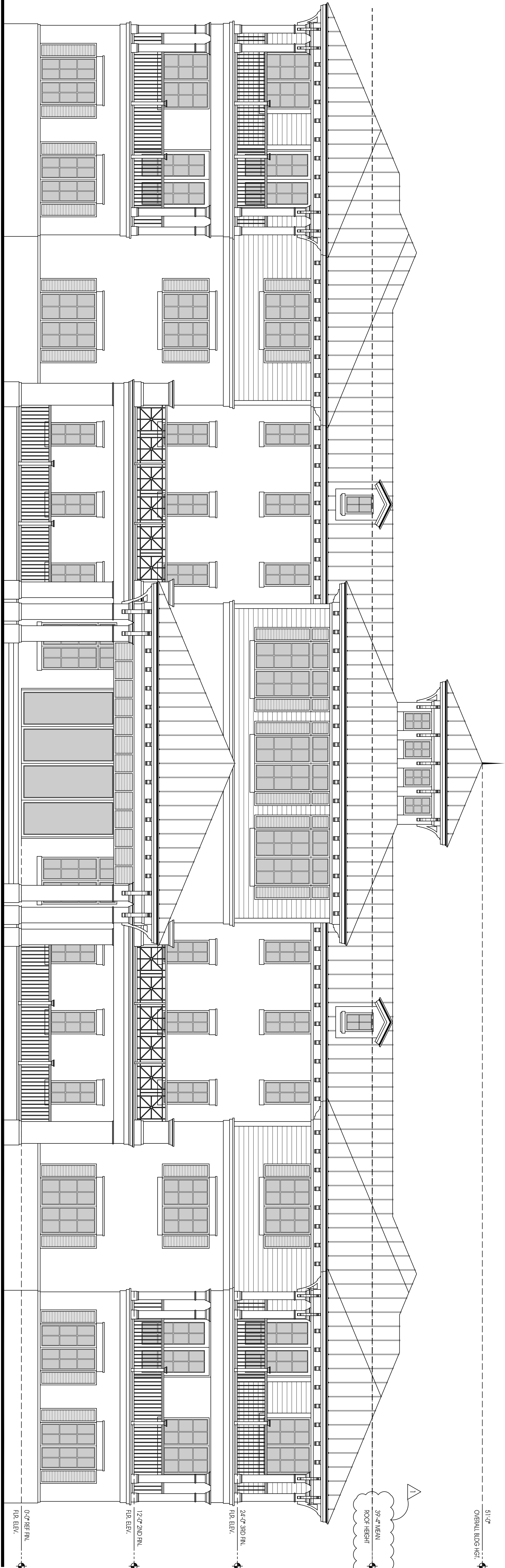
Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

Mike@McCartyLandPlanning.com



PRELIMINARY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

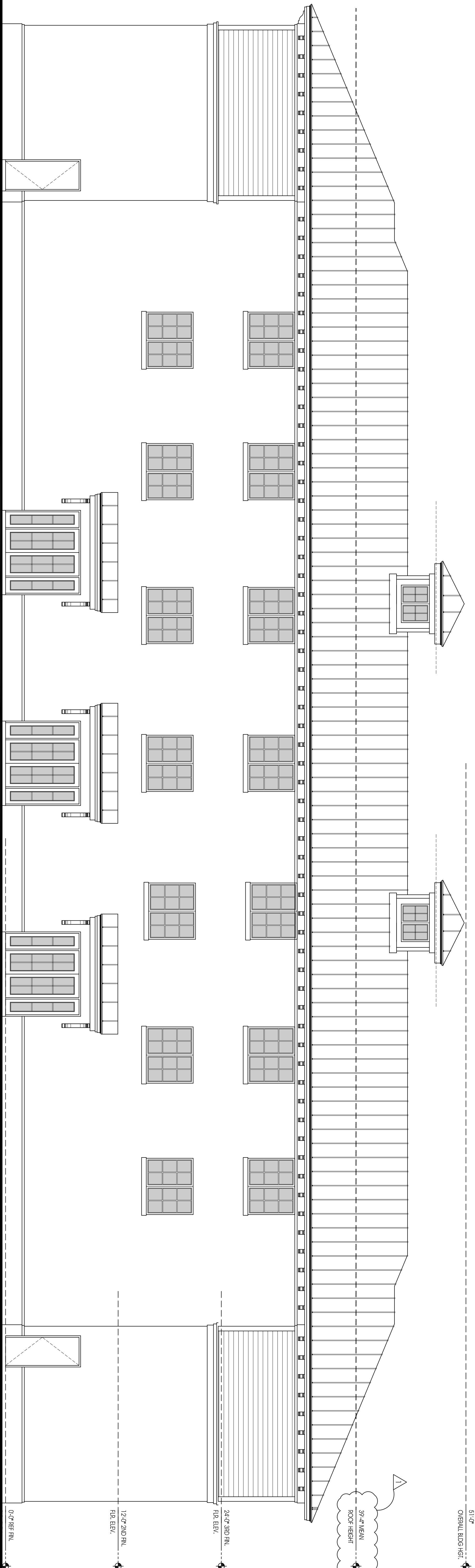
51'-0"
ORIGINAL BLDG HGT

39'-4" MAX
ROOF HEIGHT

24'-0" 3RD FL.
FIN. ELEV.

12'-0" 2ND FL.
FIN. ELEV.

0'-0" REF. RL.
FIN. ELEV.



PRELIMINARY NORTH ELEVATION

SCALE: 3/16" = 1'-0"

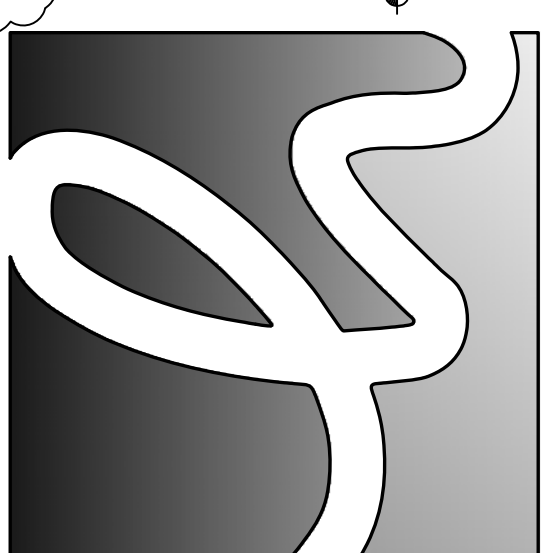
51'-0"
ORIGINAL BLDG HGT

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ROOF HEIGHT

24'-0" 3RD FL.
FIN. ELEV.

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FIN. ELEV.

0'-0" REF. RL.
FIN. ELEV.



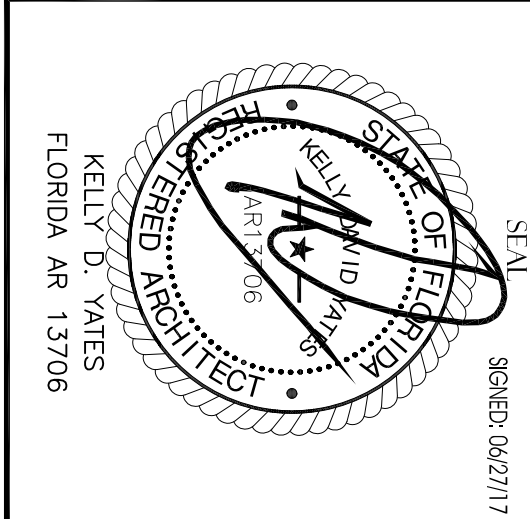
YATES ASSOCIATES
ARCHITECTURE INC.

ARCHITECTURE •
PLANNING •
INTERIOR DESIGN •
AA-26000673
319 CLEMATIS ST., SUITE 212
WEST PALM BEACH, FL 33401
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WWW.YATESARCHITECTURE.COM
EMAIL: KELLY@YATESARCHITECTURE.COM

DATE: AUGUST 21, 2008
JOB NO.: 08-0837
DESIGN BY: K.D.Y.
DRAWN BY: D.C.M.
APPROVED: K.D.Y.
REVISIONS:
REVISIONS PER
ZONING REVIEW

A NEW REHAB CENTER FOR:
MURPHY GARLINGE & ASSOC.
604 MIDWAY ROAD
FT PIERCE
FLORIDA

SITE PLAN
APPROVAL
SUBMISSION
04-01-17



SHEET NO.

A-301

OF SHEETS
Copyright © 2015 Yates Architecture, Inc.

A New Rehab Center For:
Midway Detox and Rehab Campus

In
 Section 03, Township 36S, Range 40E
 St Lucie County, Florida

Prepared for
604 Midway, LLC
 604 Midway Road
Ft. Pierce, Florida 34979



McCARTY & ASSOCIATES

LAND PLANNING
 AND DESIGN

STUART • FT. PIERCE

772.341.9322
 www.McCartyLandPlanning.com
 Mike@McCartyLandPlanning.com

Location Map

NTS



Vicinity Map

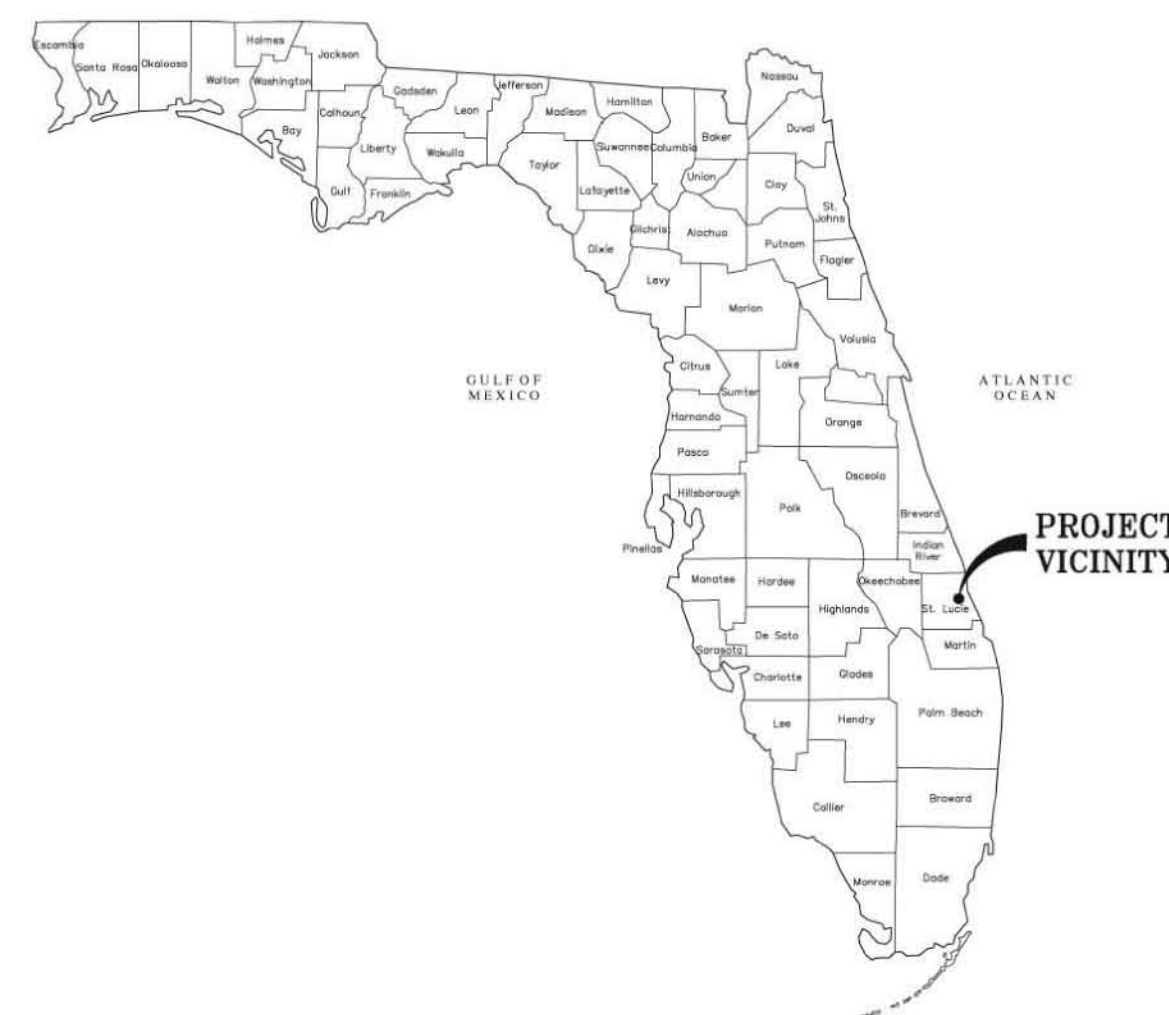


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C-2	PAVING, GRADING, AND DRAINAGE PLAN
C-3	PAVING AND DRAINAGE DETAILS
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PH-2	PHOTOMETRIC TABLE AND POLE DETAIL
1	BOUNDARY AND TOPOGRAPHIC SURVEY

**Midway Detox and
 Rehab Campus**
 604 Midway Road
 Fort Pierce, Florida
Cover Sheet

Mills, Short & Associates

Development Team

Developer 604 Midway LLC 604 Midway Road FT. Pierce, Florida	Site Planner Michael T. McCarty McCarty & Associates Land Planning and Design Phone: 772-341-9322	Civil Engineer Mills, Short & Associates 800 8th Street Vero Beach, Florida Phone: 772-226-7282	Architect Yates Associates Architecture 319 Clematis Street, Ste 914 West Palm Beach, Florida Phone: 561-653-6280	Landscape Architect Sean Leddy, RLA McCarty & Associates Land Planning and Design Phone: 772-341-9322	Traffic Engineer MacKenzie Engineering and Planning Inc. 1172 SW 30th Street, Ste 500 Palm City, Florida 34990	Photometrics Main Street Engineering, Inc. 2721 Vista Parkway, Ste C-11 West Palm Beach, Florida
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Drawn By _____ SL
 Checked By _____ MM
 Scale _____ AS NOTED
 Drawing Date _____ 6/28/17

CS - 1

Location Map



Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB-LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Site Data

PCN	3403-243-0001-000-0
SEC/TOWN/RANGE	03/36S/40E
PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-1
FUTURE LAND USE	RH
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL DETOX AND TREATMENT
BUILDING SETBACKS	FRONT 61', SIDE 15', REAR 115'
FLOOD ZONE	X
BUILDING COVERAGE	17.6%
UTILITIES PROVIDED	FPUA
FINISHED FLOOR ELEVATION	14.97
PHASES OF CONSTRUCTION	2

Development Standards (C-1)

MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH / DEPTH	70 FEET / 90 FEET
MINIMUM YARD DEPTH	FRONT 25'
MAXIMUM BUILDING HEIGHT	65'
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Lot Coverage Data

TOTAL SITE AREA	154,342 SF / 3.54 AC.	100%
IMPERVIOUS AREA	83,781 SF / 1.93 AC.	54.3%
EXISTING BUILDING	5,990 SF / 0.14 AC.	3.9%
PROPOSED BUILDING	21,218 SF / 0.49 AC.	13.7%
PARKING/VUA	49,953 SF / 1.15 AC.	32.4%
SIDEWALKS, ETC.	6,620 SF / 0.15 AC.	4.3%
PERVIOUS AREA	70,561 SF / 1.61 AC.	45.7%
LANDSCAPE BUFFERS / OPEN SPACES	52,418 SF / 1.20 AC.	33.9%
DRY RETENTION	18,143 SF / 0.42 AC.	11.8%

Building Data

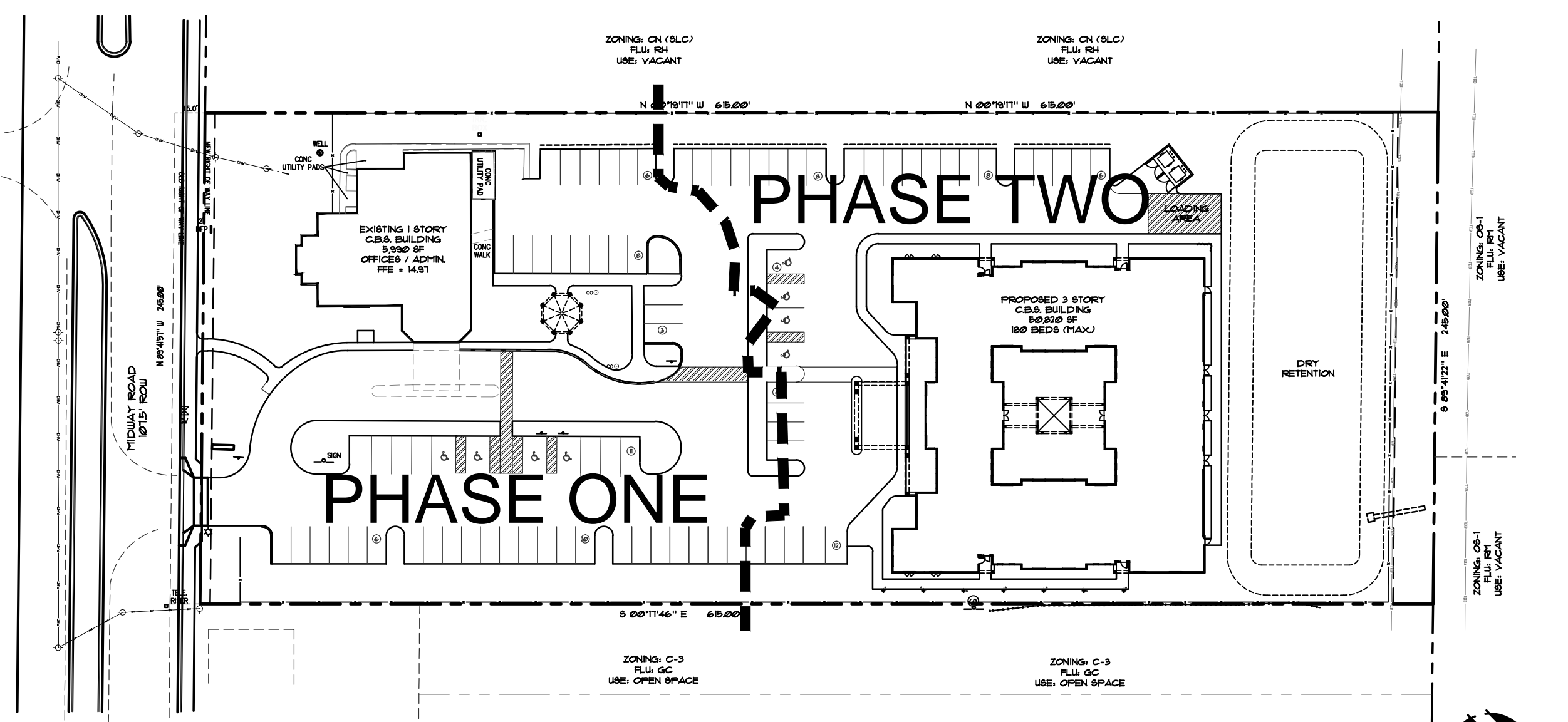
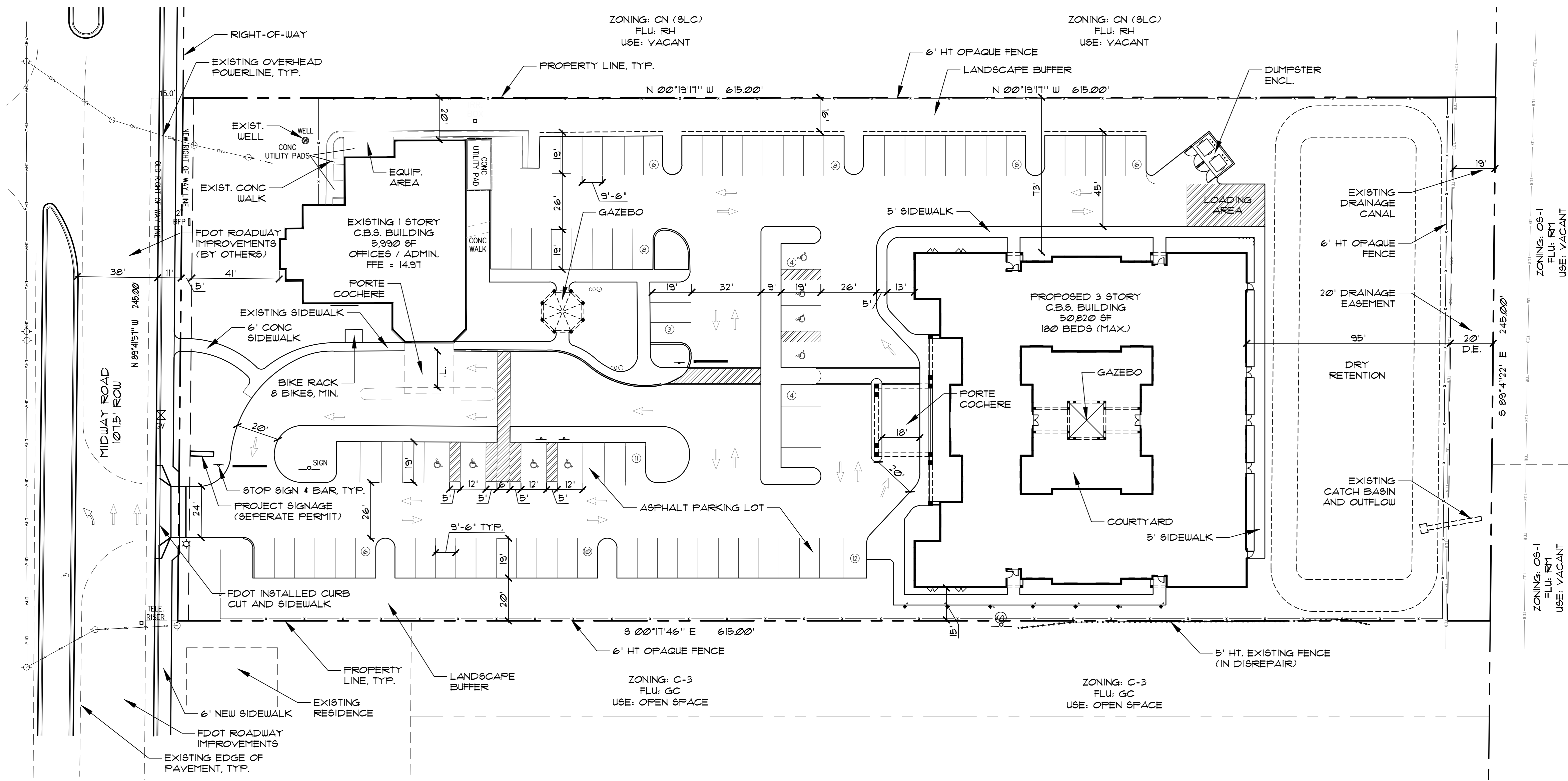
EXISTING BUILDING	5,990 SF
OFFICES & ADMINISTRATION	
PROPOSED BUILDING	50,820 SF
OVERALL BED COUNT (MAX.)	180

Parking Requirements

PARKING SPACES REQUIRED (1 / 3 beds + 1 / 300 sf office)	80
PARKING SPACES PROVIDED	85
STANDARD SPACES	77
ADA ACCESSIBLE SPACES	8

Development Team

Developer Murphy Garlinge Associates, LLC 604 Midway LLC 604 Midway Road FT. Pierce, Florida	Site Planner Michael T. McCarty McCarty & Associates Land Planning and Design Phone: 772-341-9322	Civil Engineer Mills, Short & Associates 800 8th Street Vero Beach, Florida Phone: 772-226-7282	Architect Yates Associates Architecture 319 Clematis Street, Ste 914 West Palm Beach, Florida Phone: 561-653-8280	Landscape Architect Sean Leddy, RLA McCarty & Associates Land Planning and Design Phone: 772-341-9322	Traffic Engineer MacKenzie Engineering and Planning Inc. 1172 SW 30th Street, Ste 500 Palm City, Florida 34990	Photometrics Main Street Engineering, Inc. 2721 Vista Parkway, Ste C-11 West Palm Beach, Florida
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Phasing Plan Detail

PHASE ONE: INTERIOR AND EXTERIOR IMPROVEMENTS TO EXISTING BUILDING, PARKING, AND ASSOCIATED SITE IMPROVEMENTS ON SOUTHERN HALF OF PROPERTY.

PHASE TWO: CONSTRUCT NEW BUILDING, PARKING, AND ASSOCIATED SITE IMPROVEMENTS ON NORTHERN HALF OF PROPERTY

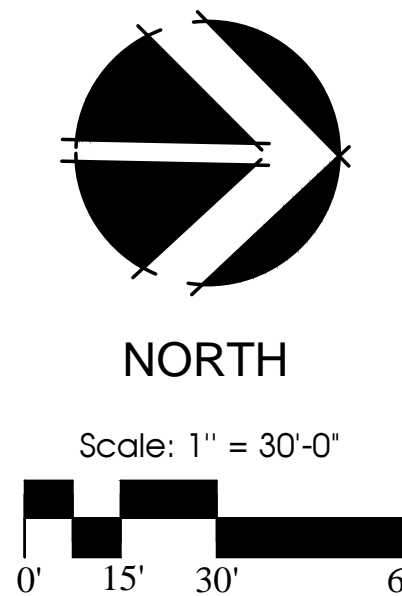
Scale: 1" = 60'-0"

Notes

1. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
9. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.

Drainage Notes

1. MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
3. CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.



McCarty & Associates

LAND PLANNING AND DESIGN

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Midway Detox and Rehab Campus
604 Midway Road
Fort Pierce, Florida
Site Plan

Drawn By SL
Checked By MM
Scale 1" = 30'-0"
Drawing Date 3/31/17
6/27/17

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TIME: 1:48:00 AM

DATE: 6/12/2017

FILE: C:\Users\mills\OneDrive\604 Midway (CADD)\CIVIL\15-3500.1 604 Midway Medical\15-3500.1 604 Midway (CADD)\CIVIL\15-3500 General Notes - Civil.dwg

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF FORT PIERCE, ST. LUCIE COUNTY AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE, ST. LUCIE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT PIERCE PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT RAW PERMIT PRIOR TO COMMENCING WORK WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAYS.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

- 1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CITY OF FORT PIERCE AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FOOT INDEX 205, SHEETS 1-6.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

AS-BUILT NOTES:

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
C. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
D. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
E. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
F. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
G. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING, FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

- 2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES

- 1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINER AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNEDY KEN-SEAL, AMERICAN OR APPROVED EQUAL VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPLA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPLA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPLA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPLA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPLA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION G-1 NOTES. Includes a table with columns for DATE, REVISION, COMPUTER FILE, and APPR. Also includes a signature block for FT. PIERCE UTILITIES AUTHORITY.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPLA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPLA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE, INVERT, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPLA/CITY/COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPLA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPLA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPLA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPLA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPLA REQUIREMENTS G-2 CONSTRUCTION NOTES. Includes a table with columns for DATE, REVISION, COMPUTER FILE, and APPR. Also includes a signature block for FT. PIERCE UTILITIES AUTHORITY.

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES CONTINUED

- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPLA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600, - 2 HR. MINIMUM TEST
L= SD(P) / 2
L= 148,000
L= LEAKAGE IN GPH
D= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI
23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN THE JOINT OF NEW LINE END OF MAIN SHOULD BE TURNED UP AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED, WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION G-1 NOTES. Includes a table with columns for DATE, REVISION, COMPUTER FILE, and APPR. Also includes a signature block for FT. PIERCE UTILITIES AUTHORITY.

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

- 1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.
WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.
ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE PIPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 3-FOOT, AND PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 6-FOOT, AND PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELFF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.
WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT G-3 WATER/SEWER CONFLICT. Includes a table with columns for DATE, REVISION, COMPUTER FILE, and APPR. Also includes a signature block for FT. PIERCE UTILITIES AUTHORITY.

Mills, Short & Associates 800 Eighth Street Vero Beach, Florida 32962

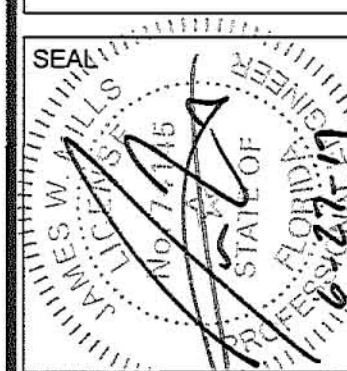
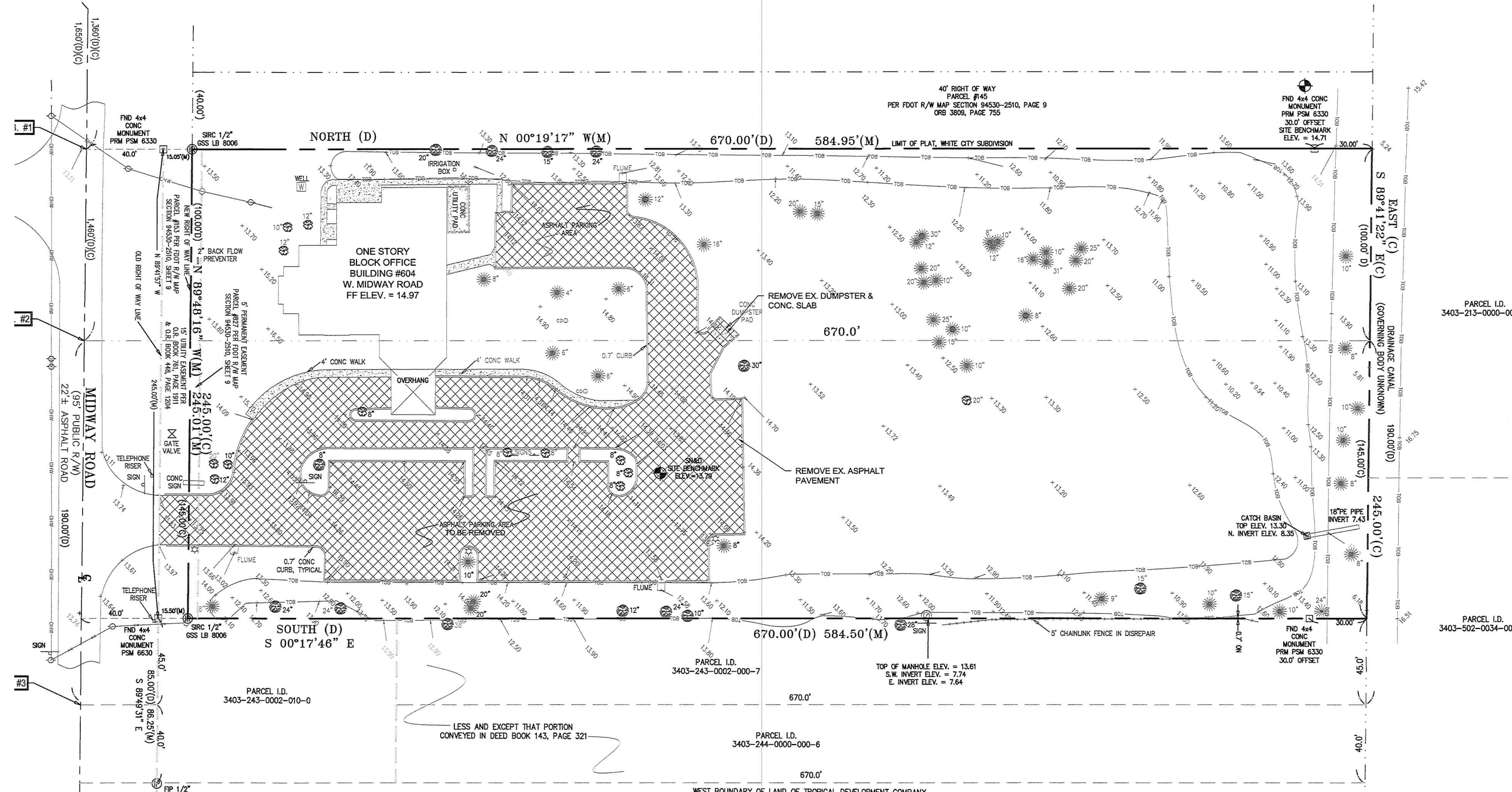
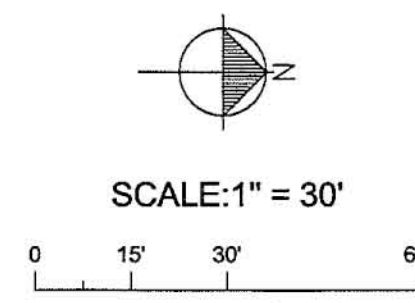


Table with columns: ISSUE, DATE, COMMENTS

SCALE: N/A APPROVED BY: JWM CHECKED BY: JWM DRAWN BY:

604 MIDWAY PARCEL 604 Midway Road, Fort Pierce, Florida



LEGAL DESCRIPTION:

BEGINNING(#1) AT A STAKE 1,360 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY, ACCORDING TO THE MAP OF WHITE CITY; THENCE NORTH 670 FEET; THENCE EAST 100 FEET; THENCE SOUTH 670 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING; SAID LAND LYING IN AND COMPRISING A PART OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

AND

BEGINNING(#2) 1,460 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY IN THE TOWN OF WHITE CITY; RUN THENCE NORTH 670 FEET; THENCE EAST 190 FEET; THENCE SOUTH 670 FEET; THENCE WEST 190 FEET; TO THE POINT OF BEGINNING; SAID LAND LYING IN AND COMPRISING A PART OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

AND

BEGINNING(#3) AT A POINT 1,650 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY, ACCORDING TO THE MAP OF WHITE CITY; THENCE NORTH 670 FEET; THENCE EAST 40 FEET, MORE OR LESS TO THE WEST BOUNDARY OF LAND OF TROPICAL DEVELOPMENT COMPANY; THENCE SOUTH 670 FEET; THENCE WEST 40 FEET, MORE OR LESS TO PLACE OF BEGINNING; ALL IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL THAT PORTION THEREOF CONVEYED IN DEED BOOK 143, PAGE 321, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION TAKEN FROM MIDWAY ROAD IN OFFICIAL RECORDS BOOK 761, PAGE 1911, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

(CONTAINS 3.5± ACRES)

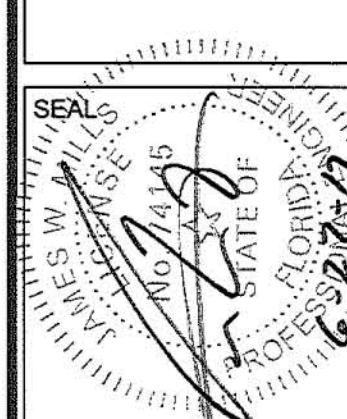
CONTROLLING BENCHMARK
 NATIONAL GEODETIC SURVEY BENCHMARK
 DESIGNATION BX 403
 PD 847512
 PUBLISHED ELEVATION 12.69 NAVD 1988

SURVEYORS NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- THE EXPECTED USE OF THIS PARCEL IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. IN THE MINIMUM TECHNICAL STANDARDS (S17 F.A.C.).
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED OR EXCAVATED AND VERIFIED BY THIS FIRM.
- BEARINGS SHOWN ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF WEST MIDWAY ROAD.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 1211C0271J & 1211C0283J, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
- THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER S17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

- FFR = FOUND IRON PIPE "NO IDENTIFICATION"
- SIRC = SET 1/2" IRON ROD WITH "CAP" & "BOTT"
- CONC = CONCRETE
- FINED = FINISHED WALL AND DISK
- SHND = SET NAIL AND DISK
- FL = FINISHED FLOOR ELEVATION
- ST = SEPTIC TANK
- ST = SQUARE FOOT
- PI = PLAT (D) = DEED (M) = MEASURE
- CL = CENTERLINE - BORN EDGE OF PAVEMENT
- CMP = CORRUGATED METAL PIPE
- TE = TOP OF FOREWARD
- EL = ELEVATION
- BM = BENCH MARK
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CB = CONCRETE BEARING
- PCP = PERMANENT CONTROL POINT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- FIR = FOUND IRON ROD "NO IDENTIFICATION"
- FRIC = FOUND IRON ROD WITH CAP
- CHAIN LINK FENCE
- WOOD BOARD FENCE
- TOP OF BANK
- TOE OF SLOPE
- OVERHEAD WIRES
- BUILDING SETBACK LINE
- DECORATIVE
- OAK
- PALM
- PINE
- STREET LIGHT
- LIGHT POLE
- DISTING ELEVATION
- PROPOSED ELEVATION
- IRON ROD
- CATCH BASIN
- CABLE PEDISTAL
- WOOD UTILITY POLE
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- TELEPHONE JUNCTION BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- EXISTING WELL
- SANITARY MANHOLE
- STORM MANHOLE

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ISSUE	DATE	COMMENTS
1	6/27/17	PER TRC COMMENTS

604 MIDWAY PARCEL
 604 Midway Road, Fort Pierce, Florida

THIS SHEET: EXISTING CONDITIONS/DEMOLITION PLAN

APPROVED BY: J.W.M.

CHECKED BY: J.W.M.

DRAWN BY: SGS

SCALE: 1" = 30'

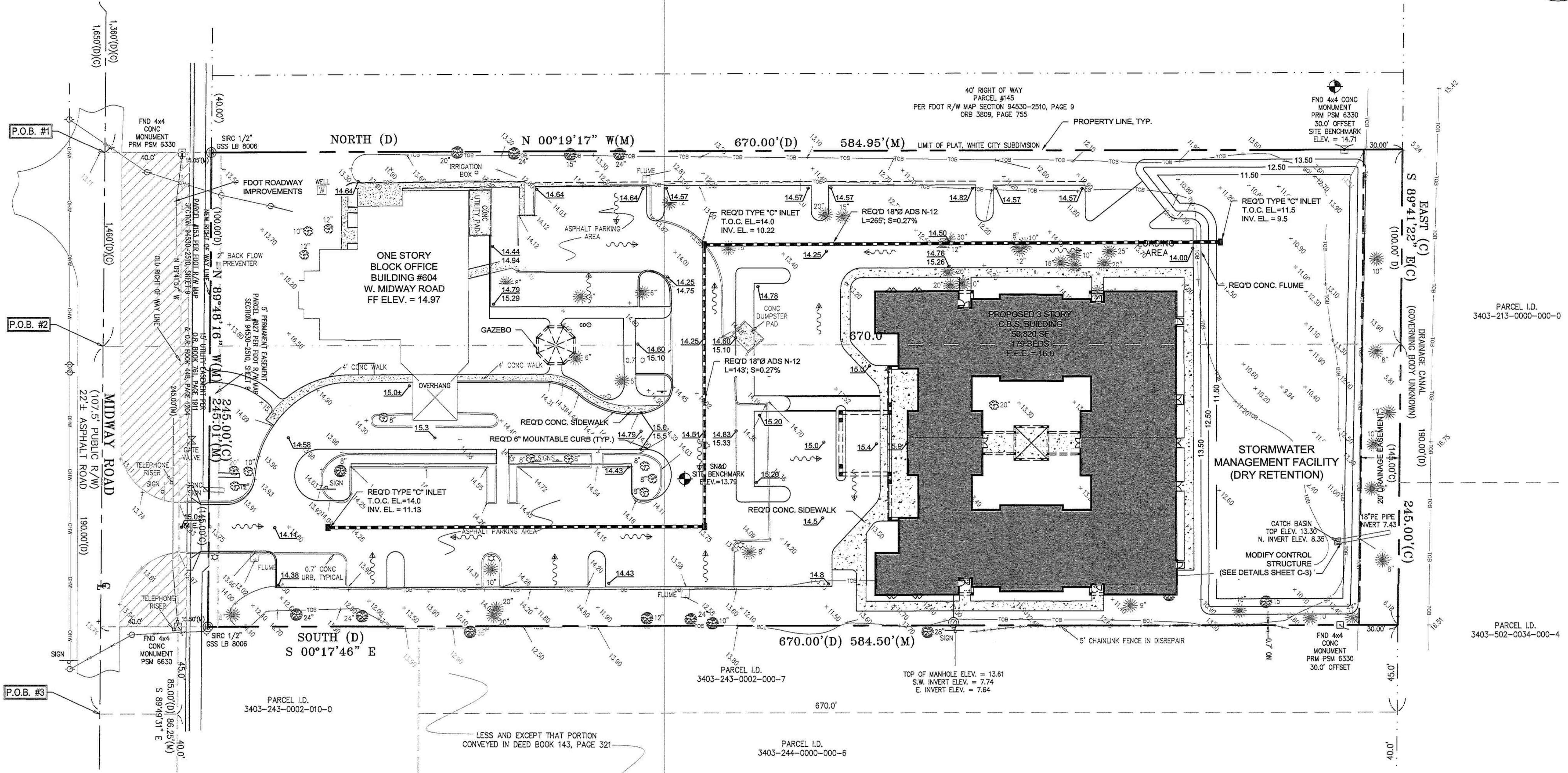
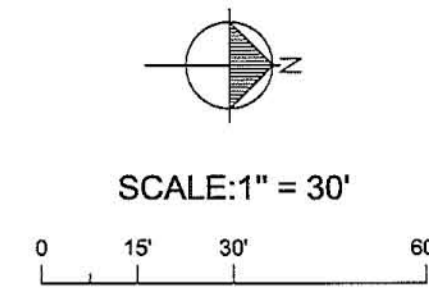
PROJ. NO.	15-3500.1
DATE	05.31.17
SHEET NO.	C-1
	3 OF 7



TIME: 8:23:44 AM

DATE: 6/28/2017

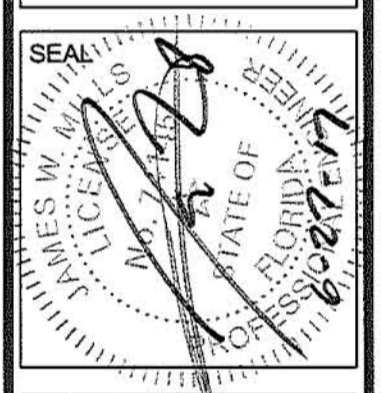
FILE: S:\CADD\15-3500 MGA Midway Medical\CIVIL\15-3500-1 604 Midway (CADD)\CIVIL\15-3500- Grading Plan.dwg



GRADING LEGEND

- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED SPOT ELEVATION
- PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED DRAINAGE PATTERN
- PROPOSED STORM DRAIN PIPE

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 CA #: 30698



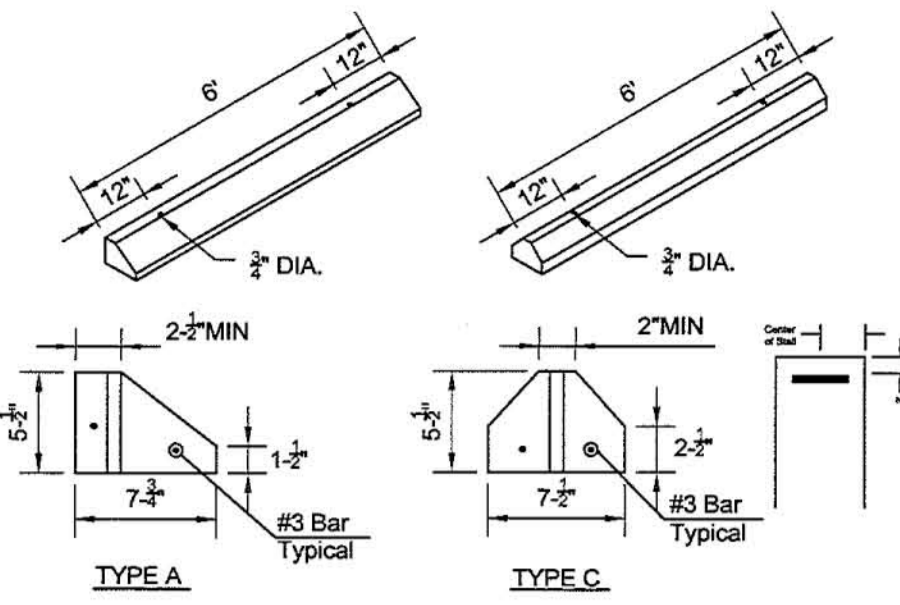
ISSUE	DATE	COMMENTS
1	6/27/17	PER TRC COMMENTS

604 MIDWAY PARCEL
 604 Midway Road, Fort Pierce, Florida

THIS SHEET PAVING, GRADING AND DRAINAGE PLAN
 DRAWN BY SCS
 CHECKED BY JWM
 APPROVED BY JWM

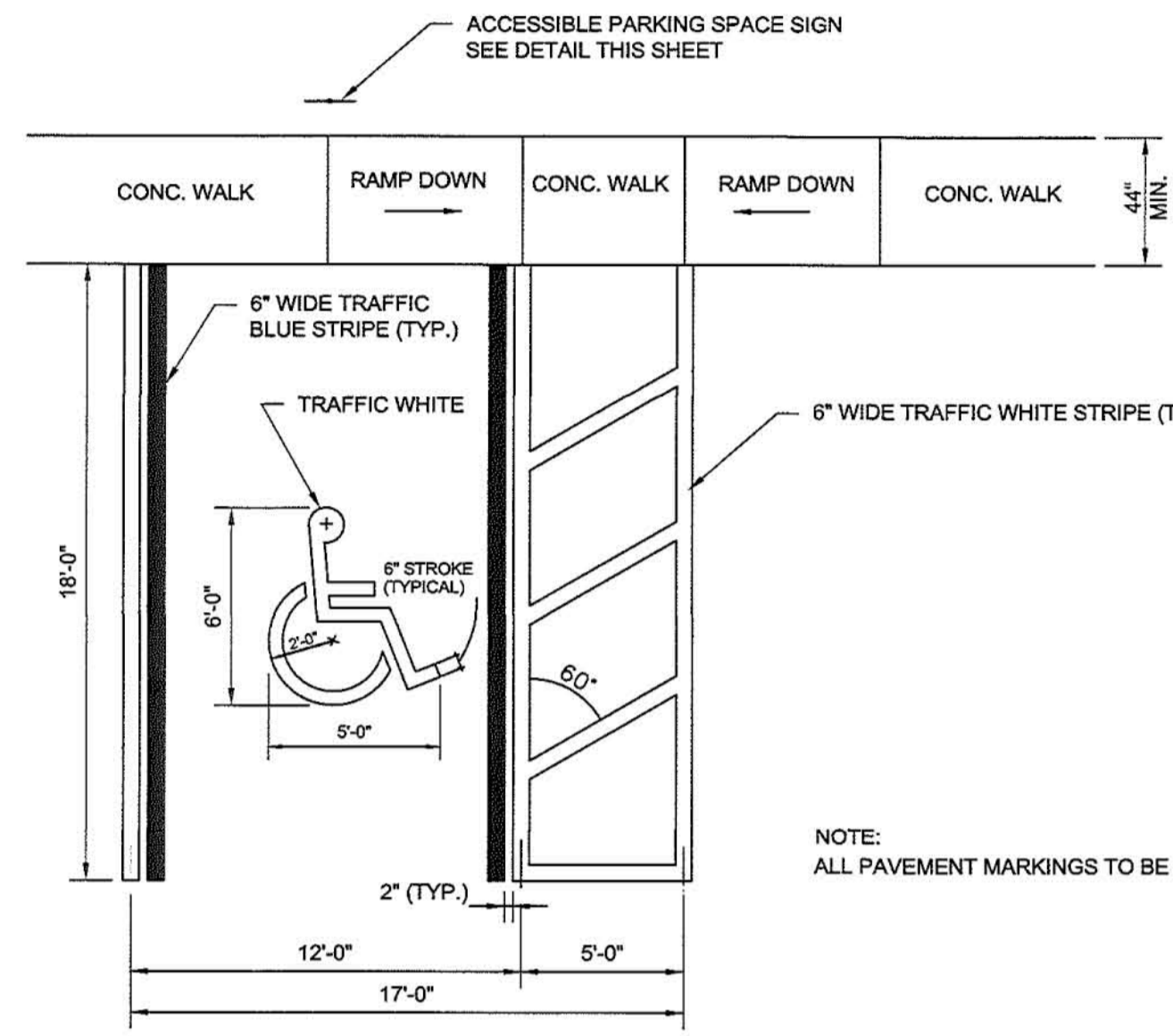
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PROJ. NO. 15-3500.1
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 SHEET NO. C-2
 SHEET 4 OF 7



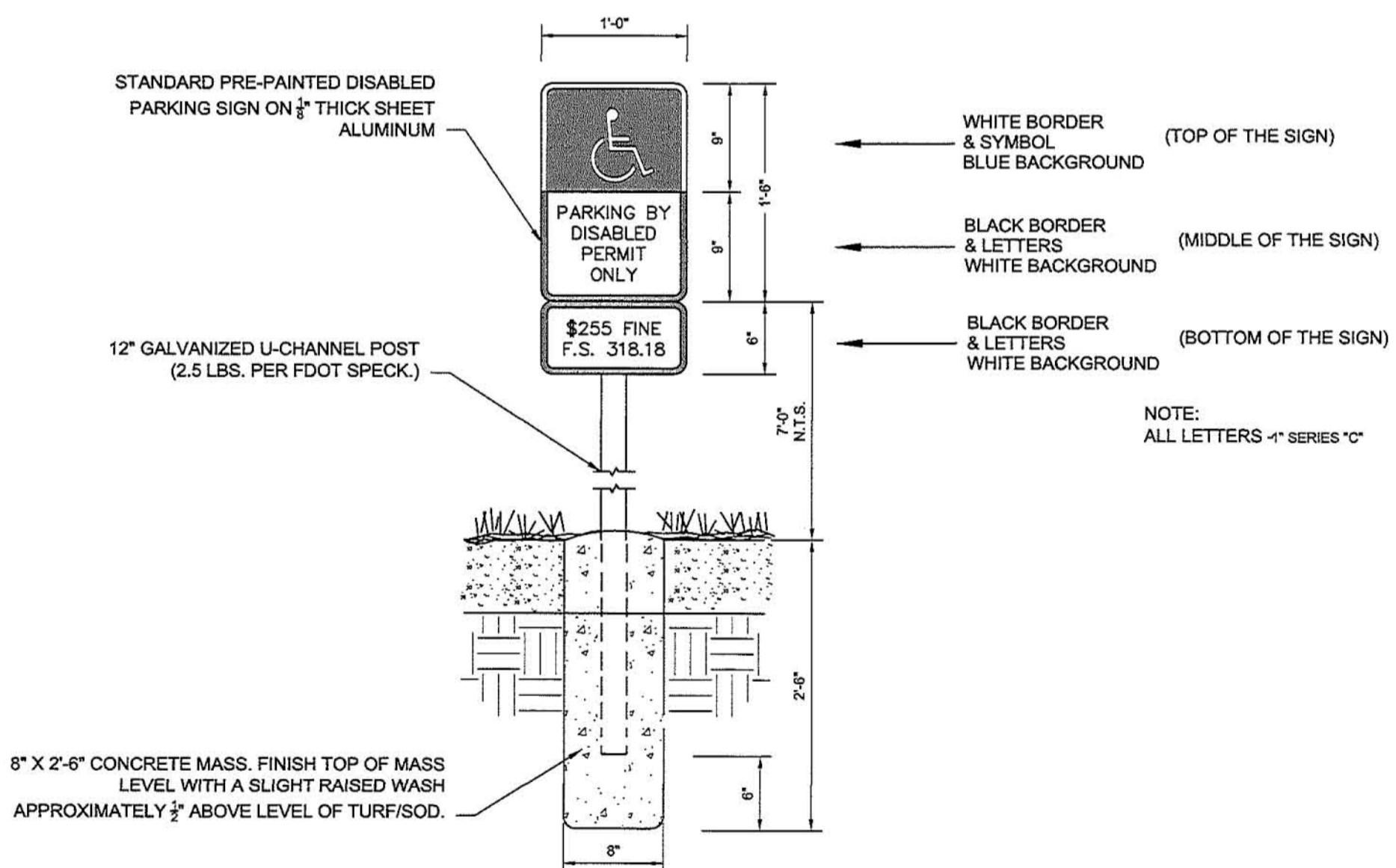
WHEEL STOPS REINFORCED CONCRETE

SCALE: N.T.S.



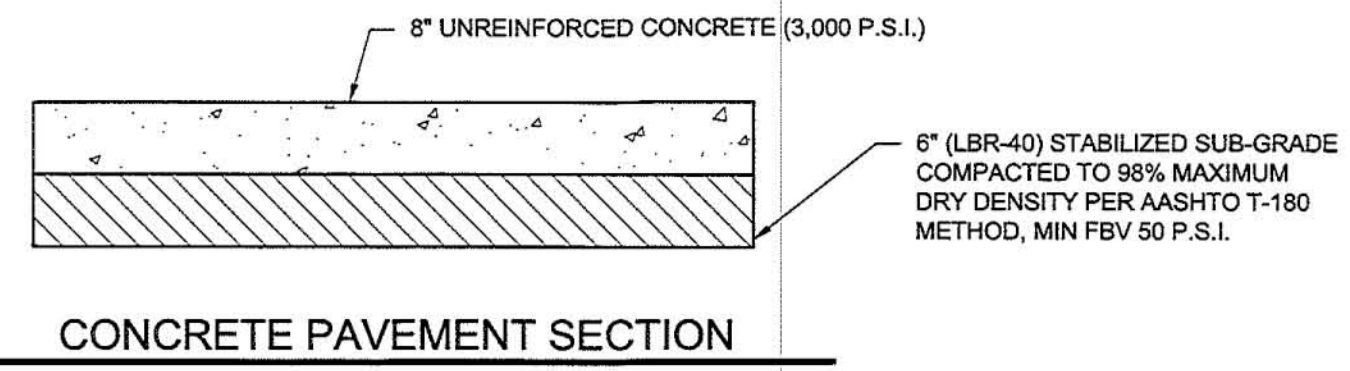
TYPICAL SINGLE ACCESSIBLE PARKING STALL

SCALE: N.T.S.



TYPICAL ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

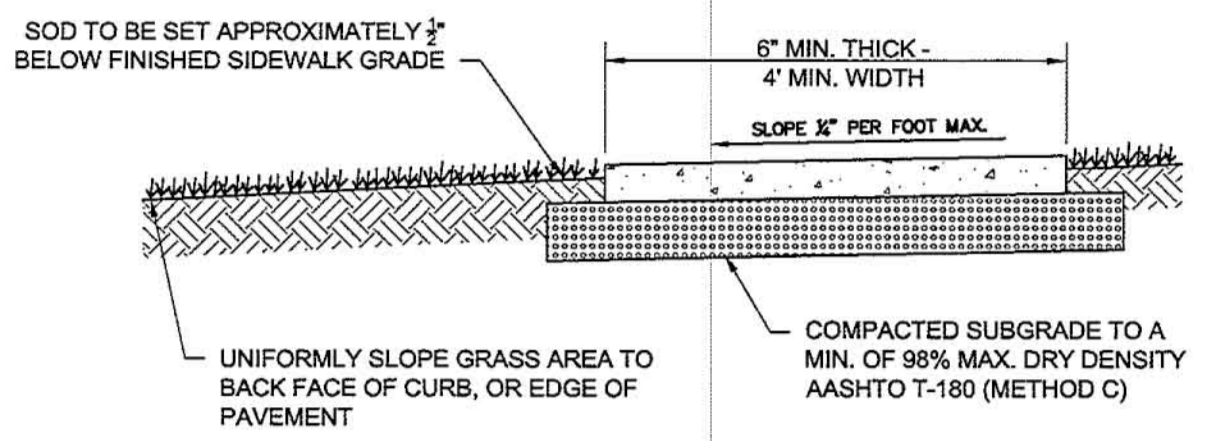


CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

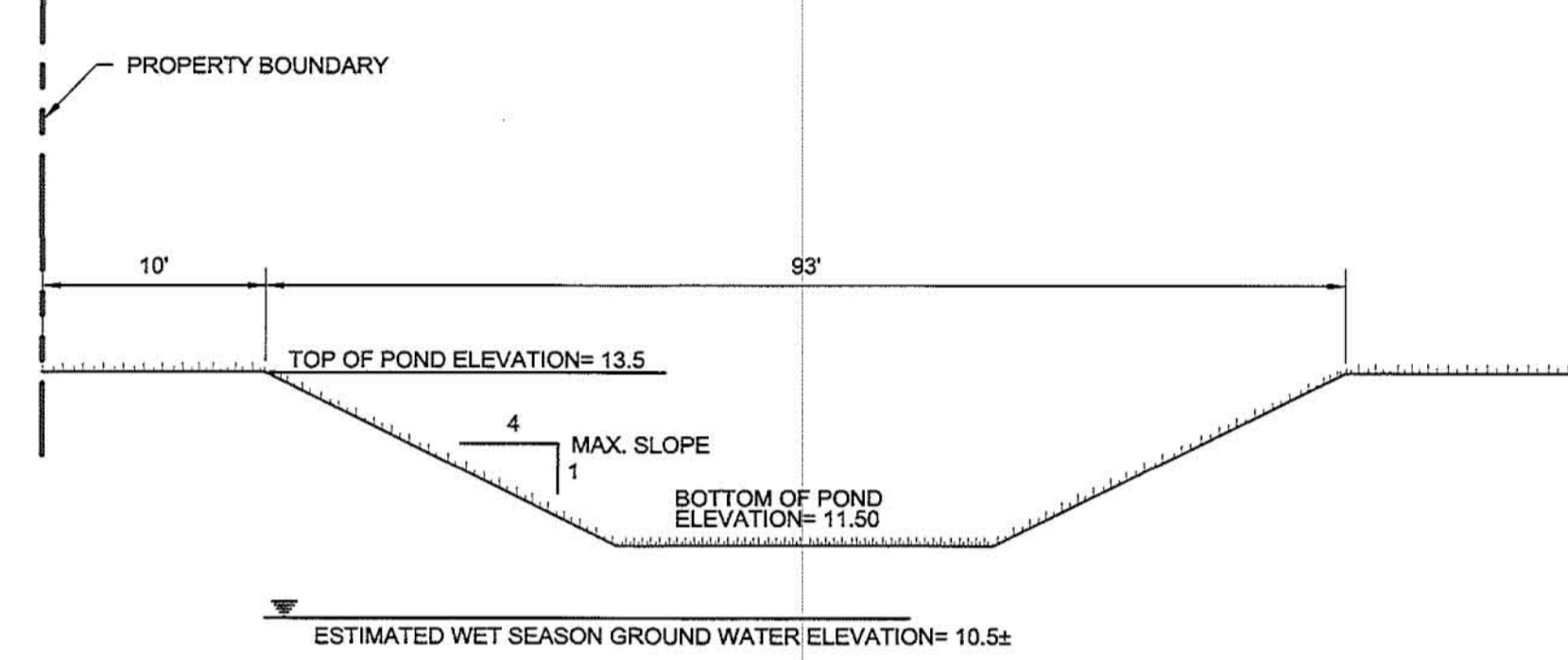
TYPE "D" CONCRETE CURB DETAIL

SCALE: N.T.S.



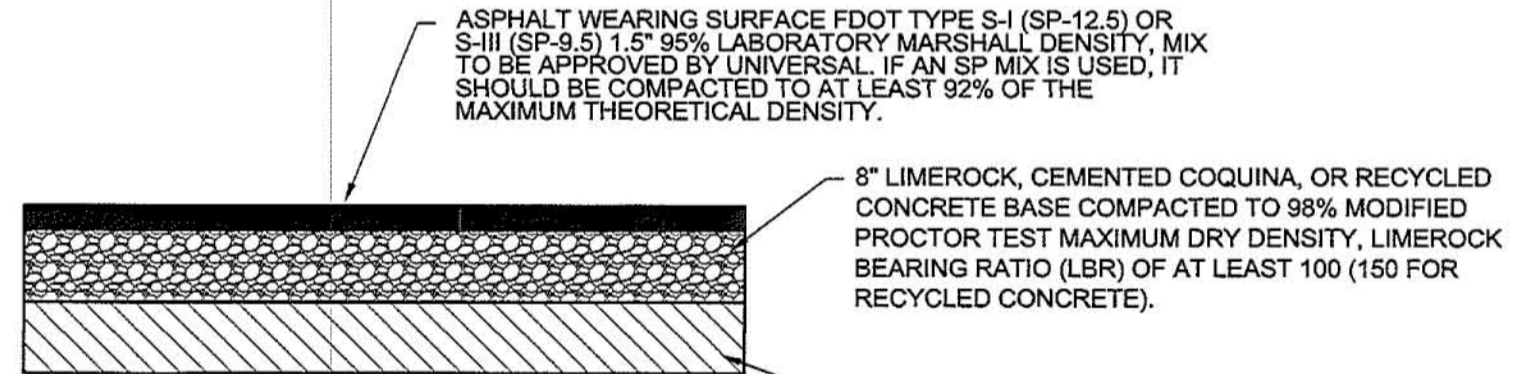
CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.



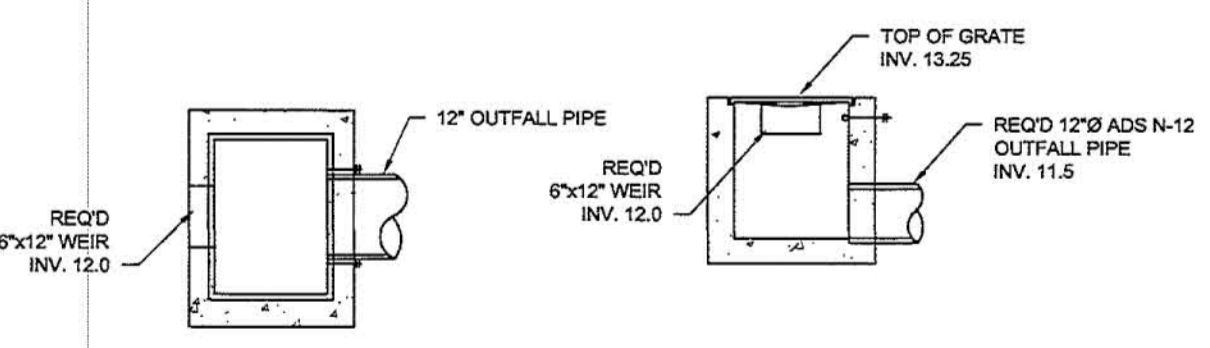
SECTION A

SCALE: N.T.S.



TYPICAL ASPHALT PAVEMENT

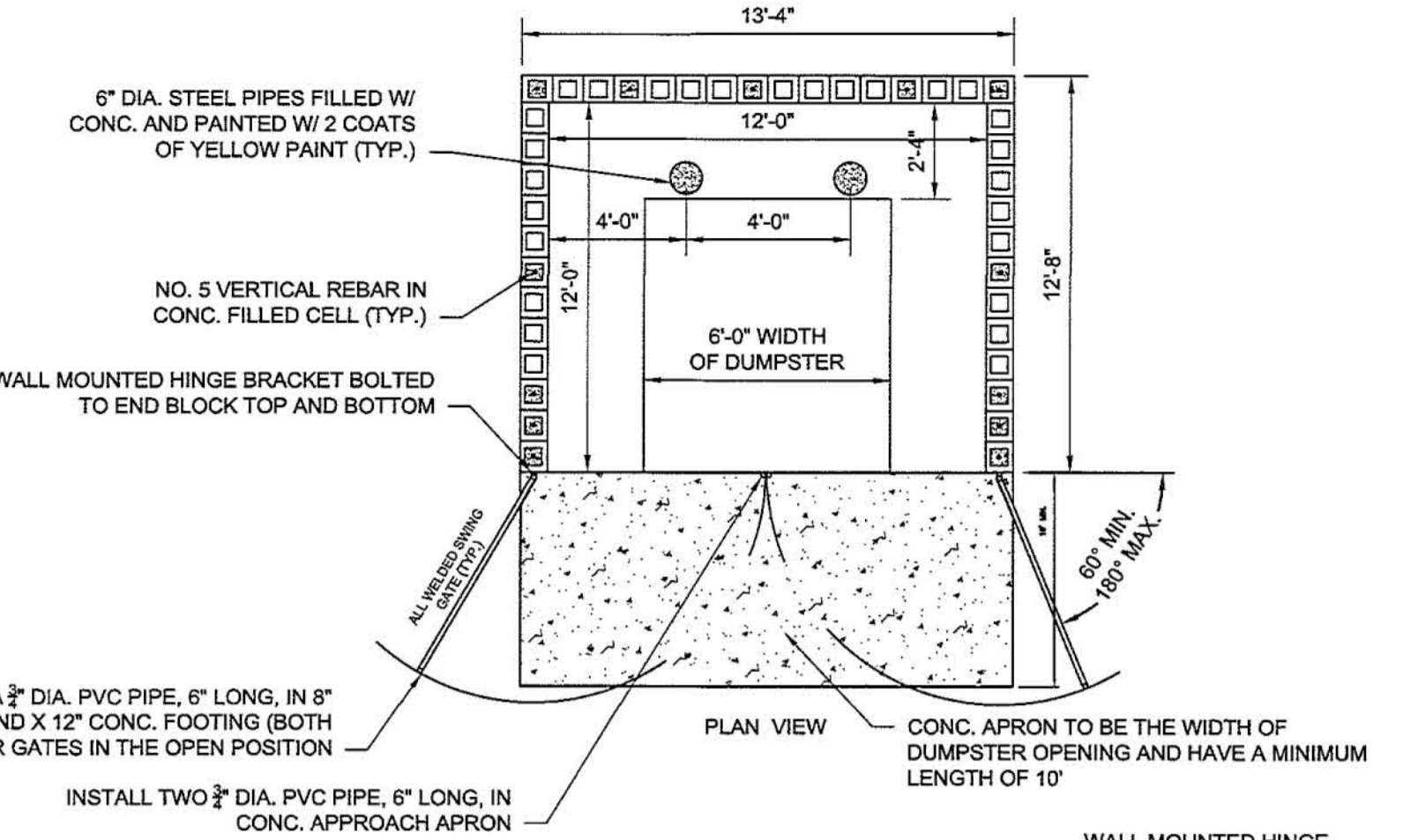
SCALE: N.T.S.



TYPE 'C' CONTROL STRUCTURE DETAIL

SCALE: N.T.S.

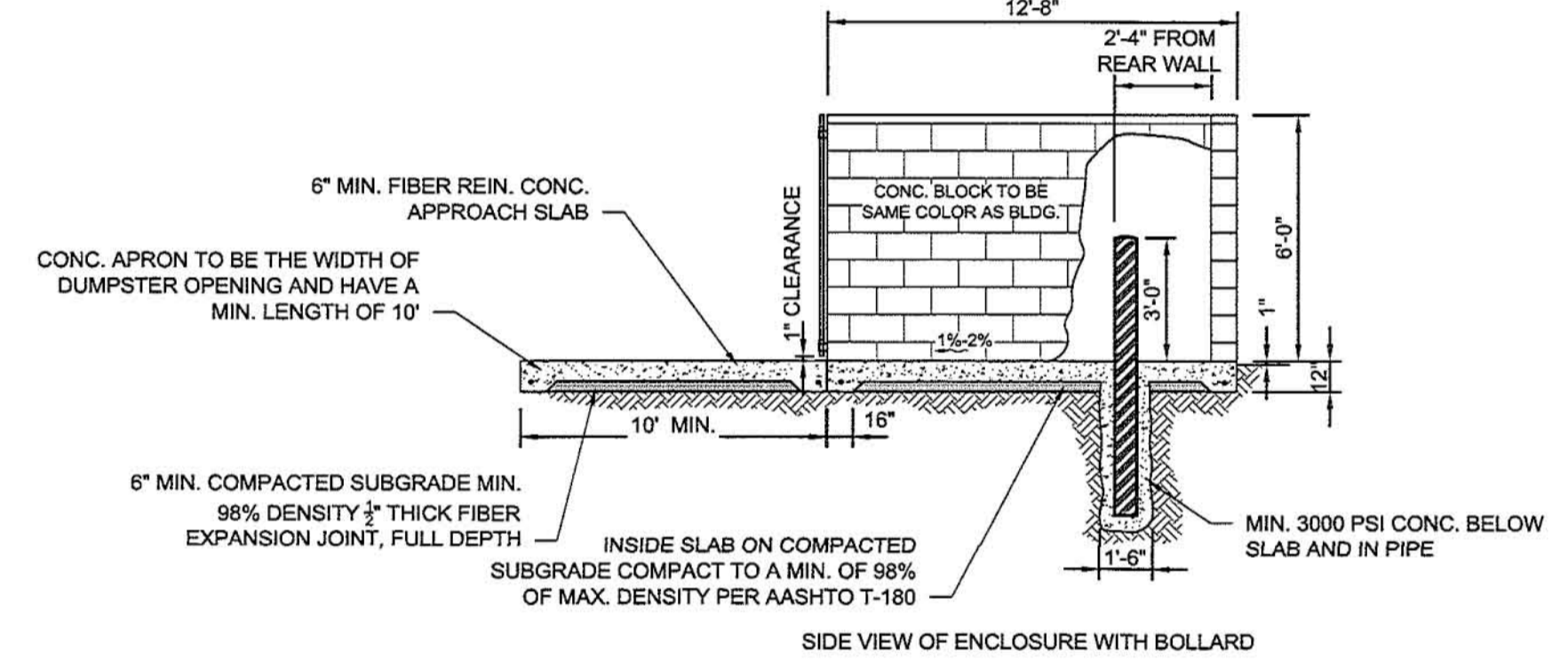
NOTES:
 ALL DRAINAGE STRUCTURES AND GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 232. ALL DRAINAGE STRUCTURES SHALL BE TRAFFIC RATED.



DUMPSTER ENCLOSURE DETAIL

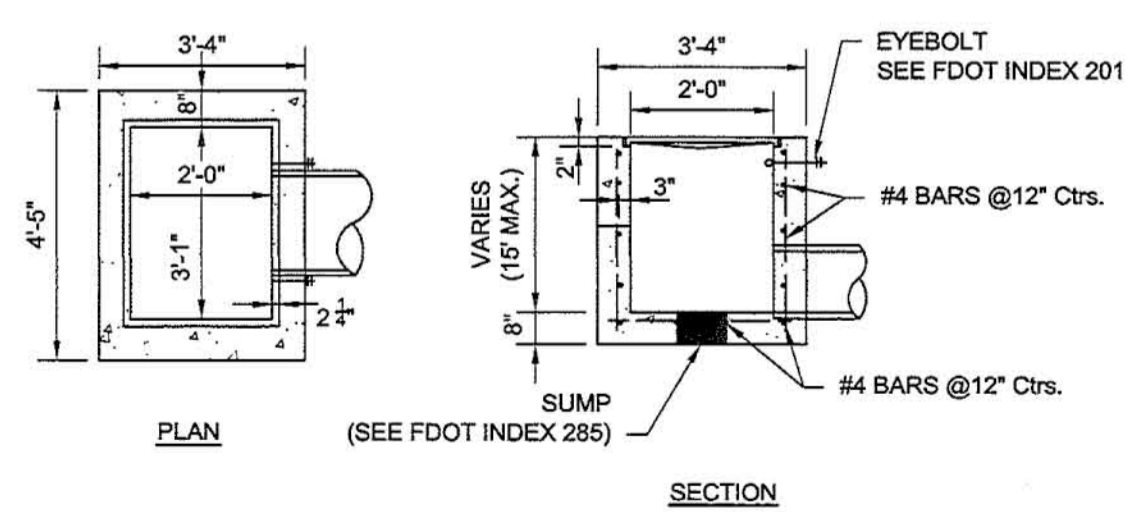
SCALE: N.T.S.

NOTES:
1. GATES MAY BE INSTALLED INDEPENDENTLY ON POSTS SET AWAY FROM WALLS IN 12" ROUND X 30" CONC. FOOTINGS



DUMPSTER ENCLOSURE SECTION

SCALE: N.T.S.



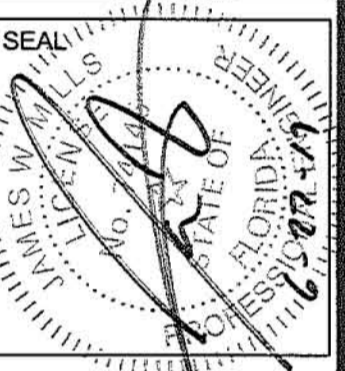
TYPE 'C' INLET DETAIL

SCALE: N.T.S.

NOTES:
 ALL DRAINAGE STRUCTURES AND GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 232. ALL DRAINAGE STRUCTURES SHALL BE TRAFFIC RATED.

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 CA #: 30888



ISSUE	DATE	COMMENTS

SCALE: SEE PLAN

APPROVED BY JWM

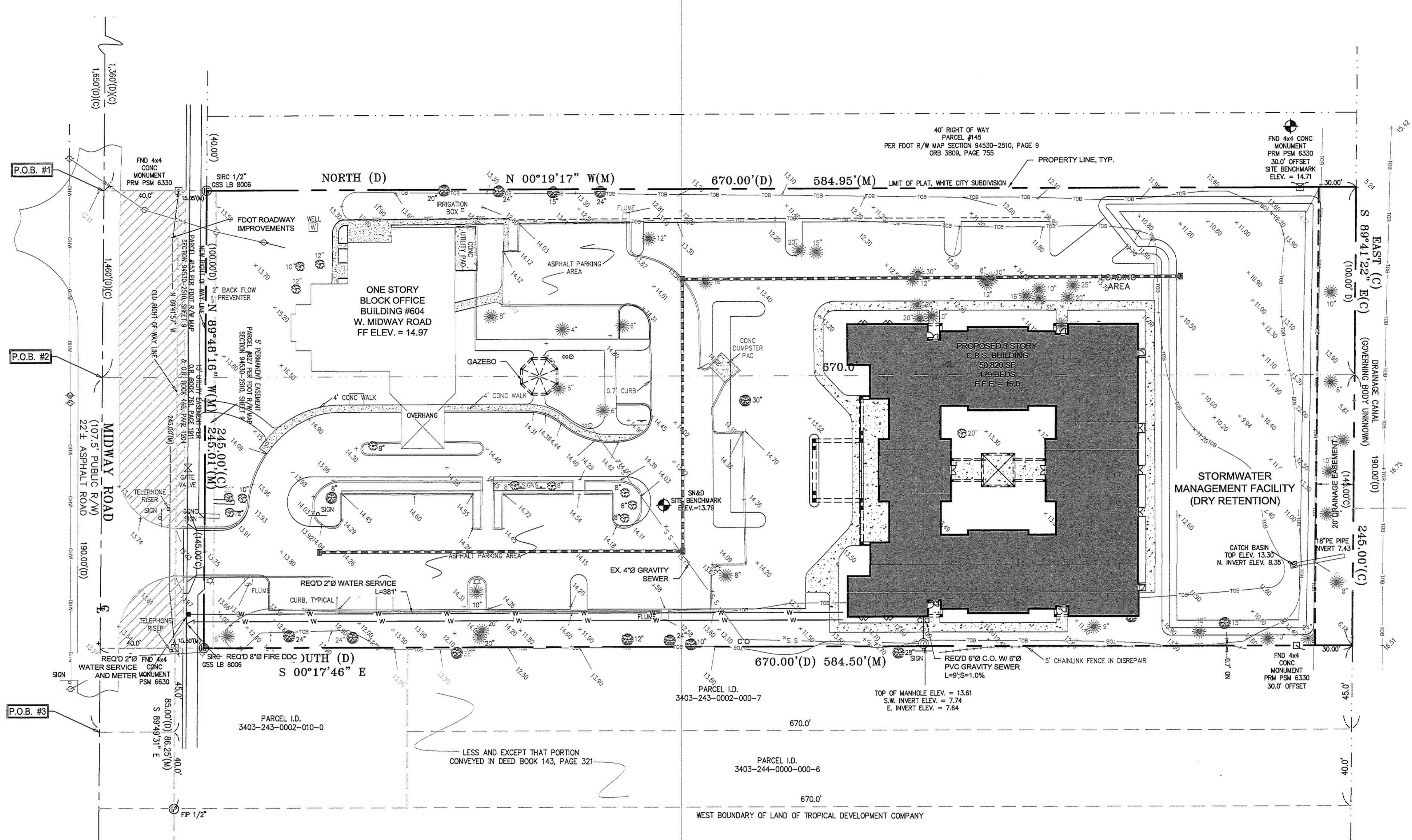
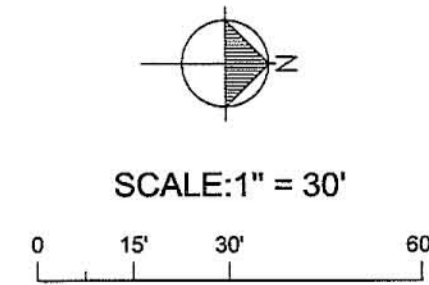
CHECKED BY JWM

DRAWN BY SGS

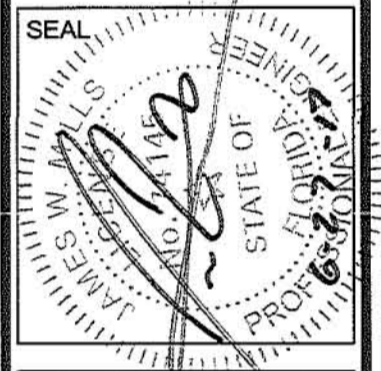
604 MIDWAY PARCEL
 604 Midway Road, Fort Pierce, Florida

PROJ. NO. 15-3500.1
 DATE 05.31.17
 SHEET NO.





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 Vero Beach, Florida 32962

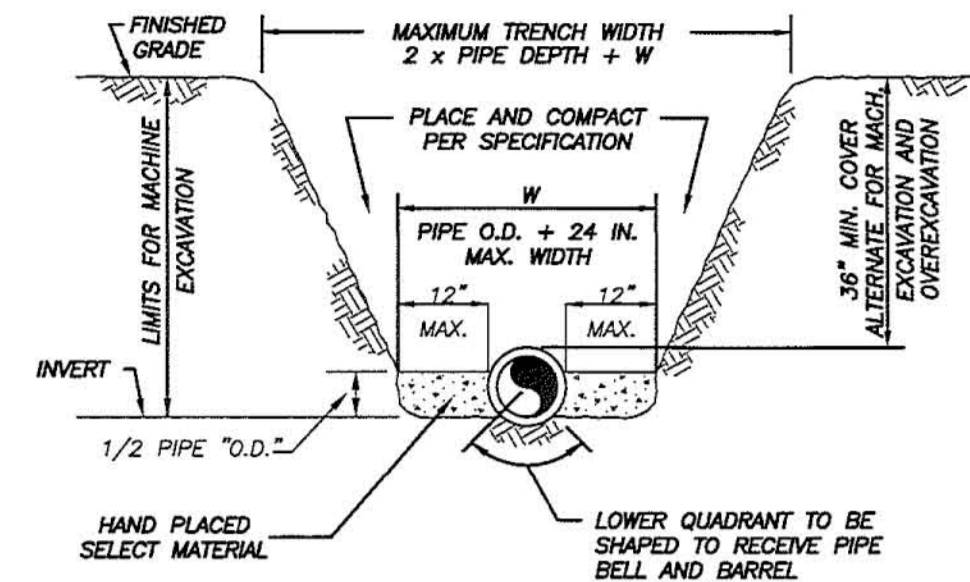


ISSUE	DATE	COMMENTS
1	6/27/17	PER TRC COMMENTS

604 MIDWAY PARCEL
 804 Midway Road, Fort Pierce, Florida

THIS SHEET: UTILITY PLAN
 DRAWN BY: SGS
 CHECKED BY: JWM
 APPROVED BY: JWM

PROJ. NO. 15-3500.1
 DATE 05.31.17
 SHEET NO. C-4
 SHEET 6 OF 7

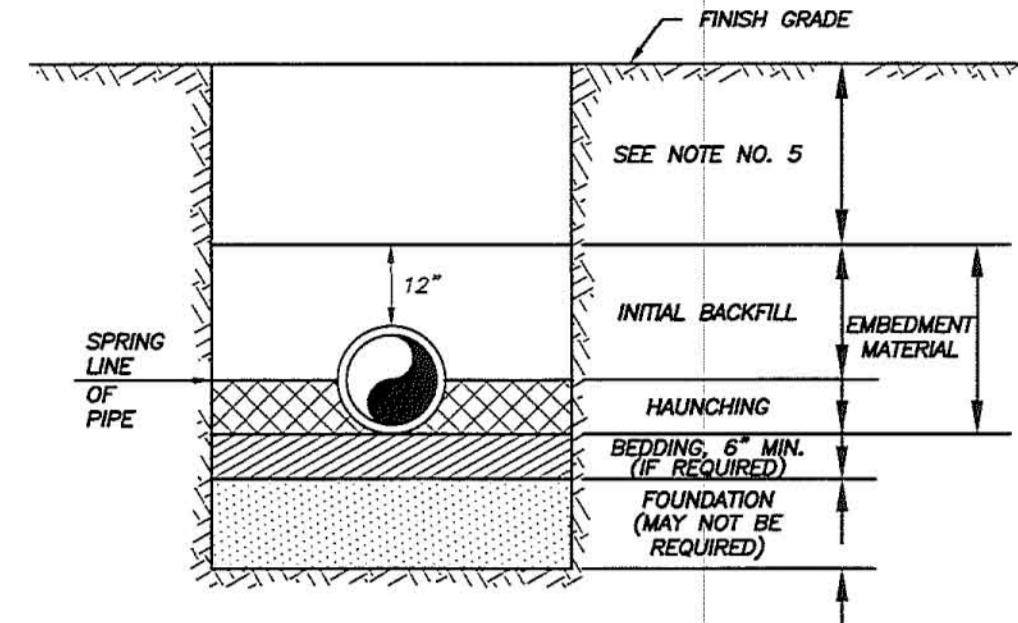


NOTES:

- 1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- 2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

	TYPICAL TRENCH DETAILS		M-1
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY

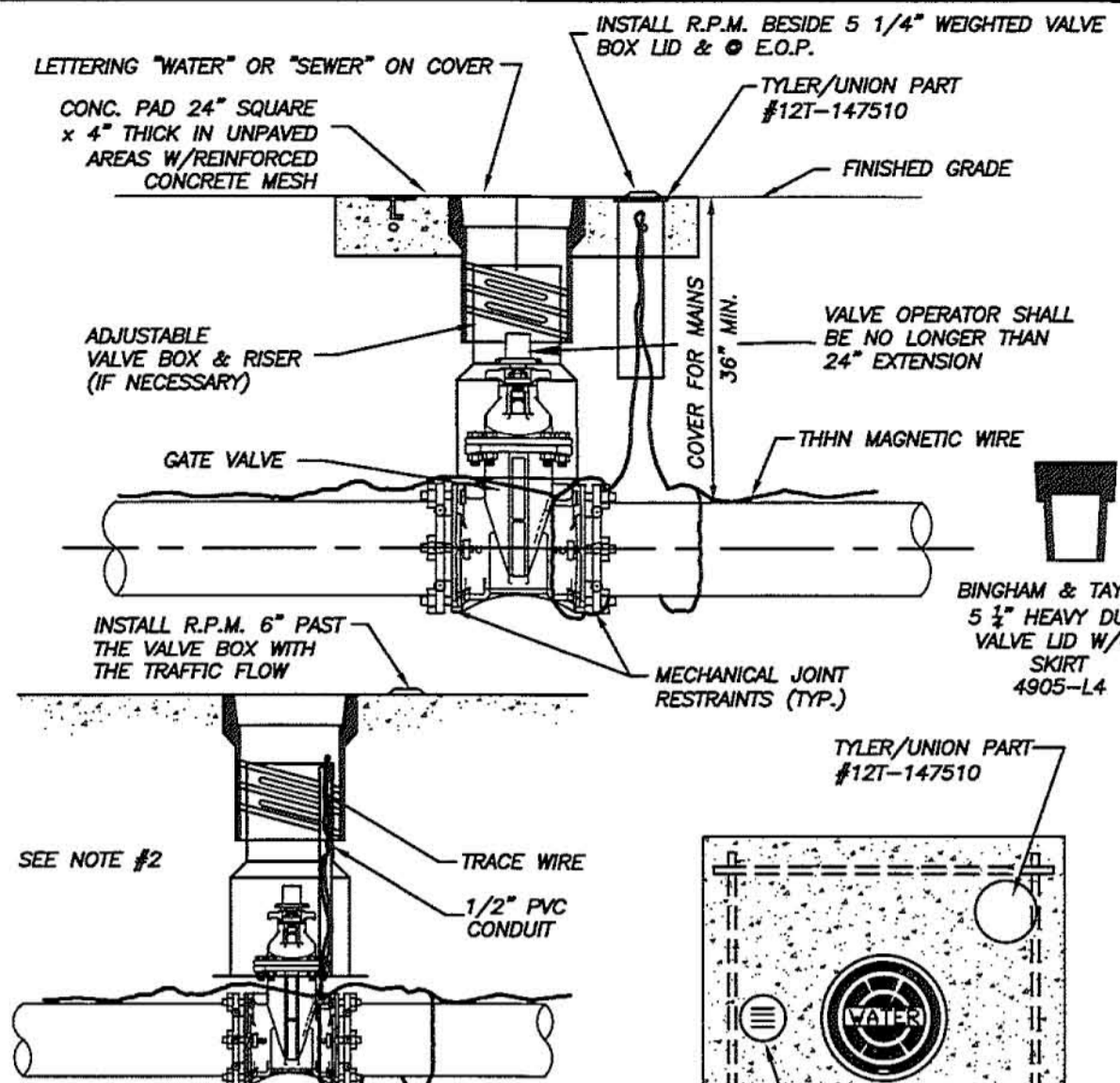


NOTES:

- 1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
- 2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
- 3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
- 4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY (AASHTO T-99).
- 5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-160.
- 6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.
- 7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS
N.T.S.

	BACKFILLING REQUIREMENTS		M-2
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY



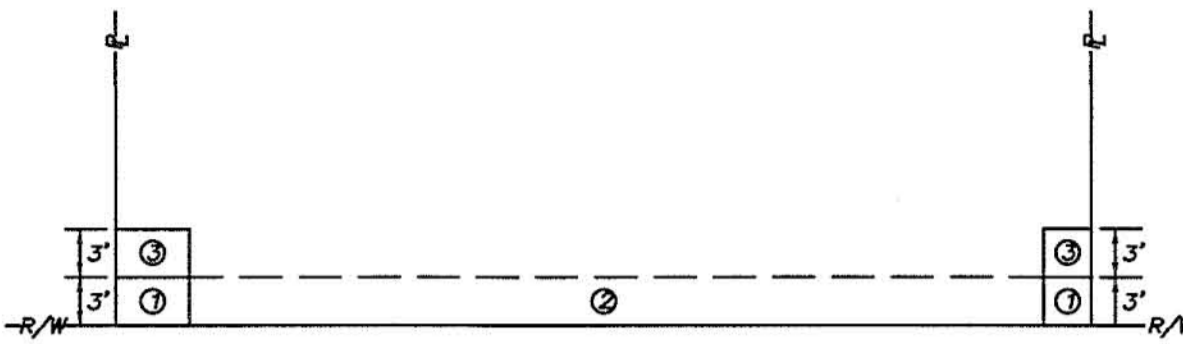
NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

	TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY

GENERAL POLICY
WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

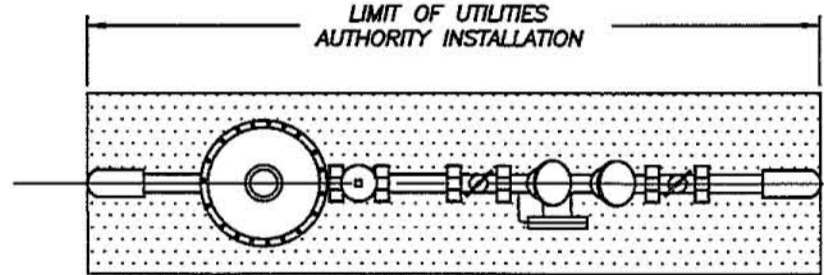


NOTES:

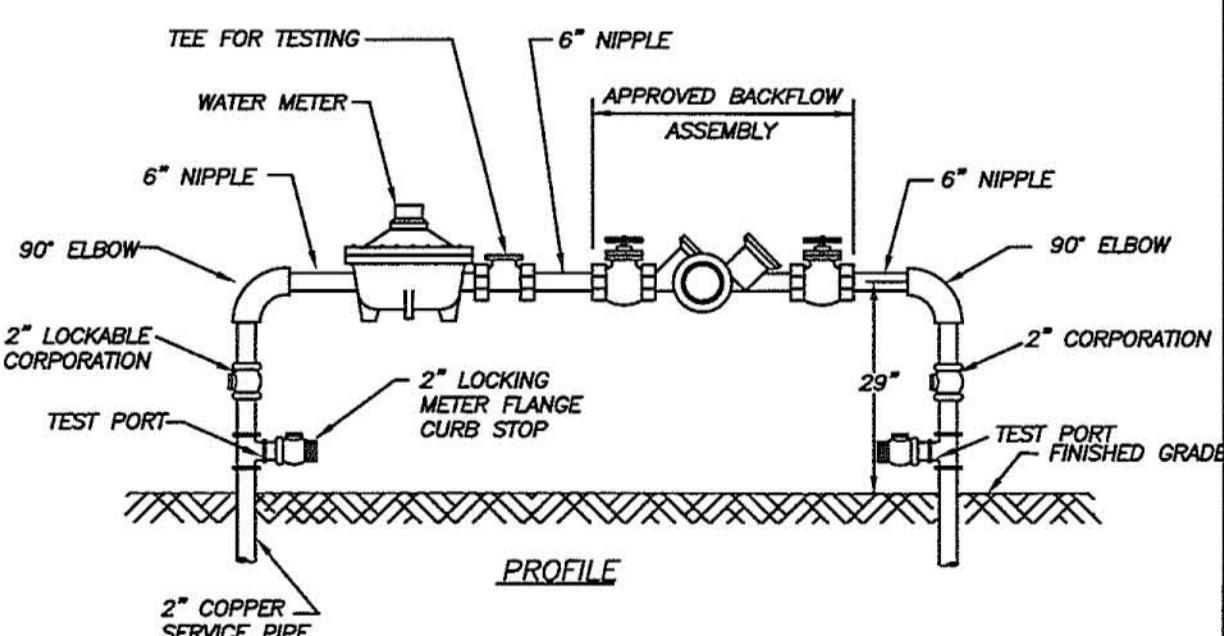
1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
N.T.S.

	WATER METER PLACEMENT POLICY		W-1
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY



PLAN



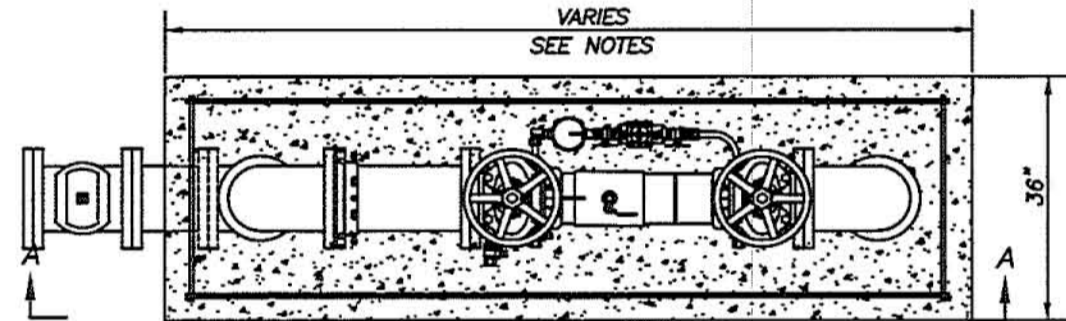
PROFILE

NOTES:

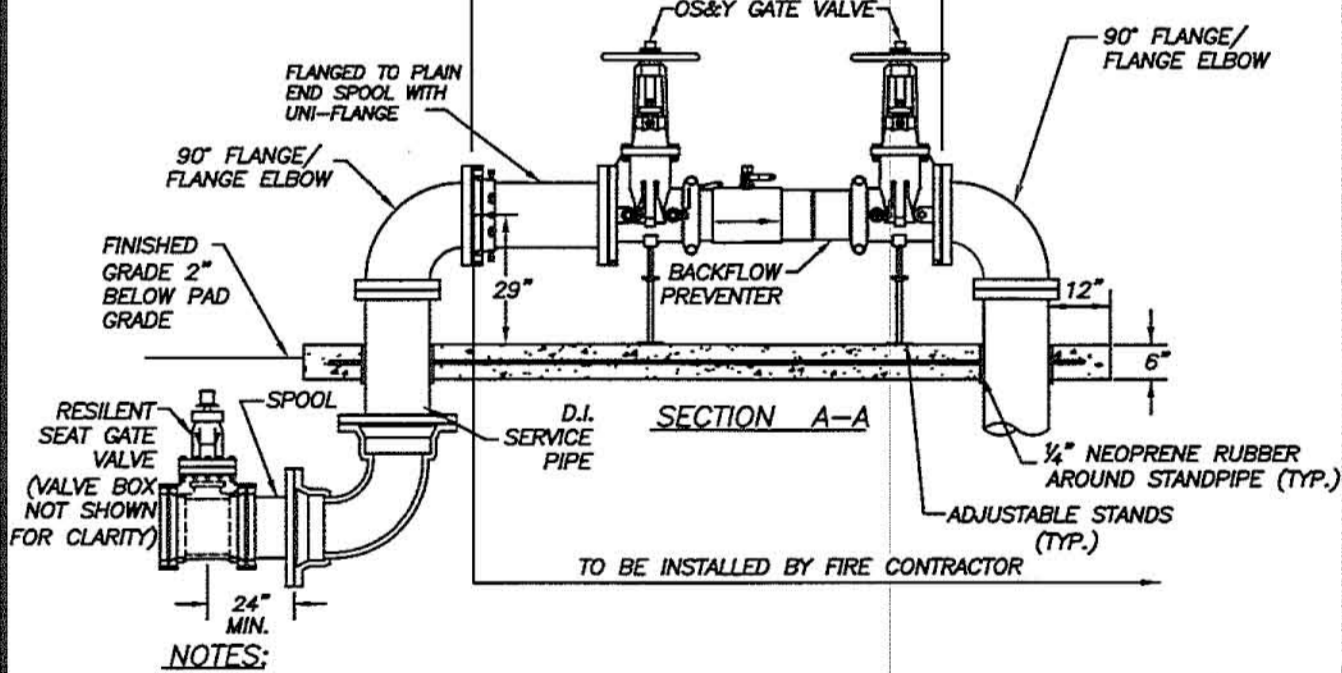
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
N.T.S.

	WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (MINOR SIZE 2" ON LESS)		W-8
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY



PLAN



SECTION A-A

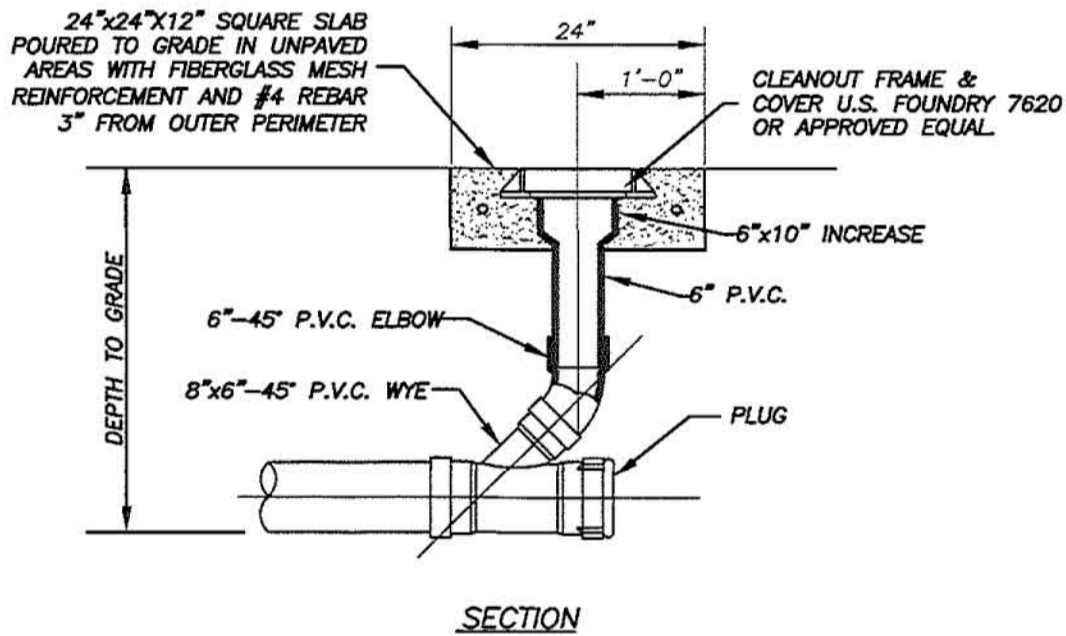
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF AN F.P.U.A. INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

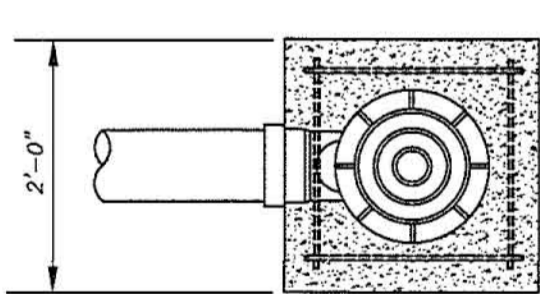
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
N.T.S.

	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE		W-10
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY



SECTION

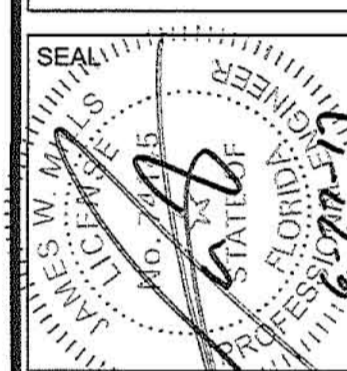


PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
N.T.S.

	TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
	DATE: _____ DESIGNED: _____ DRAWN BY: _____ SCALE: _____ CHECKED: _____ APPROVED: _____ DATE: 2010	REVISION: _____ COMPUTER FILE # _____ SCALE: _____ DATE: 2010	BY: _____ APPD: _____ WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY

Mills, Short & Associates
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PHONE: 772.226.7292
WEBSITE: www.MillsShortAssociates.com
CA #: 30898



ISSUE	DATE	COMMENTS

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida
UTILITY DETAILS
SCALE: 1" = 30"
DRAWN BY: SCS
CHECKED BY: JWM
APPROVED BY: JWM



Landscape Data

PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-1
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
VEHICULAR USE AREA	49,413 SF
VUA INTERIOR LANDSCAPE AREA REQUIRED	3,294 SF
VUA INTERIOR LANDSCAPE AREA PROVIDED	4,010 SF

BUFFER	BUFFER REQUIREMENT	TREES REQUIRED	TREES PROVIDED
NORTH BUFFER (2,450 LF)	1 TREE / 300 SF AND HEDGE	9	9
WEST BUFFER (6,300 SF)	1 TREE / 320 SF AND HEDGE	32	32
SOUTH BUFFER (2,210 SF)	1 TREE / 300 SF AND HEDGE	8	8
EAST BUFFER (6,300 SF)	1 TREE / 200 SF AND HEDGE	32	32

Site Data

PCN	3403-243-0001-000-0
SEC/TOWN/RANGE	03/36S/40E
PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-1
PROPOSED USE	RESIDENTIAL DETOX AND TREATMENT
FLOOD ZONE	X

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where 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 Landscape Architect.

CONTAINER GROWN STOCK

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 good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature dried trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with matted or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 2" gran size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-1-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
1-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs/1" caliper	2 1/1" caliper
6" and larger	3 lbs/1" caliper	2 1/1" caliper

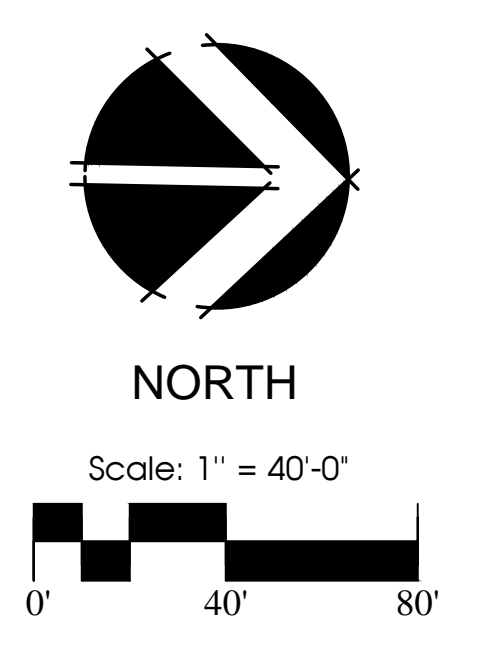
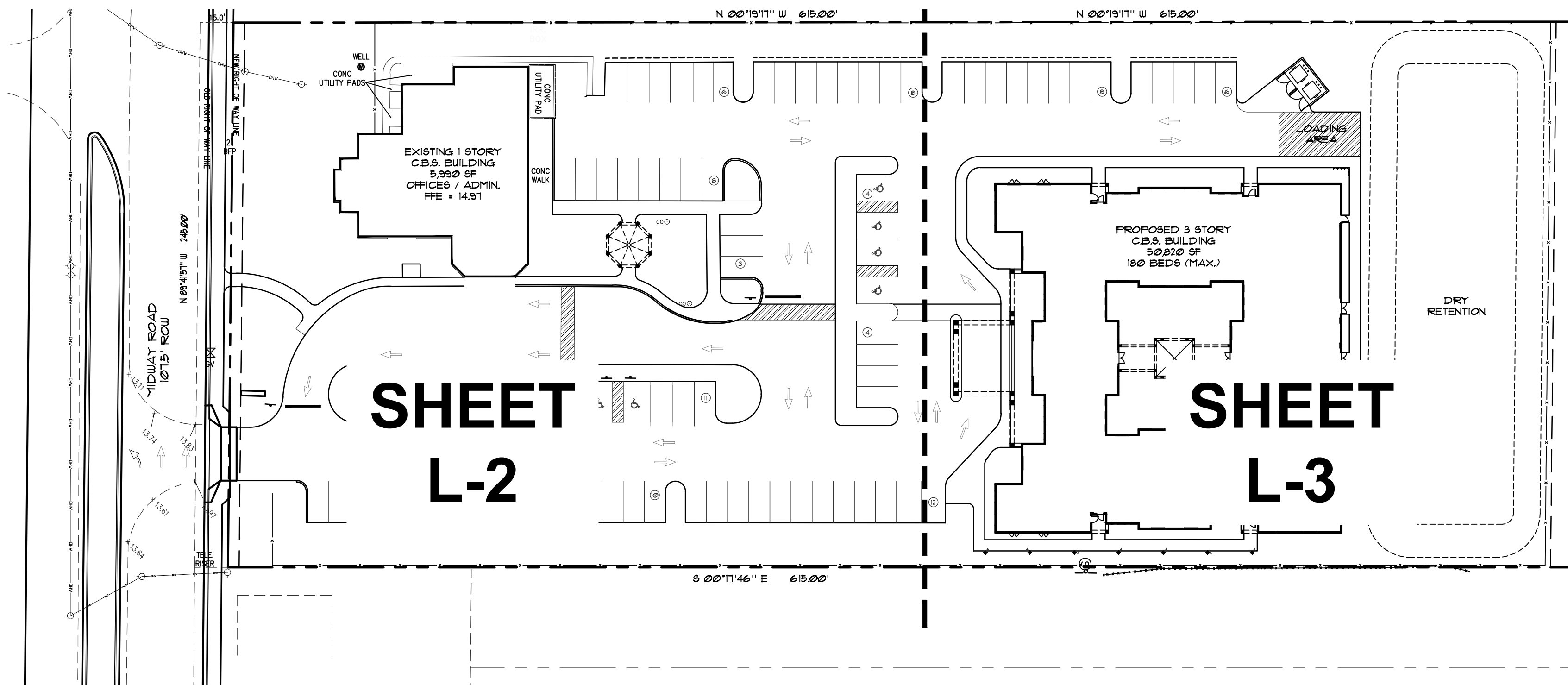
"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

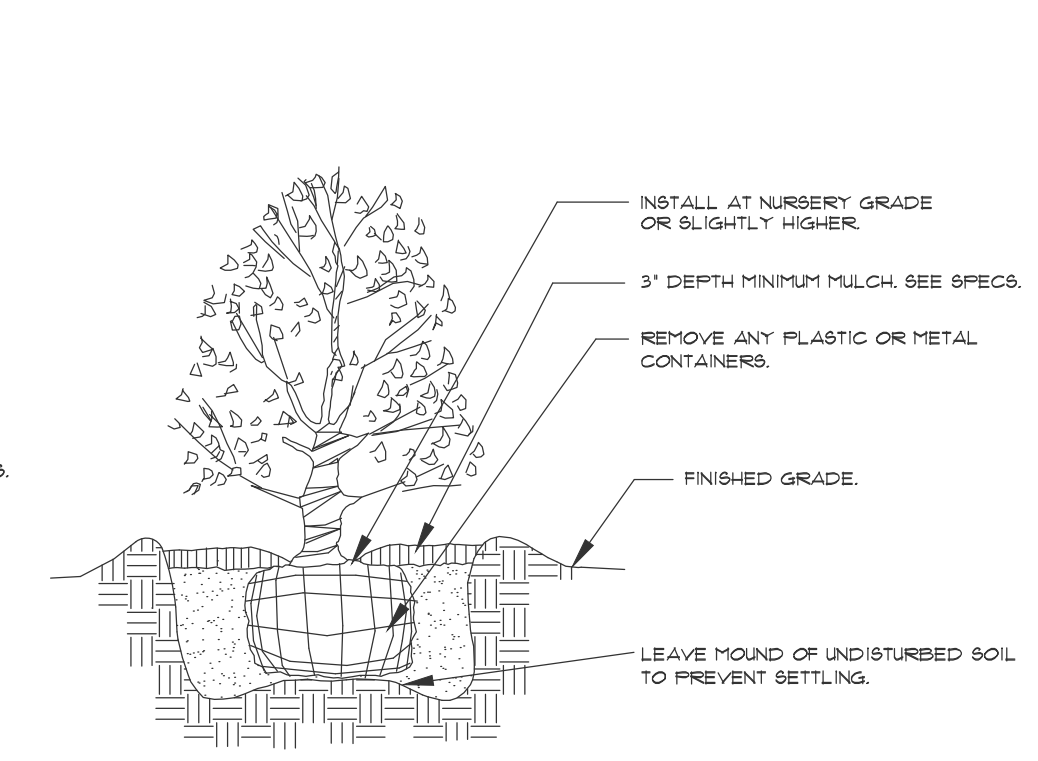
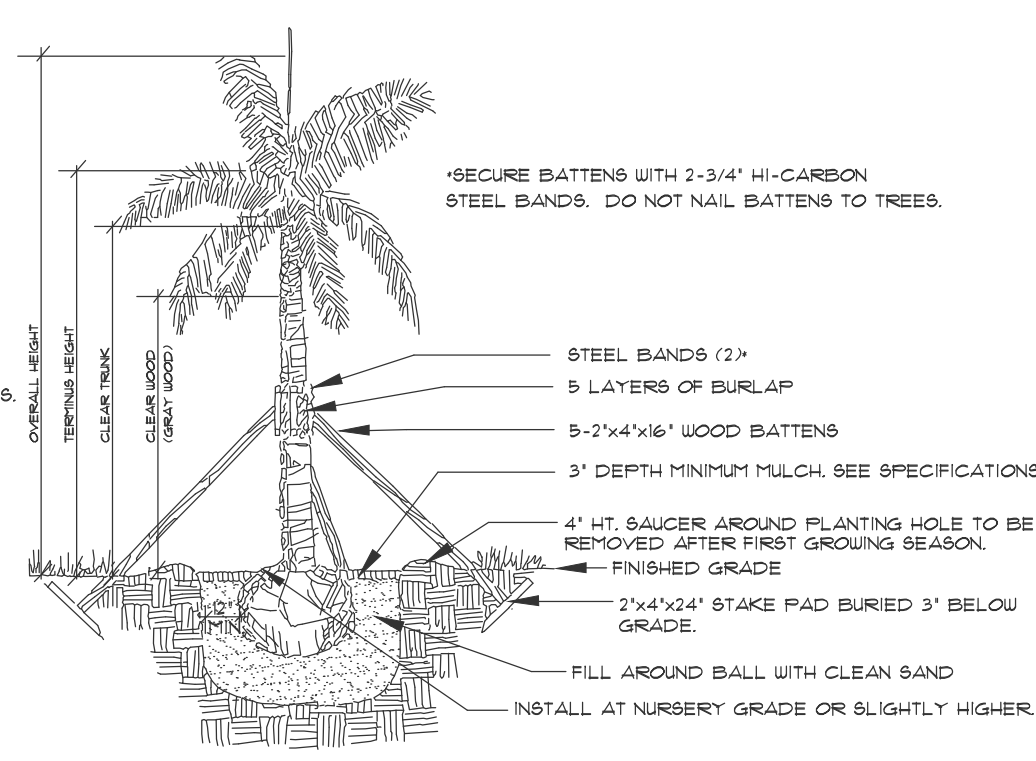
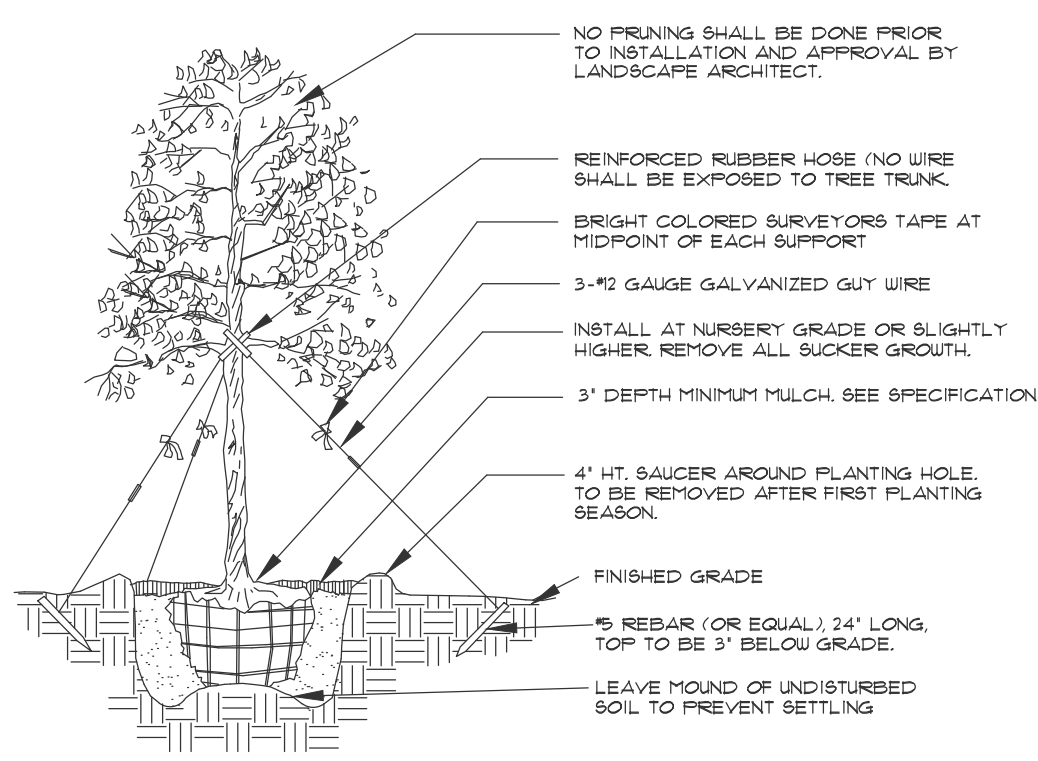
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B4B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.



Plant List

SYM	QTY	NAME	SPECIFICATIONS
TREES			
IA	24	Ilex x attenuata 'East Palatka' / East Palatka Holly	12' x 6', 2.5" dbh, full canopy
LJ	2	Ligustrum japonicum / Glossy Privet Standard	8' x 7', multi-stem, limbed up, full canopy
* MG	2	Magnolia grandiflora 'D.D. Blanchard'	12' x 6', 2.5" dbh, full canopy
* MGL	4	Magnolia grandiflora 'Little Gem'	8' x 7', limbed up, full canopy
* QV	25	Quercus virginiana / Live Oak	12' x 6', 2.5" dbh, full canopy
* QVC	13	Quercus virginiana 'Cathedral' / Cathedral Oak	12' x 5', 2.5" dbh, full canopy
* SM	15	Suaeda mahagoni / Mahogany	12' x 6', 2.5" dbh, full canopy
* TD	11	Taxodium distichum / Bald Cypress	12' x 6', 2.5" dbh, full canopy
PALMS			
AM	12	Adonidia merrillii / Christmas Palm	10' ht., single stem, full frond
AM3	2	Adonidia merrillii / Christmas Palm	10' ht., triple stem, full frond
FE3	1	Phycosperma elegans / Alexander Palm	10' ht., triple stem, full frond
FC	2	Phoenix canariensis / Canary Island Date Palm	10' ct., 18" o.a., heavy caliper, full frond, matching Florida Fancy
FR	4	Phoenix roebelenii / Pygmy Date Palm	6' o.a., triple stem, full frond
RE	6	Rhapsis excelsa / Lady Palm	6' o.a., full frond
* SP	18	Sabal palmetto / Cabbage Palm	14' - 24" ht., slick trunks, stagger heights
ACCENTS / SHRUBS / GROUNDCOVERS			
ANN	80	Annals / Seasonal Color - T.B.D.	1 gal, install w/ planting soil
BB	2	Bougainvillea stump	5' x 5', full canopy, multi-stem, purple flowers
GJ	6	Gardenia jasminoides 'Miami Supreme' / Gardenia standard	5' x 4', 2' ct., heavy cal., full canopy
ICB	288	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal, 16" x 18", full
* IV	212	Ilex vomitoria 'Stokes Dwarf'	3 gal, 16" x 18", full
FA	96	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal, 18" x 22", full
FM	318	Podocarpus macrophyllus 'Maki' / Yew	3 gal, 24" x 22", full
FM1	23	Podocarpus macrophyllus 'Maki' / Yew	48" x 24", full
RI	60	Raphiolepis indica / Indian Hawthorn	3 gal, 14" x 16", full
SA	324	Schefflera arboricola / Dwarf Schefflera	3 gal, 24" x 22", full
SAT	194	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal, 22" x 20", full
* SB	400	Spartina bakeri / Sand Cord Grass	3 gal, 24" x 16", full
SR	12	Streptocarpus reginae / Bird Of Paradise	34" x 32", full
* VO	670	Viburnum odoratissimum / Sweet Viburnum	3 gal, 24" x 22", full
* VW	32	Viburnum obovatum / Walter's Viburnum	3 gal, 22" x 20", full
SOD		Stenotaphrum secundatum / St. Augustine Floratam	Solid sod, laid tight
* DENOTES FLORIDA NATIVE SPECIES			

Planting Details



Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION. BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.

Palm Planting

* APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS. * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION. * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Landscape Lighting Specifications

A	1	CAST BRASS PATH LIGHT; KICHLER 15470 CBR 12V 2W LED
---	---	---

NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON 15216BKT POWER POST.
- INSTALL ALL WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.

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Development Team

Developer Murphy Garlinge Associates, LLC 604 Midway LLC 604 Midway Road FT. Pierce, Florida	Site Planner Michael T. McCarty McCarty & Associates Land Planning and Design Phone: 772-341-9322	Civil Engineer Mills, Short & Associates 800 8th Street Vero Beach, Florida Phone: 772-226-7282	Architect Yates Associates Architecture 319 Clematis Street, Ste 914 West Palm Beach, Florida Phone: 561-653-8280	Landscape Architect Sean Leddy, RLA McCarty & Associates Land Planning and Design Phone: 772-341-9322	Traffic Engineer MacKenzie Engineering and Planning Inc. 1172 SW 30th Street, Ste 500 Palm City, Florida 34990	Photometrics Main Street Engineering, Inc. 2721 Vista Parkway, Ste C-11 West Palm Beach, Florida
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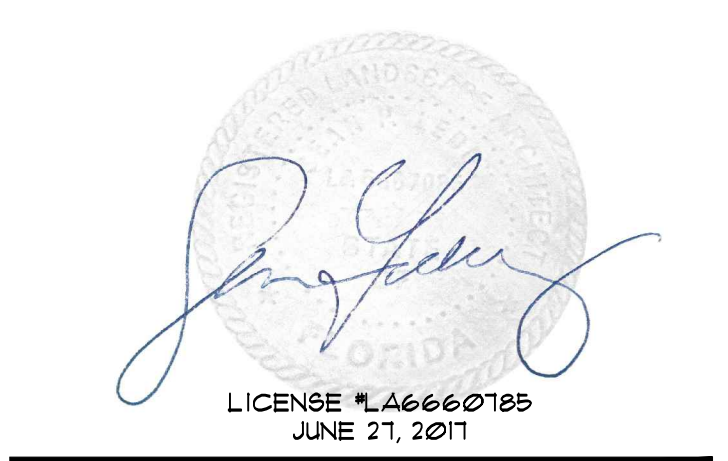
McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com




Midway Detox and Rehab Campus
604 Midway Road
Fort Pierce, Florida
Landscape Plan



Drawn By SL
Checked By MM
Scale AS NOTED
Drawing Date 03/31/17
6/27/17

L - 1

Existing Plant Symbol Key

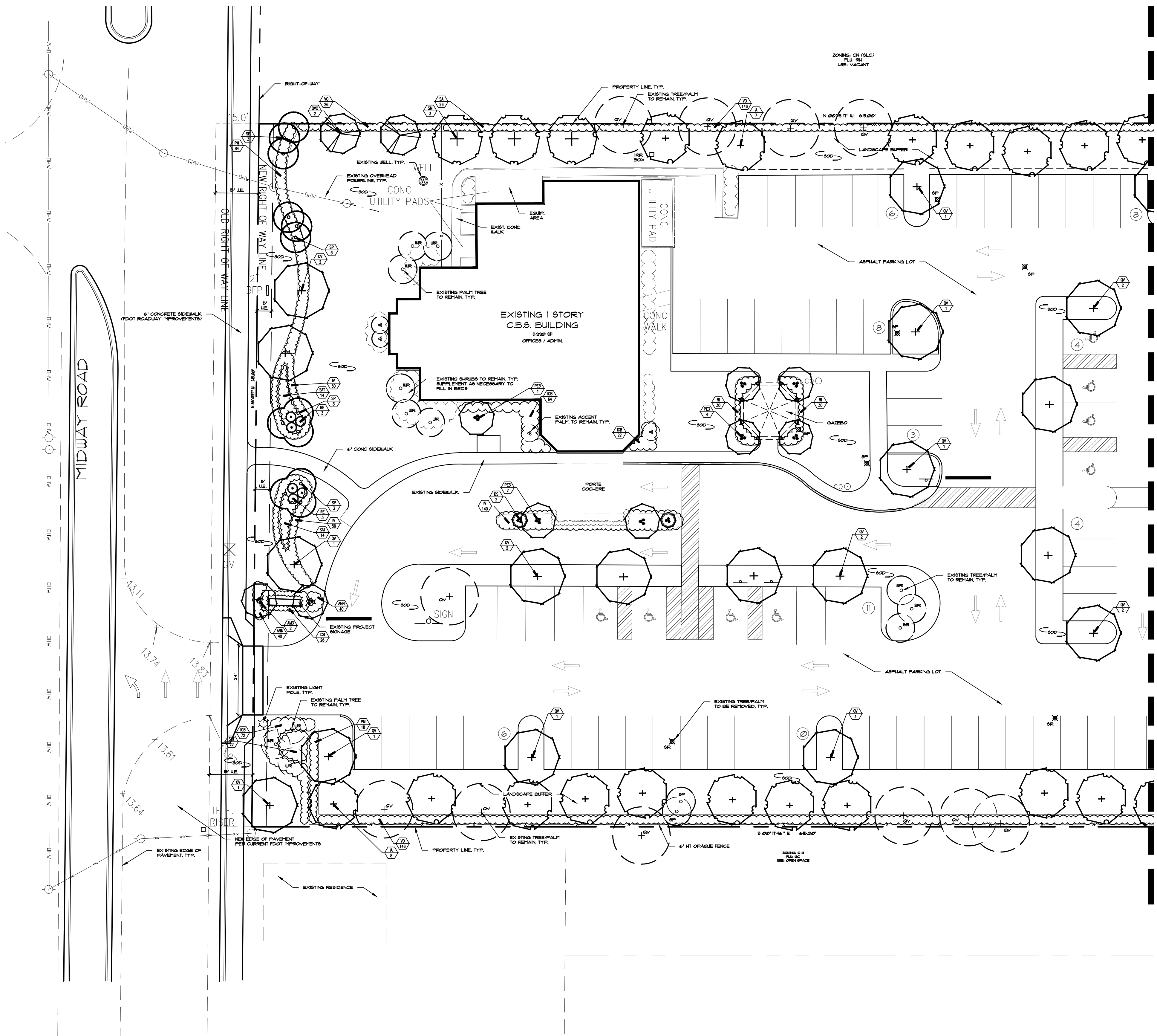
-  Existing tree/palm to remain
-  Existing tree/palm to be removed
-  Existing vegetation to remain

Existing Plant Key

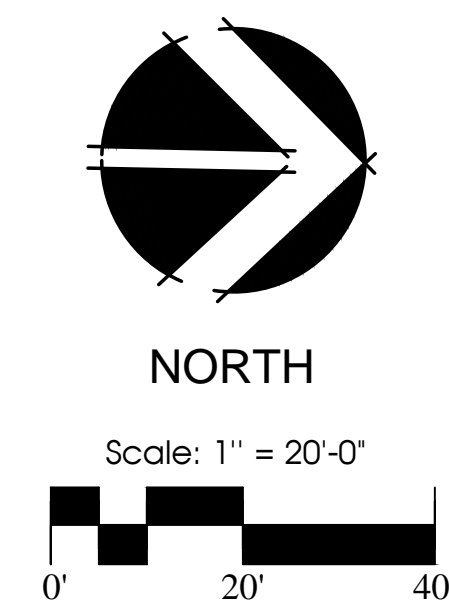
- FR = Phoenix roebelenii / Fyngmy Date Palm
- QV = Quercus virginiana / Live Oak
- SP = Sabal palmetto / Cabbage Palm
- SR = Syagrus romanzoffiana / Queen Palm
- UNK = Unknown Plant
- WB = Wodyetia bifurcata / Foxtail Palm

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.



FOR PLANT LIST, DETAILS, & SPECIFICATIONS SEE SHEET L - 1



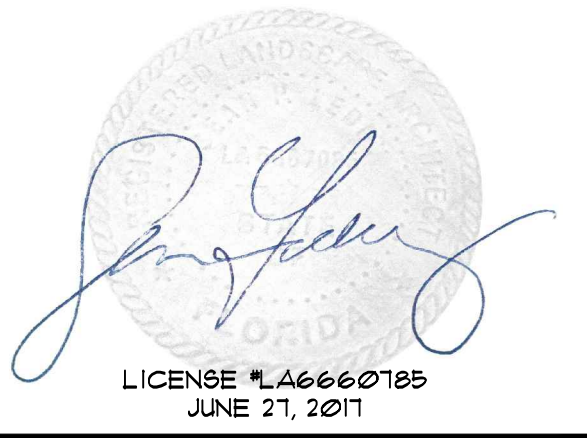
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Mike@McCartyLandPlanning.com

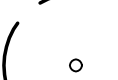


Midway Detox and Rehab Campus 604 Midway Road Fort Pierce, Florida Landscape Plan



Drawn By _____ SL
Checked By _____ MM
Scale _____ 1" = 20'-0"
Drawing Date _____ 3/31/17
_____ 6/27/17

L - 2

Existing Plant Symbol Key

-  Existing tree/palm to remain
-  Existing tree/palm to be removed
-  Existing vegetation to remain

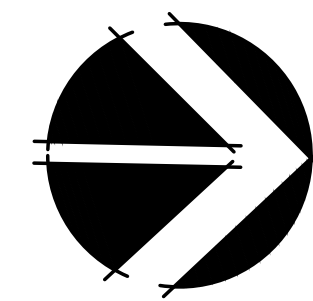
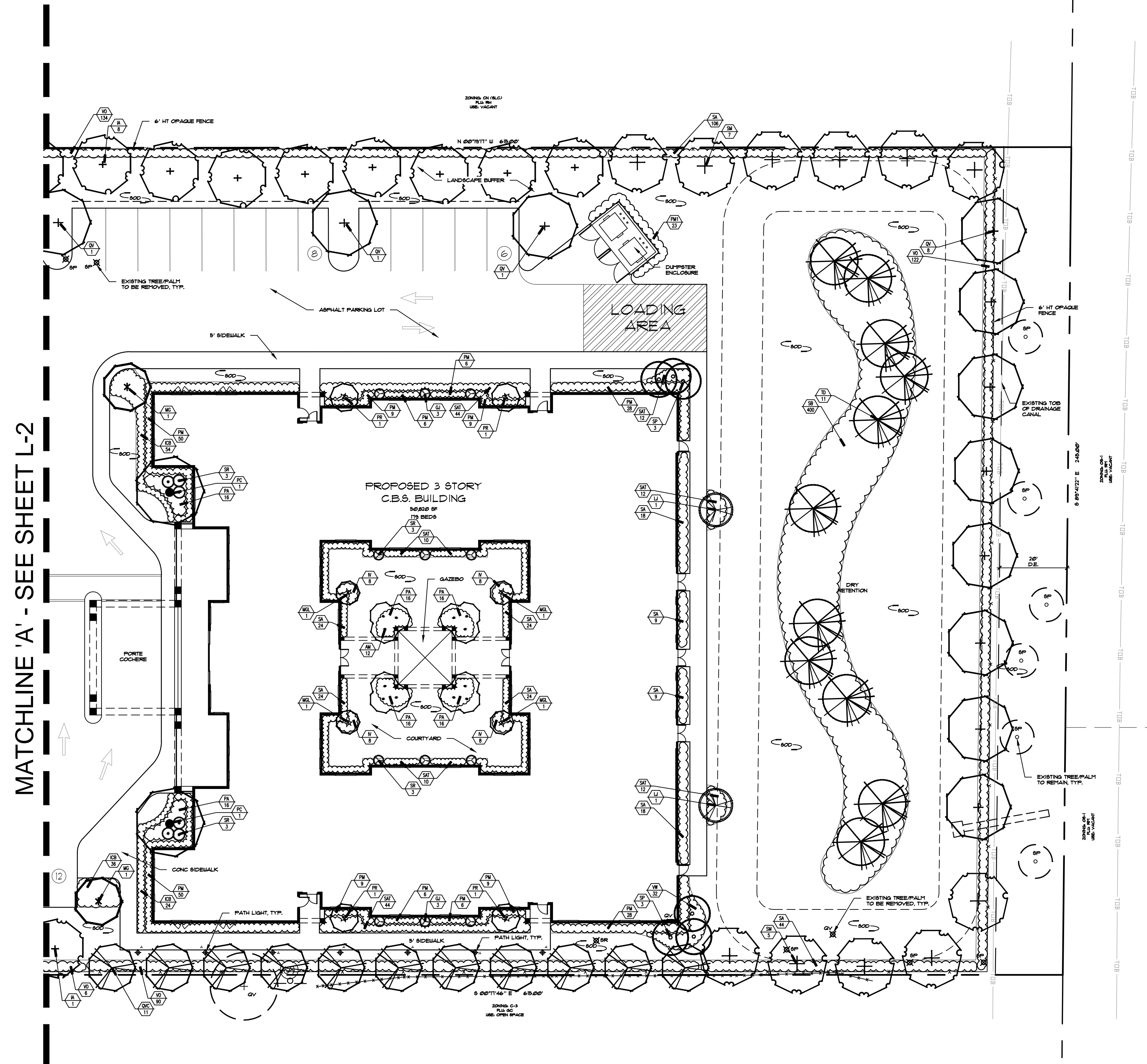
Existing Plant Key

- FR = Phoenix roebelenii / Fyngmy Date Palm
- QV = Quercus virginiana / Live Oak
- SP = Sabal palmetto / Cabbage Palm
- SR = Syagrus romanzoffiana / Queen Palm
- UNK = Unknown Plant
- WB = Wodyetia bifurcata / Foxtail Palm

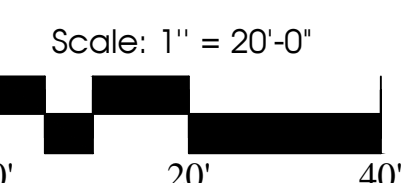
Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

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NORTH



FOR PLANT LIST, DETAILS, & SPECIFICATIONS SEE SHEET L - 1



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772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

**Midway Detox and
Rehab Campus**
604 Midway Road
Fort Pierce, Florida
Landscape Plan

Drawn By _____ SL
Checked By _____ MM
Scale _____ 1" = 20'-0"
Drawing Date _____ 3/31/17
_____ 6/27/17

L - 3

MIDWAY DETOX AND REHAB CAMPUS FT. PIERCE, FL

PREPARED BY MAINSTREET ENGINEERING

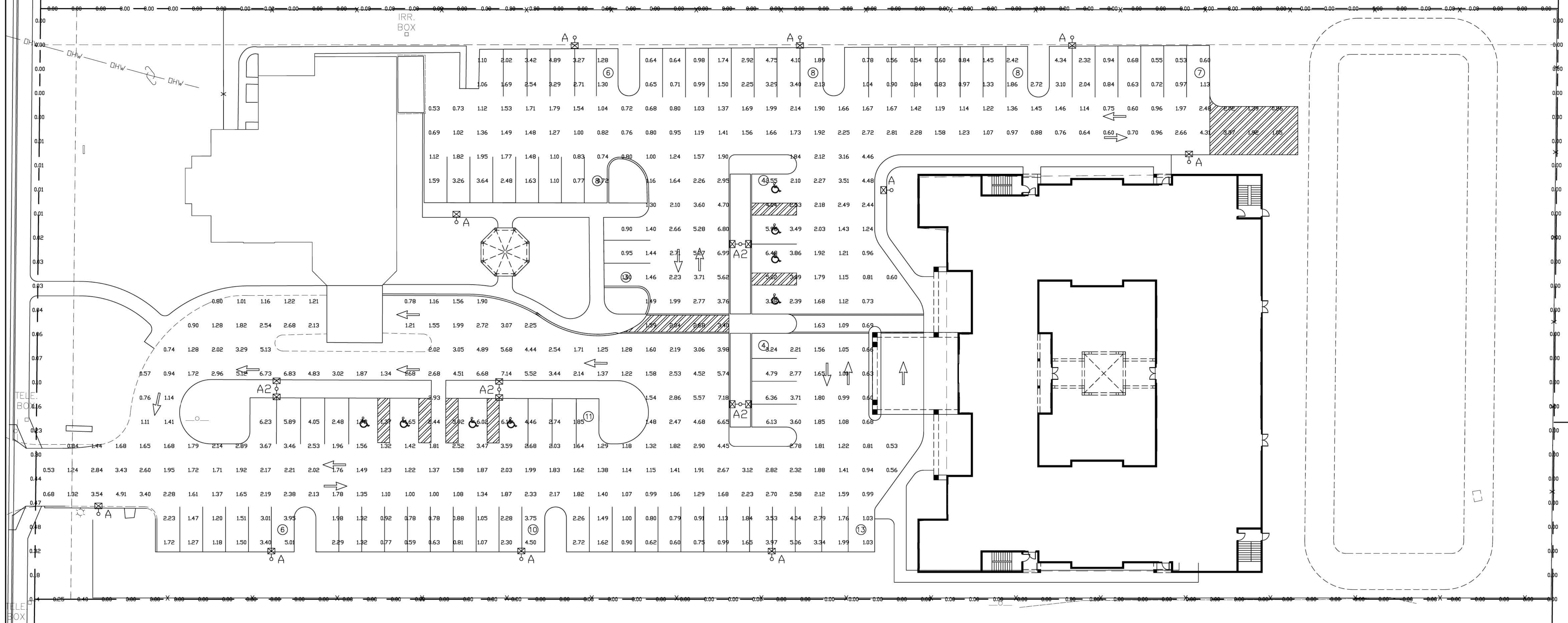


TABLE OF CONTENTS

PH-1

SITE PLAN

PH-2

PHOTOMETRIC TABLE & POLE DETAIL

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER IS A LEGAL REQUIREMENT AND NOT DATA BASED IN GENERATION OF THIS COMPUTER PRINTOUT.

MAIN STREET ENGINEERING
7055B SW 47th Street - Miami, Florida 33155
Tel: (305) 666-7450 Fax: (305) 666-2450
FL P.E. Certificate No. 00090291

ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E. # 20226

SCALE:
DESIGNED BY SB
DRAWN BY SB
CHECKED BY WP

DESCRIPTION:
PHOTOMETRIC SITE PLAN

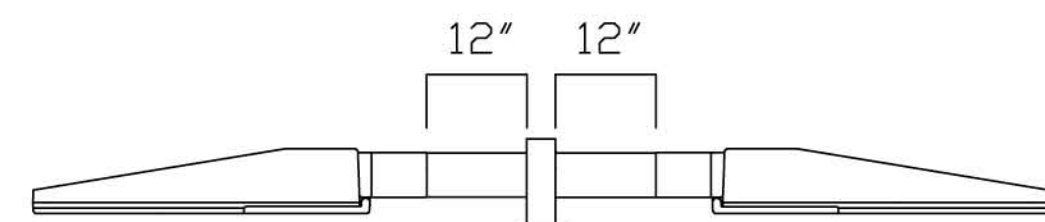
PROJECT:
MIDWAY DETOX AND REHAB CAMPUS
FT. PIERCE, FL

DATE:
3/30/17

PROJECT NO.:

SHEET NUMBER:
PH-1

No.	REVISIONS	DATE	BY



AGL LIGHTING FIXTURE:
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 SF-50K-T4; 100W LED FIXTURE,
 120-277VOLT, 5000K, TYPE 4
 DISTRIBUTION, BLACK IN COLOR

TWIN P&K ARM/BRACKET:
 CAT#FCL-T2A-12-BL

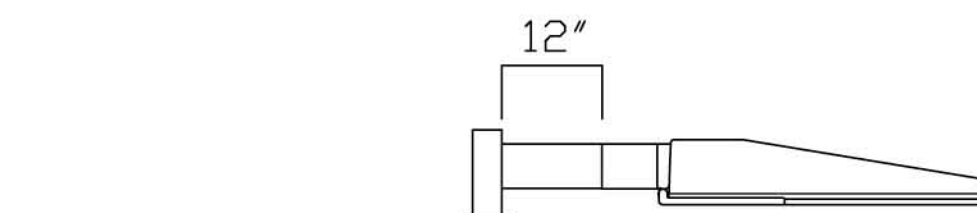
SQUARE TAPERED, CONCRETE
 POLE, 25'-0" ABOVE GRADE,
 EMBEDDED STYLE, WITH TENON.

25'-0"

GROUND LINE

EMBEDMENT DEPTH
 SEE NOTE

**POLE DETAIL
 TYPE "A"**



AGL LIGHTING FIXTURE:
 CAT#RADIANT-100W-BL-120/277-
 SF-50K-T4; 100W LED FIXTURE,
 120-277VOLT, 5000K, TYPE 4
 DISTRIBUTION, BLACK IN COLOR

SINGLE P&K ARM/BRACKET:
 CAT#FCL-T1A-12-BL

SQUARE TAPERED, CONCRETE
 POLE, 25'-0" ABOVE GRADE,
 EMBEDDED STYLE, WITH TENON.

25'-0"

GROUND LINE

EMBEDMENT DEPTH
 SEE NOTE

**POLE DETAIL
 TYPE "A2"**

NOTE:
 EMBEDMENT DEPTH TO BE DETERMINED BY
 SIGNED & SEALED WIND LOAD CALCULATIONS
 BY A STRUCTURAL ENGINEER CONFORMING TO
 THE CURRENT FLORIDA BUILDING CODE.

PARKING
 487 points at z=0, sp 10ft by 10ft
 HORIZONTAL FOOTCANDLES
 Average 2.10
 Maximum 7.18
 Minimum 0.53
 Avg:Min 3.97
 Max:Min 13.55
 Coef Var 0.66
 UnifGrad 2.77

SPILLAGE
 175 points
 HORIZONTAL FOOTCANDLES
 Average 0.02
 Maximum 0.48
 Minimum 0.00
 Avg:Min N/A
 Max:Min N/A
 Coef Var 3.75

A
 AGL: RADIANT-100W-50K-T4
 lamp(s): XXX
 candela file 'RADIANT-100W-50K-T4.IES'
 1 lamp(s) per luminaire, 11550 initial lumens per lamp
 Light Loss Factor = 0.900, watts per luminaire = 102
 Outreach (from mounting axis to photometric center)= 20 in
 mounting height= 25 ft
 number locations= 10, number luminaires= 10
 kw all locations= 1.0

A2
 AGL: RADIANT-100W-50K-T4
 lamp(s): XXX
 2 luminaires per location, candela file 'RADIANT-100W-50K-T4.IES'
 1 lamp(s) per luminaire, 11550 initial lumens per lamp
 Light Loss Factor = 0.900, watts per luminaire = 102
 Outreach (from mounting axis to photometric center)= 20 in
 mounting height= 25 ft
 number locations= 4, number luminaires= 8
 kw all locations= 0.8

CG17014
 2017-0328

PHOTOMETRIC TABLE

FOR LIGHT FIXTURE AND POLE
 INFORMATION PLEASE CONTACT:
 CRAIG GRILLO - LIGHTWORKS
 PHONE: 561-641-5301

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS METHOD AND MEANS IS HEREBY AUTHORIZED FOR THE USE OF THIS PROJECT AND PRINTOUT DATA USED IN GENERATION OF THIS COMPUTER PRINTOUT.

PROJECT: MIDWAY DETOX AND REHAB CAMPUS FT. PIERCE, FL

DESCRIPTION: PHOTOMETRIC TABLE & POLE DETAIL

DATE: 3/30/17
 PROJECT NO.:

SHEET NUMBER: **PH-2**

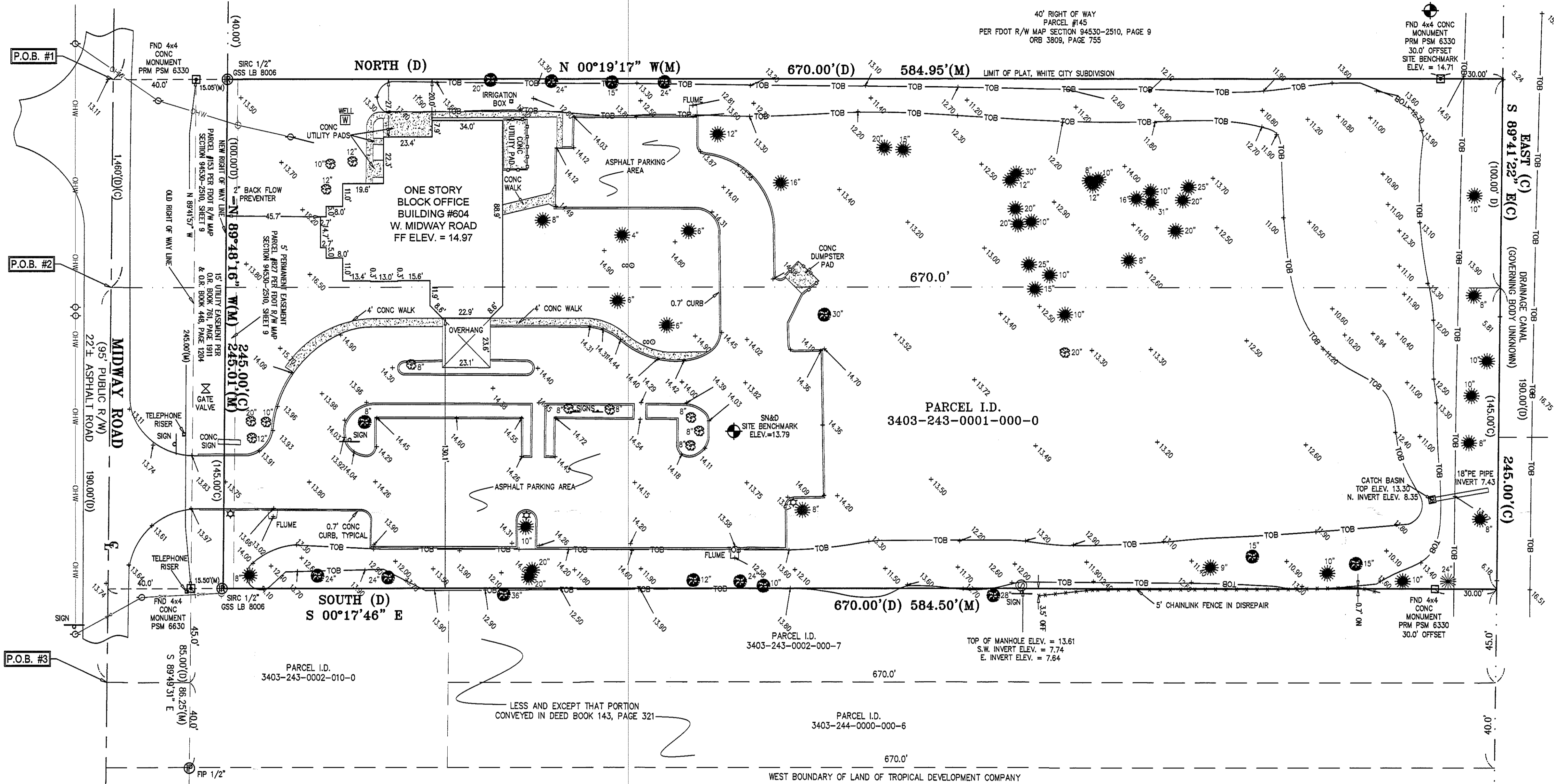
REVISIONS: [Table with columns for No., Description, Date, By]

ELECTRICAL ENGINEER: WILLIAM E. PINO, FLORIDA P.E. # 39226

SCALE: DESIGNED BY SB, DRAWN BY SB, CHECKED BY WP

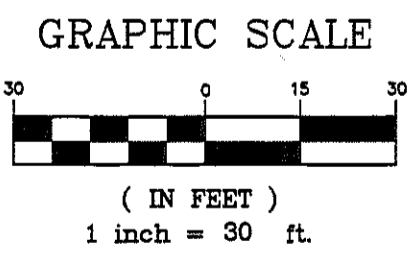
SEAL: [Professional Engineer Seal]

P.O.C. FOR PARCEL #1, #2 & #3
OLEANDER AVENUE



PARCEL I.D. 3403-213-0000-0-0

PARCEL I.D. 3403-502-0034-000-4



LEGAL DESCRIPTION:

BEGINNING(#1) AT A STAKE 1,360 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY, ACCORDING TO THE MAP OF WHITE CITY; THENCE NORTH 670 FEET; THENCE EAST 100 FEET; THENCE SOUTH 670 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING; SAID LAND LYING IN AND COMPRISING A PART OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

AND

BEGINNING(#2) 1,460 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY IN THE TOWN OF WHITE CITY; RUN THENCE NORTH 670 FEET; THENCE EAST 190 FEET; THENCE SOUTH 670 FEET; THENCE WEST 190 FEET; TO THE POINT OF BEGINNING; SAID LAND LYING IN AND COMPRISING A PART OF THE W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

AND

BEGINNING(#3) AT A POINT 1,650 FEET EAST OF THE CENTER OF OLEANDER AVENUE AND MIDWAY, ACCORDING TO THE MAP OF WHITE CITY; THENCE NORTH 670 FEET; THENCE EAST 40 FEET, MORE OR LESS TO THE WEST BOUNDARY OF LAND OF TROPICAL DEVELOPMENT COMPANY; THENCE SOUTH 670 FEET; THENCE WEST 40 FEET, MORE OR LESS TO PLACE OF BEGINNING; ALL IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL THAT PORTION THEREOF CONVEYED IN DEED BOOK 143, PAGE 321, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION TAKEN FROM MIDWAY ROAD IN OFFICIAL RECORDS BOOK 761, PAGE 1911, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

(CONTAINS 3.5± ACRES)

SURVEYORS NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- THE EXPECTED USE OF THIS PARCEL IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. IN THE MINIMUM TECHNICAL STANDARDS (S17 F.A.C.).
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED OR EXCAVATED AND VERIFIED BY THIS FIRM.
- BEARINGS SHOWN ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF WEST MIDWAY ROAD.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 1211102272 & 1211102280, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61V1 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.227, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

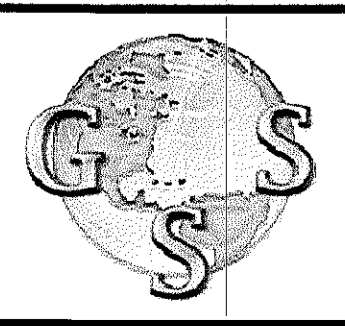
CONTROLLING BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: 894215
PUBLISHED ELEVATION: 12.69 NAVD 1988

ADDRESS: 604 W. MIDWAY RD, FORT PIERCE, FL 34882

CERTIFIED TO:
Mills, Short & Associates

REVISION:	DATE:	BY:
ADDED FDOT R/W INFORMATION	06-22-17	LD

GSS SURVEYING & MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER: 18309
Terry H. Durr
PROFESSIONAL SURVEYOR AND MAPPER
TERRY H. DURR, PROFESSIONAL SURVEYOR AND MAPPER, 5597
NOT VALID WITHOUT THE SIGNATURE AND RANGED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Surveying and Mapping, LLC
2945 20th St.
Vero Beach, FL 32960
321-914-3978

MAP OF SURVEY
BOUNDARY SURVEY

FIELD DATE: 06-20-17	DWG NAME: 17-0351
FIELD BY: JTD/KR	XREF 1:
FIELD BOOK: 17-3	XREF 2:
PAGE:	XREF 3:
DRAWN BY: LD	XREF 4:
CHECKED BY: THD	XREF 5:
JOB #: 17-0351	SHEET # 1 of 1



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Recreation/ Park	RM	R-4 Medium Density Res.
South	Commercial Office	GC -General Commercial	C-1 Office Commercial
East	Office and commercial	GC- General Commercial	C-3 General Commercial
West	Vacant	RH -High Density Res.	CN (St. Lucie Co.)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	C-1	12-18 DU/AC 60% of lot area	3.53	X
**Proposed	RH	C-1	12-18 DU/AC 60% of lot area	3.53	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 4.60 ERU's
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 4.60 ERU's
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

C. Parks and Recreation (Residential Classifications Only): N/A (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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only): N/A 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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
**Proposed Zoning/FLU Enrollment Demand	N/A	N/A
**Change in Demand	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	N/A
**Proposed Zoning/FLU	N/A
*Change in Demand	N/A

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)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Res. Detox and Res. Treatment	1	56,370.00	3.53	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? 6,577 sqft to be reused
2. What is the current use of the structure to be demolished or re-used? Medical office
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

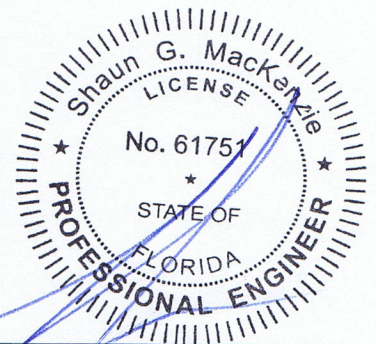
TRAFFIC IMPACT ANALYSIS

604 Midway Road
Fort Pierce, FL

Prepared for:
Mills, Short & Associates, LLC
Vero Beach, Florida

Prepared by:


Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Shaun G. MacKenzie P.E.
Florida License No. 61751

093007
March 2017
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CA 29013

3/30/17

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed 180 bed facility and a 6,577 SF administrative building. The site is located on the north side of Midway Road and west of US Highway 1, at 604 Midway Road, Fort Pierce, Florida (3403-243-0001-000-0). Currently, there is a 6,577 SF medical office which has been in operation for over five years (Mid-Florida Cancer Center) and will be used to support the proposed treatment facility. 604 Midway Road is planned for an opening year of 2018. A five-year analysis was performed that projects year 2023 roadway conditions.

The traffic analysis was performed in accordance with the City of Fort Pierce's traffic performance standards. The project meets the de minimis impact thresholds of Section 22-218 of the Code and is therefore exempt from concurrency because it meets criteria a., b., and c. of Section 22-218 (b)(2)

The proposed project is expected to generate the following net new external trips:

- 126 daily, -5 AM peak hour (-7 in/2 out), and 6 PM peak hour (10 in/-4 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 364 daily, 11 AM peak hour (6 in/5 out), and 31 PM peak hour (17 in/14 out)

The roadways adjacent to the project are projected to operate acceptably with the addition of the proposed development. The traffic volumes at the site do not warrant turn-lanes and the driveways are projected to operate acceptably.

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- Property ID Card

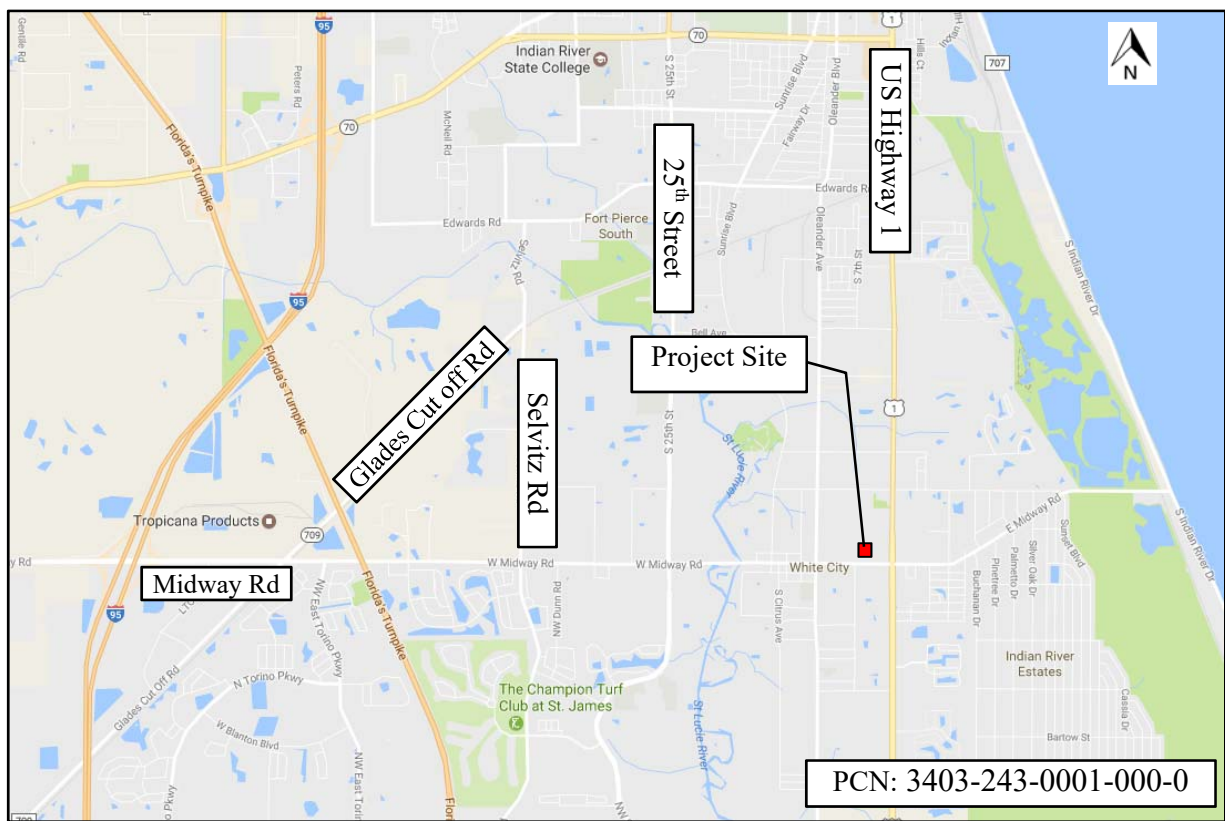
INTRODUCTION

This analysis has been prepared to evaluate traffic impacts resulting from the proposed 180 bed facility and a 6,577 SF administrative building. The site is located on the north side of Midway Road and west of US Highway 1, at 604 Midway Road, Fort Pierce, Florida (3403-243-0001-000-0). The applicant proposes a 180 bed facility and a 6,577 SF administrative building. Currently, there is a 6,577 SF medical office which has been in operation for over five years (Mid-Florida Cancer Center) and will be used to support the proposed treatment facility.

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact statement for the project. This document presents the methodology used and the findings of the traffic impact statement.

Figure 1 illustrates the site location.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis was obtained from St. Lucie County and MacKenzie Engineering and Planning, Inc. The data includes:

- Institute of Transportation Engineers' (ITE) report, *Trip Generation (9th Edition)*
- St. Lucie TPO
- FDOT's Q/LOS Manual
- FDOT Florida Traffic Online (2015)

Mills, Short & Associates, LLC. provided the project development information.

PROJECT TRAFFIC

Traffic Generation

A projection of the daily, peak hour new trips, and percent new trips (pass-by capture) associated with the proposed development was derived based on the methodology and equations contained in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (9th Edition)*. The study used Congregate Care Facility (Land Use 253) and Medical Office (Land Use 720).

Internal Capture

This site contains no internal capture traffic.

Pass-by Trip Capture

No pass-by capture was applied to the trip generation.

Existing Trips

The existing 6,577 SF of Medical Office generates 238 daily, 16 AM, and 25 PM peak hour trips.

Net New External Trips

The proposed project is expected to generate the following net new external trips:

- 126 daily, -5 AM peak hour (-7 in/2 out), and 6 PM peak hour (10 in/-4 out)

The Trip Generation can be found in Table 1.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Site Traffic									
Medical Office	6.577	1000 SF	238	16	13	3	25	7	18
<i>NET EXISTING TRIPS</i>			<i>238</i>	<i>16</i>	<i>13</i>	<i>3</i>	<i>25</i>	<i>7</i>	<i>18</i>
Total Existing Driveway Volumes			238	16	13	3	25	7	18
Proposed Site Traffic									
Congregate Care Facility	180	Beds	364	11	6	5	31	17	14
Subtotal			364	11	6	5	31	17	14
<i>NET PROPOSED TRIPS</i>			<i>364</i>	<i>11</i>	<i>6</i>	<i>5</i>	<i>31</i>	<i>17</i>	<i>14</i>
Total Proposed Driveway Volumes			364	11	6	5	31	17	14
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			126	(5)	(7)	2	6	10	(4)
NET CHANGE IN DRIVEWAY VOLUMES			126	(5)	(7)	2	6	10	(4)
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		Equation
					in/out	Rate	in/out	Equation	
Congregate Care Facility	253	Beds	2.02	0%	59/41	0.06	55/45	0.17	
Medical Office	720	1000 SF	36.13	0%	79/21	2.39	28/72	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 1.53$	

Radius of Impact

Section 22-218(b)(2) of the Code discussed de minimis impacts. Based on the City Code a development which meets the following de minimis impact thresholds is exempt from the requirements of this article (Article 22-218):

- a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service.

This condition is met. No facilities are impacted at one percent or more of the maximum volume at the adopted LOS standard as shown in Table 2.

- b. The sum of existing plus approved traffic volumes does not exceed 110 percent of the maximum volume at the adopted LOS

This condition is met. All roadways are projected to operate acceptably and at less than 100 percent of maximum volume at the adopted LOS as shown in Table 4.

- c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

This condition is met. All roadways are projected to operate acceptably and at less than 100 percent of maximum volume at the adopted LOS as shown in Table 1.

The Midway Road Segment from US 1 to 25th Street is currently under construction until 2020 and will be a four lane divided roadway when completed.

This project meets conditions a., b., and c. Section 22-218 (b)(2) of the City Code and is therefore exempt from transportation concurrency.

TRAFFIC DISTRIBUTION

Traffic distribution and assignment was determined similar to the St. Lucie County Travel Demand model using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

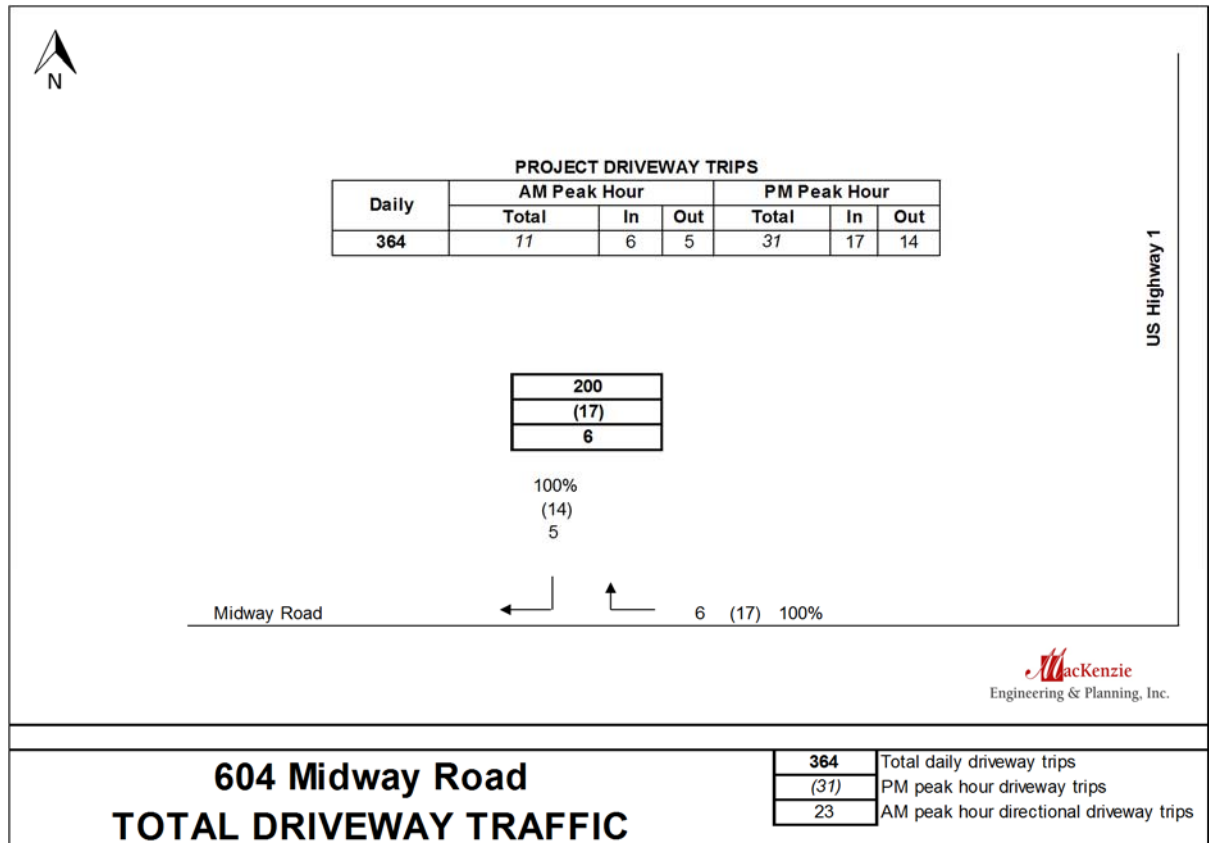
EAST	-	45 percent
WEST	-	55 percent

DRIVEWAYS

Driveway Access

The Project site has one existing point of access. The existing driveway is full access, however after the Midway Road Improvement project the access will be limited to right-in/right-out.

Figure 2. Project Driveway Traffic



CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact statement for the project. This document presents the methodology used and the findings of the traffic impact statement.

The traffic analysis was performed in accordance with the City of Fort Pierce's traffic performance standards. The project meets the de minimis impact thresholds of Section 22-218 of the Code and is therefore exempt from concurrency because it meets criteria a., b., and c. of Section 22-218 (b)(2)

The proposed project is expected to generate the following net new external trips:

- 126 daily, -5 AM peak hour (-7 in/2 out), and 6 PM peak hour (10 in/-4 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 364 daily, 11 AM peak hour (6 in/5 out), and 31 PM peak hour (17 in/14 out)

The roadways adjacent to the project are projected to operate acceptably with the addition of the proposed development. The traffic volumes at the site do not warrant turn-lanes and the driveways are projected to operate acceptably.

APPENDICES

Trip Generation

Site Plan

Property ID Card

Midway Road Improvements

EXHIBIT 1
604 Midway Road
Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Traffic								
Medical Office	6.577 1000 SF	238	16	13	3	25	7	18
<i>NET EXISTING TRIPS</i>		238	16	13	3	25	7	18
Total Existing Driveway Volumes		238	16	13	3	25	7	18
Proposed Site Traffic								
Congregate Care Facility	180 Beds	364	11	6	5	31	17	14
Subtotal		364	11	6	5	31	17	14
<i>NET PROPOSED TRIPS</i>		364	11	6	5	31	17	14
Total Proposed Driveway Volumes		364	11	6	5	31	17	14
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		126	(5)	(7)	2	6	10	(4)
NET CHANGE IN DRIVEWAY VOLUMES		126	(5)	(7)	2	6	10	(4)

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Congregate Care Facility	253	Beds	2.02	0%	59/41	0.06	55/45	0.17
Medical Office	720	1000 SF	36.13	0%	79/21	2.39	28/72	$\ln(T) = 0.90 \ln(X) + 1.53$

s:\jobs - share drive\093 - mills\007 - 604 midway\mills - 604 midway.xlsx\ngen

ITE 9th Edition

Copyright © 2017, MacKenzie Engineering and Planning, Inc.

Property Identification

Site Address:	604 W MIDWAY RD
Parcel ID:	3403-243-0001-000-0
Account #:	38747
Map ID:	34/03N
Use Type:	1900
Zoning:	CN
City/County:	Fort Pierce

Ownership

604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB- LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Current Values

Just/Market Value:	\$949,700
Assessed Value:	\$949,700
Exemptions:	\$0
Taxable Value:	\$949,700

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF):	6,002
Gross Area (SF):	6,577
Land Size (acres):	3.53
Land Size (SF):	153,767

Sale History

Date:	Oct 9, 2015
Book/Page:	3799 / 1231
Sale Code:	0111
Deed:	WD
Grantor:	Port St Lucie Ventures Inc
Price:	\$0
Date:	Jun 23, 1997
Book/Page:	1084 / 1740
Sale Code:	XX04
Deed:	DE
Grantor:	PORT ST LUCIE VENTURES INC
Price:	\$62,500
Date:	Jun 23, 1997
Book/Page:	1084 / 1738
Sale Code:	XX04
Deed:	WD
Grantor:	
Price:	\$62,500

Building Information (1 of 1)

Finished Area: 6,002 SF
 Gross Total Area: 6,577 SF

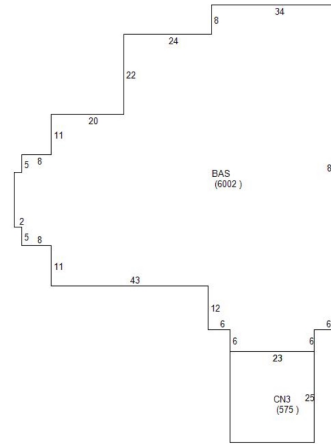
Exterior Data

View:	Roof Cover: Enam Metal	Roof Structure: Hip
Building Type: LROF	Year Built: 1998	Frame:
Grade: Y_B	Effective Year: 1998	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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





Special Features and Yard Items

Type:	CEMENT CURB
Quantity:	1
Units:	2270
Year Built:	1998
Type:	SINGLE LIGHT
Quantity:	1
Units:	4
Year Built:	1998
Type:	ASP2 LOW
Quantity:	1
Units:	17120
Year Built:	1998
Type:	WOOD FEN 6'
Quantity:	1
Units:	43
Year Built:	1998

Current Year Values

Current Values Breakdown

Building:	\$603,700
Land:	\$346,000
Just/Market:	\$949,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$949,700
Exemption(s):	\$0
Taxable:	\$949,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	19.3	Fort Pierce Stormwater Charge	\$1,042.20
2013	0054	3.62	North St. Lucie Water Management District	\$45.25

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

Historical Values

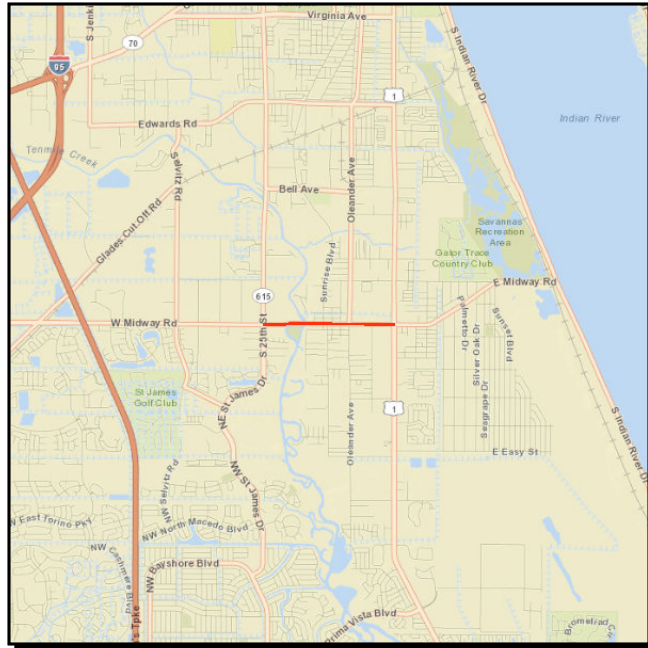
Permits

Number:	C97-070418
Issue Date:	Jul 24, 1997
Description:	Demolition
Amount:	\$2,200
Fee:	\$2,200
Number:	C97-080269
Issue Date:	Sep 24, 1997
Description:	Commercial New Construction
Amount:	\$561,935
Fee:	\$561,935
Number:	C98-030197
Issue Date:	Mar 10, 1998

MIDWAY ROAD / CR-712

2314402

Non-SIS



Project Description: Construction to widen road from 2 to 4 lanes with bike lanes, sidewalks, landscaping

Work Summary: ADD LANES & RECONSTRUCT **From:** S. 25TH ST/SR-615

To: SR-5/US-1

Lead Agency: FDOT **Length:** 1.647 mi

Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	SU	4,699,255	1,834,356	1,546,484	894,383	0	8,974,478
ROW	SA	92,680	0	1,158,203	263,821	0	1,514,704
INC	SU	0	420,000	0	0	0	420,000
Total		4,791,935	2,254,356	2,704,687	1,158,204	0	10,909,182

Prior Year Cost: 64,247,898

Future Year Cost: 0

Total Project Cost: 75,157,080

LRTP: Page 6-2



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

June 28, 2017

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: 604 Midway LLC -Conditional Use & Site Plan Application - Response to staff comments

Dear Mr. Benton:

The applicant received the staff comments from City of Fort Pierce June 13, 2017 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

The following are technical review comments from the Planning Department's review of the application for Site Plan, Conditional Use, Design Review & Concurrency.

City of Fort Pierce Planning Department - Kori Benton

- 1) Please update the included Zoning Map to reflect the rezoning of the site to *C-1* Office Commercial additionally the rezoning/land use amendments for Ancient Oaks park to the north of the site for accuracy.
Response: Please see enclosed revised Zoning Map exhibit.
- 2) Please identify the mean building height
Response: The mean building height is 39' 4".
- 3) Please provide the following to supplement the design review application, pursuant to City Code Section 22-59: - A written narrative describing the (architectural) design intent of the project, context photographs of neighboring uses and architectural styles, photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design, greater detail of the proposed opaque fence (material/color), and a conceptual rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
Response: Please see attached narrative prepared by Yates Associates Architects Inc.
- 4) Please clarify the proposed bed count (179 vs. 180) for consistency/ and whether there's any on-site living quarters proposed for staff.
Response: The facility will provide a maximum of 180 beds even though the architect floor plans at this time provide 179 beds. Staff will not be living on-site or in need of living quarters. This facility is operated and staffed 24hrs a day with staffing shifts.

- 5) A dumpster enclosure, or refuse collection area, was not identified on the plans. Please integrate an appropriate enclosure and landscape screening in compliance with City Code Sections 22-187(11) and 22-58.
Response: Acknowledged. Please see enclosed revised plan set.
- 6) Please overlay intended striping/signs on the site plan to delineate traffic flow for drive aisles and stop locations, per City Code Section 22-60 (c)(8).
Response: Acknowledged. Please see enclosed revised plan set.
- 7) Please incorporate sidewalk /aisle connections pursuant to City Code Section 22-62 from Handicap Spaces to Building Entrances for the existing building (offices).
Response: Acknowledged. Please see enclosed revised plan set.
- 8) Please integrate bicycle parking on-site as required by City Code Section 22-60 (f) (1), at one space per 10 vehicle parking spaces.
Response: Acknowledged. Please see enclosed revised plan set.

General comments:

It's noted that the property appraiser's GIS layers suggest the existing right-of-way for the abutting section of Midway Road is *100ft*, the FDOT improvement plans suggest wider, whereas the survey presents numbers in conflict. Please review and update accordingly.

Response: Acknowledged. Please see enclosed revised plan set. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.

Please advise as to any phasing plans or intentions to begin operations within the existing structure prior to the completion of the proposed structure.

Response: Yes the project will be constructed into two phases. The first phase will be the existing building and improvements while the second phase will consist of the new proposed building with improvements. Please refer to the attached plan set for details.

Will the existing structure be painted to compliment the design and color scheme of the proposed structure.

Response: Yes, the existing building will be painted to compliment the proposed design and color scheme of the proposed structure.

The applicant is encouraged to provide low level safety lighting for the eastern sidewalk around the proposed structure.

Response: Additional path lighting has been added along the east and north side of the building. Please refer to landscape plan sheet for details.

The addition of landing pads at the northern exits of the building is encouraged.

Response: We have incorporated a sidewalk connection to each of the exits on the north side of the building.

Will the porte-cochere of the proposed structure accommodate an ambulance? Is such capacity necessary?

Response: The porte-cochere is intended to provide for ambulance access and it is absolutely necessary.

St. Lucie County Sherrifs Dept./City of Fort Pierce Police Dept.

- The lighting plan looks good and the selection of opaque fence is a good choice for maximum visibility.

Response: Acknowledged.

Will the property be incorporating the use of any security systems (alarm/cameras)?

Response: The facility will utilize both security systems, security staff and camera surveillance systems.

City of Fort Pierce Engineering Department- John R. Andrews PE

1. Please submit a signed and sealed boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

Response: Acknowledged. Please find attached the survey within the plan set for your review.

2. The noted 80' wide Midway Road Right-of-Way width does not coincide with the right-of-way width of 107.5' stated on FDOT's construction plans; please revise the plans accordingly and include all permanent roadway easements. In addition, the proposed Midway Road improvements shall be indicated on the submitted construction plans.

Response: Acknowledged. Please refer to the revised plan set attached for your review. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.

3. The site plan shall show proposed parking lot signage and striping (i.e. one-way signs, stop signs, directional arrows, etc.)

Response: Acknowledged. Please refer to the revised plan set attached for your review.

4. Provide a dimension for the drive aisle under the two (2) Porte Cocheres and the drive aisle dimension east of the southern Porte Cochere. The applicant shall be made aware that the minimum dimension for a one-way roadway is 14'.

Response: Acknowledged. Please refer to the revised plan set attached for your review.

5. The plans shall indicate a cross-walk which will provide a pedestrian route from the southernmost handicapped parking stalls to the existing building.

Response: Acknowledged. Please refer to the revised plan set attached for your review.

Fort Pierce Utility Authority-Ana Johnson

1. Conceptually approved-Final approval will be based on complete engineering submittal to FPUA for final review.

Response: Acknowledged. Final construction plans will be submitted to FPUA during the building permit submittal.

2. Electric & Gas Engineering: Electric is not available. Gas is available and is approved with comments. Contact Ana Johnson for details (772)466-1600x4705

Response: Acknowledged.

SLC Engineering Division- Edmund Bas:

1. Please include the proposed FDOT roadway improvements for Midway Road on the proposed plans.

Response: Acknowledged. Please refer to the revised plan set attached for your review. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.

2. Please provide a drainage easement over the ditch located at the north of the site. The easement should extend from the northern property line south to a point twenty (20) feet to the south of the southern top of bank of the ditch. Please contact County Surveyor Rod Reed at (772) 462-1721 for any questions regarding the easement.

Response: The applicant acknowledges the required dedication of a 20ft. drainage easement and will accept it as a condition of approval.

3. Advisory Comment: Please be advised that a right-of-way permit shall be required for the construction activities within County road rights-of-way. Please contact Selena Griffett, P.E. at (772) 462-2097 for additional information. FDOT approval shall also be required if construction is proposed to occur in concurrence with ongoing roadway improvement activities.

Response: Acknowledged.

4. Advisory Comment: Please be advised that a stormwater permit will be required if proposing to discharge into St. Lucie County road rights-of-way. Please contact Patrick Dayan, P.E. at (772) 462-2767 for additional information.

Response: Acknowledged.

St. Lucie County-BUREAU OF FIRE PREVENTION

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>

Response: Acknowledged.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: Acknowledged.

3. Please provide an electronic copy of the Site Plan (pdf format)

Response: Acknowledged.

4. Please show utility sheet with all hydrants within 1000', water mains, fire lines & FDC's

Response: Acknowledged.

5. Building will need sprinkler and fire alarm.

Response: Acknowledged.

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

Response: Acknowledged.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

Mike@McCartyLandPlanning.com

Planning Board

7.d.

Meeting Date: 07/11/2017

Information

REQUESTED ACTION

Special Exception - Eaton Residence - 1611 Binney Drive

LOCATION

1611 Binney Drive

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Forward a Recommendation of Approval to the Board of Adjustment

Attachments

Planning Staff Report

Site Aerial

Application for Special Exception

Site Plan

Site Plan Visual

Zoning Map

Form Review

Form Started By: Brandon Creagan

Started On: 07/03/2017 08:25 AM

Final Approval Date: 07/05/2017



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Special Exception
 Addition to a Non-Conforming Structure
 1611 Binney Drive**

DATE: June 30th, 2017

STAFF REPORT

Owner/Applicant: Stephen A Eaton
 1611 Binney Drive
 Fort Pierce, FL 34949-3190

Requested Action: Recommendation of Approval to the Board of Adjustment for a Special Exception to expand a nonconforming structure by 550 sq. ft.

Location: 1611 Binney Drive

Parcel ID: 2401-501-0213-000-1

Zoning: R-1, Single-family Low Density Residential

Surrounding Zoning:

North	East	South	West
R-3	R-1	A2 (Aquatic)	R-1

Future Land Use: RL, Low Density Residential

Parcel Size: .46 acres

Construction Date: 1980

Staff Analysis:

The subject single-family home was constructed in 1980 on South Hutchinson Island. The property owner is requesting to construct a 550 sq. ft. addition to the home. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-1, Single-Family Low Density Residential District, classifying this structure as non-conforming.

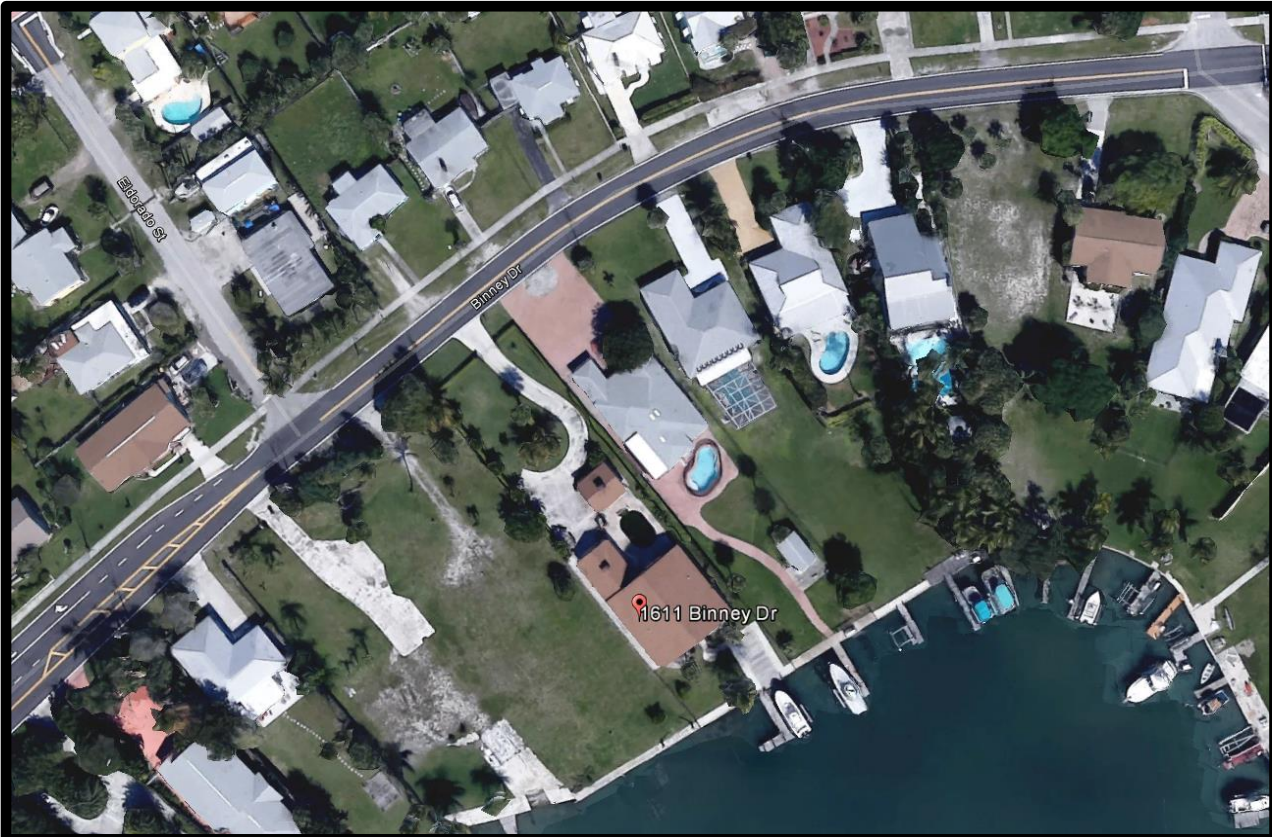
The requested addition to the structure necessitates the review and approval of a Special Exception based on the main structure failing to meet City Code Section 22-24 (b)(2)b., which mandates that the minimum depth of the side yard shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The structure rests at a distance of 6.3 feet from the western property line. This property is not a corner lot and therefor all structures must maintain at least a seven (7) foot distance from the side yard property line. The lot that abuts the western property line is currently vacant.

The proposed addition is intended to provide a covered patio to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning Board is requested to review the Special Exception for the proposed addition and advise the Board of Adjustment prior to action by the Board of Adjustment on the proposal.

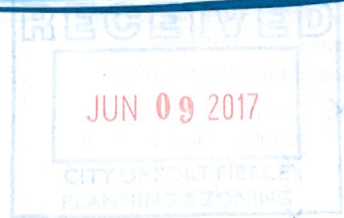
Staff Recommendation:

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore, Staff recommends that the Planning Board forward a recommendation of **approval** to the Board of Adjustment.



Special Exception
1611 Binney Drive
Aerial Map





Special Exception

Property address or Location 1611 Binney Dr. Fort Pierce, FL 34949-3190
 Parcel ID #(s) 2401-501-0213-000-1
 Project description Single family 1 floor Residence

Stephen & Pamela Eaton
 Property Owner(s)
1611 Binney Dr.
 Street Address
Fort Pierce FL 34949
 City State Zip
407.466.8989 cell
 Phone Number
speaton@hotmail.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.

[Signature] Stephen A Eaton
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 9th day of June, 2017, by
Stephen A Eaton who is personally known to me or has produced
FLDL as identification.

[Signature] Amaris Gil
 Signature of Notary

(seal)
 AMARIS ISABEL GIL
 MY COMMISSION # FF 914194
 EXPIRES: August 30, 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

SPECIAL EXCEPTION

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.

- As-built Survey

For Duplex:

- Verification of zoning prior to 1985 from City Clerk

- Complete, notarized application

Special Exception Type:

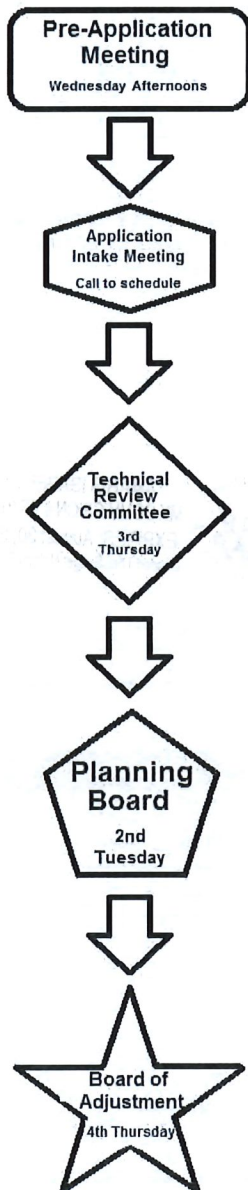
- Enlargement or Alteration of a Non-Conforming Structure
- Duplex as Special Exception

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	Appx 3,380		Single fam	1
Proposed	Appx 3,930		Single fam	1

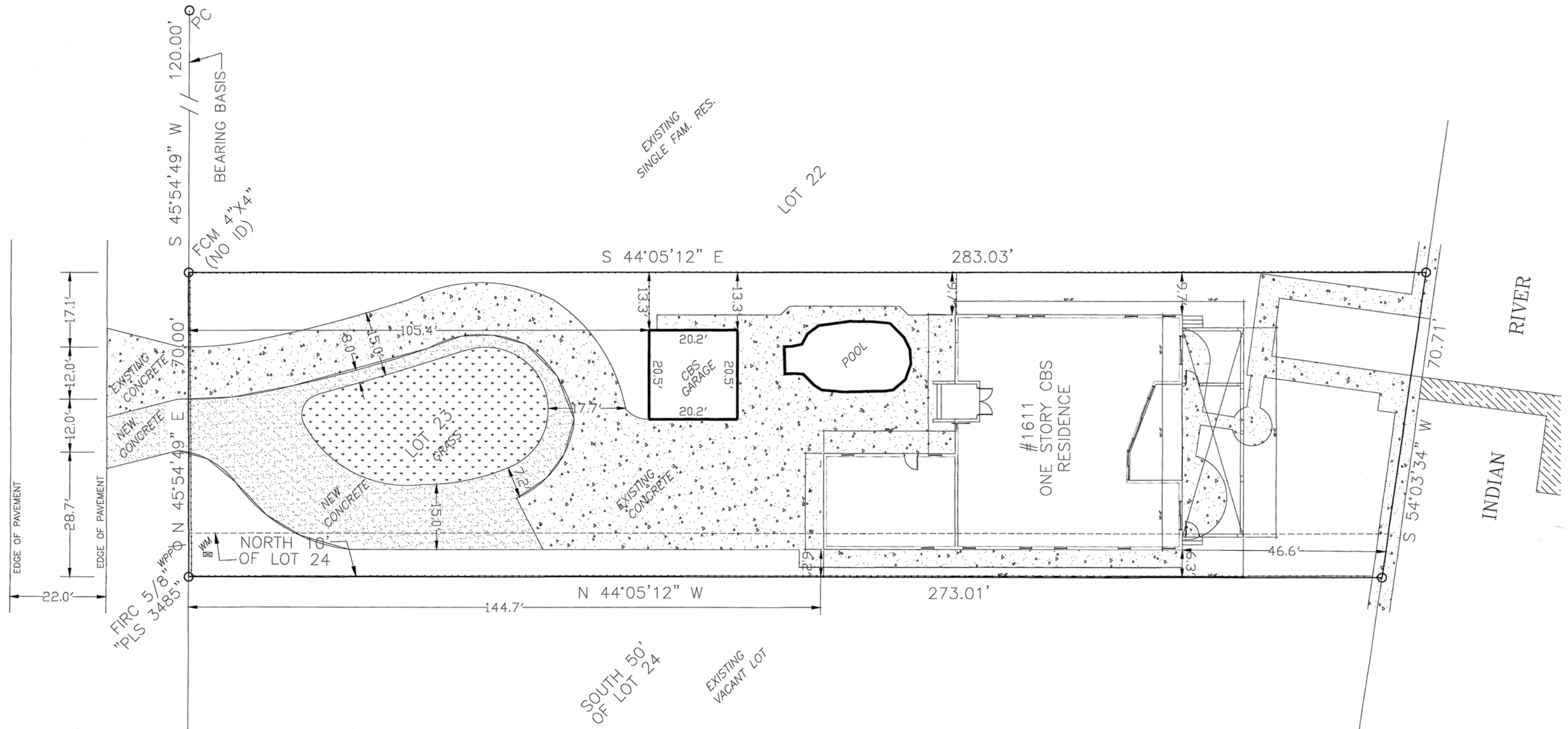
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
SF	Water	SF	Vacant Lot

Application Outlook



BINNEY DRIVE
(60' R/W)
22' ASPHALT ROADWAY

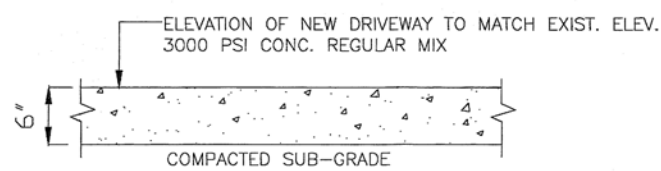


PROPOSED COVERED PATIO SITE PLAN

LEGAL DESCRIPTION:

LOT 23 AND THE NORTHERLY 10 FEET OF LOT 24, BLOCK 12, REVISED MAP FORT PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE(S) 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARCEL ID NUMBER: 2401-501-0213-000/1

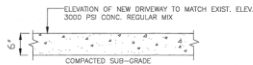
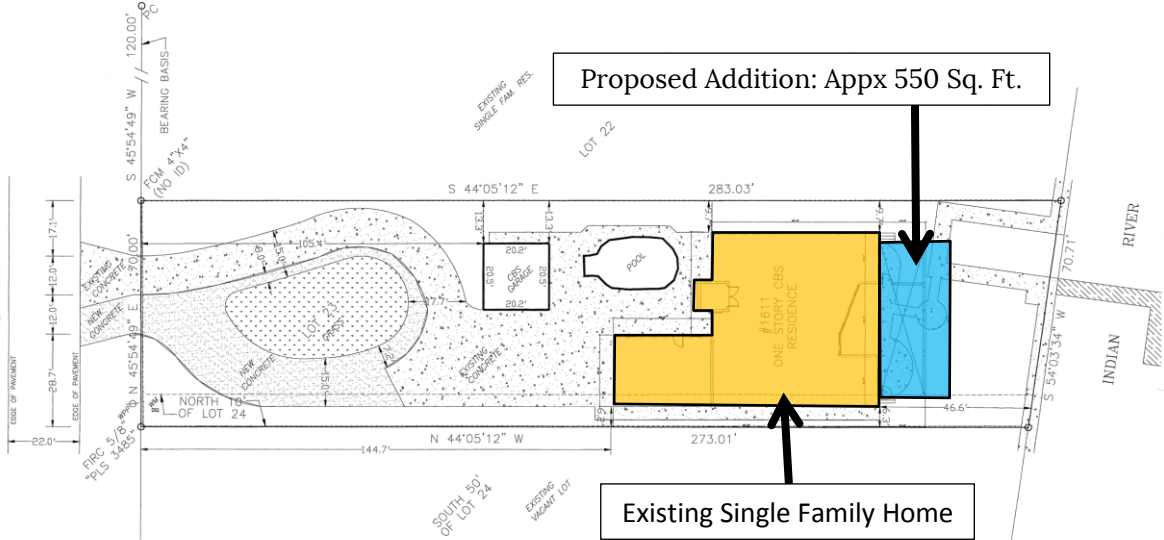


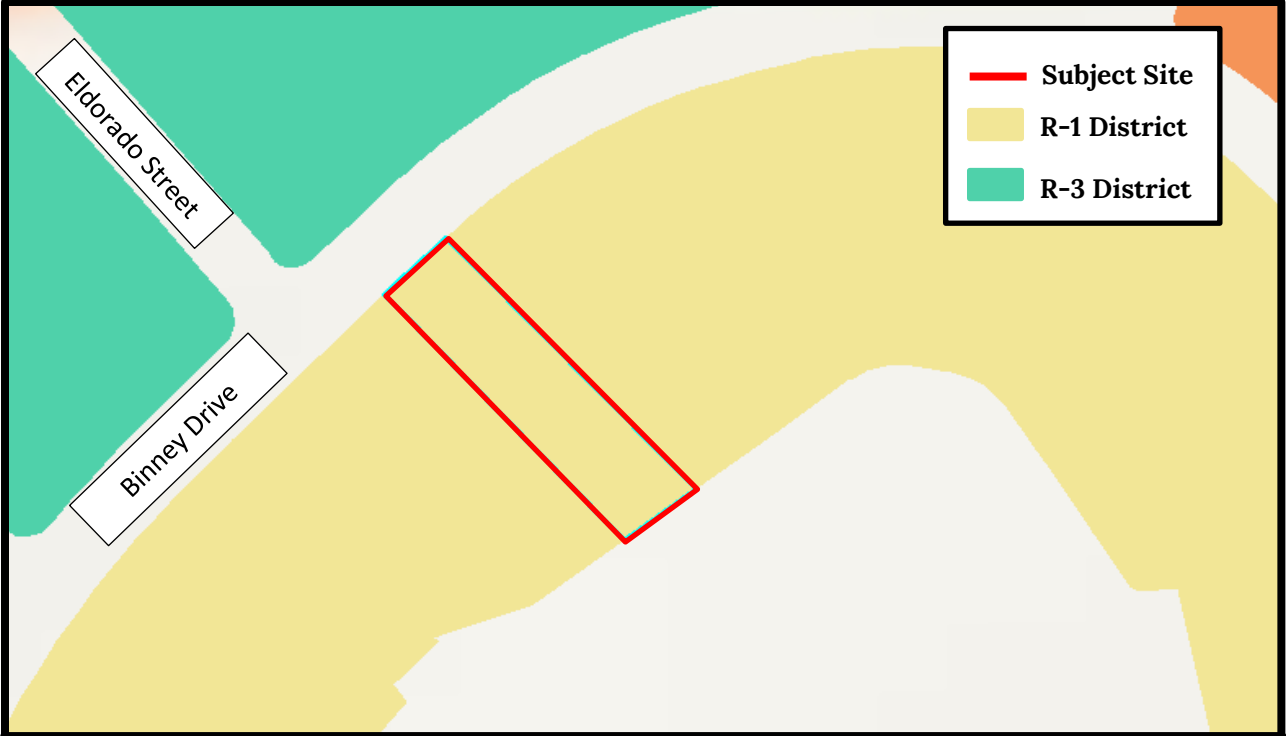
NEW DRIVEWAY SECTION

STFVF & PAM EATON RESIDENCE

1611 BINNEY DR. FT. PIERCE, FL 34949
407-466-8989

BINNEY DRIVE
(60' R/W)
22' ASPHALT ROADWAY





THE SUNRISE CITY
FORT PIERCE
Florida

**Special Exception
1611 Binney Drive
Zoning Map**

