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

CITY COMMISSION AGENDA

Regular Meeting - Monday, September 17, 2018 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

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

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the meeting minutes for the September 4, 2018 Regular Meeting.

6. **PROCLAMATIONS**

   a. Proclamation recognizing the 231st anniversary of the signing of the Declaration of Independence presented to the Cora Stickney Harper Chapter of National Society Daughters of the American Resolution .

7. **LETTERS TO COMMISSION**

   a. Email from June Raymond thanking the Public Works Department for the expeditious repair of the sidewalk at 29th Street and Avenue F.

   b. Letter fom Hugh Powell in appreciation of the Golf Course Manager, Danny Visconti instilling a professional, welcoming attitude into every aspect of the facility and personnel.

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

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

Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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

10. **MISCELLANEOUS REPORTS**

a. Update on St. Lucie County Public Schools Grades and Scores - Superintendent Wayne Gent

b. Florida Municipal Power Association (FMPA) Update - Jacob Williams

11. **CONSENT AGENDA**

a. Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County beginning October 1, 2018 for cooperation on state lobbying in an amount not to exceed $25,000.

b. Approval of the annual Humane Society contract for FY 2019 in an amount not to exceed $133,000.00.

c. Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2018-2019 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of $1,054,000.

d. Approval of the technical specifications in preparation of the issuance of an RFP for the utilization of the City Hall Annex.

e. Approval of the Interlocal Agreement between St. Lucie County and the City of Fort Pierce for the improvements and kiosks for the Zora Neale Hurston Dust Tracks Trail Restoration Project in the amount of $20,000.00 funded via a grant from the Tourist Development Council.

f. Approval of a Site Plan Extension (with Conditional Use and Design Review) for the Treasure Coast Recovery Center - 604 Midway Road. The new expiration date would be August 7, 2019.

12. **PUBLIC HEARINGS**

a. Ordinance 18-030 - Levying and collecting taxes for Fiscal Year beginning October 1, 2018 and Ending September 30, 2019, adopting Final Millage Rate. SECOND READING

b. Ordinance 18-032 Adopting a Final Budget for Fiscal Year 2019, beginning October 1, 2018 and ending September 30, 2019. SECOND READING

c. Legislative Hearing - Ordinance 18-023 - Affirming the Prior Approval for the Planned Development Mayfair at Lawnwood - Parcel IDs 2416-504-0199-000-1, 2416-504-0199-050-6 & 2416-504-0199-200-3 - SECOND READING

d. Quasi-Judicial Hearing - Ordinance 18-033 - Review and approval of an application for Major Amendment to a Planned Development along with an amended and restated Development Agreement by Applicant; Carriage Pointe Investors, LLC, to allow for eight (8) modifications for the subdividsion known as Carriage Point, located at the intersection of Ralls Road and Selvitz Road, Fort Pierce, FL. The property is currently zoned PD, Planned Development. FIRST READING

e. Quasi-Judicial Hearing - Ordinance 18-034 - Review and approval of an application for Major Amendment to a Planned Development by Applicant; LGI Homes, to allow for eight (8) modifications in the subdividsion known as Celebration Point, located at approximately 5501 Peterson Road, Fort Pierce, FL. The property is currently zoned PD, Planned Development. FIRST READING

13. **CITY COMMISSION**

a. Discussion regarding Jaycee Park policies at the request of Commissioner Sessions

b. Discussion about the SELF and PACE Programs in Saint Lucie County at the request of Commissioner Rufus Alexander.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

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

Meeting Date: 09/17/2018

Re: Meeting Minutes for 09.04.2018 Regular Meeting

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the meeting minutes for the September 4, 2018 Regular Meeting.

Attachments

Mtg Mins_09.04.2018

Form Review

Form Started By: Linda Cox Started On: 09/11/2018 04:53 PM

Final Approval Date: 09/11/2018

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON TUESDAY, **SEPTEMBER 4, 2018.**

1. CALL TO ORDER

2. OPENING PRAYER - Father Bob Pope, St. Mark Evangelist Catholic Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Staff Present: Interim City Attorney Benjamin Bryan
City Clerk Linda Cox
City Manager Nicholas Mimms

5. APPROVAL OF MINUTES

a. Approval of minutes from the Special Meetings on August 1, 2018 and August 24, 2018.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve meeting minutes from the Special Meetings held on August 1, 2018 and August 24, 2018.

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

Passed

b. Approval of the Meeting Minutes for the August 20, 2018 Regular Meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve item 5 b.

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

Passed

6. **PROCLAMATIONS**

Mayor Hudson issued the Proclamations.

a. Proclamation recognizing Hunger Action Month

b. Proclamation recognizing Suicide Awareness Month

7. **LETTERS TO COMMISSION**

No letters were presented.

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

Ilan Bally spoke on item 11 a.

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

Mayor Hudson asked to remove item 11 f and move item 12 j up to the first Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve the Agenda with changes.

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

Passed

10. MISCELLANEOUS REPORTS

a. Monthly Financial Report for the Month Ending July 31, 2017

Johnna Morris, Finance Director, presented the financial report. All funds, with the exception of the Golf Course and Sunrise Theatre funds, are above projection.

11. CONSENT AGENDA

a. Approve request to reduce code enforcement liens in the amount of $1,151,740.00 against 1610 N 25th Street, Ft. Pierce, FL 34950, Parcel Number 2404-610-0001-000-6 previously owned by 26 Investment LLC, 20 Maple Avenue #30B, Fair Lawn, NJ 07410 and currently owned by FB Royal Garden LLC, 10325 NW 7th Avenue, Miami, FL 33150 to $33,000.00 payable in 60 days.

b. Approve submittal of grant application and receipt of grant award from Allegany Franciscan Ministries for $75,000 to assist new business startups and new businesses relocating to Avenue D in Fort Pierce.

c. Approval of an Interlocal Agreement between the City of Fort Pierce and Fort Pierce Utilities Authority for Iroquois/Navajo MSBU.

d. Approve ATC Group Services, LLC request for installation of above-ground Fuel Tanks at City Compound Located at 52 Savannah Road.

e. Approval of contract between the City of Fort Pierce and Benjamin Bryan, Jr. to provide legal services as Interim City Attorney for a period of 90 days.

f. Approval of travel expenses for Commissioner Rufus Alexander to attend the Florida League of Cities University Workshop and Transportation & Intergovernmental Policy Committee meetings held from September 13-14, 2018 in the amount of $604.50.

g. Approval of travel expenses for Mayor Linda Hudson to attend the Florida League of Cities University Workshop and Land & Use Development Policy Committee meetings held from September 13-14, 2018 in the amount of $389.76.

h. Approval to replace existing Vievu Body Camera contract with new Axon Body Camera contract, in the amount not to exceed $450,001.65. The proposal is a five (5) year term that costs $90,000 per year.

i. Acceptance of Proposal/Engagement Letter from Colin Baenziger & Associates to provide City Attorney recruitment services for an amount not to exceed $23,500.

Commissioner Sessions pulled item 11 a. Interim City Attorney, Ben Bryan, Jr. pulled item 11 i.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve items 11 b, 11 c, 11 d, 11 e, 11 g, and 11 h.

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

Passed

As to item 11 a, Commissioner Sessions expressed his concerns as to why the City was charging these lien costs to the new owner. Peggy Arraiz, Code Enforcement Manager, indicated the prior owner had incurred all of these code violations and when the new owner purchased the property these costs had already skyrocketed. The Code Enforcement Department lowered the lien amounts to $3,000 per each of the 11 properties for a total of $33,000. Commissioner Alexander echoed Commissioner Sessions' opinion on the matter and asked if it were at all possible to have the previous owner incur these costs since s/he was the culprit of these costs in the first place. Ms. Arraiz explained the City Commission has the authority to allow this current owner to satisfy these liens in some way and release the rest of the lien allowing the remainder to attach itself to the prior owner’s name should they own property now or again in St. Lucie County.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to release the lien to the new owner upon payment of $12,100 and preserve the lien to the original owner at the full amount of $1,151,740.

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

Passed

As to item 11 i, Interim City Attorney, Ben Bryan, Jr. suggested that as a general notice provision, the City of Fort Pierce's Human Resources Department be listed in Phase II as being able to accept applications for the position so the Commission may consider local applicants from surrounding areas.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 11 i with amendment suggestions to the contract/proposal.

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

Passed

12. PUBLIC HEARINGS

a. Quasi Judicial Hearing - Ordinance 18-023 - Affirming the Prior Approval for the Planned Development Mayfair at Lawnwood -
Parcel IDs 2416-504-0199-000-1, 2416-504-0199-050-6 & 2416-504-0199-200-3 - FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AFFIRMING THE PRIOR APPROVAL OF A PLANNED DEVELOPMENT (PD) PLAN MODIFICATION FOR MAYFAIR AT LAWNWOOD PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Before commencing this Quasi-Judicial Hearing, Ben Bryan, Jr., Interim City Attorney, reminded the Commission when acting as a Quasi-Judicial Body they apply the laws and policies established and are held to stricter procedural requirements, following basic standards established and are held to stricter procedural requirements, following basic standards of notice and due process based on substantial evidence. As such, they conduct these proceedings as judges instead of legislators. That means that the only other individuals that may be heard are people who might have relevant information and their comments are limited to three (3) minutes each. Members of the public may be permitted to present their non-expert opinions, but the Commission must know that public sentiment is not relevant to the decision which must be based on competent, substantial evidence.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications; Commissioner Johnson, Commissioner Perona and Mayor Hudson disclosed communication.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Rebecca Grohall, Planning Director, indicated in 2016 there was a series of Public Hearings with the Planning Board as well as the City Commission. The City Commission approved the Revised Planned Development in November 2016 with the understanding that the negotiated agreement would be included in the final ordinance. After nearly two years, both parties reached a written agreement. Ms. Grohall showed the Commission a diagram of the south parcel's revised plan noting the most change. Proposed Ordinance 18-023 meets the criteria specified in Section 22-40 & 22-131 of the City Code and promotes and protects the public health, safety and general welfare. Staff recommends the approval of the proposed

Ordinance.

Mayor Hudson opened the Public Hearing.
Richard Wolfarth, the owner's representative, was happy to report that the biggest concern about drainage has been addressed.
David Earle, the attorney for Lawnwood of Fort Pierce, said there were a lot of things negotiated to bring this project to fruition.
Seeing no one else, the Mayor closed the Public Hearing.

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

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

Passed

b. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use with no new construction submitted by property owners, Leobardo Mata and Rosa Barajas, and applicant AWP Inc., to establish a contractor office that performs services off-site at 3101 Okeechobee Road, Fort Pierce, FL.The property is zoned General Commercial Zone (C-3), Parcel ID: 2417-806-0023-000-7.

Before commencing this Quasi-Judicial Hearing, Ben Bryan, Jr., Interim City Attorney, reminded the City Commission they were still bound by the same laws previously stated during the first Quasi-Judicial Hearing of the night.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. All denied having communication.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Vennis Gilmore, Planning Analyst, indicated this 0.58-acre lot is currently zoned C3-General Commercial with a Future Land Use of GC-General Commercial. All affected City Departments have reviewed the proposed Conditional Use and have provided approval with conditions based on compliance with requirements of the City Code. Staff recommends that the City Commission approve the request with the following conditions:
1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. Please provide the lighting plan with a minimum average of two (2) foot-candles.
2) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place.
3) Per City Code Section 22-187. – General Landscaping Requirements; Please provide a general landscaping plan demonstrating compliance with the City's landscaping requirements.
4) Please consult with the St. Lucie County Engineering Department concerning the three (3) driveway access points along Okeechobee Road. SLC Engineering is requesting that you remove the two easternmost driveways along Okeechobee Road.
5) The Planning Board has requested as a condition that storage of equipment be placed in the western portion of the subject property.

Mayor Hudson opened the Public Hearing.
Charles Potts, the Facility Manager and applicant's representative, indicated this was providing many jobs with great pay and benefits.
Seeing no one else, the Mayor closed the Public Hearing.

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

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

Passed

c. Resolution No. 18-R40 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 427 N 14th Street - Left Front Unit AKA Building #2 to show cause why the structure located on the premises should not be condemned and demolished.

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

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 427 N 14TH ST – LEFT FRONT UNIT AKA BUILDING #2 IN FORT PIERCE, FLORIDA IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO AFFECT SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE.

Before commencing this Quasi-Judicial Hearing, Ben Bryan, Jr., Interim City Attorney, reminded the City Commission they were still bound by the same laws previously stated during the first Quasi-Judicial Hearing of the night.

Mayor Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications. All denied having communication.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Peggy Arraiz, Code Enforcement Manager, gave the City Commission a history of the property declared unsafe, its current status and what the next steps conducive to demolition are.

Mayor Hudson opened the Public Hearing.
Christopher and Meredith Patterson confirmed being sworn in. They are the owners of the 427 N. 14th Street property and they were able to present valid Building Permits for this property.
Seeing no one else, the Mayor closed the Public Hearing.

Ms. Arraiz indicated that because permits were issued and the owners stated their full intention is to rehab this property, they will monitor it for six months to make sure they comply and, as a result, staff withdrew both this item, 12 c and item 12 d.

d. Resolution No. 18-R41 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 427 N 14th Street - Left Rear Unit AKA Building #3 to show cause why the structure located on the premises should not be condemned and demolished.

Withdrawn by staff.

e. Legislative Hearing - Ordinance 18-025 Rezoning the property generally located at 3800 Selvitz Road, from IH, Industrial Heavy (St. Lucie County Zoning) to I-3, Heavy Industrial (City of Fort Pierce Zoning). SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT 3800 SELVITZ ROAD, FROM IH, INDUSTRIAL HEAVY (ST. LUCIE COUNTY ZONING), TO I-3, HEAVY INDUSTRIAL (CITY OF FORT PIERCE); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Seeing no one, the Mayor closed the Public Hearing.

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

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

Passed

f. Legislative Hearing - Ordinance 18-026 Rezoning the property generally located at 3802 Selvitz Road, from IH, Industrial Heavy (St. Lucie County Zoning) to I-3, Heavy Industrial (City of Fort Pierce Zoning). SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT 3802 SELVITZ ROAD, FROM IH, INDUSTRIAL HEAVY (ST. LUCIE COUNTY ZONING), TO I-3, HEAVY INDUSTRIAL (CITY OF FORT PIERCE); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Seeing no one, the Mayor closed the Public Hearing.

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

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

Passed

g. Legislative Hearing - Ordinance 18-027 Approval of a Zoning Atlas Amendment (Rezoning) from I1, Light Industrial, to PD, Planned Development, along with Planned Development Plan for the Redhawk Rebar facility located at 4280 Bandy Boulevard , Fort Pierce, FL. SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY GENERALLY LOCATED AT 4280 BANDY BOULEVARD, FROM I-1, LIGHT INDUSTRIAL ZONE, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Seeing no one, the Mayor closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 12 g with staff recommendations.

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

Passed

h. Legislative Hearing - Ordinance 18-028 annexing property located at 3030 S. 25th Street. SECOND READING

City Clerk, Linda Cox, introduced the ordinance, read by title only, into the record. AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE 3030 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2019; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Brian Nolan presented himself to answer any questions.
Seeing no one else, the Mayor closed the Public Hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve item 12 h.

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

Passed

i. Legislative Hearing - Ordinance 18-029 Building Department Fee Schedule - SECOND READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 5, ARTICLE VII OF THE CODE OF ORDINANCES ENTITLED "PERMIT FEES"; AMENDING SECTION 5-266, TO CLARIFY DETERMINATION OF FEES AND VALUATIONS; AMENDING SECTION 5-267, TO UPDATE FEE COLLECTION, REORGANIZE SCHEDULE AND REMOVE FEES NOT INCLUSIVE TO PERMITS; CREATING SECTION 5-268, MISCELLANEOUS FEE SCHEDULE, TO PROVIDE FOR A SCHEDULE OF MISCELLANEOUS FEES NOT INCLUSIVE TO PERMITS; CREATING SECTION 5-269, INCENTIVE AND OPTIONAL SERVICE FEE SCHEDULE, TO PROVIDE FOR A SCHEDULE OF FEES FOR INCENTIVES AND OPTIONAL SERVICES THAT THE DEPARTMENT PROVIDES; CREATING SECTION 5-270, PENALTY FEE SCHEDULE, TO PROVIDE FOR A SCHEDULE OF FEES FOR PENALTIES THAT MAY BE ASSESSED DURING CONSTRUCTION ACTIVITIES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.
Seeing no one, the Mayor closed the Public Hearing.

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

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

Passed

j. Legislative Hearing - Ordinance 18-031 Modifying language in Chapter 12, Section 12-202 to remove the prohibition of delivery and demonstration of any item or service in City Parks. FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 12, ARTICLE II OF THE CODE OF ORDINANCES ENTITLED "PARKS AND RECREATION"; AMENDING SECTION 12-202 – PROHIBITED ACTIVITIES, TO MODIFY LANGUAGE TO ALLOW FOR THE DELIVERY AND DEMONSTRATION WITH CITY PARKS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Johnson expressed his concerns that the change in verbiage could be interpreted that any city park or beach could be used simply for demonstrations and could eventually be taken advantage of with the pretext that they are only demonstrating. Another concern was the use of the term “temporary”. The Commission discussed whether they should approve this for only a certain amount of time and then come back to revisit it.

Mayor Hudson opened the Public Hearing.
Carole Mushier suggested this be referred to the Parks Committee for their review and recommendations.
Charlene Adair also was in favor of having the Parks Committee research this so the parks can be managed effectively and a decision can be made with accurate data in mind.
Rick Reed said these parks belong to all of us that are residents of the city and it meant they provided an opportunity for all of us to come together, regardless of where we resided in within the city. He indicated these are only issues when certain parks are mentioned, but other parks within our city are allowed to do much more even though they are also within our city limits.
Seeing no one else, the Mayor closed the Public Hearing.

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

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to have the Parks Committee give their recommendations on current Code Section 12-202 within 60 days.

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

13. CITY COMMISSION

a. Resolution 18-R42 appointing members to the Police Community Advisory Committee (PCAC)

City Clerk, Linda Cox, introduced the resolution, read by title only, into the record. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE POLICE COMMUNITY ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Alexander appointed Melvin Jones.
Commissioner Johnson appointed Charlie Hayek.
Commissioner Perona appointed Henry Duhart.
Commissioner Sessions appointed Mazzella Smith.
Mayor Hudson appointed Pinkie Henley.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve the selected appointments for item 13 a.

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

b. Applications for appointment to the FPUA Board to be appointed via Resolution 18-R43.

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

There were only three applications submitted for this appointment consideration.
Commissioner Alexander and Commissioner Sessions voted to appoint Charlie Frank Matthews who will begin serving on October 1, 2018.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to appoint Charlie Frank Matthews as a new member to the FPUA Board via Resolution 18-R43.

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

Passed

c. Resolution 18-R44 accepting the returns of the primary election held on August 28, 2018.

City Clerk, Linda Cox, introduced the ordinance, read by title only, into the record.
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ACCEPTING THE RETURNS OF THE PRIMARY ELECTION HELD ON AUGUST 28, 2018, AS PROVIDED BY THE COUNTY SUPERVISOR OF ELECTIONS; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Alexander and Commissioner Perona will be sworn in on December 3, 2018.

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

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

Passed

14. COMMENTS FROM THE PUBLIC

Henry Duhart
Charlie Frank Matthews
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

a. City Manager's Report & Purchase Order Report

In an effort to be transparent, Nicholas Mimms, City Manager, provided the City Commission with a report of all of the expenditures between $10,000 and $50,000 for the period of July 1, 2018 and August 1, 2018. Mr. Mimms indicated the Active Shooter Training was a success and with the Police Department's help, they were able to identify some safety enhancement issues that needed addressing. The Sunrise Theatre Director position will be advertised in September 2018. The Planning Department, Building Department, City Clerk and Mr. Mimms met with the owner of Precious Lambs Day Care, Fay Owens-McCarthy and her design team to assist in what she needed in order to expedite the opening of her business. City staff will be helping the public understand the infrastructure of the city and how the Half-Cent Sales Tax Initiative affects them. The City Commission will be provided with a list of the HOAs, staff's talking points and the education material that will be provided to our citizens. The first reading of the ordinance adopting our General Fund Budget and FPRA Budget will take place at the September 10, 2018 Special Meeting. Brightline contacted the City of Fort Pierce in order to develop the King Plant as a mixed-use type of development while incorporating a travel railroad system, which currently runs from Orlando to Miami. The City Commission was in agreement that Mr. Mimms go ahead and pursue this to see how this would impact the City of Fort Pierce positively and/or negatively.

Ben Bryan, Jr., Interim City Attorney, said he'd work with Mr. Mimms in order to see what the legal implications of Brightline in our city would be. Additionally, he thanked the City Commission for selecting him for this job until the city hires a new City Attorney.

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander thanked the community for voting for him during this last election and recognizing his service.

Commissioner Perona had no comments.

Commissioner Sessions congratulated Commissioner Alexander and Commissioner Perona for their re-elections. He said that even when the Commission did not agree, he knew they all had the best interest of the City of Fort Pierce at heart and he recognized this and was grateful. He was happy about the new appointments selected for the Police Community Advisory Committee and the newest member of the FPUA Board. He requested a status

update on Lenzi's Diner and Mr. Mimms said he'd been in communication with Building staff and the owner of the diner and, because they want businesses to thrive, they are looking for any avenues that can be pursued in order to allow this owner to open promptly.

Commissioner Johnson echoed Commissioner Sessions thoughts on Lenzi's Diner and thanked Mr. Mimms for being proactive in order to get this business open as soon as possible. He congratulated both Commissioner Alexander and Commissioner Perona on their re-election.

Mayor Hudson reminded the city that on September 11th at 10 a.m. in the Veteran's Memorial Park the life of Cee Cee Ross Lyles will be celebrated. Ms. Lyles was a Fort Pierce native and member of the Fort Pierce Police Department and lost her life during the 2001 terrorist attacks. The Sandy Paws & Pet Parade will be held on September 8, 2018 at the Marina Square at 3 p.m. in celebration of how animals impact our lives.

17. ADJOURNMENT

The meeting adjourned at 9:19 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 09/17/2018

Re:

SUBJECT:

Proclamation recognizing the 231st anniversary of the signing of the Declaration of Independence presented to the Cora Stickney Harper Chapter of National Society Daughters of the American Resolution .

Attachments

Constitution Week Proclamation

Form Review

Form Started By: Linda Cox Started On: 09/11/2018 03:01 PM

Final Approval Date: 09/11/2018

WHEREAS, The Constitution of the United States of America insures the rights of every American and provides the framework for the administration of our Country; and

WHEREAS, September 17, 2018, marks the 231st anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the week of September 17 through September 23, 2018 as:

"Constitution Week"

and ask our citizens to reaffirm the ideals the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 17th day of September, 2018.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting **7.a.**

Meeting Date: 09/17/2018

Re: Email from June Raymond

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from June Raymond thanking the Public Works Department for the expeditious repair of the sidewalk at 29th Street and Avenue F.

Attachments

Email from June Raymond

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/06/2018 07:10 AM
City Manager	Nick Mimms	09/06/2018 07:10 AM

Form Started By: Jennifer Robinson Started On: 09/05/2018 03:53 PM

Final Approval Date: 09/06/2018

To: June Raymond <agentjuneraymond@gmail.com>
Cc: Jennifer D Robinson <jrobinson@city-ftpierce.com>, Rebecca Grohall <rgrohall@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Bcc:
Subject: Re: Thank You
From: Mike Reals <mreals@fppwd.com> - Tuesday 09/04/2018 08:07 PM

From: June Raymond <agentjuneraymond@gmail.com>
Date: 9/4/18 6:59 PM (GMT-05:00)
To: mreals@fppwd.com
Cc: Jennifer D Robinson <jrobinson@city-ftpierce.com>, Rebecca Grohall <rgrohall@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Subject: Thank You

Dear Mr. Reals,

I would like to thank you and your staff for repairing the side walk at 29th Street and avenue F within one week of me reporting this to you. Like my daughter and I, many kids travel this sidewalk to get to school or to get to their bus stop every school day. We appreciate the City's Quick response time to this issue and coming back again to the site to make additional repairs to that walkway. Thank you for all that you do.





City Commission Regular Meeting **7.b.**

Meeting Date: 09/17/2018

Re: Letter from Hugh Powell

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Letter fom Hugh Powell in appreciation of the Golf Course Manager, Danny Visconti instilling a professional, welcoming attitude into every aspect of the facility and personnel.

Attachments

Letter from Hugh Powell

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2018 04:31 PM
City Manager	Nick Mimms	09/10/2018 04:31 PM

Form Started By: Jennifer Robinson Started On: 09/10/2018 04:15 PM

Final Approval Date: 09/11/2018

August 30, 2018

Received
SEP 06 2018
City of Fort Pierce
City Manager's Office

Mr. Nick Mimms, City Manager

I am writing to thank you and commend you for having Danny Visconti become the Head PGA Professional at Indian Hills Golf Club. Your foresight to hire Danny has instilled a professional, welcoming attitude into every aspect of the facility and personnel.

Danny's hiring of Danny Lanman and Scott Fetner has made the experiencing of our golf outings a joy to look forward to each week. Each of our group's players constantly commends Danny and Scott to me. Personally, I have known Danny Lanman for years and have enjoyed his professional attitude and playing with him often. Scott's introduction to Indian Hills has brought an air of a Country Club environment. This is such a pleasant experience that Scott has continually upheld with his presence.

Now, not only is Indian Hills and the City of Ft. Pierce recognized for having a Country Club Atmosphere, but also the entire operation: Pro Shop: its personnel, set-up, offering of golf equipment - as well as Concessions (with Mary Ellen) all have an allure of professionalism. The greeting and assistance from all of the "outside" personnel has improved dramatically. Their attitude and efficiency is now

that of a private club. Since our arrival as a group, we have been treated as well as can be imagined. Every week our players speak highly of the starters, marshals, grounds personnel (especially Chris Garrett and James Castle), "BAG men", etc.

We look forward to a decade or more of play at Indian Hills. Of course, a new club house would be a major asset, which would create a large increase in play, concession, and Income! This addition would complete the "Country Club" environment.

Thank you again Nick for your foresight and commitment to Fort Pierce and surrounding communities.

Sincerely,
Hugh Powell

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

Meeting Date: 09/17/2018

Re: School Update

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Update on St. Lucie County Public Schools Grades and Scores - Superintendent Wayne Gent

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/06/2018 07:11 AM

Form Started By: Linda Cox Started On: 08/13/2018 02:11 PM

Final Approval Date: 09/06/2018

St. Lucie Public Schools

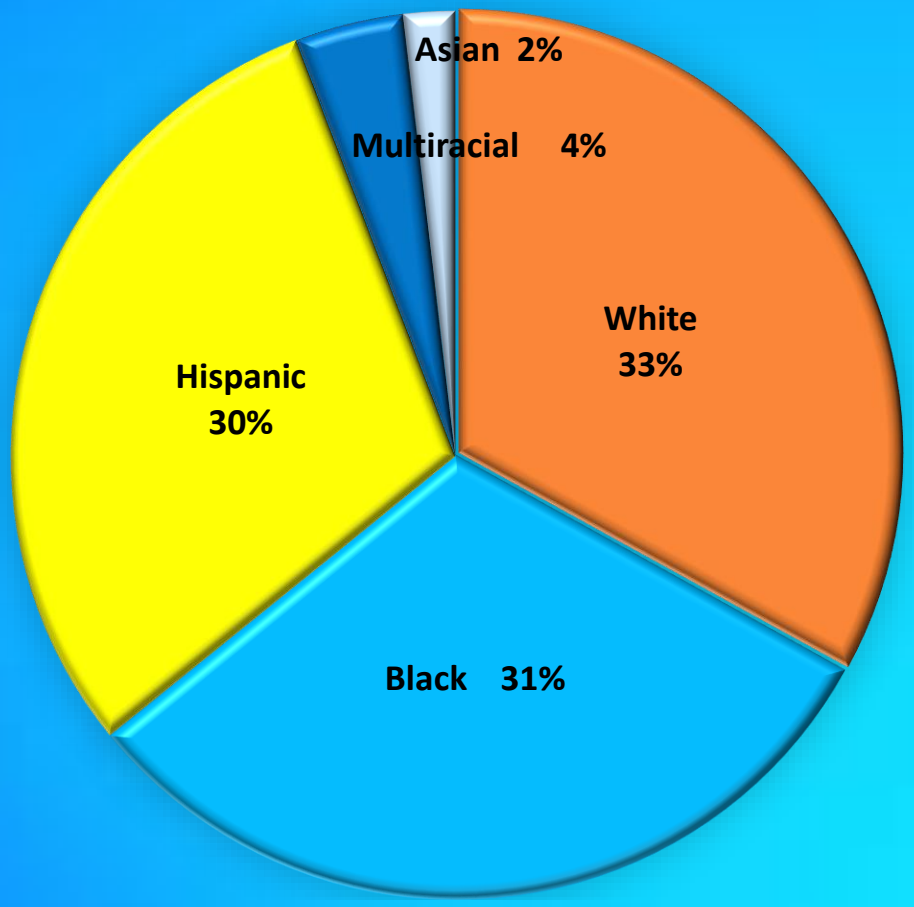
The mission of the St. Lucie Public Schools is to ensure all students graduate from safe and caring schools, equipped with the knowledge, skills, and desire to succeed.

St. Lucie PUBLIC SCHOOLS

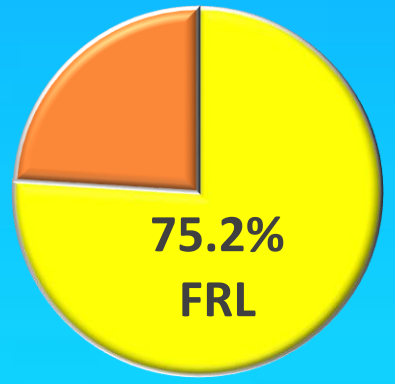


District At A Glance

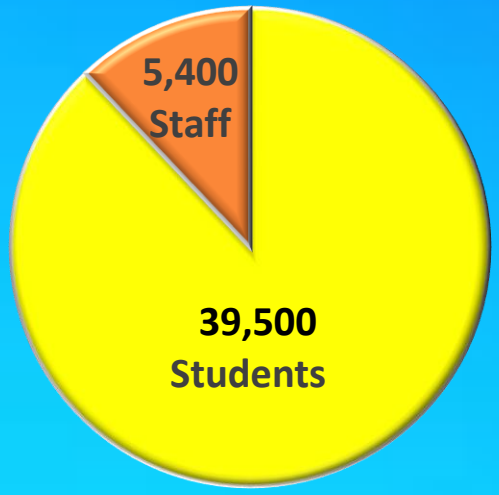
Race / Ethnicity



Free and Reduced Lunch



Organization



Transportation

Buses	Miles Per Year	Students Transported Per Day
308	6,000,000	23,000

District Grade

626

2016-2017

+ 38 POINTS

664

2017-2018

B

St. Lucie PUBLIC SCHOOLS

Gains from 2016-17 to 2017-18

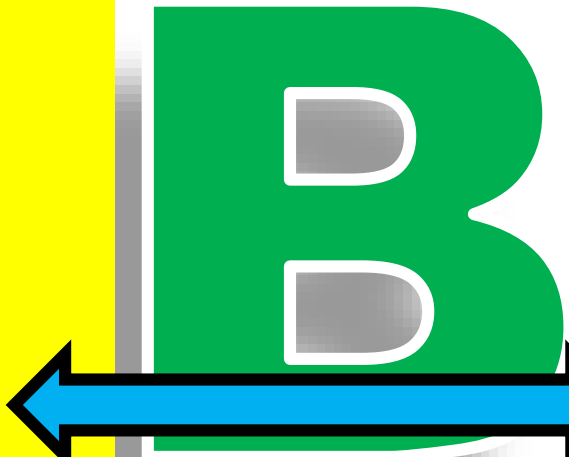
ELA (FSA, FSAA)	Mathematics (FSA, FSAA, EOCs)	Science (NGSSS, FSAA, EOCs)	Social Studies (EOCs)	Graduation Rate	Acceleration Success
Achievement **51 (+1)**	Achievement **53 (-1)**	Achievement **58 (+5)**	Achievement **69 (+2)**	4-Year Grad Rate **90 (+3)**	High School **60 (+10)**
Learning Gains **54**	Learning Gains **56 (+2)**				Middle School **75 (+8)**
Bottom 25% **49 (+3)**	Bottom 25% **49 (+4)**				

664 Points

+38 Over Last Year

Gains from 2016-17 to 2017-18

ELA (FSA, FSAA)	Mathematics (FSA, FSAA, EOCs)	Science (NGSSS, FSAA, EOCs)	Social Studies (EOCs)	Graduation Rate	Acceleration Success
Points needed for an "A" = 677			Achievement 69 (+2)	92 EST (+2)	70 EST (+10)
					Middle School 75 (+8)



676 Points

+12

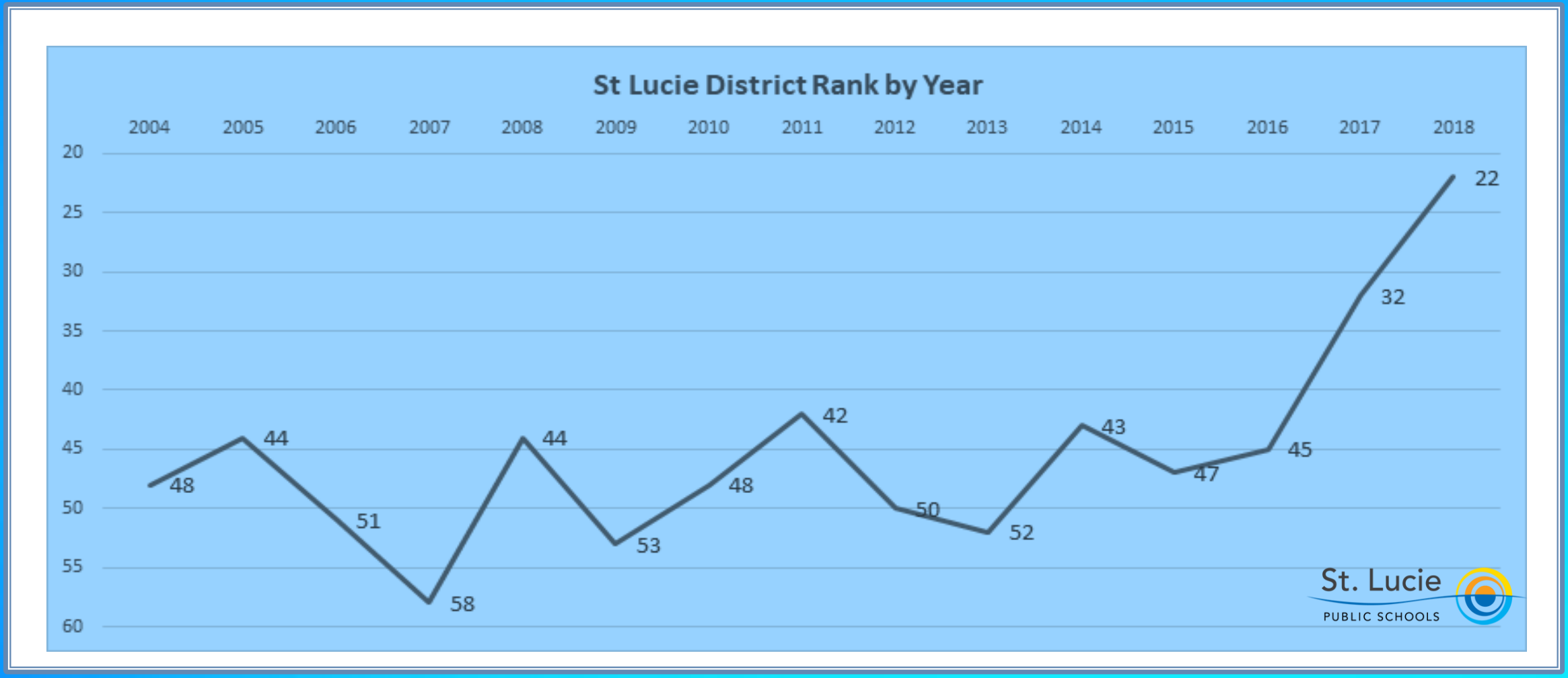
2-Year Gains from 2015-16 to 2017-18

ELA (FSA, FSAA)	Mathematics (FSA, FSAA, EOCs)	Science (NGSSS, FSAA, EOCs)	Social Studies (EOCs)	Graduation Rate	Acceleration Success
Achievement **51 (+4)**	Achievement **53 (+7)**	Achievement **58 (+6)**	Achievement **69 (+6)**	4-Year Grad Rate **90 (+15)**	High School **60 (+6)**
Learning Gains **54 (+4)**	Learning Gains **56 (+9)**				Middle School **75 (+18)**
Bottom 25% **49 (+6)**	Bottom 25% **49 (+10)**				

664 Points

+91 Over 2 Years

District Rank By Points Per Year



Free and Reduced Lunch Rates

St. Lucie	Indian River	Martin
75.2%	62.1%	48.5%

Fort Pierce	Port St. Lucie	SLC Charters
84.7%	71.2%	58.2%

St. Lucie PUBLIC SCHOOLS

District	Overall Points 15-16	Overall Points 16-17	Overall Points 17-18	Points Improved	District Grades	FRL
Martin	659	690	691	+1	A	48.5%
St. Lucie	573	626	664	+38	B	75.2%
Indian River	606	623	655	+32	B	62.1%

SLPS Ranked 1st In Improvement Over The Last 3 Years For Districts With More Than 15,000 Students.

SLPS Ranked 2nd In Improvement Between 2017 And 2018 For Districts With More Than 20,000 Students.

St. Lucie
PUBLIC SCHOOLS

School Grade Table

School Grade	2016	2017	*2018
A	2	5	9 
B	8	17	16
C	18	13	11
D	7	3	2
F	2	0	0

St. Lucie PUBLIC SCHOOLS

Florida Standards Assessment: ELA Highlights



Year	Grade 3		Grade 4		Grade 5		Grade 6		Grade 7		Grade 8		Grade 9		Grade 10	
	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL
2017	49%	58%	50%	56%	45%	53%	48%	52%	46%	52%	50%	55%	51%	52%	48%	50%
2018	46%	57%	50%	56%	49%	55%	47%	52%	48%	51%	54%	58%	52%	53%	52%	53%
Difference	-3%	-1%	0%	0%	+4%	+2%	-1%	0%	+2%	-1%	+4%	+3%	+1%	+1%	+4%	+3%

ELA Growth By Grade Level

St. Lucie PUBLIC SCHOOLS

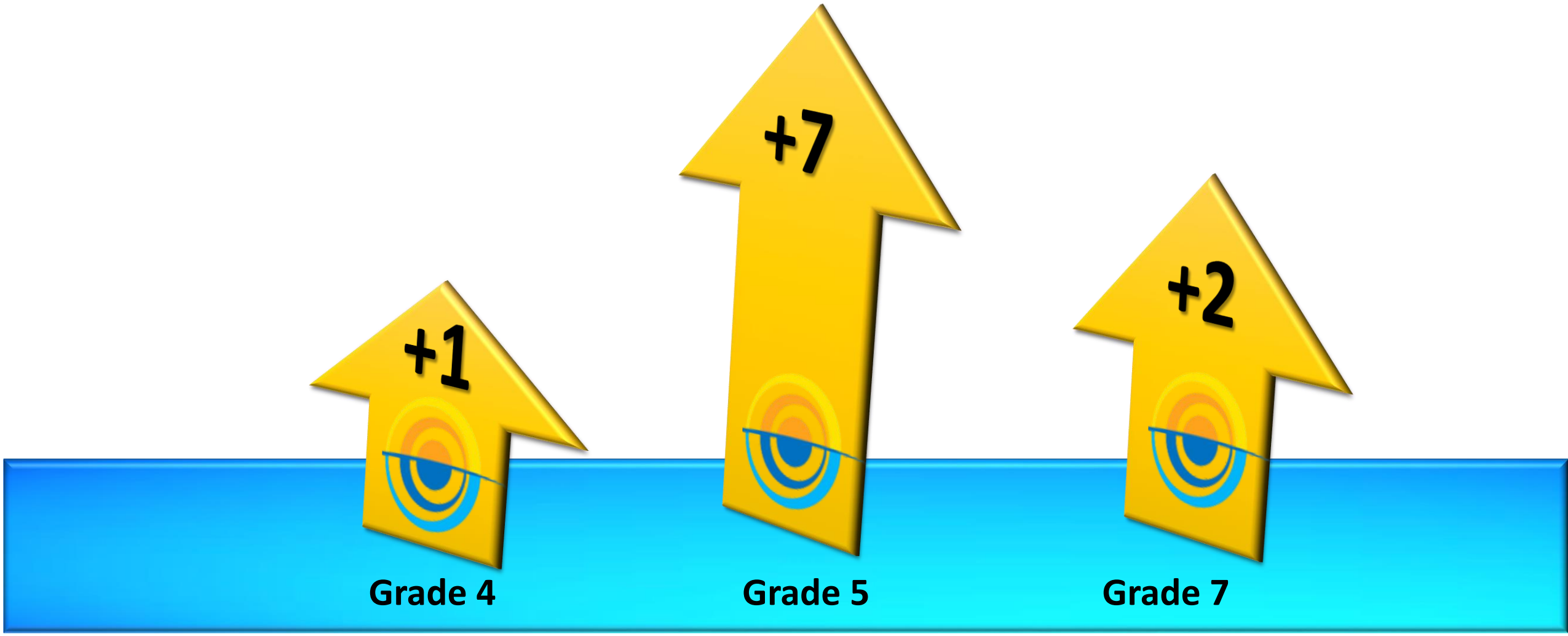
Knowledge Gap

Larger The Vocabulary – Greater The Achievement

Income Level	Number of Vocabulary Words
High Income	**45 Million Words**
Working Class	**26 Million Words**
Lower Income	**13 Million Words**

St. Lucie PUBLIC SCHOOLS

Florida Standards Assessment: Math Highlights



Year	Grade 3		Grade 4		Grade 5		Grade 6		Grade 7		Grade 8	
	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL	SLPS	FL
2017	54%	62%	56%	64%	48%	57%	48%	51%	47%	53%	40%	46%
2018	54%	62%	57%	62%	55%	61%	46%	52%	49%	54%	35%	45%
Difference	0%	0%	+1%	-2%	+7%	+4%	-2%	+1%	+2%	+1%	-5%	-1%

Math Growth By Grade Level

St. Lucie PUBLIC SCHOOLS

	Grade 5 Statewide Science Assessment		Grade 8 Statewide Science and Biology 1 EOC		Grade 6-12 Biology 1 EOC	
	2017	**2018**	**2017**	**2018**	**2017**	
STATEWIDE	51%	55%	50%	52%	63%	
ST. LUCIE	43%	50%	46%	49%	65%	68%





Science Performance

St. Lucie PUBLIC SCHOOLS

	Grade3-12 Civics EOC		Grade 5-12 U.S. History EOC	
	2017	2018	2017	2018
STATEWIDE	**69%**	**71%**	**67%**	**68%**
ST. LUCIE	69%	71%	62%	63%



Civics And US History Performance

St. Lucie PUBLIC SCHOOLS

A Schools



Fairlawn Elementary
Lincoln Park Academy
Mosaic Digital Academy (Upper)
Palm Pointe Research School
West Gate K-8
Mosaic Digital Academy (Lower)
Morningside Elementary
Oak Hammock K-8
St. Lucie West K-8

B Schools

Allapattah Flats K-8
Bayshore Elementary
Manatee Academy
Mariposa Elementary
Northport K-8
Port St. Lucie High
Rivers Edge Elementary
Southern Oaks Middle
Southport Middle
St. Lucie West Centennial High
Treasure Coast High
Village Green Environmental Studies

Fort Pierce Central High
Savanna Ridge Elementary
Weatherbee Elementary
White City Elementary



School Name	2016	2017	diff 2015 and 2016	2017 total Points	2018 Total Points	2017 vs 2018 Total Points
WEATHERBEE ELEMENTARY SCHOOL	253	283	30	283	429	146
SAMUEL S. GAINES ACADEMY K-8	395	340	-55	340	431	91
MORNINGSIDE ELEMENTARY SCHOOL	411	370	-41	370	439	69
FORT PIERCE WESTWOOD HIGH SCHOOL	361	421	60	421	480	59
FORT PIERCE CENTRAL HIGH SCHOOL	489	524	35	524	582	58
ST. LUCIE WEST CENTENNIAL HIGH	501	548	47	548	602	54
LINCOLN PARK ACADEMY	750	712	-38	712	761	49
Palm Point	604	607	3	607	656	49
SAVANNA RIDGE ELEMENTARY SCHOOL	314	361	47	361	407	46
MARIPOSA ELEMENTARY SCHOOL	279	381	102	381	421	40
OAK HAMMOCK K-8 SCHOOL	452	513	61	513	552	39
ALLAPATTAH FLATS K-8	445	448	3	448	484	36
DAN MCCARTY MIDDLE SCHOOL	316	419	103	419	453	34
MANATEE ACADEMY K-8	468	519	51	519	553	34
NORTHPORT K-8 SCHOOL	422	486	64	486	518	32
FOREST GROVE MIDDLE SCHOOL	418	444	26	444	475	31
ST. LUCIE WEST K-8 SCHOOL	505	543	38	543	573	30
PARKWAY ELEMENTARY SCHOOL	245	325	80	325	349	24
WHITE CITY ELEMENTARY SCHOOL	337	364	27	364	387	23
ST. LUCIE ELEMENTARY SCHOOL	179	266	87	266	283	17
PORT ST. LUCIE HIGH SCHOOL	421	543	122	543	549	6
SOUTHPORT MIDDLE SCHOOL	499	514	15	514	517	3

2017 to 2018

Point Improvements

24/36 Improved

(2 - Same)

St. Lucie PUBLIC SCHOOLS

School Name	2016	2017	diff 2015 and 2016	2017 total Points	2018 Total Points	2017 vs 2018 Total	Total Diff 2017 and
WEATHERBEE ELEMENTARY SCHOOL	253	283	30	283	429	146	176
MARIPOSA ELEMENTARY SCHOOL	279	381	102	381	421	40	142
DAN MCCARTY MIDDLE SCHOOL	316	419	103	419	453	34	137
PORT ST. LUCIE HIGH SCHOOL	421	543	122	543	549	6	128
FORT PIERCE WESTWOOD HIGH SCHOOL	361	421	60	421	480	59	119
PARKWAY ELEMENTARY SCHOOL	245	325	80	325	349	24	104
ST. LUCIE ELEMENTARY SCHOOL	179	266	87	266	283	17	104
ST. LUCIE WEST CENTENNIAL HIGH	501	548	47	548	602	54	101
OAK HAMMOCK K-8 SCHOOL	452	513	61	513	552	39	100
NORTHPORT K-8 SCHOOL	422	486	64	486	518	32	96
FORT PIERCE CENTRAL HIGH SCHOOL	489	524	35	524	582	58	93
SAVANNA RIDGE ELEMENTARY SCHOOL	314	361	47	361	407	46	93
MANATEE ACADEMY K-8	468	519	51	519	553	34	85
RIVERS EDGE ELEMENTARY SCHOOL	320	398	78	398	395	-3	75
ST. LUCIE WEST K-8 SCHOOL	505	543	38	543	573	30	68
FOREST GROVE MIDDLE SCHOOL	418	444	26	444	475	31	57
BAYSHORE ELEMENTARY SCHOOL	324	395	71	395	380	-15	56
Palm Point	604	607	3	607	656	49	52
TREASURE COAST HIGH SCHOOL	502	567	65	567	554	-13	52
WHITE CITY ELEMENTARY SCHOOL	337	364	27	364	387	23	50
CHESTER A. MOORE ELEMENTARY SCHOOL	207	293	86	293	253	-40	46
FAIRLAWN ELEMENTARY SCHOOL	428	486	58	486	468	-18	40
ALLAPATTAH FLATS K-8	445	448	3	448	484	36	39
SAMUEL S. GAINES ACADEMY K-8	395	340	-55	340	431	91	36
FLORESTA ELEMENTARY SCHOOL	326	377	51	377	360	-17	34
LAWNWOOD ELEMENTARY SCHOOL	276	309	33	309	309	0	33
MORNINGSIDE ELEMENTARY SCHOOL	411	370	-41	370	439	69	28
LAKEWOOD PARK ELEMENTARY SCHOOL	277	302	25	302	302	0	25
WEST GATE K-8 SCHOOL	585	621	36	621	604	-17	19
SOUTHPORT MIDDLE SCHOOL	499	514	15	514	517	3	18
LINCOLN PARK ACADEMY	750	712	-38	712	761	49	11

2016-2018
Point Improvements

31/36

Improved

St. Lucie PUBLIC SCHOOLS

Graduation Rates – District Comparisons

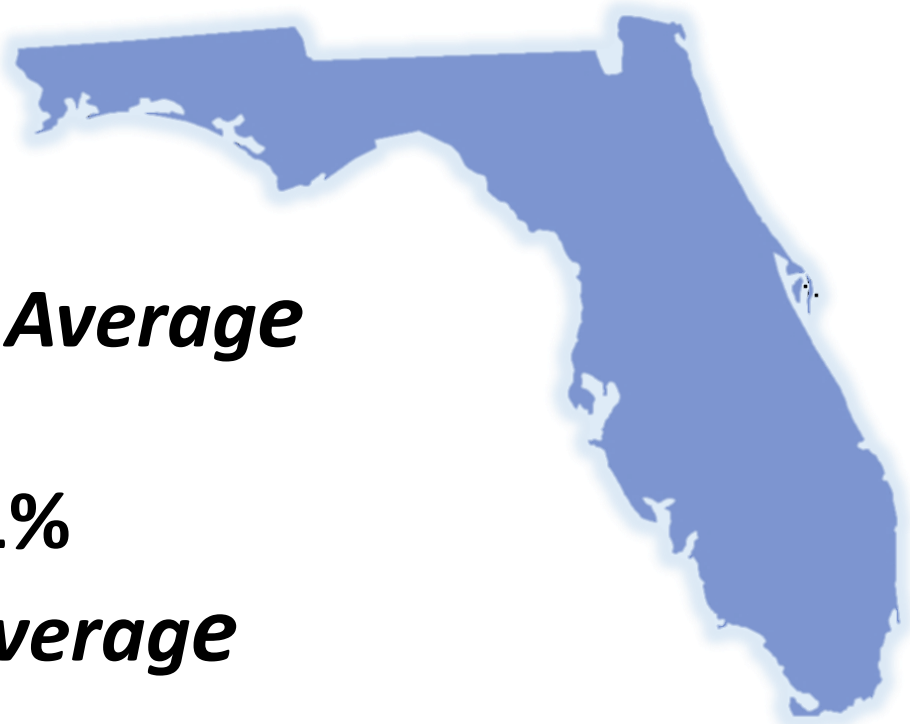
District	Graduation Rate	Number of Graduates	FRL
1. Gilchrist	93.4%	156	90.3%
2. Nassau	90.9%	874	49.2%
3. St. Johns	90.9%	2,552	24.1%
4. Suwannee	90.5%	342	92.5%
5. St. Lucie	**90.1%**	**2,761**	**75.2%**
6. Dixie	89.5%	102	97.6%
7. Leon	88.6%	1,978	58.0%
8. Seminole	88.6%	4,680	48.6%
9. Clay	88.4%	2,672	49.4%
10. Collier	88.2%	2,995	64.9%

Graduation Rates – Treasure Coast Districts

District	Graduation Rate	Number of Graduates	FRL
St. Lucie	**90.1%**	**2,761**	**75.2%**
Indian River	87.1%	1,079	62.1%
Martin	83.9%	1,351	48.5%

St. Lucie
PUBLIC SCHOOLS

Graduation Rates



3rd

ESE Graduation Rate - 83.7%

17.7% Higher Than The State Average

3rd

Black Graduation Rate - 88.1%

13% Higher Than The State Average

6th

White Graduation Rate - 91.5%

5% Higher Than The State Average

7th

Hispanic Graduation Rate at 89.6%

8% Higher Than The State Average

St. Lucie PUBLIC SCHOOLS

Graduation Rates – Treasure Coast High Schools

School	Grad Rate	Change From Previous Year
Lincoln Park Academy	**99.6%**	**+ 2.9%**
Treasure Coast High School	**97.3%**	**+ 5.5%**
Fort Pierce Central High School	**95.5%**	**+ 3.1%**
***Somerset College Prep**	**94.8%**	**+ 3.1%**
St. Lucie West Centennial High School	**93.2%**	**+ 4.0%**
Vero Beach High School	91.0%	+ 1.6%
Port St. Lucie High School	**89.8%**	**+ 8.4%**
Fort Pierce Westwood High School	**89.8%**	**+ 6.7%**
Jensen Beach High School	88.4%	- 3.4%
South Fork High School	85.5%	- 3.6%
Martin County High School	85.3%	- 3.6%
Sebastian River High School	83.7%	- 1.6%

Graduation Rates – SLPS Trends

School	2014-2015	2015-2016	2016-2017	Increase Over 3 Years
Fort Pierce Central High School	80.1%	92.4%	95.5%	15.4%
Fort Pierce Westwood High School	63.8%	83.1%	89.8%	26.0%
Lincoln Park Academy	98.6%	96.7%	99.6%	1.0%
Port St. Lucie High School	70.7%	81.4%	89.8%	19.1%
St. Lucie West Centennial High School	82.3%	89.2%	93.2%	10.9%
Treasure Coast High School	82.7%	91.8%	97.3%	14.6%
DISTRICT	75.5%	**86.8%**	**90.1%**	**14.6%**
STATE	77.9%	80.7%	82.3%	4.4%

Graduation Rates - Projections



School	Grad Rate 2017	Grad Rate 2018 (Projections)
Fort Pierce Central High School	95.5%	96%
Fort Pierce Westwood High School	89.8%	93%
Lincoln Park Academy	99.6%	99%
Mosaic Digital Academy	86.4%	89%
Performance Based Diploma Program	15.4%	44%
Port St. Lucie High School	89.8%	95%
St. Lucie West Centennial High School	93.2%	95%
Treasure Coast High School	97.3%	98%
District	**90.1%**	**91%**

St. Lucie PUBLIC SCHOOLS

Increasing College And Career Readiness

AP IB AICE DE CTE

83.11%



St. Lucie
IC SCHOOLS

0% 10% 20% 30% 40% 50% 60% 70% 80% 90%

2017-2018 Projection

Graduation Rate For Six Comprehensive High Schools





St. Lucie PUBLIC SCHOOLS

Download Our App For Easy Access To District News And Resources



Search For
St. Lucie Public Schools
In Your Favorite App Store
Today.

Emergency Alert Button

St. Lucie
PUBLIC SCHOOLS

Family Involvement Matters

What can you do?

Take 20 minutes a day to encourage a love of reading.

Establish a time and comfortable place for daily reading.

Share and model a love of reading for pleasure.

Ask children questions about their reading.

Provide books to your child or go to the library.

Create opportunities for your child to write.

Sign up for mobile phone tips in English or Spanish by simply texting **READING to 41411** from your mobile phone.

Go to FLDOE.org Just Take 20 Families site for rich additional resources.

These strategies tell children that reading and writing are important lifelong activities that are fun and useful.

St. Lucie PUBLIC SCHOOLS







St. Lucie PUBLIC SCHOOLS

WLX-TV

"The St. Lucie Education Channel"

www.stlucieschools.org

St. Lucie PUBLIC SCHOOLS

City Commission Regular Meeting **10.b.**

Meeting Date: 09/17/2018

Re:

SUBJECT:

Florida Municipal Power Association (FMPA) Update - Jacob Williams

Attachments

Presentation

Form Review

Form Started By: Linda Cox Started On: 08/17/2018 08:39 AM

Final Approval Date: 08/17/2018

FMPA and FPUA Adding Value to Fort Pierce

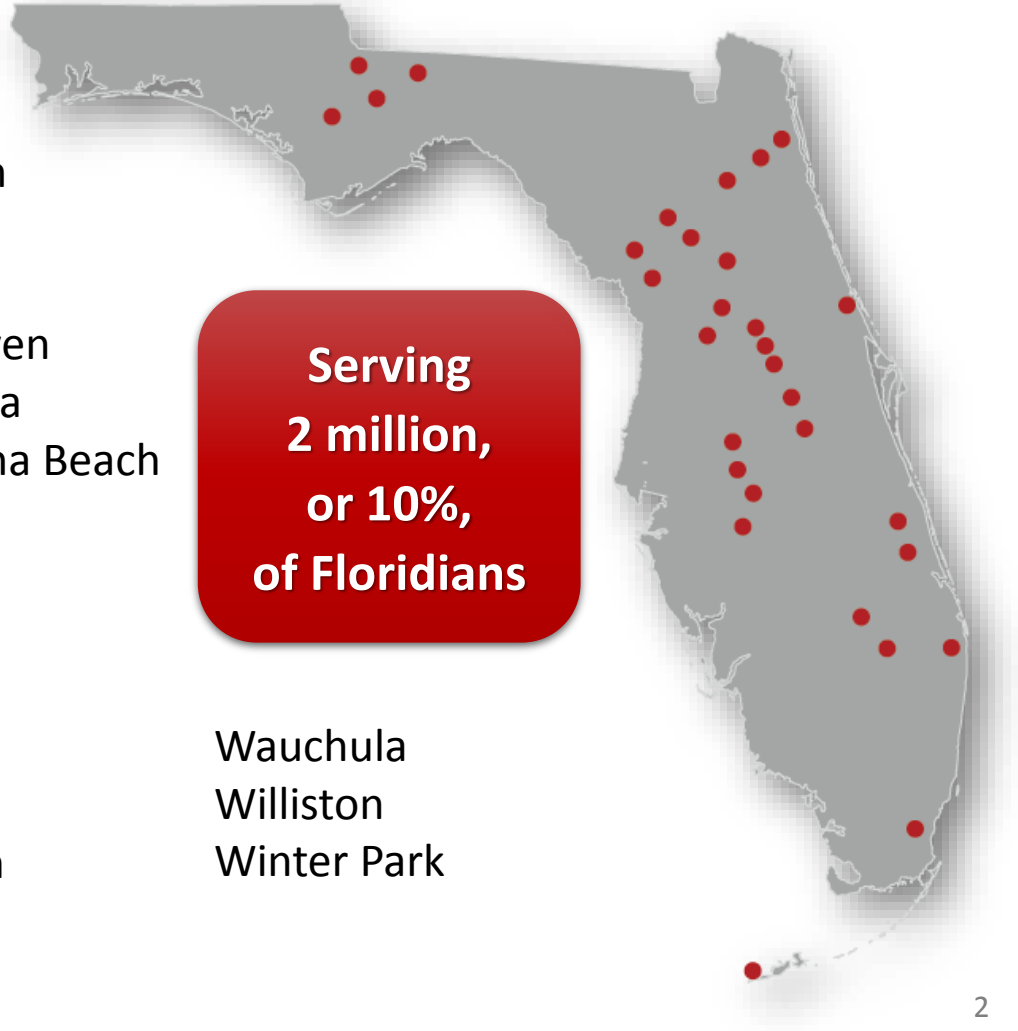
Fort Pierce City Commission

Sept. 17, 2018

31 Municipals Are Members of FMPA

Mission: Low-Cost, Clean and Reliable Power

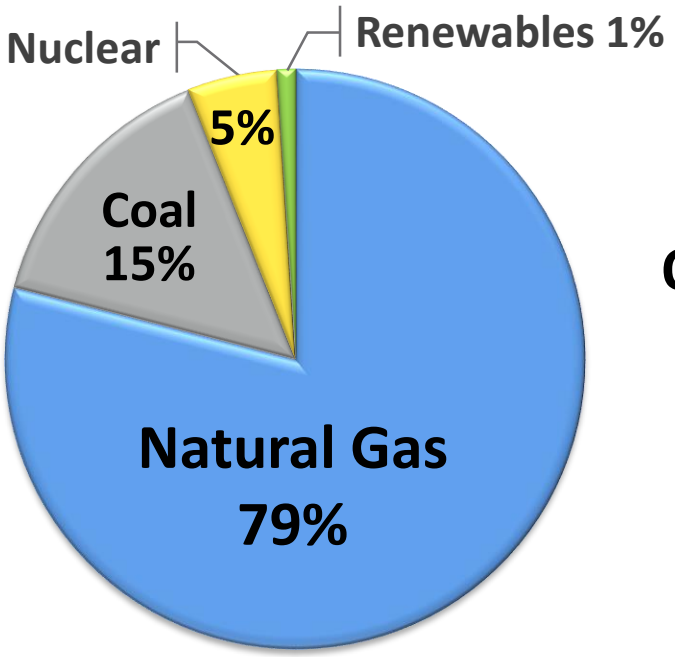
Alachua
Bartow
Blountstown
Bushnell
Chattahoochee
Clewiston
Fort Meade
Fort Pierce
Gainesville
Green Cove Springs
Town of Havana
Homestead
Jacksonville Beach
Key West
Kissimmee
Lake Worth
Lakeland
Leesburg
Moore Haven
Mount Dora
New Smyrna Beach
Newberry
Ocala
Orlando
Quincy
St. Cloud
Starke
Vero Beach
Wauchula
Williston
Winter Park



FMPA MUNICIPAL POWER

FMPA Controls 1,670 MW of Generation

Nearly 80% of Energy from Natural Gas



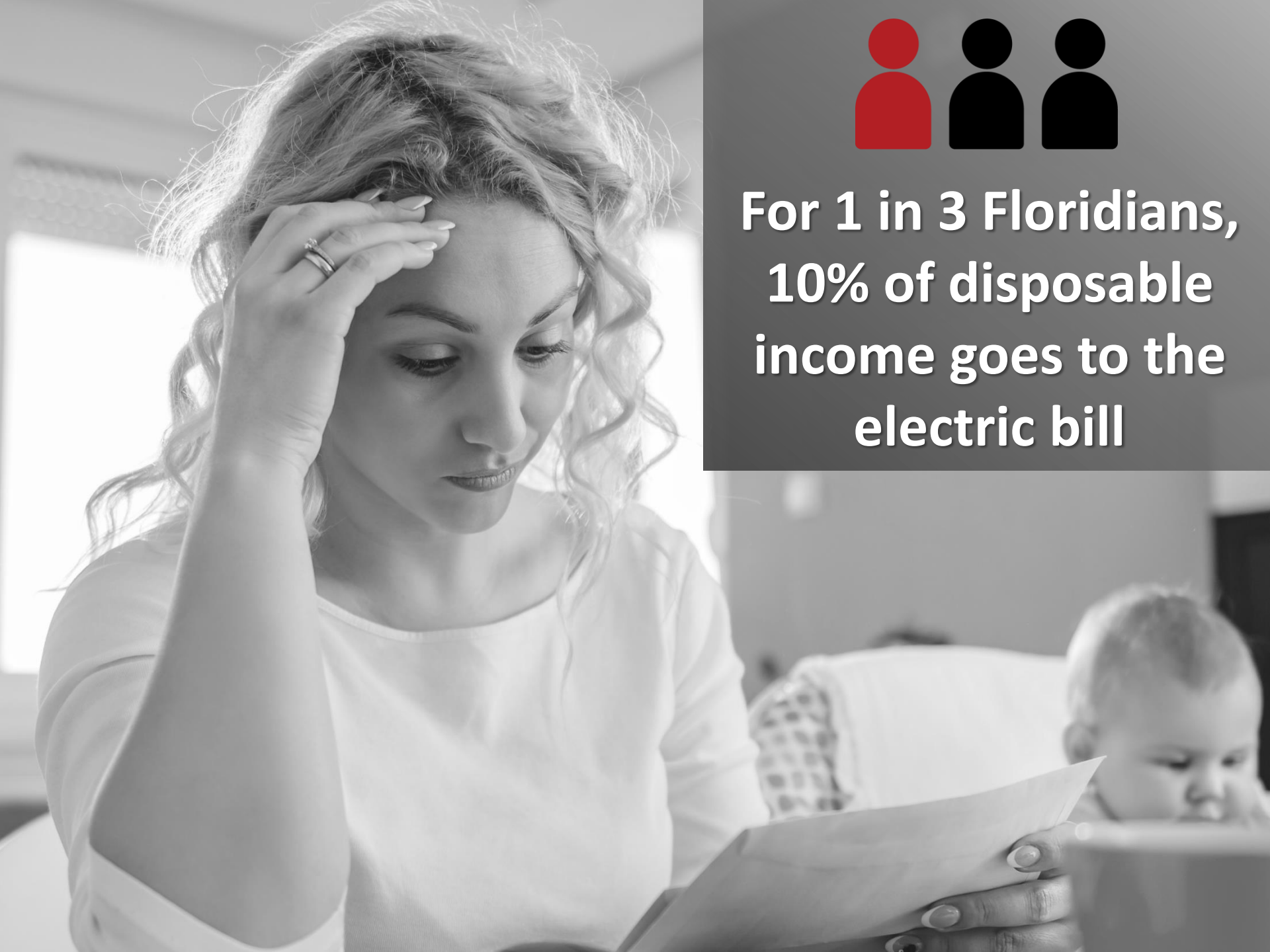
Fiscal 2017 ARP Energy Sources

Ownership in 20 units

- 10 natural gas-fired
- 2 coal-fired
- 1 nuclear
- 7 oil-fired (Key West)
- Plus renewable energy and power purchases



FMPA MUNICIPAL POWER

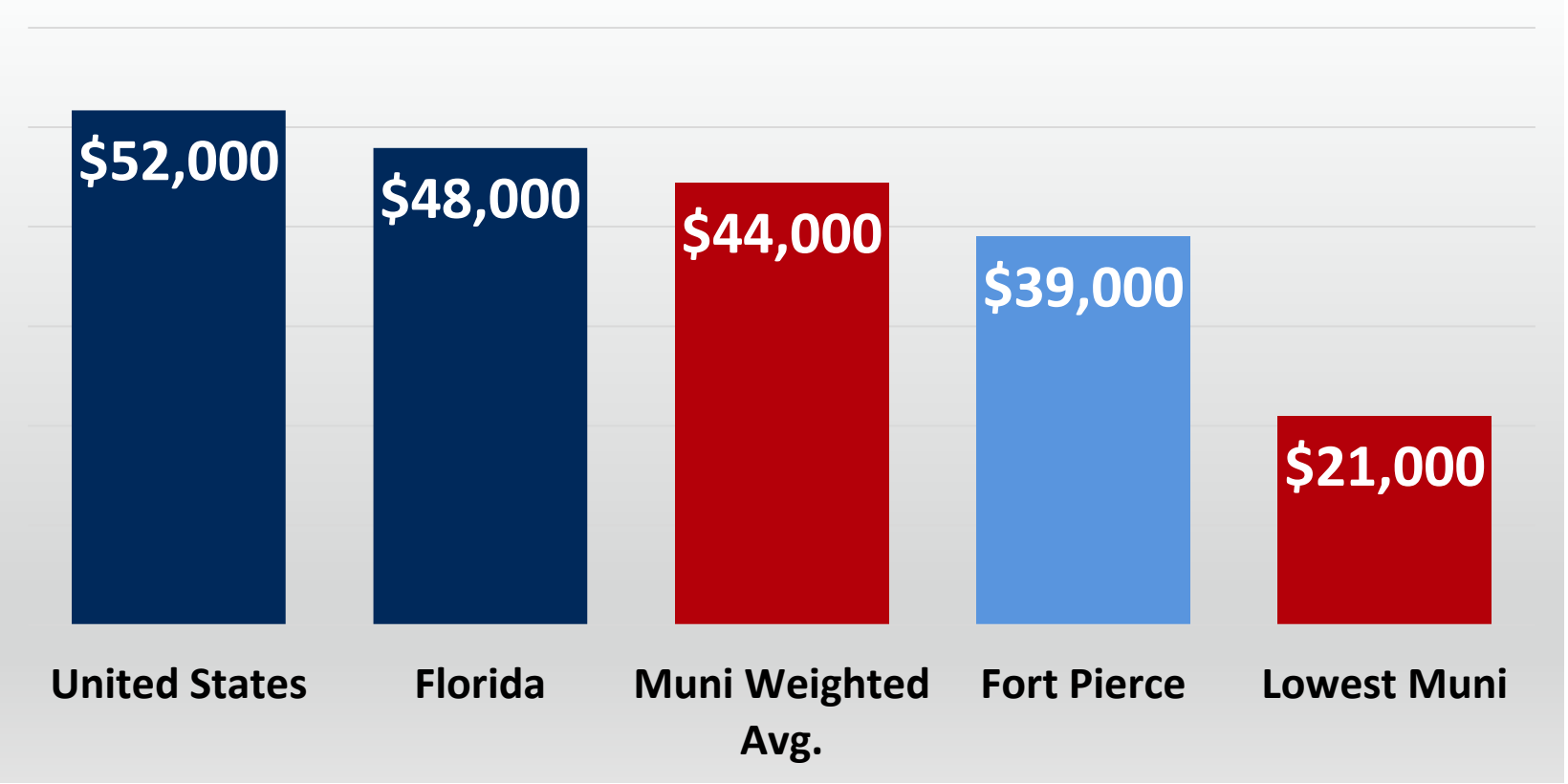

For 1 in 3 Floridians, 10% of disposable income goes to the electric bill

People Need Affordable Electricity

Income in 29 of 33 Fla. Cities Lower Than State Average

2017 Real Personal Income Per Capita

Rounded to Nearest Thousand



SOURCE: Woods and Poole Economics, Inc. and U.S. Census Bureau (adjusted to 2017 dollars)

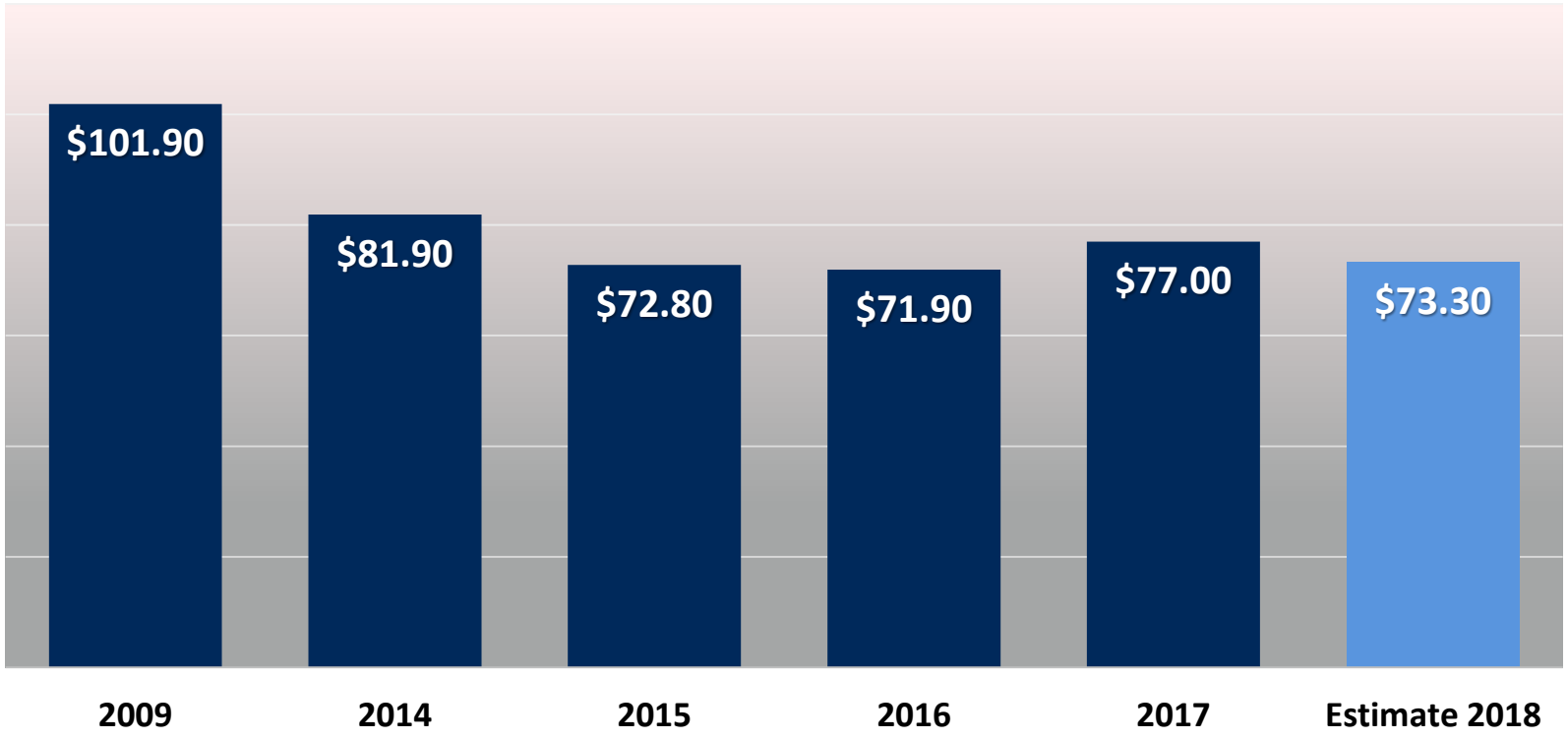
FMPA Provides Low-Cost Power

FMPA's Costs Decreased 28% Since 2009

Nationally, Electricity Prices Increased 7%

All-Requirements Project: Historical and Budgeted Rates

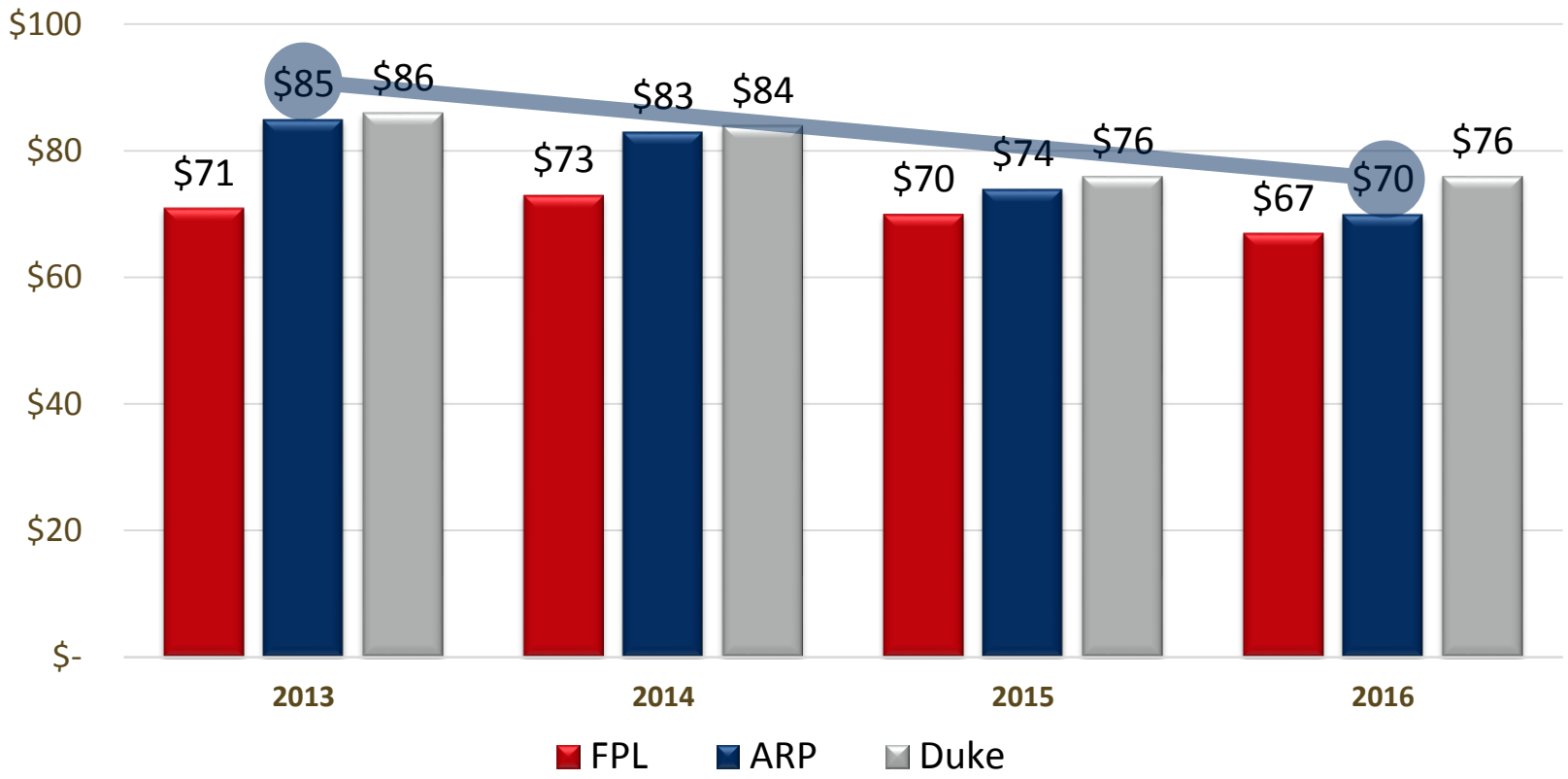
Cost per Megawatt Hour



FMPA MUNICIPAL POWER

FMPA's Costs of Service Competitive

Below the Average of FPL and Duke for 2016



SOURCE: Costs for investor-owned utilities from FERC Form 1 for long-term, full-requirements-type service.

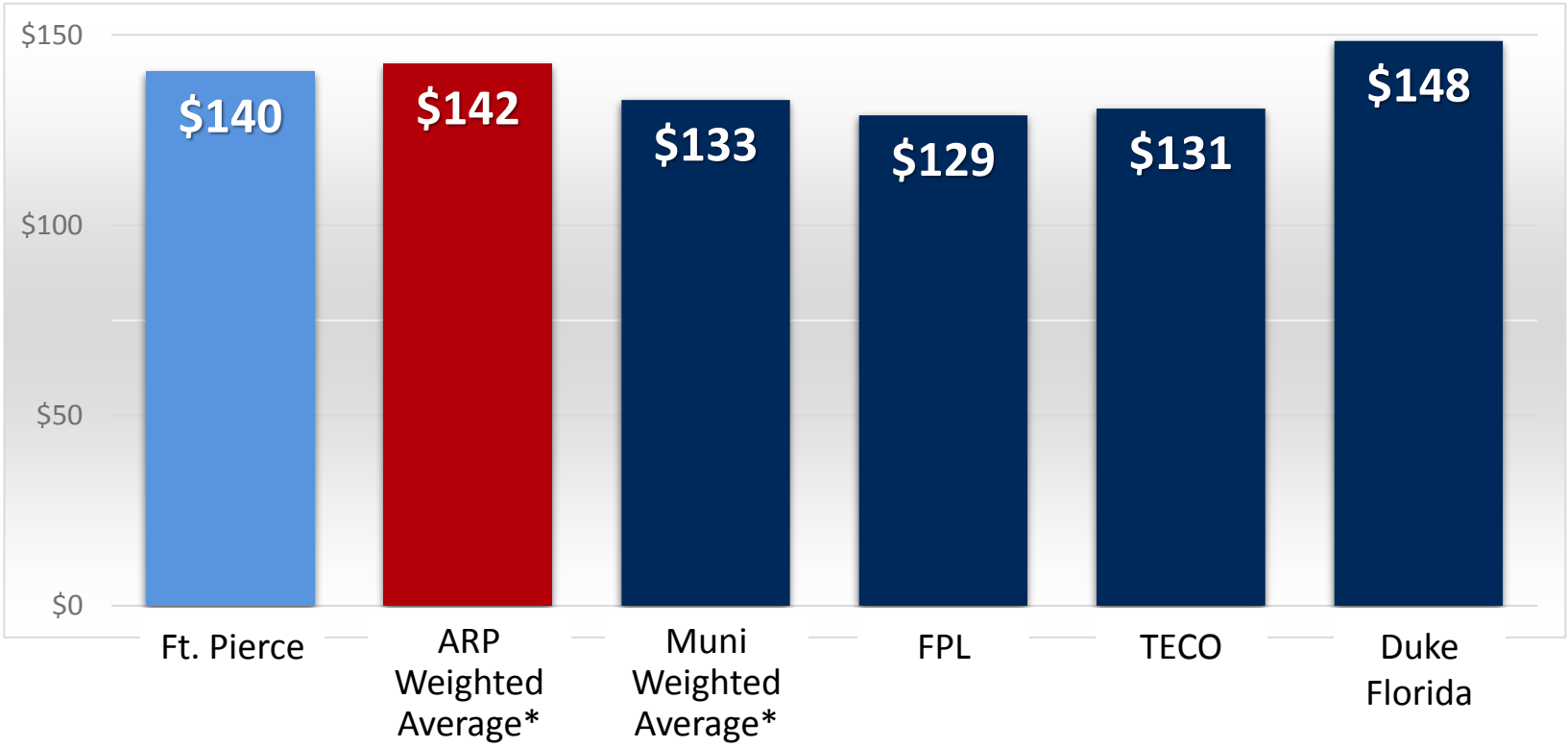
FMPA MUNICIPAL POWER

Municipals Provide Low-Cost Power

Lowest Investor-Owned Utility Is Raising Rates

Residential Bill Comparison

Cost per 1,200 kWh, 12-month average Calendar Year 2017



* FMPA's All-Requirements Project (ARP) and Muni rates weighted by 2016 annual load

FMPA MUNICIPAL POWER

FPUA Adds Value to Fort Pierce

Utility provides revenue, boosts economy

- Revenue transfers of $4M annually
- Economic impact of 105 employees = $3.2M
- Better outage restoration response time
- Other benefits of sharing services and community support

FMPA MUNICIPAL POWER

FMPA Provides Reliable Power

FMPA Sets Records for Plant Operations

Being Available Keeps Lights on, Costs Low

Generating Units	Availability Factor	Industry Average Availability
Treasure Coast	92.7%	85.2%
Cane Island 4	93.3%	85.2%
Cane Island 3	93.7%	85.2%
Stanton 1	89.5%	79.5%
Stanton 2	84.6%	79.5%



Treasure Coast Energy Center Unit 1

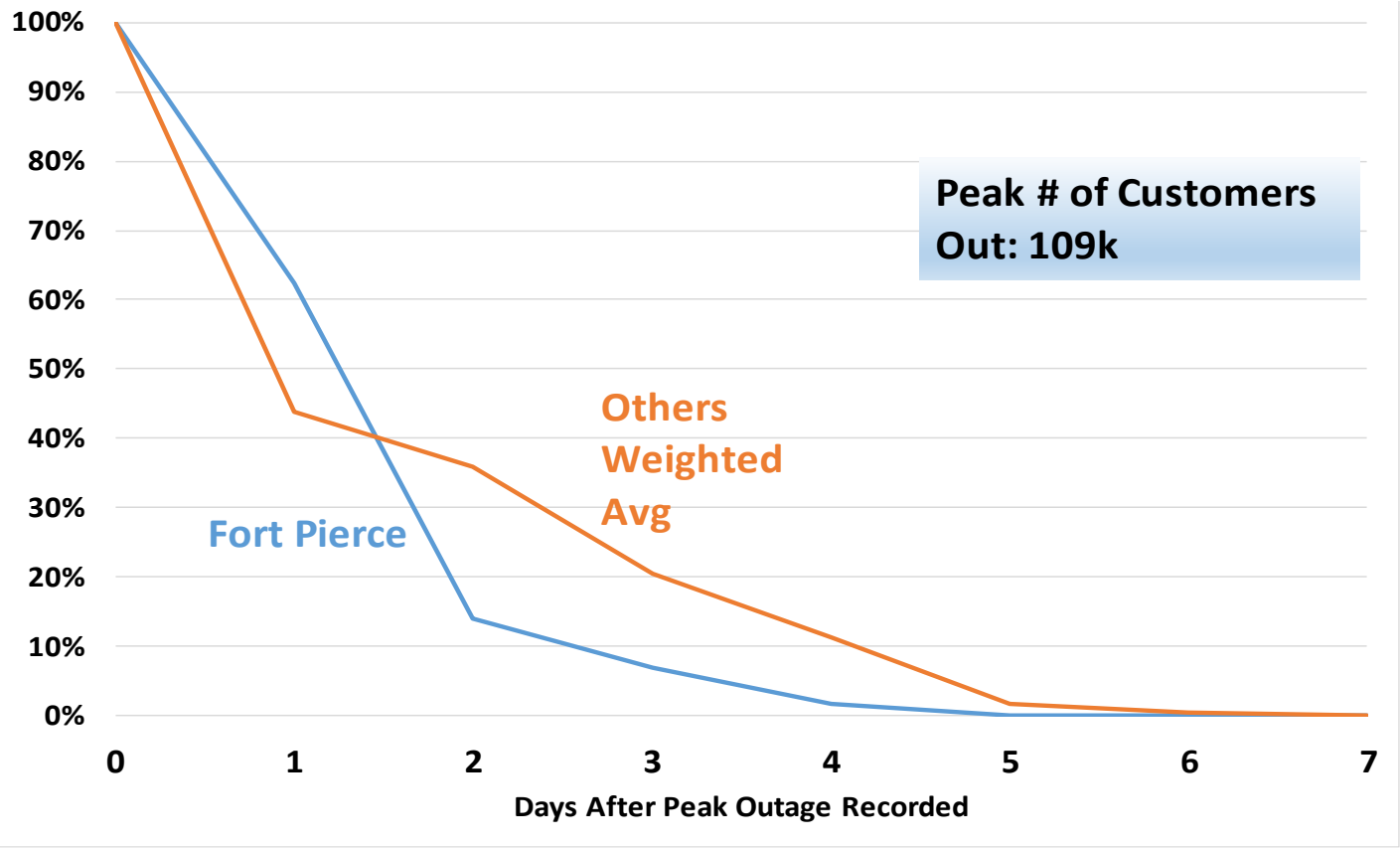
FMPA MUNICIPAL POWER

Municipals Fast at Storm Restoration

FPUA Power Restored One Day Sooner

Hurricane Irma in St. Lucie County

Percentage of customers who lost power remaining without power



FMPA MUNICIPAL POWER

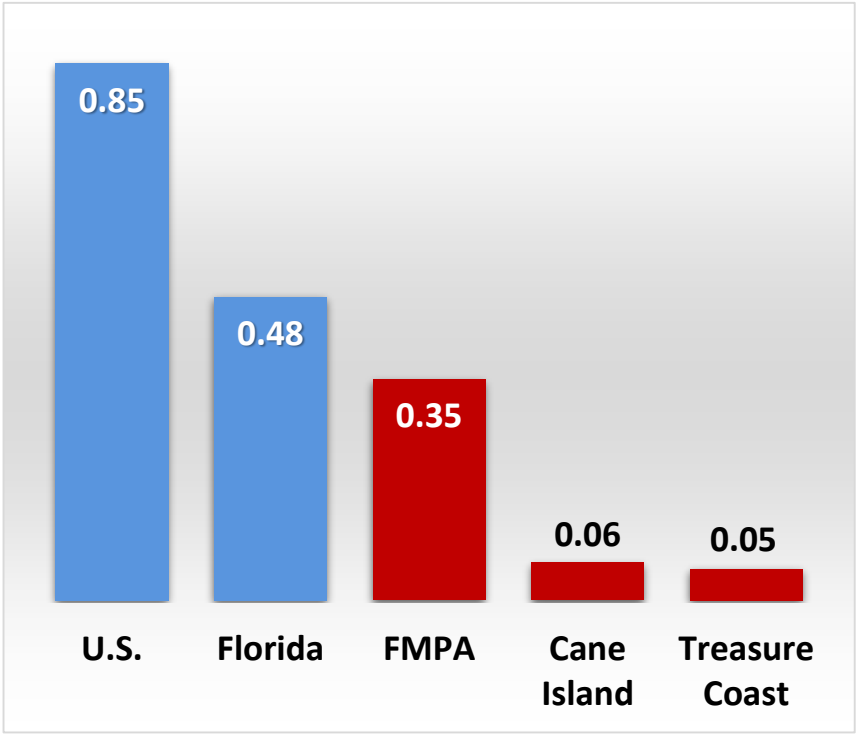
FMPA Provides Clean Power

FMPA Has a Clean Generation Fleet

Emissions Below U.S. Averages by 59% & 82%

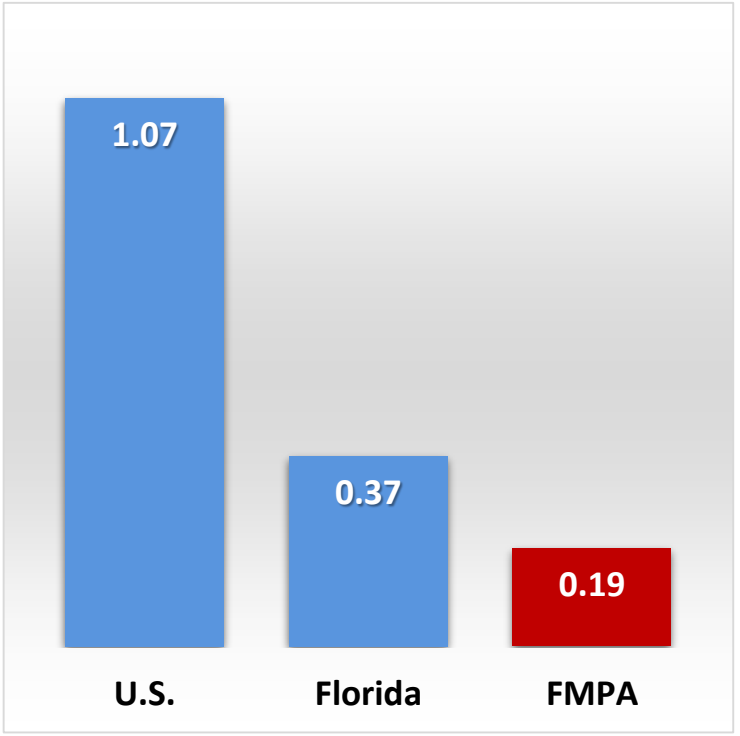
NO_x 59% Below U.S. Average

Lbs./MWh, all generation, 2017 data



SO_2 82% Below U.S. Average

Lbs./MWh, all generation, 2017 data



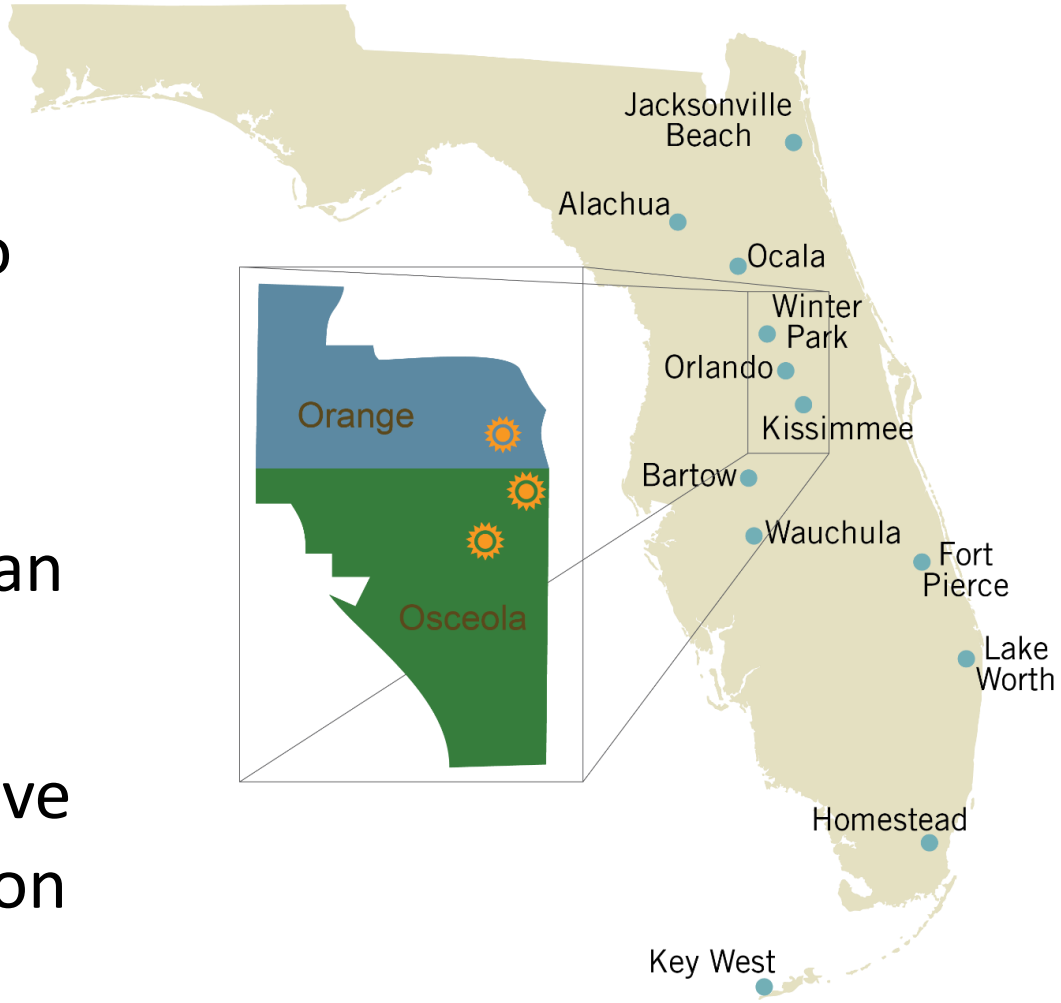
SOURCE: 2017 Annual Acid Rain Program

FMPA MUNICIPAL POWER

Together, Cities Can Provide Reasonable Solar

Cost is One-Third the Price of Rooftop Solar

- Most cost effective way for members to provide solar for customers
- Much lower cost than rooftop solar
- Relatively competitive with other generation



FMPA MUNICIPAL POWER

All-Requirements Well Positioned

Focused on Low-Cost, Clean, Reliable Power

- All-Requirements has achieved a competitive cost position
- Expect fixed costs to be flat or declining, which should keep rates low
- Young fleet of efficient units with enviable environmental profile



Cane Island Power Park Unit 4

FMPA MUNICIPAL POWER

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

Meeting Date: 09/17/2018

Re: Interlocal Agreement Lobbying

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approval of an Interlocal Agreement between the City of Fort Pierce and St. Lucie County beginning October 1, 2018 for cooperation on state lobbying in an amount not to exceed $25,000.

SUMMARY:

The St. Lucie County Board of County Commissioners and the City of Fort Pierce desire to collaborate for the 2nd year, on the provision of lobbying services and representation in Tallahassee, FL, during the 2019 legislative session. This interlocal agreement outlines the path of cooperation for lobbying services, representation, efficient use of public resources, allocation of responsibilities, and the designation of one or more parties to administer or execute the agreement. Beginning October 1, 2018 for a term of three (3) years and shall automatically renew for another three (3) year term, unless either party provides notice to the other of its intent to terminate this agreement not less than thirty (30) days before the end of the then current term. Coordination has been outstanding and this has been a very productive initiative.

RECOMMENDATION:

Staff recommends approval of agreement, which has been approved as to form and correctness by the City Attorney.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Nicole L. Fogarty, Legislative Affairs Manager, St. Lucie County

Fiscal Impact

Budgeted Y/N:	NA
Fiscal Year:	2019
Account:	001-6000-513-3490
Amount:	25,000.00

OTHER INFORMATION:

Funds are available in 001-6000-513-3490 Contractual Fees.

Attachments

Memo from Messer

Form Review

Inbox	Reviewed By	Date
City Manager	Kaitlyn Ballard	08/15/2018 04:40 PM
Finance Department	Johnna Morris	08/28/2018 02:25 PM
City Manager	Nick Mimms	09/06/2018 07:11 AM
City Manager	Nick Mimms	09/06/2018 07:11 AM
Form Started By: Kaitlyn Ballard		Started On: 08/15/2018 02:10 PM
Final Approval Date: 09/06/2018		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : Kaitlyn Ballard, Administrative Assistant

THROUGH: Nicholas C. Mimms, P.E., City Manager

FROM : James M. Messer, City Attorney

RE : Interlocal Agreement between Fort Pierce and St. Lucie County (Cooperation on State Lobbying)

DATE : August 15, 2018

The attached subject matter is approved as to form and correctness.

If further assistance is needed, please contact me at extension #3038.

Attached: Request for Legal Services

OK
8/15/18

Received
AUG 15 2018
City of Fort Pierce
City Manager's Office

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
AUG 14 2018
By City Attorney Office

CITY ATTORNEY USE ONLY

Date Received:	8/14/18
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: KAITLYN BALLARD. ADMINISTRATIVE ASSISTANT KMB

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: INTERLOCAL AGREEMENT BETWEEN FORT PIERCE AND ST. LUCIE COUTNY (COOPERATION ON STATE LOBBYING)

DATE: AUGUST 14, 2018

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** This agreement was presented by Nicole Fogarty of St. Lucie County. Please review as to form and correctness.
2. **Discussion of the implications and the possible impact if not apparent from preceding information:** (Discuss any issues related to the underlying matter to assist with the City Attorney's analysis.)
3. **Time considerations and their significance:** Please review at your earliest convenience.
4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** (e.g., purchasing approval, Commission Approval at [date] Regular Meeting, finance approval.)
5. **Factual background:** (Outline the facts related to the underlying matter to provide context for the request.)

    - Location
    - Phase of Construction
    - Parties Involved

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

INTERLOCAL AGREEMENT BETWEEN FORT PIERCE AND ST. LUCIE COUTNY (COOPERATION ON STATE LOBBYING)

7. Identify prior legal assistance on this or a related matter and the attorney who handled it:

8. If this is a request for review of a contract, provide the following:

a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** (This office is not responsible for reviewing either the accuracy or value of the business terms and conditions or product specifications of the contract as agreed upon between the department and contractor. However, this office is available to negotiate the terms as desired by the City upon request.)

b. **Insurance requirements that differ from the City's template insurance terms:** (The department should consult with the Risk Manager for each contract to determine whether there are any special insurance requirements.)

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

INTERLOCAL AGREEMENT
(COOPERATION ON STATE LOBBYING)

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2018, by and between the **CITY OF FORT PIERCE**, a Florida municipal corporation (the "City") and **ST. LUCIE COUNTY,** a political subdivision of the State of Florida (the "County").

WITNESSETH

WHEREAS, the County and the City desire to collaborate on providing lobbying services and representation in Tallahassee, FL during the 2018 Legislative Session; and

WHEREAS, the parties have agreed to enter into an agreement in which the County will be the lead agency; and

WHEREAS, an interlocal agreement may provide for the parties to cooperate in providing lobbying services and representation during the 2018 State Legislature Session, providing efficient use of public resources and allocating responsibilities among themselves and designating one or more parties to the agreement to administer or execute the agreement.

NOW, THEREFORE, in consideration of the premises and undertaking contained herein the parties hereto agree as follows:

1. **GENERAL**

This Agreement is entered into pursuant to Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act.

2. **COOPERATION – GENERAL**

The Parties agree to cooperate in providing lobbying services for the 2019 Legislative Session.

3. COUNTY RESPONSIBILITIES

The County will have the following responsibilities:

- Assist the City in tracking of legislation which will have impact on the City and/or the County legislative priorities.
- Update the City on current events on a weekly basis during the Regular Legislative Session and at the end of every Committee meeting week.
- In the event of a critical matter, which impacts the City, the County will communicate directly to the City on a plan of action going forward.
- Attend legislative committee meetings as well as meetings with legislative staff and Legislators on behalf of the City when available.
- Assist the City in the schedule of meetings with legislative staff and Legislators and attend when available.
- Provide information to the City, when applicable, regarding ongoing legislation and budget issues.

4. CITY RESPONSIBILITIES

The City will have the following responsibilities:

- Assist and provide information to the County on the interpretation of ongoing legislation as it pertains to the City's legislative priorities and determine if the legislation should be tracked.
- Communicate directly to the County on a plan of action going forward in the event of a critical legislative matter.

- Be available for weekly conference calls during the 2018 Legislative Session, starting March 5, 2019 and ending May 3, 2019.
- Continue to work with the City's state associations and will communicate to the County any necessary information needed to effectively advocate on their behalf.
- Assist the County in the schedule of meetings, which relate to the City's legislative priorities, with legislative staff and Legislators and attend when available.
- Provide to the County, when applicable, message points regarding ongoing legislation which will have an impact on the City's legislative priorities and instruct the County on the best possible solution to resolve the impact.
- Provide to the County $25,000.00 on or before October 1 of the term year or affected year, which will be used by the County to execute the duties within this agreement.

5. CONFLICT

In the event of a potential conflict the County and the City shall provide each other with a brief summary of any issues that may conflict with the interests of the other party and both parties will attempt to resolve the conflict. In the event the conflict is not resolved, each party reserves the right to pursue its own interests. The City will advocate for the City's interests on the issue; and the County and contract lobbyist of the County will advocate for the County's interests on the issue.

6. TERMINATION

The services provided shall begin on October 1, 2018 for a term of three (3) years and shall automatically renew for another three (3) year term, unless either party provides notice to

the other of its intent to terminate this agreement not less than thirty (30) days before the end of the then current term.

WHOLE AGREEMENT

This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

7. AMENDMENTS

The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of Circuit Court of St. Lucie County, Florida.

8. NOTICES

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to City:

Fort Pierce City Manager
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

With a Copy to:

Fort Pierce City Attorney
100 North U.S. One/P.O. Box 1480
Fort Pierce, FL 34954

As to County:

St. Lucie County Administrator
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

With a Copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Administration Annex
Fort Pierce, FL 34982

9. **FILING**

This Agreement shall be effective upon filing with the Clerk of the Circuit Court of St. Lucie County, Florida, in accordance with Section 163.01(11), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY OF FORT PIERCE, FLORIDA

ATTEST:

_____
Clerk

BY: _____
Mayor

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

ATTEST:

_____

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY

BY:

_____

Chairman

Date: _____

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____

County Attorney

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

Meeting Date: 09/17/2018

Re: Humane Society Contract FY 2019

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Approval of the annual Humane Society contract for FY 2019 in an amount not to exceed $133,000.00.

SUMMARY:

There are two minor changes to the contract:

1. The annual fee was increased $3,000.00 from $130,000 to $133,000.
2. The daily impound fee for animas impouded for cruelty cases was increased from $5 per day to $10 per day.

RECOMMENDATION:

Approve the contract as submitted.

ALTERNATIVES:

Deny the contract as submitted.
Amend the contract as submitted.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

David Robertson, Humane Society

Fiscal Impact

Budgeted Y/N:	Yes
Fiscal Year:	2019
Account:	001-2903-524.34-91
Amount:	133,000.00

FISCAL IMPACT:

Budget line item - $133,000 from the general fund.

Attachments

Memo
Updated Contract

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/10/2018 04:03 PM
City Manager	Nick Mimms	08/15/2018 11:44 AM
Finance Department	Johnna Morris	08/28/2018 02:25 PM
Finance Department	Johnna Morris	09/06/2018 04:44 PM
City Manager	Nick Mimms	09/10/2018 04:02 PM

Form Started By: Peggy Arraiz Started On: 08/06/2018 08:03 PM
Final Approval Date: 09/10/2018

THE SUNRISE CITY
FORT PIERCE
ANIMAL CONTROL
Florida

TO : **Nicholas Mimms, City Manager**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **FY 19 Humane Society Contract**

DATE : **August 20, 2018**

Received
AUG 21 2018
City of Fort Pierce
City Manager's Office

I have been in communication with the Humane Society regarding the contract for FY19 and we have been able to come to an amicable agreement of a minor increase of $3000.00 for the year plus an increase to $10 per day for the housing of animals impounded for abuse cases.

As a brief history, in 2012 the City and the Humane Society agreed to implement a flat-fee based contract instead of a per animal cost. The flat rate fee at that time was $125,000 with no cap on the number of animals impounded. That same fee remained in effect for FY13, FY14, FY15 and FY16 with only a few minor changes in the per day fee for abuse cases, counting litters as a single animal and the implementation of a cap on the number of animals impounded.

In FY 17, the Humane Society requested a drastic increase to $165 per animal and a "facility fee" of $25,000. Substantial negotiations took place that year and we settled on an increase of $5,000 for a total of $130,000. This amount remained the same for this current fiscal year.

For FY19, the Humane Society has again requested a substantial increase of $50,000 for a contract total of $180,000, which was denied by the City. Staff and representatives from the Humane Society had several discussions in which the following items were agreed upon: 1) The City has maintained its impound rate to less than the 1000 cap; 2) The Humane Society has increased the time a veterinarian is present at the Savannah Shelter; and 3) there are general increases in costs that all businesses have experienced. Based on these discussions, staff agreed to recommend to the City Commission a minor increase of $3,000.00. Additionally, the per day fee for animal abuse cases has increased to $10.00 per day. As the City typically only has 1 or 2 cases per year and we have been successful in requiring the animal owner to cover this charge, this is also considered a minor change.

Please advise if you require any additional information regarding this matter.

OK
8/21/18

AGREEMENT

THIS AGREEMENT made this day of August 20, 2018, between the City of Fort Pierce, a municipal corporation, hereinafter referred to as "City", and the Humane Society of St. Lucie County, Inc., hereinafter referred to as "The Humane Society", is entered into between the parties for the purpose of the City providing reimbursement to The Humane Society for animals from within City's municipal boundaries, brought to The Humane Society as lost, abandoned, or neglected animals.

WHEREAS the City, through operation of its Animal Control Division and the enforcement of state and local laws regulating animal control and in protection of the health, safety, and welfare of the citizens of the City, takes into custody and impounds animals; and

WHEREAS The Humane Society has the ability to provide facilities for the impoundment and the provision of other services to the City's Animal Control Division, as well as to the citizens of the City; and

WHEREAS the parties agree to mutually cooperate for the purpose of controlling animals within the corporate limits of the City**,**

NOW THEREFORE, in consideration of the mutual benefits received by each party, the City and The Humane Society agree as follows:

1. The Humane Society shall be a provider of shelter, board, and care for domestic animals picked up within the City's corporate limits or received from the citizens of the incorporated areas of the City and delivered to The Humane Society by either the City's Animal Control Division or any citizen of the incorporated area of the City, until the animal is either returned to its owner, adopted, or otherwise disposed of at the discretion of The Humane Society and in accordance with state and local law. Delivery of any animal pursuant to this Agreement shall be made to The Humane Society's shelters at 100 Savannah Road, Fort Pierce, Florida or 8890 NW Glades Cut Off Road, Port St. Lucie, FL 34986. The Humane Society shall further provide quarantine for all animals which have been involved in a biting incident.

2. The Humane Society shall, at its discretion, provide appropriate medical care and preventative vaccinations whenever possible, to animals delivered to its shelter by the City's Animal Control Division or by any citizen of the incorporated areas of the City.

3. The Humane Society shall treat, whenever possible, flea and tick infestation of outer extremities of animals delivered to its shelter by City's Animal Control Division or by any citizen of the incorporated areas of the City.

4. The Humane Society agrees to comply with all local, state and federal laws, rules and regulations.

5. The Humane Society shall allow unannounced inspections of the facility by the City Manager, Animal Control Manager and Animal Control Officers to ensure that all animals under its care are being treated humanely and receiving the appropriate medical care as outlined in paragraphs 2 and 3 of this section as well as in accordance with state statutes regarding animal care and control.

6. The Humane Society shall provide the City with a monthly record of all animals delivered to the its shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned. The City will not be responsible for any animal that is dropped off anonymously at the shelter. The monthly reports shall be produced by The Humane Society and delivered to the City on or before the fifth day of the month following the month for which the report is prepared.

7. The term of this Agreement shall take effect on October 1, 2018, and shall continue through and including September 30, 2019.

8. For and in consideration for the shelter services performed by The Humane Society in accordance with this Agreement, the City shall compensate The Humane Society in the total amount of $133,000.00, payable in quarterly payments in the amount of $33,250.00. Payment shall be due on or before November 1, 2018, February 1, 2018, May 1, 2019 and August 1, 2019, upon receipt of a written financial report from the Humane Society for the previous quarter on or before October 15, 2018, January 15, 2019, April 15, 2019, and July 15, 2019, respectively. In the event of early termination according to the provisions of the Agreement, the Humane Society shall refund the pro rata amount of the lump sum payment to the City of Fort Pierce based upon a three hundred sixty-five (365) day term. Such refund shall be due within thirty (30) days of the effective date of the termination..

    a. The agreed upon annual fee shall cover the impoundment of up to one thousand (1,000) animals as shown by the monthly records required in paragraph 6 herein.

    b. Kitten and puppy litters without their dam will be impounded as a single animal. Litters with their dam shall be counted as two (2) animals. For purposes of this section, a kitten or puppy shall be any young animal approximately eight (8) weeks old or younger.

    c. If the number of impounds exceeds one thousand (1,000) animals verified by the reports required in paragraph 6 as being a City animal, the City will be billed at a rate of $130.00 per animal.

9. In the event an animal is impounded by City Animal Control Officers due to animal abuse and the City exercises its discretion to pursue charges relating to such abuse, the City agrees to file the necessary paperwork with the Clerk of Court to obtain custody of such animals. The City will pay the following:

    a. $10.00 per day per animal until a final determination is made by the court.

    b. If needed to ensure the safety of both the staff and other animals impounded at The Humane Society, within thirty (30) days of impound, the City will pay $10.00 per animal for the necessary vaccinations, including rabies and bordetella.

    c. If the City is granted custody of the animal(s) by the court and The Humane Society deems the animals to be adoptable, the City will provide a free voucher to cover the costs of the animal to be spayed or neutered.

10. The Humane Society shall not release an animal impounded under this Agreement unless the conditions specified in Sec. 4-76 of the City Code of Ordinances have been met.

11. If during the term of this Agreement, there is an unexpected increase in The Humane Society's operating expense of such magnitude to cause a material and adverse financial burden upon it, The Humane Society shall provide proof of such increase to the City Commission, and upon mutual written agreement by both parties, the annual fee may be adjusted accordingly, and if a mutual written agreement cannot be reached within sixty (60) days from the date first proposed to the City Commission, The Humane Society shall have the right to exercise its option to terminate this Agreement as provided herein, without penalty.

12. The Humane Society shall maintain all relevant books, documents, papers, and records involving transactions related to the monies paid hereunder as well as the records of all animals delivered to the shelter by City's Animal Control Division or any citizen of the incorporated area of the City, including the names and addresses of citizens who drop off animals and the owners to whom animals are returned, for a period of no less than three (3) years from the expenditure of the funds paid under this Agreement, or until any requested inspection or audit by the City is completed. The City shall have the right of inspection and access to all such records upon written notice to The Humane Society. The City shall have the right to audit the use of the monies paid hereunder. Should City wish to inspect such records or conduct an audit of monies expended under this Agreement, the City shall give The Humane Society ten (10) days written notice.

13. The Humane Society hereby agrees to indemnify and hold harmless the City, its representatives, employees, elected, and appointed officials from and against claims, demands, legal fees, costs of action, losses, damages, or other expenses occasioned by any negligent act, conduct, error, or omission by The Humane Society, its agents and employees in the performance of this Agreement.

14. The Humane Society is required to provide the City proof of certain insurance under its 1987 lease of the City's property; however, where such lease provisions conflict with the provisions required herein, the requirements of this Section shall control. The Humane Society shall maintain the following insurance coverage during the term of this Agreement:

    A.) Commercial General Liability

    The Humane Society shall maintain and, prior to commencement of this contract, provide the City with satisfactory evidence of commercial general liability insurance to include: 1) bodily injury and property damage and personal and advertising injury for limits of not less than $1,000,000 per occurrence; 2) products completed operations aggregate limit of $1,000,000; 3) Damage to Premises Rented to You for limits of not less than $100,000 per occurrence; 4) medical payments for limits not less than $5,000 per person and 5) a general, per contract/project, aggregate limit of not less and $2,000,000. Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal and include City

and its members, officials, officers and employees as additional insureds on a form no more restrictive than ISO Form CG 20 10 (Additional Insured-Owner, Lessees, or Contractors).

B.) Workers' Compensation and Employers Liability:

The Humane Society shall maintain and, prior to commence of this contract, provide the City with satisfactory evidence of workers' compensation insurance providing Florida statutory (F.S. 440) limits to cover all employees and include Employers Liability coverage with limits of not less than $500,000 for accidents and disease. The policy shall also provide the City will be given a thirty (30) day written notice of cancellation or non-renewal.

C.) Satisfactory evidence of compliance with the insurance required shall include one of the following forms of acceptable evidence of insurance:

1)

a. Fully completed satisfactory Certificate of Insurance evidencing all coverage required; and
b. A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying the inclusion of the City and the City's members, officials, officers, and employees as additional insureds in the Commercial General Liability; and
c. A copy of the actual endorsement for each required policy which provides that the City will be given no less than thirty (30) days advance written notice of any cancellation of the policy(ies), signed by an authorized representative of the insured(s).

2) The original of the policy(ies); or

3) Other evidence satisfactory to the City.

15. Either party may terminate this Agreement with or without cause upon thirty (30) day written notice to the other. In the event of early termination, The Humane Society shall refund the pro rata amount of the lump sum payment provided in Paragraph 8 of this Agreement to the City of Fort Pierce based upon a 365 day term. Such refund shall be due within thirty (30) days of the effective date of the termination.

16. Any notice shall be in writing and sent registered or certified mail, postage and charges, prepaid, and addressed to the parties as follows:

CITY: Fort Pierce City Manager
P.O. Box 1480
Fort Pierce, Florida 34954

COPY TO: Fort Pierce City Attorney

THE HUMANE SOCIETY: Humane Society of St. Lucie County, Inc.
P.O. Box 3661
Fort Pierce, Florida 34948

17. No amendment, modification or waiver of this Agreement shall be valid or effective unless in writing and signed by both parties and no waiver of any breach or condition of this Agreement shall be deemed a waiver of any other conditions or subsequent breach whether of like or different nature. If the City, currently or subsequently, provides any forms for contract modifications, The Humane Society agrees to use said forms. The Humane Society shall not delegate, sublet, or subcontract any part of the work under this contract without the prior written consent of the City.

18. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, whether verbal or written between the parties hereto.

IN WITNESS WHEREOF, the parties have caused the execution by their duly authorized officers effective as of the date set forth above.

CITY OF FORT PIERCE, FLORIDA

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to form and correctness

_____
James M. Messer, Esquire
City Attorney

HUMANE SOCIETY OF ST. LUCIE COUNTY, INC.

BY: _____
Stephen Navaretta, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized by the State and County aforesaid, to take acknowledgements, personally appeared **STEPHEN NAVARETTA, PRESIDENT OF THE**

HUMANE SOCIETY OF ST. LUCIE COUNTY, INC. who executed the foregoing instrument and produced _____ as identification and who did take an oath.

WITNESS MY HAND AND SEAL in the County and State aforesaid this ____ day of _____, 2018.

_____
Notary Public signature

_____
Print name

My commission expires: _____

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

Meeting Date: 09/17/2018

Re: Approval of Public Works Blanket Purchase Orders for FY 2018 - 2019

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

SUBJECT:

Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2018-2019 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of $1,054,000.

SUMMARY:

All Divisions of the Public Works Department will purchase parts, services and materials from the vendor with the best products & prices for city-wide repairs and maintenance. These vendors were chosen for their ability to deliver the needed materials and services in the most timely and cost efficient manner. Please see attached list for amounts and descriptions of the requested vendors.

RECOMMENDATION:

Approval of the requested Blanket Purchase Orders for the 2018-2019 Fiscal Year.

ALTERNATIVES:

The alternative would be to issue purchase orders and/or paperless requisitions for every purchase, which would be very time consuming and lead to inefficiencies.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Public Works Department and Purchasing Division

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2019

Account: Various

Amount: 1,054,000

FISCAL IMPACT:

The requested Blanket Purchase Orders will be shared between all divisions of the Public Works Department.

Attachments

BPOs for Commission Approval

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	09/06/2018 04:45 PM
City Manager	Nick Mimms	09/12/2018 09:40 AM
Form Started By: Tanya White		Started On: 09/05/2018 11:28 AM
Final Approval Date: 09/12/2018		

VENDOR NAME **AMOUNT**

FLEET MAINTENANCE - 4003

ELPEX **$59,000.00**
- Goodyear Tire dealer offering State Contract prices.

ST. LUCIE BATTERY & TIRE **$55,000.00**
- Batteries and Tires

SOLID WASTE - 4200

A-1 BALERS & COMPACT **$75,000.00**
- Repair of Hydraulic Cylinders

CPM WELDING **$75,000.00**
- Welding repair

ELPEX/HICKMAN'S TIRE INC. **$170,000.00**
- Goodyear Tire dealer offering State Contract prices. Full service tire company — new, recap, repair and suspension services.

FLORIDA REFUSE PARTS **$60,000.00**
- Miscellaneous refuse truck parts.

IRON CONTAINER **$100,000.00**
- 2, 4, 6, 8 cubic yard dumpsters

NEXTRAN TRUCK CENTER – (SOUTH) **$100,000.00**
- Closest dealer – Mack truck OEM repair parts, service, warranty.

SSI PETROLEUM **$100,000.00**
- OEM approved lubricants, Oil – Hydraulic & Transmission.

TOTER **$200,000.00**
- Manufacturer of 96 gallon refuse containers, replacement parts

STREETS & DRAINAGE - 4006

L & S ENTERPRISES **$60,000.00**
- Emergency energy repairs services/street lighting.

LIGHTWORKS, INC. **$100,000.00**
- Decorative street light parts/replacements.

City Commission Regular Meeting **11.d.**

Meeting Date: 09/17/2018

Re: City Hall Annex Tech Spec

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

SUBJECT:

Approval of the technical specifications in preparation of the issuance of an RFP for the utilization of the City Hall Annex.

SUMMARY:

At the direction of the Mayor and Commission, staff has drafted the attached technical specifications in preparation of the issuance of an RFP for the utilization of the City Hall Annex.

RECOMMENDATION:

Direct staff to take any necessary actions to execute the desire of the Mayor and Commission.

ALTERNATIVES:

Staff will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Purchasing Department

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2019

Account: 00100003621400

Amount: 0.00

OTHER INFORMATION:

Lease amount to be determined.

Attachments

Draft technical specs

Floor plan

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	09/06/2018 04:47 PM
City Manager	Mike Reals	09/06/2018 05:54 PM

Finance Department	Johnna Morris	09/10/2018 12:17 PM
City Manager	Nick Mimms	09/12/2018 09:40 AM
Form Started By: Mike Reals		Started On: 09/05/2018 04:02 PM
Final Approval Date: 09/12/2018		

REQUEST FOR PROPOSAL

Draft of Technical Specifications

RFP No. 2018-053

Property Lease at Old City Hall
315 Avenue A, Fort Pierce, Florida

DUE DATE
DUE TIME: 3:00 P.M.

PURPOSE

The City of Fort Pierce solicits proposals from responsible proposers to lease a property located at 315 Avenue A, Fort Pierce, located in the Historic Downtown Fort Pierce. The building is approximately **2,000 square feet** (including office areas on the 1st floor and event rental space on the 2nd floor) contained within **one concrete block constructed light industrial building**. The property is **zoned IL**, Light industrial and is being offered **AS IS.** The property has been appraised at an annual rental rate of_____. (See attached exhibit "B") This rental rate does not include any taxes. – **need the Market Analysis from Osteen to update the bolded/highlighted items**

The first floor of the building is currently being leased to an Accounting Firm and the second floor is being rented, by contacting the City's Public Works Department, to various groups and citizens for special events.

About Old City Hall

Located at 315 Avenue A, the **Old Fort Pierce City Hall** (also known as the City Hall Annex) is a historic building in downtown Fort Pierce, Florida. Designed with both Mediterranean Revival Style and Italian Renaissance Revival elements by architect William Hatcher, the structure was built in 1925 at the peak of the Florida land boom by builder C.E. Cahow.

Old City Hall is one of the best-regarded and frequently used buildings on the Treasure Coast of Florida. Built at the height of the Florida boom in 1925, it was used as the Fort Pierce City Hall until 1983. It was restored in 1995 for $500,000, being the first of many of Fort Pierce's successes in preservation. On December 7, 2001, it was added to the U.S. National Register of Historic Places.

Since then, historic preservation has been one of the principal successes of Fort Pierce's redevelopment efforts and many beloved landmarks have found a new life in the contemporary world.

LEASE OF PROPERTY

The City anticipates entering into a lease with the proposer who submits the proposal judged by the Evaluation Committee to be most advantageous. Selection of the proposal will be based on the financial standing of the proposer, lease rate proposed, ability to construct in a timely manner (if required), and investment in upkeep and appearance of the facilities on-site or any to be constructed.

Interested proposer shall propose to enter into a lease:

- Only for the first floor of the building currently being leased for commercial use or
- For the entire building,

The proposer understands that this RFP does not constitute an agreement or a lease with the proposer. An official lease or agreement is not binding until proposals are reviewed and accepted by the City Commission and a written agreement or lease is approved by both the City and the successful proposer.

Insurance requirements will be determined based on the type of use proposed.

PROPERTY LEGAL DESCRIPTION

315 Avenue A
Parcel ID#2410-503-0090-000-6

AARON LEE`S MAP OF FORT PIERCE BLK I ALL BLOCK-LESS E 20 FT AND LESS US #1 AND LESS RD R/W- AND LESS ADD'L RD R/W MPDAF: FROM INT OF SE COR OF LOT 7 AND NLY RD R/W OF ORANGE AVE, TH S 71 09 48 W 2.43 FT TO POB; TH CONT S 71 09 48 W 22.29 FT TO ELY RD R/W LI OF US1, TH N 18 43 46 W ALG R/W LI 28.23 FT, TH S 57 03 58 E 35.94 FT TO POB- (MAP 24/10N) (2.55 AC - 110,836SF) (OR 652-1912: 653-1790: 655-2681: 656-2115: 669-44)

INSTRUCTIONS FOR PREPARING PROPOSALS

RULES FOR PROPOSALS

The proposal must name all persons or entities interested in the proposal as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

Proposer must show proof of insurance or the ability to obtain insurance requested in this RFP package.

SUBMITTAL REQUIREMENTS

Proposers must submit one original and one digital copy of the Application for Proposal to Lease Property completed in its entirety. The application is provided in this RFP package.

AWARD

Award will be subject to the highest acceptable offer received that adds value to the property, adds jobs to the current market and is determined to be in the best interests of the City. Selection will be based on proposals executing the City's form of Proposed Use of Property Narrative, Business and Financial Plans and supporting documentation. The lease is subject to final approval of the City Commission. The City reserves the right to reject any or all proposals.

EVALUATION METHOD AND CRITERIA

A. **General**: The City shall be the sole judge of its own best interests, the proposal, and the resulting negotiated agreement. The City reserves the right to investigate the financial capability, reputation, integrity, skill, business experience and quality of performance under similar operations of each proposer, including stockholders and principals before making an award. Awards, if any, will be based on both an objective and subjective comparison of Proposals and Proposers. The City's decisions will be final.

B. **Evaluation Criteria**

The proposals will be based on but not limited to the following:

- Financial standing of the proposer (which will include Financials, Bankruptcy Information and Default or Termination for cause in past Contracts)
- Lease rate proposed (**The City will give higher evaluation consideration to lease rates that are equal to or greater than the appraisal value rate per square foot but will consider lower offers if in the City's best interest**)
- Proposed investments in appearance of the existing facilities on-site or any to be constructed

RFP No. 2018-053
Application for Proposal to Lease Property
Old City Hall ~ City Hall Annex

DATE RECEIVED:_____

1. Name of firm or individual (as would appear on lease):

2. Principal Address: _____

3. Contact Person/Title:_____

4. Telephone Number of Contact Person:_____

5. Proposed Lease Area: (SEE EXHIBIT "B" TO THIS RFP)
   A. Location/Description:
   B. Approximate Square Footage: 2,000 s.f. of existing building
   C. Existing Improvements: 2,000 s.f. total (including office areas) contained within one concrete block constructed light industrial building

6. Type of Business Entity:_____
   Corporation, Partnership, Joint Venture, Individual

7. If a Corporation, answer the following:
   A. Where incorporated:
   B. When incorporated:
   C. The corporation is held: Publicly ( ) Privately
   D. If foreign corporation, date of registration with Florida Secretary of State, and name and address of Resident Agent:_____
   E. Furnish the name, title, and address of each officer, director, and principal shareholder owning 10% or more of the corporation's issued stock:
   Director's Name:
   Address:
   Principal Business Affiliation Other Than Proposer's Directorship:_____
   Officers Name:_____
   Address:_____
   Position: _____
   Principal Shareholder's Name:_____
   Address:_____

8. If a Partnership, answer the following:
   A. Date of organization:_____
   B. General partnership ( ) Limited partnership ( )
   C. Partnership Agreement recorded: Yes ( ) No ( )
   Date Book Page Location:_____
   D. Name, address and partnership share of each general partner:
   Name: _____
   Address: _____
   Share %: _____

9. If a Joint Venture, answer the following:
   A. Date of organization:_____
   B. General partnership ( ) Limited partnership ( )

C. Partnership Agreement recorded: Yes ( ) No ( )
Date Book Page Location:_____

D. Name, address and partnership share of each general partner:

Name: _____

Address: _____

Share %: _____

10. Bankruptcy Information: Has the proponent or one of the individuals listed above ever declared bankruptcy?
Yes ( ) No ( )
If yes, state date, court jurisdiction, amount of liability and amount of asset:

_____

_____

11. Please list all defaults or terminations for cause in past contracts, leases, foreclosures etc in the last 5 years.

_____

_____

_____

_____

_____

_____

_____

12. Financial References: List a minimum of four (4) individuals or firms with whom the proponent has leased commercial property or conducted significant financial transactions during the past three (3) years. If a firm is listed, state the name of the department and/or person who may be contacted.

Reference No. 1:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 2:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 3:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 4:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

13. Operational References: List a minimum of four (4) individuals or firms with knowledge of the proponent's ability to operate a business. If a firm is listed, state the name of the department and/or firm to be contacted.

Reference No. 1:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 2:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 3:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

Reference No. 4:
Name: _____ Firm: _____
Title: _____ Address: _____
Telephone: _____
Nature of Association: _____

14. Construction Plans: (If phases planned, indicated requested information for each phase.)
A. Estimated commencement date: _____
B. Estimated completion date:
C. Estimated total building(s) square footage planned:
D. Estimated cost of construction:
E. Nature of planned construction:

15. Additional Information: To aid in the proper evaluation of all proposals and to ensure uniformity of information submitted, each proponent must include at a minimum the following information:
A. Projected employment levels: _____
B. Impacts on the Community: _____
C. Price per month:_____/per square foot
(The City will give higher evaluation consideration to lease rates that are equal to or greater than the appraisal value rate per square foot but will consider lower offers if in the County's best interest)
D. Any exceptions to the information requested: _____
E. Any other information, which may be valuable to the County in evaluating the proposal:
_____

NO PROPOSAL SHALL BE ACCEPTED UNLESS SIGNED BELOW WHERE APPROPRIATE:
Individual:
Witnesses:
Name:_____ D/B/A:_____

RFP No. 2018-053
Application for Proposal to Lease Property
Old City Hall ~ City Hall Annex

Partnership or Joint Venture: (At least two (2) partners or each of the joint ventures must sign)
Name of Partnership or Joint Venture
Witnesses:
_____By:_____
Partner or Joint Venture

Witnesses:_____By:_____
Partner or Joint Venture

Corporation: The duly authorized officers must sign as follows:

The undersigned by execution of this Proposal Form, certifies that he is _____of the corporation named below; that he signed this Proposal Form for and on behalf of the below named corporation; and that he is authorized to execute same for and on behalf of said corporation.
Name of Corporation_____

Attest: _____

_____By:_____ Secretary
President

EXHIBITS

Exhibit “A” – Sample Commercial Agreement,

Exhibit “B” – Summary Appraisal Report

EXHIBIT "A"

SAMPLE AGREEMENT

BUSINESS LEASE AGREEMENT

THIS LEASE AGREEMENT ("BUSINESS LEASE") entered into this _____ day of _____, 2018, by and between CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation, hereinafter "LANDLORD", and _____., a _____ corporation, with its principal address being _____, hereinafter "TENANT".

W I T N E S S E T H:

LANDLORD, in consideration of the covenants and agreements hereinafter set forth to be kept and performed by both parties does demise and lease to TENANT and TENANT rents from LANDLORD that certain office space known as **Unit** ____of the Fort Pierce City Marina Harbor Master Building, located at One Avenue "A", Fort Pierce, Florida 34950, consisting of approximately _____ **square feet**, for purposes of operating a business office for _____., subject to all existing zoning and building restrictions and regulations and the provisions and clauses of this Lease.

1. TERM. The term of this Lease shall be for an initial term of one (1) year commencing _____, 2018 to and including _____, 2018. TENANT shall also have an option to renew this Lease for an additional two (2) year term . TENANT shall furnish LANDLORD with a minimum of six (6) months written notice of its intention to exercise this option prior to the expiration of the initial term.

2. LEASED PREMISES. The leased premises consists of an approximate _____ **square foot office** as depicted and shown on the attached Exhibit "A", which is incorporated herein by reference, known as **Unit** _____ of the Fort Pierce City Marina Harbor Master Building located at One Avenue "A", Fort Pierce, Florida 34950. TENANT shall take possession of the leased premises subject to all applicable zoning, municipal, county and state laws, ordinances and regulations governing and regulating the use of the leased premises.

3. RENT. TENANT in consideration of this Lease, shall pay LANDLORD, in advance and without demand at the offices of the Director of Finance, City Hall, 100 North U.S. Highway One, Fort Pierce, Florida 34950, or such other place as LANDLORD may from time to time designate in writing, rent in the sum of **$** _____ **per annum**, in equal monthly installments of **$** _____ **per month**, plus all applicable Florida state sales tax, in advance, on the first day of every calendar month during the first twelve (12) months of this Lease. The rental amount is based on a rate of **$** _____ **per square foot**, for the _____ square foot space. If this Lease should commence on a day other than the first day of the month, TENANT shall pay rent equal to one-thirtieth (1/30th) of the monthly rent multiplied by the number of rental days in such fractional month. Commencing the first day of the second year of the lease term, rent shall be readjusted, modifying the

current term rent for the year by an amount equal to (100%) of the Annual AUnadjusted Percent Change@ in the Consumer Price Index (CPI), for Miami-Fort Lauderdale, Florida region as published by the Bureau of Labor Statistics, for the month in which the second year of the lease term begins. For each change of one (1) index point in the CPI, rent shall be adjusted by a factor of 1.0% The covenant of TENANT to pay rent is separate and distinct from other covenants and TENANT shall have no right of set off or reduction in the payment of rent for any reason. Payments required hereunder shall be in United States currency.

Any adjustments shall take affect at the end of the twelfth month following the commencement date of this Lease and will be further adjusted each twelve (12) months thereafter. Said adjustment will be based on the most recent CPI indices available immediately prior to the adjustment date. Notwithstanding the foregoing, adjusted rent shall not be less than a three percent (3%) increase nor more than a ten percent (10%) increase from the previous lease year.

LANDLORD shall notify TENANT of the adjusted rent due based on the preceding method of adjustment, and TENANT shall promptly pay the same. If LANDLORD shall notify TENANT of such adjusted rent subsequent to the payment of any rent for such lease year, upon the first day of the month immediately following the receipt of such notice, TENANT shall pay the amount due for the months during such lease year as to which rent without such adjustment had previously been paid. Such adjusted rent shall not, under any circumstances, result in a reduction of the previous year's rent.

4. TAXES. In addition to rent specified herein, and other sums of money provided in and by this Lease to be paid by TENANT, TENANT shall pay in advance the full amount of its pro rata share of all sales, use, excise, and rental taxes levied, assessed or payable for or on account of this Lease, or the rent payments contemplated by this Lease, or the rents and other sums of money payable under or by virtue of this Lease. TENANT shall also be responsible for and pay its pro rata share of, any ad valorem taxes which are assessed upon the property leased by TENANT, assessed by the taxing authority during TENANT's usage and lease of the property.

5. LATE CHARGES. In the event any rent payments due hereunder shall not be paid within ten (10) days from the due date, TENANT shall pay LANDLORD a late charge of five percent (5%) of such late payment.

6. PERSONAL PROPERTY TAXES. TENANT shall pay prior to delinquency all taxes assessed and levied upon the trade fixtures, furnishings, equipment, inventory and all other personal property of TENANT contained in the leased premises or elsewhere.

7. COMMON AREA. The term "Common Area" shall mean that part of the entire marina property of LANDLORD located at One Avenue "A", Fort Pierce, Florida 34950 designated by LANDLORD from time to time for the common use of all occupants of the Harbor Master Building, including, among other facilities,

parking area, walkways, landscaping, and loading areas, all of which shall be subject to LANDLORD's sole management and control. TENANT and its employees, customers, subtenants, licensees and concessionaires shall have the nonexclusive right and license to the use the Common Area as constituted from time to time, such use to be in common with LANDLORD, other tenants and occupants of the property, and all other persons permitted by LANDLORD to use the same and subject to such reasonable rules and regulations governing the use thereof as LANDLORD may from time to time prescribe, including the designation of specific areas within the property or in reasonable proximity thereto in which automobiles and vehicles owned or operated by TENANT, its employees, business invitees, and licensees shall travel or be parked. LANDLORD shall operate, maintain and repair the Common Area in such a manner as LANDLORD shall in its sole discretion determine.

8. INSURANCE. TENANT agrees to carry liability insurance coverage on the leased premises, listing the LANDLORD on said policy, in the amounts and as provided as follows:

9. GENERAL LIABILITY INSURANCE. Such insurance shall be no more restrictive than that provided by Coverage A (Bodily Injury and Property Damage) and Coverage B (Personal and Advertising Injury) of the latest edition of the standard occurrence Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than any endorsements specifically required by ISO or the State of Florida. TENANT shall require that its insurer name the LANDLORD, City of Fort Pierce, as an Additional Insured, on a form no more restrictive than ISO Form CG 20 11, Additional Insured B Managers or Lessors of Premises on the TENANT=s Commercial General Liability policy, and (and, where required limits are also provided by an umbrella or excess policy, such umbrella or excess policy shall also include the LESSOR as an additional insured). The policy must be endorsed to provide LESSOR with 30 days' notice of cancellation. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000	General Aggregate
$1,000,000	Products/Completed Operations Aggregate
$1,000,000	Personal and Advertising Injury
$1,000,000	Each Occurrence

Prior to occupying the Leased Premises, TENANT shall furnish satisfactory evidence of insurance to the City Clerk of the City of Fort Pierce. An appropriate Certificate of Insurance signed by an authorized representative of the insurer, and copies of the actual additional insured and notice of cancellation endorsements as issued on the policy(ies), shall be satisfactory evidence of such insurance. Until such insurance is no longer required by this Lease Agreement, TENANT shall provide LANDLORD with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance. Neither approval nor failure to disapprove insurance furnished by TENANT shall relieve TENANT from responsibility to provide insurances required by this Lease Agreement.

EXHIBIT "A"

SAMPLE AGREEMENT

Except as otherwise specifically authorized in this Lease Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by TENANT shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, LANDLORD may permit the application of a deductible. TENANT shall pay on behalf Of LANDLORD or LANDLORD=s officer or employee any deductible applicable to a claim against LANDLORD or LANDLORD=s officer or employee.

The insurance provided by TENANT shall apply on a primary basis. Any insurance or self insurance maintained by LANDLORD shall be in excess of, and shall not contribute with, the insurance provided by TENANT. TENANT shall furnish proof of insurance on a yearly basis to the City Clerk of the City of Fort Pierce. Neither approval nor failure to disapprove insurance furnished by TENANT shall relieve TENANT from responsibility to provide insurances required by this LEASE Agreement.

Compliance with these insurance requirements shall not limit the liability of TENANT, its sub-tenants, employees or agents. Any remedy provided to the LANDLORD or LANDLORD's members, officials, officers or employees by the insurance provided by TENANT or LANDLORD shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of TENANT) available to LANDLORD under this LEASE or otherwise.

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

Except as provided for herein, to the extent any loss, liability, damage or cost is covered by applicable insurance, LESSOR and TENANT waive all rights against each other, provided such waiver does not compromise coverage under such insurance coverage.

10. INDEMNIFICATION REQUIRED. TENANT hereby agrees to defend, indemnify and hold harmless the LANDLORD and its officers and employees, from liability, damages, losses and costs, including but not limited to, reasonable attorney=s fees and costs, both at the trial and appellate levels, by reason of damage to persons or property , to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of TENANT and persons employed by TENANT in the performance of this Lease Agreement, or TENANT=s use of the Leased premises, or in any way arising on account of, or be claimed to have arisen from, any injury or damage caused to any person or property on or in the leased premises as a result of the TENANT=s negligence, recklessness, or intentional wrongful misconduct.

LANDLORD shall not be liable for any damage or injury to any person or property whether it

be to the person or property of the TENANT, TENANT=s employees, agent, guest, invitees, or otherwise, by reason of TENANT=s occupancy of the leased premises.

11. USE OF PREMISES. TENANT will use and occupy the premises as a business office for _____[**TYPE IN SPECIFIC PURPOSE]**_____ purposes. TENANT specifically agrees not to conduct its business in a manner to disturb the quiet enjoyment of other tenants and occupants of the property and agrees to conduct its business in compliance with all applicable laws. TENANT further agrees to keep the premises in a clean and sanitary condition; to comply with all laws, ordinances, rules, regulations, environmental permits, and all other obligations imposed by applicable provisions of building, housing, health and environmental codes of any State or Federal law, regulation, or agency; to make no alterations or additions to the leased premises without the prior written consent of LANDLORD; to commit no waste of the premises; to remove all garbage and other debris which results from the operation of TENANT's business in a clean and sanitary manner and to remove the garbage and debris in conformity with all laws and regulations; to keep all plumbing fixtures used by TENANT clean and sanitary and in repair; to use and operate in a reasonable manner all electrical, plumbing, heating, ventilating, air conditioning and other facilities and appliances; not to destroy, deface, damage, impair or remove any part of the leased premises, or property therein belonging to LANDLORD; to direct persons on the premises with TENANT's consent to conduct themselves in a manner that does not unreasonably disturb other tenants or occupants or constitute a breach of the peace; and to surrender the leased premises at the termination of this LEASE in as good state and condition as reasonable use and wear will have permitted.

12. MAINTENANCE AND REPAIR. LANDLORD shall keep the foundation, the exterior walls and roof of the leased premises in good repair, except that LANDLORD shall not be required to make any repairs occasioned by the act of negligence of TENANT, its agents, employees, business invitees and concessionaires, which repairs shall be made by TENANT, subject to LANDLORD's supervision. In the event that the leased premises should become in need of repairs required to be made by LANDLORD hereunder, TENANT shall give immediate written notice thereof to LANDLORD, and LANDLORD shall not be responsible in any way for the failure to make any repairs until a reasonable time shall have elapsed after delivery of such written notice. Other than as herein provided, LANDLORD shall not be responsible to maintain or to make any improvements or repairs of any kind in or upon the leased premises. TENANT shall keep and maintain in good order, condition and repair (which repair shall mean replacement if necessary) the exterior and interior portions of all doors, windows, glass, plumbing and sewage facilities within the leased premises, fixtures, heating, air conditioning within the leased premises, interior electrical equipment serving the leased premises, interior walls, floors and ceilings. If any repairs required to be made by TENANT hereunder are not made within ten (10) days after written notice delivered to TENANT by LANDLORD (or within such shorter period as LANDLORD should require in the event of an emergency, with or without notice), LANDLORD may, at its

option, make such repairs without liability to TENANT for any loss or damage which may result to its stock or business by reason of such repairs, and TENANT shall pay to LANDLORD immediately upon demand as additional rent hereunder, the costs of such repairs plus ten percent (10%) of the amount thereof (for LANDLORD's service and overhead costs).

13. ALTERATIONS. TENANT shall not make any alterations, additions or improvements to the leased premises without the prior written consent of LANDLORD, except for the installation of unattached, movable trade fixtures which may be installed without defacing the leased premises. All alterations, additions, improvements and fixtures (other than movable trade fixtures) which may be made or installed upon the leased premises shall become the property of LANDLORD upon installation and shall remain upon and be surrendered with the leased premises at the termination of the Lease unless LANDLORD requests their removal, in which event TENANT shall remove the same and restore the leased premises to the original condition at TENANT's expense. Any linoleum, carpeting or other floor covering which may be cemented or otherwise affixed to the floor of the leased premises shall be a permanent fixture and shall become the property of LANDLORD without credit or compensation to TENANT.

14. UTILITIES. TENANT shall pay LANDLORD the sum of **$** _____ **per month** for utility services rendered or furnished to the leased premises, including heat, water, gas (if available), sewer and electricity. LANDLORD will at it option provide trash removal as part of the rent for the undivided portion of the Harbor Master Building, at no cost to TENANT.

15. DAMAGE AND OBLIGATION TO RESTORE. TENANT shall give immediate written notice to LANDLORD of any damage caused to the leased premises by fire or other casualty. If the leased premises should be: **(1)** damaged by any uninsured casualty or; **(2)** be damaged to an extent in excess of fifty percent (50%) of the cost of replacement thereof, LANDLORD may elect either to terminate the Lease or to proceed to rebuild and repair the leased premises. Should LANDLORD elect to terminate the Lease due to such damage or destruction, it shall give written notice of such election to TENANT within ninety (90) days after the occurrence of such casualty. Except as otherwise provided herein, in the event the leased premises should be damaged by fire or other casualty insurable under standard fire and extended insurance coverage, LANDLORD shall proceed with reasonable diligence to rebuild and repair the leased premises. LANDLORD's obligation to rebuild and repair shall be limited to restoring the leased premises to substantially return to the condition in which same existed prior to the casualty, shall be limited to the extent of the insurance proceeds available to LANDLORD for such restoration and, further, shall exclude any obligation with regard to the personal property and trade fixtures of TENANT. In the event LANDLORD should elect to restore the leased premises and TENANT should be deprived of the occupancy and use of a portion of the leased premises, rent shall be equitably apportioned according to the area of the leased premises which is unusable by TENANT, until such time as LANDLORD shall have completed its restoration as provided herein. In the event of total

destruction, TENANT's rent shall completely abate from the date of such destruction. In the event any portion of the business property should be damaged to such an extent that LANDLORD, in its sole discretion, should elect to discontinue operation of the Harbor Master Building, LANDLORD may cancel this Lease by giving written notice to TENANT, and the Lease shall terminate and become null and void.

16. LIABILITY. LANDLORD shall not be liable for any damage or injury to any person or property whether it be to the person or property of TENANT, TENANT's employees, agents, guests, invitees, or otherwise, by reason of TENANT's occupancy of the leased premises or because of fire, flood, wind storm, acts of God, or for any other reason, except such damage or injury arising or occurring as a result of LANDLORD's positive acts, negligence, acts or omissions. This paragraph shall apply also to damage caused as previously stated or by frost, steam, excessive heat or cold, falling objects, broken glass, sewage, gas, odors, or noise, or the bursting or leaking of pipes of plumbing fixtures and shall apply equally whether any such damage results from the acts or omissions of other tenants, occupants or of any other person, whether such damage be caused by or result from any other thing or circumstances above mentioned, or any other thing or circumstances, whether of a like or wholly different nature.

17. EMINENT DOMAIN. If the leased premises or any part thereof should be permanently taken, condemned or transferred by agreement in lieu of condemnation for any public or quasi-public use or purpose by any competent authority, whether or not the Lease shall be terminated, the entire compensation aware therefore, both leasehold and reversion, shall be the property of LANDLORD without any deduction therefrom for any present or future estate of TENANT, and TENANT hereby assigns to LANDLORD all its right, title and interest to any such award. TENANT shall execute all documents required to evidence such result. TENANT shall, however, be entitled to claim, prove and receive in such condemnation proceedings such award as may be allowed for fixtures and other equipment installed by it, but only if or to the extent such award shall be in addition to the award for the land and the building and other improvements (or portions thereof) containing the leased premises.

If the entire leased premises should be taken, condemned, or transferred as aforesaid, the Lease shall terminate as of the time possession thereof is required for public sale. If a portion of the leased premises should be taken, condemned or transferred as aforesaid, LANDLORD may elect to terminate the Lease or, at its own expense, to repair and restore the portion not affected by the said taking, in which latter event the minimum rent shall be reduced in proportion to the area taken, effective at the time possession is required for public use.

In the event any portion of the Common Area should be taken to such extent that LANDLORD, in its sole discretion, should elect to discontinue operation of the business, LANDLORD may cancel the Lease by giving written notice to TENANT, and the Lease shall terminate and become null and void ninety (90) days after said notice.

EXHIBIT "A"

SAMPLE AGREEMENT

18. ASSIGNMENT AND SUBLETTING. The identity and financial standing of TENANT is a material consideration of LANDLORD in entering into the Lease. TENANT shall not voluntarily, involuntarily, or by operation of law assign, sell, mortgage, pledge, or in any manner transfer the Lease or any estate or interest therein or sublet the leased premises or any part thereof, or grant any license, concession, or other right to occupy any portion of the leased premises without the prior written consent of LANDLORD.

In the event of the transfer and assignment by LANDLORD of its interest in the Lease and in the building containing the leased premises, LANDLORD shall thereby be released from any further obligations and TENANT agrees to look solely to such successor in interest for performance of such obligations.

19. DEFAULT AND REMEDIES. The occurrence of any one or more of the following events shall constitute a material default and breach of the Lease by TENANT:

(a) The vacating or abandonment of the leased premises by TENANT.

(b) The failure by TENANT to make payment of rent or any other payment required to be made by TENANT hereunder, as and when due, where such failure shall continue for a period of three (3) days after written notice thereof from LANDLORD to TENANT.

(c) The failure by TENANT to observe or perform any of the covenants, conditions or provisions to be observed or performed by TENANT, other than described in Paragraphs (a) and (b) above, where such failure shall continue for a period of ten (10) days after written notice thereof from LANDLORD to TENANT; provided, however, that if the nature of TENANT's default is such that more than ten (10) days are reasonably required for its cure, TENANT shall not be deemed to be in default if TENANT commences such cure within said ten day period and thereafter diligently pursues such cure to completion.

(d) If TENANT or any guarantor should commence, in any court pursuant to any statute either of the United States or of any state, an insolvency or bankruptcy proceeding (including, without limitation, a proceeding for liquidation, reorganization or for adjustment of debts of an individual with regular income), or if such a proceeding is commenced against TENANT or any said guarantor and either an order of relief is entered against such party or such party fails to secure a discharge of the proceeding within thirty (30) days of the filing thereof, or if TENANT or any said guarantor becomes insolvent or is unable or admits in writing its inability to pay its debts as they become due, or makes an assignment for the benefit of creditors or petitions for or enters into an arrangement with its creditors or a custodian is appointed or takes possession of TENANT's or any said guarantor's property whether or not a judicial proceeding is instituted in connection with such arrangement or in connection with the appointment of such custodian.

(e) The discovery by LANDLORD that any financial statement given to LANDLORD by TENANT, any assignee of TENANT, any subtenant of TENANT, any successor in interest of TENANT or any guarantor of TENANT's obligations, and any of them, is materially false.

EXHIBIT "A"

SAMPLE AGREEMENT

In the event of any default or breach by TENANT, LANDLORD may at any time thereafter, without notice or demand and without limiting LANDLORD in the exercise of any right or remedy which LANDLORD may have by reason of such default or breach:

(a) Declare the entire rent for the balance of the Lease term, or any part thereof, due and payable forthwith, and bring an action for the recovery thereof.

(b) Terminate TENANT's right to possession of the leased premises by any lawful means and retake possession thereof for the account of LANDLORD, in which event TENANT shall immediately surrender possession of the leased premises to LANDLORD and all further liability under the Lease on the part of the TENANT and LANDLORD shall terminate.

(c) Maintain TENANT's right to possession, in which event the Lease shall continue in effect whether or not LANDLORD shall have abandoned the leased premises. In such event, LANDLORD shall be entitled to relet the leased premises and to enforce all of LANDLORD's rights and remedies under the Lease, including the right to recover its rent as it becomes due.

(d) Pursue any other remedy now or hereafter available to LANDLORD under the laws and judicial decisions of the State of Florida.

If the LANDLORD should exercise any of its remedies hereunder, TENANT shall be liable for and shall pay to LANDLORD the costs of removing and storing TENANT's property; the costs of repairing, altering, remodeling or otherwise putting the leased premises into condition acceptable to a new tenant or tenants; and all reasonable expenses incurred by LANDLORD, including attorney's fees.

20. TERMINATION. Either party may terminate this Lease Agreement without cause upon sixty (60) days written notice.

In an event of any default or breach by tenant, LANDLORD may any time thereafter, without notice or demand and without limiting LANDLORD in the exercise of any right or remedy which LANDLORD may have by reason of such default or breach; terminate the TENANT=s right to possession of the lease premises by any lawful means and take possession thereof in which event, TENANT shall immediately surrender possession of the leased premises to LANDLORD and all further liability under the lease on the part of the tenant and landlord shall terminate or LANDLORD may pursue any other remedy now and hereafter available to LANDLORD under the laws and judicial decisions of the State of Florida. Upon termination and expiration of the lease term LANDLORD shall have the immediate right thereafter to reenter the lease premises and remove all persons and

property there from.

The rights and remedies granted herein to LANDLORD are distinct, separate remedies, and the exercise of any of them shall not be deemed to exclude LANDLORD=s right to exercise any or all of the others.

If the Lease should be terminated, or the Lease term should expire, LANDLORD shall have the immediate right thereafter to re-enter the leased premises and to remove all persons and property therefrom. Such property may be stored in a public warehouse or elsewhere at the cost of, and for the account of TENANT. In such event, LANDLORD shall not be deemed guilty of trespass or become liable for any loss or damage which may be occasioned thereby.

The rights and remedies granted herein to LANDLORD are distinct, separate and cumulative remedies, and the exercise of any of them shall not be deemed to exclude LANDLORD's right to exercise any or all of the others. All charges payable by TENANT under the terms of the Lease shall be deemed rent for the purpose of LANDLORD exercising its remedies.

No waiver of any covenant or condition or of the breach of any covenant or condition of the Lease shall be taken to constitute a waiver of any subsequent breach of such covenant or condition nor to justify or authorize the nonobservance of any other occasion of the same or of any other covenant or condition hereof, nor shall the acceptance of rent by LANDLORD at any time when TENANT is in default under any covenant or condition hereof be construed as a waiver of such default or of LANDLORD's right to terminate the Lease on account of such default, nor shall any waiver or indulgence granted by LANDLORD to TENANT be taken as an estoppel against LANDLORD, it being expressly understood that if any time TENANT should be in default in any of its covenants or conditions hereunder, an acceptance by LANDLORD of rent during the continuance of such default or the failure on the part of LANDLORD promptly to avail itself of such other rights or remedies as LANDLORD may have shall not be construed as a waiver of such default, but LANDLORD may at any time thereafter, if such default continues, terminate the Lease on account of such default.

TENANT hereby acknowledges that late payment by TENANT to LANDLORD of rent and other sums due hereunder will cause LANDLORD to incur costs not contemplated by the Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed on LANDLORD by the terms of any mortgage covering the leased premises. Accordingly, if any installment of rent or any other sum due from TENANT shall not be received by LANDLORD or LANDLORD's designee within ten (10) days after such amount shall be due, TENANT shall pay to LANDLORD a late charge equal to six percent (6%) of such overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs LANDLORD

will incur by reason of late payment of TENANT. Acceptance of such late charge by LANDLORD shall in no event constitute a wavier of TENANT's default with respect to such overdue amount, nor prevent LANDLORD from exercising any of the other rights and remedies granted hereunder.

21. LANDLORD SECURITY. To secure the payment of all rent and other sums of money due and to become due and the faithful performance of the Lease by TENANT, TENANT hereby grants to LANDLORD an express first and prior lien and security interest on all property (including fixtures, equipment, chattels and merchandise) which may be placed in the leased premises, and also upon all proceeds of any insurance which may accrue to TENANT by reason of destruction of or damage to any such property. Such property shall not be removed therefrom without the written consent of LANDLORD until all arrearage in rent and other sums of money then due to LANDLORD hereunder shall first have been paid. This lien and security interest is given in addition to the LANDLORD's statutory lien and shall be cumulative thereto. Consequently with the execution of the Lease (or later if requested by LANDLORD at its discretion), TENANT shall execute and deliver to LANDLORD Uniform Commercial Code financing statements in sufficient form so that when properly filed, the security interest hereby given shall be perfected. The lien and security interest created hereby shall be terminated when all of the rent and other sums of money becoming due during the Lease term shall have been paid in full.

22. TENANT ESTOPPEL CERTIFICATE. TENANT shall at any time upon not less than ten (10) days prior written notice from LANDLORD execute, acknowledge and deliver to LANDLORD a statement in writing: (1) certifying that the Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that the Lease, as so modified is in full force and effect) and the date to which the rent and other charges are paid in advance, if any; (2) acknowledging that there are not, to TENANT's knowledge, any uncured defaults on the part of LANDLORD, or specifying such defaults if any are claimed; and (3) otherwise be in a form reasonably acceptable to LANDLORD. Any such statements may be conclusively relied upon by any prospective purchaser or existing or prospective encumbrancer of the leased premises.

If LANDLORD desires to finance, refinance, or sell the leased premises, or any part thereof, TENANT hereby agrees to deliver to any lender or purchaser designed by LANDLORD such financial statements of TENANT as may be reasonably required by such lender or purchaser. All such financial statements shall be received by LANDLORD and such lender or purchaser in confidence and shall be used only for the purposes herein set forth.

23. NOTICES. All notices required to be served upon LANDLORD shall be served by registered or certified mail, return receipt requested, to: CITY OF FORT PIERCE, Attn: City Manager, P. O. Box 1480, Fort Pierce, Florida 34954, with a copy to the Office of the City Attorney, P. O. Box 1480, Fort Pierce, Florida

34954, or such other place as LANDLORD may designate in writing. All notices required to be served upon TENANT shall be served by hand delivery or registered or certified mail, return receipt requested to: _____., Attn..____, President, _____., _____, _____, _____, CITY STATE AND ZIP, or such other place as TENANT may designate in writing. All such notices shall be deemed to have been duly given, delivered, or served if and when hand delivered or deposited in the U.S. Post Office, postage prepaid, whether evidence of delivery received is obtained or not obtained.

24. **LESSOR'S RIGHTS.** LANDLORD and LANDLORD's agents shall have the right to enter the leased premises at reasonable times for the purpose of inspecting same, showing the same to prospective purchasers, lenders, or lessees, and making such alterations, repairs, improvements or additions to the leased premises or to the building of which they are a part as LANDLORD may deem necessary and desirable.

25. GENERAL PROVISIONS. The following general provisions shall be an integral part of this Lease:

(a) TENANT shall not record the lease without LANDLORD's prior written consent, and any such recordation shall, at the option of LANDLORD, constitute a non-curable default of TENANT.

(b) Nothing herein contained shall be deemed or construed by the parties hereto, nor by any third party, as creating a relationship of principal and agent or of partnership or of joint venture between the parties hereof. Neither the method of computation of rent, nor any other provisions contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of LANDLORD and TENANT.

(c) The invalidity of any provision of the Lease as determined by a court of competent jurisdiction shall in no way affect the validity of any other provisions hereof.

(d) Time is of the essence.

(e) The captions used herein are for convenience only and do not limit or amplify the provisions hereof.

(f) Whenever a period of time is prescribed for action to be taken by LANDLORD, LANDLORD shall not be liable or responsible for and there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, governmental laws, regulations or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of LANDLORD.

EXHIBIT “A”

SAMPLE AGREEMENT

(g) Upon TENANT paying the rent reserved hereunder and observing and performing all the covenants, conditions and provisions on TENANT's part to be observed and performed hereunder, TENANT shall have quiet possession of the leased premises, for the entire Lease term, subject to all the provisions of the Lease.

(h) Each provision performable by TENANT shall be deemed both a covenant and a condition. The Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. The Lease may be modified in writing only, signed by the parties in interest at the time of modification.

(i) Subject to the provisions hereof restricting assignment or subletting by TENANT and regarding LANDLORD's liability, this Lease shall bind the parties, their personal representatives, successors and assigns. The Lease shall be governed by the laws of the State of Florida.

(j) The terms "LANDLORD" and "TENANT", as used herein, denote both singular and plural and all genders. Where "TENANT" consists of more than one person, whether natural or artificial, all the persons constituting "TENANT" shall be jointly and severally liable for all obligations to be performed by TENANT herein.

(k) The Effective Date of the Lease shall be the date last executed by the parties without amendment or deletion to the Lease and its Exhibits.

(l) All terms, covenants, and conditions herein contained, to be performed by TENANT, shall be performed at its sole cost and expense, and if LANDLORD shall pay any sum of money or do any act which requires the payment of money, by reason of the failure, neglect or refusal of TENANT to perform such term, covenant, or condition, the sum of money so paid by LANDLORD shall be deemed additional rent and shall be payable by TENANT with the next succeeding installment of rent together with such interest as may have accrued thereon.

(m) Any amount due to LANDLORD not paid when due shall bear interest at the maximum rate allowable by law accruing from the due date. Payment of such interest shall not excuse or cure any default by TENANT under the Lease.

(n) Notwithstanding anything to the contrary provided in the Lease, it is specifically understood and agreed by LANDLORD and TENANT that there shall be absolutely no personal liability on the part of LANDLORD, or its successors, or any partners or corporate shareholders of LANDLORD, or its successors, with respect to any of the terms, conditions and covenants of the Lease, and that TENANT shall

look solely to the interest of LANDLORD in the business for the satisfaction of each and every remedy of TENANT in the event of any breach by LANDLORD of any terms, conditions and covenants of the Lease to be observed or performed by LANDLORD.

26. JOINT VENTURE. It is specifically understood and agreed that nothing in this Lease shall be construed as creating a joint venture, partnership, or other relationship between the parties to the agreement other than LANDLORD and TENANT.

27. ATTORNEY'S FEES AND COSTS. The prevailing party shall be entitled to an award of all costs, charges, and expenses, including the fees of counsel, agents, and others retained by such party and incurred in enforcing either party's obligations hereunder or in any litigation or appellate proceedings.

28. PAYMENT. No payment by TENANT or receipt of payment by LANDLORD of an amount less than the full amount then due LANDLORD under this Lease shall be construed as anything other than a partial payment of the sum then due and owing. No endorsement or statement on any check or letter or any form of payment or accompanying documents shall be deemed to be an accord and satisfaction or other form of settlement, and LANDLORD may accept any such payment without prejudice to its rights to recover the balance of any sums due and owing under this Lease or to pursue any other remedy permitted under this Lease or Florida law.

29. RADON GAS. Pursuant to Fla. Stat. Sec. 404.056(8), Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the St. Lucie County Public Health Unit.

30. ENTIRE AGREEMENT. This Lease contains the entire and sole agreement between the parties hereto relative to the rental of the leased premises and it may be modified only by an agreement in writing executed by LANDLORD and TENANT with the same formalities as this Lease. No surrender of the lease premises or of the remainder of the term of this Lease shall be valid unless accepted by LANDLORD in writing. This agreement shall be interpreted and enforced under the laws of the State of Florida. It is agreed and understood that this agreement has been negotiated and drafted jointly and is not to be construed against any party.

IN WITNESS WHEREOF, the parties hereto have signed, sealed, and delivered this Lease as of the day and year first above written.

WITNESS AS TO LANDLORD: **LANDLORD:**

ATTEST: **CITY OF FORT PIERCE, FLORIDA**

EXHIBIT "A"

SAMPLE AGREEMENT

BY: _____
Linda Cox, City Clerk

BY: _____
Linda Hudson, Mayor

DATE: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

WITNESSES AS TO TENANT:

TENANT:
[TYPE TENANT'S NAME]

_____
Signature

BY: _____
[TYPE OFFICERS NAME], President

_____
Print name

DATE: _____

_____
Signature

_____
Print name

WITNESSES AS TO GUARANTOR:

GUARANTOR:

[TYPE GUARANTOR'S NAME]

_____
Signature

_____
TYPE NAME

_____
Print name

DATE: _____

EXHIBIT “A”

SAMPLE AGREEMENT

_____

Signature

_____

Print name

EXHIBIT “A”

SAMPLE AGREEMENT

GUARANTEE

THE UNDERSIGNED, as Guarantor, guarantees all of the obligations of the TENANT under that certain Lease dated the _____ day of _____, 2018, between CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation, as LANDLORD, and _____, a _____ corporation, as TENANT, for the leased premises identified therein and located at One Avenue "A",, Fort Pierce, Florida 34950.

The undersigned, jointly and severally, further confirm and acknowledge the following:

1. The liability of the undersigned is absolute and unconditional irrespective of (i) any lack of validity or enforceability of the Lease; (ii) the existence of any property given as security for, or other guarantee of the Lease; or (iii) any other circumstance which might otherwise constitute a defense available to, or a discharge of, the TENANT in respect of the Lease or the undersigned in respect of this Guarantee.

2. The undersigned has a monetary interest (direct or indirect) in TENANT, and/or in the conduct of the business to the leased premises.

3. The undersigned has executed this Guarantee to induce LANDLORD to lease the leased premises to TENANT.

4. With regard to obligations of TENANT to pay money, this Guarantee imposes on the undersigned a guarantee of payment and not of collection.

5. LANDLORD has the right to take action against one or more of the undersigned guarantors, if more than one, without affecting the obligations of any other of the undersigned guarantors not being proceeded against.

WITNESS our hands and seals this _____ day of _____, 2018.

WITNESSES:

_____
Signature

_____
Print name

_____
Signature

_____
Print name

GUARANTORS:

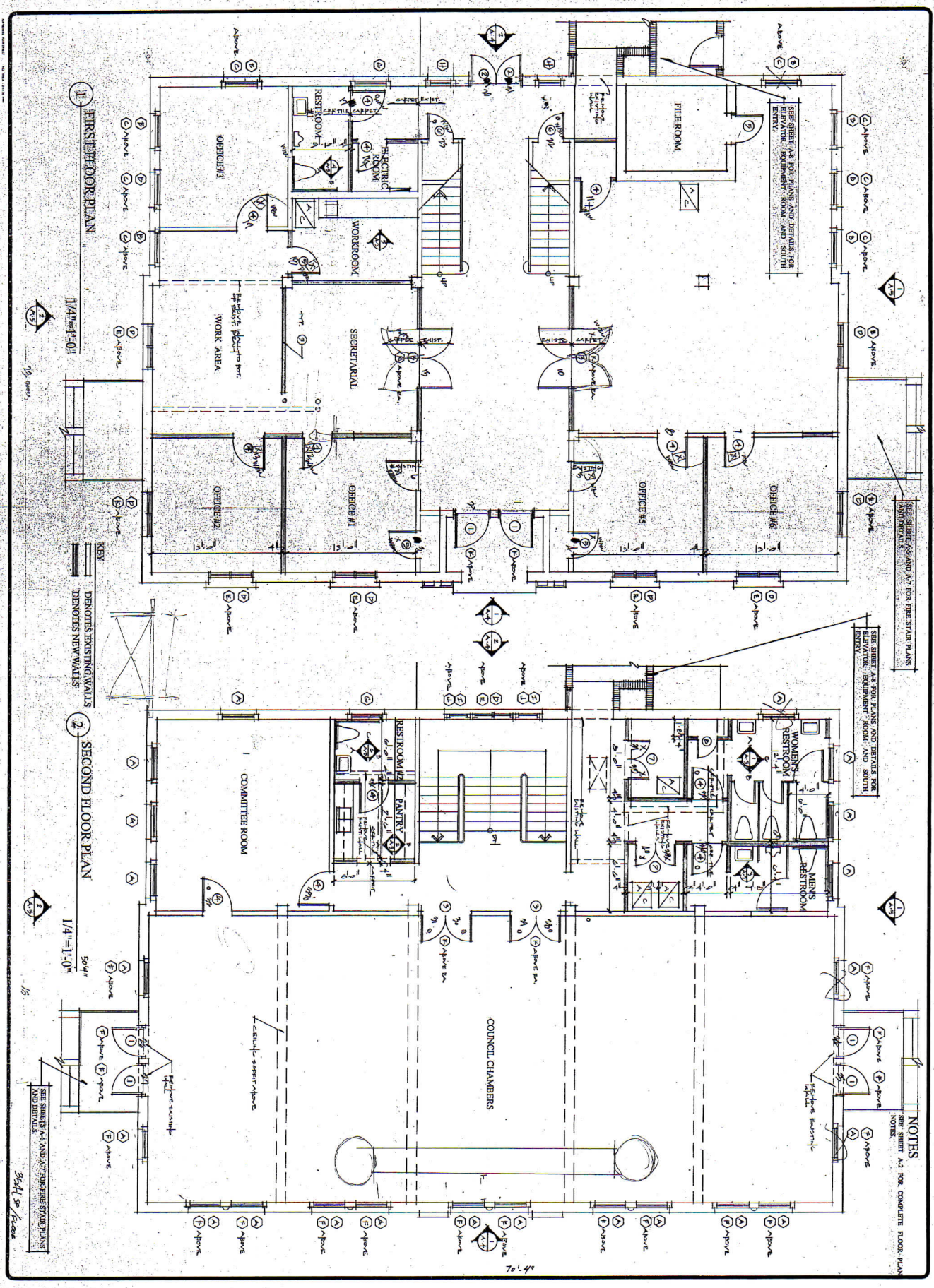
_____
[TYPE GUARANTOR’S NAME]

DATE: _____

EXHIBIT “B”

Insert Market Analysis Report

performed by Osteen Appraisal Services, Inc.



HISTORICAL RENOVATION OF CITY HALL
AVENUE A
FT. PIERCE, FLORIDA

WILLIAM P. PLATTS - ARCHITECT
ROBERT TERRY, JR. - ARCHITECT
3640 NORTH MILTON ROAD, FT. PIERCE, FL, 34946
PHONE 407-461-3311/ FAX 407-461-2691/FL.REG. #13262 & #2451

REVISIONS | BY

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-1
OF
SHEETS

City Commission Regular Meeting **11.e.**

Meeting Date: 09/17/2018

Re: TDC Zora Neale Hurston Dust Tracks Trail Restoration Project

Submitted For: Libby Woodruff, Manager, Finance Department

SUBJECT:

Approval of the Interlocal Agreement between St. Lucie County and the City of Fort Pierce for the improvements and kiosks for the Zora Neale Hurston Dust Tracks Trail Restoration Project in the amount of $20,000.00 funded via a grant from the Tourist Development Council.

SUMMARY:

Attached is a draft of the County and City Interlocal agreement to provide funding in the amount of $20,000 for improvements and new kiosks for the Zora Neale Hurston Dust Tracks Heritage Trail. The TDC approved this funding at the June meeting and the Board of County Commissioners approved it at their August 21 meeting.

RECOMMENDATION:

Accept grant award

ALTERNATIVES:

Do not accept grant award

RESPONSIBLE STAFF:

Caleta Scott, Lincoln Park Revitalization Coordinator
Elizabeth Woodruff, Grants Administration Manager

COORDINATED WITH:

Charlotte Bireley, St. Lucie County Tourist Development Council

---

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2017-2018
Account:	103-9002-554-84-12
Amount:	11,388.23

OTHER INFORMATION:

This is a required cash match to receive this grant award. These funds will be reimbursed to the City via CDBG.

Attachments

Grant Contract Agreement
TDC Presentation

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	09/06/2018 04:44 PM
City Manager	Nick Mimms	09/12/2018 09:40 AM
Form Started By: Caleta Scott		Started On: 08/31/2018 08:11 AM
Final Approval Date: 09/12/2018		

INTERLOCAL AGREEMENT
BETWEEN
CITY OF FORT PIERCE and
ST. LUCIE COUNTY
(ZORA NEALE HURSTON'S DUST TRACK HERITAGE TRAIL)

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2018, by and between the City of Fort Pierce, a Florida municipal corporation (hereinafter the "City"), and St. Lucie County, a political subdivision of the State of Florida (hereinafter the "County").

ARTICLE I. BACKGROUND AND OBJECTIVES

WHEREAS, the County is a political subdivision of the State of Florida and given those powers and responsibilities enumerated in Chapter 125, Florida Statutes; and,

WHEREAS, the County is empowered to enter into interlocal agreements with public agencies, private corporations or other persons, pursuant to Section 163.01, Florida Statutes; and,

WHEREAS, the City intends to replace existing trail markers which are over ten (10) years old and adding two (2) new markers for the Zora Neale Hurston's Dust Track Heritage Trail located in the downtown and the Village of Lincoln Park ("the Project"); and

WHEREAS, the City of Fort Pierce has agreed to provide funds in the amount of eleven thousand three hundred eighty-eight and 23/100 dollars ($11,388.23) to construct the Project; and,

WHEREAS, the County and the City desire to enter into this Interlocal Agreement.

NOW, THEREFORE, in consideration of these premises and mutual covenants contained herein, the parties agree as follows:

ARTICLE II. COUNTY RESPONSIBILITY FOR AGREEMENT CONDITIONS

The County agrees to disperse to the City a grant in the amount of twenty-thousand and 00/100 dollars ($20,000.00) to assist the City in completing the Project. The County shall have no obligation for any additional funds.

ARTICLE III. CITY RESPONSIBILITY FOR AGREEMENT CONDITIONS

The City agrees to use the grant funds received by the County to complete the Restoration Project as outlined in Exhibit A. Attached hereto and incorporated herein. The City shall provide the County with receipts for the expenditures of funds. The City agrees that the County has a right to conduct an audit on the expenditure of the funds. The City agrees to place the Tourist Development Council's logo on all kiosks. The City agrees to obtain the County's agreement on placement of the logo on all signage before construction.

ARTICLE IV. TERM OF AGREEMENT

This Agreement shall be effective beginning on the date the last party to this Agreement executes the Agreement and shall continue unless terminated herein.

ARTICLE V. TERMINATION

This Agreement shall terminate upon mutual written agreement of the parties or automatically upon completion of the Project.

ARTICLE VI. NOTICES

All notices required or permitted to be given under the terms and provisions of this Agreement by either party to the other shall be in writing and shall be sent by registered or certified mail, return receipt requested, to the parties as follows:

As to the COUNTY:

St. Lucie County Administrator
2300 Virginia Avenue
Administration Annex
Fort Pierce, Florida 34982

With a copy to:

St. Lucie County Attorney
2300 Virginia Avenue
Administration Annex
Fort Pierce, Florida 34982

As to the CITY:

Fort Pierce City Manager
Post Office Box 1480
Fort Pierce, Florida 34954

With a copy to:

Fort Pierce City Attorney
Post Office Box 1480
Fort Pierce, Florida 34954

or to such other address as may hereafter be provided by the parties in writing. Notices by registered or certified mail shall be deemed received on the delivery date indicated by the U.S. Postal Service on the return receipt.

ARTICLE VII. VENUE

Any litigation hereunder shall be brought in the applicable state or federal court in St. Lucie County, Florida.

ARTICLE VIII. HEADINGS

Captions and headings in this Agreement are for ease of reference only and do not constitute a part of this Agreement and shall not affect the meaning or interpretation of any provisions herein.

ARTICLE IX. RIGHTS OF OTHERS

Nothing in this Agreement expressed or implied is intended to confer upon any person other than the parties hereto any rights or remedies under or by reason of this Agreement.

ARTICLE X. WAIVER

There shall be no waiver of any right related to this Agreement unless in writing signed by the party waiving such right. No delay or failure to exercise a right under this Agreement shall impair such right or shall be construed to be a waiver thereof. Any waiver shall be limited to the particular right so waived and shall not be deemed a waiver of the same right at a later time, or of any other right under this Agreement.

ARTICLE XI. INVALIDITY OF PROVISIONS

The invalidity of one or more of the phrases, sentences, clauses, or Articles contained in this Agreement shall not affect the validity of the remaining portion of the Agreement, provided that the material purposes of this Agreement can be determined and effectuated.

ARTICLE XII. ACCESS TO RECORDS

Both parties agree to allow either party, or the public, to access all documents, papers, letters or other material made or received in conjunction with the grant agreement.

ARTICLE XIII. PUBLIC RECORDS

The City shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the City in conjunction with this Agreement. Specifically, the City shall:

A. Keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that the County would provide the records and at a cost that does not exceed the cost provided in state law or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Meet all requirements for retaining public records and transfer, at no cost, to the County all public records in possession of the City upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology system of the County.

IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772)462-1441, BellamyS@stlucieco.org, COUNTY ATTORNEY'S OFFICE 2300 VIRGINIA AVENUE, FORT PIERCE, FL 34982

ARTICLE XIV. WHOLE UNDERSTANDING

This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

ARTICLE XV. AMENDMENTS

The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

ARTICLE XVI. EFFECTIVENESS.

This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, prior to its effectiveness.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by their duly authorized representative(s) on the latest day and year noted below.

ATTEST:

_____
Clerk

CITY OF FORT PIERCE, FLORIDA

BY: _____
Mayor

APPROVED AS TO FORM AND CORRECTNESS

BY: _____
City Attorney

Date: _____

BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY

ATTEST:

_____
Deputy Clerk

BY: _____
Chair

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
County Attorney

City of Fort Pierce
and
St. Lucie County
Tourism Development Council

Zora Neale Hurston Dust Tracks Heritage Trail
Trail Restoration Project
June 13, 2018

Qty	Description	Unit Price	Total Price
10	36"H x 24"W at the Top & 18.5"W at the Bottom x 2" D. Painted any of the fifteen standard colors with w/ posts 2"x2"x10' w/Frames	$2,052.65	$20,528.50
3	46.5" H x 56 5/8" W x 3 1/4 "D w/325 posts 3 1/4"x10' Painted a standard color with custom radius top and bottom w/Frames	$3,294.91	$9,884.73
13	Design / Set Up – all Small and Large Markers	$75	$975.00
	SUBTOTAL		**$31,388.23**
	City of Fort Pierce - Staff Time (approx.) – **In-Kind Match**	$10,000	
	City of Fort Pierce - **Cash Match**		-$11,388.23
	TOTAL SLC TDC GRANT REQUEST		**$20,000.00**

36"x 24" Marker Locations:

Hurston Library – 3008 Avenue D
Lincoln Park Academy – 1806 Avenue I
Zora's Home – 1734 Avenue I
Former Fort Pierce Welfare Home – 809 N 9th Street – NEW – 2 Markers
Zora's Gravesite – Avenue S and 17th Street
Fort Pierce Chronicle – 1529 Avenue D
Means Court School – 532 N 13th Street
Sarah's Memorial Chapel – 728 Avenue D
Backus Studio / Main Street Fort Pierce Offices – 122 Backus Avenue

46.5"x 56-5/8" Marker Locations:

Hurston Library – 3008 Avenue D
Lincoln Park Main Street – 1234 Avenue D
Visitor Center / SLC Chamber of Commerce / Seven Gables House – 482 N Indian River Drive

EXHIBIT
A

ZORA NEALE HURSTON
DUST TRACKS HERITAGE TRAIL

TRAIL RESTORATION PROJECT



TRAIL OVERVIEW

- **2003 -** Florida Humanities Council Grant Award – St. Lucie County Library System
    - **Trail Collaborations -** City of Fort Pierce, St. Lucie County School District, Board of County Commissioners, Historical Commission, the Cultural Affairs Department and the St. Lucie Historical Society.
- **2004 -** Roy F. Kenzie Award by the Florida Redevelopment Association, “Outstanding Cultural Enhancement” for the year.



TRAIL OVERVIEW

- **June 2015** – City of Fort Pierce and St. Lucie County Interlocal Agreement – Promotion, Marketing, Administration, Funding, Operations and Maintenance of Trail kiosks and markers.
- **July 2015** – New Zora Trail Informational Website and Brochure.
- **August/September, 2015** – Trail marker frame refurbishment; new landscaping around Trail markers.
- **Nov-May, 2017 and Nov-May, 2018** – Fort Pierce Tourism TV Commercial featuring Zora and Highwaymen Trails.
- **November, 2017 – Ongoing** – Cross Promotion of Zora with Eatonville, Florida
- **May, 2018** – Zora's Book Release – *Barracoon, the unpublished story of Cudjoe Lewis, a survivor of the translatlantic slave trade.*
- **June, 2018** – Collaborative conversations with St. Lucie Regional History Center to move Zora exhibit from Agape Center to History Center.
- **July, 2018** – New TV Commercial featuring Zora and Highwaymen Trails, Backus Museum, Sunrise Theater, Pineapple Playhouse to run July-November, 2018.



GUIDED TRAIL TOURS – ZORA EVENTS - 2017-2018

- **January 29, 2017** – Trail Tour - 30 Broward County Teachers and Students.
- **February 9, 2017** – Trail Tour - 25 Leadership St. Lucie participants
- **March 24, 2017** - Zora Presentation - IRSC Professors Steve Knapp, April VanCamp, and Wendy Dwyer – followed by Trail Tour
- **April 7, 2017** – Trail Tour - Amy Dickinson, Author / Teacher from the New York area and 35 IRSC professors, students
- **April 8, 2017** – Trail Tour - Hobe Sound Book Club
- **April 27, 2017** – Trail Tour - Jan Bridgeford-Smith, tourism writer / cousin to Amy Dickinson
- **July 14 & July 21, 2017** – 2 Trail Tours - 40 teachers each tour. Organized by Florida Humanities Council.
- **August 11, 2017** – Trail Tour - 3 Teachers from Fort Lauderdale.
- **August 16, 2017** – Trail Tour - The St. Lucie County Chamber of Commerce.



GUIDED TRAIL TOURS – ZORA EVENTS – 2017-2018

- **January, 2018** – Trail Tour – 60 Teachers and Students - Broward County School District
- **February, 2018** – Trail Tour 25 Teachers and Students – St. Lucie County School District
- **February, 2018** – Trail Tour - 15 Leadership St. Lucie Participants
- **March, 2018** – Trail Tour - 25 Teachers and Students - Okeechobee School District
- **April, 2018**– Trail Tour - 25 Students - IRSC Pruitt Campus
- **June, 2018** – Celebration of Release of *Barracoon* – Hurston Library



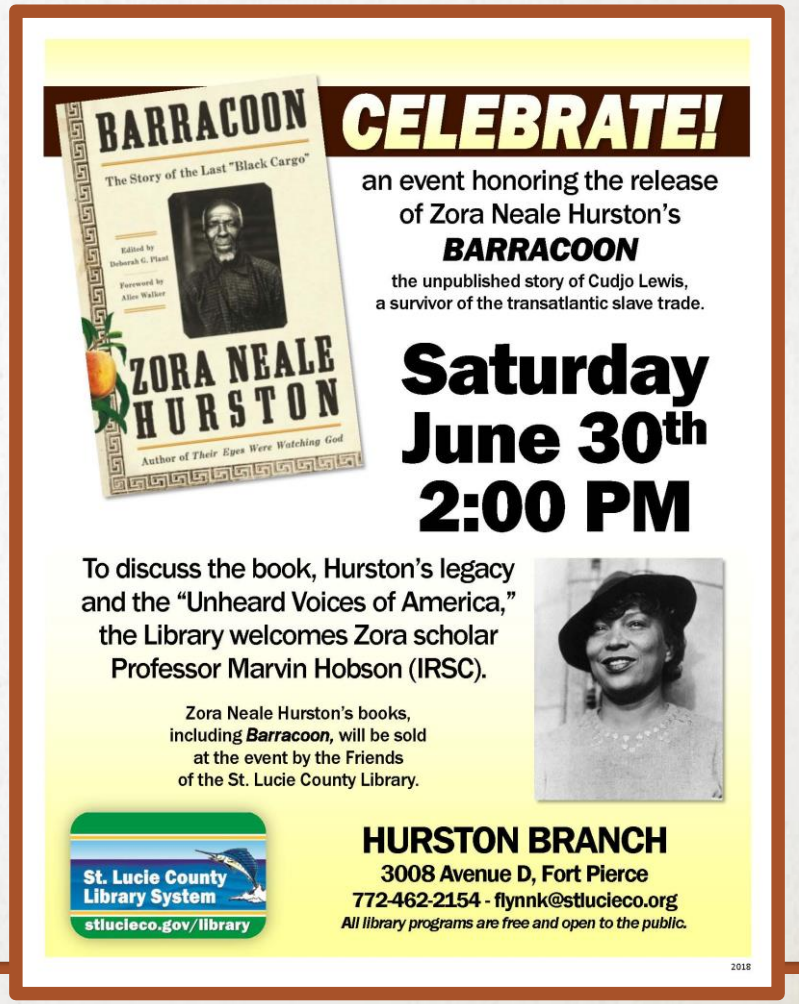
NATIONAL EXPOSURE FOR FORT PIERCE

- Grand Bahamas – Sister City with City of Fort Pierce
- Collaborations and Cross- Promotion
- May 10 – Bahamian Consulate Visit (5 visitors)
- Zora Trail – Major Highlight of Visit



NATIONAL EXPOSURE FOR FORT PIERCE

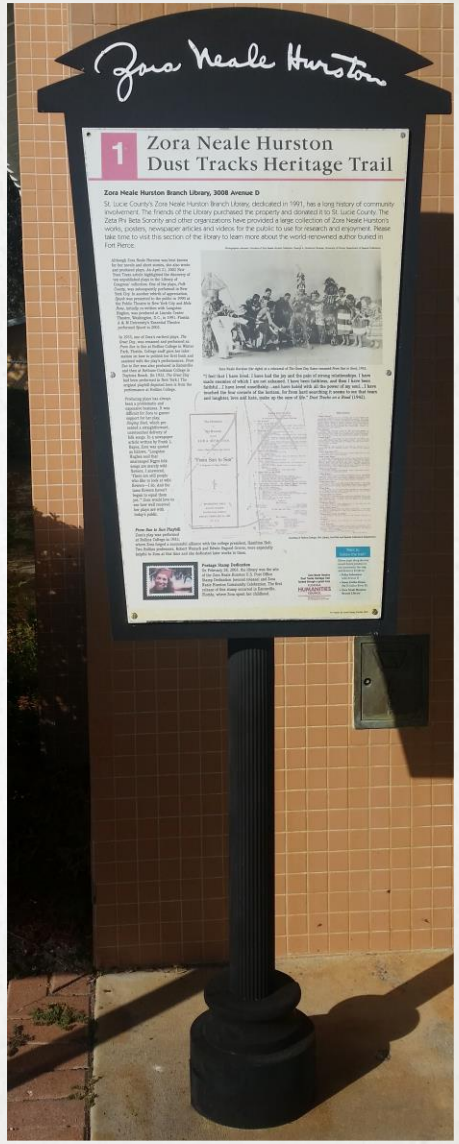
- Major Literary Event
- HarperCollins New York Times Bestseller
- Publicist is coming to Fort Pierce for the Lecture Event on June 28
- This will create a buzz regarding Zora's life and work in Fort Pierce.
  - "A profound impact on Hurston's literary legacy."- ***New York Times***
  - *"Barracoon* and its long path to print is a testament to Zora's singular vision amid so many competing pressures that continue to put us at war with ourselves."- ***Huffington Post***
  - "An invaluable addition to American social, cultural, and political history."- ***Publishers Weekly (starred review)***



TRAIL MARKERS - CURRENT CONDITION







ZORA TRAIL MARKERS - REPLACEMENT COSTS

Qty	Product ID	Color	Description	Unit Price	Total Price
10	Custom		Flush Face Custom Design 36"H x 24"W at the Top & 18.5"W at the Bottom x 2" D. Painted any of the fifteen standard colors with Series Posts 2"x2"x10'. Post will attach to the sign near the top. Includes Custom Radius Top & Bottom	1,772.93	17,731.30
10	CHPL Panels		36"H x 24"W 1/8" Exterior Panel Single Sided Cutting Option: Special Cut/ Panel Shape Finish ing Opotions: Ice finish	279.72	2,797.20
3	325P7P		Series 325 Panel unit46.5" H x 56 5/8" W x 3 1/4 "D with 2 Series 325 post 3 1/4"x10' Painted a standard color with custom radius Top & Bottom	2,062.29	6,186.87
3	CHPL Panels 1/8" XT		46.5"H x 56.625"W: 1/8" Exterior Panel Double Sided Finishing Options : Ice Finish-Exterior	1,232.62	3,697.86
13	DESIGN SUP		Design Setup	75.00	975.00

Subtotal	31,386.23
Sales Tax	
Shipping	
Total	31,388.23

TOTAL PROJECT COST	$31,388.23
Fort Pierce Cash Contribution	- $11,388.23
TDC GRANT REQUEST	**$20,000.00**

ZORA TRAIL MARKERS - REPLACEMENT COSTS

City of Fort Pierce

- $11,388.23 – Cash Match
- Project coordination with sign designer/manufacturer
- Marker design and layout
- Installation of Markers
- New Landscaping, as needed
- Ribbon Cutting Event
- Ongoing Marketing/Promotion of Trail



ZORA NEALE HURSTON
DUST TRACKS HERITAGE TRAIL
TRAIL Restoration Project

Questions ?

City Commission Regular Meeting **11.f.**

Meeting Date: 09/17/2018

Re: Approval of an extension for the Treasure Coast Recovery Center - 604 Midway Road

---

SUBJECT:

Approval of a Site Plan Extension (with Conditional Use and Design Review) for the Treasure Coast Recovery Center - 604 Midway Road. The new expiration date would be August 7, 2019.

SUMMARY:

- The applicant is requesting extension of a Site Plan approval (including Conditional Use and Design Review) for a Drug and Alcohol Treatment Center locted at 604 Midway Road.
- The proposed Development includes re-use of an existing 6,000 square foot medical office and construction of a new 50,820 square feet in-patient treatment center with related improvements to parking, lighting, landscaping, storm water and other hardscape items.
- The Site Plan was originally approved on August 7, 2017. The applicant has requested an extension in accordance with Sec. 22-58(j): Site plan approval shall terminate twelve (12) months after approval by the city commission if construction of buildings or structures has not been started. If, subsequent to this initial twelve-month period, a valid construction permit is not maintained, the site plan shall be deemed invalid or terminated. Site plan extensions of time may be granted by the city commission prior to the expiration of a site plan upon a showing of good cause and when such extension will promote public health, safety and general welfare. Any request for an extension to a site plan must be submitted in writing to the director of planning for review no later than thirty (30) days prior to expiration of the site plan.
- New expiration would be August 7, 2019.

RECOMMENDATION:

Approve

ALTERNATIVES:

To not approve the extension

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

OTHER INFORMATION:

N/A

Attachments

Letter requesting site plan extension
Letter of Owner Authorization
Property Card
Original Application
Original Site Plan
Original Architectural Elevations

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	09/05/2018 04:09 PM
City Manager	Nick Mimms	09/10/2018 04:02 PM

Form Started By: Rebecca Grohall Started On: 09/05/2018 02:57 PM

Final Approval Date: 09/10/2018

Mills, Short & Associates
CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL
CERTIFICATION OF AUTHORIZATION 30698

August 3, 2018

Ms. Rebecca Grohall
Planning Director
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Ft. Pierce, FL 34950

RE: Request for Site Plan Approval Extension
Midway Rehab
604 Midway Road Ft. Pierce, Florida

Dear Ms. Grohall:

Please find this letter as our request for a time extension for the approved Rehab facility for the above referenced project.

Extension Justification:
We are requesting an extension on the approved site plan application, due to several project setbacks. After receiving site plan approval, the proposed rehab operator terminated their contract with the property owners. Before the intended operator terminatied their contract, there were several months of negotiations. Since then the owner has been working with several potential operators for the proposed project. Once an operator is secured, the owner intends on moving forward with the submittal for building permits. The owner feels it is very likely within 12 months a new operator will be obtained and building permits will be submitted.

Thank you for your consideration of this request. Should you have any questions, please do not hesitate to call.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.
Principal

January 13, 2016

Murphy Garlinge & Associates, LLC
c/o 604 Midway Road LLC
7745 Dawson Ct.
Lake Worth, FL 33467

Re: Letter of Authorization
Property I.D.: 3403-243-0001-000-0
Property Address: 604 Midway Road, Ft. Pierce FL, 34982

To whom this may concern:

This letter is to inform you that I give permission to J. Wesley Mills, P.E. of Mills, Short & Associates, LLC. to submit and handle all matters as it relates to permitting on my behalf for the property located at the above reference address. Should you have any questions, please do not hesitate to contact me at 904-237-2343.

Sincerely,

Patrick Murphy
Murphy Garlinge & Associates, LLC
Property Owner

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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:	$987,700
Assessed Value:	$987,700
Exemptions:	$0
Taxable Value:	$987,700

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:
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:

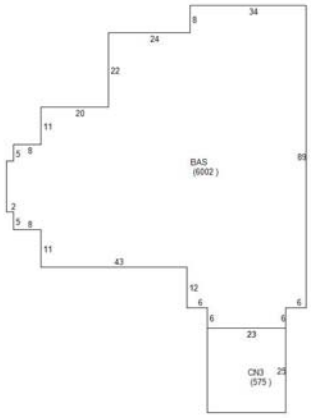
Interior Data

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%





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:	$641,700
Land:	$346,000
Just/Market:	$987,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$987,700
Exemption(s):	$0
Taxable:	$987,700

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

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.62	North St. Lucie Water Management District	$59.73

This does not necessarily represent the total Special Assessements 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
Description:	Alterations/Remodeling
Amount:	$2,450
Fee:	$2,450

Number:	0800001805
Issue Date:	Nov 26, 2008
Description:	Roof
Amount:	$18,000
Fee:	$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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	McCarty & Associates Land Planning and Design LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
7745 Dawson Ct	73 SW Flagler Ave
Street Address	Street Address
Lake Worth FL 33467	Stuart FL 34994
City State Zip	City State Zip
904-237-2343	772-341-9322
Phone Number	Phone Number
ptm@mgapalmbeach.com	mike@mccartylandplanning.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA Palm Beach COUNTY

The foregoing instrument was acknowledged before me this 22nd day of February, 20 17

Patrick T. Murphy who is personally known to me or has produced

Drivers License as identification.

Signature of Notary

JAMES E. GARLINGE
Notary Public - State of Florida
My Comm. Expires May 26, 2017
Commission # FF 008740

(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 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		
☒ Site Plan	☒ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

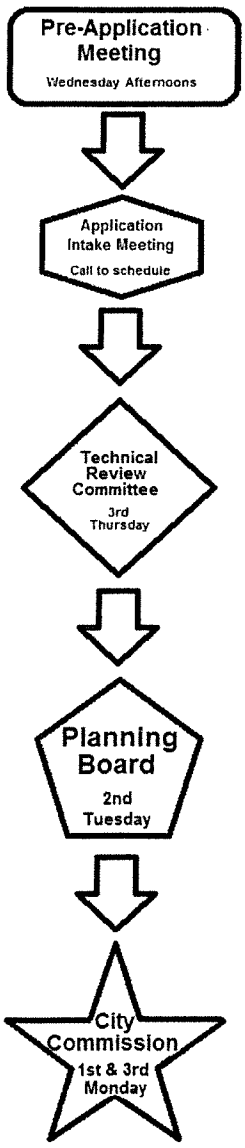
Site Information:

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	McCarty & Associates Land Planning and Design LLC
Property Owner(s)	Applicant/Representative, Title, Company
7745 Dawson Ct	73 SW Flagler Ave
Street Address	Street Address
Lake Worth FL 33467	Stuart FL 34994
City State Zip	City State Zip
904-237-2343	772-341-9322
Phone Number	Phone Number
ptm@mgapalmbeach.com	mike@mccartylandplanning.com
Email Address	Email Address

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

JAMES E. GARLINGE
Notary Public - State of Florida
My Comm. Expires May 26, 2017
Commission # FF 008740

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:

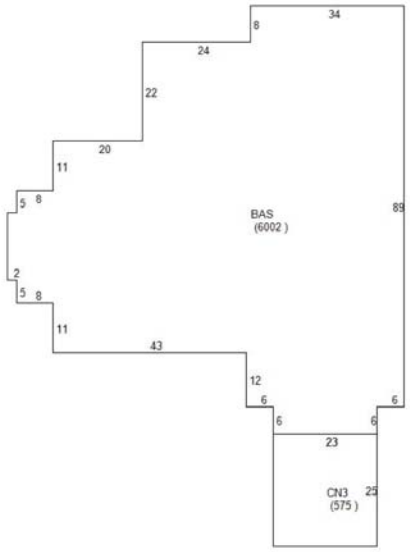
Interior Data

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

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

Tax Year	Grant Year	Code	Description	Amount

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 Assessements 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.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4122789 OR BOOK 3799 PAGE 1231, Recorded 10/19/2015 at 12:03 PM

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:

Witness

(print name of witness)

Witness

(print name of witness)

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

By: _____
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.

(SEAL)

KATHLEEN M. BRANDON
MY COMMISSION EXPIRES
January 5, 2019
#FF 184743
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC

(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.

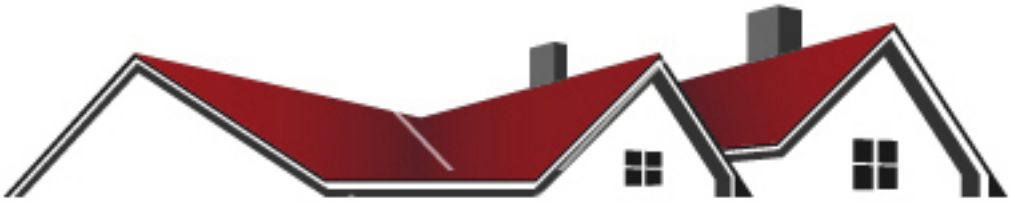
AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 3787, Page 218, of the Public Records of St. Lucie County, Florida.

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

This **BOUNDARY SURVEY** has been prepared for:

PROPERTY ADDRESS:

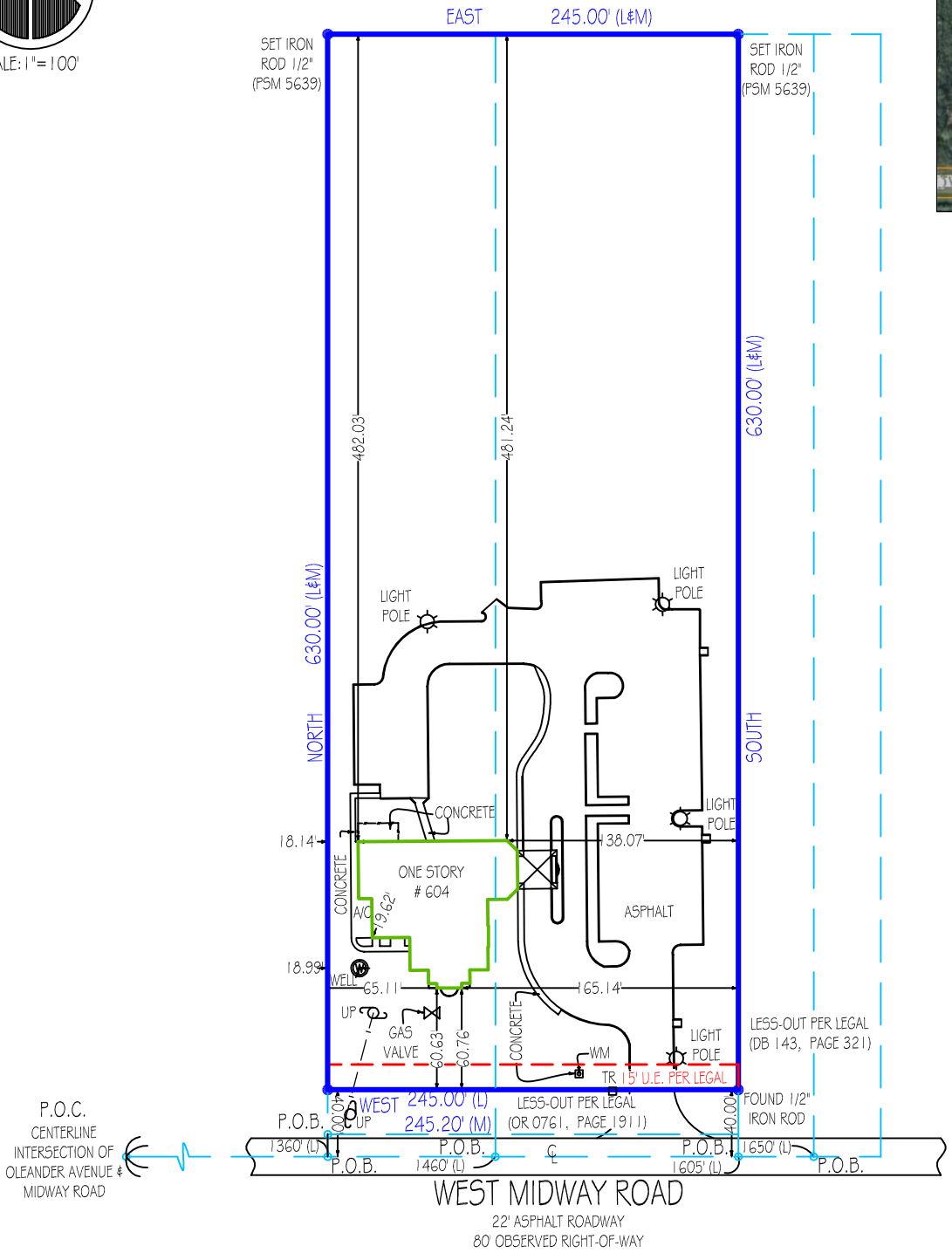
On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm. Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.



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

Notable Conditions - Please note the following:

- ASPHALT ROADWAY EXTENDS THROUGH 15' UTILITY EASEMENT.
- CONCRETE SIGN EXTENDS INTO 15' UTILITY EASMENT 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 :

LANDTEC
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.

_____ 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)*

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.

FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS

LANDTEC SURVEYING

Proudly Serving Florida's Land Title & Real Estate Industries

... measurably better!

Midway Detox and Rehab Campus

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

Aerial Photograph

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



3/27/2017

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

Location Map NTS



Vicinity Map



Table of Contents

CS-1	COVER SHEET
S-2	SITE PLAN
G-2	GENERAL NOTES
C-1	EXISTING CONDITIONS / DEMOLITION PLAN
C-2	PAVING, GRADING, AND DRAINAGE PLAN
C-3	PAVING AND DRAINAGE DETAILS
C-4	UTILITY PLAN
C-5	UTILITY DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
PH-1	PHOTOMETRIC SITE PLAN
PH-2	PHOTOMETRIC TABLE AND POLE DETAIL
1	BOUNDARY AND TOPOGRAPHIC SURVEY

Mills, Short & Associates

Development Team

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

Copyright

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

McCarty & Associates

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Midway Detox and Rehab Campus

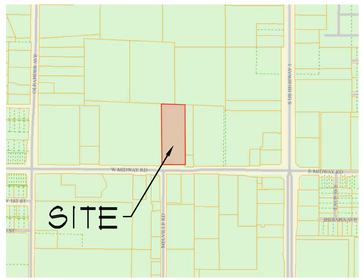
604 Midway Road
Fort Pierce, Florida

Cover Sheet

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

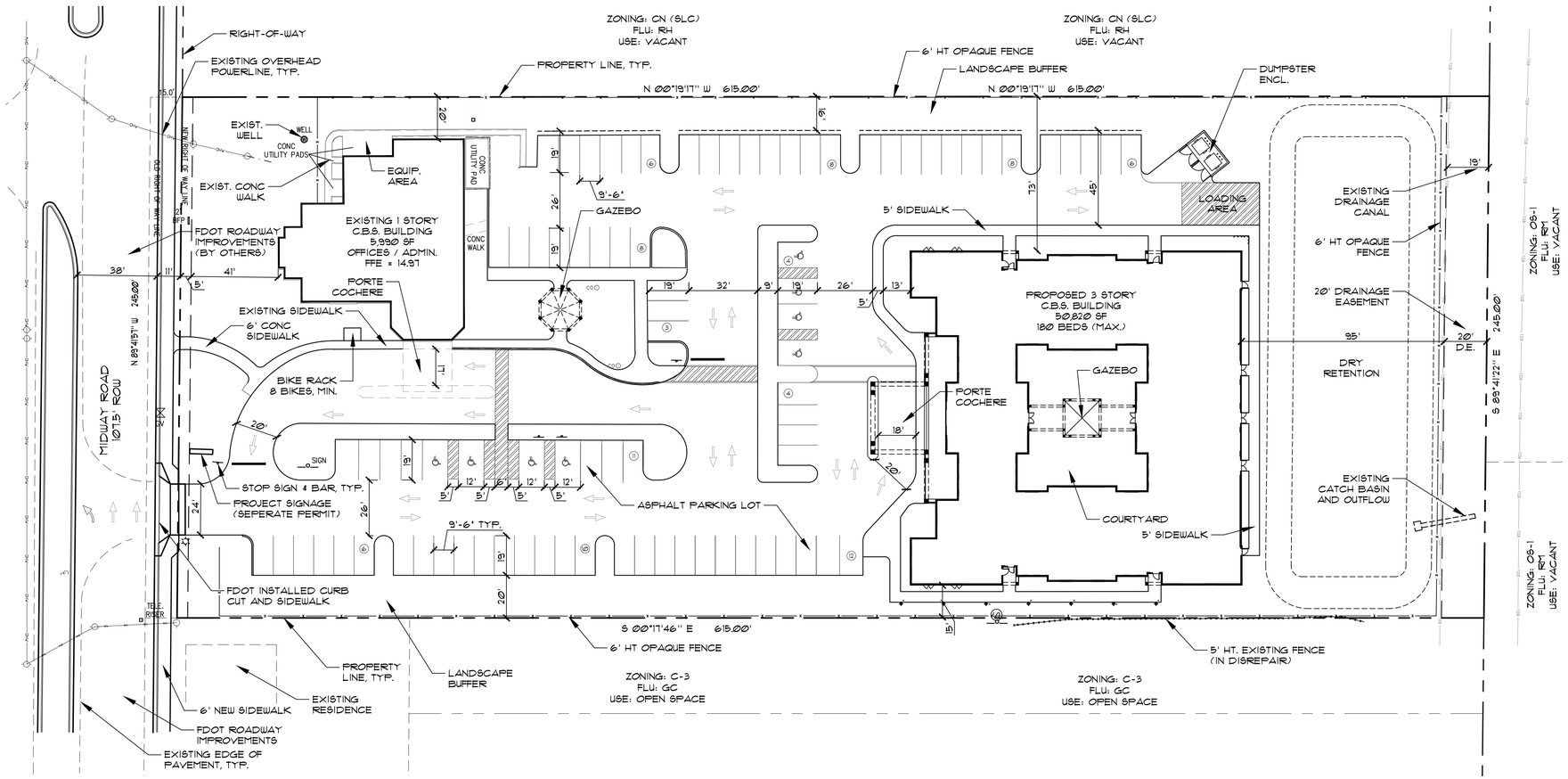
TOTAL SITE AREA	154,342 SF / 3.54 AC.	100%
IMPERVIOUS AREA	83,781 SF / 1.93 AC.	54.3%
EXISTING BUILDING	5,990 SF / 0.14 AC.	3.9%
PROPOSED BUILDING	21,218 SF / 0.49 AC.	13.7%
PARKING/VUA	49,953 SF / 1.15 AC.	32.4%
SIDEWALKS, ETC.	6,620 SF / 0.15 AC.	4.3%
PERVIOUS AREA	70,561 SF / 1.61 AC.	45.7%
LANDSCAPE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

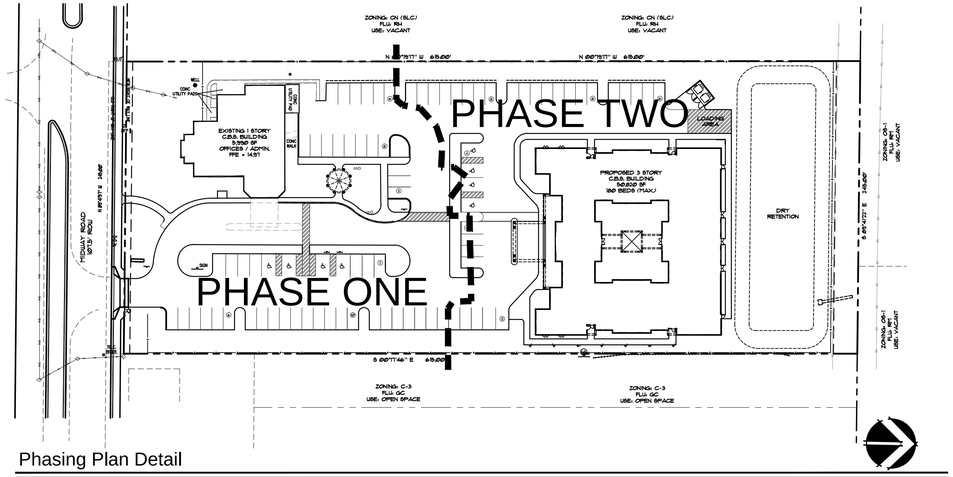
Building Data

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





Phasing Plan Detail

Scale: 1'' = 60'-0"

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

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.

NORTH

Scale: 1'' = 30'-0"

0' 15' 30' 60'

Development Team

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

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Midway Road 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

S - 2

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 R/W PERMIT PRIOR TO COMMENCING WORK WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAY'S.
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 CONSTRICTION 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 SEEDED 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 FDOT 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 SEEDED 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 SEEDED 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.

Sunshine State 811 One Call

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.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. 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.
   E. 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.
   F. 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.
   G. 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.
   H. 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 THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA 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 THEN 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 FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, 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 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
02-06 DATE:	REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2	

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 THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES 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 FPUA 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

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

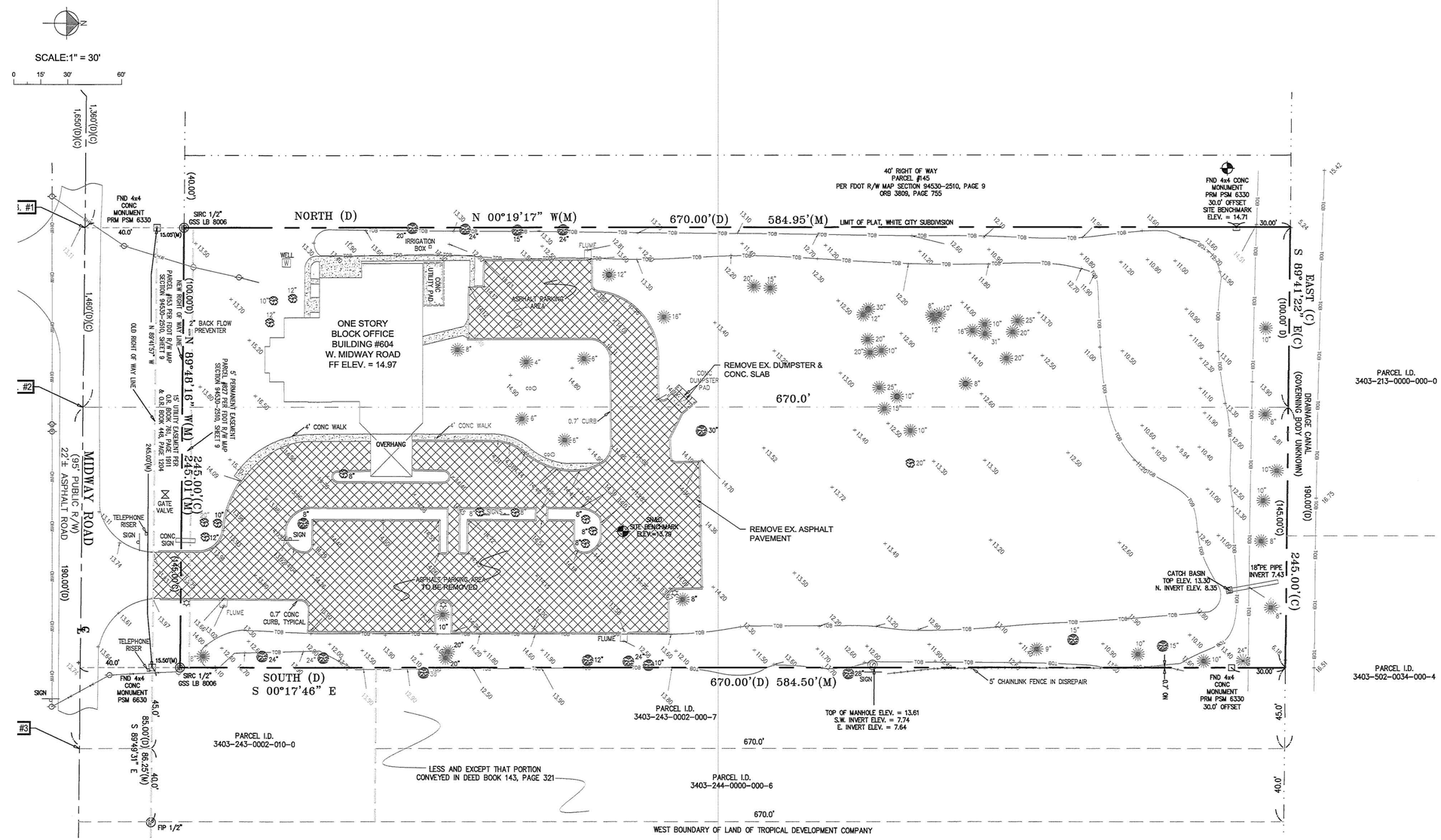
L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

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 1st. 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, 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.
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
02-06 DATE:	REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2	

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 FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA 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 THEN 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 CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, 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 DISTANCE 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 EQUIDISTANCE 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 FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/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. F



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 ½ OF SW ¼ OF SE ¼ OF NW ¼ 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 ½ OF SW ¼ OF SE ¼ OF NW ¼ 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 RX 403
PID AA8731
PUBLISHED ELEVATION 12.69 NAVD 1988

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. 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 (5J17 F.A.C.).

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

4. 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.

5. BEARINGS SHOWN ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF WEST MIDWAY ROAD.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0277J & 12111C0268J, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. 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 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY 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.

FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8078"
CONC = CONCRETE
FNAD = FOUND NAIL AND DISK
SNAD = SET NAIL AND DISK
FF EL= FINISHED FLOOR ELEVATION
S/T = SEPTIC TANK
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
CL = CENTERLINE EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TFB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP

= CHAIN LINK FENCE
= WOOD BOARD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

= STREET LIGHT
= LIGHT POLE
x 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE

DECORATIVE OAK PALM PINE

Sunshine State 811 One Call

Mills, Short & Associates
800 Eighth Street
Vero Beach, Florida 32962
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30688

SEAL

ISSUE	DATE	COMMENTS
1	8/27/17	PER TRC COMMENTS

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida

THIS SHEET EXISTING CONDITIONS/ DEMOLITION PLAN

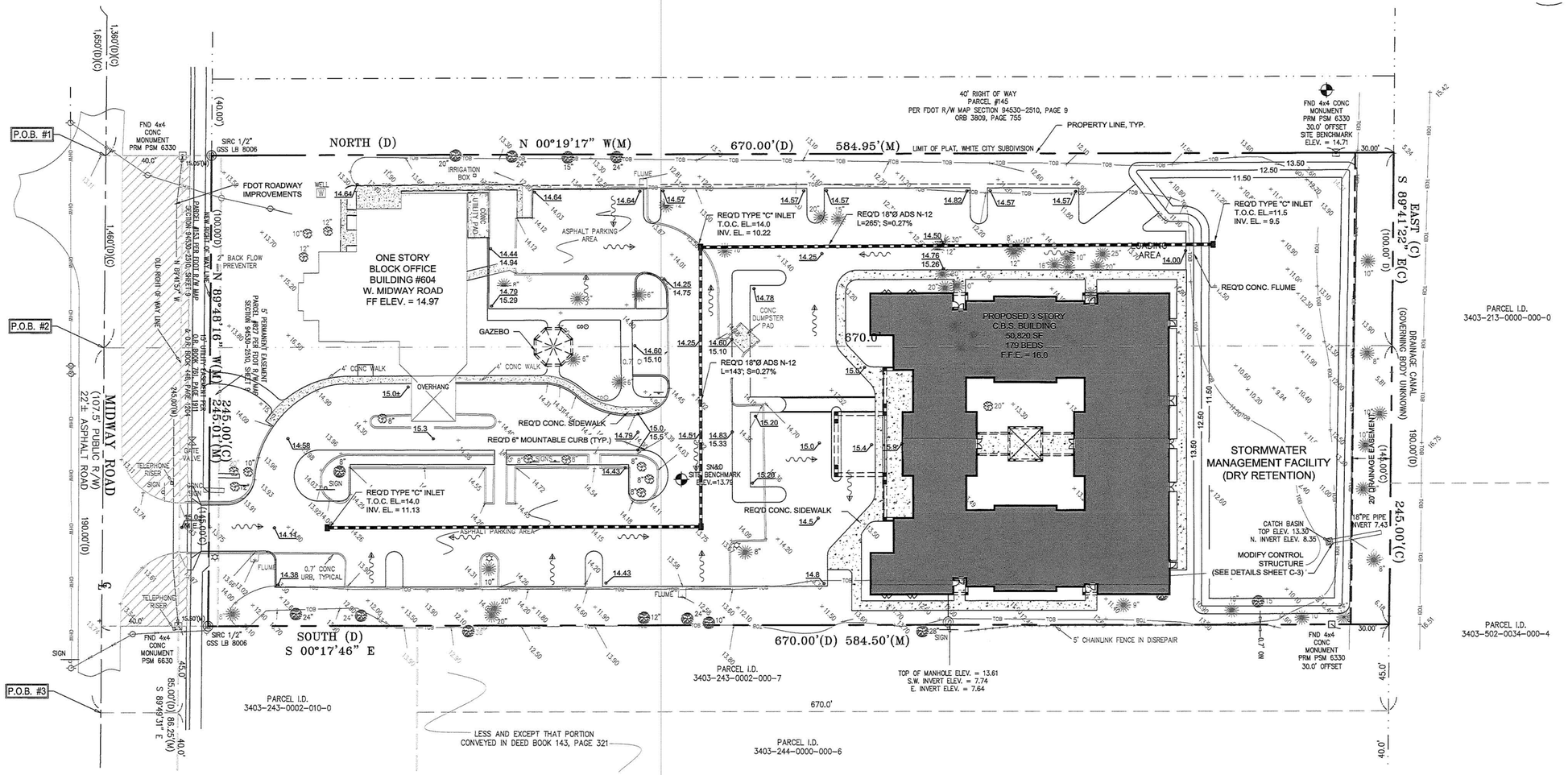
DRAWN BY SGS | CHECKED BY JWM | APPROVED BY JWM | SCALE: 1" = 30'

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

FILE: S:\CADD\15-3500 MGA Midway Medical\CIVIL\15-3500.1 604 Midway (CADD)\CIVIL\15-3500- Existing Conditions.dwg
DATE: 6/27/2017
TIME: 5:10:40 PM

SCALE:1" = 30'

0 15' 30' 60'



GRADING LEGEND

×20.20	EXISTING GRADE
■	PROPOSED STORM INLET
21.56	PROPOSED SPOT ELEVATION
8.06 P / 8.56 TOC	PROPOSED EDGE OF PAVEMENT ELEVATION / PROPOSED TOP OF CURB ELEVATION
⇐	PROPOSED DRAINAGE PATTERN
———	PROPOSED STORM DRAIN PIPE

Sunshine State 811 One Call

Mills, Short & Associates
800 Eighth Street
Vero Beach, Florida 32962
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30698

SEAL

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

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida

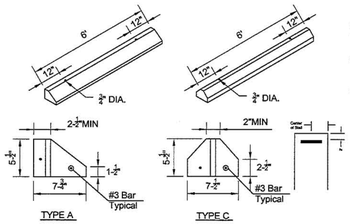
THIS SHEET PAVING, GRADING AND DRAINAGE PLAN

DRAWN BY SGS | CHECKED BY JWM | APPROVED BY JWM | SCALE: 1" = 30'

PROJ. NO. 15-3500.1
DATE 05.31.17
SHEET NO. C-2
SHEET 4 OF 7

FILE: S:\CADD\15-3500 MGA Midway Medical\CIVIL\15-3500.1 604 Midway (CADD)\CIVIL\15-3500- Grading Plan.dwg
TIME: 8:23:44 AM
DATE: 6/28/2017

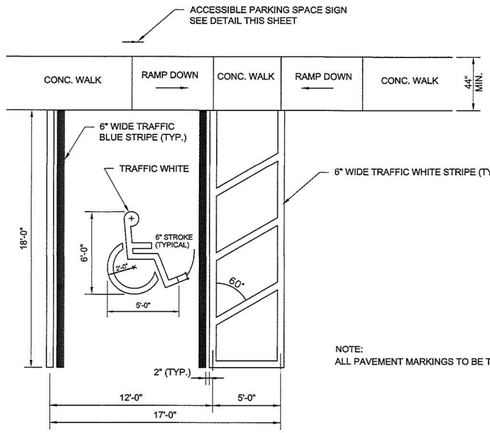
FILE: C:\Users\wmill\Desktop\15-3500 MGA Midway Medical\15-3500.1 604 Midway (CADD)\CIVIL\15-3500-PGD Details.dwg
DATE: 6/1/2017
TIME: 7:25:52 AM



NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE. CENTERED IN THE PARKING STALL.
2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.

WHEEL STOPS REINFORCED CONCRETE

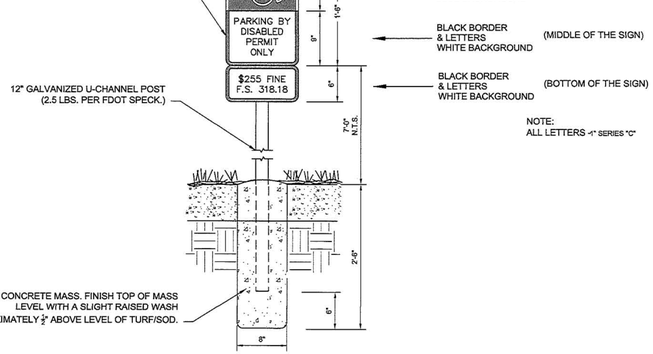
SCALE: N.T.S.



NOTE:
ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC.

TYPICAL SINGLE ACCESSIBLE PARKING STALL

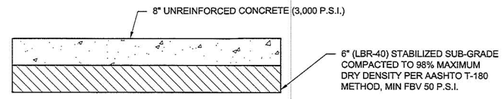
SCALE: N.T.S.



NOTE:
ALL LETTERS -1" SERIES "C"

TYPICAL ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

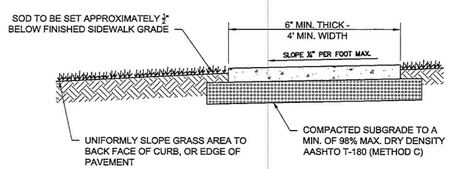


CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

TYPE "D" CONCRETE CURB DETAIL

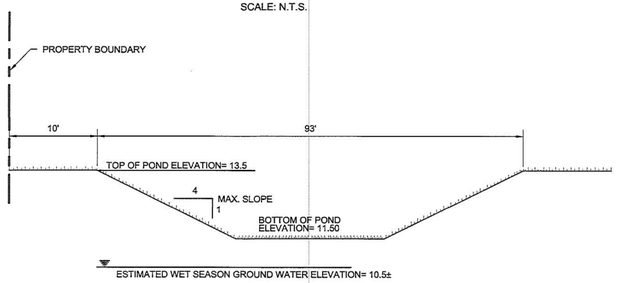
SCALE: N.T.S.



NOTES
1. SIDEWALK IN DRIVEWAY TO BE A MIN. OF 6" THICK CONCRETE WITH FIBROUS CONCRETE REINFORCEMENT
2. GRADES FOR SAWCUTTING, REMOVING EXISTING SIDEWALK, AND CONSTRUCTING A NEW SIDEWALK SHALL BE ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT OR THE ENGINEER OF RECORD.
3. IN SOME AREAS SAWCUTTING OF CONTRACTION JOINTS MAY BE SUBSTITUTED UPON APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

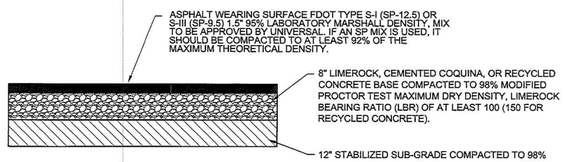
CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.



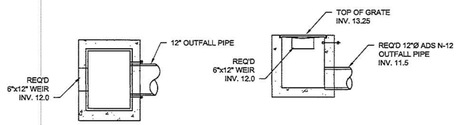
SECTION A

SCALE: N.T.S.



TYPICAL ASPHALT PAVEMENT

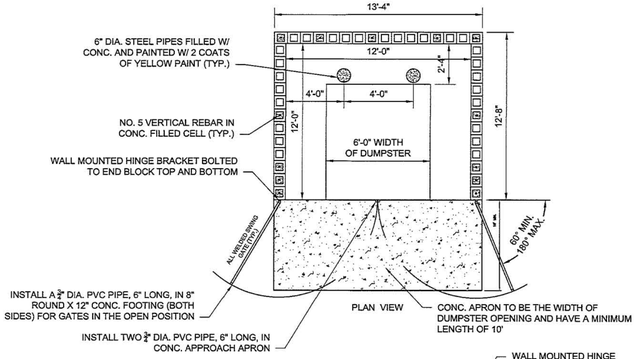
SCALE: N.T.S.

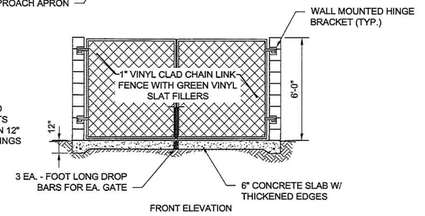


NOTES:
ALL DRAINAGE STRUCTURES AND GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX No. 232. ALL DRAINAGE STRUCTURES SHALL BE TRAFFIC RATED.

TYPE 'C' CONTROL STRUCTURE DETAIL

SCALE: N.T.S.

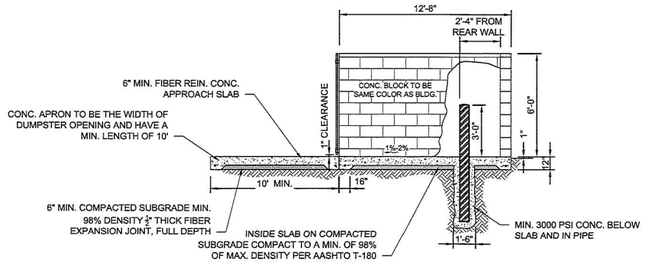




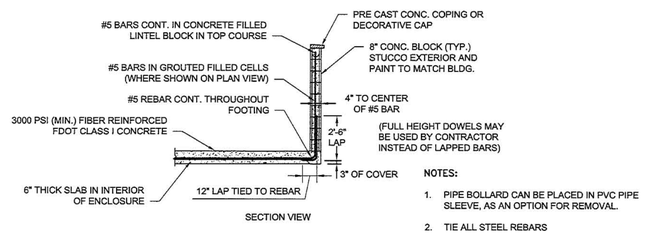
NOTES:
1. GATES MAY BE INSTALLED INDEPENDENTLY ON POSTS SET AWAY FROM WALLS IN 12" ROUND X 30" CONC. FOOTINGS

DUMPSTER ENCLOSURE DETAIL

SCALE: N.T.S.



SIDE VIEW OF ENCLOSURE WITH BOLLARD

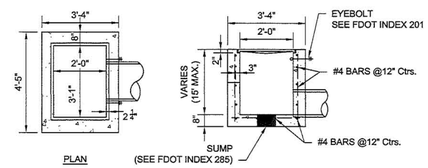


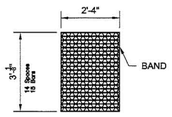
SECTION VIEW

NOTES:
1. PIPE BOLLARD CAN BE PLACED IN PVC PIPE SLEEVE, AS AN OPTION FOR REMOVAL.
2. TIE ALL STEEL REBARS

DUMPSTER ENCLOSURE SECTION

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.

TYPE 'C' INLET DETAIL

SCALE: N.T.S.

Sunshine State One Call 811

Mills, Short & Associates
800 Eighth Street
Vero Beach, Florida 32962
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30698

SEAL:

ISSUE	DATE	COMMENTS

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida

THIS SHEET: PAVING, GRADING AND DRAINAGE DETAILS

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE PLAN

PROJ. NO. 15-3500.1
DATE 05.31.17
SHEET NO. C-3
SHEET 5 OF 7

SCALE:1" = 30'

0 15' 30' 60'

N

P.O.B. #1

P.O.B. #2

P.O.B. #3

FND 4x4 CONC MONUMENT PRM PSM 6330

SIRC 1/2" GSS LB 8006

NORTH (D) N 00°19'17" W(M) 670.00'(D) 584.95'(M) LIMIT OF PLAT, WHITE CITY SUBDIVISION

PROPERTY LINE, TYP.

40' RIGHT OF WAY PARCEL #145 PER FDOT R/W MAP SECTION 94530-2510, PAGE 9 ORB 3809, PAGE 755

FND 4x4 CONC MONUMENT PRM PSM 6330 30.0' OFFSET SITE BENCHMARK ELEV. = 14.71

1,650'(D)(C)

1,460'(D)(C)

(40.00')

FDOT ROADWAY IMPROVEMENTS

WELL W

IRRIGATION BOX

FLUME

CONC UTILITY PAD

ASPHALT PARKING AREA

ONE STORY BLOCK OFFICE BUILDING #604 W. MIDWAY ROAD FF ELEV. = 14.97

2" BACK FLOW PREVENTER

GAZEBO

4' CONC WALK

OVERHANG

0.7' CURB

CONC DUMPSTER PAD

LOADING AREA

PROPOSED 3 STORY C.B.S. BUILDING 50,820 SF. 179 BEDS F.F.E. = 16.0

670.0

STORMWATER MANAGEMENT FACILITY (DRY RETENTION)

S 89°41'22" E(C) (0.00')

DRAINAGE CANAL (GOVERNING BODY UNKNOWN)

190.00'(D)

20' DRAINAGE EASEMENT (0.00')

245.00'(C)

CATCH BASIN TOP ELEV. 13.30' N. INVERT ELEV. 8.35

18"PE PIPE INVERT 7.43

5' PERMANENT EASEMENT PARCEL #827 PER FDOT R/W MAP SECTION 94530-2510, SHEET 9

PARCEL #135 PER FDOT R/W MAP SECTION 94530-2510, SHEET 9

O.R. BOOK 148, PAGE 124

O.R. BOOK 148, PAGE 121

OLD RIGHT OF WAY LINE

N 89°41'57" W

MIDWAY ROAD (107.5' PUBLIC R/W) 22'± ASPHALT ROAD

TELEPHONE RISER

SIGN

SIGNS

SN&D SITE BENCHMARK ELEV.=13.78

EX. 4"Ø GRAVITY SEWER

ASPHALT PARKING AREA

REQ'D 2"Ø WATER SERVICE L=381'

CURB, TYPICAL

REQ'D 2"Ø WATER SERVICE AND METER

FND 4x4 CONC MONUMENT PSM 6630

SIRC REQ'D 8"Ø FIRE DDC GSS LB 8006

S 00°17'46" E

670.00'(D) 584.50'(M)

REQ'D 6"Ø C.O. W/ 6"Ø PVC GRAVITY SEWER L=9';S=1.0%

5' CHAINLINK FENCE IN DISREPAIR

TOP OF MANHOLE ELEV. = 13.61 S.W. INVERT ELEV. = 7.74 E. INVERT ELEV. = 7.64

FND 4x4 CONC MONUMENT PRM PSM 6330 30.0' OFFSET

PARCEL I.D. 3403-243-0002-010-0

PARCEL I.D. 3403-243-0002-000-7

PARCEL I.D. 3403-244-0000-000-6

LESS AND EXCEPT THAT PORTION CONVEYED IN DEED BOOK 143, PAGE 321

S 89°49'58" E (0.00')(M) 96.25'(M)

670.0'

WEST BOUNDARY OF LAND OF TROPICAL DEVELOPMENT COMPANY

FIP 1/2"

Sunshine State 811 One Call

DATE: 6/28/2017 TIME: 8:32:35 AM

FILE: S:\CADD\15-3500 MGA Midway Medical\CIVIL\15-3500.1 604 Midway (CADD)\CIVIL\15-3500-Utility Plan.dwg

Mills, Short & Associates

800 Eighth Street
Vero Beach, Florida 32962

PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30698

SEAL

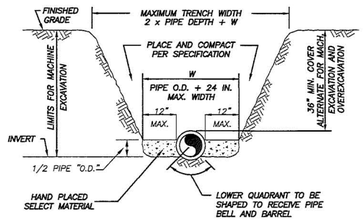
ISSUE	DATE	COMMENTS
1	6/27/17	PER TRC COMMENTS

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida

THIS SHEET UTILITY PLAN

DRAWN BY SGS | CHECKED BY JWM | APPROVED BY JWM | SCALE: 1" = 30'

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



NOTES:

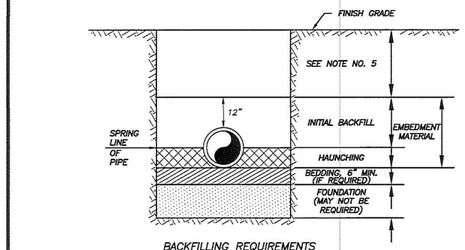
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

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:	REVISION:	BY: APP'D:
DESIGNED: JJM	COMPUTER FILE #: MISC. DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JJM	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

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.

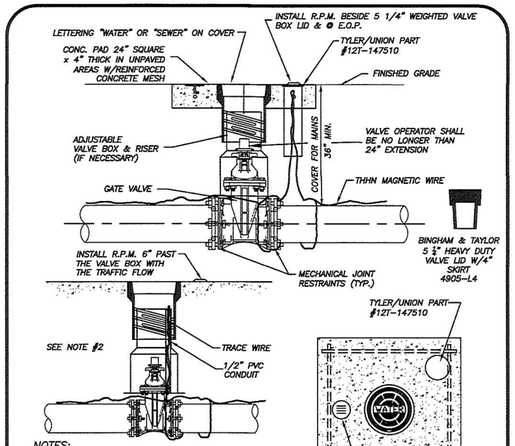
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

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-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS		M-2
03-09 NOTES	SLL JLC	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



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.

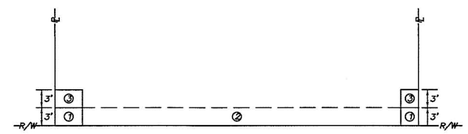
TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
2010 RPM PLACEMENT	SLL JLC	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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.



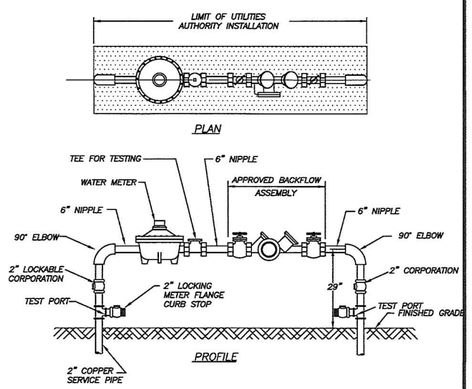
NOTES:

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
03-09	02-13 SLL	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



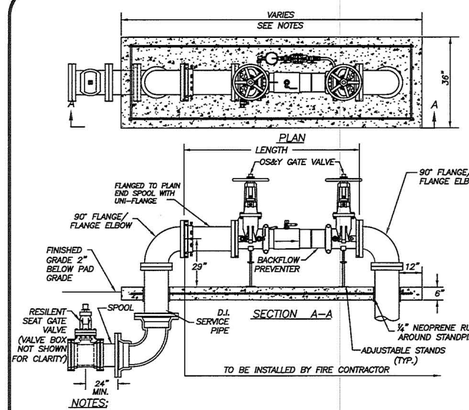
NOTES:

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 (METER SIZE 2" OR LESS)		W-8
03-09 DESIGN	SLL JLC	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



NOTES:

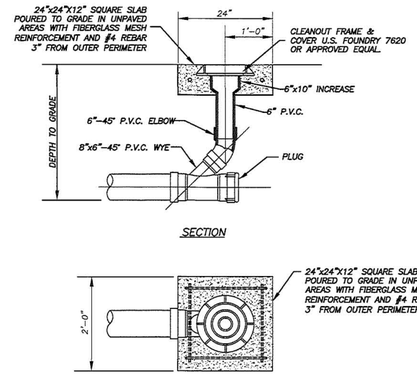
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA 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
03-09 CONCRETE PAD	SLL JLC	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)

(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
10-06	RBK	
DATE:	REVISION: BY: APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3

Sunshine State One Call 811

Mills, Short & Associates
800 Eighth Street
Vero Beach, Florida 32962
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
CA #: 30698

SEAL

ISSUE	DATE	COMMENTS

604 MIDWAY PARCEL
604 Midway Road, Fort Pierce, Florida

THIS SHEET: UTILITY DETAILS

DRAWN BY: SGS
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: 1" = 30'

PROJ. NO. 15-3500.1
DATE 05.31.17
SHEET NO. C-5
SHEET 7 OF 7

TIME: 2:30:56 AM
DATE: 6/1/2017
FILE: C:\Users\wmill\Desktop\15-3500 MGA Midway Medical\15-3500.1 604 Midway (CADD)\CIVIL\15-3500-Utility Details.dwg

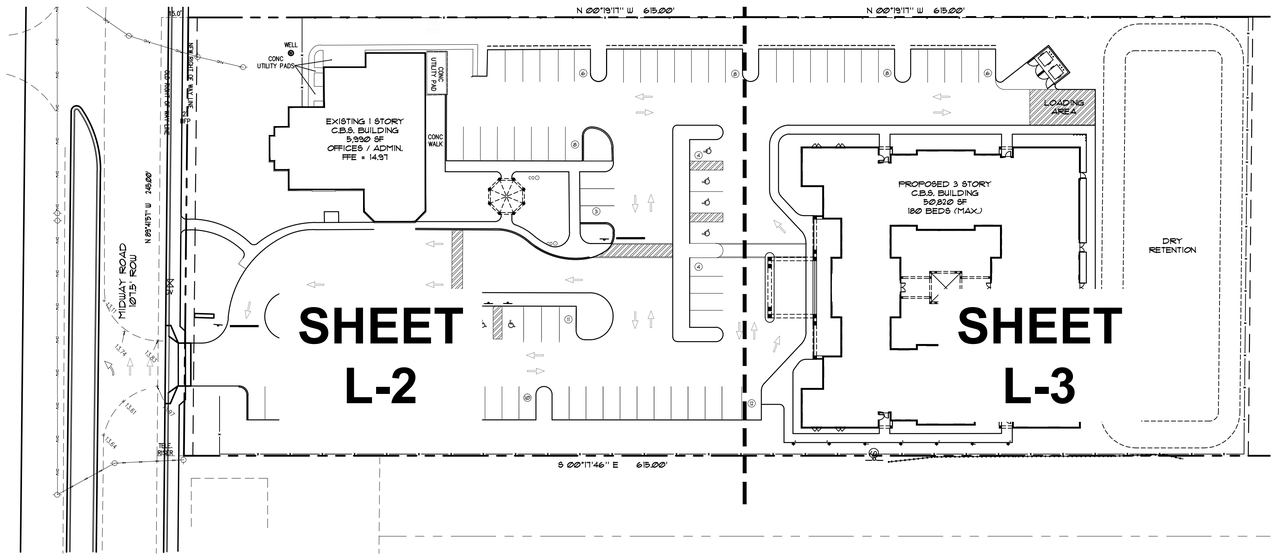
Landscape Data

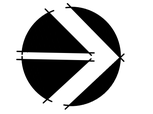
PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-1
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
VEHICULAR USE AREA	49,413 SF
VUA INTERIOR LANDSCAPE AREA REQUIRED	3,294 SF
VUA INTERIOR LANDSCAPE AREA PROVIDED	4,010 SF

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, symetrical, 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 symetry.

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 rous 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 "V" 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 aged 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 marred 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 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs/1" caliper	2/1" caliper
6" and larger	3 lbs/1" caliper	2/1" 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.

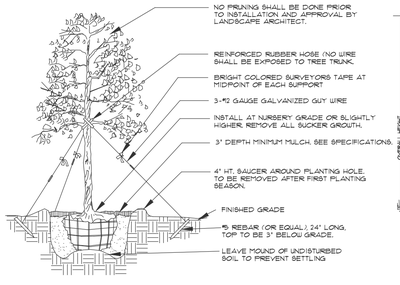
MULCH

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

SUBSTITUTIONS

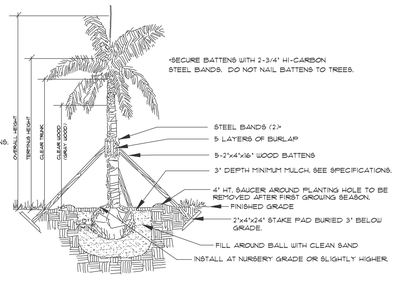
No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Planting Details



Tree Planting

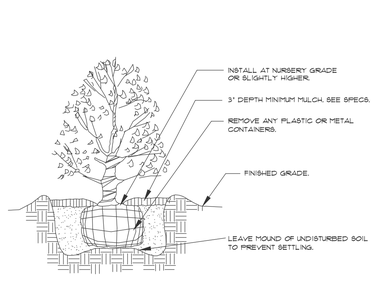
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



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.

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	Swietenia 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
PE3	7	Ptychosperma elegans / Alexander Palm	10' ht., triple stem, full frond
PC	2	Phoenix canariensis / Canary Island Date Palm	10' c.t., 18' o.a., heavy calliper, full frond, matching, Florida Fancy
PR	4	Phoenix roebelenii / Pygmy Date Palm	6' o.a., triple stem, full frond
RE	6	Rhapis 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	Annuals / Seasonal Color - T.B.D.	1 gal, install w/ planting soil
BS	2	Bougainvillea stump	5' x 5', full canopy, multi-stem, purple flowers
GJ	6	Gardenia jasminoides 'Miami Supreme' / Gardenia standard	5' x 4', 2' c.t., heavy cal., full canopy
ICB	298	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal., 16" x 18", full
✳ IV	272	Ilex vomitoria 'Stokes Dwarf'	3 gal., 16" x 18", full
PA	96	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal., 18" x 22", full
PM	318	Podocarpus macrophyllus 'Maki' / Yew	3 gal., 24" x 22", full
PMI	23	Podocarpus macrophyllus 'Maki' / Yew	48" x 24", full
RI	60	Rhaphiolepis indica / Indian Hawthorn	3 gal., 14" x 16", full
SA	326	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	Strelitzia 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

Landscape Lighting Specifications

A	⌖	7	CAST BRASS PATH LIGHT: KICHLER 15470 CBR 12V 2W LED

NOTES:

- MOUNT ALL ABOVE GROUND FIXTURES ON 15276BKT POWER POST.
- INSTALL ALL WIRING IN CONDUIT MINIMUM 12" BELOW GRADE.

Development Team

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

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

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

LICENSE #LA6660785
JUNE 27, 2017

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

PR = Phoenix roebelenii / Pygmy 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.

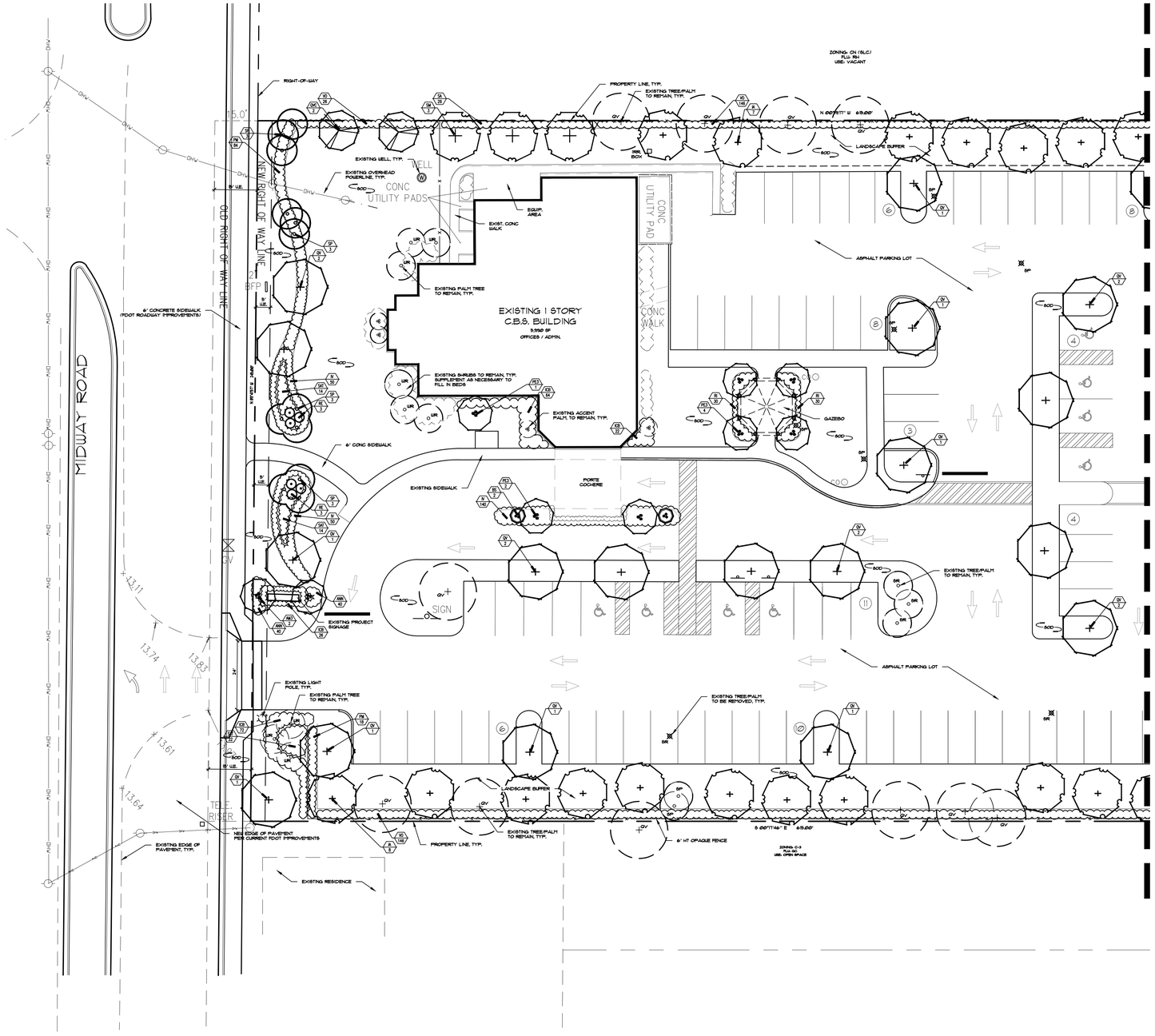
- Maintain positive drainage away from residence.

- 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

NORTH

Scale: 1" = 20'-0"

0' 20' 40'

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

LICENSE #LA6660785
JUNE 27, 2017

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

PR = Phoenix roebelenii / Pygmy 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.

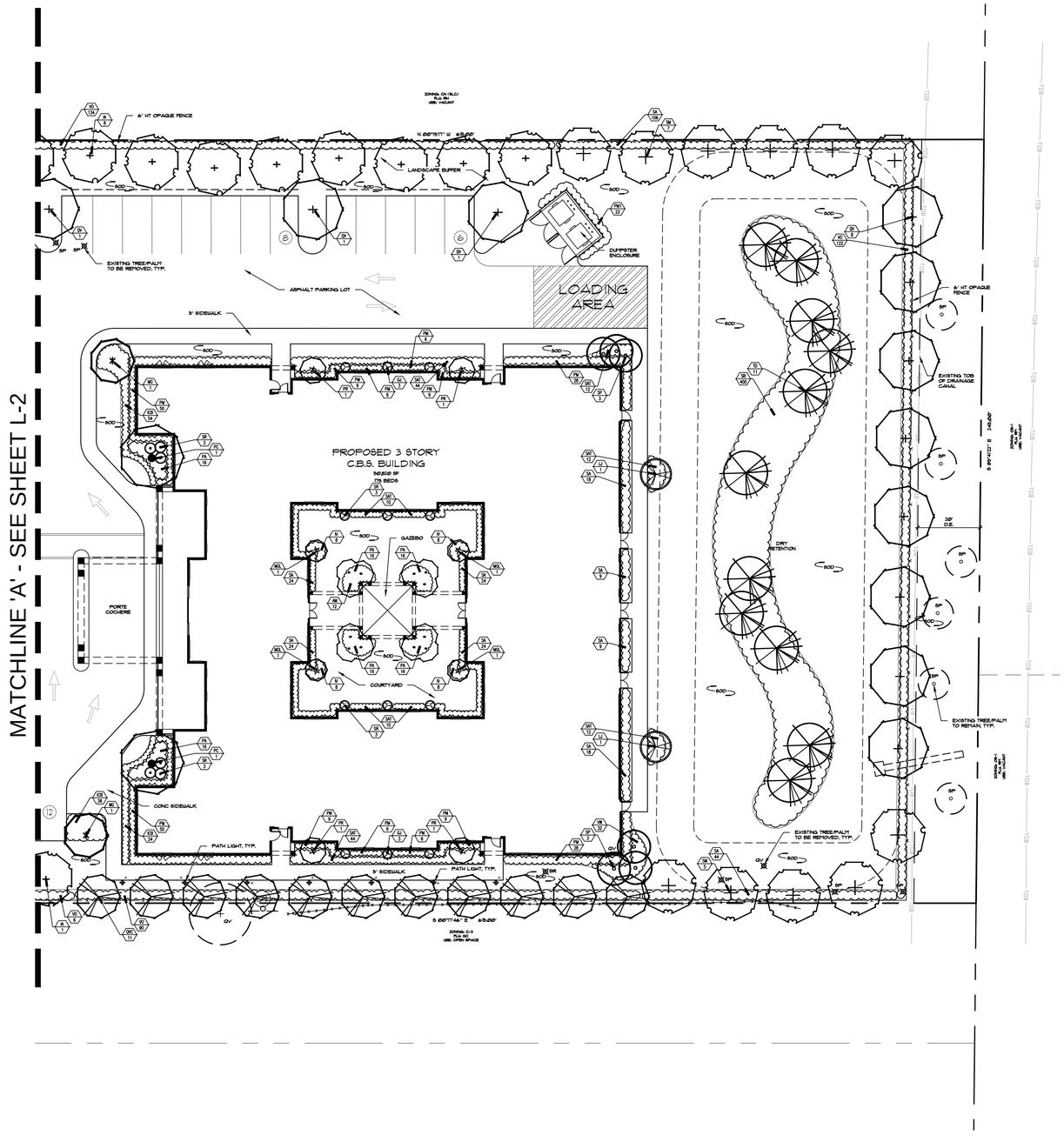
- Maintain positive drainage away from residence.

- 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.



NORTH

Scale: 1" = 20'-0"

0' 20' 40'

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

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

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

LICENSE #LA6660785
JUNE 27, 2017

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

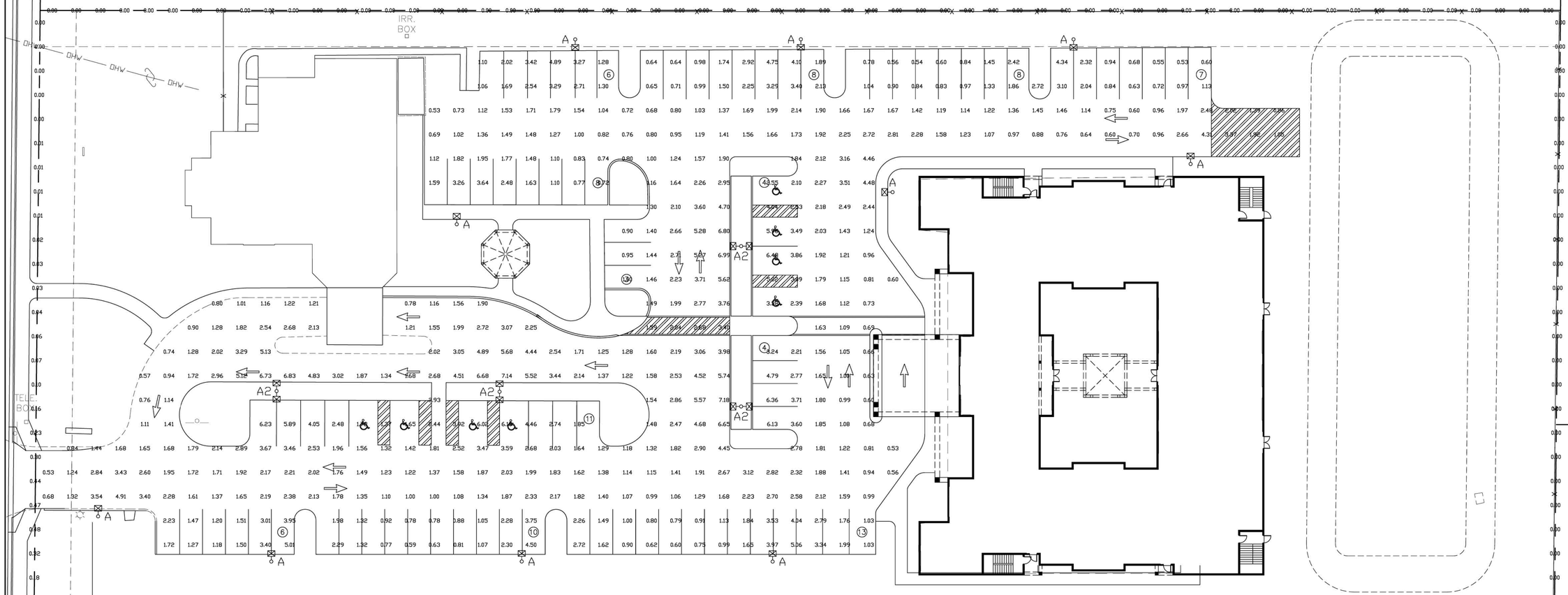


TABLE OF CONTENTS

PH-1 SITE PLAN

PH-2 PHOTOMETRIC TABLE & POLE DETAIL

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISIONS	DATE	BY

MAINSTREET ENGINEERING
10368 SW 47th Street · Miami, Florida 33165
tel.: (305) 666-7450 · Fax: (305) 666-2450
FL PE Certificate No: 00008731

ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E.: # 32026
SEAL

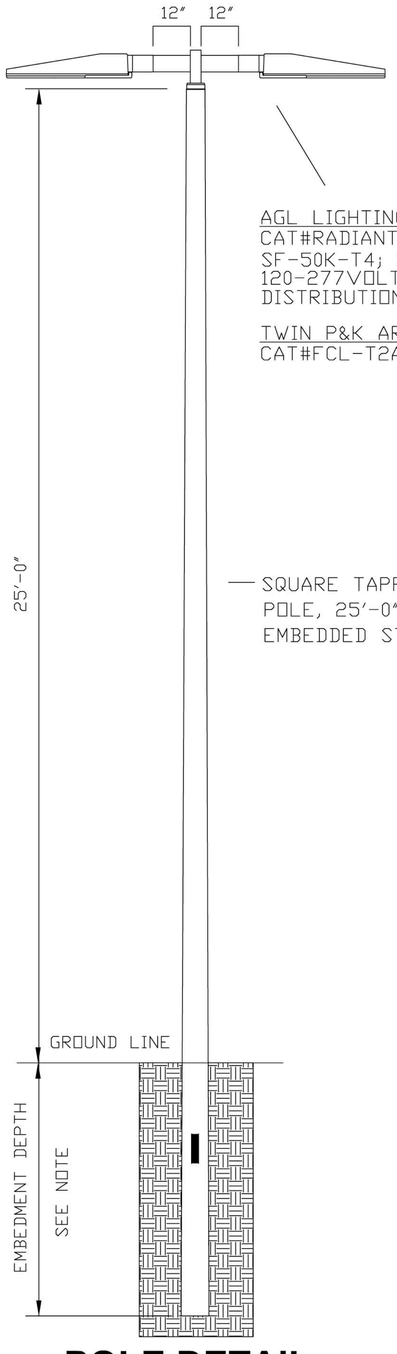
SCALE
DESIGNED BY SB
DRAWN BY SB
CHECKED BY WP

DESCRIPTION: PHOTOMETRIC SITE PLAN

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

DATE
3/30/17
PROJECT NO.

SHEET NUMBER
PH-1

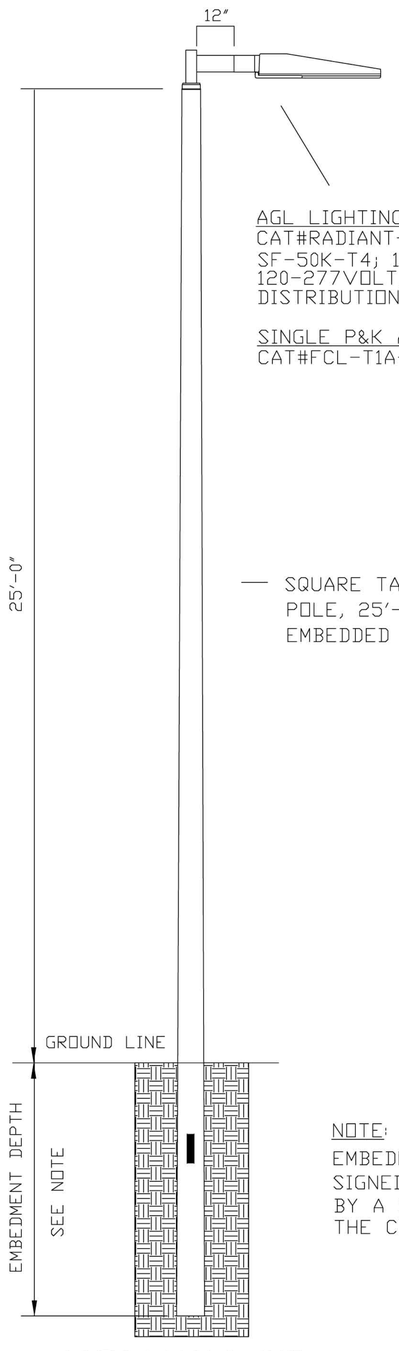


AGL LIGHTING FIXTURE:
CAT#RADIANT-100W-BL-120/277-SF-50K-T4; 100W LED FIXTURE, 120-277VOLT, 5000K, TYPE 4 DISTRIBUTION, BLACK IN COLOR

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

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

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

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 ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISIONS	DATE	BY

MILLER ELECTRICAL ENGINEERING, INC.
7035SW 47th Street Miami, Florida 33155
Tel.: (305) 666-7450 Fax: (305) 666-2450
FL PE Certificate No.: 0008731

ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E.: # 32026
SEAL

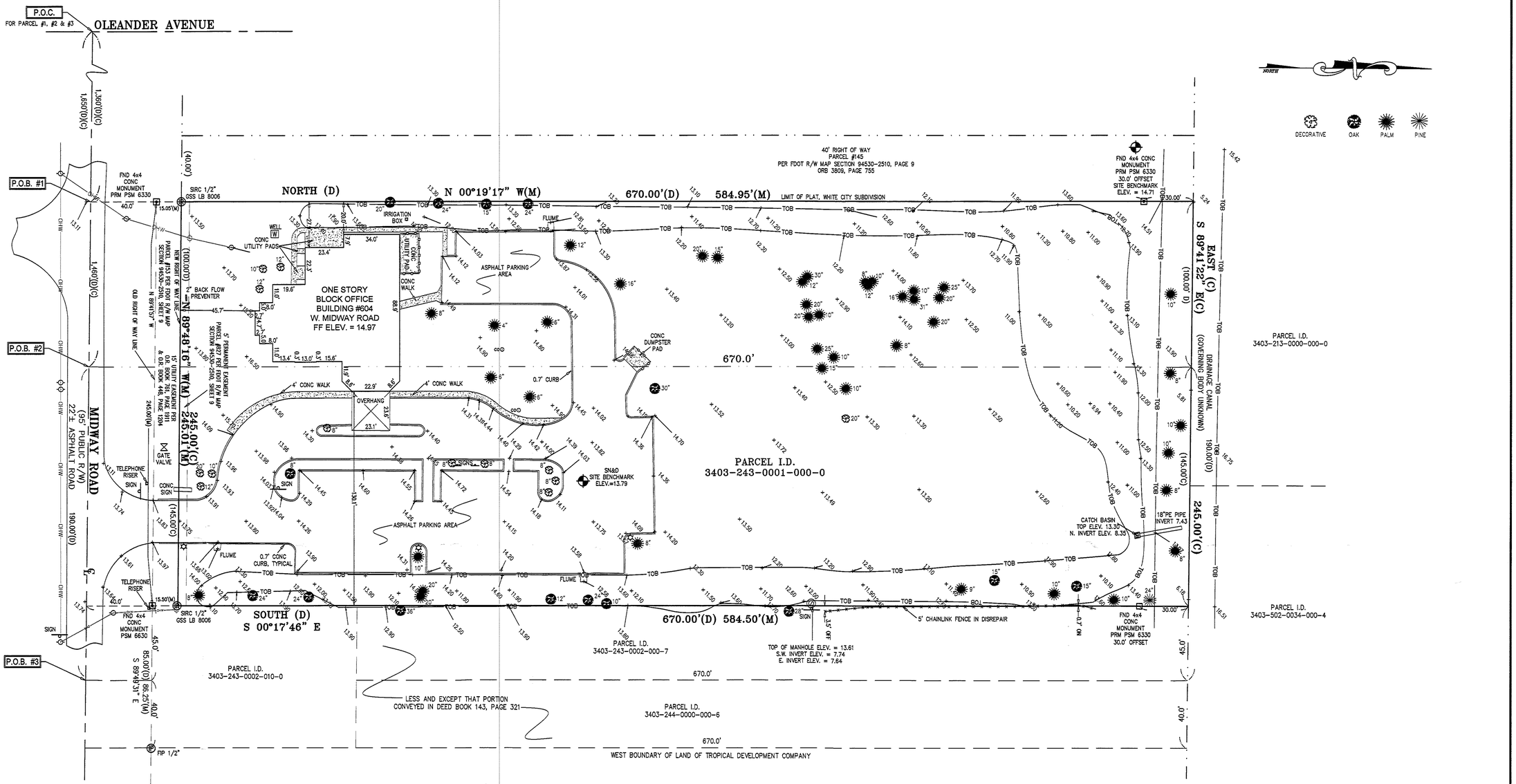
SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	SB	SB	WP

DESCRIPTION: PHOTOMETRIC TABLE & POLE DETAIL

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

DATE 3/30/17
PROJECT NO.

SHEET NUMBER
PH-2



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

CONTROLLING BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION WX 403
PID NUMBER
PUBLISHED ELEVATION 12.69 NAVD 1988

ADDRESS: 604 W. MIDWAY RD, FORT PIERCE, FL 34982

CERTIFIED TO:
Mills, Short & Associates

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. THE EXPECTED USE OF THIS PARCEL IS COMMERICAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. IN THE MINIMUM TECHNICAL STANDARDS (5J17 F.A.C.).

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

4. 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.

5. BEARINGS SHOWN ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF WEST MIDWAY ROAD.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0277J & 12111C0289J, HAVING AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. 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 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY 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.

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 ½ OF SW ¼ OF SE ¼ OF NW ¼ 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 ½ OF SW ¼ OF SE ¼ OF NW ¼ 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)

LEGEND

FIP = FOUND IRON PIPE *NO IDENTIFICATION*
SIRC = SET 5/8" IRON ROD WITH CAP *"LB 8078"*
CONC = CONCRETE
FND = FOUND NAIL AND DISK
SET = SET NAIL AND DISK
FF E.= FINISHED FLOOR ELEVATION
SAT = SEPTIC TANK
SF = SQUARE FOOT
(F) = PLAT, (D) = DEED, (M) = MEASURED
CL = CENTERLINE EOP= EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
TOB = TOP OF FORMBOARD
EL = ELEVATION
BM = BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CHORD BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ROW = RIGHT OF WAY
FIR = FOUND IRON ROD *NO IDENTIFICATION*
FRC = FOUND IRON ROD WITH CAP

* CHAIN LINK FENCE
* WOOD BOARD FENCE
TOB * TOP OF BANK
TOE * TOE OF SLOPE
O/H * OVERHEAD WIRES
B.S.L. * BUILDING SETBACK LINE
* STREET LIGHT
* LIGHT POLE
X 100.74 * EXISTING ELEVATION
* PROPOSED ELEVATION
* IRON ROD
* CATCH BASIN
CATV * CABLE PEDESTAL
* WOOD UTILITY POLE
* GUY ANCHOR
* ELECTRIC TRANSFORMER
* TELEPHONE JUNCTION BOX
* WATER METER
* FIRE HYDRANT
* WATER VALVE
* EXISTING WELL
S * SANITARY MANHOLE
D * STORM MANHOLE

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

GSS SURVEYING & MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

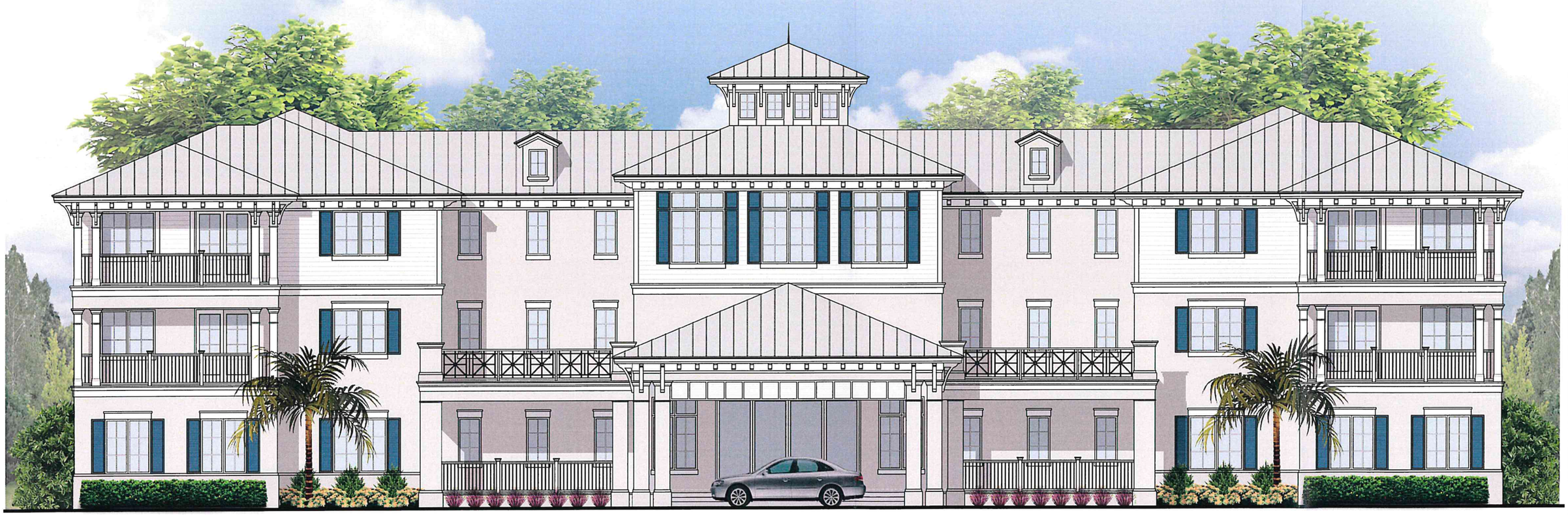
Terry H. Dunn Jun 22/2017

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
TERRY H. DUNN PROFESSIONAL SURVEYOR AND MAPPER NO. 6597
NOT VALID WITHOUT THE SIGNATURE AND RAISED 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



PRELIMINARY SOUTH ELEVATION (CONCEPTUAL RENDERING)

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

YATES AS
ARCHITEC

319 C
WES
TEL: 561-653-8
www
EMAIL: KELLY@

DATE: AUGUST
JOB NO: 08-0837
DESIGN BY: KD
DRAWN BY: DA
APPROVED: KD
REVISIONS:

A NEW REHAB CENTER FOR:
MURPHY GARLINGE & ASSOC.

SITE
APPR
SUBM
04-

SE

KELLY
FLORIDA

SHEET N

A-3

Yates + Associates Architecture Inc.
architecture • planning • interior design

State License # aa-26001673

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 destrict.

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 previuosly 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 vegitation, 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 concideration.
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 ilustrative 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

GENERAL NOTES

1. CONSTRUCTION SHALL FOLLOW "FLORIDA BUILDING CODE" (RESIDENTIAL - 2014 EDITION W/ SPEC. ATENTION TO CH. 3 & 44 HVHZ) INCLUDING ALL REVISIONS & AMENDMANTS AS ADOPTED BY THE GOVERNING BLDG. DEPT. AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.

2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.

3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE THE DRAWINGS.

4. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOP ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL

7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.

9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.

10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE SECTION 502.4.

11. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH THE LOCAL GOVERNING BUILDING SECURITY CODE ORDINANCE AS LAST AMENDED.

12. ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 170 PMH, 3 SECOND GUST WIND LOAD.

13. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERED CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL.

14. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHUS AND MISCELANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
15. PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.

16. ALL INTERIOR LOAD BEARING PARTITIONS TO BE REFERENCED ON STRUCTURAL DRAWINGS FOR WALL CONSTRUCTION INFO.

17. CONCRETE SHALL CONFORM TO ASTM C94-83. ALL CONCRETE WORK SHALL BE IN ACCORD WITH ACI 318-05 AND ACI 332-05. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 506.2, ACI 530-05, AND ACI 530.1-05.

18. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE:
SLABS ON VAPOR BARRIER- 3/4"
BEAMS AND COLUMNS- 1 1/2"
FORMED CONCRETE BELOW GRADE- 2"
UNFORMED CONCRETE BELOW GRADE- 3"

19. REINFORCING STEEL: GRADE 60 (FY= 60,000). ASTM A615-82 S1.

20. PLACING DRAWING AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (A.C.I. 315-80)

21. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORD WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION", AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.

22. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

23. CONCRETE BEAM SIZES MAY BE INCREASED (8" MAXIMUM) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW AND DOOR BEAMS (28" MAXIMUM) AND ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

24. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

25. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL.

26. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

27. REINFORCING STEEL SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM WHERE SPLICED, AND SHALL BE WIRED TOGETHER FOR REINF. CONC; 48 FOR REINF. MASONRY. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 30 BAR DIAMETERS MIN.

28. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

29. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.

30. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.

31. HEADERS FOR FRAMED OPENING GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER UNLESS NOTED OTHERWISE.

32. ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3 - 2 X 12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.

33. DIMENSION LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN PINE, NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1800 KSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.

34. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 1980 EDITION. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS:
SHAPES, PLATES, ANCHOR BOLTS - A 367-81 A
MACHINE BOLTS - A 325-83 C
TUBULAR STEEL - 500-82 A GRADE B (46 KSI)

35. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.

36. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFORMATION ON THESE ITEMS.

37. TOPICAL CURING REQUIRED FOR ALL SLABS AND FLATWORK (U.N.O).

38. NOT USED

39. STRUCTURAL ENGINEERS NOTES SHALL SUPERSEDE ARCHITECTURAL GENERAL NOTES WHENEVER THESE ARE IN CONFLICT WITH EACH OTHER

40. ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT PER 2014 FLORIDA BUILDING CODE.

41. A WATER CLOSET, LAVATORY, OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY, OR OTHER OBSTRUCTION, OR CLOSER THAN 30 INCHES FROM CENTER TO CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL NOT BE LESS THAN 30 INCHES WIDE AND 60 INCHES DEEP. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF A LAVATORY TO ANY WALL, FIXTURE OR DOOR. (F.B.C. P2705 (5))

42. THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2A OF THE F.B.C. 2014.

AREA CALCULATIONS

LOT COVERAGE

LOT AREA:	154,352 S.F. (3.54 ACRES)
EXISTING BUILDING FOOTPRINT:	5,990 S.F.
PROPOSED BUILDING FOOT PRINT:	21,218 S.F.
LOT COVERAGE:	17.62%

PARKING PROVIDED

STANDARD SPACES:	79
HANDICAP ACCESSIBLE SPACES:	8
TOTAL PARKING SPACES:	87

BED COUNT

FIRST FLOOR:	STANDARD ROOMS: 32 BEDS
	STAFF SUITES: 1 BED
SECOND FLOOR:	STANDARD ROOMS: 62 BEDS
	ACCESSIBLE ROOMS: 6 BEDS
	STAFF SUITES: 2 BEDS
THIRD FLOOR:	STANDARD ROOMS: 68 BEDS
	ACCESSIBLE ROOMS: 6 BEDS
	STAFF SUITES: 2 BEDS
BED COUNT AS SHOWN:	179 BEDS
MAXIMUM BED CAPACITY:	180 BEDS

NEW BUILDING AREAS

FIRST FLOOR A/C:	17,570 S.F.
SECOND FLOOR A/C:	16,195 S.F.
THIRD FLOOR A/C:	17,055 S.F.
TOTAL A/C SPACE:	50,820 S.F.
FIRST FLOOR NON A/C:	3,460 S.F.
SECOND FLOOR NON A/C:	1,195 S.F.
THIRD FLOOR NON A/C:	1,195 S.F.
TOTAL NON A/C SPACE:	5,850 S.F.

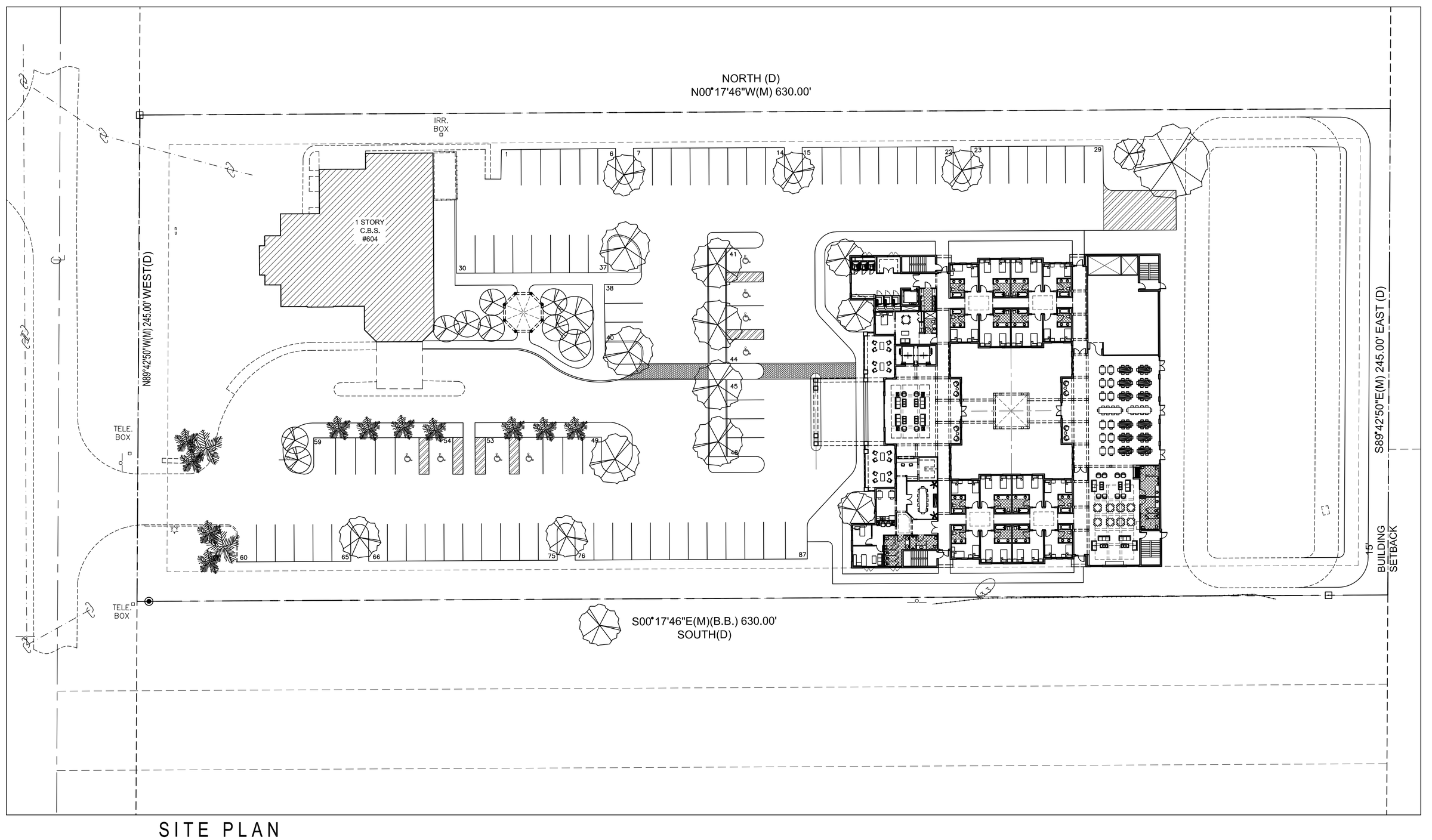
RESIDENT COMMON AREAS

FIRST FLOOR DINING ROOM:	2,360 S.F.
FIRST FLOOR MULTI PURPOSE ROOM:	1,280 S.F.
FIRST FLOOR FRONT PORCHES:	720 S.F.
FIRST FLOOR BREEZEWAY/GAZEBO:	685 S.F.
SECOND FLOOR LOUNGES:	760 S.F.
SECOND FLOOR BALCONIES:	540 S.F.
THIRD FLOOR LOUNGES:	760 S.F.
THIRD FLOOR BALCONIES:	540 S.F.
TOTAL COMMON AREAS:	7,645 S.F.

SHEET INDEX

ARCHITECTURAL

A-101	ARCHITECTURAL SITE PLAN
A-201	GROUND FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-203	THIRD FLOOR PLAN
A-301	FRONT ELEVATION



SITE PLAN

SCALE : 1" = 20'-0"

YATES ASSOCIATES
ARCHITECTURE INC.

ARCHITECTURE ●
PLANNING ●
INTERIOR DESIGN ●

AA-26001673
319 CLEMATIS ST, SUITE 212
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
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:
1 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

SEAL
SIGNED: 06/27/17
STATE OF FLORIDA
KELLY DAVID YATES
AR13706
REGISTERED ARCHITECT
KELLY D. YATES
FLORIDA AR 13706

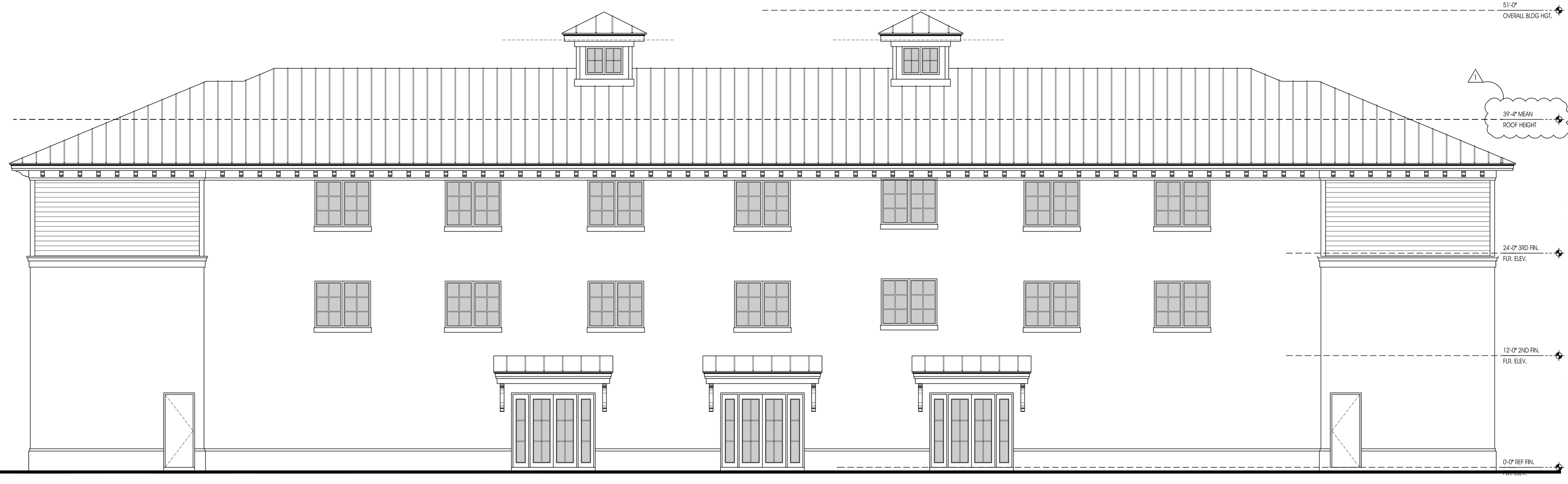
SHEET NO.
A-101
OF - SHTS

Copyright © 2015 Yates Architecture Inc.



PRELIMINARY SOUTH ELEVATION

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



PRELIMINARY NORTH ELEVATION

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

YATES ASSOCIATES
ARCHITECTURE INC.
ARCHITECTURE ●
PLANNING ●
INTERIOR DESIGN ●
AA-26001673
319 CLEMATIS ST, SUITE 212
WEST PALM BEACH, FL 33401
TEL: 561-653-8280 FAX: 561-653-8279
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:
1 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

SEAL
SIGNED: 06/27/17
STATE OF FLORIDA
KELLY DAVID YATES
AR 13706
REGISTERED ARCHITECT
KELLY D. YATES
FLORIDA AR 13706

SHEET NO.
A-301
OF - SHTS

Copyright © 2015 Yates Architecture Inc.

City Commission Regular Meeting **12.a.**

Meeting Date: 09/17/2018

Re:

SUBJECT:

Ordinance 18-030 - Levying and collecting taxes for Fiscal Year beginning October 1, 2018 and Ending September 30, 2019, adopting Final Millage Rate. SECOND READING

Attachments

18-030

Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/23/2018 12:21 PM

Final Approval Date: 09/13/2018

ORDINANCE NO. 18-030

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE **LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019**, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; **ADOPTING THE CITY OF FORT PIERCE 2018-19 FISCAL YEAR FINAL MILLAGE RATE**; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year 2018-19 is hereby levied at the rate of 6.9000 per thousand dollar valuation for general City purposes; said rate being in excess of the roll-back rate by 5.39%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2018, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the 2018-19 fiscal year in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2018.

APPROVED AS TO FORM & CORRECTNESS:

_____
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-030 was duly advertised by title only in the St. Lucie News Tribune on August 31, 2018; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read in its entirety, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 10, 2018; and was duly introduced, read in its entirety, and passed on second and final reading on September 17, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 17th day of September, 2018.

_____
Linda Hudson,
Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)

Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE (LEGALS)	2100461	CITY OF FORT PIERCE NOTICE OF PROPOS	

Pub Dates
August 31, 2018

Sworn to and subscribed before me this day of, August 31, 2018, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas
Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCES LEVYING AND COLLECTING TAXES; ADOPTING MILLAGE RATE AND ADOPTING FINAL BUDGET

The City Commission of the City of Fort Pierce, Florida, pursuant to the City Charter and Florida Statutes, will on Monday, September 10, 2018 at their special meeting which begins at 5:05 p.m. and on Monday, September 17, 2018, at their regular meeting which begins at 6:30 p.m., hold Public Hearings on the enactment of proposed ordinances on first and second readings respectively, in the City Hall Commission Chambers, 100 North U.S. Highway #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 18-030 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2018-19 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 18-032 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance. Said proposed ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox
City Clerk
Publish: 08-31-2018
TCN 2100461

City Commission Regular Meeting **12.b.**

Meeting Date: 09/17/2018

Re:

SUBJECT:

Ordinance 18-032 Adopting a Final Budget for Fiscal Year 2019, beginning October 1, 2018 and ending September 30, 2019. SECOND READING

Attachments

18-032

Budget Document

Proof of Publication

Form Review

Form Started By: Linda Cox Started On: 08/23/2018 12:22 PM

Final Approval Date: 09/13/2018

ORDINANCE NO. 18-032

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019;** AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2018 and ending September 30, 2019, the estimates made by the City Manager of said City presented to the City Commission on September 04, 2018, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2018.

APPROVED AS TO FORM & CORRECTNESS:

_____
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. was duly advertised by title only in the St. Lucie News Tribune on August 31, 2018; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read in its entirety, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 10, 2018; and was duly introduced, read in its entirety, and passed on second and final reading on September 17, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 17th day of September, 2018.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)

THE SUNRISE CITY

FORT PIERCE

Florida



FY 2018/19

PROPOSED OPERATING BUDGET

BUDGET HEARING– SEPTEMBER 4, 2018

Linda Hudson, Mayor

Rufus J. Alexander, III, Commissioner

Jeremiah Johnson, Commissioner

Thomas Perona, Commissioner

Reginald B. Sessions, Commissioner

Nicholas Mimms, P.E., City Manager

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - REVENUE DETAIL

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Taxes					
311 10	Current Ad Valorem	$ 13,791,155	$ 14,690,422	$ 15,604,411	$ 16,485,272
311 15	Ad Valorem Adjustment Amount	(656,722)	(699,544)	(773,881)	(824,264)
311 20	Delinquent Ad Valorem	36,964	(17,481)	40,000	35,000
312 31	Local Option Gas Tax	1,214,612	1,201,054	1,100,000	1,200,000
312 32	New Local Option Gas Tax	868,282	858,022	825,000	825,000
314 10	Public Service Electricity	2,163,062	2,188,303	1,950,000	2,000,000
314 11	Electricity FPL	403,669	429,636	350,000	400,000
314 20	Telecommunications Tax	1,249,606	1,215,948	1,300,000	1,215,000
314 30	Public Service Water	444,328	480,359	425,000	425,000
319 10	Misc. Taxes	827	616	0	0
	Total Taxes	$ 19,515,783	$ 20,347,336	$ 20,820,530	$ 21,761,008
Licenses and Permits					
321 20	Occupational Licenses	$ 263,811	$ 257,429	$ 275,000	$ 275,000
323 10	Planning & Zoning Fees	35,735	42,421	25,000	40,000
323 30	Amendments	22,034	39,653	15,000	25,000
323 60	Sign Fees	6,110	5,265	5,000	5,000
323 90	Miscellaneous	27,476	32,718	25,000	25,000
329 10	Animal Licenses	10,211	9,323	8,000	8,000
329 20	Lot Clearing Permits	1,211	442	2,000	1,000
329 92	Vendor Permit/Application Fees	2,646	700	5,000	1,500
329 93	Vendor Permit Fees	1,512	783	1,000	1,000
329 99	Other Licenses/Permits	3,650	2,230	500	1,500
	Total Licenses and Permits	$ 374,395	$ 390,963	$ 361,500	$ 383,000
Intergovernmental Revenues					
331 50	Disaster Relief/Federal	$ 0	$ 0	$ 0	$ 0
334 50	Disaster Relief/State	0	0	0	0
334 90	Physical Environment/State	12,739	10,922	0	0
335 12	State Revenue Sharing	1,323,800	1,392,722	1,250,000	1,350,000
335 13	Half Cent Sales Tax	1,666,089	1,776,224	1,550,000	1,750,000

GENERAL FUND - REVENUE DETAIL

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Intergovernmental Revenues contd.					
335 14	Mobile Home License	38,013	37,548	35,000	35,000
335 15	Beverage License	36,752	47,214	38,000	38,000
335 22	Casualty Premium Tax	302,837	329,933	260,000	300,000
335 41	Fuel Tax Refund	53,354	53,834	55,000	55,000
338 20	County Shared Occup. License	50,203	53,045	50,000	50,000
339 10	Payments in Lieu of Tax-Hsg Auth	26,211	95,979	21,000	21,000
	Total Intergovernmental Rev.	$ 3,509,998	$ 3,797,422	$ 3,259,000	$ 3,599,000
Charges for Services					
341 30	Sale Maps and Publications	$ 25	$ 25	$ 100	$ 100
341 40	Certified Copying & Rec Search	20,373	26,552	20,000	25,000
341 41	Reproduction-City Hall	11,295	8,832	10,500	10,500
341 42	Application Fee	17,885	18,059	15,000	15,000
341 90	Investigative Surcharge	32,677	29,126	25,000	25,000
341 91	Jury Duty and Fees	319	71	100	100
341 92	Qualifying Fees	1,952	220	1,500	0
341 93	Data Processing Services	0	25	500	100
343 91	Lot Clearing-Admin. Charge	7,626	7,377	8,000	8,000
343 92	Rotation Towing-Admin. Charge	29,425	24,325	25,000	25,000
344 50	Parking Fines	70	14,035	5,000	20,000
344 51	Traffic Fines	0	0	0	20,000
347 40	Community Center/Bus. Social	68,138	66,138	55,000	60,000
347 42	Comm. Center Special Events	35,545	28,355	30,000	30,000
347 44	Comm. Center Rental Fees	27,049	28,259	25,000	28,000
347 48	Comm. Center Events	20,042	17,295	17,500	17,500
347 49	Comm. Center Insurance & Other	6,660	6,344	5,000	6,500
347 92	Youth Activity Funds	9,830	10,482	6,500	40,000
	Total Charges for Services	$ 288,911	$ 285,520	$ 249,700	$ 330,800
Fines and Forfeitures					
351 10	Court Fines	$ 70,844	$ 45,189	$ 65,000	$ 45,000
351 30	Police Education	8,857	7,010	8,500	8,500
354 10	Alarm Permit Violations	0	13,165	2,000	50,000

GENERAL FUND - REVENUE DETAIL

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Fines and Forfeitures contd.					
354 20	License Penalties	7,503	10,159	10,000	10,000
354 30	Animal Control	9,718	6,879	7,500	7,500
354 50	Property Code Violations	204,842	106,736	125,000	125,000
	Total Fines & Forfeitures	$ 301,765	$ 189,139	$ 218,000	$ 246,000
Miscellaneous Revenues					
361 10	Interest on Investments	$ 72,193	$ 91,067	$ 50,000	$ 60,000
361 33	Other Interest Earnings	52,462	66,344	15,000	30,000
362 11	Anchor Carwash	1,203	1,203	1,440	1,440
362 13	Rent - Little Jim	24,120	24,567	24,894	24,894
362 14	Rent - Old City Hall	27,412	27,412	27,412	0
362 15	Misc. Rental	5,222	2,782	1,000	2,000
363 10	Liens	7,630	12,961	10,000	10,000
363 30	Demolition Liens	0	0	2,000	0
363 40	Lot Clearing	22,836	6,223	5,000	5,000
363 50	Interest on Assessments	18	53	100	100
363 60	Emergency Repair Liens	5,366	3,073	1,000	2,500
364 41	Sale of Surplus Equipment	0	1,762	0	0
366 90	Other Contributions/Donations	5,615	295,333	500	500
367 00	Gain/Loss on Sale of Investments	11,632	(1,270)	5,000	5,000
369 31	Reimbursement of Expenditures	176,700	55,121	125,000	125,000
369 32	Purchasing Card Rebate	66,460	55,570	50,000	50,000
369 34	Wellness Program	8,140	1,650	1,500	1,500
	Reimbursement Contractual Services				
369 43	Community Dev. Block Grant	19,571	37,598	0	0
369 44	Utilities Authority	0	459,916	0	0
369 45	Stormwater	519,426	537,448	860,000	700,000
369 46	Golf Course	30,000	33,000	33,000	33,000
369 47	Sunrise Theatre	30,000	33,000	33,000	33,000
369 49	Accidents	2,503	0	2,500	2,500
369 50	Other Misc Revenues	2,471	2,881	5,000	5,000

GENERAL FUND - REVENUE DETAIL

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Miscellaneous Revenues contd.					
	Administrative Reimbursement				
369 51	Ft. Pierce Redevelopment Agcy	75,000	125,000	125,000	145,000
369 52	Marina	40,000	45,000	45,000	45,000
369 53	Solid Waste	80,000	80,000	80,000	80,000
369 54	Utilities Authority	3,984	0	0	0
369 55	Retirement & Benefit System	144,000	143,000	150,000	160,000
369 59	Police Department/Detail Work	64,500	68,470	45,000	60,000
369 61	Building Department	85,000	120,340	115,000	115,000
	Other Miscellaneous Reimbursements				
369 57	St. Lucie County	15,147	13,712	30,000	15,000
369 60	State of Florida	397,715	458,586	380,000	475,000
369 71	Keep Ft. Pierce Beautiful	0	8,357	15,000	15,000
369 85	Settlement of Claims	16,659	112,871	25,000	25,000
369 90	Other Misc. Revenues	1,887	35,638	5,000	5,000
	Total Miscellaneous Revenues	$ 2,014,874	$ 2,958,668	$ 2,268,346	$ 2,231,434
Interfund Transfers					
381 04	Transfer from Construction Fund	$ 0	$ 283,500	$ 0	$ 0
381 23	Transfer from Special Revenue	7,572	0	0	0
381 89	Restricted Fund	0	78,931	0	300,000
381 91	FPRA Debt Services	2,637,094	2,627,870	2,683,710	2,660,947
381 92	Debt Service Fund	0	3,472,464	0	0
	Total Interfund Transfers	$ 2,644,666	$ 6,462,765	$ 2,683,710	$ 2,960,947
Contribution from Enterprise Funds					
382 10	Electricity	$ 3,871,140	$ 4,024,362	$ 3,914,520	$ 4,037,550
382 20	Water	904,638	930,600	1,031,820	990,072
382 30	Gas	242,196	251,100	256,830	255,561
382 40	Sewer	771,492	746,850	756,360	768,120
382 41	UA Other	19,836	15,873	3,318	31,212
382 50	Solid Waste Transfer	345,000	660,609	800,000	800,000
382 55	Golf Course Transfer	28,000	7,000	28,000	28,000
382 60	Marina Transfer	150,000	250,000	250,000	250,000
	Total Contribution from Enterprise	$ 6,332,302	$ 6,886,394	$ 7,040,848	$ 7,160,515

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - REVENUE DETAIL

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Installment Purchases					
383 00	Loan Proceeds	$ 1,400,000	$ 0	$ 0	$ 0
383 10	Capital Lease Proceeds	0	54,373	0	0
	Total Installment Purchases	$ 1,400,000	$ 54,373	$ 0	$ 0
	Total Revenue	$ 36,382,695	$ 41,372,580	$ 36,901,634	$ 38,672,704
	Appropriated Fund Balance	(1,396,649)	(917,322)	564,565	836,909
	Restricted Revenue	(400,000)	(400,000)	(600,000)	(600,000)
	Unrestricted Fund Balance	0	0	0	0
TOTAL GENERAL FUND RESOURCES		**$ 34,586,046**	**$ 40,055,258**	**$ 36,866,199**	**$ 38,909,613**

Proposed Budget for Fiscal Year 2018/19

PERSONNEL SERVICES COST BY DEPARTMENT/DIVISION

	Department/Division	2018 Funded Positions	2019 Funded Positions	Salaries	Overtime	FICA	Retirement	Life/Health Insurance	Dental Insurance	Workers' Comp	Total
General Fund											
10 00	City Commission	5	5	$132,625	$0	$11,752	$16,991	$42,390	$2,042	$305	$206,106
13 00	City Manager	5	7	480,613	0	37,088	81,656	74,891	4,372	1,105	679,725
14 00	City Attorney	4	4	446,284	0	34,462	69,839	25,857	1,395	1,026	578,864
16 00	City Clerk	4	4	202,496	0	15,812	34,404	34,982	2,493	466	290,653
22 00	Administrative Services	0	0	0	0	0	0	0	0	0	0
22 00	Human Resources	5	5	253,275	0	19,697	43,031	43,057	3,218	576	362,854
24 00	Finance	10	10	578,950	0	44,611	98,364	103,415	6,432	1,332	833,102
25 00	Information Technology	7	8	423,939	15,000	33,900	74,576	96,403	6,563	1,010	651,390
26 00	Purchasing	3	4	205,667	0	15,734	34,943	35,376	1,783	473	293,976
29 01	Planning	6	6	323,515	0	25,070	54,965	58,304	2,909	797	465,559
29 03	Code Enforcement	11.0	13.0	478,174	10,000	37,667	82,941	98,059	5,424	7,863	720,127
30 00	Police (Combined)	158	161	8,109,494	571,000	664,058	1,073,663	1,807,138	94,407	234,488	12,554,248
40 00	Public Works (Combined)	62.5	64.0	2,297,275	75,076	181,485	346,855	629,272	38,557	60,805	3,629,325
44 00	Engineering	8	8	551,884	5,000	43,244	94,615	113,997	6,507	6,835	822,081
45 04	Leisure Services	2	5	158,805	0	12,149	26,981	31,399	1,383	1,069	231,786
60 00	Administrative	0	0	0	0	0	300,000	160,811	10,531	0	471,342
	General Fund Total	**290.5**	**304.0**	**$14,642,994**	**$676,076**	**$1,176,728**	**$2,433,823**	**$3,355,350**	**$188,016**	**$318,150**	**$22,791,138**
Enterprise & Special Revenue Funds											
29 02	Building Inspections	18	18.0	858,169	5,000	66,032	130,609	171,302	12,405	12,338	1,255,855
30 05	Police Grants	5	5	254,591	5,000	31,576	13,664	45,967	2,721	3,763	357,281
41 00	Marina	7.0	7	316,783	5,000	24,938	54,671	59,065	3,863	9,809	474,129
42 00	Solid Waste	33	35	1,598,376	50,000	126,101	259,861	376,676	21,892	84,210	2,517,116
45 00	Golf Course	2.0	3.0	144,860	0	11,082	24,612	29,765	1,593	2,035	213,946
46 00	Sunrise Theatre	7	7	379,307	5,000	29,721	62,591	46,427	2,830	5,150	531,025
90 00	CDBG	2	2	112,333	0	8,593	19,085	22,559	1,135	258	163,965
95 09	Grants Administration	1	1	58,838	0	4,501	9,997	14,084	681	135	88,235
	Enterprise Funds Total	**74.5**	**78.0**	**3,723,256**	**70,000**	**302,544**	**575,090**	**765,844**	**47,119**	**117,700**	**5,601,551**
	TOTAL ALL FUNDS	**365.0**	**382.0**	**$18,366,250**	**$746,076**	**$1,479,272**	**$3,008,913**	**$4,121,194**	**$235,135**	**$435,850**	**$28,392,690**

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
City Commission					
10 00	Personnel Services	$ 166,002	$ 185,899	$ 198,708	$ 206,106
	Operating Expense	38,923	45,096	40,500	40,500
	Capital Outlay	0	5,594	0	0
		$ 204,925	$ 236,589	$ 239,208	$ 246,606
City Manager					
13 00	Personnel Services	$ 485,153	$ 479,918	$ 496,509	$ 679,725
	Operating Expense	56,251	68,570	70,594	88,175
	Capital Outlay	4,533	4,304	0	0
		$ 545,937	$ 552,792	$ 567,103	$ 767,900
City Attorney					
14 00	Personnel Services	$ 220,220	$ 546,105	$ 574,998	$ 578,864
	Operating Expense	645,184	66,993	150,700	89,000
	Capital Outlay	8,651	0	0	0
		$ 874,055	$ 613,098	$ 725,698	$ 667,864
City Clerk					
16 00	Personnel Services	$ 261,203	$ 272,288	$ 297,811	$ 290,653
	Operating Expense	28,707	30,998	33,115	33,115
	Capital Outlay	1,487	974	0	0
		$ 291,397	$ 304,260	$ 330,926	$ 323,768
Administrative Services					
22 00	Personnel Services	$ 630,443	$ 0	$ 0	$ 0
	Operating Expense	83,520	0	0	0
	Capital Outlay	2,487	0	0	0
		$ 716,450	$ 0	$ 0	$ 0

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Human Resources					
22 00	Personnel Services	$ 0	$ 386,805	$ 408,782	$ 362,854
	Operating Expense	0	63,915	83,253	72,878
	Capital Outlay	0	0	0	0
		$ 0	$ 450,721	$ 492,035	$ 435,732
Finance					
24 00	Personnel Services	$ 635,655	$ 725,882	$ 783,899	$ 833,102
	Operating Expense	82,054	32,682	49,800	52,800
	Capital Outlay	4,718	0	0	0
		$ 722,428	$ 758,564	$ 833,699	$ 885,902
information Technology					
25 00	Personnel Services	$ 431,118	$ 482,653	$ 590,164	$ 651,390
	Operating Expense	390,013	399,763	533,150	533,150
	Capital Outlay	9,451	6,594	6,000	6,000
		$ 830,582	$ 889,010	$ 1,129,314	$ 1,190,540
Purchasing					
26 00	Personnel Services	$ 0	$ 258,704	$ 231,089	$ 293,976
	Operating Expense	0	17,887	27,362	28,762
	Capital Outlay	0	4,817	0	0
		$ 0	$ 281,408	$ 258,451	$ 322,738
Planning					
29 01	Personnel Services	$ 400,216	$ 426,708	$ 448,846	$ 465,559
	Operating Expense	46,499	38,631	56,400	101,400
	Capital Outlay	768	990	0	0
		$ 447,483	$ 466,329	$ 505,246	$ 566,959

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Community Response/Code Enforcement					
29 03	Personnel Services	$ 549,601	$ 547,250	$ 611,576	$ 720,127
	Operating Expense	358,097	315,817	337,085	337,085
	Capital Outlay	2,675	1,331	0	0
		$ 910,373	$ 864,398	$ 948,661	$ 1,057,212
Police					
Combined	Personnel Services	$ 10,722,956	$ 12,029,716	$ 12,286,763	$ 12,554,248
	Operating Expense	1,485,452	1,556,198	1,721,405	1,721,405
	Capital Outlay	89,725	163,833	0	0
		$ 12,298,134	$ 13,749,748	$ 14,008,168	$ 14,275,653
Public Works/Director					
40 02	Personnel Services	$ 58,707	$ 65,906	$ 61,228	$ 63,252
	Operating Expense	20,696	22,033	35,000	35,000
	Capital Outlay	0	0	0	0
		$ 79,403	$ 87,938	$ 96,228	$ 98,252
Public Works/Fleet Maintenance					
40 03	Personnel Services	$ 447,529	$ 567,651	$ 556,049	$ 551,437
	Operating Expense	33,192	31,673	33,950	33,950
	Capital Outlay	0	0	0	0
		$ 480,721	$ 599,324	$ 589,999	$ 585,387
Public Works/Facilities Maintenance					
40 04	Personnel Services	$ 608,903	$ 623,715	$ 632,759	$ 655,603
	Operating Expense	351,296	472,694	315,750	365,750
	Capital Outlay	0	0	0	0
		$ 960,198	$ 1,096,409	$ 948,509	$ 1,021,353

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Public Works/Parks & Grounds					
40 05	Personnel Services	$ 1,128,428	$ 1,336,138	$ 1,268,703	$ 1,385,814
	Operating Expense	594,132	708,366	757,200	757,200
	Capital Outlay	45,100	5,750	0	0
		$ 1,767,661	$ 2,050,255	$ 2,025,903	$ 2,143,014
Public Works/Streets & Drainage					
40 06	Personnel Services	$ 838,699	$ 992,192	$ 992,099	$ 973,219
	Operating Expense	888,082	962,238	811,450	811,450
	Capital Outlay	0	3,425	0	0
		$ 1,726,781	$ 1,957,855	$ 1,803,549	$ 1,784,669
Engineering					
44 00	Personnel Services	$ 674,879	$ 746,021	$ 774,856	$ 822,081
	Operating Expense	344,198	363,771	448,891	471,630
	Capital Outlay	0	777	0	0
		$ 1,019,077	$ 1,110,569	$ 1,223,747	$ 1,293,711
Riverwalk Center					
45 04	Personnel Services	$ 118,218	$ 118,447	$ 122,952	$ 231,786
	Operating Expense	56,047	54,660	48,250	98,250
	Capital Outlay	0	0	0	0
		$ 174,265	$ 173,107	$ 171,202	$ 330,036

Proposed Budget for Fiscal Year 2018/19

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Administrative					
60 00	Personnel Services	$ 448,616	$ 464,384	$ 423,684	$ 471,342
	Operating Expense	3,405,956	4,106,393	4,062,384	4,661,178
	Capital Outlay	1,195,610	3,120,931	525,000	825,000
	Grants and Aid	203,795	254,396	240,000	255,000
	Non-Oper. Transfer	5,052,908	5,866,782	4,737,484	4,699,797
		$ 10,306,885	$ 13,812,885	$ 9,988,552	$ 10,912,317
All Departments					
	Personnel Services	$ 18,826,547	$ 21,256,382	$ 21,761,476	$ 22,791,138
	Operating Expense	8,908,299	9,358,377	9,616,239	10,332,678
	Capital Outlay	1,365,206	3,319,321	531,000	831,000
	Grants and Aid	203,795	254,396	240,000	255,000
	Non-Oper. Transfer	5,052,908	5,866,782	4,737,484	4,699,797
TOTAL GENERAL FUND EXPENDITURES		**$ 34,356,756**	**$ 40,055,258**	**$ 36,886,199**	**$ 38,909,613**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	**Department: City Commission**
Fund/Division Number: 1000	**Division:**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Mayor/Commissioner	1	1	1	1
Commissioners	4	4	4	4
Total Budgeted Staffing Level	5	5	5	5

		2015/16 Actual	2016/17 Actual	2017/18 Approved	Budget 2018/19 Proposed
Personnel Services					
1010	Salaries and Wages-Mayor	$ 0		$ 31,670	$ 32,618
1010	Salaries and Wages-Commissioners	92,000	119,121	97,115	100,007
1030	Accrued Compensation	0	0	0	0
2010	FICA	8,289	10,406	11,459	11,752
2020	Retirement Contributions	13,828	14,039	16,849	16,991
2030	Life & Health Insurance	48,838	39,674	39,277	42,390
2035	Dental Insurance	2,807	2,176	2,042	2,042
2040	Workers' Compensation	240	483	296	305
	Total Personnel Services	$ 166,002	$ 185,899	$ 198,708	$ 206,106
Operating Expense					
4010	Car Allowance	$ 21,000	$ 20,695	$ 21,000	$ 21,000
4030	Conferences	8,593	13,801	7,500	7,500
4110	Communications	7,293	7,057	9,000	9,000
4120	Freight and Postage	47	34	400	400
4710	Reproduction	0	239	250	250
4810	Advertising	967	465	1,000	1,000
4990	Miscellaneous Expense	655	1,295	350	350
5110	Office Supplies	179	1,311	500	500
5410	Books, Pubs, Subscriptions & Mbrshp	189	200	500	500
	Total Operating Expense	$ 38,923	$ 45,096	$ 40,500	$ 40,500
Capital Outlay					
6410	Office Equipment & Machinery	$ 0	$ 5,594	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 5,594	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 204,925**	**$ 236,589**	**$ 239,208**	**$ 246,606**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	**Department: City Manager**
Fund/Division Number: 1300	**Division:**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
City Manager	1	1	1	1
Executive Assist/City Manager	1	1	1	1
Communication & Marketing Manager	0	0	1	1
Risk Manager	0	0	0	1
Marketing Specialist	1	1	1	1
Administrative Assistant	0	0	1	1
Risk Management Admin. Specialist	0	0	0	1
Executive Assistant	1	1	0	0
Deputy City Manager	1	1	0	0
Total Budgeted Staffing Level	5	5	5	7

		2015/16 Actual	2016/17 Actual	2017/18 Approved	Budget 2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 340,074	$ 341,335	$ 345,333	$ 474,613
1030	Accrued Compensation	31,147	5,649	6,000	6,000
1040	Overtime	0	1,088	0	0
2010	FICA Taxes	24,536	24,810	27,198	37,088
2020	Retirement Contributions	44,319	51,950	60,956	81,656
2026	Retirement Contributions/ICMA	1,884	0	0	0
2030	Life & Health Insurance	39,162	50,552	52,996	74,891
2035	Dental Insurance	2,972	3,228	3,218	4,372
2040	Workers' Compensation	1,058	1,307	808	1,105
	Total Personnel Services	$ 485,153	$ 479,918	$ 496,509	$ 679,725
Operating Expense					
4010	Car Allowance	$ 4,900	$ 4,200	$ 4,200	$ 4,200
4020	Travel and Education	4,163	4,354	6,000	8,000
4030	Conferences	4,613	5,335	5,000	0
4110	Communications	8,044	7,174	8,000	8,000
4120	Freight and Postage	70	589	300	600
4410	Equipment Rental	4,585	3,990	4,700	4,700
4650	Repairs & Maint. Service/Vehicle	0	383	394	400
4660	Equipment Maintenance	0	499	1,500	500
4675	Software Maintenance	1,660	2,031	0	2,200
4710	Reproduction	0	1,500	0	0
4720	Outside Printing	425	2,869	4,700	4,700
4810	Advertising	13,177	18,263	19,000	30,000

Proposed Budget for Fiscal Year 2017/18

Fund Title: General	Department:	City Manager
Fund/Division Number: 1300	Division:	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4990	Miscellaneous Expense	2,765	5,482	8,000	7,000
4990	Misc. Expense/Special Events	0	0	0	5,000
5110	Office Supplies	5,457	4,424	4,500	5,000
5120	EDP Supplies	777	1,050	0	0
5150	Misc. Equipment Expense	730	319	0	0
5210	Gas & Oil	104	335	300	675
5250	Uniforms	0	492	500	700
5410	Books, Pubs, Subscriptions & Mbrshp	4,781	5,280	3,500	6,500
	Total Operating Expense	$ 56,251	$ 68,570	$ 70,594	$ 88,175
Capital Outlay					
		$ 4,533	$ 4,304	$ 0	$ 0
	Total Capital Outlay	$ 4,533	$ 4,304	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 545,937**	**$ 552,792**	**$ 567,103**	**$ 767,900**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**City Attorney**
Fund/Division Number: 1400		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
City Attorney	1	1	1	1
Asst. City Attorney	2	2	2	2
Legal Secretary	1	1	1	1
Total Budgeted Staffing Level	4	4	4	4

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 172,825	$ 428,517	$ 442,739	$ 444,284
1030	Accrued Compensation	0	642	2,000	2,000
2010	FICA Taxes	14,198	32,563	34,344	34,462
2020	Retirement Contributions	15,000	38,446	46,939	45,339
2026	Retirement Contributions/ICMA	10,965	25,626	30,223	24,500
2030	Life & Health Insurance	6,695	16,732	15,837	25,857
2035	Dental Insurance	538	2,005	1,892	1,395
2040	Workers' Compensation	0	1,574	1,023	1,026
	Total Personnel Services	$ 220,220	$ 546,105	$ 574,998	$ 578,864
Operating Expense					
3120	Legal Fees	$ 15,772	$ 38,614	$ 0	$ 0
3121	Legal Fees-Civil Service/HR	277,850	0	0	0
3122	Legal Fees-Code Enforcement	133,870	0	0	0
3123	Legal Fees-Special Projects	0	0	0	0
3125	Trial Extra Ordinary Services	0	0	0	0
3126	Retainer	109,916	0	0	0
3135	Outside Labor Attorney	0	0	0	0
3140	Paralegal Fees	49,250	0	0	0
3490	Contractual Fees	3,975	4,997	100,000	50,000
4010	Car Allowance	1,750	4,200	4,200	4,200
4020	Travel & Education	0	3,970	10,000	5,000
4030	Conferences	3,179	2,856	8,000	5,000
4110	Communications	2,762	1,708	8,000	4,000
4120	Freight and Postage	164	55	2,000	1,000
4410	Equipment Rental	2,575	2,337	3,000	3,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General Fund/Division Number: 1400		City Attorney			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4660	Equipment Maintenance	238	0	1,000	1,000
4675	Software Maintenance	622	0	0	0
4710	Reproduction	1,130	1,200	1,000	1,300
4720	Outside Printing	0	63	3,000	1,000
4810	Advertising	178	0	0	0
4990	Miscellaneous Expense	31,188	1,589	2,000	2,000
5110	Office Supplies	3,337	2,650	3,000	3,000
5120	EDP Supplies	225	0	500	500
5150	Miscellaneous Equipment	2,239	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	4,964	2,755	5,000	8,000
	Total Operating Expense	$ 645,184	$ 66,993	$ 150,700	$ 89,000
Capital Outlay					
6410	Office Equipment & Machinery	$ 8,651	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 8,651	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 874,055**	**$ 613,098**	**$ 725,698**	**$ 667,864**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**City Clerk**
Fund/Division Number: 1600		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
City Clerk	1	1	1	1
Deputy City Clerk/Permit Specialist	1	3	3	3
Licensing & Permit Clerk	2	0	0	0
Total Budgeted Staffing Level	4	4	4	4

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 177,594	$ 184,246	$ 196,890	$ 199,996
1030	Accrued Compensation	1,618	3,133	2,500	2,500
2010	FICA Taxes	13,605	14,483	15,575	15,812
2020	Retirement Contributions	26,920	27,920	34,594	34,404
2030	Life & Health Insurance	38,424	39,233	45,059	34,982
2035	Dental Insurance	2,586	2,528	2,735	2,493
2040	Workers' Compensation	456	746	459	466
	Total Personnel Services	$ 261,203	$ 272,288	$ 297,811	$ 290,653
Operating Expense					
3480	Election Fees	$ 224	$ 0	$ 500	$ 500
3490	Contractual Fees	468	0	750	750
3495	Temporary Employee Svcs.	0	93	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	5,538	3,946	6,000	6,000
4110	Communications	4,711	4,586	6,000	6,000
4120	Freight and Postage	2,312	2,468	3,000	3,000
4410	Equipment Rental	3,508	2,496	3,510	3,510
4660	Equipment Maintenance	0	0	750	750
4675	Software Maintenance	1,358	736	0	0
4710	Reproduction	0	0	950	950
4720	Outside Printing	295	1,220	950	950
4810	Advertising	203	4,625	475	475

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: City Clerk
Fund/Division Number: 1600	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4960	Administrative Charges	1,218	2,129	750	750
4990	Miscellaneous Expenses	567	1,027	0	0
5110	Office Supplies	1,205	1,909	1,400	1,400
5120	EDP Supplies	1,649	846	3,000	3,000
5150	Misc. Equipment Expense	19	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	1,232	718	880	880
	Total Operating Expense	$ 28,707	$ 30,998	$ 33,115	$ 33,115
Capital Outlay					
6410	Office Equip & Machinery	$ 1,487	$ 974	$ 0	$ 0
	Total Capital Outlay	$ 1,487	$ 974	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 291,397**	**$ 304,260**	**$ 330,926**	**$ 323,768**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Administrative**
Fund/Division Number: 2200		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Human Resources Manager	1	0	0	0
Risk Manager	1	0	0	0
Human Resources Technician	1	0	0	0
Office Support Specialist	1	0	0	0
Switchboard Operator	1	0	0	0
Director of Administrative Services	1	0	0	0
Purchasing Manager	1	0	0	0
Purchasing Specialist	1	0	0	0
Total Budgeted Staffing Level	8	0	0	0

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 458,946	$ 0	$ 0	$ 0
1030	Accrued Compensation	3,921	0	0	0
1040	Overtime	2,493	0	0	0
2010	FICA Taxes	36,121	0	0	0
2020	Retirement Contributions	53,122	0	0	0
2030	Life & Health Insurance	70,204	0	0	0
2035	Dental Insurance	4,566	0	0	0
2040	Workers' Compensation	1,071	0	0	0
	Total Personnel Services	$ 630,443	$ 0	$ 0	$ 0
Operating Expense					
3120	Legal Fees	$ 5,582	$ 0	$ 0	$ 0
3180	Medical Services	18,004	0	0	0
3190	Consultant Fees	3,000	0	0	0
3490	Misc. Contractual Fees	397	0	0	0
3495	Temporary Employee Svcs.	0	0	0	0
4010	Car Allowance	7,000	0	0	0
4020	Travel and Education	5,466	0	0	0
4040	Interview/Moving Expense	0	0	0	0
4110	Communications	8,854	0	0	0

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Administrative
Fund/Division Number: 2200	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4120	Freight and Postage	983	0	0	0
4410	Equipment Rental	7,848	0	0	0
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	196	0	0	0
4652	Tires, Tubes, & Batteries	0	0	0	0
4660	Equipment Maintenance	51	0	0	0
4710	Reproduction	0	0	0	0
4720	Outside Printing	0	0	0	0
4810	Advertising	10,937	0	0	0
4990	Miscellaneous Expenses	3,959	0	0	0
5110	Office Supplies	4,424	0	0	0
5120	EDP Supplies	4,114	0	0	0
5150	Misc. Equipment Expense	0	0	0	0
5210	Gas & Oil	208	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	2,495	0	0	0
	Total Operating Expense	$ 83,520	$ 0	$ 0	$ 0
Capital Outlay					
6410	Office Equip & Machinery	$ 2,487	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 2,487	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 716,450**	**$ 0**	**$ 0**	**$ 0**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	**Department: Human Resources**
Fund/Division Number: 2200	**Division:**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Human Resources Manager	0	1	1	1
Human Resources Generalist	0	0	0	1
Human Resources Technician	0	1	1	1
Switchboard Operator	0	1	1	1
Executive Assistant	0	0	0	1
Risk Manager	0	1	1	0
Administrative Assistant	0	1	1	0
Total Budgeted Staffing Level	0	5	5	5

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 0	$ 271,172	$ 282,154	$ 250,275
1030	Accrued Compensation	0	1,018	3,000	3,000
1040	Overtime	0	2,198	0	0
2010	FICA Taxes	0	21,339	22,136	19,697
2020	Retirement Contributions	0	40,931	49,474	43,031
2030	Life & Health Insurance	0	46,163	48,405	43,057
2035	Dental Insurance	0	2,962	2,957	3,218
2040	Workers' Compensation	0	1,023	656	576
	Total Personnel Services	$ 0	$ 386,805	$ 408,782	$ 362,854
Operating Expense					
3120	Legal Fees	$ 0	$ 0	$ 2,500	$ 2,500
3180	Medical Services	0	20,121	15,000	25,000
3190	Consultant Fees	0	1,406	2,500	7,500
3490	Misc. Contractual Fees	0	2,252	500	500
3495	Temporary Employee Svcs.	0	15,710	27,000	0
4010	Car Allowance	0	4,200	4,200	4,200
4020	Travel and Education	0	3,808	5,000	8,000
4110	Communications	0	4,203	6,000	6,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Human Resources**
Fund/Division Number: 2200		**Division:**	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4120	Freight and Postage	0	136	1,000	1,000
4410	Equipment Rental	0	3,645	3,500	4,000
4650	Vehicle Maintenance	0	0	750	0
4651	Vehicle Parts	0	307	750	0
4660	Equipment Maintenance	0	0	1,000	1,000
4710	Reproduction	0	0	761	761
4720	Outside Printing	0	0	761	761
4810	Advertising	0	1,835	5,000	5,000
4990	Miscellaneous Expenses	0	2,067	1,000	1,000
5110	Office Supplies	0	1,036	1,850	1,850
5120	EDP Supplies	0	1,027	1,000	1,000
5150	Misc. Equipment Expense	0	150	931	931
5210	Gas & Oil	0	365	750	375
5410	Books,Pubs,Subscriptions & Mbrshp	0	1,648	1,500	1,500
	Total Operating Expense	$ 0	$ 63,915	$ 83,253	$ 72,878
Capital Outlay					
6410	Office Equip & Machinery	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 0**	**$ 450,721**	**$ 492,035**	**$ 435,732**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	**Department: Finance**
Fund/Division Number: 2400	**Division:**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Director of Finance	1	1	1	1
Chief Accountant	1	1	1	1
Accountant	1	1	1	1
Senior Accounting Analyst	0	0	0	4
Payroll & Benefits Coordinator	0	0	0	1
Pension Analyst	0	0	0	1
Executive Assistant	0	1	1	1
Senior Accounting Clerk	6	6	6	0
Total Budgeted Staffing Level	9	10	10	10

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 452,233	$ 507,963	$ 545,313	$ 571,950
1030	Accrued Compensation	5,580	4,579	7,000	7,000
1040	Overtime	2,742	6,867	0	0
2010	FICA Taxes	33,721	37,809	42,573	44,611
2020	Retirement Contributions	57,856	69,115	85,753	98,364
2030	Life & Health Insurance	76,393	91,372	95,806	103,415
2035	Dental Insurance	5,822	6,184	6,184	6,432
2040	Workers' Compensation	1,308	1,993	1,270	1,332
	Total Personnel Services	$ 635,655	$ 725,882	$ 783,899	$ 833,102
Operating Expense					
3490	Misc. Contractual Fees	$ 8,211	$ 1,778	$ 6,000	$ 6,000
3495	Temporary Employee Svcs.	33,062	0	0	0
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel and Education	3,197	2,392	7,500	8,000
4110	Communications	4,468	4,121	8,300	8,300
4120	Freight and Postage	3,165	2,778	4,500	4,500
4660	Equipment Maintenance	0	0	1,500	1,500
4675	Software Maintenance	11,035	0	0	0
4720	Outside Printing	281	1,189	1,000	1,000
4810	Advertising	1,339	1,640	1,000	1,500
4960	Administrative Charges	816	1,717	600	1,800
4990	Miscellaneous Expenses	3,688	3,784	5,000	5,000
5110	Office Supplies	5,013	5,036	7,000	7,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Finance
Fund/Division Number: 2400	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense, contd.					
5120	EDP Supplies	2,574	2,653	1,700	2,500
5150	Miscellaneous Equipment Expense	0	0	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	1,005	1,395	1,500	1,500
	Total Operating Expense	$ 82,054	$ 32,682	$ 49,800	$ 52,800
Capital Outlay					
6410	Office Equipment & Machinery	$ 1,815	$ 0	$ 0	$ 0
6420	Furniture & Furnishings	2,903	0	0	0
	Total Capital Outlay	$ 4,718	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 722,428**	**$ 758,564**	**$ 833,699**	**$ 885,902**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Information Technology**
Fund/Division Number: 2500		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
IT Manager	0	0	1	1
Systems Administrator	0	0	1	1
GIS Analyst II	0	0	1	1
Systems Analyst II	0	0	2	2
Applications Analyst II	0	0	1	1
Media Specialist	0	0	1	1
Administrative Assistant	0	0	0	1
Network Administrator	1	1	0	0
Network Specialist	1	1	0	0
IT Support Specialist	2	2	0	0
Application Specialist	1	1	0	0
MIS Director	1	1	0	0
Total Budgeted Staffing Level	6	6	7	8

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 247,461	$ 307,534	$ 380,994	$ 418,439
1030	Accrued Compensation	37,586	5,627	5,500	5,500
1040	Overtime	18,192	23,682	15,000	15,000
2010	FICA Taxes	22,211	25,150	31,036	33,900
2020	Retirement Contributions	45,461	50,121	69,659	74,576
2030	Life & Health Insurance	54,943	64,421	81,732	96,403
2035	Dental Insurance	4,264	4,638	5,320	6,563
2040	Workers' Compensation	1,000	1,481	923	1,010
	Total Personnel Services	$ 431,118	$ 482,653	$ 590,164	$ 651,390
Operating Expense					
3190	Consultant Fees	$ 0	$ 0	$ 60,000	$ 60,000
3490	Misc. Contractual Fees	7,150	887	3,000	3,000
4010	Car Allowance	2,800	4,200	4,200	4,200
4020	Travel and Education	8,862	25,774	15,000	15,000
4110	Communications	12,288	11,787	10,000	10,000
4120	Freight and Postage	147	52	500	500
4410	Equipment Rental	19,857	19,857	30,750	30,750

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Information Technology
Fund/Division Number: 2500	Division:	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4651	Vehicle Parts	431	1,184	500	500
4660	Equipment Maintenance	0	0	500	500
4670	Computer Maintenance	17,788	20,422	30,000	30,000
4675	Software Maintenance	310,808	304,441	365,450	365,450
4710	Reproduction	0	0	0	0
4720	Outside Printing	0	0	0	0
4990	Miscellaneous Expenses	367	1,397	500	500
5110	Office Supplies	1,909	1,251	1,500	1,500
5120	EDP Supplies	5,764	7,710	9,950	9,950
5150	Miscellaneous Equipment	693	0	0	0
5210	Gas & Oil	78	76	800	800
5410	Books,Pubs,Subscriptions & Mbrshp	1,069	724	500	500
	Total Operating Expense	$ 390,013	$ 399,763	$ 533,150	$ 533,150
Capital Outlay					
6410	Office Equip & Machinery	$ 5,921	$ 4,426	$ 0	$ 0
6420	Furniture & Furnishings	3,530	2,168	6,000	6,000
	Total Capital Outlay	$ 9,451	$ 6,594	$ 6,000	$ 6,000
	TOTAL APPROPRIATIONS	**$ 830,582**	**$ 889,010**	**$ 1,129,314**	**$ 1,190,540**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Purchasing**
Fund/Division Number: 2600		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Purchasing Manager	0	1	1	1
Purchasing Agent	0	0	1	2
Purchasing Specialist	0	1	1	1
Purchasing Director	0	1	0	0
Total Budgeted Staffing Level	0	3	3	4

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 0	$ 178,913	$ 162,344	$ 204,167
1030	Accrued Compensation	0	20,472	1,500	1,500
2010	FICA Taxes	0	15,041	12,534	15,734
2020	Retirement Contributions	0	15,699	28,427	34,943
2030	Life & Health Insurance	0	26,192	24,582	35,376
2035	Dental Insurance	0	1,566	1,325	1,783
2040	Workers' Compensation	0	820	377	473
	Total Personnel Services	$ 0	$ 258,704	$ 231,089	$ 293,976
Operating Expense					
3490	Misc. Contractual Fees	$ 0	$ 0	$ 500	$ 500
4010	Car Allowance	0	2,800	0	0
4020	Travel and Education	0	100	5,000	5,000
4110	Communications	0	4,219	6,000	6,000
4120	Freight and Postage	0	458	2,000	2,000
4410	Equipment Rental	0	2,301	2,600	4,000
4651	Vehicle Parts	0	12	0	0
4660	Equipment Maintenance	0	0	1,300	1,300
4810	Advertising	0	2,214	5,000	5,000
4990	Miscellaneous Expenses	0	1,587	1,000	1,000
5110	Office Supplies	0	2,471	1,850	1,850

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Purchasing
Fund/Division Number: 2600	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense, contd.					
5120	EDP Supplies	0	1,235	1,112	1,112
5150	Miscellaneous Equipment Expense	0	490	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	1,000	1,000
	Total Operating Expense	$ 0	$17,887	$ 27,362	$ 28,762
Capital Outlay					
6410	Office Equipment & Machinery	$ 0	$ 4,817	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 4,817	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 0**	**$ 281,408**	**$ 258,451**	**$ 322,738**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Planning**
Fund/Division Number: 2901		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Planning Director	0	0	1	1
Assistant Planning Director	0	0	0	1
Planner	1	1	1	1
Historic Preservation Officer	1	1	1	1
Planning Systems Analyst	1	1	1	1
Administrative Assistant	1	1	1	1
Planning Manager	1	1	0	0
Senior Planner	1	1	1	0
Total Budgeted Staffing Level	6	6	6	6

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 285,554	$ 306,492	$ 314,719	$ 321,515
1030	Accrued Compensation	2,564	1,173	2,000	2,000
2010	FICA Taxes	21,969	23,779	24,550	25,070
2020	Retirement Contributions	43,251	45,889	54,951	54,965
2030	Life & Health Insurance	43,573	45,941	49,164	58,304
2035	Dental Insurance	2,564	2,606	2,661	2,909
2040	Workers' Compensation	740	828	802	797
	Total Personnel Services	$ 400,216	$ 426,708	$ 448,846	$ 465,559
Operating Expense					
3140	Contractual Planning	$ 2,600	$ 0	$ 5,000	$ 50,000
3490	Contractual Fees	3,819	4,146	3,800	3,800
3495	Temp Employee Svc	0	0	0	0
4010	Car Allowance	2,800	4,200	4,200	4,200
4020	Travel and Education	5,692	3,022	7,500	7,500
4110	Communications	5,600	5,377	6,500	6,500

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Planning
Fund/Division Number: 2901	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4120	Freight and Postage	825	827	1,000	1,000
4410	Equipment Rental	7,874	6,523	7,500	7,500
4651	Vehicle Parts	178	894	1,000	1,000
4675	Software Maintenance	147	462	0	0
4710	Reproduction	0	0	500	500
4720	Outside Printing	0	0	1,000	1,000
4810	Advertising	11,529	8,013	7,400	7,400
4990	Miscellaneous Expenses	363	299	500	500
5110	Office Supplies	3,203	3,212	5,000	5,000
5120	EDP Supplies	199	225	1,000	1,000
5150	Miscellaneous Equipment	1,136	0	0	0
5210	Gas and Oil	167	181	2,000	2,000
5232	Other Supplies	0	0	500	500
5410	Books,Pubs,Subscriptions & Mbrshp	366	1,251	2,000	2,000
	Total Operating Expense	$ 46,499	$ 38,631	$ 56,400	$ 101,400
Capital Outlay					
6410	Office Equipment & Machinery	$ 768	$ 990	$ 0	$ 0
	Total Capital Outlay	$ 768	$ 990	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 447,483**	**$ 466,329**	**$ 505,246**	**$ 566,959**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Code Enforcement**
Fund/Division Number: 2903		**Division:**	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Code Compliance Manager	1	1	1	1
Senior Code Enforcement Officer	0	0	0	1
Code Enforcement Officer (FT)	4	4	4	4
CodeEnforcement Officer (PT)	1	1	1	1
Code Enforcement/ParkingSpecialist (PT)	1	1	1	1
Executive Assistant	1	1	1	1
Admimistrative Assistant (PT)	0	0	0	1
Animal Control Officer	3	3	3	3
Total Budgeted Staffing Level	11	11	11	13

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 367,321	$ 342,894	$ 406,974	$ 476,924
1030	Accrued Compensation	722	7,113	1,250	1,250
1040	Overtime	14,702	30,543	10,000	10,000
2010	FICA Taxes	29,166	29,573	32,315	37,667
2020	Retirement Contributions	57,442	56,619	72,562	82,941
2030	Life & Health Insurance	68,539	65,661	76,069	98,059
2035	Dental Insurance	5,063	4,567	5,221	5,424
2040	Workers' Compensation	6,644	10,279	7,185	7,863
	Total Personnel Services	$ 549,601	$ 547,250	$ 611,576	$ 720,127
Operating Expense					
3440	Demolition	$ 64,842	$ 12,528	$ 72,000	$ 50,935
3450	Lot Clearing	63,257	42,584	43,935	50,000
3490	Contractual Fees	3,681	3,876	3,500	3,500
3491	Humane Society	125,000	130,000	130,000	135,000
3492	Spay/Neuter Vouchers	24,260	18,594	8,000	15,000
3495	Temp Employee Svc	845	9,304	0	0
4010	Car Allowance	0	3,850	4,200	4,200
4020	Travel and Education	1,795	1,947	2,000	5,000
4110	Communications	14,815	13,896	14,500	14,500
4120	Freight and Postage	9,516	7,258	6,000	6,000
4410	Equipment Rental	4,827	4,481	6,000	6,000
4650	Vehicle Maintenance	2,234	0	1,000	1,000
4651	Vehicle Parts	6,041	12,709	5,000	5,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Code Enforcement
Fund/Division Number: 2903	Division:	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4660	Equipment Maintenance	147	0	0	0
4675	Software Maintenance	0	2,050	0	0
4710	Reproduction	0	128	1,000	1,000
4720	Outside Printing	1,210	966	1,000	1,000
4810	Advertising	686	328	500	500
4960	Administrative Fees	5,052	11,255	4,200	4,200
4990	Miscellaneous Expenses	978	1,326	2,000	2,000
4991	Condemnation Inspections	0	2,925	0	0
5110	Office Supplies	1,926	5,213	1,500	1,500
5120	EDP Supplies	793	32	0	0
5150	Miscellaneous Equipment	220	353	0	0
5210	Gas and Oil	14,662	12,121	18,000	18,000
5221	Animal Control Supplies	998	2,561	1,000	1,000
5222	Animal Care & Services	2,459	4,485	3,000	3,000
5223	Medical/Pharmaceutical Supplies	1,889	2,066	2,500	2,500
5224	Animal Registrations	3,348	3,184	2,750	2,750
5232	Other Supplies	1,233	2,257	2,000	2,000
5250	Uniforms	720	2,863	1,000	1,000
5410	Books,Pubs,Subscriptions & Mbrshp	665	677	500	500
	Total Operating Expense	$ 358,097	$ 315,817	$ 337,085	$ 337,085
Capital Outlay					
6410	Equipment & Machinery	$ 2,675	$ 1,331	$ 0	$ 0
6420	Furniture & Furnishings	0	0	0	0
	Total Capital Outlay	$ 2,675	$ 1,331	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 910,373**	**$ 864,398**	**$ 948,661**	**$ 1,057,212**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Police
Fund/Division Number: 3000	Division:

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Chief of Police	1	1	1	1
Deputy Chief of Police	2	2	2	2
Police Major	0	0	1	1
Lieutenant	7	7	7	7
Sergeant	15	15	15	15
Police Officer	90	90	98	98
Public Information Officer	0	0	1	1
Comm. Service Aide	4	4	4	5
Crime Scene Investigator	2	2	2	3
Crime Analyst	2	2	2	2
Evidence Technician	1	1	1	1
Executive Assistant	2	2	2	2
Fiscal Manager	1	1	1	1
Grant Writer	1	1	1	1
Records Specialists	4	4	4	4
Records Supervisor	1	1	1	1
School Crossing Guard (p/t)	7	7	7	8
Administrative Assistant	3	3	3	3
Senior Accounting Clerk	1	1	1	1
Information System Administrator	2	2	2	2
Accreditation Manager	1	1	1	1
Police Payroll Specialist	1	1	1	1
Total Budgeted Staffing Level	148	148	158	161

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department: Police**	
Fund/Division Number: 3000		**Division:**	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 6,594,849	$ 7,067,796	$ 8,004,066	$ 7,994,494
1020	Incentive Pay	118,080	246,182	65,000	65,000
1030	Accrued Compensation	246,025	182,670	50,000	50,000
1040	Overtime	392,040	719,695	339,000	339,000
1050	Holiday Overtime	308,481	337,945	232,000	232,000
2010	FICA Taxes	577,828	646,445	664,790	664,058
2020	Retirement/General	117,881	152,020	207,080	224,538
2025	Retirement/Police Officers	883,210	988,994	815,175	833,404
2026	Retirement/ICMA	22,094	20,446	15,312	15,721
2030	Life & Health Insurance	1,169,371	1,294,360	1,567,304	1,807,138
2035	Dental Insurance	80,756	82,738	92,371	94,407
2040	Workers' Compensation	212,341	290,426	234,666	234,488
	Total Personnel Services	$ 10,722,956	$ 12,029,716	$ 12,286,763	$ 12,554,248
Operating Expense					
3130	Professional Services	$ 20,565	$ 46,723	$ 27,280	$ 27,280
3180	Medical Services	10,558	3,644	14,000	14,000
3190	Consultant Fees	135,163	10,654	16,150	16,150
3490	Misc. Contractual Fees	0	45,974	0	0
3510	Crime Lab	130,912	149,734	122,389	122,389
3530	Investigative Supplies	21,556	33,121	26,380	26,380
4020	Travel & Education	0	1,085	0	0
4110	Communications	103,613	173,815	183,650	183,650
4120	Freight & Postage	6,565	6,504	10,000	10,000
4310	Utilities	83,607	84,191	124,656	124,656
4410	Equipment Rental	5,710	3,045	8,400	8,400
4420	Vehicle Rental & Towing	9,608	10,151	14,200	14,200
4430	Equipment Lease	16,024	20,183	35,375	35,375
4610	Building Maintenance	20,384	8,929	15,000	15,000
4650	Vehicle Maintenance	27,765	19,991	60,000	60,000
4651	Vehicle Parts	221,637	137,232	159,686	159,686
4652	Tires, Tubes & Batteries	39,308	23,709	0	0
4660	Equipment Maintenance	23,451	18,328	37,520	37,520
4670	Computer Maintenance	6,234	13,438	31,488	31,488
4675	Software Maintenance	36,121	100,887	108,301	108,301
4680	Radio Maintenance	15,369	5,964	26,046	26,046
4710	Reproduction	1,302	0	6,912	6,912

Proposed Budget for Fiscal Year 2018/19

Fund Title: General			**Department:**	**Police**	
Fund/Division Number: 3000			**Division:**		

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4720	Outside Printing	4,327	8,285	12,500	12,500
4810	Advertising	0	396	3,500	3,500
4820	Crime Prevention	7,336	8,600	8,000	8,000
4830	Public Relations	8,764	29,160	10,750	10,750
4930	Citizen Volunteer Program	1,184	3,693	6,385	6,385
4980	Contingency	23,000	23,000	23,000	23,000
4990	Miscellaneous Expenses	13,999	7,581	8,000	8,000
5110	Office Supplies	32,629	38,478	35,500	35,500
5120	EDP Supplies	8,566	7,422	8,500	8,500
5150	Misc. Equipment Exp.	2,755	7,150	4,045	4,045
5210	Gas and Oil	257,294	267,538	335,637	335,637
5220	K-9 Operations	5,005	3,229	9,730	9,730
5230	Cleaning Supplies	80	443	3,000	3,000
5232	Other Supplies	1,701	20,794	5,000	5,000
5250	Uniforms	80,475	90,595	79,770	79,770
5251	Military Supplies	67,408	64,571	78,911	78,911
5410	Books,Pubs,Subscriptions & Mbrshp	3,530	5,756	8,744	8,744
5420	Educ Reimbursement	10,740	16,006	13,000	13,000
5430	Law Enforcement Educ	21,206	36,199	40,000	40,000
	Total Operating Expense	$ 1,485,452	$ 1,556,198	$ 1,721,405	$ 1,721,405
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6320	Improvements Other Than Bldg.	9,764	0	0	0
6410	Office Equip & Machinery	79,962	99,152	0	0
6420	Furniture & Furnishings	0	0	0	0
6440	Vehicles	0	64,681	0	0
	Total Capital Outlay	$ 89,725	$ 163,833	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 12,298,134**	**$ 13,749,748**	**$ 14,008,168**	**$ 14,275,653**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Public Works
Fund/Division Number: 4002	Division:	Director's Office

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Executive Assistant	1	1	1	1
GIS/Database Analyst	1	0	0	0
Director of Public Works	0	0	0	0
Total Budgeted Staffing Level	2	1	1	1

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 38,568	$ 40,460	$ 41,006	$ 42,227
1030	Accrued Compensation	896	919	800	800
1040	Overtime	0	2,139	0	0
2010	FICA Taxes	2,328	3,326	3,198	3,292
2020	Retirement Contributions	7,475	6,488	7,253	7,310
2030	Life & Health Insurance	8,635	7,873	8,194	8,844
2035	Dental Insurance	686	702	681	681
2040	Workers' Compensation	118	3,999	96	99
	Total Personnel Services	$ 58,707	$ 65,906	$ 61,228	$ 63,252
Operating Expense					
3490	Contractual Fees	$ 0	$ 0	$ 0	$ 0
3495	Temporary Employee Services	0	0	0	0
4010	Car Allowance	0	0	0	0
4020	Travel and Education	810	300	1,000	1,000
4110	Communications	12,164	12,473	22,000	22,000
4120	Freight and Postage	43	56	500	500
4410	Equipment Rental	3,156	3,403	4,000	4,000
4651	Vehicle Parts	0	0	0	0
4670	Computer Maintenance	0	272	0	0
4675	Software Maintenance	480	745	0	0
4810	Advertising	0	0	0	0
4990	Miscellaneous Expenses	613	678	500	500

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		Department:	Public Works
Fund/Division Number: 4002		Division:	Director's Office

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
5110	Office Supplies	1,311	1,536	2,000	2,000
5120	EDP Supplies	56	90	3,000	3,000
5210	Gas and Oil	221	403	500	500
5231	Safety Supplies	635	911	500	500
5232	Other Supplies	832	765	500	500
5410	Books,Pubs,Subscriptions & Mbrshp	376	402	500	500
	Total Operating Expense	$20,696	$22,033	$35,000	$35,000
Capital Outlay					
6410	Office Equip & Machinery	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 79,403**	**$ 87,938**	**$ 96,228**	**$ 98,252**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Public Works
Fund/Division Number: 4003	Division:	Fleet Maintenace

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Garage Foreman	1	1	1	1
Auto Mechanic	3	3	3	4
Diesel Mechanic	1	1	1	1
Master Mechanic	2	2	2	2
Senior Storekeeper	1	1	1	1
Trolley Operator (PT)	1	1	1	0
Total Budgeted Staffing Level	9	9	9	9

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 263,640	$ 301,510	$ 371,685	$ 356,154
1030	Accrued Compensation	10,075	4,865	4,900	4,900
1040	Overtime	46,762	113,834	4,000	4,000
2010	FICA Taxes	23,809	31,686	29,115	27,927
2020	Retirement Contributions	39,579	47,108	59,166	55,100
2030	Life & Health Insurance	52,043	54,734	72,056	88,138
2035	Dental Insurance	3,767	4,386	5,460	5,947
2040	Workers' Compensation	7,855	9,528	9,667	9,272
	Total Personnel Services	$ 447,529	$ 567,651	$ 556,049	$ 551,437
Operating Expense					
3490	Contractual Fees	$ 4,302	$ 3,759	$ 4,000	$ 4,000
4020	Travel and Education	119	46	150	150
4410	Equipment Rental	3,198	2,942	3,000	3,000
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	6,716	6,552	7,000	7,000
4652	Tires, Tubes, & Batteries	253	0	0	0
4660	Equipment Maintenance	1,060	1,005	1,000	1,000
4670	Computer Maintenance	0	0	0	0
4675	Software Maintenance	0	0	0	0

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		Department:	Public Works
Fund/Division Number: 4003		Division:	Fleet Maintenace

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4990	Miscellaneous Expenses	709	783	500	500
5120	EDP Supplies	735	297	750	750
5210	Gas and Oil	3,224	3,200	6,000	6,000
5230	Cleaning Supplies	794	832	750	750
5231	Safety Supplies	1,195	1,437	750	750
5232	Other Supplies	3,166	2,805	2,500	2,500
5250	Uniforms	5,834	6,285	5,800	5,800
5260	Expendable Tools	1,237	1,271	1,250	1,250
5410	Books,Pubs,Subscriptions & Mbrshp	648	460	500	500
	Total Operating Expense	$ 33,192	$ 31,673	$ 33,950	$ 33,950
Capital Outlay					
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 480,721**	**$ 599,324**	**$ 589,999**	**$ 585,387**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Public Works**
Fund/Division Number: 4004		**Division:**	**Facilities Maintenace**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Supervisor	1	1	1	1
Foreman II	1	1	1	1
Facilities Maint Technician Asst.	3	4	4	4
Electrician	1	1	1	1
Facilities Maint Technician	3	3	3	3
Maint Repair Worker	2	1	1	2
Total Budgeted Staffing Level	11	11	11	12

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 400,963	$ 387,646	$ 414,811	$ 415,121
1030	Accrued Compensation	3,360	332	4,000	4,000
1040	Overtime	17,738	38,913	7,076	7,076
2010	FICA Taxes	30,755	31,003	32,580	32,604
2020	Retirement Contributions	38,468	36,833	44,501	53,858
2030	Life & Health Insurance	103,215	103,395	114,708	127,855
2035	Dental Insurance	6,699	6,372	6,821	6,821
2040	Workers' Compensation	7,705	19,222	8,262	8,268
	Total Personnel Services	$ 608,903	$ 623,715	$ 632,759	$ 655,603
Operating Expense					
3490	Contractual Fees	$ 139,558	$ 162,807	$ 150,000	$ 200,000
3495	Temporary Employee Services	640	64,502	0	0
4110	Communications	331	0	0	0
4310	Utilities	0	151	0	0
4410	Equipment Rental	3,973	4,516	2,000	2,000
4610	Building Maintenance	3,698	13,114	8,000	8,000
4620	Building Repair Supplies	121,458	143,478	75,000	75,000
4630	Air Condition Maintenance	8,903	14,234	7,000	7,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Public Works
Fund/Division Number: 4004	Division:	Facilities Maintenace

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4650	Vehicle Maintenance	0	0	0	0
4651	Vehicle Parts	7,899	8,811	7,000	7,000
4652	Tires, Tubes & Batteries	108	0	0	0
4680	Radio Maintenance	187	0	0	0
4810	Advertising	0	187	0	0
4990	Miscellaneous Expenses	142	0	0	0
5110	Office Supplies	0	1,529	0	0
5210	Gas and Oil	11,611	10,780	18,500	18,500
5230	Cleaning Supplies	26,623	25,742	25,000	25,000
5231	Safety Supplies	923	1,288	1,500	1,500
5232	Other Supplies	2,492	2,539	5,000	5,000
5250	Uniforms	900	900	2,000	2,000
5260	Expendable Tools	3,136	3,480	3,750	3,750
5310	Paint and Sign Supplies	18,714	14,638	11,000	11,000
5410	Books,Pubs,Subscriptions & Mbrshp	0	0	0	0
	Total Operating Expense	$ 351,296	$ 472,694	$ 315,750	$ 365,750
Capital Outlay					
6320	Other Improvements	$ 0	$ 0	$ 0	$ 0
6445	Other Equipment	0	0	0	0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 960,198**	**$ 1,096,409**	**$ 948,509**	**$ 1,021,353**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Public Works
Fund/Division Number: 4005	Division:	Parks & Grounds

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Supervisor	1	1	1	1
Foreman II	1	1	1	1
Foreman I	4	4	4	4
Equipment Operator III	2	2	2	2
Equipment Operator II	2	2	2	2
Maintenance Worker	5	5	5	5
Chief Tree Trimmer	1	1	1	1
Ground Maintenance Specialist	6	6	6	6
Chief Irrigation Specialist	1	1	1	1
Irrigation Specialist	1	1	1	1
Total Budgeted Staffing Level	24	24	24	24

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 705,696	$ 801,543	$ 799,522	$ 874,571
1030	Accrued Compensation	10,201	9,813	5,900	5,900
1040	Overtime	53,219	99,645	29,000	29,000
2010	FICA Taxes	58,966	68,811	63,833	69,574
2020	Retirement Contributions	90,996	113,589	125,172	129,090
2030	Life & Health Insurance	173,816	203,457	206,962	235,082
2035	Dental Insurance	13,296	14,390	14,273	16,466
2040	Workers' Compensation	22,239	24,889	24,040	26,130
	Total Personnel Services	$ 1,128,428	$ 1,336,138	$ 1,268,703	$ 1,385,814
Operating Expense					
3490	Contractual Fees	$ 65,156	$ 72,071	$ 140,000	$ 140,000
3495	Temporary Employee Services	59,411	53,545	0	0
4020	Travel and Education	450	245	500	500
4310	Utilities	252,649	330,956	370,000	370,000
4410	Equipment Rental	873	2,076	1,000	1,000
4650	Vehicle Maintenance	1,472	2,654	2,000	2,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		Department:	Public Works		
Fund/Division Number: 4005		Division:	Parks & Grounds		
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4651	Vehicle Parts	60,284	77,909	56,500	56,500
4652	Tire, Tubes & Batteries	1,254	2,336	0	0
4990	Miscellaneous Expenses	411	431	500	500
5210	Gas and Oil	38,772	50,027	72,800	72,800
5231	Safety Supplies	5,119	3,649	3,000	3,000
5232	Other Supplies	31,209	30,764	30,000	30,000
5241	Horticultural Supplies	19,972	13,340	20,000	20,000
5242	Chemicals	9,000	5,594	15,000	15,000
5250	Uniforms	2,650	2,200	2,900	2,900
5260	Expendable Tools	2,135	0	2,500	2,500
5270	Parks Supplies	43,064	60,088	40,000	40,000
5410	Books,Pubs,Subscriptions & Mbrshp	250	483	500	500
	Total Operating Expense	$ 594,132	$ 708,366	$ 757,200	$ 757,200
Capital Outlay					
6430	Heavy Equipment	$ 40,400	$ 0	$ 0	$ 0
6440	Vehicles	4,700	0	0	0
6445	Other Equipment	0	5,750	0	0
	Total Capital Outlay	$ 45,100	$ 5,750	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,767,661**	**$ 2,050,255**	**$ 2,025,903**	**$ 2,143,014**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		**Department:**	**Public Works**
Fund/Division Number: 4006		**Division:**	**Streets**

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Supervisor	1	1	1	1
Foreman II	0	0	0	1
Foreman I	3	3	3	3
Equipment Operator IV	1	1	1	1
Equipment Operator III	5	5	6	5
Maintenance Repair Worker	1	1	2	4
Maintenance Worker	4	4	4	2
Sign Maintenance Technician	1	1	1	1
Chief Equipment Operator	0	0	0	0
Foreman I Traffic	0	0	0	0
Equipment Operator II	1	1	0	0
Total Budgeted Staffing Level	17	17	18	18

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 483,869	$ 539,317	$ 598,137	$ 587,603
1030	Accrued Compensation	2,869	1,591	6,000	6,000
1040	Overtime	58,798	109,495	35,000	35,000
2010	FICA Taxes	40,599	49,454	48,894	48,088
2020	Retirement Contributions	64,300	77,989	92,844	101,496
2030	Life & Health Insurance	137,849	153,168	182,962	169,354
2035	Dental Insurance	9,928	10,449	10,942	8,642
2040	Workers' Compensation	40,487	50,729	17,321	17,035
	Total Personnel Services	$ 838,699	$ 992,192	$ 992,099	$ 973,219
Operating Expense					
3490	Contractual Fees	$ 1,100	$ 11,137	$ 15,000	$ 15,000
3495	Temporary Employee Services	13,171	31,897	0	0
4020	Travel & Education	0	6,596	0	0
4110	Communications	251	0	800	800
4310	Utilities	239,237	257,025	108,000	108,000
4320	Street Light Energy	406,950	431,202	408,000	408,000
4410	Equipment Rental	873	1,822	0	0
4651	Vehicle Parts	75,862	74,296	74,500	74,500
4652	Tires, Tubes & Batteries	221	1,780	0	0

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		Department:	Public Works
Fund/Division Number: 4006		Division:	Streets

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4990	Miscellaneous Expenses	896	971	1,000	1,000
5210	Gas and Oil	32,454	45,427	85,800	85,800
5230	Cleaning Supplies	0	0	0	0
5231	Safety Supplies	3,157	3,116	3,000	3,000
5232	Other Supplies	1,911	1,905	1,500	1,500
5242	Chemicals	0	0	1,000	1,000
5250	Uniforms	1,400	1,665	850	850
5260	Expendable Tools	2,759	3,656	3,000	3,000
5310	Paint & Sign Supplies	27,319	23,802	17,000	17,000
5330	Surface Patching	22,307	20,172	32,000	32,000
5340	Street Supplies	28,285	24,088	33,000	33,000
5350	Sidewalk/Curb Supplies	29,927	21,598	27,000	27,000
5410	Books,Pubs,Subscriptions & Mbrshp	0	81	0	0
	Total Operating Expense	$ 888,082	$ 962,238	$ 811,450	$ 811,450
Capital Outlay					
6430	Heavy Equipment	$ 0	$ 3,425	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 3,425	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,726,781**	**$ 1,957,855**	**$ 1,803,549**	**$ 1,784,669**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Engineering
Fund/Division Number: 4400	Division:

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
City Engineer	1	1	1	1
Asst. City Engineer	1	1	1	1
Stormwater Engineer Supervisor	1	1	1	1
Projects Coordinator	1	1	1	1
Chief Design Drafter	0	0	1	1
Supervisor, Engineering Inspector	1	1	1	1
SMU Technical Assistant/GIS	1	1	1	1
Executive Assistant	1	1	1	1
Survey Party Chief	0	0	0	0
Cad Operator	1	1	0	0
Total Budgeted Staffing Level	8	8	8	8

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 463,141	$ 498,971	$ 512,891	$ 545,884
1030	Accrued Compensation	4,118	6,751	6,000	6,000
1040	Overtime	0	7,439	5,000	5,000
2010	FICA Taxes	35,656	38,837	40,720	43,244
2020	Retirement Contributions	70,163	76,518	90,895	94,615
2030	Life & Health Insurance	89,539	101,480	106,723	113,997
2035	Dental Insurance	6,373	6,569	6,247	6,507
2040	Workers' Compensation	5,889	9,455	6,381	6,835
	Total Personnel Services	$ 674,879	$ 746,021	$ 774,856	$ 822,081
Operating Expense					
3490	Contractual Fees	$ 113,958	$ 113,622	$ 113,240	$ 125,000
3492	FDOT/Closed Loop	4,885	145,179	182,021	193,000
4010	Car Allowance	8,400	8,400	8,400	8,400
4020	Travel and Education	590	1,158	2,500	2,500
4030	Conferences	0	0	1,500	1,500
4110	Communications	11,804	10,707	12,080	12,080
4120	Freight and Postage	496	433	500	500

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Engineering
Fund/Division Number: 4400	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense					
4410	Equipment Rental	3,569	3,831	4,700	4,700
4650	Vehicle Maintenance	13	307	1,200	1,200
4651	Vehicle Parts	2,248	2,632	1,500	1,500
4660	Equipment Maintenance	0	0	1,500	1,500
4670	Computer Maintenance	0	0	1,500	1,500
4675	Software Maintenance	120	431	0	0
4710	Reproduction	185	500	2,000	2,000
4810	Advertising	495	0	500	500
4990	Miscellaneous Expenses	475	420	500	500
5110	Office Supplies	2,574	3,991	2,800	2,800
5120	EDP Supplies	1,564	924	500	500
5210	Gas and Oil	2,484	3,115	4,000	4,000
5231	Safety Supplies	228	40	500	500
5232	Other Supplies	55	0	500	500
5250	Uniforms	582	537	0	0
5260	Expendable Tools	19	0	200	200
5320	Traffic Signal Materials	188,727	66,855	106,500	106,500
5410	Books,Pubs,Subscriptions & Mbrshp	725	690	250	250
	Total Operating Expense	$ 344,198	$ 363,771	$ 448,891	$ 471,630
Capital Outlay					
6410	Office Equipment & Machinery	$ 0	$ 777	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 777	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 1,019,077**	**$ 1,110,569**	**$ 1,223,747**	**$ 1,293,711**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department:	Public Works
Fund/Division Number: 4504	Division:	Leisure Services

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Recreation Program Specialist	0	0	0	1
Facilities Program Specialist	2	2	2	2
Trolley Operator (PT)	0	0	0	2
Total Budgeted Staffing Level	2	2	2	5

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 75,855	$ 77,726	$ 79,440	$ 157,305
1030	Accrued Compensation	1,736	1,453	1,500	1,500
1040	Overtime	0	716	0	0
2010	FICA Taxes	5,930	5,805	6,192	12,149
2020	Retirement Contributions	11,645	11,922	14,043	26,981
2030	Life & Health Insurance	21,900	19,924	20,895	31,399
2035	Dental Insurance	956	701	696	1,383
2040	Workers' Compensation	196	200	186	1,069
	Total Personnel Services	$ 118,218	$ 118,447	$ 122,952	$ 231,786
Operating Expense					
3495	Temporary Employee Services	$ 0	$ 0	$ 0	$ 0
4110	Communications	19,123	20,092	20,000	20,000
4120	Postage & Freight	39	23	0	0
4410	Equipment Rental	780	0	0	0
4560	Insurance/Special Events	5,772	6,486	3,500	3,500
4610	Building Maintenance	3,419	15,408	4,000	4,000
4611	Janitorial Services	1,638	(7,810)	4,000	4,000
4620	Building Supplies	602	1,400	1,000	1,000
4651	Vehicle Parts	828	405	0	0
4675	Software Maintenance	1,320	825	2,000	2,000
4710	Reproduction	0	0	500	500
4810	Advertising	984	2,108	1,000	1,000
4940	Bad Debt/Loss Expense	2,017	0	500	500
4960	Administrative Charge	1,396	1,769	1,000	1,000
4990	Miscellaneous Expenses	662	981	1,000	1,000
4992	Youth Activities	6,689	4,732	0	50,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General		Department:	Public Works
Fund/Division Number: 4504		Division:	Leisure Services

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
5110	Office Supplies	2,165	3,105	3,000	3,000
5120	EDP Supplies	196	0	750	750
5150	Misc. Equipment Exp.	6,268	3,383	3,000	3,000
5210	Gas & Oil	284	189	500	500
5232	Other Supplies	1,865	1,490	2,500	2,500
5410	Books,Pubs,Subscriptions & Mbrshp	0	75	0	0
	Total Operating Expense	$ 56,047	$ 54,660	$ 48,250	$ 98,250
Capital Outlay					
3495	Temporary Employee Services	$ 0	$ 0	$ 0	$ 0
	Total Capital Outlay	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 174,265**	**$ 173,107**	**$ 171,202**	**$ 330,036**

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Administrative Services
Fund/Division Number: 6000	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salary & Wages	$57	$0	$0	$0
1030	Accrued Compensation	0	0	0	0
2010	FICA Taxes	0	0	0	0
2020	Retirement/General Members	0	0	0	0
2025	Retirement/Police Officers	302,837	329,933	260,000	300,000
2030	Life & Health Insurance	145,722	134,450	153,153	160,811
2035	Dental Insurance	0	0	10,531	10,531
	Total Personnel Services	$ 448,616	$ 464,384	$ 423,684	$ 471,342
Operating Expense					
3110	Insurance Consultant	$ 24,488	$ 32,338	$ 40,000	$ 35,000
3120	Legal Fees	14,605	0	0	0
3190	Consultant Fees	1,028	0	10,000	5,000
3200	Accounting and Auditing	30,774	33,750	65,000	66,500
3490	Contractual Fees	160,866	99,212	155,000	150,000
4110	Communications	89,113	97,956	84,000	100,000
4120	Freight and Postage	19,257	24,467	12,000	25,000
4310	Utilities	281,908	323,385	330,500	330,500
4410	Equipment Rental	0	58,060	0	0
4430	Land Lease	12,000	54,000	48,000	55,000
4510	Insurance & Fidelity Bond	526,547	605,826	575,772	625,000
4530	Fla. Unemploy. Comp Fund	356	340	25,000	10,000
4540	Workers' Comp. Claims	0	0	24,778	20,000
4550	Liability & Property Claims	0	0	50,000	50,000
4590	Property Damage Reimb	3,188	6,646	5,000	5,000
4660	Equipment Maintenance	0	103	10,000	10,000
4675	Software Maintenance	23,174	46,266	8,000	10,000
4710	Reproduction	1,119	1,124	0	0
4810	Advertising	346	303	2,000	2,000
4925	Computer Loans	26,647	14,448	30,000	30,000
4940	Bad Debt Expense	7	0	0	0
4947	Wellness	8,079	1,468	0	10,000
4945	Refunds	0	0	0	0
4950	Settlements	0	1,929	0	0
4960	Administrative Charges	3,465	111	5,000	5,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: General	Department: Administrative Services
Fund/Division Number: 6000	Division:

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4970	Inventory Adjustments	(18,360)	21,277	5,000	5,000
4980	Contingency	0	0	0	0
4985	Tax Increment Financing	2,104,647	2,496,395	2,502,334	3,021,178
4986	Stormwater Fees	51,918	51,720	60,000	55,000
4990	Miscellaneous Expenses	20,480	115,072	10,000	10,000
4993	Keep Ft. Pierce Beautiful	15,253	18,764	0	15,000
5110	Office Supplies	64	0	0	0
5150	Miscellaneous Equipment	201	307	0	0
5210	Gas & Oil	(6,200)	(6,207)	0	0
5410	Books,Pubs,Subscriptions & Mbrshp	10,985	7,336	5,000	11,000
	Total Operating Expense	$ 3,405,956	$ 4,106,393	$ 4,062,384	$ 4,661,178
Capital Outlay					
6200	Buildings	$ 0	$ 0	0	0
6310	Roads & Bridges	241,862	1,186,038	0	300,000
6410	Office Equipment & Machinery	252,098	505,308	525,000	525,000
6440	Vehicles	701,649	0	0	0
6450	Radios	0	1,429,586	0	0
	Total Capital Outlay	$ 1,195,610	$ 3,120,931	$ 525,000	825,000
Grants and Aids					
8101	Weatherization/FPUA	$ 0	$ 35,000	$ 0	$ 0
8230	Economic Development Co	15,000	25,000	25,000	25,000
8255	Chamber of Commerce	35,000	35,000	35,000	35,000
8270	SLC Council on Aging	15,000	15,000	15,000	15,000
8391	Ft. Pierce PAL	41,038	26,071	45,000	0
8392	Special Events:	36,350			
	Sights & Sounds Parade	15,000	15,000	15,000	15,000
	Christmas Decorations	9,908	49,125	50,000	50,000
	Fireworks	20,000	20,000	20,000	20,000
	Mainstreet	5,000	10,000	10,000	10,000
	Lincoln Park Mainstreet	0	0	0	10,000
	United For Animals	0	10,000	10,000	10,000
	Youth Crime Prevention Conference	5,000	5,000	5,000	5,000
	Youth & Crime Prevention Activities	5,000	7,600	10,000	10,000
8410	Community Projects	1,500	1,600	0	50,000
	Total Grants and Aids	$ 203,795	$ 254,396	$ 240,000	255,000

Fund Title: General Fund/Division Number: 6000		Department: Administrative Services Division:			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
NON-OPERATING EXPENDITURES					
9125	Debt Service 2010 A	667,163	649,188	248,907	0
9130	Debt Service 2010 B	0	0	421,459	414,091
9163	Capital Improvement 2008 A	990,661	0	0	0
9167	Capital Improvement 2008 B	0	998,900	981,656	0
9164	Golf Course Debt 2004	109,348	0	0	0
9165	Capital Improvement 2014 (Energy)	417,083	474,777	487,999	499,452
9166	Capital Reserve Loan	40,048	35,561	197,057	197,057
9168	Capital Improvement 2015	1,108,836	1,379,692	1,346,447	2,421,614
9176	Loan/FPUA Advance Repayment	0	243,145	159,300	159,625
9178	Debt Service 2016B-Land	0	0	68,793	67,403
9179	Debt Service 2016C-Radios	0	117,200	172,721	173,043
9179	Debt Service 2018	0	0	0	218,512
9180	Capital Leases- White Fleet	0	2,232	0	212,000
9180	Capital Leases- Police Fleet	0	54,373	0	242,000
9184	Special Revenue/Police Grant	246,295	58,813	50,000	50,000
9186	Special Revenue/103 CDBG	0	0	25,177	0
9187	Special Revenue/106 Grants	0	0	27,000	45,000
9175	Transfer to Construction Fund	22,052	0	0	0
9180	Transfer to FPRA	1,451,422	1,526,901	550,967	0
9188	Transfer to Golf Course		170,000	0	0
9189	Transfer to Sunrise Theatre	0	156,000	0	0
	Total Non-Operating	$ 5,052,908	$ 5,866,782	$ 4,737,484	4,699,797
	TOTAL ADMINISTRATIVE	**$ 10,306,885**	**$ 13,812,885**	**$ 9,988,552**	**10,912,317**
TOTAL GENERAL FUND APPROPRIATIONS		**$ 34,356,756**	**$ 40,055,258**	**$ 36,886,199**	**38,909,613**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Restricted Fund Fund/Division Number: 101-0000	Department: Division:	Police Grants		
	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Interfund Grants				
331 20 30 VOCA	$ 36,515		$ 36,750	$ 98,718
334 20 32 FCADV 11 Violence Women	62,432		0	0
331 20 38 OJJDP Gang Prevention	107,341		0	0
331 20 50 IRSC- College Policing	0		80,000	80,000
331 20 59 FDLE JAGC-STLU	31,363		37,500	37,500
331 20 60 12 JAG Byrne DJ-BX-0237	11,115		0	0
331 21 00 Other Public Safety	(39,332)		0	0
331 21 40 DOJ COPS 3 #11-UMWX0043	0		0	0
331 21 40 DOJ COPS 3 #13 UMX0053	174,537		0	0
334 20 46 13 FL DOH Distracted Driving	0	0	0	76,100
334 20 47 CADV InVEST Grant	0	0	83,758	84,502
334 20 55 Capital Equipment Grant (Gate)	0	0	130,000	125,000
334 20 55 Capital Equipment Grant (General)	0	0	100,000	77,750
334 20 56 OJJDP Anti-Gang Stratetgies	0	0	156,261	79,646
334 20 46 14 JAG Byrne	0	0	0	0
334 20 46 14 OJP Bullet Proof Vests	0	0	0	0
334 20 53 Community Programming Grant	0	0	114,650	0
334 20 57 Allegany Continuation	0	0	75,000	0
334 20 58 Walmart Community Grant	0	0	2,500	0
334 20 61 OJP Bullet Proof Vests	0	0	19,030	30,000
334 20 62 Jag Byrne	0	0	31,000	39,500
334 20 63 Public Relations Funding	0	0	0	10,000
Total Interfund Grants	$ 383,972	$ 0	$ 866,449	$ 738,716
Miscellaneous Revenue				
361 10 00 Interest on Investments	$ 185	$ 0	$ 0	$ 0
369 40 00 Reimb.-Contract Svcs.	80,000	0	0	0
Total Miscellaneous Revenues	$ 80,185	$ 0	$ 0	$ 0
Interfund Transfers				
381 01 00 Transfer from General (Grant)	$ 246,295	$ 0	$ 50,000	$ 50,000
Total Interfund Transfers	$ 246,295	$ 0	$ 50,000	$ 50,000
TOTAL RESOURCES	**$ 710,452**	**$ 0**	**$ 916,449**	**$ 788,716**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Restricted Fund	Department:	Police Grants
Fund/Division Number: 101-0000	Division:	

	2015/16 Actual	2016/17 Approved	2017/18 Proposed	2018/19 Proposed
Budgeted Staffing Level				
Police Crime Analyst	1	1	1	1
Victim Assistant-Police	1	1	1	1
Police Officer	5	6	2	1
Domestic Violence Investigator	1	0	0	1
Youth Violence Prevention Coordinator	1	1	1	1
Total Budgeted Staffing Level	9	9	5	5

		2015/16 Actual	2016/17 Approved	2017/18 Proposed	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 456,504		$ 280,850	$ 254,591
1020	Incentive Pay	7,158		0	0
1030	Accrued Compensation	6,025		0	0
1040	Overtime	18,679		5,000	5,000
1050	Holiday Overtime	18,906		0	0
2010	FICA Taxes	37,978		21,868	19,859
2020	Retirement/General	19,031		17,273	11,717
2020	Retirement/Police	40,323		11,716	13,664
2030	Life & Health Insurance	81,230		40,281	45,967
2035	Dental Insurance	5,482		2,979	2,721
2040	Workers' Compensation	10,981		4,430	3,763
	Total Personnel Services	$ 702,294	$ 0	$ 384,395	$ 357,281
Operating Expense					
3190	Consultant Fees	$ 0	$ 0	$ 69,911	$ 0
3490	Misc. Contractual Fees	838	0	0	0
4020	Travel and Education	0	0	3,950	6,750
4110	Communications	0	0	2,000	1,000
4675	Computer Software	0	0	31,000	32,500
4990	Misc. Expenses	0	0	57,659	54,000
4999	Unallocated	0	0	0	87,185

Proposed Budget for Fiscal Year 2018/19

Fund Title: Restricted Fund Fund/Division Number: 101-0000			Department: Division:	Police Grants	
		2015/16 Actual	2016/17 Approved	2017/18 Proposed	2018/19 Proposed
Operating Expense, cont'd.					
5110	Office Supplies	0	0	12,500	10,000
5250	Uniforms	120	0	0	0
5251	Military Supplies	2,311	0	19,030	30,000
5430	Law Enforcement Education	0	0	6,704	10,000
	Total Operating Expense	$ 3,269	$ 0	$ 202,754	$ 231,435
Capital Outlay					
6410	Office Equip & Machinery	$ 11,115	$ 0	$ 329,300	$ 200,000
6440	Vehicles	0	0	0	0
	Total Capital Outlay	$ 11,115	$ 0	$ 329,300	$ 200,000
Transfers					
9110	Transfer to General	$ 0	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 716,678**	**$ 0**	**$ 916,449**	**$ 788,716**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Community Redevelopment	Department: Community Redevelopment
Fund/Division Number: 104-0000	Division: FPRA

		FPRA 2015/16 Actual	FPRA 2016/17 Actual	FPRA 2017/18 Approved	FPRA 2018/19 Proposed
Taxes					
311 10	Ad Valorem Taxes	$ 4,443,310	$ 5,127,986	$ 5,240,683	$ 6,306,127
	Total Taxes	$ 4,443,310	$ 5,127,986	$ 5,240,683	$ 6,306,127
Licenses and Permits					
329 20	Lot Clearing Permits	$ 104	$ 0	$ 0	$ 0
	Total Licenses and Permits	$ 104	$ 0	$ 0	$ 0
Intergovernmental					
347 54	Marina Dockage	$ 48,883	$ 13,472	$ 0	$ 0
384 90	Other Grants	0	0	0	0
	Total Intergovernmental	$ 48,883	$ 13,472	$ 0	$ 0
Miscellaneous Revenue					
361 10	Interest on Investments	$ 6,126	$ 7,726	$ 500	$ 500
362 14	Leases	167,609	203,672	170,000	170,000
363 10	Liens	375	53	1,000	500
366 90	Other Contributions/Donations	1,350	0	0	0
369 31	Reimburse of Expenditures	21,421	6,290	9,000	5,000
369 40	Reimburse - Contract Services	300,000	0	0	0
369 44	Reimburse - Utility Authority	747,581	23,283	0	0
369 90	Other Misc. Revenues	998,417	440,219	2,000	2,000
388 10	Sale of Land	0	0	0	0
	Total Miscellaneous Revenues	$ 2,242,879	$ 681,243	$ 182,500	$ 178,000
Transfers					
	Transfer from General Fund	$ 1,451,422	$ 1,526,901	$ 550,967	$ 0
	Transfer from Construction Fund	5,929	0	0	0
	Transfer from Restricted Fund	0	0	0	0
	Total Transfers	$ 1,457,351	$ 1,526,901	$ 550,967	$ 0
	Total Revenues	**$ 8,192,527**	**$ 7,349,601**	**$ 5,974,150**	**$ 6,484,127**
Prior Year Carry-Overs Operating		0	0	0	0
	TOTAL RESOURCES	**$ 8,192,527**	**$ 7,349,601**	**$ 5,974,150**	**$ 6,484,127**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Community Redevelopment	Department:	Community Redevelopment
Fund/Division Number: 104-0000	Division:	FPRA

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense					
3120	Legal Fees	$ 54,345	$ 30,063	$ 0	$ 0
3190	Consultant Fees	25066	0	0	100,000
3200	Accounting & Auditing	5,280	6,500	5,000	5,000
3468	Marina Operation	6,824	5,183	10,000	10,000
3490	Contractual Fees	33,588	674	1,000	1,000
4020	Travel	1,205	0	0	0
4110	Communications	7,547	498	10,000	10,000
4120	Freight and Postage	14	5	500	500
4310	Utilities	29,842	18,905	30,000	30,000
4510	Insurance	86,432	77,644	85,000	85,000
4620	Site Maintenance	9,723	5,310	10,000	35,000
4650	Vehicle Maintenance	987	688	2,500	2,500
4675	Software Maintenance	978	0	0	0
4810	Advertising	646	958	1,000	1,000
4911	Loan Interest	1,004,529	441,886	0	0
4960	Administrative Fees	75,586	125,000	125,000	125,000
4980	Contingency	0	0	0	52,761
4985	Real Estate Taxes	18,949	21,580	30,000	30,000
4990	Miscellaneous Expenses	30,337	579	1,000	1,000
5110	Office Supplies	105	0	0	0
5120	EDP Supplies	116	0	0	0
5210	Gas and Oil	757	975	1,000	1,000
5410	Books, Pubs, Subscriptions & Mbrshp	3,052	2,470	1,000	2,500
	Total Operating Expense	$ 1,395,909	$ 738,918	$ 313,000	$ 492,261
Capital Outlay					
6100	Land	$ 8,531	$ 829,389	$ 0	$ 0
6320	Other improvements	1,057,406	9,691	0	0
6410	Office Equip & Machinery	0	0	0	0
6440	Vehicles	16,642	0	0	0
	Total Capital Outlay	$ 1,082,579	$ 839,079	$ 0	$ 0

Proposed Budget for Fiscal Year 2018/19

Fund Title: Community Redevelopment	Department:	Community Redevelopment
Fund/Division Number: 104-0000	Division:	FPRA

		2015/16 Actual	2015/16 Actual	2017/18 Approved	2018/19 Proposed
Other Programs & Projects					
8340	Other Grants & Aids	$ 19	$ 10	$ 0	$ 0
8347	School Resource Officers	0	0	0	350,000
8391	Ft. Pierce/PAL	21,391	22,385	0	0
8392	Youth Activities	0	0	20,000	20,000
	Total Programs & Projects	$ 21,410	$ 22,395	$ 20,000	$ 370,000
Transfers					
90 01	General-Debt Service (2010B)	$ 418,256	$ 419,185	$ 421,459	$ 414,091
90 01	General-Debt Service/(2008A)	1,208,532	1,358,060	1,211,802	2,179,453
90 01	General-Debt Service/(2008B)	980,475	985,250	981,656	0
9116	Debt Service 2006	277,978	0	0	0
9117	Debt Service 2005	225,613	0	0	0
9118	Debt Service 2015A	1,213,222	1,621,360	1,619,040	1,620,760
9119	Debt Service 2015B	725,897	891,160	888,400	890,160
9120	Debt Service 2017-Land	0	66,892	68,793	67,403
9166	Sunrise Theatre	450,000	450,000	450,000	450,000
9175	Construction Fund	0	0	0	0
9188	HUD Grants	0	0	0	0
	Total Transfers	$ 5,499,973	$ 5,791,907	$ 5,641,150	$ 5,621,866
	TOTAL APPROPRIATIONS	**$ 7,999,871**	**$ 7,392,299**	**$ 5,974,150**	**$ 6,484,127**

Proposed Budget for Fiscal 2018/19

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
CDBG REVENUE					
331 90	Entitlement Grant	$ 562,716	$ 515,251	$ 477,456	$ 549,380
334 50	Program Income	1,706	0	5,000	5,000
334 69	State Grant-Highway Man	8,250	0	0	0
361 39	Other Interest Earnings	2,734	7,043	1,000	1,000
366 00	Contributions from Private Sources	10,000	500	0	0
369 31	Reimbursement of Expenditures	44,761	25,295	3,918	3,918
	CDBG Carry Over Funding	0	0	458,164	309,940
	Total REVENUE	**$ 630,168**	**$ 548,089**	**$ 945,538**	**$ 869,238**
TRANSFERS					
369 41	Contractual Svc./CDBG	$ 0	$ 0	$ 0	$ 0
381 10	Transfer from General	0	0	25,177	0
	Total TRANSFERS	**$ 0**	**$ 0**	**$ 25,177**	**$ 0**
	Total CDBG REVENUE	**$ 630,168**	**$ 548,089**	**$ 970,715**	**$ 869,238**

Proposed Budget for Fiscal 2018/19

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Urban Redevelopment Manager	0	0	1	1
Executive Assistant	0	0	1	1
Grant Writer	0	0	0	0
Total Budgeted Staffing Level	**0**	**0**	**2**	**2**

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
10 10	Salaries and Wages	$ 110,618		$ 109,669	$ 111,833
10 30	Accrued Compensation	960		500	500
20 10	FICA Taxes	8,242		8,428	8,593
20 20	Retirement	16,752		19,114	19,085
20 30	Life & Health Insurance	18,777		25,409	22,559
20 35	Dental Insurance	1,123		1,393	1,135
20 40	Workers' Compensation	318		254	258
	Total Personnel Services	**$ 156,789**	**$ 0**	**$ 164,767**	**$ 163,965**
CDBG Department Expenditures					
	Administrative				
34 90	Administrative-Contractual	$ 0	$ 0	$ 0	$ 0
49 60	Administrative Expenses	60,807	60,807	91,374	11,911
	Rehabilitation Department				
83 10	Housing Rehabilitation	$ 1,741	$ 1,741	$ 20,000	$ 20,000
83 30	Senior Citizens Housing	0	0	0	0
83 40	Other Grants & Aids	267,600	267,600	0	0
83 45	Weatherization	0	0	20,000	20,000
83 82	Code Enforcement	20,493	20,493	0	0

Proposed Budget for Fiscal 2018/19

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
	Economic Development				
83 80	Lincoln Park Mainstreet	$ 50,000	$ 50,000	$ 50,000	$ 50,000
83 80	Fort Pierce Mainstreet	50,000	50,000	50,000	50,000
83 83	Micro-Bus/Economic Development			60,000	30,000
83 83	Lincoln Park/Orange Ave. Business Dev			70,000	70,000
83 86	Local Art/Cultural Heritage			30,000	33,422
86 86	FPAT	22,423	22,423	0	20,000
83 87	Commercial Facades	23,359	23,359	0	50,000
	Public Service				
83 97	Public Facility Improvements	$ 0	$ 0	$ 20,000	$ 20,000
83 97	Public Amenities	0	0	0	0
83 98	Youth and Children Projects	0	0	70,000	80,000
	Total CDBG	**$ 496,423**	**$ 496,423**	**$ 481,374**	**$ 455,333**
	Prior Grants-Programs & Projects				
83 10	Housing Rehabilitation (Roll-over)	$ 0	$ 0	14,700	18,000
83 41	Commercial Façade (Roll-over)	0	0	30,000	25,000
83 30	Senior Citizen Housing/ Security	0	0	37,500	30,000
83 82	Code Enforcement	0	0	0	0
83 83	Micro-Bus/Economic Development	0	0	60,000	48,000
83 85	Community Focal Point	0	0	0	0
83 86	Local Art/Cultural Heritage	1,279	1,279	17,000	30,000
83 98	Public Service	18,323	18,323	45,000	45,000
83 99	Weatherization	2,240	2,240	0	0
83 99	Infrastructure Improvements	0	0	33,374	30,000
83 99	Playgrnd Equip (Roll-over & Re-Alloc)	0	0	12,000	23,940
	Administrative Expenses	0	0	75,000	0
	Total Roll-Over Expenditures	**$ 21,842**	**$ 21,842**	**$ 324,574**	**$ 249,940**
	Capital				
63 10	Road & Bridge Improvement	$ 0	$ 0	$ 0	$ 0
63 20	Other Improvements	0	0	0	0
64 10	Office Equipment & Machinery	2,237	2,237	0	0
64 45	Other Equipment	0	0	0	0
99 99	Unencumbered	0	0	0	0
	Total Capital	**$ 2,237**	**$ 2,237**	**$ 0**	**$ 0**
	TOTAL CDBG APPROPRIATIONS	**$ 677,291**	**$ 520,502**	**$ 970,715**	**$ 869,238**

Proposed Budget for Fiscal 2018/19

Fund Title: Department of Urban Redevelopment	Department: CDBG
Fund/Division Number: 103, 105, 106	Division: & SHIP/106 & BEDI, Emerg. Svc.

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
SHIP REVENUES					
344 90	SHIP	$ 176,457	$ 270,480	$ 260,000	$ 73,000
334 50	Program Income	34,026	50	40,000	40,000
361 10	Interest on Investments	3,700	3,116	500	500
369 90	Other Misc. Revenues	12,000	7,050	0	0
381 90	Program Income HHR	0	0	0	0
	Carry Over Funding	0	0	430,974	280,000
	Total SHIP Revenue	**$ 226,183**	**$ 280,696**	**$ 731,474**	**$ 393,500**
SHIP EXPENDITURES					
Total Operating Expenses		$ 30,446	$ 30,446	$ 25,000	$ 25,000
Total Grants-Programs &Projects		26,471	26,471	706,474	368,500
	TOTAL SHIP APPROPRIATIONS	**$ 56,917**	**$ 56,917**	**$ 731,474**	**$ 393,500**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Department of Urban Redevelopment Fund/Division Number:	Grant Administration

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Grants					
331 50	NSP Grant	$ 0	$ 0	$ 0	$ 0
334 50	Program Income	566,682	18,254	0	0
	Total Intergovernmental	$ 566,682	$ 18,254	$ 0	$ 0
Miscellaneous Revenue					
361 10	Interest on Investments	$ 1,201	$ 7,223	$ 250	$ 250
361 38	HHRP Loan	64,263	922	20,000	20,000
369 31	Reimb. Of Expenditures	72,930	0	0	0
369 33	Escrow Reimbursement	37,147	0	0	0
369 37	Hard Hit	0	0	0	0
369 40	Contractual Svcs./FEMA	0	0	0	0
369 40	Contractual Svcs./FEMA-Windows	0	0	0	0
369 40	Contractual Svcs./Allegany(AFM)	0	66,750	62,250	43,500
369 90	Other Misc. Revenues	270	0	0	0
	Carry Forward Funding	0		160,000	150,000
	Total Miscellaneous Revenues	$ 175,812	$ 74,895	$ 242,500	$ 213,750
Interfund Transfers					
381 10	General Fund	$ 0	$ 0	$ 27,000	$ 45,000
381 91	FPRA	0	0	0	0
	Total Interfund Transfers	$ 0	$ 0	$ 27,000	$ 45,000
	Total Revenues	**$ 742,493**	**$ 93,149**	**$ 269,500**	**$ 258,750**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Department of Urban Redevelopment **Fund/Division Number:**	**Grant Administration**			
	2015/16 Actual	**2016/17 Actual**	**2017/18 Actual**	**2018/19 Actual**
Budgeted Staffing Level				
Lincoln Park Revitalization Coordinator	0	0	1	1
Total Budgeted Staffing Level	**0**	**0**	**1**	**1**

	2015/16 Actual	**2016/17 Actual**	**2017/18 Approved**	**2018/19 Proposed**
Personnel Services				
10 10 Salaries and Wages	$ 0	$ 0	$ 59,483	$ 58,338
10 30 Accrued Compensation	0	0	250	500
20 10 FICA Taxes	0	0	4,550	4,501
20 20 Retirement	0	0	10,320	9,997
20 30 Life & Health Insurance	0	0	13,046	14,084
20 35 Dental Insurance	0	0	681	681
20 40 Workers' Compensation	0	0	137	135
Total Personnel Services	**$ 0**	**$ 0**	**$ 88,466**	**$ 88,235**
Operating Expense				
3120 Legal Fees	$ 0	$ 0	$ 0	$ 0
4020 Travel & Education	107	0	1,500	2,500
4120 Freight and Postage	(6)	0	1,000	1,000
4810 Advertising	0	0	0	0
4960 Administrative Fees	0	0	4,000	4,000
4965 Escrow Expenses	35,362	0	0	0
4990 Miscellaneous Expenses	203	0	5,000	5,000
Programs & Projects	0	0	169,534	158,015
Total Operating Expense	$ 35,666	$ 0	$ 181,034	$ 170,515
Interfund Transfer (To SHIP)	0	0	0	0
Total Interfund Transfer	$ 0	$ 0	$ 0	$ 0
TOTAL APPROPRIATIONS	**$ 35,666**	**$ 0**	**$ 269,500**	**$ 258,750**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 401-0000		Marina Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Grants					
331 50	Disaster Relief/Federal	$0	$0	$0	$0
334 39	Physical Environmental Grant	0	0	773,850	100,000
334 50	Disaster Relief/State	0	0	0	0
	Total Grants	$ 0	$ 0	$ 773,850	$ 100,000
Charges for Services					
347 54	Dockage	$ 786,250	$ 1,059,764	$ 830,652	$ 1,000,000
347 55	Transient Dockage	571,324	538,526	664,348	500,000
	Total Charges for Services	$ 1,357,573	$ 1,598,291	$ 1,495,000	$ 1,500,000
Miscellaneous Revenue					
361 10	Interest Earnings	$ 1,097	$ 4,567	$ 5,000	$ 5,000
361 20	Interest of SBA	2	0	0	0
361 33	Other Investment Interest	500	20	0	0
362 14	Leases	8,762	9,740	34,000	8,762
362 15	Tiki Lease	222,814	233,906	210,000	133,000
364 41	Sale of Surplus Equipment	156	0	0	0
369 31	Reimburse of Expenditures	42	50	0	0
369 70	Events	0	0	10,000	0
369 85	Settlement of Claims	0	275,000	0	0
369 90	Other Misc. Revenue	3,534	13,561	10,000	7,500
369 91	Gas and Oil Sales	840,315	1,162,724	880,000	950,000
369 92	Electric Utility Sales	135,517	149,003	135,000	150,000
369 93	Utility Fees	19,872	21,545	22,000	21,000
369 94	Soda, Candy & Ice Sales	199,723	199,299	185,000	200,000
369 96	Late Payment Charges	2,571	2,640	2,000	3,000
369 97	Live Aboards	53,871	51,218	43,000	46,000
369 98	Other Miscellaneous Revenues	11,512	12,427	11,000	12,000
	Total Miscellaneous Revenue	$ 1,500,288	$ 2,135,698	$ 1,547,000	$ 1,536,262
	Total Revenue	$ 2,857,861	$ 3,733,989	$ 3,815,850	$ 3,136,262
	Appropriated Retained Earnings	(300,242)	(557,582)	317,790	797,594
	TOTAL RESOURCES	**$ 2,557,619**	**$ 3,176,407**	**$ 4,133,640**	**$ 3,933,856**

Proposed Budget for Fiscal Year 2018/19

Fund Title:	Marina Fund
Fund/Division Number: 401-4100-575	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Marina Manager	1	1	1	1
Senior Accounting Clerk	0	0	1	1
Dock Master	0	0	1	1
Assistant Dockmaster	1	1	1	1
Marina Concierge Retailer	0	0	1	1
Dock Attendant	0	1	1	1
Storekeeper	1	1.5	1	1
Executive Assistant	1	1	0	0
Marina Operations Supervisor	1	1	0	0
Total Budgeted Staffing Level	5	6.5	7	7

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 208,559	$ 224,430	$ 329,651	$ 310,783
1030	Accrued Compensation	20,926	16,697	6,000	6,000
1040	Overtime	2,081	6,785	5,000	5,000
2010	FICA Taxes	16,782	20,898	26,381	24,938
2020	Retirement Contributions	35,911	37,111	59,103	54,671
2030	Life & Health Insurance	32,726	45,116	69,431	59,065
2035	Dental Insurance	1,647	2,475	3,824	3,863
2040	Workers' Comp.	9,529	9,422	10,703	9,809
	Total Personnel Services	$ 328,161	$ 362,935	$ 510,094	$ 474,129
Operating Expense					
3120	Legal Fees	$ 394	$ 1,425	$ 5,000	$ 5,000
3190	Consulting Fees	0	0	5,000	5,000
3200	Accounting & Auditing	2,529	2,527	2,700	2,700
3490	Misc. Contract Services	19,941	137,523	151,000	150,000
3495	Temp Employee Svc	157,530	190,834	145,000	185,000
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel & Education	394	110	3,000	3,000
4110	Communications	30,478	33,727	40,000	40,000
4120	Freight and Postage	858	1,254	1,500	1,500

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 401-4100-575		Marina Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4310	Utilities	128,359	127,635	148,000	148,000
4410	Equipment Rental	0	6,690	1,000	1,500
4430	Land Lease	7,919	39,586	33,000	40,000
4510	Insurance & Fidelity Bond	326,654	352,591	390,000	390,000
4540	FLC Liability & Property	36,054	0	15,000	15,000
4610	Building Maintenance	3,170	5,348	10,000	10,000
4620	Restroom/Laundry Maint.	991	388	4,000	4,000
4630	Pier Maintenance	25,196	154,258	12,000	18,000
4650	Vehicle Maintenance	229	0	400	400
4651	Vehicle Parts	166	3	250	250
4660	Equipment Maintenance	12,064	4,724	4,000	4,000
4670	Computer Maintenance	0	272	0	0
4675	Software Maintenance	12,909	13,769	8,000	8,000
4710	Reproduction	711	1,958	1,200	1,200
4810	Advertising	25,770	23,503	17,500	24,000
4920	Cost of Goods Sold Fuel	645,461	901,819	791,667	850,000
4925	Cost of Events	452	263	2,500	2,500
4930	Cost of Goods Sold	118,642	97,101	92,000	95,000
4940	Bad Debt Expense	19,466	1,661	5,000	5,000
4960	Administrative Charges	94,953	123,714	90,000	100,000
4970	Inventory Adjustment	0	0	2,500	2,500
4975	Taxes	33,301	33,856	50,000	35,000
4990	Miscellaneous Expense	1,640	2,617	3,500	3,500
5110	Office Supplies	8,185	7,882	4,000	4,000
5120	EDP Supplies	513	1,315	500	500
5150	Misc. Equipment	31,523	15,025	3,000	3,000
5210	Gas and Oil	337	348	1,000	1,000
5230	Cleaning Supplies	13,240	15,919	10,000	15,000
5231	Safety Supplies	0	0	500	500
5232	Other Supplies	0	0	500	500
5241	Horticultural Supplies	1,544	1,160	1,500	1,500

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 401-4100-575		Marina Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
5250	Uniforms	113	0	1,500	1,800
5260	Expendable Tools	2,900	3,918	2,000	2,000
5410	Books,Pubs,Subscriptions&Mbrshp	194	250	1,500	1,500
5900	Depreciation	1,118,531	1,119,996	1,118,520	1,119,996
	Total Operating Expense	$ 2,887,509	$ 3,429,166	$ 3,183,437	$ 3,305,546
Capital Outlay					
6310	Other Improvements	$ 0	$ 0	$ 252,500	$ 150,000
6320	Other Structures Facility	16,662	0	381,675	250,000
6360	Hurricane Improvements	0	0	0	0
6410	Office Equip & Machinery	7,249	7,213	4,000	4,000
6420	Furniture & Furnishings	0	0	0	500
6445	Other Equipment	36,889	6,880	64,500	25,000
	Total Capital Outlay	$ 60,799	$ 14,093	$ 702,675	$ 429,500
Debt Service					
7010	Principal	$ 0	$ 0	$ 244,619	$ 267,369
7020	Interest	245,716	208,933	202,504	168,478
7030	Other Debt Service Cost	3,964	3,964	4,000	4,000
	Total Debt Service	$ 249,680	$ 212,897	$ 451,123	$ 439,847
Non-Operating Expenses					
9110	Transfer to General	$ 150,000	$ 250,000	$ 250,000	$ 250,000
9200	Loan Principal	0	0	132,464	136,493
9300	Loan Interest	0	27,313	22,367	18,337
	Total Non-Operating Expenses	$ 150,000	$ 277,313	$ 404,831	$ 404,830
	TOTAL APPROPRIATIONS	**$ 3,676,150**	**$ 4,296,403**	**$ 5,252,160**	**$ 5,053,852**

Proposed Budget for Fiscal Year 2018/19

Fund Title: / Fund/Division Number: 402-0000		Solid Waste			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Grants					
331 50	Disaster Relief/Federal	$ 0	$ 0	$ 0	$ 0
331 50	Disaster Relief/State	0	0	0	0
	Total Grants	$ 0	$ 0	$ 0	$ 0
Charges for Services					
343 40	Residential Service	$ 2,694,840	$ 2,735,213	$ 2,600,000	$ 3,200,000
343 41	Commercial Service	3,395,072	3,431,596	3,200,000	3,900,000
343 43	Commercial Trash	101,291	101,291	100,000	115,000
343 44	Recycling/Billing	324,315	330,198	300,000	345,000
343 45	Other Income	265	0	1,000	1,000
343 46	Recycling Program	6,459	23,840	18,000	18,000
	Total Charges for Services	$ 6,522,242	$ 6,622,138	$ 6,219,000	$ 7,579,000
Miscellaneous Revenue					
361 10	Interest on Investments	($211)	$ 3,289	$ 4,000	$ 4,000
361 20	Interest of SBA	0	0	0	0
364 41	Sale of Surplus	0	0	0	0
366 90	Contributions/Private Sources	22,008	15,485	0	0
369 85	Settlement of Claims	0	0	0	0
369 90	Miscellaneous Revenue	82	39,152	0	0
	Total Miscellaneous Revenue	$ 21,879	$ 57,926	$ 4,000	$ 4,000
	Total Revenues	$ 6,544,121	$ 6,680,064	$ 6,223,000	$ 7,583,000
	Appropriated Retained Earnings	(670,841)	129,500	563,166	(419,775)
	TOTAL RESOURCES	**$ 5,873,280**	**$ 6,809,564**	**$ 6,786,166**	**$ 7,163,225**

Proposed Budget for Fiscal Year 2018/19

Fund Title:	**Solid Waste**
Fund/Division Number: 402-4200-534	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Public Works Director	0	0	1	1
Deputy Public Works Director	0	0	0	1
Fleet Manager	0	0	0	1
Division Manager	1	1	1	1
Operations Manager	1	1	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	1	1	1	1
Sanitation Driver	20	20	20	20
Maintenance Worker	2	2	2	2
Master Mechanic	1	1	1	1
Diesel Mechanic	3	3	3	3
GIS Analyst	1	1	1	1
Inspector	1	1	1	1
Public Works Manager	1	1	0	0
Total Budgeted Staffing Level	33	33	33	35

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 1,109,276	$ 1,140,969	$ 1,330,987	$ 1,583,676
1030	Accrued Compensation	29,424	53,675	14,700	14,700
1040	Overtime	129,880	185,389	50,000	50,000
2010	FICA Taxes	95,027	106,938	106,770	126,101
2020	Retirement Contributions	171,279	174,234	213,512	259,861
2030	Life & Health Insurance	245,637	274,899	336,263	376,676
2035	Dental Insurance	18,248	19,094	21,472	21,892
2040	Workers' Comp.	74,510	106,247	79,438	84,210
	Total Personnel Services	$ 1,873,282	$ 2,061,444	$ 2,153,142	$ 2,517,116

Proposed Budget for Fiscal Year 2018/19

Fund Title:		Solid Waste			
Fund/Division Number: 402-4200-534					
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense					
3200	Accounting & Auditing	$ 6,171	$ 6,166	$ 6,500	$ 6,500
3420	U.A. Customer Service Admin.	187,200	171,600	187,200	187,200
3430	Landfill Contract	1,481,345	1,897,542	1,650,000	1,650,000
3490	Misc. Contract Services	131,985	165,570	200,000	200,000
3495	Temp Employee Svcs	391,071	378,260	200,000	200,000
4010	Car Allowance	1,225	4,200	4,200	4,200
4020	Travel & Education	14,027	3,361	10,000	10,000
4110	Communications	99,860	92,586	80,000	93,000
4120	Freight and Postage	0	2,573	1,000	1,000
4310	Utilities	11,595	14,058	16,000	16,000
4410	Equipment Rental	2,776	3,130	0	0
4510	Insurance & Fidelity Bond	116,709	129,588	130,000	130,000
4550	Liability & Property Claims	0	0	26,165	26,165
4650	Vehicle Maintenance	12,684	3,865	5,000	5,000
4651	Vehicle Parts	410,215	447,857	175,000	175,000
4652	Tires, Tubes & Batteries	153,792	167,534	85,000	85,000
4653	Unforeseeable	24,594	524	25,000	25,000
4660	Equipment Maintenance	18,920	6,768	50,000	50,000
4670	Computer Maintenance	0	272	1,000	1,000
4675	Software Maintenance	13,012	8,150	10,000	10,000
4680	Radio Maintenance	268	0	500	500
4710	Reproduction	1,382	3,510	5,000	5,000
4810	Advertising	4,530	10,756	5,000	5,000
4950	Settlement of Claims	0	0	0	0
4960	Administrative Charges	80,108	80,000	80,000	80,000
4990	Miscellaneous Expense	5,236	12,332	10,000	10,000
5110	Office Supplies	7,119	5,445	5,000	5,000
5120	EDP Supplies	870	0	300	300
5150	Miscellaneous Equip Expense	43,468	27,667	0	0

Proposed Budget for Fiscal Year 2018/19

Fund Title:		Solid Waste			
Fund/Division Number: 402-4200-534					
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
5210	Gas and Oil	212,825	257,270	300,000	300,000
5232	Other Supplies	5,214	4,845	6,000	6,000
5242	Chemicals	3,040	3,941	8,000	8,000
5250	Uniforms	11,156	15,692	20,000	20,000
5260	Expendable Tools	1,643	2,402	1,500	1,500
5410	Books,Pubs,Subscriptions&Mbrshp	942	1,184	1,000	1,000
5900	Depreciation	287,418	283,133	287,418	287,418
	Total Operating Expense	$ 3,742,400	$ 4,211,779	$ 3,591,783	$ 3,604,783
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6410	Office Equip & Machinery	4,895	6,052	0	0
6420	Furniture & Furnishings	0	0	0	0
6430	Heavy Equipment	5,615	15,600	0	0
6445	Other Equipment	189,506	106,767	150,000	150,000
	Total Capital Outlay	$ 200,016	$ 128,419	$ 150,000	$ 150,000
Non-Operating Expense					
9110	Transfer to General	$ 345,000	$ 660,609	$ 800,000	$ 800,000
9200	Capital Loan Payment	0	30,446	332,734	332,734
9200	Debt Service/Radios	0	0	45,925	46,010
	Total Non-Operating Expense	$ 345,000	$ 691,054	$ 1,178,659	$ 1,178,744
	TOTAL APPROPRIATIONS	**$ 6,160,698**	**$ 7,092,697**	**$ 7,073,584**	**$ 7,450,643**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 403-0000		Stormwater			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Grants					
331 36	Federal Grants	$ 170,000		$ 0	$ 0
334 36	State Grants	2,000		0	0
	Total Grants	$ 172,000	$ 0	$ 0	$ 0
Charges for Services					
343 90	Stormwater Utility Fee	$ 2,704,602	$ 0	$ 2,542,540	$ 2,700,148
	Total Charges for Services	$ 2,704,602	$ 0	$ 2,542,540	$ 2,700,148
Miscellaneous Revenue					
361 10	Interest on Investments	$ 13,014		$ 15,000	$ 15,000
361 20	Interest of SBA	8		0	0
361 33	Other Investment Interest	29,698		0	0
366 90	Contributions Private Sources	0		0	0
369 43	Contractual/CDBG	0		0	0
369 31	Reimb. of Expenditures	18		0	0
369 31	Reimb. of Expenditures/FPUA	1,800		0	0
369 31	Reimb. of Expenditures/State	168,619		0	0
369 90	Miscellaneous Revenue	0		0	0
	Total Miscellaneous Revenue	$ 213,156	$ 0	$ 15,000	$ 15,000
	Total Revenues	$ 3,089,758	$ 0	$ 2,557,540	$ 2,715,148
	Appropriated Retained Earnings	3,536,443	0	484,828	0
	TOTAL RESOURCES	**$ 6,626,201**	**$ 0**	**$ 3,042,368**	**$ 2,715,148**

Proposed Budget for Fiscal Year 2018/19

Fund Title:		Stormwater			
Fund/Division Number: 403-4300-538					
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense					
3120	Legal	$ 32,580		$ 0	$ 0
3200	Accounting & Auditing	2,741		3,000	3,000
3470	SMU Locates	33,784		60,000	60,000
3490	Misc. Contract Services	5,154,033		705,567	443,518
3520	Financial & Admin	47,993		0	0
4020	Travel & Education	669		2,500	2,500
4110	Communications	3,738		1,000	3,000
4120	Freight and Postage	95		2,000	1,500
4410	Equipment Rental	2,325		6,000	6,000
4610	Storm Drainage	285,632		360,000	300,000
4620	Canals	99,456		500,000	360,000
4651	Vehicle Parts	0		0	2,500
4670	Computer Maintenance	0		1,000	500
4675	Software Maintenance	1,589		5,000	5,000
4710	Reproduction	2,143		5,000	4,000
4960	Administrative Charges	233,894		285,000	313,795
4990	Miscellaneous Expense	521		1,000	500
5120	EDP Supplies	825		2,000	2,000
5150	Misc. Equipment Expense	0		1,000	0
5410	Books,Pubs,Subscriptions&Mbrshp	1,327		1,000	1,000
5900	Depreciation	1,313,652		1,185,000	1,185,000
	Total Operating Expense	$ 7,216,997	$ 0	$ 3,126,067	$ 2,693,813
Capital Outlay					
6320	Other Structures & Facilities	$ 5,602	$ 0	$ 0	$ 0
6410	Office Equip & Machinery	2,514	0	20,000	5,000
6430	Heavy Equipment	174,780	0	0	0
	Total Capital Outlay	$ 182,896	$ 0	$ 20,000	$ 5,000
Debt Service					
7071	Principal	$ 0	$ 0	$ 825,000	$ 875,000
7072	Interest	628,375	542,329	371,055	322,335
7073	Other Debt Service Cost	7,470	180,527	0	4,000
	Total Debt Service	$ 635,845	$ 722,856	$ 1,196,055	$ 1,201,335
	TOTAL APPROPRIATIONS	**$ 8,035,739**	**$ 722,856**	**$ 4,342,122**	**$ 3,900,148**

Proposed Budget for Fiscal Year 2018/19

Fund Title: / Fund/Division Number: 405 0000		Golf Course Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Charges for Services					
347 20	Membership Dues	$ 2,510	$ 2,510	$ 2,500	$ 3,500
347 22	Other Memberships	27,238	20,299	28,000	35,000
347 24	Golf Fees	1,070,096	860,213	1,117,438	1,100,000
347 25	Driving Range	24,652	15,603	30,000	28,000
	Total Charges for Services	$ 1,124,495	$ 898,625	$ 1,177,938	$ 1,166,500
Miscellaneous Revenue					
361 10	Interest Earnings	$ 189	$ 244	$ 250	$ 250
369 25	Pro Shop Merchandise	39,740	25,500	40,000	85,000
369 70	Events	0	516	0	0
369 80	Food	18,582	10,494	24,000	25,000
369 89	Alcoholic Beverages	30,336	24,930	36,500	45,000
369 90	Misc Revenues	3,602	6,917	5,000	10,000
369 94	Snacks & Beverages	17,151	12,478	20,000	25,000
369 98	Other Misc Revenues	1,962	0	0	0
	Total Miscellaneous Revenue	$ 111,563	$ 81,080	$ 125,750	$ 190,250
	Total Revenues	$ 1,236,058	$ 979,705	$ 1,303,688	$ 1,356,750
Transfers					
381 01	Transfer from General Fund	$ 229,290	$ 170,000	$ 0	$ 0
382 50	Transfer from Solid Waste	0	0	0	0
	Total Transfers	$ 229,290	$ 170,000	$ 0	$ 0
	Appropriated Retained Earnings	0	0	(35,000)	0
	TOTAL RESOURCES	**$ 1,465,348**	**$ 1,149,705**	**$ 1,268,688**	**$ 1,356,750**

Proposed Budget for Fiscal Year 2018/19

Fund Title:	**Golf Gourse Fund**
Fund/Division Number: 405-4500-572	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Golf Course Manager	1	1	1	1
Golf Pro	0	0	1	2
Assistant Golf Pro	2	2	0	0
Superintendent	1	1	0	0
Cart Attendant	0.5	0.5	0	0
Lead Greenskeeper	1	1	0	0
Greenskeeper	5	5	0	0
Facilities Maint. Supervisor	1	1	0	0
Facilities Attendant	1	1	0	0
Golf Shop Attendant	0	0	0	0
Executive Assistant	0	0	0	0
Director of Golf Course	0	0	0	0
Facilities Program Specialist	0	0	0	0
Total Budgeted Staffing Level	13	13	2.0	3

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 341,626	$ 364,833	$ 115,000	$ 143,760
1030	Accrued Compensation	33,362	5,003	0	1,100
1040	Overtime	4,538	5,797	0	0
2010	FICA Taxes	28,138	30,770	8,798	11,082
2020	Retirement Contributions	56,987	55,439	19,953	24,612
2030	Life & Health Insurance	88,767	96,848	16,388	29,765
2035	Dental Insurance	6,241	6,785	877	1,593
2040	Workers' Comp.	5,805	7,928	1,552	2,035
	Total Personnel Services	$ 565,465	$ 573,404	$ 162,568	$ 213,946

Proposed Budget for Fiscal Year 2018/19

Fund Title:	Golf Gourse Fund
Fund/Division Number: 405-4500-572	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense					
3190	Consultant Fees	$ 0	$ 0	$ 0	$ 0
3200	Accounting & Auditing	1,796	1,795	2,000	2,000
3440	Aquatic Weed Control	7,620	6,985	7,620	0
3490	Contractual Fees	3,009	1,725	567,476	567,000
3495	Temp Employee Svcs	106,608	165,133	50,000	120,000
4110	Communications	21,939	22,848	20,000	17,500
4120	Freight and Postage	4	211	50	50
4310	Utilities	63,202	56,488	63,086	45,000
4410	Equipment Rental-Golf Carts	45,779	38,408	60,000	47,000
4420	Land Lease	39,150	44,398	37,000	37,000
4510	Insurance & Fidelity Bond	33,074	52,019	34,000	34,000
4610	Building Maintenance	6,358	1,159	1,000	1,000
4620	Building Supplies	795	1,845	1,000	1,000
4630	Irrigation Maintenance	8,710	14,824	0	0
4651	Vehicle Parts	3	0	0	0
4660	Equipment Maintenance	22,606	25,639	15,000	3,000
4670	Computer Maintenance	0	272	0	500
4675	Software Maintenance	6,429	7,721	5,000	5,000
4810	Advertising	37,819	28,544	30,000	25,000
4925	Cost of Events	1,140	499	1,000	0
4930	Cost of Goods Sold	24,604	0	25,200	26,500
4932	Liquor Expense	17,705	0	13,000	14,200
4935	Merchandise CGS	37,391	22,463	28,000	45,000
4940	Bad Debt Expense	0	0	0	0
4960	Administrative Charges	57,538	56,480	60,000	60,000
4976	License and Fees	923	723	1,000	3,000
4980	Over/Short Expense	(0)	297	0	0
4985	Taxes	18,372	14,076	19,447	19,447
4990	Miscellaneous Expense	91	0	600	0

Proposed Budget for Fiscal Year 2018/19

Fund Title:	Golf Gourse Fund
Fund/Division Number: 405-4500-572	

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
5110	Office Supplies	878	1,084	1,000	750
5120	EDP Supplies	1,267	201	1,000	750
5150	Misc Equipment Expense	0	4,300	0	0
5210	Gas and Oil	24,502	20,173	10,000	20,000
5231	Safety Supplies	717	0	0	500
5232	Other Supplies	7,559	0	8,000	2,966
5235	Maintenance Supplies	4,936	3,442	0	0
5240	Golf Supplies	3,953	1,278	4,000	9,000
5241	Horticultural Supplies	0	0	0	0
5242	Chemicals	89,196	56,515	0	0
5243	Turf Supplies	9,700	21,033	0	0
5244	Fertilizer	63,209	56,880	0	0
5250	Uniforms	12,319	13,362	0	1,000
5410	Books,Pubs,Subscriptions&Mbrshp	2,969	3,129	2,000	2,000
5900	Depreciation	136,142	134,701	134,729	134,729
	Total Operating Expense	$ 920,012	$ 880,648	$ 1,202,208	$ 1,244,892
Capital Outlay					
6200	Buildings	$ 0	$ 0	$ 0	$ 0
6320	Other Structures Facility	0	0	0	0
6410	Office Equip & Machinery	0	0	1,000	0
6420	Furniture & Furnishings	0	0	0	0
6445	Other Equipment	19,324	4,200	5,000	0
	Total Capital Outlay	$ 19,324	$ 4,200	$ 6,000	$ 0
Non-Operating Expense					
9110	Transfer to General	$ 28,000	$ 7,000	$ 28,000	$ 28,000
9300	Loan Principal	58	0	4,597	4,597
9010	Loan Interest	0	0	44	44
	Total Non-Operating Expense	$ 28,058	$ 7,000	$ 32,641	$ 32,641
	TOTAL APPROPRIATIONS	**$ 1,532,859**	**$ 1,465,252**	**$ 1,403,417**	**$ 1,491,479**

Proposed Budget for Fiscal Year 2018/19

Fund Title: / Fund/Division Number: 406 0000	Sunrise Theatre Fund			
	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Grants				
331 00 00 Federal Grants	$ 0	$ 0	$ 0	$ 0
334 70 10 State Grant/DCF	68,942	0	0	0
Total Grants	$ 68,942	$ 0	$ 0	$ 0
Charges for Services				
347 56 10 Ticket Sales	$ 2,375,275	$ 1,789,847	$ 2,500,000	$ 2,000,000
347 56 11 Ticket Sales - Rentals	156,312	348,729	250,000	200,000
347 56 15 Ticket Handling Fees	124,266	98,323	120,000	110,000
347 56 50 Sponsorship Fees	20,000	25,075	15,000	15,000
347 56 80 Memberships	181,376	131,420	185,000	130,000
347 56 90 Donations & Pledges	31,337	14,630	15,000	15,000
Total Charges for Services	$ 2,888,565	$ 2,408,023	$ 3,085,000	$ 2,470,000
Miscellaneous Revenue				
361 10 00 Interest Earning	$ 1,046	$ 428	$ 600	$ 600
362 14 00 Rents and Royalties	26,650	61,687	50,000	50,000
369 31 00 Reimb. of Expenditures	250,099	121,334	110,000	100,000
369 70 00 Events	21,350	28,081	20,000	25,000
369 89 00 Packaged Sales	148,774	138,096	140,000	140,000
369 90 00 Miscellaneous Revenues	361	3,298	6,000	3,000
369 95 00 Commission/Tips/Merch.	6,481	4,925	6,500	5,000
369 96 00 Late Payment Charges	0	0	0	0
369 97 00 Capital Improvement Fee	0	0	0	0
Total Miscellaneous Revenues	$ 454,761	$ 357,849	$ 333,100	$ 323,600
Other Resources				
381 01 00 Transfer from General	$ 0	$ 156,000	$ 0	$ 0
381 91 00 Transfer from FPRA	450,000	450,000	450,000	450,000
381 89 00 Transfer from Restricted Fund	0	96,825	0	0
Total Other Resources	$ 450,000	$ 702,825	$ 450,000	$ 450,000
Appropriated Retained Earnigs	$ 0	$ 0	$ 0	$ 0
TOTAL RESOURCES	**$ 3,862,269**	**$ 3,468,697**	**$ 3,868,100**	**$ 3,243,600**

Proposed Budget for Fiscal Year 2018/19

Fund Title:	**Sunrise Theatre Fund**
Fund/Division Number: 406-4600-575	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Executive Director	1	1	1	1
Technical Director/Facilities Manager	1	1	1	1
Box House/Operations Manager	1	1	1	1
Marketing & Public Relations Mgr	1	1	1	1
Public Relations & Development Mgr	1	1	1	1
Box Office Clerk	1	1	1	1
Executive Assistant	1	1	1	1
Public Relations & Development Mgr	1	1	0	0
Finance Manager	0	0	0	0
General Manager	0	0	0	0
Total Budgeted Staffing Level	8	8	7	7

		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services					
1010	Salaries and Wages	$ 343,769	$ 396,458	$ 461,473	$ 373,307
1030	Accrued Compensation	6,853	6,039	6,000	6,000
1040	Overtime	0	1,874	5,000	5,000
2010	FICA Taxes	26,142	33,447	36,465	29,721
2020	Retirement Contributions	52,473	59,484	81,974	62,591
2030	Life & Health Insurance	27,061	43,843	57,007	46,427
2035	Dental Insurance	2,761	2,968	3,615	2,830
2040	Workers' Comp	5,708	7,792	6,331	5,150
	Total Personnel Services	$ 464,767	$ 551,905	$ 657,865	$ 531,025
Operating Expense					
3120	Legal Fees	$ 33,783	$ 0	$ 0	$ 0
3200	Accounting & Auditing	4,291	4,288	4,300	4,300
3490	Misc. Contract Services	65,600	46,103	60,000	90,000
3491	Custodial	64,485	60,724	60,000	65,000
3492	House Crew	129,165	74,527	100,000	85,000
3493	Support Staff	150,124	132,203	150,000	90,000
3495	Temp Employee Svc	73,601	64,307	65,000	65,000

Proposed Budget for Fiscal Year 2018/19

Fund Title:		Sunrise Theatre Fund			
Fund/Division Number: 406-4600-575					
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
3499	Security	17,389	24,404	15,000	15,000
4010	Car Allowance	4,200	4,200	4,200	4,200
4020	Travel & Education	3,144	3,501	3,000	5,720
4040	Hospitality/Entertainment	6,029	4,474	3,500	2,200
4043	Food	75,585	80,268	60,000	60,000
4044	Transportation	6,076	4,216	4,500	2,000
4045	Lodging	0	0	0	2,000
4110	Communications	48,131	51,559	45,000	45,000
4120	Freight and Postage	5,817	4,809	5,000	5,000
4310	Utilities	160,681	141,619	150,000	150,000
4410	Equipment Rental	21,432	23,251	20,052	25,000
4411	Audio Gear	300	560	1,000	1,000
4412	Backline	24,626	35,761	30,000	45,000
4413	Lighting	18,996	10,105	15,000	5,000
4414	Rigging	0	0	1,000	500
4415	Visual	92	0	1,000	1,000
4510	Insurance & Fidelity Bond	116,175	144,514	128,000	128,000
4540	FLC Liability & Property	0	3,323	3,200	3,200
4610	Building Maintenance	11,905	7,129	10,000	10,000
4640	A/C Maintenance	13,370	18,828	15,000	25,000
4645	Building Repair Supplies	314	1,697	4,000	4,000
4646	Theatre Supplies	4,850	4,562	5,000	3,500
4660	Equipment Maintenance	278	6,607	5,000	5,000
4670	Computer Maintenance	0	407	1,000	1,000
4675	Software Maintenance	3,369	926	2,000	2,000
4710	Reproduction	600	0	1,000	1,000
4720	Outside Printing	16,838	7,514	10,000	2,000
4810	Advertising	418,024	392,433	375,000	365,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: / Fund/Division Number: 406-4600-575		Sunrise Theatre Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating Expense contd.					
4925	Cost of Events	1,550,247	1,251,335	1,400,000	1,100,000
4926	Cost of Events/Rent Reimb	249,653	441,055	274,483	128,755
4930	Cost of Goods Sold	58	80	0	0
4932	Packaged Sales	36,941	31,731	40,000	32,000
4933	Concession Supplies	8,365	7,713	6,500	6,500
4940	Bad Debt Expense	0	0	0	0
4950	Settlement of Claims	87,500	0	0	0
4960	Administrative Charges	114,090	97,091	110,000	110,000
4976	Licenses & Fees	795	664	1,000	1,000
4985	Taxes	0	0	500	1,000
4990	Miscellaneous Expense	3,064	1,464	1,500	1,200
5110	Office Supplies	5,367	1,674	5,000	4,000
5120	EDP Supplies	565	0	1,000	1,000
5150	Misc Equipment Expense	228	771	1,000	1,000
5210	Gas & Oil	0	250	0	0
5230	Cleaning Supplies	6,502	6,539	7,500	6,500
5410	Books,Publications,Subs&Mbrshp	2,759	3,421	2,500	2,000
5900	Depreciation	535,707	538,917	535,000	535,000
	Total Operating Expense	$ 4,101,110	$ 3,741,521	$ 3,742,735	$ 3,247,575
Capital Outlay					
6200	Other Structures Facilities	$ 0	$ 0	$ 0	$ 0
6320	Other Improvements	0	96,285	0	0
6410	Office Equip & Mach	0	745	2,500	0
	Total Capital Outlay	$ 0	$ 97,030	$ 2,500	$ 0
Transfers					
9110	Transfer to General	$ 0	$ 0	$ 0	$ 0
	Total Transfers	$ 0	$ 0	$ 0	$ 0
	TOTAL APPROPRIATIONS	**$ 4,565,877**	**$ 4,390,456**	**$ 4,403,100**	**$ 3,778,600**

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 420-2902		Building Inspection Fund			
		2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Licenses and Permits					
322 10	Permits-Building Dept.	$ 766,851	$ 725,969	$ 785,000	$ 805,000
322 20	Inspections	12,630	11,289	15,000	15,000
322 90	Other Permit Fees	475,643	516,605	500,000	539,972
329 40	Contractor's License	51,820	50,270	55,000	55,000
	Total Licenses and Permits	$ 1,306,944	$ 1,304,133	$ 1,355,000	$ 1,414,972
Grants					
331 10	General Government	$ 0	$ 0	$ 0	$ 0
	Total Grants	$ 0	$ 0	$ 0	$ 0
Charge for Services					
341 40	Cert, Copying, Rcd Search	$ 216	$ 107	$ 2,000	$ 2,000
341 60	Administration Fees	0	2,925	0	0
341 61	Demo & Flood Plain Mgmnt	0	0	0	0
341 94	Credit Card Process Fees	21,026	26,340	20,000	20,000
	Total Charges for Services	$ 21,243	$ 29,371	$ 22,000	$ 22,000
Fines & Forfeits					
354 60	Unlicensed Contracting	$ 2,100	$ 3,000	$ 3,000	$ 18,000
	Total Fines & Forfeits	$ 2,100	$ 3,000	$ 3,000	$ 18,000
Miscellaneous Revenue					
361 10	Interest on Investments	$ 2,657	$ 3,347	$ 0	$ 0
361 33	Other Investment Interest	0	2,713	0	0
369 31	Reimbursement of Expeditures	419	211	0	0
369 43	Contractual CDBG	1,750	0	0	0
369 57	St. Lucie County	11,412	9,598	0	0
369 90	Other Misc. Revenues	16,548	22,852	16,000	21,000
	Total Miscellaneous Revenues	$ 32,786	$ 38,721	$ 16,000	$ 21,000
	Total Revenues	$ 1,363,072	$ 1,375,225	$ 1,396,000	$ 1,475,972
Interfund Transfers					
381 10	General Fund	$ 0	$ 0	$ 0	$ 0
	TOTAL Interfund Transfers	$ 0	$ 0	$ 0	$ 0
	Appropriated Retained Earnings	0		(8,852)	222,170
	TOTAL RESOURCES	**$ 1,363,072**	**$ 1,375,225**	**$ 1,387,148**	**$ 1,698,142**

Proposed Budget for Fiscal Year 2018/19

Fund Title:	Building Inspection Fund
Fund/Division Number: 420-2902-524	

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Budgeted Staffing Level				
Building Official	1	1	1	1
Deputy Building Official	0	0	0	1
Building Department Coordinator	1	1	1	1
CRS Coordinator	0	0	1	1
Executive Assistant	1	1	1	1
Administrative Assistant	0	0	1	1
Building Inspector	3	4	4	5
Building Inspector/Plans Examiner (PT))	0	0	1.5	1
Building Inspector /Investigator	0	0	1	1
Senior Permit Specialist	1	1	2	1
Permit Specialist	3	4	4	4
Plan Examiner	0	1	0	0
Total Budgeted Staffing Level	10	13	17.5	18

	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Personnel Services				
1010 Salaries and Wages	$ 451,610	$ 446,837	$ 776,284	$ 851,169
1030 Accrued Compensation	8,299	5,071	7,000	7,000
1040 Overtime	13,718	15,640	5,000	5,000
2010 FICA Taxes	35,672	37,946	60,304	66,032
2020 Retirement Contributions	71,059	69,198	136,767	130,609
2030 Life & Health Insurance	79,319	82,600	144,851	171,302
2035 Dental Insurance	6,671	6,483	11,251	12,405
2040 Workers' Compensation	6,266	13,142	9,945	12,338
Total Personnel Services	$ 672,614	$ 676,917	$ 1,151,402	$ 1,255,855
Operating Expense				
3120 Legal Fees	$ 0	$ 0	$ 19,000	$ 2,000
3170 Examination Fees	0	199	0	0
3200 Accounting & Auditing	1,124	1,123	1,200	1,200
3490 Contractual Fees	152,353	129,593	51,000	51,000

Proposed Budget for Fiscal Year 2018/19

Fund Title: Fund/Division Number: 420-2902-524			Building Inspection Fund	
	2015/16 Actual	2016/17 Actual	2017/18 Approved	2018/19 Proposed
Operating contd.				
3495 Temp Employee Svcs	115,693	92,061	30,000	15,000
4010 Car Allowance	0	0	0	4,200
4020 Travel and Education	4,286	4,404	5,000	26,000
4110 Communications	18,545	19,371	20,000	22,000
4120 Freight and Postage	5,188	3,480	5,000	5,000
4410 Equipment Rental	5,740	6,438	7,000	10,000
4510 Liability	8,156	9,033	7,000	7,000
4650 Vehicle Maintenance	227	83	2,000	2,000
4651 Vehicle Parts	1,957	4,840	3,000	3,000
4652 Tires & Batteries	389	0	1,000	1,000
4660 Equipment Maintenance	526	0	4,000	0
4670 Computer Maintenance	238	0	8,000	0
4675 Software Maintenance	50,497	45,068	65,000	87,000
4710 Reproduction	1,894	2,465	2,000	1,000
4720 Outside Printing	1,419	3,653	1,000	2,500
4810 Advertising	292	451	500	500
4945 Refunds	0	77,701	0	0
4960 Administrative Fees	91,260	125,705	95,000	95,000
4990 Miscellaneous Expenses	4,371	2,109	1,000	1,000
5110 Office Supplies	4,863	2,827	4,000	4,000
5120 EDP Supplies	2,252	299	2,000	1,000
5150 Misc. Equipment	3,295	734	1,000	1,000
5210 Gas and Oil	6,310	8,968	12,000	15,000
5232 Other Supplies	35	140	1,000	1,000
5410 Books, Pubs, Subscriptions&Mbrshp	5,062	6,075	6,000	6,000
5900 Depreciation	0	972	0	972
Total Operating Expense	$ 485,973	$ 547,792	$ 353,700	$ 365,372
Capital Outlay				
6410 Office Equipment & Mach	$ 0	$ 35,538	$ 0	$ 0
6440 Vehicles	0	0	0	72,500
6420 Furniture & Furnishings	684	0	0	0
Total Capital Outlay	$ 684	$ 35,538	$ 0	$ 72,500
Non-operating Expenses				
9201 Debt Service/Radios	$ 0	$ 5,340	$ 5,277	$ 5,387
Total Capital Outlay	$ 0	$ 5,340	$ 5,277	$ 5,387
TOTAL APPROPRIATIONS	**$ 1,159,271**	**$ 1,265,586**	**$ 1,510,379**	**$ 1,699,114**

Treasure Coast Newspapers | TCPALM

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
463454 - CITY OF FORT PIERCE (LEGALS)	2100461	CITY OF FORT PIERCE NOTICE OF PROPOS	

Pub Dates
August 31, 2018

Sworn to and subscribed before me this day of, August 31, 2018, by

Natalie Zollar, who is
Natalie Zollar
(X) personally known to me or
( ) who has produced _____ as identification.

Karol E Kangas
Karol Kangas **Notary Public**

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

CITY OF FORT PIERCE
NOTICE OF PROPOSED ORDINANCES LEVYING AND COLLECTING TAXES; ADOPTING MILLAGE RATE AND ADOPTING FINAL BUDGET

The City Commission of the City of Fort Pierce, Florida, pursuant to the City Charter and Florida Statutes, will on Monday, September 10, 2018 at their special meeting which begins at 5:05 p.m. and on Monday, September 17, 2018, at their regular meeting which begins at 6:30 p.m., hold Public Hearings on the enactment of proposed ordinances on first and second readings respectively, in the City Hall Commission Chambers, 100 North U.S. Highway #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 18-030 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2018-19 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 18-032 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed ordinance. Said proposed ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox
City Clerk
Publish: 08-31-2018
TCN 2100461

City Commission Regular Meeting **12.c.**

Meeting Date: 09/17/2018

Re: Ordinance 18-023 - Mayfair at Lawnwood

SUBJECT:

Legislative Hearing - Ordinance 18-023 - Affirming the Prior Approval for the Planned Development Mayfair at Lawnwood - Parcel IDs 2416-504-0199-000-1, 2416-504-0199-050-6 & 2416-504-0199-200-3 - SECOND READING

SUMMARY:

On November 21, 2016, the City Commission heard the Mayfair at Lawnwood Planned Development (PD) Application. The adjacent Homeowner's Association (Village of Lawnwood) had previuosly contest the development and at the meeting, both parties proclaimed a resolution. The City Commision approved the PD for Mayfair at Lawnwood with the understanding that the resolutions between both parties would be memorialized in writing and subsequently become a part of the development order, the Ordinance. The agreement was recorded in February of 2018 and the developer also requested and was granted an extension of the prior approval. This item now completes the final step, incorporating the agreement into the Ordinance. The Original site plan and other applicaiton materials previously submitted may be found in the Agenda package of November 21, 2016. All files attached are updated plans that reflect the negotiated agreement. With the execution of the Ordinance, the PD will have a new expiration date of September 4, 2020.

RECOMMENDATION:

Approval of Ordinance 18-023

ALTERNATIVES:

Provide Staff with an alternate direction.
Deny

RESPONSIBLE STAFF:

Rebecca Grohall, AICP

COORDINATED WITH:

Jim Messer, City Attorney

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018

OTHER INFORMATION:

If approved and developed, this project will add to the Ad Valorem tax base of the City.

Attachments

City Approval Nov 21 2016
Mayfair Site Plan
Owner's Authorization
Ordinance 18-023
Certification for Quasi Judicial Hearing

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	08/22/2018 04:25 PM
City Manager	Nick Mimms	08/29/2018 12:19 PM

Form Started By: Rebecca Grohall Started On: 08/22/2018 04:12 PM
Final Approval Date: 09/05/2018

THE SUNRISE CITY
FORT PIERCE
Florida
CITY CLERK'S OFFICE

November 29, 2016

NOV 29 2016

Richard Wohlfarth, PE - Associate Director
IBI Group (Florida) Inc.
2300 Maitland Center Parkway-Suite 101
Maitland FL 32751-7410

Dear Mr. Wohlfarth:

At their meeting on Monday, November 21, 2016, the City Commission of the City of Fort Pierce, Florida, approved your request for a Planned Development (PD) Plan generally located at 1801 Nebraska Avenue conditioned on the incorporation of the agreement between the applicant and adjacent properties' HOA being reduced to writing and incorporated into the development order.

If you have any questions, please feel free to contact me or the City Planning Department.

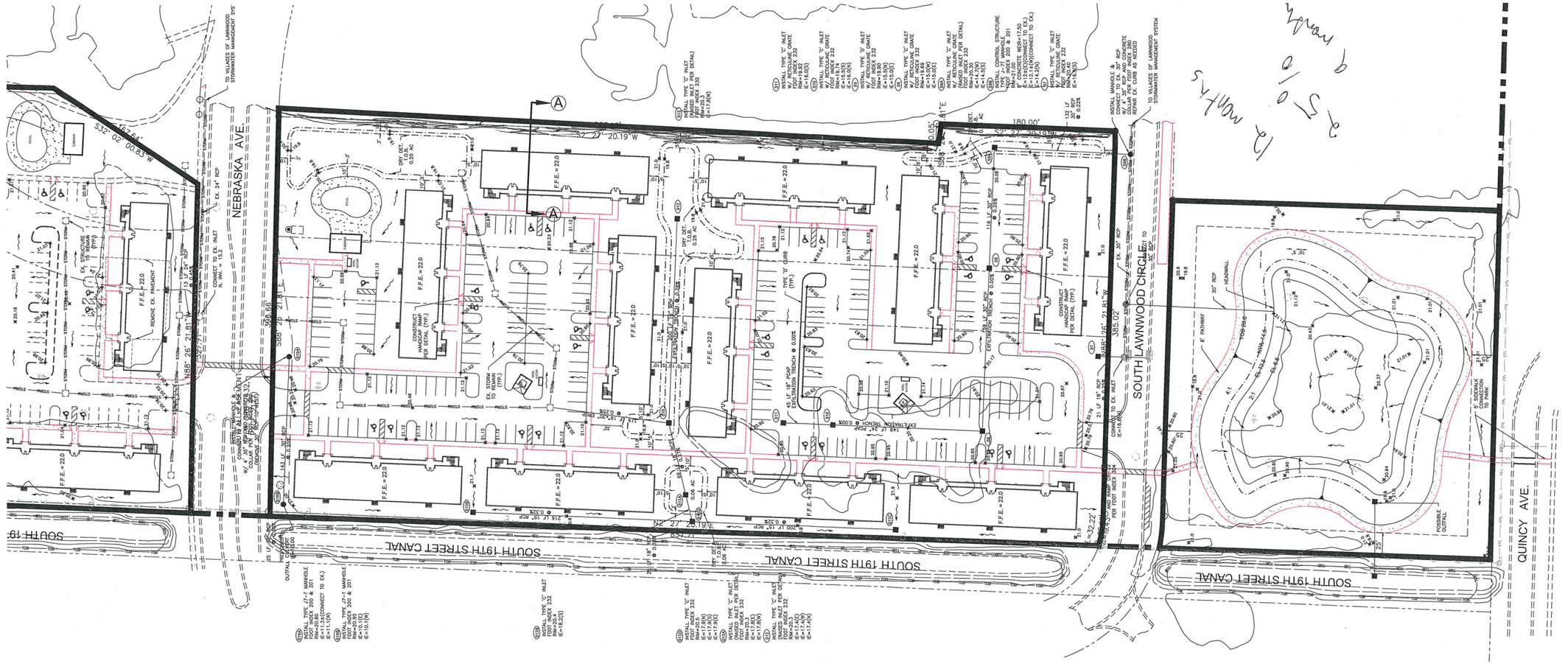
Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

Mayfair At Lawnwood Reph LLC
780 NW 42nd Ave Ste 300
Miami, FL 33126



N

W E

S

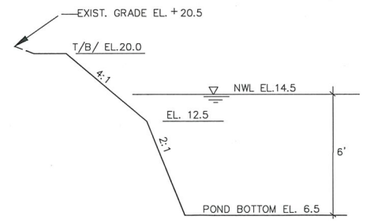
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

945 LF - 8' PATHWAY
2,080 SY - POND BANK SOD
5,815 SY - PARK SOD

AREA @ T.O.B. = 1.27 AC
AREA @ N.W.L. = 0.84 AC



TYPICAL POND SECTION

NOTE: SOD SIDESLOPES TO EL. 14.5

BY	DESCRIPTION	DATE	REV
			1
			2
			3
			4
			5
			6
			7

IBI GROUP (FLORIDA) INC.
HTTP://WWW.IBIGROUP.COM
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL CONSULTANTS
2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA 32751 (407) 660-2120 ORLANDO
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 974-2200 POMPANO BEACH

MAYFAIR
FORT PIERCE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

DRAWN: BW
DESIGNED:
CHECKED: RW
DATE: 11/16/2016
SCALE 1" = 50'
PROJECT 38890
SHEET PGD-ALT

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

NOT FOR CONSTRUCTION
11/16/16

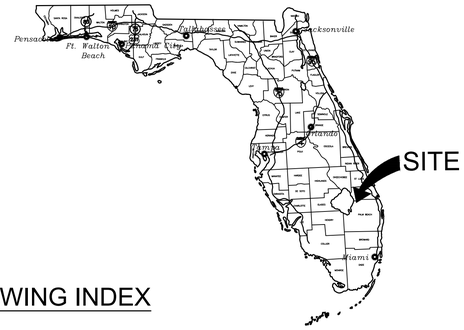
J:\38890\5.9 Drawings\59civil\layouts\38890-PGD ALT 2.dwg Modified:11/16/2016 By:becky.williams Plotted By:becky williams

FINAL CONSTRUCTION PLANS

MAYFAIR AT LAWNWOOD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

JUNE 18, 2018

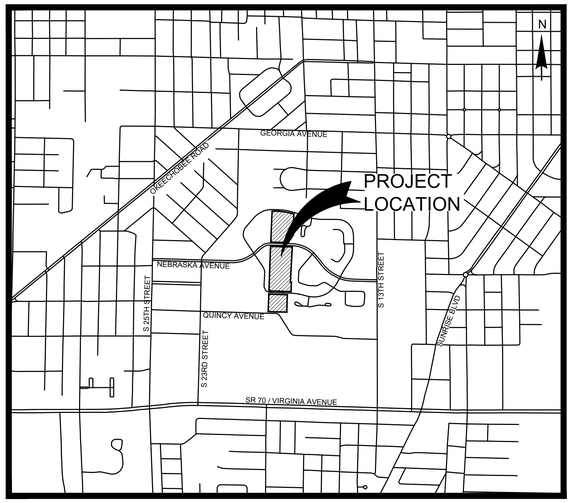


PROJECT TEAM

OWNER
MAYFAIR AT LAWNWOOD REPH, LLC
780 N.W. 42ND AVENUE
MIAMI, FLORIDA 33126
PHONE: (305) 569-5146
EMAIL: EMCHUGH@OCEANBANK.COM

CIVIL ENGINEER:
WOHLFARTH CONSULTING
GROUP, LLC
CONTACT: RICHARD C.
WOHLFARTH, P.E.
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
RWOHLFARTH@WCGROUP.CO

SURVEYOR:
WOHLFARTH CONSULTING GROUP, LLC
CONTACT: RICHARD C. WOHLFARTH, P.E.
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL
407-750-3123
WWAY@WCGROUP.CO



LOCATION MAP
SCALE: NOT TO SCALE

LEGAL DESCRIPTION:

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT INT NLI NEBRASKA AV AND E LI S 19 ST (CANAL), TH N 1 25 E ALG E LI OF SD S 19 ST 582.85 TO S R/W LI OF N LAWNWOOD CIR, TH ELY ALG SD S R/W ON A CURVE CONCAVE SLY, DELTA 20 21 26, R OF 1189.24, ARC DIST 422.54, TH S 01 25 01 W 375.70 FT,TH S 30 59 45 W 183.44 FT TO N R/W LI NEBRASKA AV,TH N 89 28 42 W 327.66 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (5.43 AC) (OR 3116-1904)

AND

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG INT S R/W NEBRASKA AV AND E R/W S 19 ST (CANAL),TH RUN S 01 25 00 W ALG SD E R/W 837.73 FT TO N R/W OF S LAWNWOOD CIR, TH ELY ALG SD N R/W ON A CURVE CONC NLY DELTA 19 25 59, R OF 95 FT, ARC DIST 32.22 FT,TH S 89 28 42 E 385.02 FT,TH N 01 25 00 E 180 FT,TH N 89 28 42 W 20.04 FT,TH N 01 25 00 E 663.12 FT TO S R/W NEBRASKA AV,TH N 89 28 42 W ALG SD S R/W 395.42 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.75 AC) (OR 3116-1904)

AND

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT PT OF INT OF E LI OF S 19 ST CANAL AND LI DESC IN OR 83-343,TH CONT ELY ALG SD LI DESC IN OR 83-343 350 FT,TH N 01 25 E 330.54 FT TO S LI S LAWNWOOD CIR,TH WLY ON S R/W 350.17 FT,TH SLY 334 FT TO POB (2.69 AC) (OR 3116-1904)

DRAWING INDEX

C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	EXISTING CONDITIONS
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	SITE PLAN
C-6.0	PAVING, GRADING AND DRAINAGE PLAN
C-6.1	PAVING, GRADING AND DRAINAGE PLAN
C-6.2	PAVING, GRADING AND DRAINAGE PLAN
C-6.3	CIVIL SITE DETAILS
C-6.4	DRAINAGE DETAILS
C-6.5	DRAINAGE DETAILS
C-7.0	WATER AND SEWER PLANS
C-7.1	WATER AND SEWER PLANS
C-7.2	WATER AND SEWER PLANS
C-7.3	CITY STANDARD UTILITY DETAILS
C-7.4	CITY STANDARD UTILITY DETAILS
C-7.5	CITY STANDARD UTILITY DETAILS
L0-1.00	LANDSCAPE NOTES
L1-1.00	LANDSCAPE PLAN
L1-1.01	LANDSCAPE PLAN
L1-1.02	LANDSCAPE DETAILS
L1-1.03	PLANTING LIST
L1-1.04	PLANTING LIST
	BOUNDARY/TOPOGRAPHIC SURVEY

Sunshine811

ENGINEER'S PROJECT NO. 2017-004

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS

246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPROVED	APPROVAL NO.	EXPIRATION DATE
CITY	*FDP*			
SJRWMD	*ERP*			
FDEP	*WATER*			
FDEP	*SEWER*			

REV.		REV.
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #39044

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C1.0 - Cover.dwg Plotted:7/17/2018 By:jonathan

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF APOPKA, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

REV.	DATE	DESCRIPTION	BY
1	4/24/18	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714
(407) 862-1900
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

GENERAL NOTES

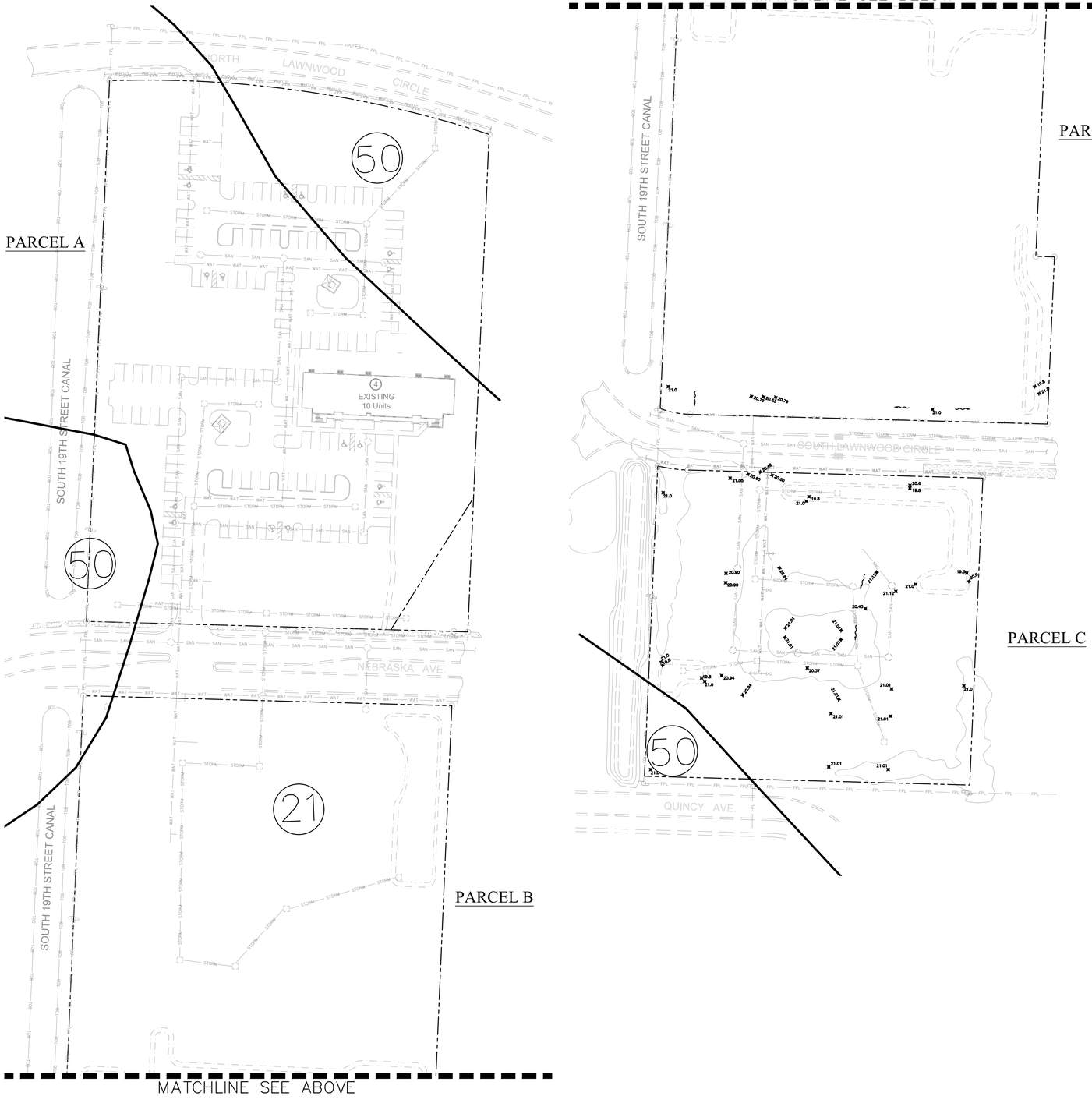
DRAWN: DM | DESIGNED: - | CHECKED: RW | DATE: 5/5/2018

SCALE: N/A | PROJECT: 2017-004 | SHEET: C-2.0

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C2.0 - General Notes.dwg Plotted: 7/17/2018 By: dennis murray



N

W E

S

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

NO.	DESCRIPTION	REV. DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 975-2583
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

EXISTING CONDITIONS PLAN

LEGEND

- EXISTING FLOOD ZONE A
- EXISTING SOILS
- 90.00 EXISTING TOPOGRAPHIC CONTOUR
- EXISTING WETLAND
- BORING/NUMBER

USDA–NRCS SOILS, ORANGE COUNTY, FLORIDA

SOIL SYMBOL	NAME
21	LAWNWOOD AND MYAKKA SANDS
50	WAVELAND AND IMMOKALEE FINE SANS

DRAWN: DM
DESIGNED: --
CHECKED: RW
DATE: 6/3/2018

SCALE 1" = 60'
PROJECT 2017-004
SHEET C-3.0

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C3.0 - Existing Conditions Plan.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C4.0 - Erosion Control Plans.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

MATCHLINE SEE BELOW

PARCEL A

PARCEL B

PARCEL C

PARCEL B

MATCHLINE SEE ABOVE

NORTH LAWNWOOD CIRCLE

SOUTH 19TH STREET CANAL

NEBRASKA AVE.

QUINCY AVE.

SOUTH LAWNWOOD CIRCLE

4 EXISTING 10 Units

SILT FENCE

CONSTRUCTION EXIT

INLET PROTECTION

N

S

E

W

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

NO.	REV.	DATE	DESCRIPTION	BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778 FAX 253
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

EROSION CONTROL PLAN

DRAWN: DM
DESIGNED: --
CHECKED: RW
DATE: 6/3/2018

SCALE 1" = 60'
PROJECT 2017-004
SHEET C-4.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

EROSION CONTROL NOTES

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

A. SURFACE PROTECTION
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWVETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.

B. RUN-OFF CONTROL
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.

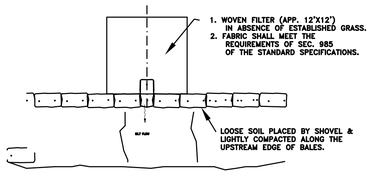
C. SEDIMENT TRAPPING
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.

D. SOIL MOISTURE
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.

E. RESPONSIBILITY
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.

CONSTRUCTION SEQUENCE

1. SET UP ON-SITE PRE-CONSTRUCTION CONFERENCE WITH CITY/COUNTY & ENGINEER .
2. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES. CONTACT CYCORP ENGINEERING IF ADDITIONAL MEASURES ARE REQUIRED DUE TO SITE SPECIFIC CONDITIONS.
4. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY/COUNTY AND THE WATER MANAGEMENT DISTRICT, AND NPDES CRITERIA.



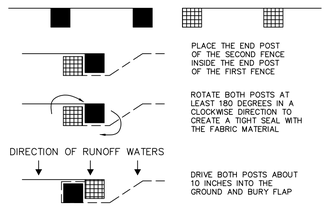
SYNTHETIC HAY BALE PLAN VIEW *

CITY OF APOPKA DESIGN ENGINEERING DIVISION	APRIL 2001	FIG. 603

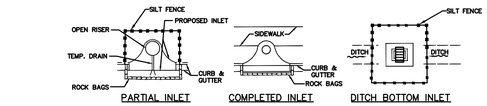
GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH STORM EVENT BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT AND REPAIRS MADE AS NECESSARY.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE BASIN HAS BEEN PROPERLY STABILIZED.

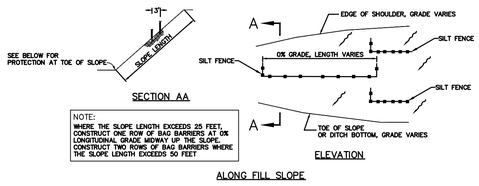
SYNTHETIC HAY BALE ELEVATION VIEW *

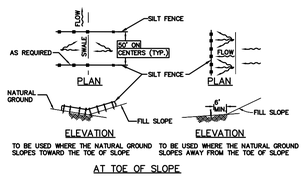


SILT FENCE ATTACHMENT DETAIL
N.T.S

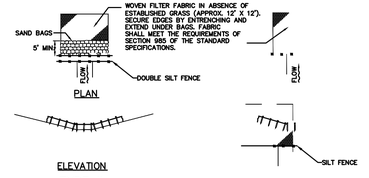


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



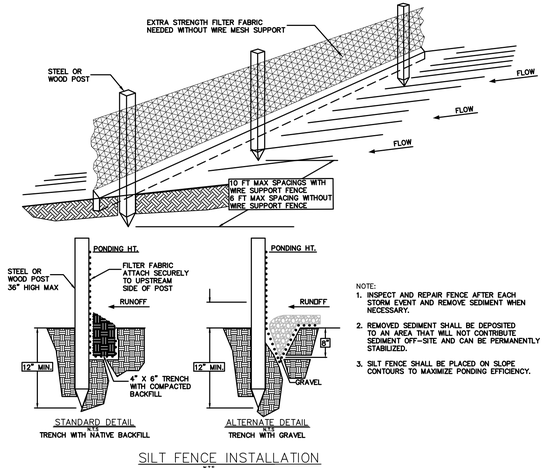


BARRIERS FOR FILL SLOPES



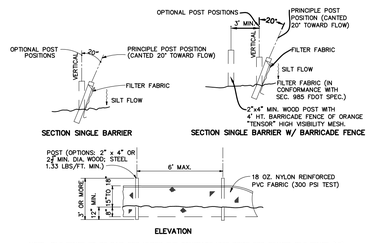
BARRIERS FOR UNPAVED DITCHES

BARRIERS LAYOUT DETAIL
NOT TO SCALE



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

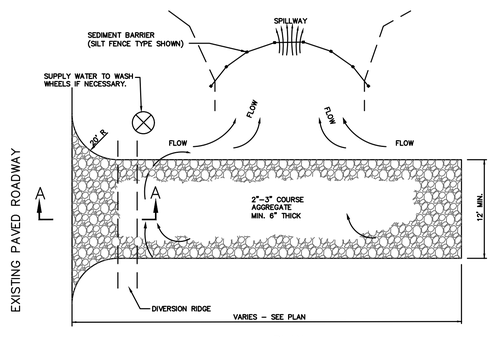
SILT FENCE INSTALLATION
N.T.S



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

FOR ADDITIONAL INFORMATION REFERENCE FDOT INDEX 102

STAKED TURBIDITY BARRIER
N.T.S.



NOTE:
USE SANDBAGS, SILT FENCES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OFANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GENERAL NOTES

TEMPORARY ACCESS ROADS AND PARKING AREAS:

1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
2. TEMPORARY PARKING AREAS SHOULD BE LOCATED ON NATURALLY FLAT AREAS TO MINIMIZE GRADING. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED 4 PERCENT.
3. ROADBEDS SHALL BE AT LEAST 14 FEET (5.5 m) WIDE FOR ONE-WAY TRAFFIC AND 20 FEET (8 m) WIDE FOR TWO-WAY TRAFFIC.
4. ALL CUTS AND FILLS SHALL HAVE SIDE SLOPES THAT ARE STABLE FOR THE PARTICULAR SOIL. SLOPES OF 2:1 OR FLATTER ARE RECOMMENDED FOR CLAY SOILS, AND SLOPES OF 3:1 OR FLATTER ARE RECOMMENDED FOR SANDY SOILS.
5. STORMWATER SYSTEM SHALL BE PROVIDED AS NEEDED AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO APLICABLE REGULATIONS.
6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
7. A 6 INCH (15 cm) COURSE OF FDOT NO. 1 AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY. FILTER FABRIC MAY BE APPLIED TO THE ROADBED FOR ADDITIONAL STABILITY ACCORDING TO THE FABRIC MANUFACTURER'S SPECIFICATIONS.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

BY	DESCRIPTION	REV.	DATE
		A	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714 (407) 774-7778
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

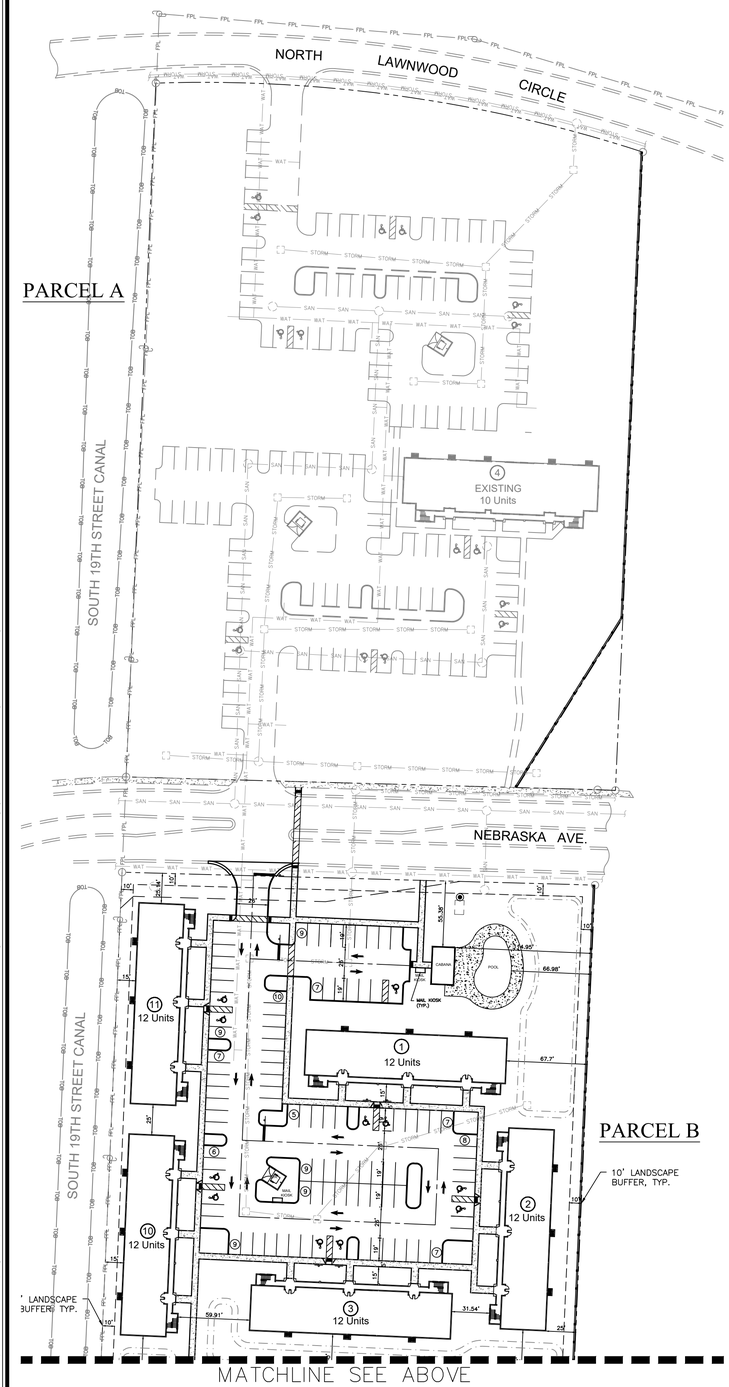
EROSION CONTROL DETAILS

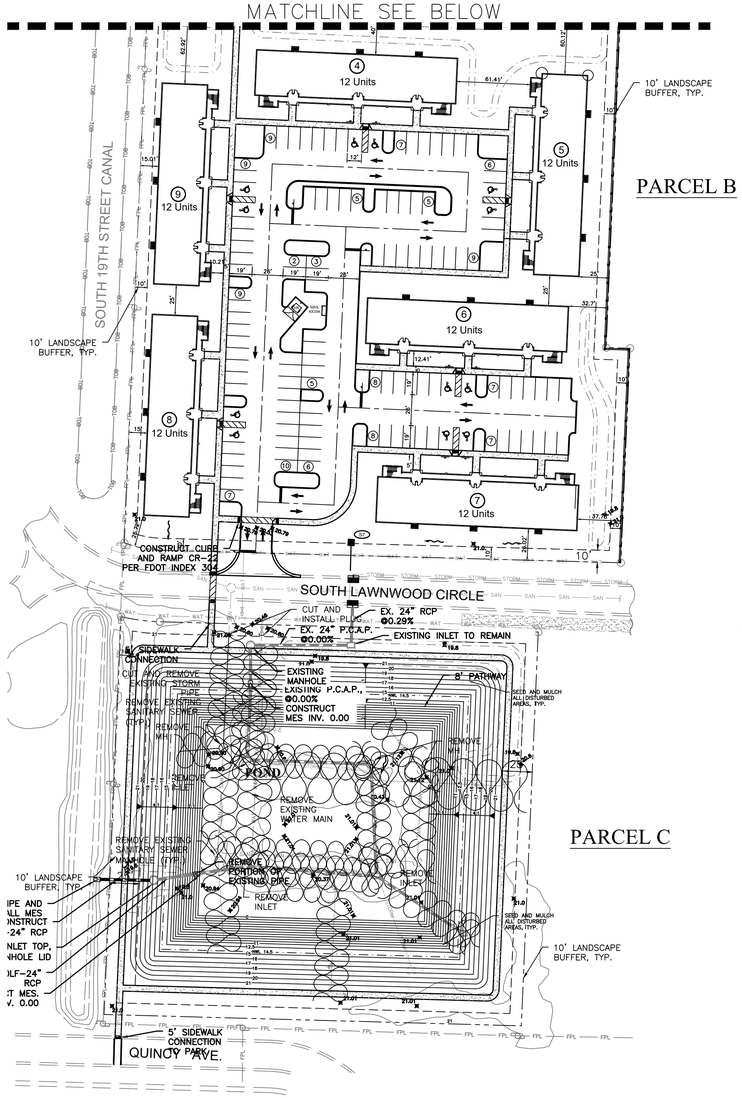
DRAWN: DM | DESIGNED: - | CHECKED: RW | DATE: 6/3/2018
SCALE: N/A | PROJECT: 2017-004 | SHEET: C-4.1

VG GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

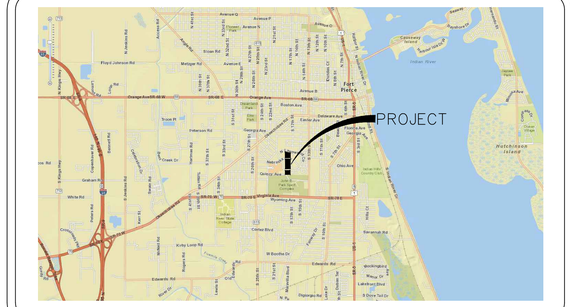
NOT FOR CONSTRUCTION
7/17/18

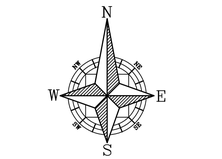
C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C4.1 - Erosion control Details.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray





PROJECT LOCATION MAP



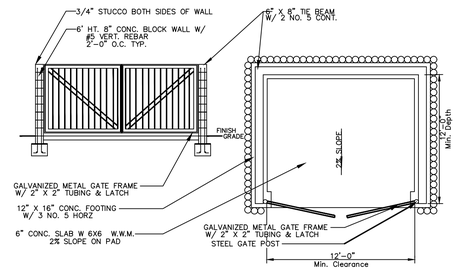


GRAPHIC SCALE

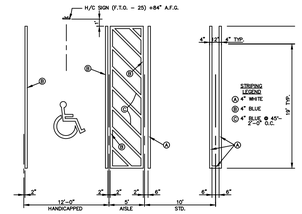
60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

Dumpster Detail



Parking and Striping Detail





PARKING DETAIL

	Parcel A	Parcel B	Parcel C	Total
Gross Area	5.24	7.76	2.66	15.66
# of Buildings	7	11	0	18
1 BR	40	66	0	106
2 BR	42	66	0	108
3BR	4			4
	86	132	0	218
	16.41	17.01	0.00	13.92
Required Parking				
1.5 Spaces Per Unit	129	198	0	327
Provided	149	225	0	374
Parking Ratio	1.73	1.70	0.00	1.72

The property has a zoning of PUD and an overall density of 13.86.
The underlying Land Use is Medium with a 6.5 to 12 DU/Acre.
There is a bonus program for 5 additonal units for a total of 17.
The site should qualify for the total bonus.

SITE DATA

PARCEL ID NUMBER:

PARCEL A	2416-504-0199-000-1	5.35 AC
PARCEL B	2416-504-0199-050-6	7.75 AC
PARCEL C	2416-504-0199-200-3	2.69 AC

PARCEL AREA: 15.8 +/- AC

EXISTING LAND USE: MULTI-FAMILY
PROPOSED LAND USE: MULTI-FAMILY

EXISTING PARCEL ZONING: PUD
PROPOSED PARCEL ZONING: PUD
ADJACENT EXISTING ZONING:
NORTH : R4
SOUTH : OSI
EAST : PUD
WEST : C-1

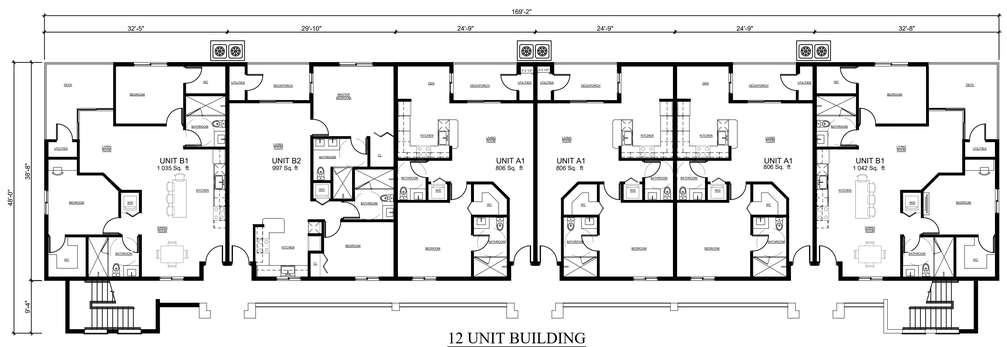
FEMA F.I.R.M. #12111C0187J
FLOOD ZONE: X

BUILDING SETBACKS: REQUIRED / PROVIDED
FRONT: 15'
REAR:
SIDE:

MAXIMUM BUILDING HEIGHT: 35'

PARKING CALCULATIONS:
REQUIRED: MULTI-FAMILY 1.5 SPACE / 1 D.U. @ 218 D.U. = 327
PROPOSED : 375 SPACES @ 1.72 SPACES PER UNIT
ACCESSIBLE PARKING REQUIRED: 9
ACCESSIBLE PARKING PROVIDED: 39

	North	Middle	South	Total
Gross Area	5.24	7.76	2.66	15.66
Pervious				
Water Management	0.06	0.51	0.20	0.77
Other	1.86	2.66	0.95	5.47
Total	1.92	3.17	1.15	6.24
Impervious				
Buildings	1.27	1.91	0.70	3.88
Pavement	1.68	2.21	0.71	4.60
Walkways	0.28	0.38	0.11	0.77
Pool/Cabana	0.09	0.09	0.00	0.18
Total	3.32	4.59	1.52	9.43
Open Space	1.88	2.81	1.01	5.70
Area	5.24	7.76	2.66	15.66
%	35.84%	36.25%	37.97%	36.40%



12 UNIT BUILDING
NTS

DRAWN:	DM
DESIGNED:	—
CHECKED:	RW
DATE:	6/3/2018
SCALE	1" = 60'
PROJECT	2017-004
SHEET	C-5.0

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 862-2502
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

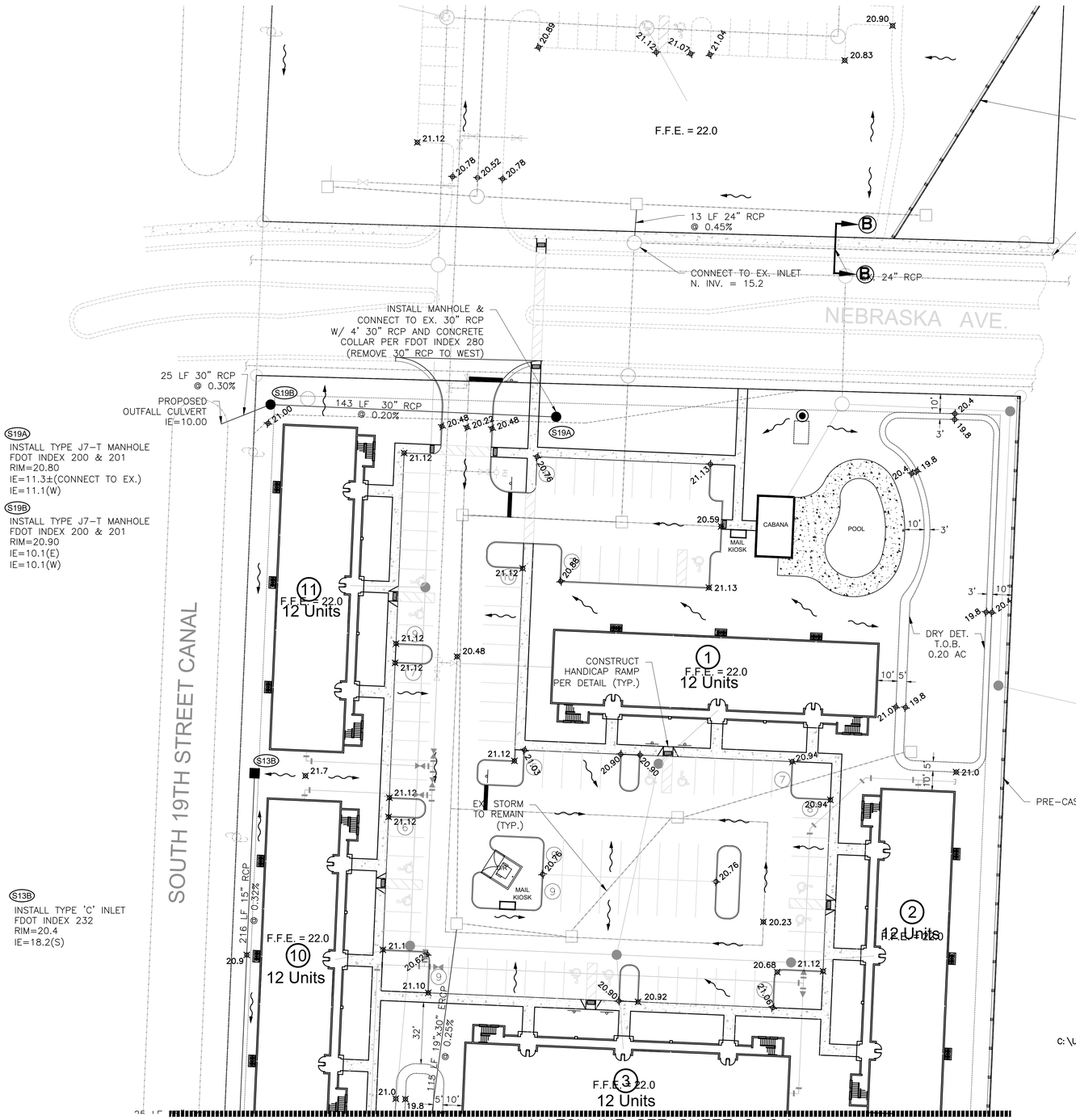
SITE PLAN

REV.	DATE	DESCRIPTION	BY

WGC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C5.0 - Site Plan.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray

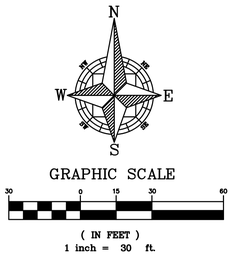


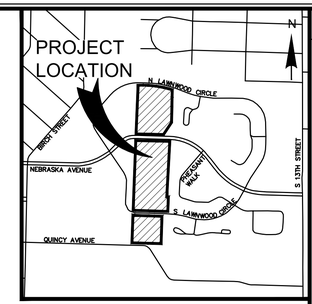
S13B
INSTALL TYPE 'C' INLET
FDOT INDEX 232
RIM=20.4
IE=18.2(S)

2 PRE-FABRICATED STACKED STONE WALL DETAIL

C:\Users\Jonathan\Dropbox\Rick Wohlfarth\Mayfair\DWG\Wall Details\Stacked Stone Residential (1).JPG

1 PRE-FABRICATED STACKED STONE RESIDENTIAL DETAIL





LOCATION MAP
(N.T.S.)

LEGEND

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- XX LF X" RCP @ X.XX% — PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING STORM SEWER
- EXISTING STORM CATCH BASIN
- 21.13 — PROPOSED GRADE ELEVATION

REV.	DATE	DESCRIPTION	BY
A			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 772-1434
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

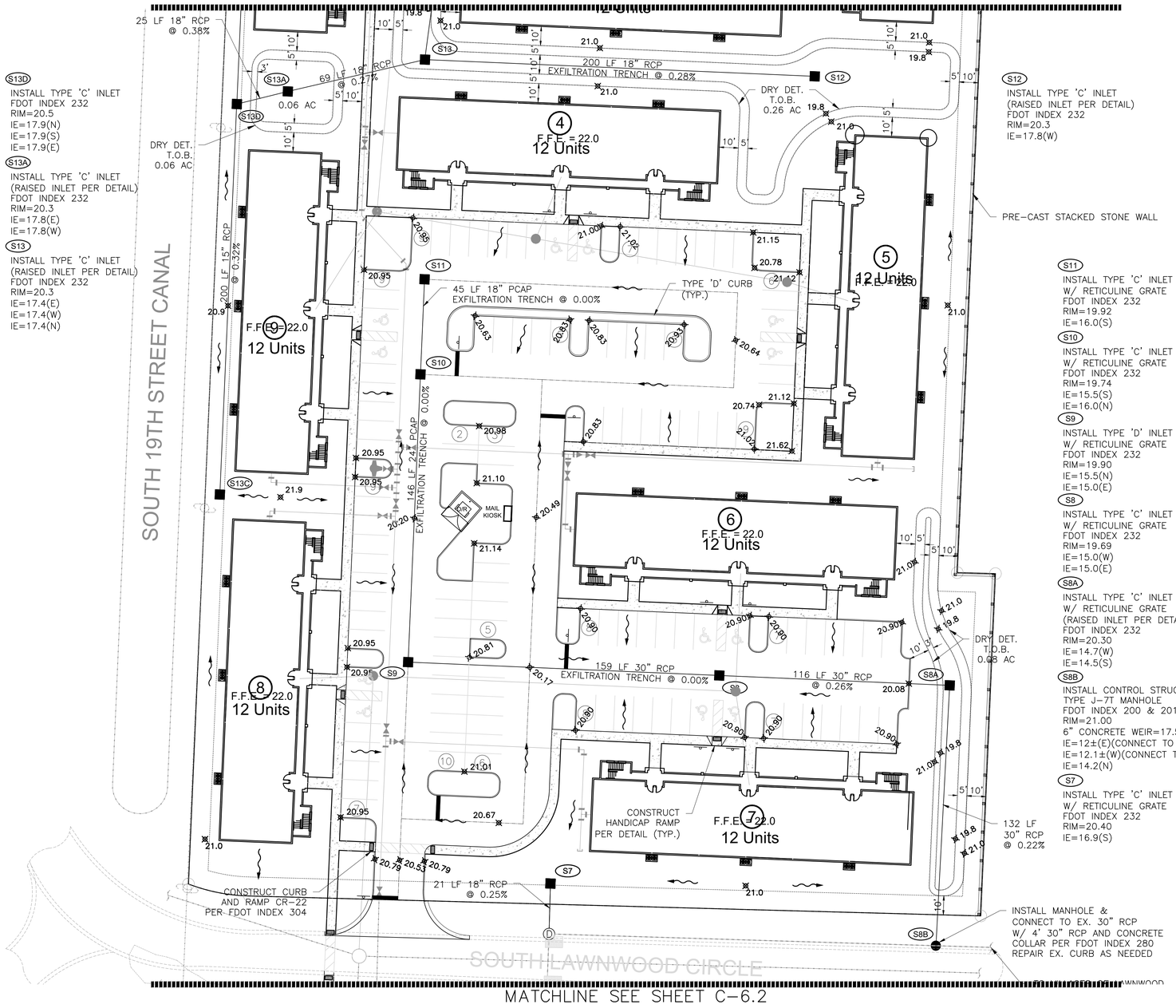
DRAWN: DM
DESIGNED: --
CHECKED: RW
DATE: 6/3/2018

SCALE: 1" = 30'
PROJECT: 2017-004
SHEET: C-6.0

VG GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C6.0 - PGD Plan.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray



S13D
INSTALL TYPE 'C' INLET
FDOT INDEX 232
RIM=20.5
IE=17.9(N)
IE=17.9(S)
IE=17.9(E)

S13A
INSTALL TYPE 'C' INLET
(RAISED INLET PER DETAIL)
FDOT INDEX 232
RIM=20.3
IE=17.8(E)
IE=17.8(W)

S13
INSTALL TYPE 'C' INLET
(RAISED INLET PER DETAIL)
FDOT INDEX 232
RIM=20.3
IE=17.4(E)
IE=17.4(W)
IE=17.4(N)

S12
INSTALL TYPE 'C' INLET
(RAISED INLET PER DETAIL)
FDOT INDEX 232
RIM=20.3
IE=17.8(W)

S11
INSTALL TYPE 'C' INLET
W/ RETICULINE GRATE
FDOT INDEX 232
RIM=19.92
IE=16.0(S)

S10
INSTALL TYPE 'C' INLET
W/ RETICULINE GRATE
FDOT INDEX 232
RIM=19.74
IE=15.5(S)
IE=16.0(N)

S9
INSTALL TYPE 'D' INLET
W/ RETICULINE GRATE
FDOT INDEX 232
RIM=19.90
IE=15.5(N)
IE=15.0(E)

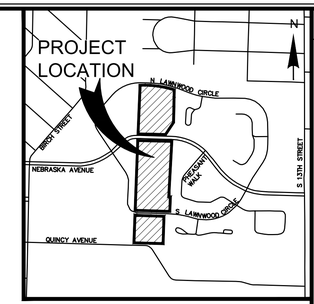
S8
INSTALL TYPE 'C' INLET
W/ RETICULINE GRATE
FDOT INDEX 232
RIM=19.69
IE=15.0(W)
IE=15.0(E)

S8A
INSTALL TYPE 'C' INLET
W/ RETICULINE GRATE
(RAISED INLET PER DETAIL)
FDOT INDEX 232
RIM=20.30
IE=14.7(W)
IE=14.5(S)

S8B
INSTALL CONTROL STRUCTURE
TYPE J-7T MANHOLE
FDOT INDEX 200 & 201
RIM=21.00
6" CONCRETE WEIR=17.50
IE=12±(E)(CONNECT TO EX.)
IE=12.1±(W)(CONNECT TO EX.)
IE=14.2(N)

S7
INSTALL TYPE 'C' INLET
W/ RETICULINE GRATE
FDOT INDEX 232
RIM=20.40
IE=16.9(S)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



LOCATION MAP
(N.T.S.)

LEGEND
- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- XX LF X" RCP @ X.XX% — PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING STORM SEWER
- EXISTING STORM CATCH BASIN
- 21.13 — PROPOSED GRADE ELEVATION

BY	DESCRIPTION	DATE	REV.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 975-2583
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	—	RW	6/3/2018

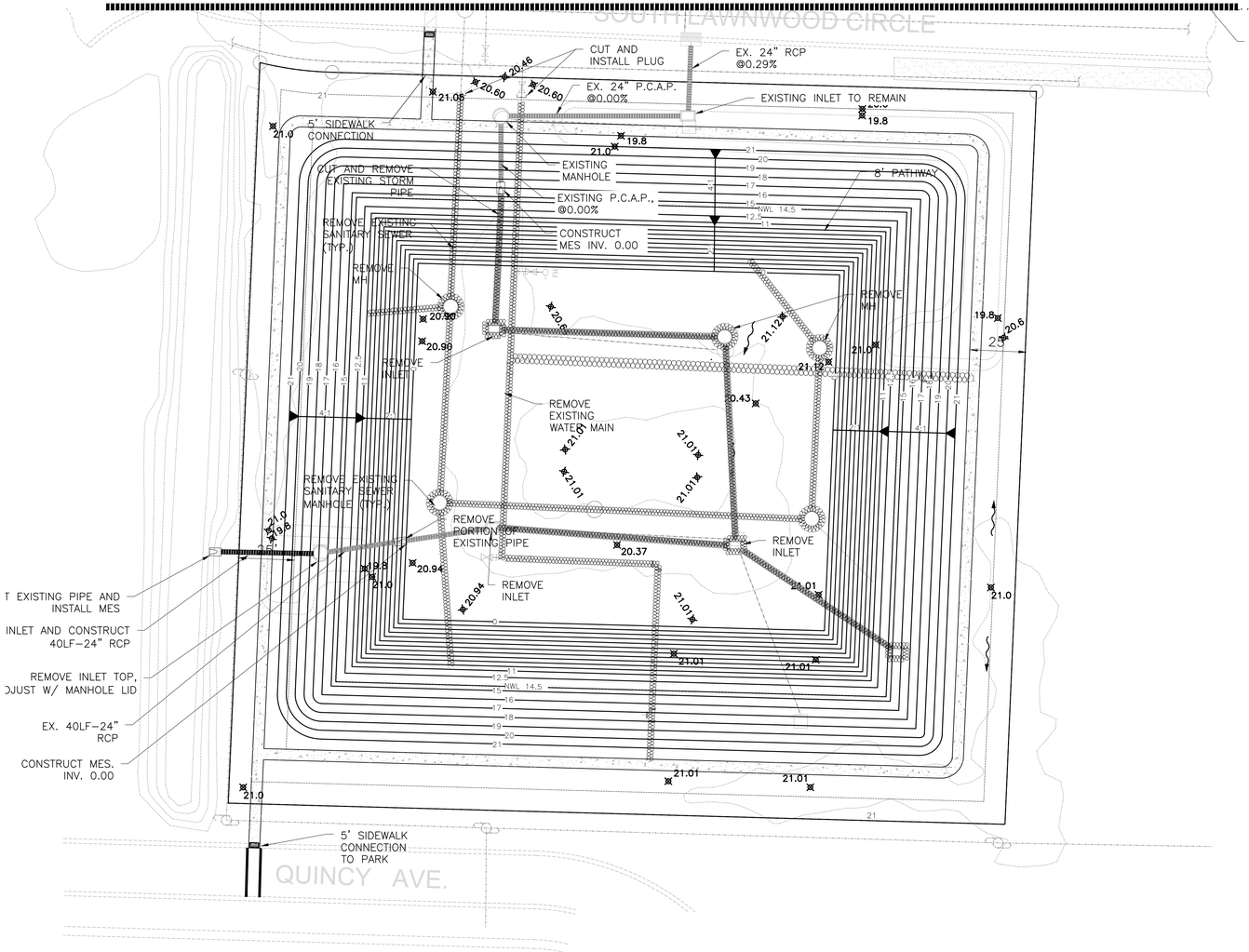
SCALE	PROJECT	SHEET
1" = 30'	2017-004	C-6.1

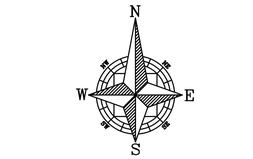
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

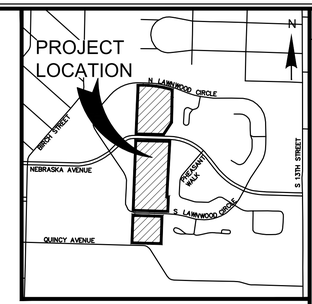
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C6.0 - PGD Plan.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray

MATCHLINE SEE SHEET PGD-1.2







LOCATION MAP
(N.T.S.)

LEGEND

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- XX LF X" RCP / X.XX% — PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING STORM SEWER
- EXISTING STORM CATCH BASIN
- 21.13 — PROPOSED GRADE ELEVATION

REV.	DATE	DESCRIPTION	BY
A			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778 FAX 253
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

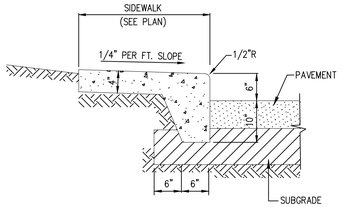
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	--	RW	6/3/2018

SCALE	PROJECT	SHEET
1" = 30'	2017-004	C-6.2

WGROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

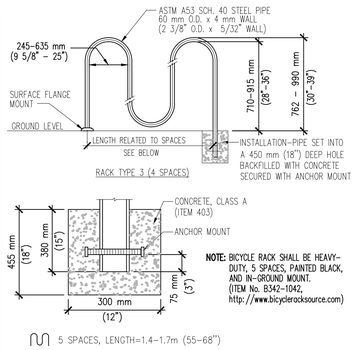
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C6.0 - PGD Plan.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray



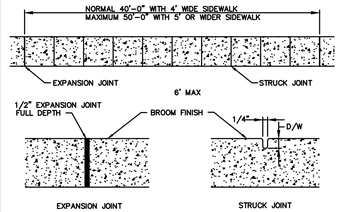
1 MONOLITHIC CURB & SIDEWALK DETAIL
(3,500 PSI (MIN))

NTS



2 BIKE RACK

NTS

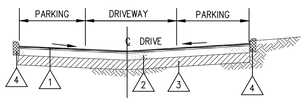


3 CONCRETE SIDEWALK
(3,500 PSI (MIN))

NTS

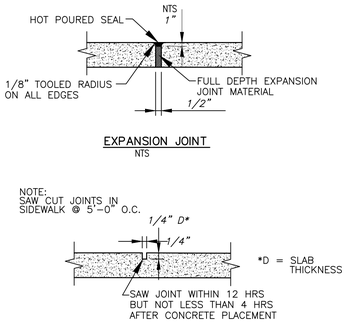
KEY TO ONSITE PAVEMENT SECTIONS

1. 1-1/2" TYPE S-9.5 ASPHALTIC CONCRETE - F.D.O.T. SECTION 331 MIN. MARSHALL STABILITY OF 1500#.
2. 6" CRUSHED CONCRETE BASE COURSE STABILIZED TO A MINIMUM (LBR) OF 100 AND COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (AASHTO T-180). FDOT SECTION 200. DENSITY TEST SHALL BE PERFORMED EVERY 5,000 SQUARE FEET.
3. 12" STABILIZED SUBBASE STABILIZED TO A MIN. LIMEROCK BEARING RATIO (LBR) OF 40 AND COMPACTED TO 98% F.D.O.T. SECTION 160.
4. FDOT TYPE D CURB



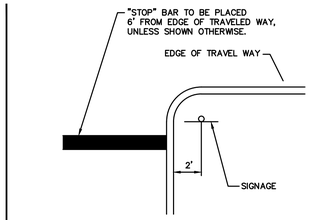
4 PAVEMENT SECTIONS

NTS



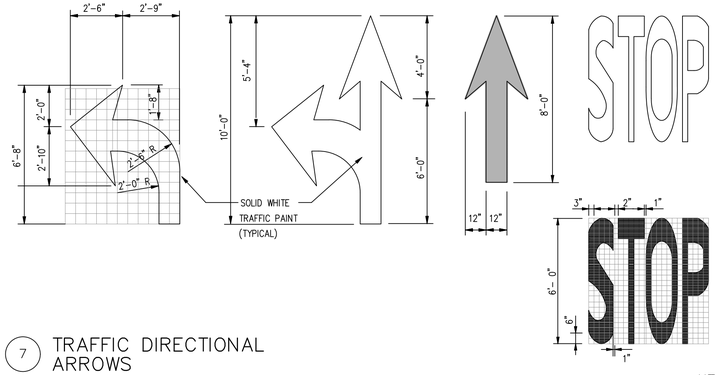
5 SAWED CONSTRUCTION JOINT

NTS



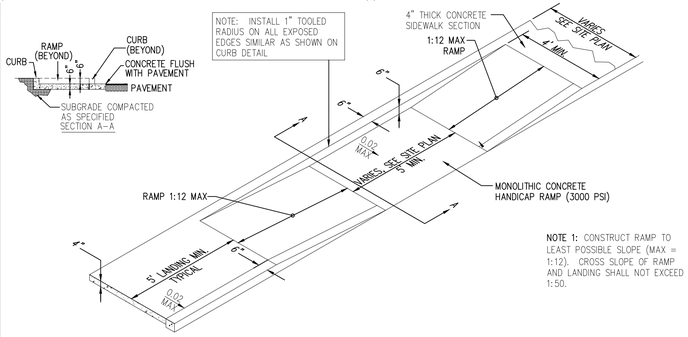
6 STOP BAR W/ SIGNAGE

NTS



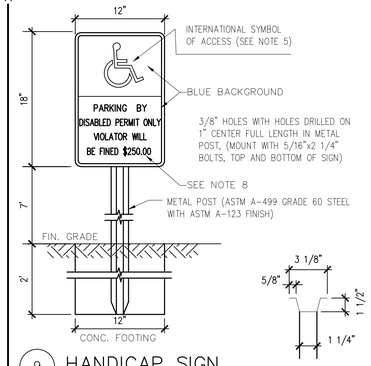
7 TRAFFIC DIRECTIONAL ARROWS

NTS



8 SIDE WALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE

NTS

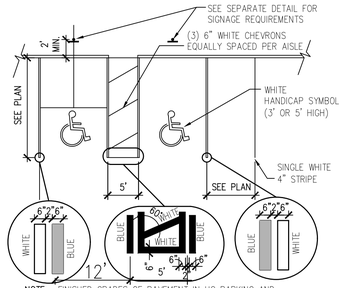


9 HANDICAP SIGN

NTS

NOTES:

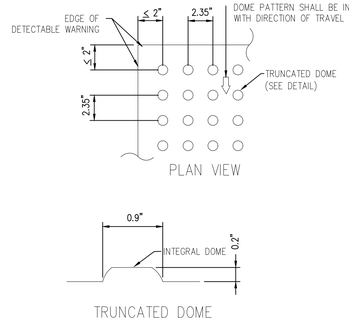
1. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
2. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS WASHERS AND SCREWS MUST BE RUSTPROOF.
3. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
4. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
5. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
7. SIGN POST SHALL BE MIN. 1' CLEAR FROM BACK OF WHEEL STOP OR CURB.
8. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL ORDINANCE.



NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.
SEE PLAN FOR STYLE OF HANDICAP RAMP
HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

10 HANDICAP STRIPING

NTS



NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

11 CURB RAMP DETECTABLE WARNING
3000 PSI (MIN.) CONCRETE

NTS

BY	DESCRIPTION	DATE	REV.

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714 (407) 862-2502
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

CIVIL SITE DETAILS

DRAWN: DM | DESIGNED: --- | CHECKED: RW | DATE: 6/3/2018

SCALE: N/A | PROJECT: 2017-004 | SHEET: C-6.3

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

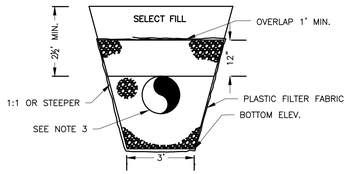
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C6.3 - Civil Site Details.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

STORM DRAINAGE CONSTRUCTION NOTES

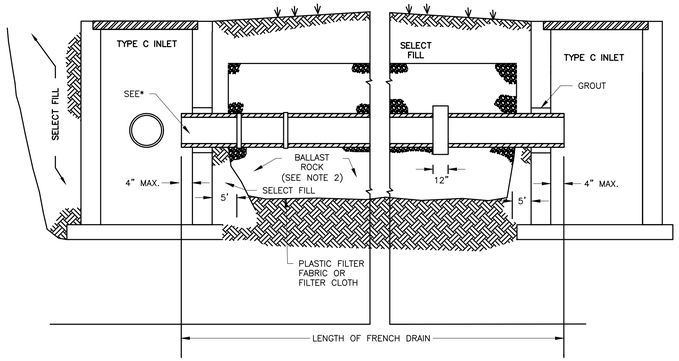
ALL MATERIALS AND INSTALLATION METHODS USED FOR LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND SITE PLANS SHALL BE IN CONFORMANCE WITH THE CITY, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).

1. ALL STORM SEWERS AND CULVERTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE
   A. SMOOTH INNER WALL HIGH DENSITY POLYETHYLENE (HDPE) IN ACCORDANCE WITH AASHTO M-294, AASHTO MP7, ASTM D3350 AND ASTM D2412 FOR SIZES UP TO 42" IN DIAMETER OR
   B. PVC IN ACCORDANCE WITH THE PROVISION NOTED IN THE "SEWER DETAILS" OF THESE SPECIFICATIONS.
2. ALL STORM SEWER PIPE JOINTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE ENTIRELY WRAPPED WITH FILTER FABRIC WITH A MINIMUM WIDTH OF 24" AND A MINIMUM OF 24" OVERLAP SECURED WITH PLASTIC OR STAINLESS BANDS. GASKETS ARE NOT PERMITTED AS AN EQUIVALENT SUBSTITUTE FOR MEETING THIS REQUIREMENT. THIS PRACTICE IS ENCOURAGED ON PRIVATE SITES ADDITIONALLY, ALL JOINTS SHALL BE RUBBER GASKETED FOR BOTH ROUND AND ELLIPTICAL PIPE.
3. DEPTH OF COVER MEASURED TO THE TOP OF PIPE (NOT INCLUDING THE BELL JOINT) SHALL BE A MINIMUM OF 30 INCHES. DEVIATION FROM THIS REQUIREMENT MAY BE ALLOWED BY INCREASING THE PIPE'S STRUCTURAL CAPACITY. THIS DEVIATION MUST BE SPECIFIED ON THE PLANS APPROVED FOR CONSTRUCTION AND SUBSEQUENTLY REFLECTED ON THE SHOP DRAWINGS AND AS-BUILT PLANS.
4. ALL STORM DRAINAGE PIPES LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE A MINIMUM OF FIFTEEN INCH (15") DIAMETER OR EQUIVALENT. STORM DRAINAGE PIPES SMALLER THAN 15" ARE PERMITTED ON PRIVATE SITE PLANS PROVIDING THAT MAINTENANCE SHALL BE PERFORMED BY THE OWNER.
5. STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRECAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION. ALL STRUCTURES SHALL BE IN COMPLIANCE WITH ASTM C-478 AND SHALL HAVE 8" THICK WALLS, 6" THICK WALLS MAY BE PERMITTED PROVIDING THAT THE PLANS SPECIFY INCREASED REINFORCEMENT IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 201 IN ADDITION, THIS REQUIREMENT MUST BE REFLECTED ON BOTH THE SHOP DRAWING AND AS-BUILT PLANS.
6. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF WITHOUT IMPEDING THE FLOW OF TRAFFIC. FOR ROADWAY SECTIONS WITH DESIGN SPEEDS OF 45 MPH AND LESS AND WITHOUT FULL WIDTH SHOULDERS, SPREAD RESULTING FROM A RAINFALL INTENSITY OF FOUR INCHES (4") PER HOUR SHALL NOT EXCEED ONE-HALF OF THE TRAVEL LANE ADJACENT TO THE GUTTER. FOR SITE PLANS, INLET SPACING SHALL BE DESIGNED TO ACCEPT ONE HUNDRED (100) PERCENT OF THE RUNOFF FROM A RAINFALL INTENSITY OF FOUR INCHES (4") PER HOUR WITHOUT RESULTING IN PONDING OF WATER AROUND THE INLET.
7. FOR CONNECTIONS BETWEEN INLETS WITH PIPING 15" IN DIAMETER AND LARGER, THE MAXIMUM DISTANCES BETWEEN INLETS AND/OR CLEAN-OUT JUNCTION BOXES SHALL BE 300 FEET. CULVERTS SHALL BE SLOPED TO MAINTAIN A MINIMUM SELF-CLEANING VELOCITY OF 2.5 FEET PER SECOND USING A MANNING'S 'n' OF 0.012. SPACING FOR CLEAN-OUTS AND INLETS FOR SMALLER PIPING SHALL BE REDUCED AND EVALUATED ON A CASE BY CASE BASIS.
8. THE MAXIMUM PERMISSIBLE SLOPE OF ANY NEW SITE GRADING IS 3:1 (HORIZONTAL:VERTICAL). THIS LIMIT SHALL BE APPLIED TO ALL AREAS EXCEPT STORMWATER CONVEYANCE AND TREATMENT SYSTEMS WHICH HAVE A MAXIMUM SLOPE OF 4:1 (EXCEPT BELOW THE WATER TABLE WHERE SHARPER SLOPES ARE PERMISSIBLE.)
9. ALL SWALES AND DITCHES SHALL HAVE A MAXIMUM PERMITTED SIDE SLOPE NOT GREATER THAN 4 TO 1 AT A MINIMUM. THE MAXIMUM PERMITTED BACKSLOPE, SHALL BE 3:1, PROVIDED THAT A 2' WIDE BERM IS INSTALLED. DESIGN CENTERLINE AND TOP-OF-BANK ELEVATIONS SHALL BE NOTED AT INTERVALS OF 100'.
10. NORMAL ROADSIDE SWALES ARE PERMITTED TO BE CONSTRUCTED TO A MAXIMUM DEPTH OF 12" MAXIMUM BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
11. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
12. SOIL EROSION CONTROL MEASURES, SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND MAINTAIN A COPY OF ALL PERMITS AT THE CONSTRUCTION SITE, AND ABIDE BY ALL CONDITIONS OF THE PERMITS.
15. PERMANENT VEGETATIVE COVER TO BE ESTABLISHED ON ALL DISTURBED AREAS. FLAT AREAS MAY BE SEEDED, SLOPES WILL NEED TO BE SODDED.

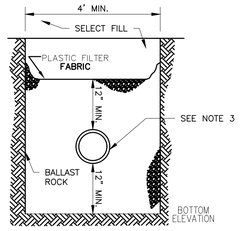


ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



LONGITUDINAL SECTION

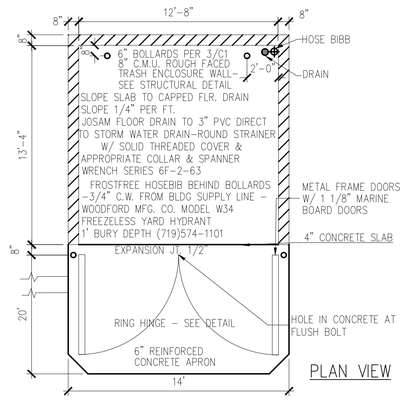


TRANSVERSE SECTION

NOTES:

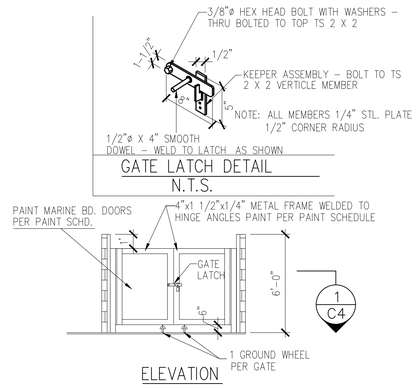
1. PLASTIC FILTER FABRIC OR FILTER CLOTH (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED IN PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
3. INVERT ELEVATION TO BE AS SHOWN IN PLANS.

9 EXFILTRATION TRENCH DETAIL
N.T.S.



PLAN VIEW

X DUMPSTER ENCLOSURE NTS



ELEVATION

X DUMPSTER ENCLOSURE GATE NTS

MISC022A.DWG

C:\Users\Dennis Murray\Dropbox\Rick Wohlforth\Wayfair\DWG\Construction Plans\2017.004-C6.4 - Drainage Details.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

REV.	DATE	DESCRIPTION	BY

IBI GROUP (FLORIDA) INC.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL CONSULTANTS
2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FL 32751 (407) 660-1220
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 970-2200
ORLANDO POMPANO BEACH
HTTP://WWW.IBIGROUP.COM

MAYFAIR
FORT PIERCE, FLORIDA

PAVING, GRADING AND DRAINAGE DETAILS

DRAWN:	DESIGNED:	CHECKED:	DATE:
BW		RW	6/3/2018

SCALE	PROJECT	SHEET
N/A	38890	C-6.4

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C6.5 - Drainage Details.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	STRUCTURE BOTTOMS TYPE J AND P	INDEX NO. 200	SHEET NO. 1 of 5

	DIMENSIONS AND QUANTITIES																					
	D	X	A	B	C	E	F	G	H ◆	M	90° CONCRETE SLAB (CY) ▲				SODDING (SY)				W			
											Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe				
1:2 Slope	18"	2'-0"	1'-10"	3'-11"	4'-10"	2'-08"	0"	1'-0"	3'-8"	4'-8"	4.63	7.71	10.78	13.84	1.28	0.28	0.39	0.51	0.86	23	24	25	30	
	24"	2'-3"	2'-04"	4'-11"	5'-10"	2'-08"	0"	1'-0"	4'-2"	5'-4"	5.56	9.26	12.96	16.66	1.47	0.32	0.45	0.57	0.96	25	27	28	33	
	30"	2'-7"	2'-09"	5'-10"	6'-9"	2'-08"	0"	1'-0"	4'-8"	6'-0"	6.49	10.82	15.14	19.47	1.66	0.36	0.51	0.65	1.06	27	29	31	35	
	36"	3'-0"	3'-03"	6'-10"	7'-9"	2'-08"	0"	1'-0"	5'-2"	6'-8"	7.42	12.37	17.32	22.27	1.85	0.40	0.57	0.73	1.16	29	31	33	38	
	42"	3'-6"	3'-08"	7'-10"	8'-9"	2'-08"	0"	1'-0"	5'-8"	7'-4"	8.35	13.92	19.49	25.06	2.04	0.44	0.63	0.81	1.26	31	33	35	41	
	48"	4'-0"	4'-01"	8'-10"	9'-9"	2'-08"	0"	1'-0"	6'-2"	7'-10"	9.28	15.47	21.66	27.85	2.23	0.48	0.69	0.89	1.36	33	35	37	43	
	54"	4'-6"	4'-07"	9'-10"	10'-9"	2'-08"	0"	1'-0"	6'-8"	8'-4"	10.21	17.02	23.83	30.64	2.42	0.52	0.75	0.97	1.46	35	37	39	46	
	60"	5'-0"	5'-01"	10'-10"	11'-09"	2'-08"	0"	1'-0"	7'-2"	8'-10"	11.14	18.57	26.00	33.43	2.61	0.56	0.81	1.05	1.56	37	39	41	48	
	66"	5'-6"	5'-06"	11'-10"	12'-9"	2'-08"	0"	1'-0"	7'-8"	9'-6"	12.07	20.12	28.17	36.22	2.80	0.60	0.87	1.13	1.66	39	41	43	50	
	72"	6'-0"	6'-04"	12'-10"	13'-9"	2'-08"	0"	1'-0"	8'-2"	10'-0"	13.00	21.67	30.34	39.01	2.99	0.64	0.93	1.21	1.76	41	43	45	53	
1:4 Slope	18"	2'-0"	1'-10"	3'-11"	4'-10"	2'-08"	0"	1'-0"	3'-8"	4'-8"	4.63	7.71	10.78	13.84	1.28	0.28	0.39	0.51	0.86	23	24	25	30	
	24"	2'-3"	2'-04"	4'-11"	5'-10"	2'-08"	0"	1'-0"	4'-2"	5'-4"	5.56	9.26	12.96	16.66	1.47	0.32	0.45	0.57	0.96	25	27	28	33	
	30"	2'-7"	2'-09"	5'-10"	6'-9"	2'-08"	0"	1'-0"	4'-8"	6'-0"	6.49	10.82	15.14	19.47	1.66	0.36	0.51	0.65	1.06	27	29	31	35	
	36"	3'-0"	3'-03"	6'-10"	7'-9"	2'-08"	0"	1'-0"	5'-2"	6'-8"	7.42	12.37	17.32	22.27	1.85	0.40	0.57	0.73	1.16	29	31	33	38	
	42"	3'-6"	3'-08"	7'-10"	8'-9"	2'-08"	0"	1'-0"	5'-8"	7'-4"	8.35	13.92	19.49	25.06	2.04	0.44	0.63	0.81	1.26	31	33	35	41	
	48"	4'-0"	4'-01"	8'-10"	9'-9"	2'-08"	0"	1'-0"	6'-2"	7'-10"	9.28	15.47	21.66	27.85	2.23	0.48	0.69	0.89	1.36	33	35	37	43	
	54"	4'-6"	4'-07"	9'-10"	10'-9"	2'-08"	0"	1'-0"	6'-8"	8'-4"	10.21	17.02	23.83	30.64	2.42	0.52	0.75	0.97	1.46	35	37	39	46	
	60"	5'-0"	5'-01"	10'-10"	11'-09"	2'-08"	0"	1'-0"	7'-2"	8'-10"	11.14	18.57	26.00	33.43	2.61	0.56	0.81	1.05	1.56	37	39	41	48	
	66"	5'-6"	5'-06"	11'-10"	12'-9"	2'-08"	0"	1'-0"	7'-8"	9'-6"	12.07	20.12	28.17	36.22	2.80	0.60	0.87	1.13	1.66	39	41	43	50	
	72"	6'-0"	6'-04"	12'-10"	13'-9"	2'-08"	0"	1'-0"	8'-2"	10'-0"	13.00	21.67	30.34	39.01	2.99	0.64	0.93	1.21	1.76	41	43	45	53	

◆ See General Note No. 9. See Sheet 5 For 3" Slab Quantities

▲ Values shown for estimating pipe quantities and are for information only.

B Dimensions permitted to allow use of a standard pipe length.

E Dimensions permitted to allow use of 12' standard pipe lengths.

□ Concrete slab shall be sloped to form bridge across crown of pipe. See section below.

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CROSS DRAIN MITERED END SECTION	INDEX NO.	SHEET NO. 1of 6

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CURB INLET TOPS TYPES 5 AND 6	INDEX NO.	SHEET NO.
					211	1of 5

RECOMMENDED MAXIMUM PIPE SIZES	
Inlet Inside Width	Pipe Size
2'-0" & 2'-6"	18"
3'-0" & 3'-6"	24"

Note: Recommended sizes are for concrete pipe. Sizes for other types of pipe must be verified for fit in accordance with Index No. 201. For larger pipe see bottom detail above and Index No. 280.

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0' - 5'	A12	0.20	12"	9"
5' - 9'	A6	0.20	6"	9"
9' - 12'	A4	0.29	4"	9"
9' - 15'	#5.5	0.24	10"	9"

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	GUTTER INLET TYPE V	INDEX NO. 221	SHEET NO. 1 of 2

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	9"
5'-9'	A6	0.20	6"	9"
9'-12'	A4	0.20	4"	9"
9'-15'	#5.5	0.24	10"	9"

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	9"
5'-9'	A6	0.20	6"	9"
9'-12'	A4	0.20	4"	9"
9'-15'	#5.5	0.24	10"	9"

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX NO. 232	SHEET NO. 1 of 7

LAST REVISION 07/01/00	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CURB & CURB AND GUTTER	INDEX NO. 300	SHEET NO. 1of 2

LAST REVISION 07/01/00	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CURB & CURB AND GUTTER	INDEX NO. 300	SHEET NO. 2of 2

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	9"
5'-9'	A6	0.20	6"	9"
9'-12'	A4	0.20	4"	9"
9'-15'	#5.5	0.24	10"	9"

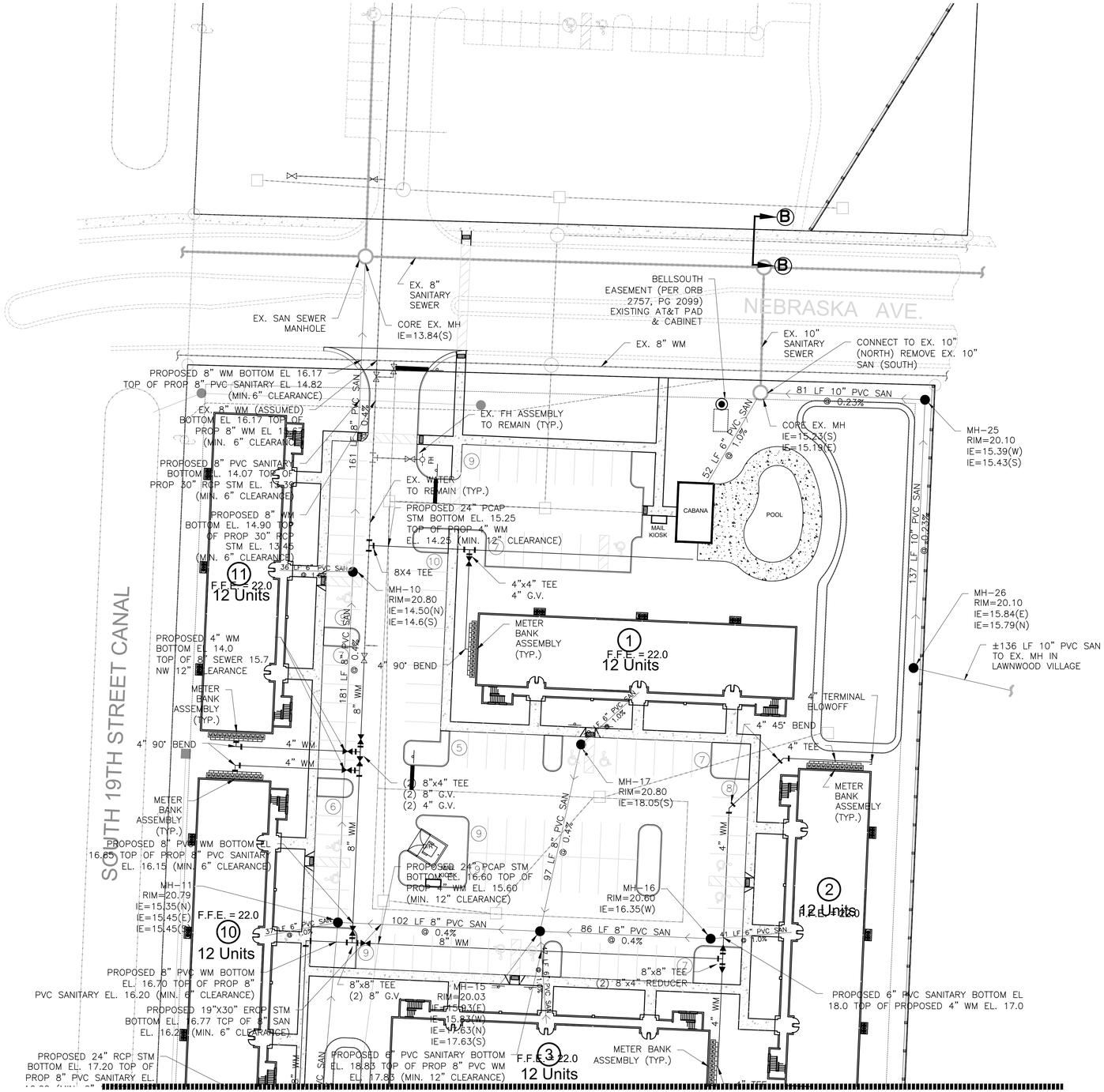
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	9"
5'-9'	A6	0.20	6"	9"
9'-12'	A4	0.20	4"	9"
9'-15'	#5.5	0.24	10"	9"

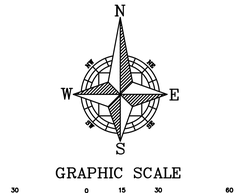
LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 5 of 8

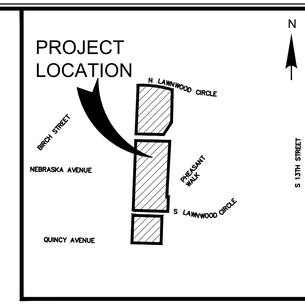
LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 4 of 8

LAST REVISION 11/01/16	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CONCRETE SIDEWALK	INDEX NO. 310	SHEET NO. 1of 2

LAST REVISION 07/01/12	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	CURB INLET TOPS TYPES 5 AND 6	INDEX NO. 211	SHEET NO. 3of 5







LOCATION MAP
(N.T.S.)

LEGEND

- 8" WM — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- FH — EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- XX LF X" PVC SAN @ X.XX% — PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN

EXISTING UTILITIES
- = LIGHT POLE
- = WOOD POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = FPL TRANSFORMER PAD

REV.	DATE	DESCRIPTION	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714 (407) 774-7778
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER PLAN

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	---	RW	6/3/2018

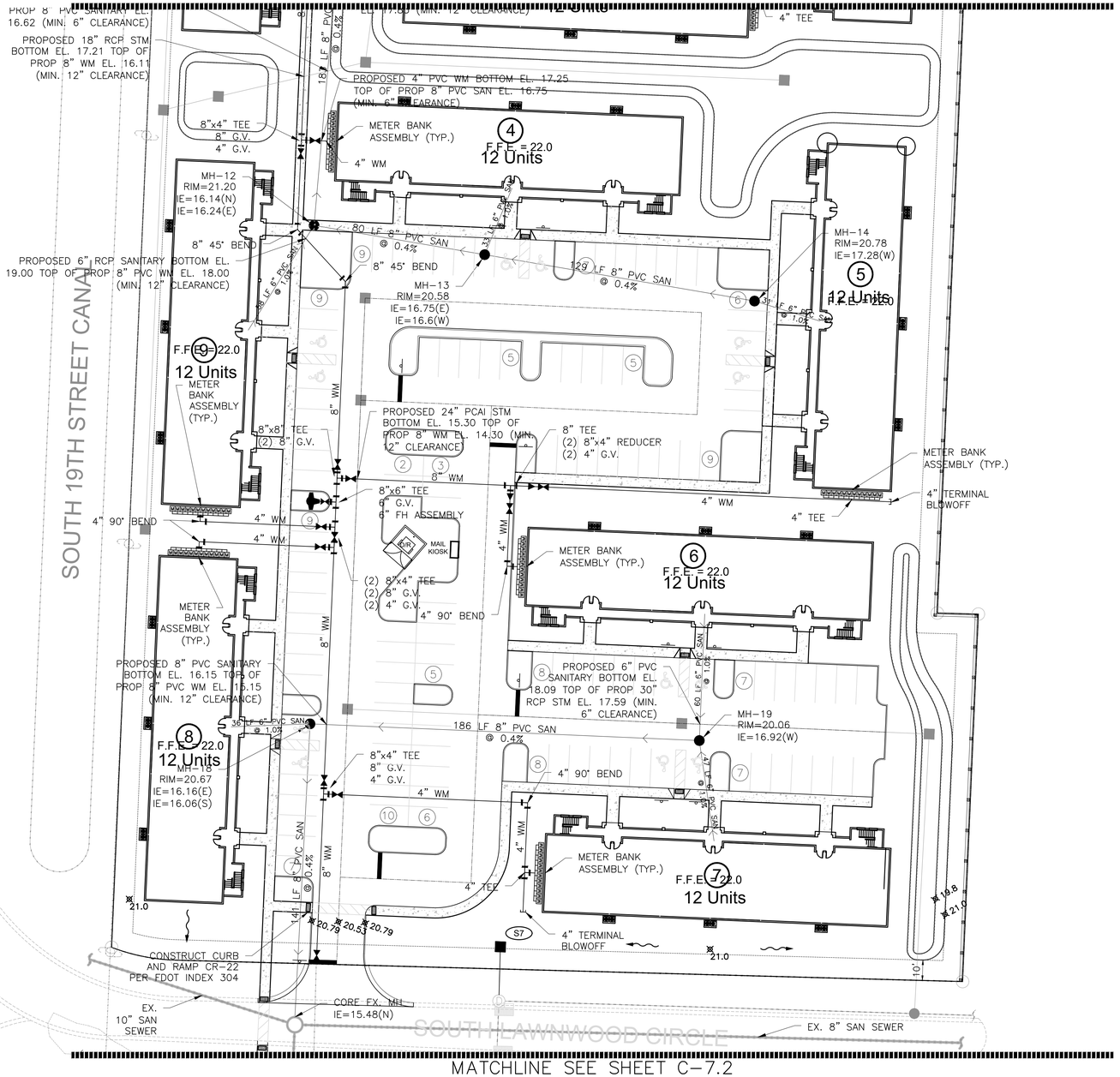
SCALE	PROJECT	SHEET
1" = 30'	2017-004	C-7.0

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

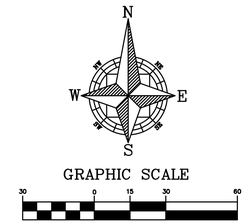
NOT FOR CONSTRUCTION
7/17/18

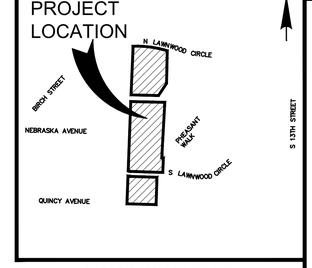
C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C7.0 - Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray

MATCHLINE SEE SHEET C-7.0



MATCHLINE SEE SHEET C-7.2





LOCATION MAP
(N.T.S.)

LEGEND

- 8" WM — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- XX LF X" PVC SAN @ X.XX% — PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN

EXISTING UTILITIES
- = LIGHT POLE
- = WOOD POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = FPL TRANSFORMER PAD

NO.	DESCRIPTION	DATE	BY
1	S 13TH STREET		

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714 (407) 975-7323
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER PLAN

DRAWN: DM
DESIGNED: --
CHECKED: RW
DATE: 6/3/2018

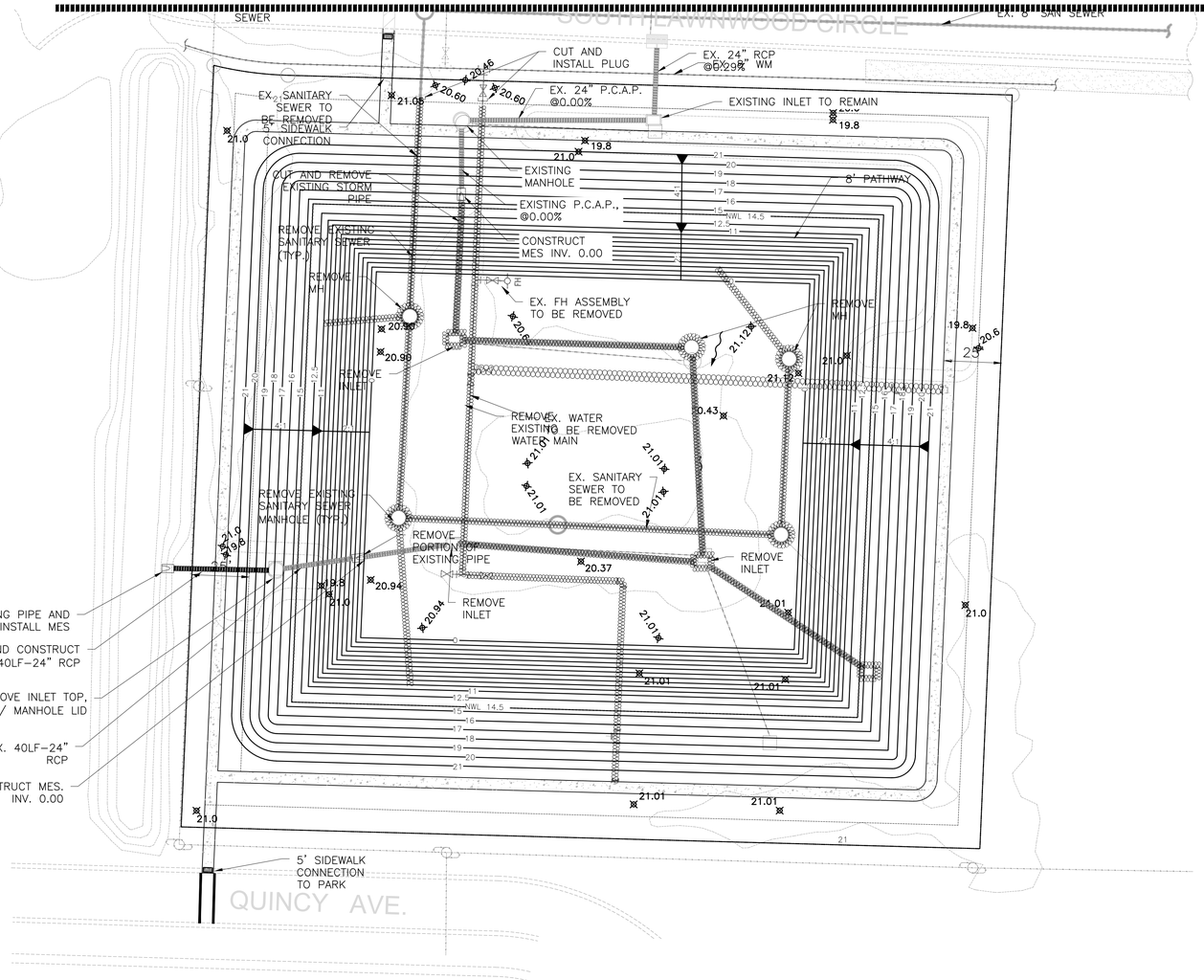
SCALE: 1" = 30'
PROJECT: 2017-004
SHEET: C-7.1

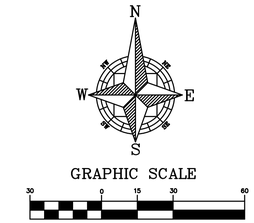
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

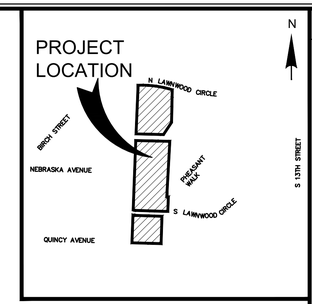
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C7.0 - Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray

MATCHLINE SEE SHEET C-7.1







LOCATION MAP
(N.T.S.)

LEGEND

- 8" WM — PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- XX LF X" PVC SAN @ X.XX% — PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN

EXISTING UTILITIES
- = LIGHT POLE
- = WOOD POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = CATCH BASIN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = FPL TRANSFORMER PAD

REV.	DATE	DESCRIPTION	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER PLAN

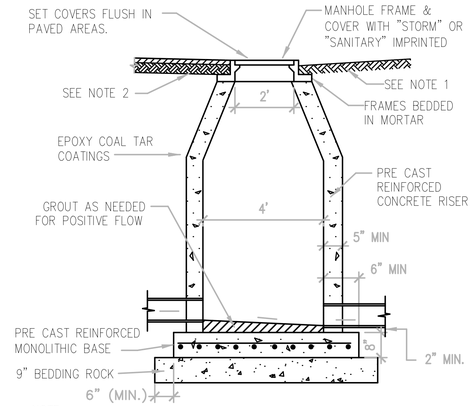
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	---	RW	6/3/2018

SCALE	PROJECT	SHEET
1" = 30'	2017-004	C-7.2

WGC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

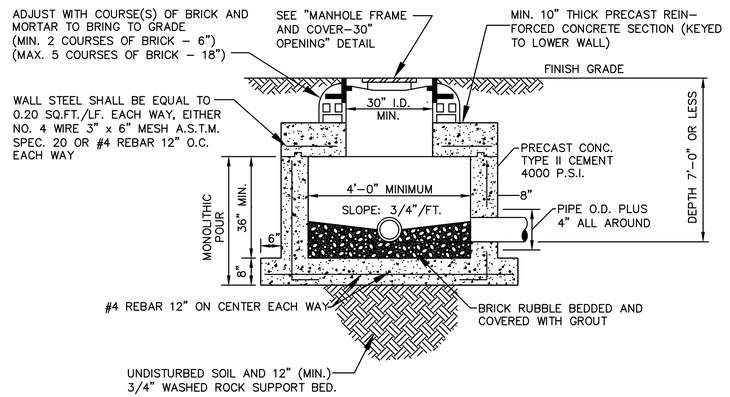
C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C7.0 - Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray



NOTE:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS

(X) MANHOLE NTS

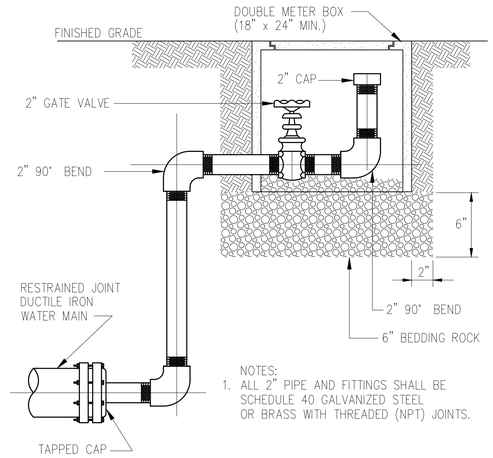
UTL003.DWG



NOTES:

1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 3/4" CEMENT PLASTER INSIDE AND OUTSIDE, TYPE II CEMENT SHALL BE USED.
2. LIFT HOLES THROUGH PRECAST STRUCTURE ARE NOT PERMITTED.
3. SEE TECHNICAL SPECIFICATIONS FOR BEDDING REQUIREMENTS.
4. "RAM–NEK" OR APPROVED EQUAL AT ALL RISER JOINTS (1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
5. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, NON–SHRINKING GROUT.
6. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
7. IF TWO CAGES OF WIRE MESH ARE USED, ONE SHALL BE POSITIONED 3" FROM THE INSIDE SURFACE AND ONE 3" FROM THE OUTSIDE SURFACE. IF A SINGLE CAGE OR REBAR IS USED, IT SHALL BE CENTERED WITHIN WALL THICKNESS. NO EXPOSED STEEL SHALL BE PERMITTED.
8. WALL REINFORCEMENTS A.S.T.M. DESIGNATION A185–64.(LATEST REVISION)(MIN.)
9. MANHOLES SHALL CONFORM TO A.S.T.M. C478.(MIN.)
10. PAINT INSIDE OF MANHOLE WITH TWO (2) COATS OF FLORIDA LINERGUARD 100 OR APPROVED EQUAL, EACH COAT SHALL BE A DIFFERENT COLOR WITH THE FINAL COAT BEING WHITE, ONLY AFTER ACCEPTED VIDEO IS RECORDED.
11. A MINIMUM OF SEVEN DAYS CURE TIME IS REQUIRED PRIOR TO DELIVERY.
12. ALL PIPE HOLES SHALL BE PRECAST OR CORE–DRILLED. OVERSIZED HOLES WILL BE REJECTED.
13. ANY VISIBLE REINFORCING WIRE, STEEL OR HONEYCOMBS SHALL BE CAUSE FOR REJECTION.

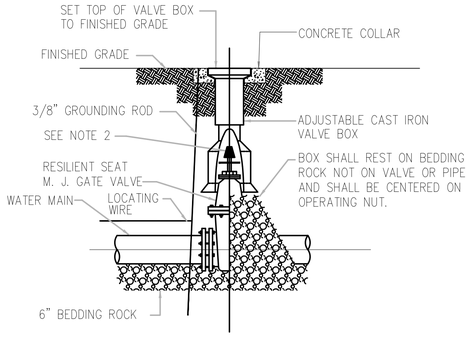
PRECAST SHALLOW MANHOLE TYPE II (6' OR LESS)



NOTES:
1. ALL 2" PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS.

(X) BLOWOFF VALVE DETAIL NTS

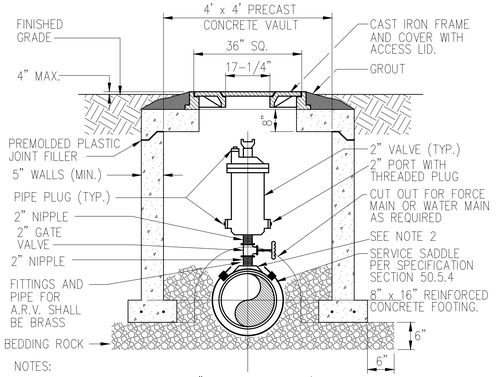
UTL015.DWG



NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

(X) GATE VALVE & BOX DETAIL NTS

UTL011.DWG



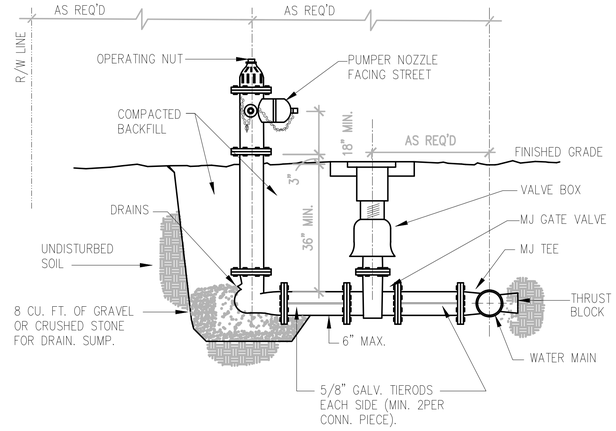
NOTES:
1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BYT HE COUNTY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.

(X) AIR RELEASE VALVE NTS

UTL014.DWG

NOTES :

1. VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE AND COVER SHALL BE MARKED "WATER".
2. FIRE HYDRANTS CANNOT BE LOCATED WITHIN THE RADIUS OF STREET CORNERS.
3. HYDRANT SHALL BE LOCATED 4' TO 8' FROM EDGE OF PAVEMENT, IN BETWEEN CURB AND SIDEWALK.
4. HYDRANT SHALL BE PAINTED W/ DUPONT 7744A OR EQUAL.



(X) FIRE HYDRANT DETAIL NTS

UTL023.DWG

REV.	DATE	DESCRIPTION	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE, ALTAMONTE SPRINGS, FL 32714 (407) 772-1434
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER DETAILS

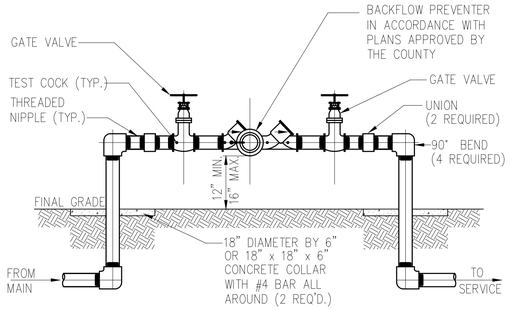
DRAWN: DM | DESIGNED: - | CHECKED: RW | DATE: 6/3/2018

SCALE: N/A | PROJECT: 2017-004 | SHEET: C-7.3

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C7.0 - Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.

(X) REDUCED PRESSURE BACKFLOW PREVENTER

NTS
UTL031.DWG

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *									
	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	16	21	25	29	37	44	51	59	68
45° BEND	7	9	11	12	16	19	22	25	29
22-1/2° BEND	4	5	5	6	8	9	11	12	14
11-1/4° BEND	2	3	3	3	4	5	5	6	7
PLUG OR BRANCH OF TEE									

NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

   WORKING PRESSURE: 100 P.S.I.*
   SOIL DESIGNATION: SILT 1 *
   LAYING CONDITIONS: 5 *

6. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

* TO BE COMPLETED BY THE ENGINEER.

(X) RESTRAINED JOINT

NTS
UTL028.DWG

WATER SYSTEM NOTES

(IN THE EVENT OF CONFLICT OR OMISSION BETWEEN THE PLANS AND THESE CODES/GUIDELINES, CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE STRICTEST PROVISIONS OF THE CODES/GUIDELINES.)

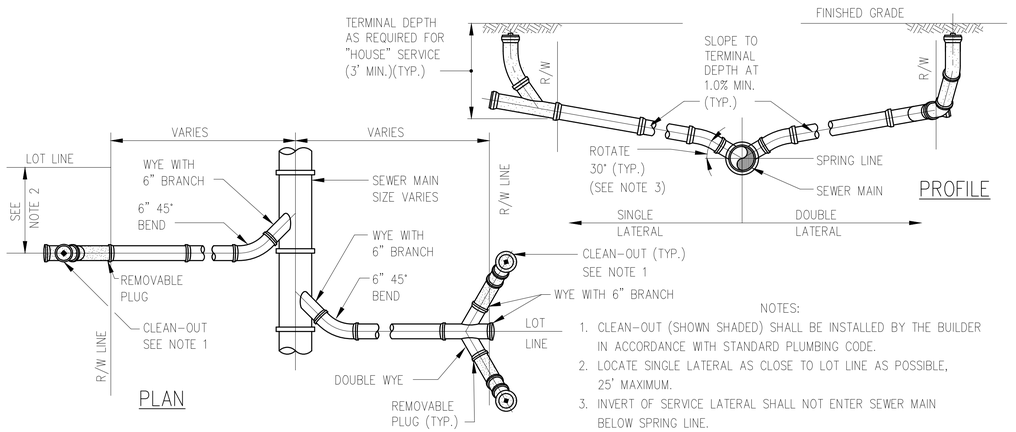
1. ALL PVC WATER MAINS SHALL BE CLASS 150 AND DR 18 ANSI/AWWA C900-97 AND SHALL BE DESIGNED FOR 250 PSI WORKING PRESSURE. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C600-05 STANDARD.
2. ALL DIP WATER MAINS SHALL BE DUCTILE IRON CLASS 350. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
3. FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING ANSI/AWWA C-153-00 /A21.53 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.
4. GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE OPELIKA #19 (O.A.E.).
5. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF B.C.O.E.S.
6. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH B.C.O.E.S. REQUIREMENTS.
7. BACTERIOLOGICAL TESTS SHALL BE CONDUCTED BY THE CONTRACTOR.
8. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTIONS OF THE CITY. CITY WATER USED FOR FILLING AND FLUSHING OF MAINS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
9. ALL PIPE ETC. SHALL BE TESTED UNDER A CONSTANT PRESSURE OF 150 PSI (FIRE MAINS TO BE TESTED TO 200 PSI) FOR 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER ANSI/AWWA SPECIFICATIONS OF C600-05 LEAKAGE FORMULA:

$$Q = \frac{SD\sqrt{P}}{133{,}200}$$

Q=ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S=TOTAL LENGTH OF PIPE TESTED IN FEET.
D=DIAMETER OF THE PIPE TESTED IN INCHES.
P=AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

10. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30"(D.I.P) OR 36"(PVC).
11. DISINFECTION OF MAINS SHALL COMPLY WITH ANSI/AWWA C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE AS DESIGNATED ON THE ENGINEERING PLANS.
12. MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 3° WHERE DEFLECTION IS REQUIRED.
13. 48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT, "CALL SUNSHINE" (1-800-432-1770), F.P. & L., AND CABLE TV IN ORDER TO LOCATE EXISTING UNDERGROUND UTILITIES.
14. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER AND CITY. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
15. TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.). TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C-509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS BETWEEN STORM DRAINS AND WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER STORM DRAIN WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
17. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF TWO JOINTS FROM ANY FITTING.
18. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS. "CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE OFFICE OF ENVIRONMENTAL SERVICES MINIMUM DESIGN AND CONSTRUCTION STANDARDS."
19. ALL NEW MAINS MUST BE PIGGED. LOCATER TAPS MUST BE USED ON NEW MAINS.
20. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.

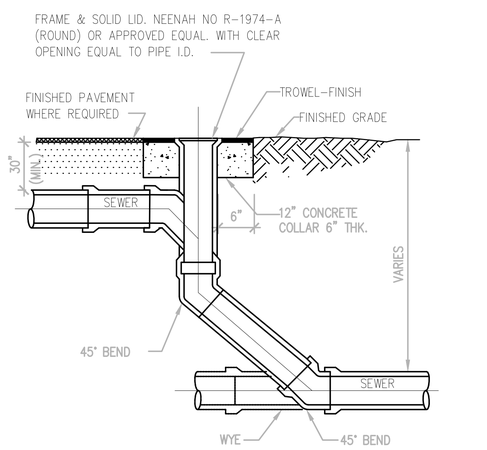
* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS



NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

(X) SERVICE LATERAL DETAIL

NTS
UTL021.DWG



(X) DROP CLEANOUT

NTS
UTL022.DWG

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C7.0 - Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray

BY	DESCRIPTION	REV.	DATE

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER DETAILS

DRAWN: DM	DESIGNED: --	CHECKED: RW	DATE: 6/3/2018
SCALE: N/A	PROJECT: 2017-004	SHEET: C-7.4	

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

GENERAL PIPELINE NOTES

(IN THE EVENT OF CONFLICT OR OMISSION BETWEEN THE PLANS AND THESE CODES/GUIDELINES, CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE STRICTEST PROVISIONS OF THE CODES/GUIDELINES.)

1. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BROWARD COUNTY OFFICE OF ENVIRONMENTAL SERVICES (OES) "MINIMUM STANDARDS," BROWARD COUNTY ENGINEERING DIVISION STANDARDS AND THE TECHNICAL SPECIFICATIONS (WHEN APPLICABLE).

2. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI A21.51/AWWA C151–96 WITH WALL THICKNESS CLASS 50 FOR 8" AND ABOVE, CLASS 52 FOR 4" AND 6" PRESSURE CLASS 350 FOR 4" – 24" AND PRESSURE CLASS 250 FOR 30" – 64" AND SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI A21.4/AWWA C104–95. EPOXY LININGS SHALL BE USED FOR FORCE MAINS AND GRAVITY SEWERS. PIPE, FITTINGS AND APPURTENANCES IN METER VAULTS SHALL BE FLANGED. ALL FLANGED DUCTILE IRON PIPE SHALL BE CLASS 53.

3. PVC NON–PRESSURE PIPE (GRAVITY SEWER PIPE) SHALL CONFORM TO ASTM D3034 WITH A MINIMUM WALL THICKNESS OF DR 26.

4. MINIMUM COVER FOR DUCTILE IRON PIPE SHALL BE 30" (SEE NOTE 6).

5. ALL PRESSURE MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA.

$$L = SD\sqrt{P} / 133{,}200$$

IN WHICH –L– EQUALS ALLOWABLE LEAKAGE IN GALLONS/HOUR, –S– EQUALS LENGTH OF PIPE IN FEET, –D– EQUALS NOMINAL DIAMETER OF PIPE IN INCHES, –P– EQUALS AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN. ALL TESTING SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C600–99 (HYDROSTATIC TESTS) AND C651–99 (WATER MAIN BACTERIOLOGICAL TESTS).

6. ALL MECHANICAL JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND IN COMPLIANCE WITH AWWA STANDARDS.

7. WHERE AN EXISTING WATER OR FORCE MAIN REQUIRES DEFLECTION TO CONNECT WITH OR PASS BY PROPOSED PIPE, THE AMOUNT OF DEFLECTION PER PIPE JOINT SHALL CONCUR WITH THE STANDARD UTILITY CROSSING DETAIL. THE LENGTH OF EXISTING PIPE TO BE DEFLECTED SHALL BE APPROVED BY THE ENGINEER.

8. ALL PIPES DENOTED "ABANDON, PLUG AND GROUT" SHALL BE EMPTIED, FLUSHED OUT AND COMPLETELY FILLED WITH GROUT.

9. WHERE THE PROPOSED WATER MAIN OR FORCE MAIN IS IN CONFLICT WITH OTHER EXISTING OR PROPOSED UTILITIES, THE NEW MAIN SHALL BE DEFLECTED AT PIPE JOINTS IN ACCORDANCE WITH THE STANDARD UTILITY CROSSING DETAIL. THE SPECIAL UTILITY CROSSING DETAIL WITH BENDS SHALL ONLY BE USED WHEN APPROVED BY THE ENGINEER.

FIRE HYDRANT SPECIFICATIONS

(IN THE EVENT OF CONFLICT OR OMISSION BETWEEN THE PLANS AND THESE CODES/GUIDELINES, CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE STRICTEST PROVISIONS OF THE CODES/GUIDELINES.)

ALL FIRE HYDRANTS WILL CONFORM TO THE FOLLOWING:

1. HYDRANTS MUST COMPLY WITH AWWA STANDARD C502 OR THE LATEST REVISION THEREOF.

2. HYDRANTS SHALL HAVE A BRONZE–TO–BRONZE OPERATING NUT WITH THRUST WASHER AND OPERATING NUT WEATHER CAP.

3. SHALL HAVE A ONE PIECE BONNETT WITH A MINIMUM OF TWO (2) "O" RINGS STEM TO PREVENT WATER FROM ENTERING THE BONNETT.

4. HYDRANTS SHALL HAVE A LUBRICATION CHAMBER LOCATED IN THE BONNETT SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED.

5. NATIONAL STANDARD THREAD (NST) IS TO BE USED. NOZZLE CAPS AND OPERATING STEM NUT(S) ARE TO OPEN LEFT. OPERATING NUTS ARE TO BE 1 1/2" PENTAGON SHAPED (5 SIDED).

6. HYDRANTS ARE TO BE EQUIPPED WITH ONE (1) PUMPER NOZZLE, 4 1/2" DIAMETER, AND TWO (2) HOSE NOZZLES, 2 1/2" DIAMETER, AND ARE TO SEAT ON "O" RINGS AND BE FIELDING REPLACEABLE. CHAINS NOT REQUIRED.

7. SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO–PART BREAKABLE SAFETY FLANGE AND BREAKABLE STEM COUPLING ALLOWING 360 DEGREE ROTATION OF THE HYDRANT.

8. THE MAIN VALVE IS TO BE A MINIMUM OF 5 1/4" IN DIAMETER AND SHALL BE MADE OF BRONZE AND THREADED INTO A BRONZE SEAT RING IN THE ELBOW OF THE HYDRANT (BRONZE–TO–BRONZE SEATING), FROST DRAIN NOT REQUIRED.

9. THE VALVE WILL BE THE COMPRESSION TYPE WITH A MAXIMUM PRESSURE LOSS THROUGH THE HYDRANT OF 2.80 PSI AT 1,000 GPM WITH A 6" SHOE (TO BE CERTIFIED BY THE MANUFACTURER). SHOE (INSIDE) SHALL BE EPOXY COATED.

10. HYDRANTS MUST BE DRY TOP, LOW PROFILE DESIGN WITH A MAXIMUM HEIGHT OF 34".

11. ALL HYDRANTS ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO, ALL NUTS, BOLTS, RINGS AND RUBBERS.

12. ALL HYDRANTS TO INCLUDE A BLUE 4" X 4" X 3/4" PAVEMENT MARKER BY VULCAN SIGNS #V88–AB. 13. FIRE HYDRANTS SHALL BE DARLING B–50–B, MUELLER CENTURION OR WATERHOUS.

STANDARD SEPARATION STATEMENT FOR "W&S" CONFLICTS

(IN THE EVENT OF CONFLICT OR OMISSION BETWEEN THE PLANS AND THESE CODES/GUIDELINES, CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE STRICTEST PROVISIONS OF THE CODES/GUIDELINES.)

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

2. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT NOT AVAILABLE IN THE SIZE PROPOSED). 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 LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.

3. ALL CROSSINGS SHALL BE ARRANGED SO THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING.

4. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

5. A MINIMUM OF 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHEREVER POSSIBLE.

6. 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 AN UNDISTURBED EARTH SHELF ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL ALWAYS BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR THE FORCE MAIN (STAGGERED JOINTS).

8. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.

9. MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AT CROSSINGS, PROVISIONS OF FAC RULE 17–604 AND 10 STATES STANDARDS APPLY.

SANITARY SEWER COLLECTION SYSTEM NOTES

(IN THE EVENT OF CONFLICT OR OMISSION BETWEEN THE PLANS AND THESE CODES/GUIDELINES, CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE STRICTEST PROVISIONS OF THE CODES/GUIDELINES.)

GENERAL:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY MINIMUM STANDARDS.

MATERIALS:

1. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D3034, SDR 35 PIPES.

2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

3. IRON CASTINGS SHALL CONFORM TO ASTM A–48 AND IN GENERAL SHALL BE CLASS 30. FRAMES AND GRATES MAY BE CLASS 20. ALL CLEAN–OUT COVERS SHALL BE LABELED "SANITARY SEWER".

4. PRECAST CONCRETE MANHOLES SHALL CONFORM TO THE REQUIREMENT OF ASTM C–478 & 64 T. BASE SECTION TO BE MONOLITHIC.

INSTALLATION:

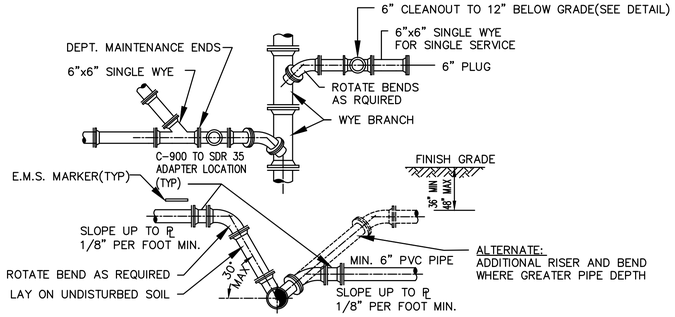
1. P.V.C. SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI–BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".

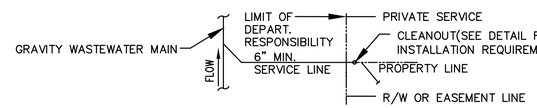
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS AND IN 12" LAYERS THEREAFTER. BACKFILL SHALL BE COMPACTED ON EACH 12" LIFT TO MINIMUM OF 98%%% OF THE MAXIMUM DENSITY (AASHTO T180).

3. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

TESTING:

1. AN AS–BUILT SURVEY OF THE SYSTEM, PREPARED BY A REGISTERED SURVEYOR, SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL INSPECTIONS. THE AS–BUILT SURVEY SHALL SHOW LOCATIONS, PIPE ELEVATIONS AND LENGTHS AT EACH CLEANOUT, VALVE, FITTING, AND BEND AND AT INTERVALS NOT TO EXCEED 100 FT.





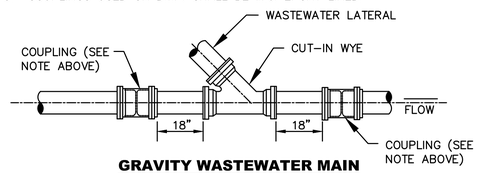
NOTES:

1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET (MIN.) TO 4' (MAX.) TO T.O.P.
2. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X2" TREATED WOOD STAKE AND AN E.M.S. SANITARY SEWER MARKER.
3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATERTIGHT WITH AN APPROVED WING PLUG.
4. CUT OFF BELL END WHEN USING FERNCO COUPLING FOR V.C.P. (FOR EXISTING SERVICES ONLY)
5. CLEANOUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION. AN INSPECTION OF CONNECTION INTO THE DEPARTMENTS LATERAL IS REQUIRED PRIOR TO WATER METER RELEASE.
6. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL. ALTERNATE MATERIALS TO BE APPROVED BY THE DEPARTMENT.
7. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATION.
8. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON "PAVEMENT REPLACEMENT" DETAIL.
9. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
10. ANY DEVIATION FROM THESE METHODS SHALL BE APPROVED BY THE DEPARTMENT.
11. THE USE OF UNNECESSARY FITTINGS ON THE CUSTOMERS LINE TO REDUCE EXCAVATION EFFORTS WILL BE CAUSE FOR REJECTION.
12. CLEANOUTS DESIGNATING THE END OF THE DEPARTMENTS MAINTENENCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT–OF–WAY DEDICATED FOR UTILITIES.
13. CONTRACTOR TO MAINTAIN LESS THAN 10" WHENEVER POSSIBLE.

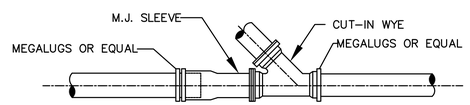
WASTEWATER SERVICE CONNECTIONS

NOTES:

1. COUPLINGS USED ON V.C.P. SHALL BE FERNCO WITH SHEAR BAND AND SCREWS ALL STAINLESS STEEL.
2. COUPLINGS USED ON P.V.C. SHALL BE FERNCO WITH STAINLESS STEEL BANDS AND SCREWS.
3. COUPLINGS USED ON D.I.P. SHALL BE M.J. EPOXY LINED.



GRAVITY WASTEWATER MAIN



DUCTILE IRON–MECHANICAL JOINT (FORCE MAIN)

1. MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT ASSEMBLY.

WASTEWATER SERVICE STANDARD CUT-IN

NO.	DESCRIPTION	DATE	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 772-1434
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

WATER AND SEWER DETAILS

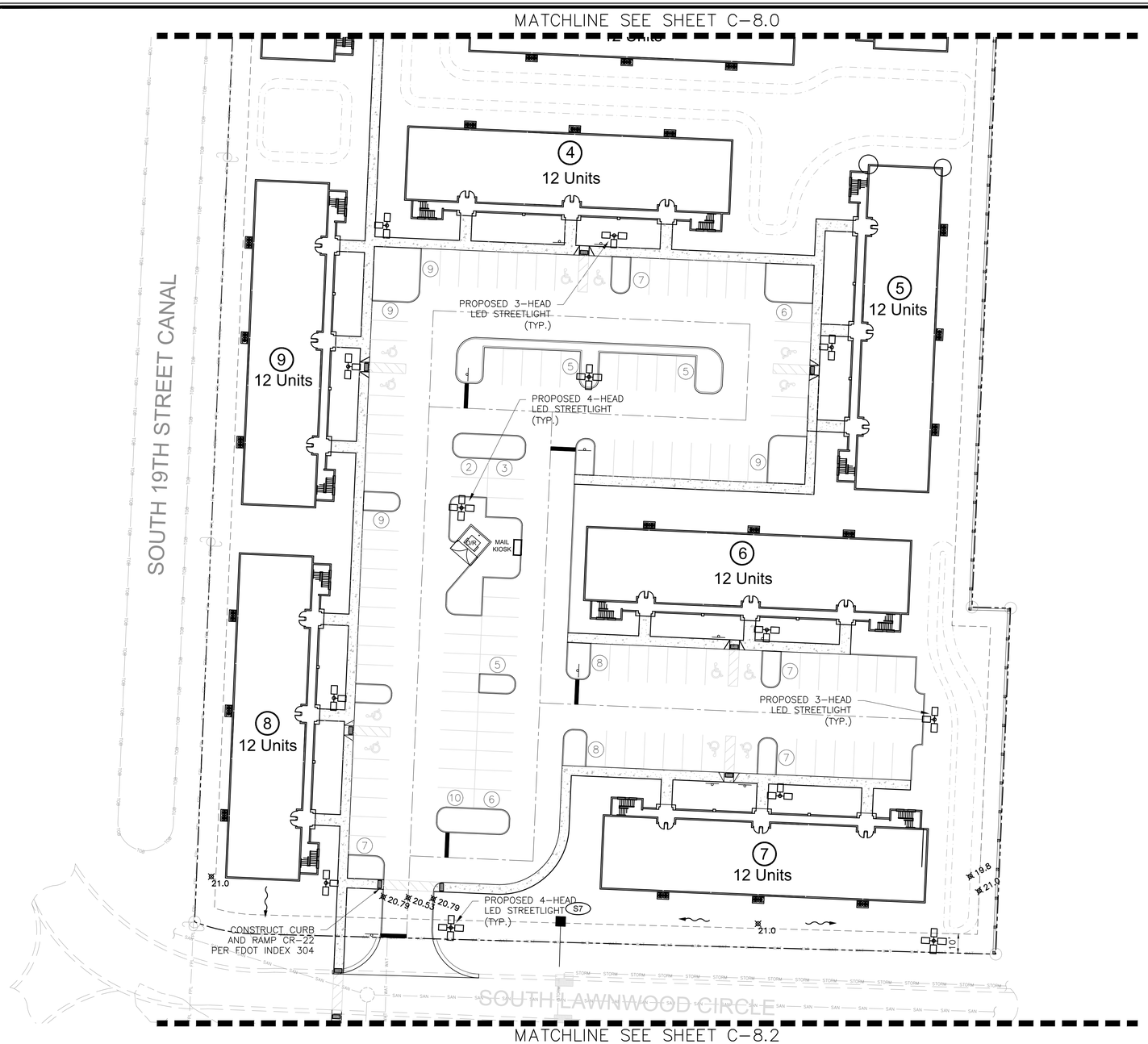
DRAWN: DM | DESIGNED: --- | CHECKED: RW | DATE: 6/3/2018

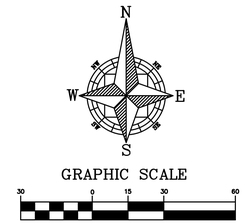
SCALE: N/A | PROJECT: 2017-004 | SHEET: C-7.5

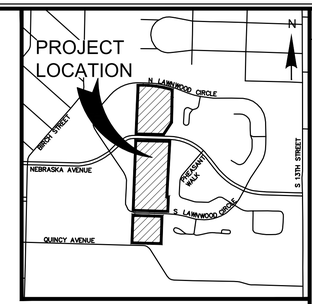
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004–C7.0 – Water and Sewer Plans.dwg Modified:7/17/2018 By:jonathan Plotted By:dennis murray







LOCATION MAP
(N.T.S.)

LEGEND

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING STORM SEWER
- EXISTING STORM CATCH BASIN
- PROPOSED GRADE ELEVATION
- PROPOSED 4-HEAD STREETLIGHT
- PROPOSED 2-HEAD STREETLIGHT
- PROPOSED 3-HEAD STREETLIGHT

LIGHTING FIXTURE DETAIL

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMPS	REMARKS
SA2		POLE MOUNTED LED AREA LIGHT FIXT. (2) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/S/BRZ	(2) 119W LED	DOUBLE HEAD POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.
SA3		POLE MOUNTED LED AREA LIGHT FIXT. (3) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/T90/BRZ	(3) 119W LED	TRIPLE HEAD (T90) POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.
SA4		POLE MOUNTED LED AREA LIGHT FIXT. (4) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/Q90/BRZ	(4) 119W LED	QUAD HEAD (Q90) POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.

REV.	DATE	DESCRIPTION	BY
A			

IBI GROUP (FLORIDA) INC.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL CONSULTANTS
HTTP://WWW.IBIGROUP.COM
2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA 32751 (407) 660-2120
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 970-2200
ORLANDO POMPANO BEACH

MAYFAIR
FORT PIERCE, FLORIDA

LIGHTING PLAN

DRAWN:	DESIGNED:	CHECKED:	DATE:
BW		RW	6/3/2018

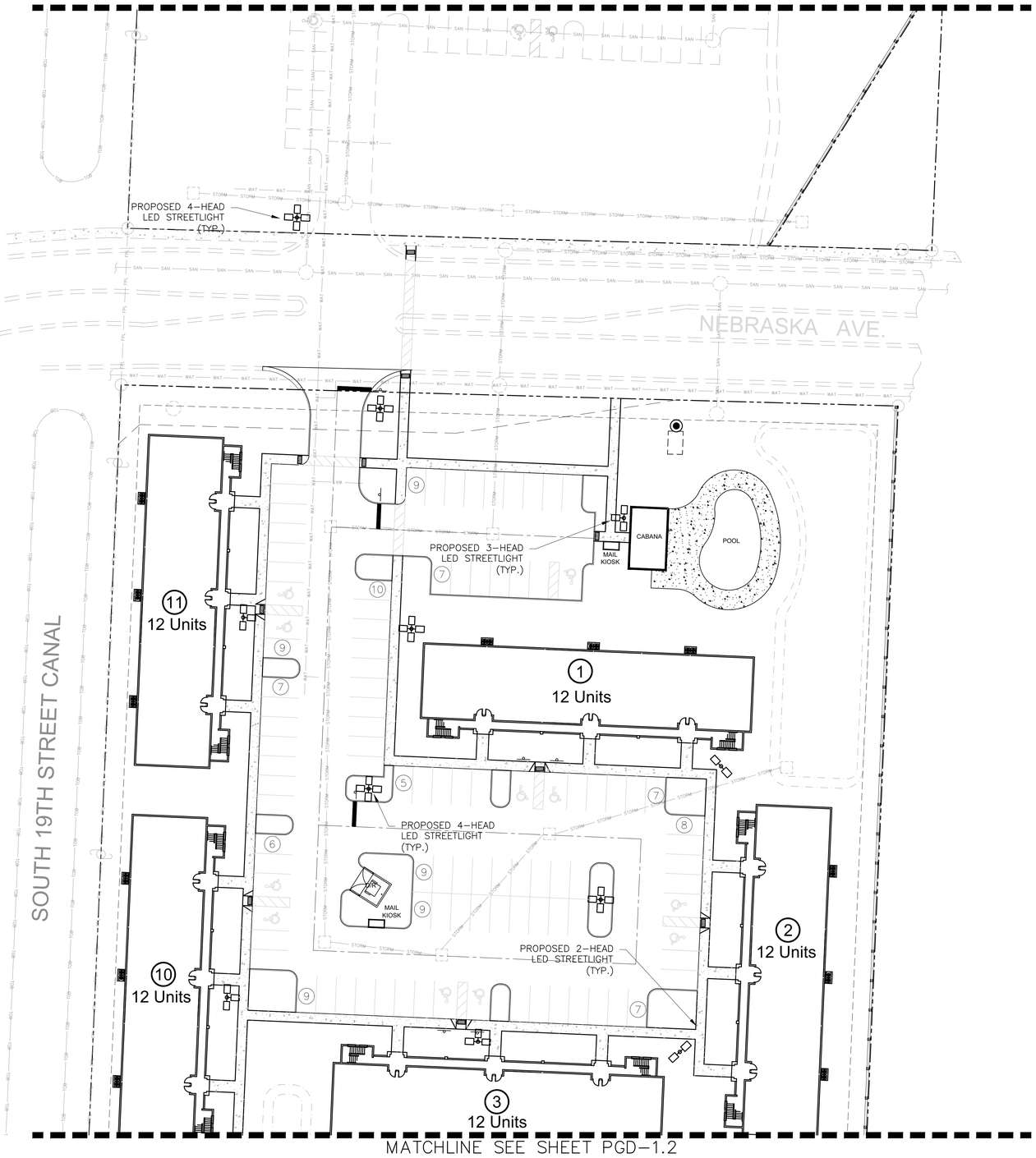
SCALE	PROJECT	SHEET
1" = 30'	38890	C-8.1

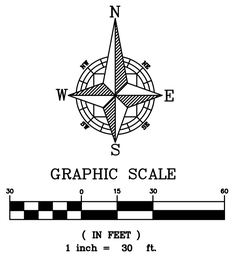
IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

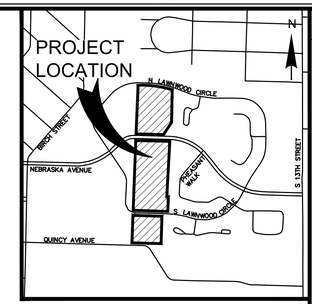
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C8.0 - Lighting Plans.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-C8.0 - Lighting Plans.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray







LOCATION MAP
(N.T.S.)

LEGEND

- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED WATER MAIN FITTINGS (REDUCER, TEE, BENDS)
- EXISTING WATER MAIN
- EXISTING WATER MAIN FITTINGS (TEE, GATE VALVE, REDUCER)
- EXISTING FIRE HYDRANT ASSEMBLY WITH VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM CATCH BASIN
- EXISTING STORM SEWER
- EXISTING STORM CATCH BASIN
- PROPOSED GRADE ELEVATION
- PROPOSED 4-HEAD STREETLIGHT
- PROPOSED 2-HEAD STREETLIGHT
- PROPOSED 3-HEAD STREETLIGHT

LIGHTING FIXTURE DETAIL

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMPS	REMARKS
SA2		POLE MOUNTED LED AREA LIGHT FIXT. (2) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/S/BRZ	(2) 119W LED	DOUBLE HEAD POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.
SA3		POLE MOUNTED LED AREA LIGHT FIXT. (3) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/T90/BRZ	(3) 119W LED	TRIPLE HEAD (T90) POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.
SA4		POLE MOUNTED LED AREA LIGHT FIXT. (4) LSI LIGHTING XAM3/3/LED/119/350/UE/BRZ 30' POLE(1) LSI LIGHTING 5RPB5/S07G/30/Q90/BRZ	(4) 119W LED	QUAD HEAD (Q90) POLE MOUNTED LED AREA LIGHT ON A 30' BRONZE POLE.

REV.	DATE	DESCRIPTION	BY
1	7/17/18	PER CITY COMMENTS	BW

IBI GROUP (FLORIDA) INC.
ENGINEERS LANDSCAPE ARCHITECTS PLANNERS SURVEYORS ENVIRONMENTAL CONSULTANTS
HTTP://WWW.IBIGROUP.COM
2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA 32751 (407) 660-2120
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 917-2200
ORLANDO POMPANO BEACH

MAYFAIR
FORT PIERCE, FLORIDA

LIGHTING PLAN

DRAWN: BW
DESIGNED:
CHECKED: RW
DATE: 6/3/2018

SCALE 1" = 30'
PROJECT 38890
SHEET C-8.0

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

NOT FOR CONSTRUCTION
7/17/18

LANDSCAPE GENERAL NOTES

1. All existing trees to remain and all relocated plant material shall be protected from damage or injury and shall be barricaded or otherwise suitably flagged and protected from injury.
2. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
3. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
4. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
5. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period
6. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
7. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
8. Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
9. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
10. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
11. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
12. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.
14. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
18. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunks excluded as specified
19. Guying / staking practices shall not permit nails, screws, wires etc. , to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
20. Burlap material, wire cages, plastic straps, etc. , must be cut and removed from top one - third (1/3) of root ball. Remove all nylon/ non organic material.
21. Trees grown in grow bags or grow bag type material are not allowed.
22. All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
23. All installed landscape and design specifications shall meet or exceed the minimum requirements as shown in the City of Apopka Development Code.
24. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing and grubbing permits are obtained from the ADJ.

TREE PROTECTION AND RELOCATION NOTES

GENERAL NOTE:
All trees and palms will be evaluated for protection and relocation. Relocated trees will be handled in accordance with the following specifications. Trees to be removed will be mitigated as required.

1.1 WORK TO BE PERFORMED AND WORK INCLUDED

A. Provide the following:
Prepare and relocate trees and palms designated for relocation within the project boundaries into holding areas, to include all aspects of preparation, acclimatization, holding, relocation, protection, and maintenance.
Protection and care of existing trees and palms to remain within the project boundaries.
1. Installation and operation of temporary irrigation system and hand watering as required by these specifications.
2. Establishment of holding areas as necessary to support the phasing of the project.
3. Follow-up maintenance as required by these specifications.
4. Labor, materials, equipment and services to complete all preparation, relocations and protection work as indicated on the drawings, as specified herein, or both.

2.1 PREPARATION FOR RELOCATION OF TREES AND PALMS

A. Crown Pruning
1. All pruning on site shall conform to ANSI Standard A-300, 2001.

B. Fertilization and Watering
1. Preparation
a. All Trees and Palms to be relocated shall be treated with wetting agents, fertilizers, root stimulants, and soil conditioners at the time of relocation. See specifications.
b. Form and maintain an earth berm 6" high outside the proposed root ball prior to watering and apply 3" approved mulch within saucer. Water application shall saturate the root ball to its entire depth.

C. Root Pruning

1. Watering
All trees and palms to be relocated are to be provided with an automatic irrigation system which provides 2 bubbler heads to each tree and palm, prior to root pruning.

Provide irrigation timer, or battery powered valve to water trees to be relocated. Hand watering in lieu of automatic system shall not be allowed, however hand watering shall be performed to avoid lapses should the automatic system be inoperable for more than 24 hours and during the initial planting period as specified.

2. Barricades

Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner.

Root Pruning Technique - All trees shall be excavated by digging a trench 36" deep, either by hand or with a trenching machine designed for this purpose. Hand cut broadleaf tree roots after trenching to produce clean cuts with no splits or tears. Trees to be root pruned shall have a minimum root ball size of 10" per 1" of caliper measured at DBH for broad leaf trees, 30" for Sabal Palms, 42" for Coconut Palms. Sabal palms shall not require root pruning.

Timing - All broadleaf trees are to be relocated shall be maintained for a minimum of ten (10) weeks after root pruning prior to relocation. All palms except Sabal Palms, shall be maintained a minimum of four (4) weeks prior to relocation.

2.2 RELOCATION OF TREES AND PALMS

A Preparation - Trees and palms shall be thoroughly soaked to the full depth of the root ball daily for seven consecutive days prior to relocation. Accurately locate position and elevation where all trees are intended to be planted, for verification by Landscape Architect. Verify that no overhead or underground utilities, existing or proposed, conflict with proposed locations.

B. Digging and Handling

Determine line of previous root pruning and excavate around root mass to leave area outside line of root pruning undisturbed. Digging shall be accomplished so as to produce clean cuts on all roots without tearing or splitting. Trenching shall be a minimum of 48" deep.

Trees shall be handled in such a way as to avoid damage to bark and limbs subject to support cables or chains. Attach padded support cables or chains at multiple points where possible.

Root balls shall be undercut prior to lifting. Do not force tree from ground prior to undercutting. Ball depth to be determined upon assessing conditions at time of trenching, to keep intact the entire root ball.

Trees shall be properly wrapped during moving so trunks will not be scarred and damaged and to avoid broken limbs. Broken limbs or scarred trunks shall cause tree to be unacceptable and rejected at the Owner's option. Root balls and foliage shall be kept moist during all phases of relocation.

Partially backfill tree pits with 12" of approved planting soil prior to setting tree. This layer of soil to be thoroughly drenched prior to relocation to achieve a stable platform at the correct elevation so that the top of root ball is 1" above proposed grade.

Backfilling - Flood bottom foil layer to settle tree into best position and to remove air pockets. Continue to flood root ball as planting soil is deposited to insure removal of all air pockets. Produce saucer to retain water per drawings.

Bracing - Support tree with machinery until bracing is complete. Buttresses may support separate trunks on multiple trunk trees. Maintain braces until completion of project.

Irrigation - Install bubbler heads on all trees and palms. Connect each tree's system immediately to water source. Additionally, all transplanted trees and palms shall be hand watered daily for a period of six (6) weeks after transplanting. The irrigation system is designed for maintaining plant material only, and does not provide the volume of water required immediately after transplanting. Set time to run daily, to provide an equivalent of 6" of rain per week for 30 days, then reduce to equivalent of 3" per week.

2.3 PROTECTION AND CARE OF EXISTING TREES AND PALMS TO REMAIN

Watering - Existing irrigation shall remain operable to the greatest extent possible during construction. All on site trees to remain shall be supplied with temporary irrigation to remain operable until permanent irrigation is operable. Existing irrigation system to be demolished may be utilized as the temporary irrigation system.

Barricading - Barricade all existing trees and palms with six foot (6') chain link fence or other barricade approved by Owner. Barricades shall be installed at an offset distance two feet (2') outside the tree drip line/edge of tree canopy to the extent practical, prior to any construction activity.

SOIL PREPARATION AND SOIL MIX

1. All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.
3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
4. Scarify subsoil to a depth of six inches (6").
5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.
6. PLANTING SOIL MIXES
Existing soil may be used for planting mixes at owner's discretion if deemed suitable by testing provided by A&L southern laboratories to meet the required specifications.

2.4 Soil Amendments

SOIL CONDITIONERS

A. Aluminum Sulfate: Manufacturer's standard commercial grade.
B. Peat: Federal Specifications Q-P-166 Type 1, Class B, Sphagnum moss.
C. Pesticides: As recommended by applicable Agricultural Public Agencies.
D. Herbicides and Sterilizers:
1. "Ronstar" pre-emergent herbicide or approved equal
2. "Roundup" systemic herbicide or approved equal

E. Soil Amendments:

1. Fertilizer/ Amendments
a. All fertilizers shall be manufactured from quality materials, be free from impurities, uniform in composition meet recognized standards for effectiveness and be free flowing and suitable for application with approved equipment.
b. All fertilizer shall be delivered to the site in bags or other convenient containers, each fully labeled, conforming to the applicable state fertilizer laws, bearing the grade and the trade name of the producer.
c. Die Hard Root Reviver - Endo and Ectomycorrizal inoculant, as manufactured by Die hard, 1.800.628.6373 or approved equal.
c. Die Hard Transplant - One Step - Endo and Ectomycorrizal inoculant, as manufactured by Die hard, 1.800.628.6373 or approved equal.
d. Time release, Palm Mix fertilizer with minor elements or approved equal.
e. Time release, Tree and Shrub Mix fertilizer, 6-6-6, with minor elements or approved Equal.
f. Granular Triple Super Phosphate as manufactured by IMC. Agrico. 708.970.3000.
g. Agriform Planting Tablets, 8-8-8 plus minors, as manufactured by Grace Sierra, 408.263.8080 or approved equal.
h. Scott's Turf Starter (16-25-12) or approved equal.
i. Wetting agent to be Terra Sorb or approved equal.
j. Soil conditioner to be "Super Lesco Wet", as manufactured by Lesco, Inc. or Approved Equal.

7. Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.3 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable nut grass and other undesirable weeds.
8. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of four inches (3") throughout all lawn areas and twelve inches (8") in all areas to be landscaped.
9. Remove all rocks and other objects over one inches (1") in diameter.
10. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.
11. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.
12. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 5.5 to 6.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 5.5 to 6.5.
13. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
14. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be guyed or staked as shown in the details.
5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free mulch as specified.
10. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

LANDSCAPE NOTES (CITY OF FORT PIERCE)

1) TO SCHEDULE A LANDSCAPE INSPECTION FOR ALL COMPLETED PERMITS, CALL ALL ASSOCIATED PERMIT NUMBERS INTO THE AUTOMATED INSPECTION SYSTEM AT (407) 836-282 5 AND REQUEST A CODE "270" ZONING/LANDSCAPE INSPECTION. INSPECTIONS ARE CONDUCTED ON TUESDAYS AND FRIDAYS ONLY AND SHALL BE CALLED IN BY MIDNIGHT PRIOR TO DAY OF INSPECTION. *** ANY TREES DESIGNATED TO BE PRESERVED ON THIS PLAN BUT THAT ARE SUBSEQUENTLY REMOVED SHALL BE CONSIDERED A VIOLATION PER S EC. 15-281(E) AND AS SUCH, SHALL BE REPLACED IN INCHES ON SITE AT A 2:1 RATIO (NON-SPECIMEN TREES) A ND AT A 4:1 RATIO (SPECIMEN TREES). AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED BY PAYMENT IN TO THE COUNTY TREE FUND AT A RATE OF $106 PER INCH AND $212 PER INCH RESPECTIVELY OR BY SOME COMBINATION OF PLANTING AND PAYMENT. MITIGATION SHALL BE SATISFIED PRIOR TO RELEASE OF ZONING HOLD(S). *** NEWLY PLANTED TREES SHALL BE INSPECTED FOR REMOVAL OF ALL NON-BIODEGRADABLE BURLAP AND STRAPPING FROM THE TOP OF THE ROOT BALL. METAL STRAPPING HOOKS SHALL BE REMOVED OR BENT DOWN ALONG SIDE OF THE ROOT BALL AND COVERED WITH SOIL SO AS TO NOT PROTRUDE ABOVE GRADE. MULCH SHALL BE APPLIED 12"-18" AWAY FROM THE TREE TRUNK IN ORDER TO REDUCE INTERCEPTION OF WATER TO THE TREE ROOTS. GO TO HTTP://HORT.I FAS.UFL.EDU/WOODY/OVER-MULCHING.SHTML FOR MORE INFORMATION.

2) MULCH, PER SEC. 24-6(B)(4) SHALL BE ORGANIC AND SHALL ALL BE SPECIFIED IN PLANT BEDS AND AROUND INDIVIDUAL TREES. WHEN APPLIED TO TREES, MULCH SHALL NOT BE PLACED ON TOP OF THE ROOT BALL OR BE PLACED AGAINST THE TRUNK. MULCH SHALL BE APPLIED A MINIMUM OF 12" TO 18" FROM THE TRUNK FOR ANY SIZED TREE. MATERIALS THAT DO NOT BIODEGRADE SUCH AS ROCK AND SHELL, ARE NOT DEEMED ACCEPTABLE. FAILURE TO INSTALL MULCH (AND TYPE OF MULCH) AS PROVIDED IN THE SPECIFICATION ABOVE MAY RESULT IN A FAILED INSPECTION. SEE HTTP://HORT.IFAS.UFL.EDU/WOODY/OVER-MULCHING.SHTML FOR MORE INFORMATION.

3) ALL AREAS TO RECEIVE 100% COVERAGE USING AN UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSOR. IRRIGATION CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT OF INSTALLED IRRIGATION SYSTEM.

4) I HEREBY CERTIFY THAT THESE LANDSCAPE, IRRIGATION, AND TREE MITIGATION SHEETS ARE DESIGNED IN COMPLIANCE WITH THE ORANGE COUNTY CODE(S) CHAPTER 15 AND CHAPTER 24. THE IRRIGATION HAS BEEN DESIGNED AND WILL BE INSTALLED PER CHAPTER 37, SECTIONS 601-613.

5) THE IRRIGATION SYSTEM TO BE INSTALLED WILL BE A TEMPORARY SYSTEM FOR THE PURPOSE OF ESTABLISHING PLANT MATERIAL.

6) ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST SHALL BE REMOVED. (ANY DISTURBANCE OF WETLAND AREAS REQUIRES COMPLIANCE WITH CH.15 OF THIS CODE AND REVIEW BY THE COUNTY'S ENVIRONMENTAL PROTECTION DIVISION.)

RESIDENTIAL PSP NOTES:

1. Residential PSP□ s shall comply with Section 15-306 concerning minimum number of trees per lot.
2. Any trees proposed to be preserved on this approved PSP tree preservation plan that are subsequently removed, shall be considered a violation and as such shall be replaced (in inches) on site at a 2:1 ratio for Nonspecimen trees and at 4:1 for Specimen trees per Section 15-281(e). As an alternative, the violation may be satisfied via payment into the Orange County Tree Fund or by some combination of payment and onsite planting. The current fee, as may be amended by the BCC, is $106.00 per inch. Mitigation must take place at time of permitting (or the recording of the plat, if the violation is discovered prior to platting). The removal of such trees, if any, shall not result in a net loss in the required number of trees per Section 15-306 of the Orange County Code.
3. Tree removal mitigation per lot is the responsibility of each lot owner and shall be consistent with this tree survey / removal / replacement plan.
4. Any trees proposed to be preserved on this plan shall not have any fill or excavation at points closer than six feet from the base of the tree or at the radius of the drip-line of the protected tree or stand of trees, whichever is greater.
5. Payment of any tree mitigation fees shall take place prior to the recording of the plat.
6. A Tree Preservation/Mitigation Plan is included with this PSP submittal. Due to final site engineering evaluation, up to (but no more than) 10% of the amount of trees (in inches) shown to be preserved may be removed, provided such removals are reflected in an adjusted Tree Preservation/Mitigation Plan submitted and approved by the Zoning Arbor Office prior to removals. Such removals and mitigations shall be in accordance with regular mitigation requirements, and shall not be considered a violation. However, any proposal or removal of more than 10% shall require that the Tree Preservation/Mitigation Plan (and PSP) return to DRC for a Change Determination, where the proposal for excess removal may be considered a Substantial Change, and/or may consider the removals to be a violation of the Tree Preservation/Mitigation Plan (and PSP) thereby requiring penalty mitigation to be provided.

NOTE: Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics Construction Co. Inc.) The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics Construction Co. Inc., is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.LANDSCAPE CONTRACTOR TO HAND WATER ALL PLANT / TREE MATERIAL FOR AT LEAST 30 DAYS AFTER INSTALLATION.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION
811

BY	DESCRIPTION	DATE	REV.
			A
			A
			A
			A
			A
			A
			A
			A
			A
			A

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 862-7525
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

LANDSCAPE NOTES

DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	-	RW	6/3/2018

SCALE	PROJECT	SHEET
N/A	2017-004	L0-1.00

GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-L0-1.00 - Landscape Notes.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray

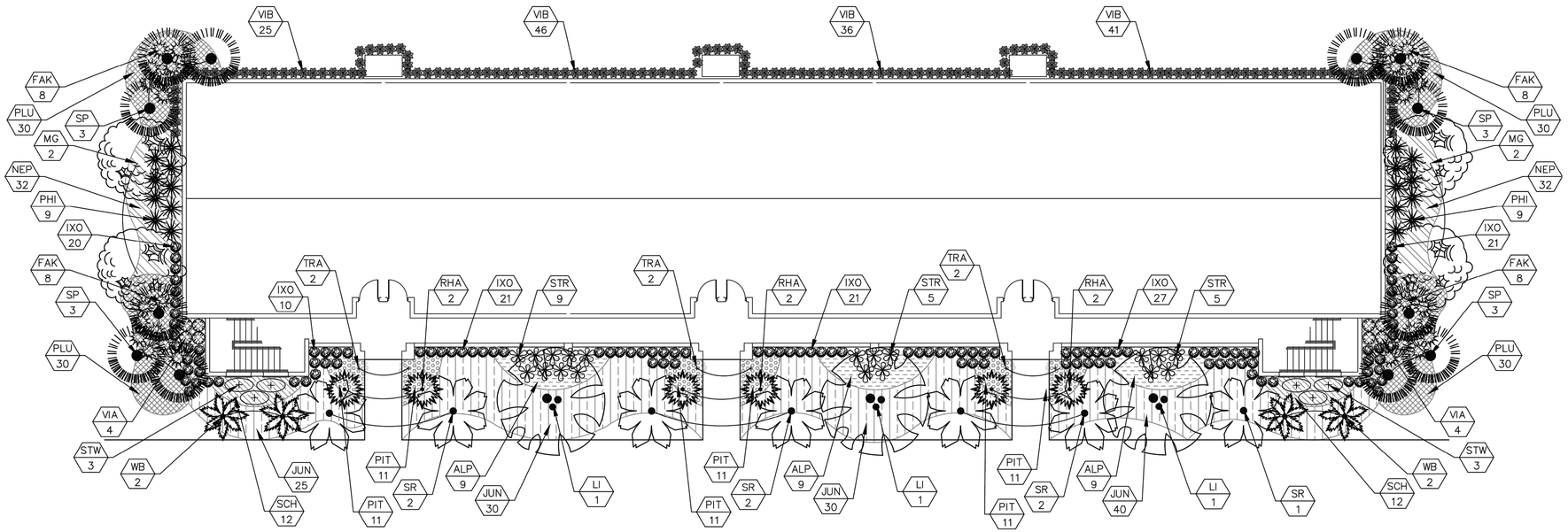
14 Unit Typical Plant List

	Sym	Key	Qty.	Crt.	Scientific\Common Name	Ht.	Spr.	Remarks
Trees and Palms		SR	6	1:1	QUEEN PALM SYAGRUS ROMANZOFFIANA	12' GW		12' GW, MATCHED FULL HEAVY HEADS NO SCARRED TRUNKS
		WB	4	1:1	FOXTAIL PALM WODYETIA BIFURCATA	8' GW		8' GREY WOOD, MATCHING HEADS MIN. 9 FRONDS, NO SCARRED TRUNKS
		SP	12	3:1	SABAL PALM SABAL 'PALMETTO 'WBOOTS'	8'-10'		VARIED HEIGHTS, BOOTED TRUNKS MINIMUM OF 3 TRUNKS WITH 4 STAGGERED FULL HEADS
		LI	2	1:1	CREPE MYRTLE LAGERSTROEMIA INDICA	10'	5'	MULTI-TRUNK STANDARD, 3 TRUNKS MINIMUM MIN. 4' CT., FULL MATCHED
		MG	4	1:1	'LITTLE GEM' MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	12'	5'	SINGLE STRAIGHT TRUNK, 2.5" D.B.H. MIN. 5' CT.
		LG	2		WAX LIGUSTRUM LIGUSTRUM LUCIDUM	8'	5'	MULTI-TRUNK STANDARD 5 TRUNKS MINIMUM MIN. 4' CT., FULL, MATCHED

	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Accents		STW	6	WHITE BIRD OF PARADISE STRELITZIA NICOLAI	36"	36"	7 STEMS MIN. MATCHED 7 GALLON
		STR	19	DWARF BIRD OF PARADISE STRELITZIA REGINAE	48"	48"	7 GALLON, FULL MIN. 6-8 FRONDS
		RHA	6	LADY PALM RHAPIS EXCELSA	48"	36"	7 GALLON, FULL TO BASE MATCHED
		ALP	27	VARIEGATED SHELL GINGER ALPINIA ZERUMBET 'VARIEGATA'	18"	24"	FULL TO BASE MIN. 3 GALLON, 36" O.C.
		COR	24	HAWAIIAN TI PLANT CORDYLINE TERMINALIS 'BOLERO'	36"	24"	FULL 5 STEMS MIN. 3 GALLON

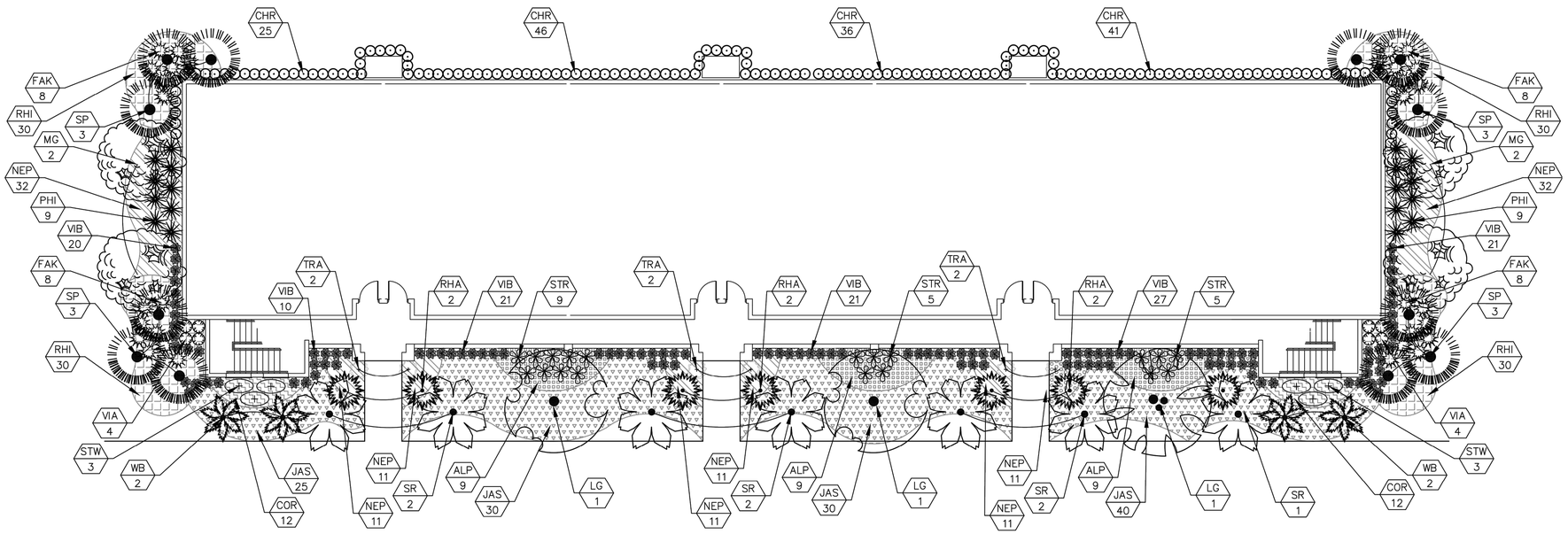
	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Shrubs and Hedging		VIA	8	AWABUKI VIBURNUM VIBURNUM ODORATISSIMUM 'AWABUKI'	36"	30"	FULL TO BASE 3 GALLON, 36" O.C.
		PHI	18	PHILODENDRON PHILODENDRON SELLOUM	42"	36"	FULL TO BASE MIN. 7 GALLON, 48" O.C.
		IXO	120	IXORA IXORA COCCINEA 'JUNGLE FLAME'	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.
		VIB	148	SANDANKWA VIBURNUM VIBURNUM SUSPENSUM	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.
		FAK	32	FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES	24"	24"	FULL TO BASE, MATCHED 3 GALLON, 36" O.C.
		CHR	148	COCOPLUM CHRYSOBALANUS ICACO	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.

	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Groundcovers		PLU	120	PLUMBAGO PLUMBAGO AURICULATA 'IMPERIAL BLUE'	18"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		JAS	125	WAX JASMINE JASMINUM VOLUBILE	18"	18"	FULL 1 GALLON, 18" O.C.
		NEP	130	FISHTAIL FERN NEPHROLEPIS FALCATA 'FURCANS'	12"	12"	FULL 1 GALLON, 18" O.C.
		SCH	24	VARIEGATED SCHEFFLERA SCHEFFLERA ARBORICOLA 'VARIEGATA'	24"	18"	FULL TO BASE MIN. 3 GALLON, 24" O.C.
		PIT	66	VARIEGATED TOBIRA PITTOSPRUM PITTOSPORUM TOBIRA 'VARIEGATA'	8"	8"	FULL TO BASE 1 GALLON, 18" O.C.
		RHI	120	INDIAN HAWTHORN 'WHITE' RHAPHIOLEPIS INDICA 'ALBA'	18"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		JUN	125	BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONII'	12"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		TRA	6	CONFEDERATE JASMINE TRACHELOSPERMUM JASMINOIDES			3 GALLON, FULL MIN. 5 RUNNERS, MIN. 30" LONG ATTACH TO FENCE / TRELLIS
	SOD	SOD	XX,XXX S.F.	ST. AUGUSTINE 'FLORATUM' STENOTAPHRUM SECUNDATUM			SOLID SOD STAGGER SEAMS FIELD VERIFY SOD AREAS



SUN EXPOSURE

14 UNITS



SHADE EXPOSURE

14 UNITS

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-L1-1.00 - Landscape Plan.dwg Modified: 6/3/2018 By:dennis murray Plotted By:dennis murray

REV.	DATE	DESCRIPTION	BY
A			

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 772-1434
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

PLANT LIST

DRAWN: DM
DESIGNED: --
CHECKED: RW
DATE: 6/3/2018

SCALE: 1"=30'
PROJECT: 2017-004
SHEET: L1-1.04

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

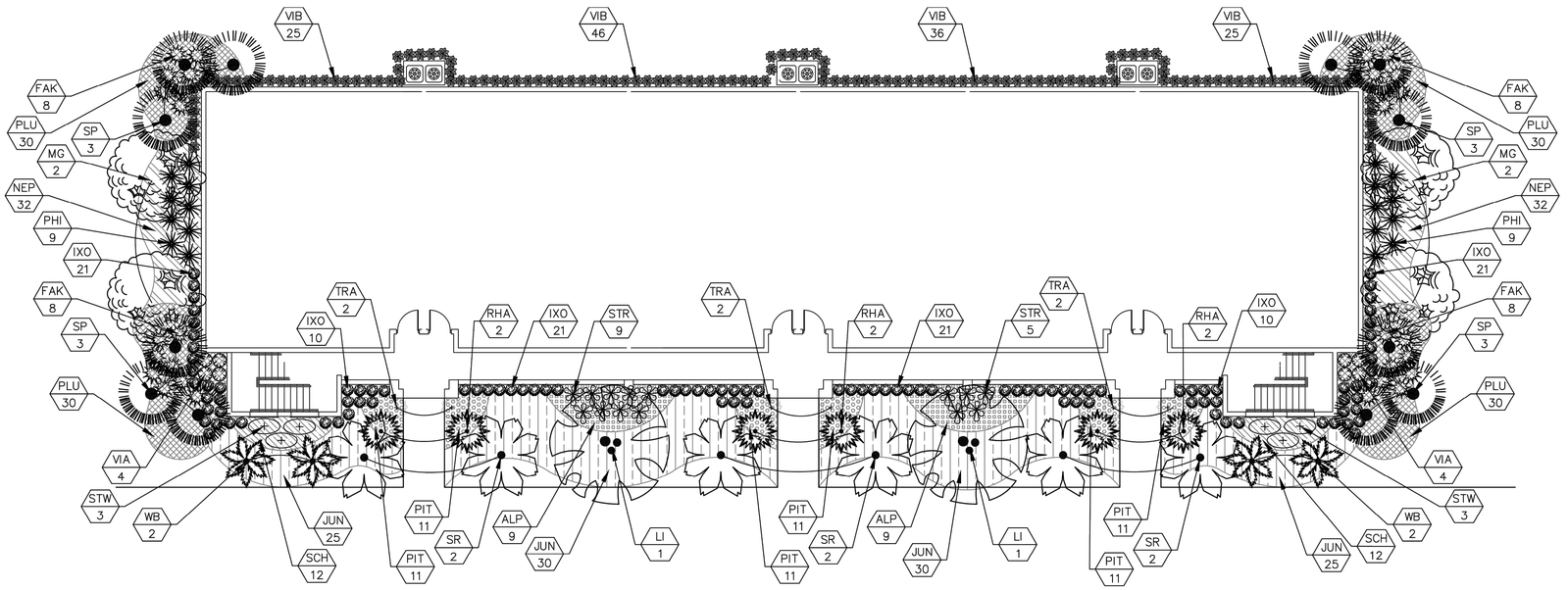
12 Unit Typical Plant List

	Sym	Key	Qty.	Crt.	Scientific\Common Name	Ht.	Spr.	Remarks
Trees and Palms		SR	6	1:1	QUEEN PALM SYAGRUS ROMANZOFFIANA	12' GW		12' GW, MATCHED FULL HEAVY HEADS NO SCARRED TRUNKS
		WB	4	1:1	FOXTAIL PALM WODYETIA BIFURCATA	6' GW		6' GREY WOOD, MATCHING HEADS MIN. 9 FRONDS, NO SCARRED TRUNKS
		SP	12	3:1	SABAL PALM SABAL PALMETTO 'W/BOOTS'	8'-10'		VARIED HEIGHTS, BOOTED TRUNKS MINIMUM 5' CT. TRUNKS WITH 4 STAGGERED FULL HEADS
		LI	2	1:1	CREPE MYRTLE LAGERSTROEMIA INDICA	10'	5'	MULTI-TRUNK STANDARD, 3 TRUNKS MINIMUM MIN. 4" CT., FULL MATCHED
		MG	4	1:1	'LITTLE GEM' MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	12'	5'	SINGLE STRAIGHT TRUNK, 2.5" D.B.H. MIN. 5' CT.
		LG	2		WAX LIGUSTRUM LIGUSTRUM LUCIDUM	8'	5'	MULTI-TRUNK STANDARD 5 TRUNKS MINIMUM MIN. 4' CT., FULL, MATCHED

	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Accents		STW	6	WHITE BIRD OF PARADISE STRELITZIA NICOLAI	36"	36"	7 STEMS MIN. MATCHED 7 GALLON
		STR	14	DWARF BIRD OF PARADISE STRELITZIA REGINAE	48"	48"	7 GALLON, FULL MIN. 6-8 FRONDS
		RHA	6	LADY PALM RHAPIS EXCELSA	48"	36"	7 GALLON, FULL TO BASE MATCHED
		ALP	18	VARIEGATED SHELL GINGER ALPINIA ZERUMBET 'VARIEGATA'	18"	24"	FULL TO BASE MIN. 3 GALLON, 36" O.C.
		COR	24	HAWAIIAN TI PLANT CORDYLINE TERMINALIS 'BOLERO'	36"	24"	FULL 5 STEMS MIN. 3 GALLON

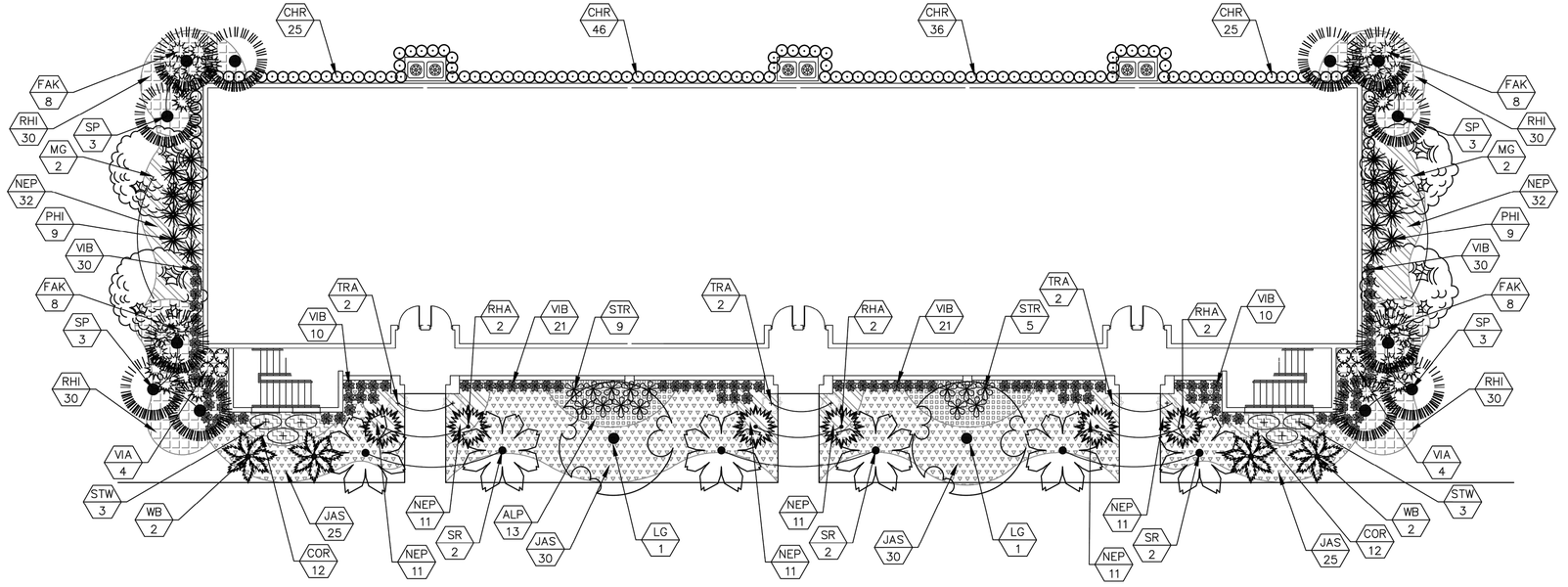
	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Shrubs and Hedging		VIA	8	AWABUKI VIBURNUM VIBURNUM ODORATISSIMUM 'AWABUKI'	36"	30"	FULL TO BASE 3 GALLON, 36" O.C.
		PHI	18	PHILODENDRON PHILODENDRON SELLOUM	42"	36"	FULL TO BASE MIN. 7 GALLON, 48" O.C.
		IXO	104	IXORA IXORA COCCINEA 'JUNGLE FLAME'	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.
		VIB	132	SANDANKWA VIBURNUM VIBURNUM SUSPENSUM	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.
		FAK	32	FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES	24"	24"	FULL TO BASE, MATCHED 3 GALLON, 36" O.C.
		CHR	132	COCOPLUM CHRYSOBALANUS ICACO	24"	24"	FULL TO BASE 3 GALLON, 24" O.C.

	Sym	Key	Qty.	Scientific\Common Name	Ht.	Spr.	Remarks
Groundcovers		PLU	120	PLUMBAGO PLUMBAGO AURICULATA 'IMPERIAL BLUE'	18"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		JAS	110	WAX JASMINE JASMINUM VOLUBILE	18"	18"	FULL 1 GALLON, 18" O.C.
		NEP	130	FISHTAIL FERN NEPHROLEPIS FALCATA 'FURCANS'	12"	12"	FULL 1 GALLON, 18" O.C.
		SCH	24	VARIEGATED SCHEFFLERA SCHEFFLERA ARBORICOLA 'VARIEGATA'	24"	18"	FULL TO BASE MIN. 3 GALLON, 24" O.C.
		PIT	66	VARIEGATED TOBIRA PITTOSPRUM PITTOSPORUM TOBIRA 'VARIEGATA'	8"	8"	FULL TO BASE 1 GALLON, 18" O.C.
		RHI	120	INDIAN HAWTHORN 'WHITE' RHAPHIOLEPIS INDICA 'ALBA'	18"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		JUN	110	BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS 'WILTONII'	12"	18"	FULL TO BASE 3 GALLON, 24" O.C.
		TRA	6	CONFEDERATE JASMINE TRACHELOSPERMUM JASMINOIDES			3 GALLON, FULL MIN. 5 RUNNERS, MIN. 30" LONG ATTACH TO FENCE / TRELLIS
	SOD	SOD	XX,XXX S.F.	ST. AUGUSTINE 'FLORATUM' STENOTAPHRUM SECUNDATUM			SOLID SOD STAGGER SEAMS FIELD VERIFY SOD AREAS



SUN EXPOSURE

12 UNITS



SHADE EXPOSURE

12 UNITS

NO.	DESCRIPTION	BY

REV.	DATE

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

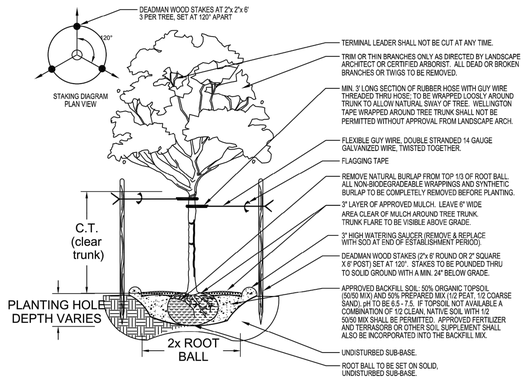
PLANT LIST

DRAWN: DM	DESIGNED: --
CHECKED: RW	DATE: 6/3/2018
SCALE: 1"=30'	PROJECT: 2017-004
SHEET: L1-1.03	

VC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

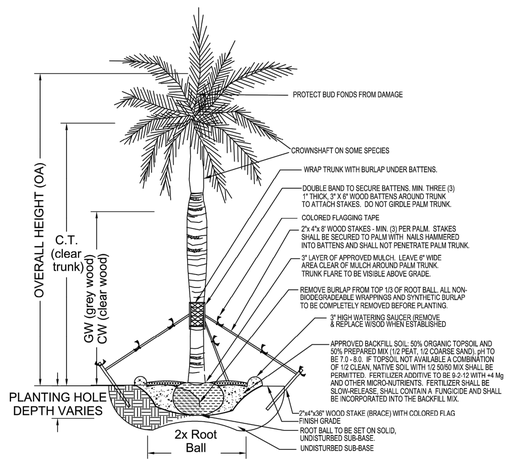
NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-L1-1.00 - Landscape Plan.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray



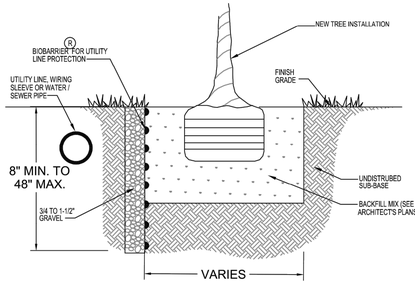
TREE PLANTING DETAIL-3" CAL. OR LESS.

not to scale



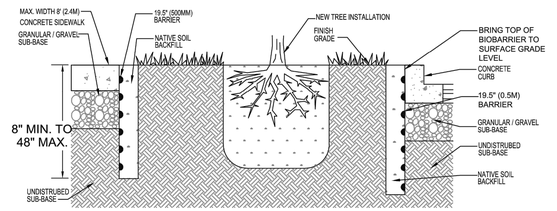
PALM PLANTING DETAIL-TYP.

not to scale



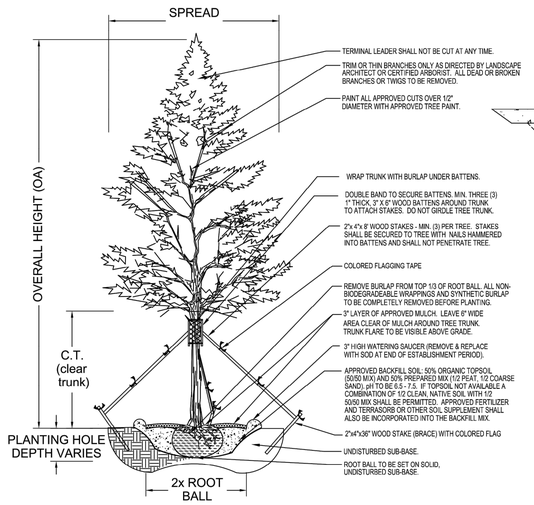
ROOT BARRIER DETAIL - UNDERGROUND UTILITY LINES

not to scale



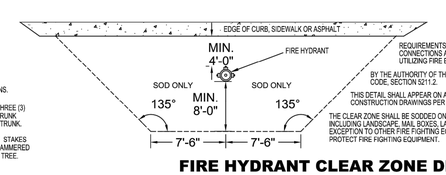
ROOT BARRIER DETAIL - PAVING / CURBING

not to scale



LARGE TREE PLANTING DETAIL- GREATER THAN 3" CAL.

not to scale



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE BASE ON PUBLIC OR PRIVATE PROPERTY.

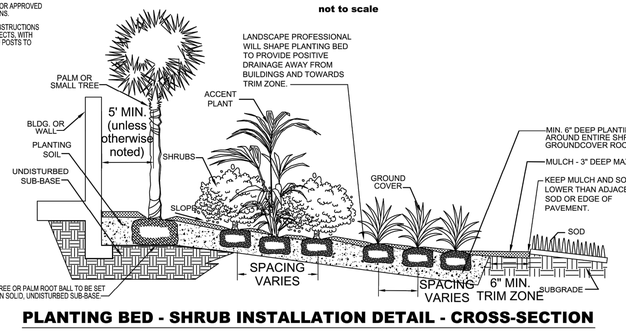
BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE, SECTION 5211.2.

THIS DETAIL SHALL APPEAR ON ALL LANDSCAPE PLANS AND/OR APPROVED CONSTRUCTION DRAWINGS PER PUBLIC SAFETY REGULATIONS.

THE CLEAR ZONE SHALL BE SODDED ONLY, AND BE FREE OF ALL OBSTRUCTIONS INCLUDING LANDSCAPE MAIL BOXES, LAMP-POSTS AND OTHER OBJECTS, WITH EXCEPTION TO OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC SIGN POSTS TO PROTECT FIRE FIGHTING EQUIPMENT.

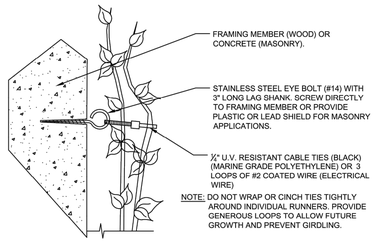
FIRE HYDRANT CLEAR ZONE DETAIL

not to scale



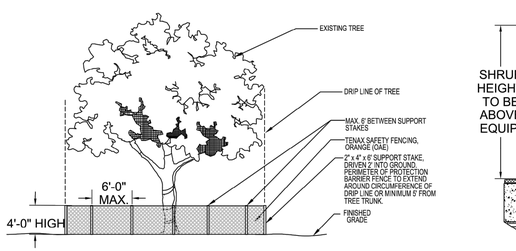
PLANTING BED - SHRUB INSTALLATION DETAIL - CROSS-SECTION

not to scale



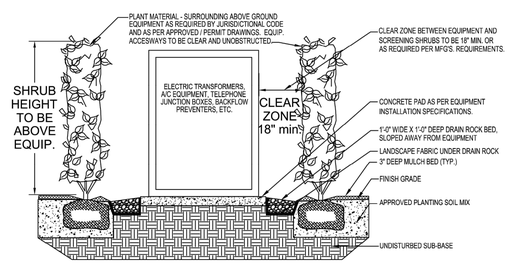
VINE TO WALL ATTACHMENT DETAIL

not to scale



TREE PROTECTION BARRIER DETAIL

not to scale



GROUND MOUNTED EQUIPMENT SCREENING DETAIL

not to scale

GENERAL NOTES, LANDSCAPE INSTALLATION SPECIFICATIONS

REFER TO SITE PLAN FOR SITE DATA AND UTILITIES. REFER TO ARCHITECTURAL PLANS FOR BUILDING FOOTPRINTS, ARCHITECTURAL INFORMATION AND DESIGNATION OF ELEVATIONS. REFER TO IRRIGATION PLANS FOR REQUIRED MATERIALS, SPECIFICATIONS, DETAILS AND COORDINATION ITEMS. REFER TO ENGINEERING PLANS FOR ALL GRADING, SITE WORK AND COORDINATION ITEMS. REFER TO WATER AND SEWER PLANS FOR ADDITIONAL,UNDERGROUND AND ABOVE-GROUND UTILITIES AND COORDINATION ITEMS.

PLANT MATERIALS ARE SPECIFIED FOR COMPLIANCE WITH MINIMUM CODE REQUIREMENTS AND GOVERNING AGENCY REVIEW COMMENTS AS OF THE DATE OF SUBMITTAL.

SUBCONTRACTORS ARE BOUND TO THE GENERAL CONTRACTOR AND ARE TO ASSUME ALL OBLIGATIONS AND RESPONSIBILITIES BY WHICH THE GENERAL CONTRACTOR IS BOUND TO THE OWNER. BOTH SHALL BE FAMILIAR WITH AND HAVE FULLY INVESTIGATED ALL LOCAL CODES AND ORDINANCES.

LANDSCAPE PROPOSALS SHALL PROVIDE UNIT COSTS AND SHALL INCLUDE: EXCAVATIONS, PLANT MATERIAL LISTED, DELIVERY AND INSTALLATION (LABOR), TURF SOD, SEEDING, TOP SOIL & FINE GRADING, SOIL BACKFILL, SOIL SUPPLEMENTS, FOLIAR SPRAYS, FERTILIZERS, GUYING AND STAKING, REQUIRED PRUNING, CLEAN-UP, WATERING AND ALL TAXES AND FEES NECESSARY TO SUCCESSFULLY ESTABLISH THE PROPOSED LANDSCAPE AND ECOLOGICAL COMMUNITIES.

THE CONTRACTOR/BIDDER SHALL HAVE CAREFULLY READ AND FULLY UNDERSTAND ALL DRAWINGS (TREE PRESERVATION, LANDSCAPE AND IRRIGATION, PLUS RELATED ENGINEERING AND ARCHITECTURAL), DETAILS, SPECIFICATIONS AND NOTES OF SUCH LANDSCAPE/PLANTING PLANS FOR THE IDENTIFIED PROJECT AND LOCATION; AND CONTRACTOR/ BIDDERS ACKNOWLEDGES SAME BY SIGNATURE, DATE & COMPANY NAME BELOW THAT THE BID SUMITTED REFLECTS AN ACCURATE INSTALLATION OF THE LANDSCAPE IN COMPLIANCE WITH ALL CONDITIONS SET FORTH, INCLUDING COORDINATION WITH RELATED TRADES, PROPERLY SEQUENCING WORK AND OFFICIAL ADDENDA. SO SWORN:

1. THE TERM "CONTRACTOR" REFERS TO THE PRINCIPAL COMPANY, OR OWNER/DEVELOPER, INCLUDING LANDSCAPING, OBLIGATED WITH THE RESPONSIBILITY FOR COORDINATING AND PERFORMING THE SITE WORK AND SECURING THE WORK OF SUBCONTRACTORS; DISCHARGING TO COMPLY WITH LOCAL BUILDING CODES AND ZONING ORDINANCES, AND WHICH IS THE ENTITY OF RECORD FOR OBTAINING PERMITS, SCHEDULING INSPECTIONS AND SECURING COMPLETION CERTIFICATES.

2. THE CONTRACTOR SHALL CUT, CLEAR, STUMP GRIND, EXCAVATE AND REMOVE ALL EXOTIC, INVASIVE AND DESIGNATED TREES FROM THE SITE AND AREAS THAT HAVE EVIDENCE OF PREVIOUSLY EXISTING TREES AND/OR PALMS; INCLUDES REMOVING DEBRIS, LITTER AND STONES OVER 1" DIAMETER.

3. THE CONTRACTOR SHALL REFER TO ALL TREE PRESERVATION PLANS, DETAILS AND SPECIFICATIONS IN CONJUNCTION WITH THE SITE/PROJECT TO LOCATE AND TAG ANY AND ALL EXISTING TREES AND/OR PALMS PROPOSED FOR PRESERVATION OR RELOCATION. THE CONTRACTOR SHALL ADHERE TO ALL DIRECTIVES AND AS SHOWN ON THE TREE PRESERVATION PLANS REGARDING ALL TREE OR PALM RELOCATIONS AND TREE REMOVAL.

GENERAL NOTES, LANDSCAPE INSTALLATION SPECIFICATIONS (cont.)

4. THE CONTRACTOR SHALL EXCAVATE ALL LIMEROCK FROM INTERIOR PARKING LANDSCAPE STRIPS AND ISLANDS TO A MIN. 2 1/2' DEPTH AND EXCAVATE ALL NON-ORGANIC SOILS WITHIN MIN. 10 FT. WIDTH OF THE ENTIRE BUILDINGS PERIMETER TO A MIN. 12 INCHES DEPTH. THE CONTRACTOR WILL BACKFILL THE STRIPS, ISLANDS AND BUILDING PERIMETERS WITH THE APPROVED 50/50 TOPSOIL MIX TO FINISHED GRADES. THE LANDSCAPE OR IRRIGATION PROFESSIONAL SHALL NOT PROCEED WITH WORK IN THESE DESIGNATED AREAS UNTIL SITE PREPARATION IS COMPLETE AND INSPECTED BY THE LANDSCAPE ARCHITECT AND/OR PERMITTING AGENCY.

5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH ARE PROPERLY MARKED OR FOR WHICH HE HAS NOT OBTAINED PROPER MARKINGS THROUGH THE ONE CALL SYSTEM – 72 HOURS BEFORE DIGGING— CALL TOLL FREE 1 (800) 432–4770 OR FROM LOCAL UTILITY DEPARTMENTS. ALL ELECTRICAL, GAS, TELEPHONE, FIBER OPTICS, CABLE, WATER AND SEWER SERVICES LOCATED ON–SITE, ON ADJACENT PROPERTIES WITHIN 10' AND WITHIN ADJACENT R.O.W.'S SHALL BE CLEARLY MARKED.

6. THE CONTRACTOR SHALL PROVIDE ALL PROPOSED PLANTS AT FLA #1 GRADE OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND WILL PROVIDE CERTIFICATION FOR ANY AND ALL PLANTS IN DISPUTE. ALL PLANT MATERIAL PROVIDED SHALL MEET OR EXCEED THE MINIMUM SPECIFIED SIZE (HEIGHT, SPREAD, CALIPER, CLEAR TRUNK, ETC.) AS SHOWN ON THE LANDSCAPE PLANS. THE CONTRACTOR SHALL INSTALL PLANTS ACCORDING TO LANDSCAPE PLANS FOR SPACING AND PLACEMENT, AND PER THE LANDSCAPE DETAILS WITHOUT EXCEPTION. SHOULD ANY PLANT BE UNAVAILABLE THE CONTRACTOR WILL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDATIONS AND/OR APPROVAL OF ANY AND ALL SPECIES SUBSTITUTIONS.

7. THE CONTRACTOR SHALL PROVIDE PROPER TRANSPORT AND DELIVERY OF PLANT MATERIAL TO THE JOB SITE. PLANT MATERIAL SHALL NOT BE DROPPED, SCARRED OR OTHERWISE DAMAGED AT ANY TIME. DAMAGED PLANT MATERIALS SHALL BE REJECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ANY PLANTS OTHER THAN FL #1 GRADE OR WITH INDICATIONS OF DISEASE, INSECT INFESTATION, BROKEN BRANCHES, LACK OF WATER, GIRDLING OR SCARRING AT DELIVERY SHALL BE REJECTED.

8. THE CONTRACTOR SHALL PROVIDE CERTIFIED ST. AUGUSTINE 'FLORITAM' SOD, UNLESS OTHERWISE INDICATED, TO ALL OPEN AREAS INSIDE THE PROPERTY NOT RECEIVING PLANT MATERIAL OR OTHER FORM OF GROUNDCOVER, LIVING OR NON–LIVING. THE CONTRACTOR WILL PROVIDE SOD TO ALL DAMAGED TURF AREAS, TO EDGE OF PAVEMENT AND TO THE EDGE OF WATER AT ALL WATER BODIES. ALL SOD SEAMS WILL BE BUTT JOINTS WITH ADJACENT ROWS STAGGERED AND ALL EDGE PIECES ABUTTING TIGHTLY, LEAVING NO GAPS. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL SOD ON ADJACENT PROPERTIES DAMAGED BY LANDSCAPE INSTALLATION WORK, AND SHALL NOTIFY THE OWNER OF THE ADJACENT PROPERTY, AND OBTAIN PERMISSION TO PERFORM SOD REPAIRS.

9. THE CONTRACTOR SHALL PROVIDE IMPORTED ORGANIC BACKFILL MIX AS NOTED ON THE PLANTING DETAILS WHICH WILL BE FREE OF ALL DEBRIS AND STONES OVER 1" DIAMETER. BACKFILL MIX WILL BE SANITIZED FROM HARMFUL BIOLOGICAL ORGANISMS, INCLUDING NEMATODES AND PARASITES AND WILL BE PH 6.5 – 8.0 RANGE AS DESCRIBED IN THE TREE OR PALM PLANTING DETAILS. NATIVE SOIL MAY BE MIXED WITH 50/50 MIX PER DETAILS ONLY IF APPROVED BACKFILL MIX IS NOT AVAILABLE. THE CONTRACTOR SHALL SUBMIT WRITTEN LAB RESULTS, CERTIFICATION OF SOIL CONTENT AND TRUCKING RECEIPTS WITH TYPE AND VOLUME OF SOIL TO THE OWNER OR OWNER'S REPRESENTATIVE FOR VERIFICATION. BACKFILL WILL BE TESTED FOR CONTENT BY THE LANDSCAPE ARCHITECT AT ANY TIME. FAILURE TO PROVIDE APPROVED BACKFILL, CERTIFICATION OF SOIL CONTENT AND/OR TRUCKING RECEIPTS MAY RESULT IN REJECTION OF ENTIRE LANDSCAPE WITH REMOVAL AND REPLACEMENT COSTS BORN SOLELY BY THE CONTRACTOR.

10. THE CONTRACTOR WILL PROVIDE FERTILIZER FOR ALL PLANTS UPON INSTALLATION AS SPECIFIED ON THE PLANTING DETAILS. FERTILIZER WILL BE THOROUGHLY INCORPORATED INTO THE BACKFILL MIX.

11. THE CONTRACTOR WILL PROVIDE 'TERRASORB' OR OTHER APPROVED SOIL SUPPLEMENT (HUMECTANT AND HYGROSCOPIC COMPOUNDS), THOROUGHLY INCORPORATED INTO THE BACKFILL MIX ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR ALL PROPOSED PLANT MATERIAL IN EXISTING SANDY SOIL OR ON FAST DRAINING SITES. CONTRACTOR WILL BE FAMILIARIZED WITH THE SITE AND THE ENGINEERING SOIL REPORT.

12. UNLESS OTHERWISE DICTATED BY CITY OR COUNTY CODE, THE CONTRACTOR SHALL LOCATE ALL TREES WITH A MATURE HEIGHT OF OVER 20' NO CLOSER THAN 15 FEET TO ANY LIGHT POLES. PALMS WILL NOT BE CLOSER THAN 10 FEET TO ANY LIGHT POLE. THE CONTRACTOR MAY FIELD ADJUST HORIZONTAL LOCATION OF TREES AND PALMS FOR BEST FIT WHEN COORDINATED WITH AND CONSENT GIVEN BY THE OWNER OR OWNER'S REPRESENTATIVE. THE LANDSCAPE/IRRIGATION CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL SITE LIGHTING LOCATIONS ARE COMPLETELY STAKED–OUT TO CONFIRM APPLICABLE SEPARATION.

13. THE CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL LOCATED WITHIN THE SIGHT TRIANGLE DISTANCE AREAS AT ROADWAY INTERSECTIONS AND ACCESS POINTS PROVIDE AN UNOBSTRUCTED CROSS VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30" AND 8' IN HEIGHT. SEE LANDSCAPE PLANS FOR SIGHT TRIANGLES.

14. THE CONTRACTOR SHALL INSURE THAT ALL TREES OR PALMS LOCATED ADJACENT TO ANY OVERHEAD POWER LINES BE INSTALLED IN ACCORDANCE WITH FLORIDA POWER AND LIGHT'S "RIGHT TREE, RIGHT PLACE" GUIDELINES. ANY INSTANCES OF INSUFFICIENT SEPARATION BETWEEN TREES OR PALMS AND OVERHEAD LINES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.

15. THE CONTRACTOR SHALL LOCATE ALL TREES AND PALMS CLEAR OF ALL TRAFFIC SIGNS AND IN SUCH A MANNER TO PREVENT BOTH THE TREE CANOPY AND PALM FRONDS FROM OBSTRUCTING ANY PORTION OF TRAFFIC SIGNS. THE LANDSCAPE/IRRIGATION CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL TRAFFIC SIGNAGE AND GUIARDRAILS ARE COMPLETELY STAKED–OUT TO CONFIRM SEPARATION AND CLEAR VISIBILITY OF SIGNS.

16. THE CONTRACTOR WILL PROVIDE "WILT–PRUF" OR OTHER APPROVED SURFACANT TO BE SPRAYED ON ALL PROPOSED TREES AND PALMS IN AREAS OF SUSTAINED WINDS OF MORE THAN 10 KNOTS AND ALL COASTAL AREAS, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, TO PREVENT WINDBURN AND EXCESSIVE WATER LOSS THROUGH TRANSPIRATION.

17. THE CONTRACTOR SHALL INTERM SUPPLEMENTAL IRRIGATION, I.E. REGULAR THOROUGH, DEEP WATERING, TO ALL INSTALLED PLANT MATERIAL UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS INSTALLED AND HAS BEEN INSPECTED BY THE LANDSCAPE ARCHITECT AND DEMONSTRATED TO BE 100% OPERATIONAL, OR UNTIL THE CITY'S OR COUNTY'S FINAL INSPECTION, ACCEPTANCE AND PERMIT CLOSE–OUT.

18. THE CONTRACTOR SHALL PROVIDE ROOT BARRIER AT A VERTICAL DEPTH OF 18" MIN. TO 48" MAX. FOR ANY SHADE TREES OR LARGE PALMS WHICH ARE INSTALLED AS FOLLOWS: LESS THAN FIVE (5) FEET FROM ADJACENT ASPHALT OR CONCRETE PAVEMENT, WITHIN CURBED PARKING INSLANDS LESS THAN NINE (9) FEET INTERIOR WIDTH OR WITHIN SIX (6) FEET PROXIMITY TO UNDERGROUND UTILITY OR INFRASTRUCTURE. ROOT BARRIER SHALL BE "BIOBARRIER", "DEEPROOT PARTNERS, LP", OR APPROVED EQUAL. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL, THIS PAGE.

19. THE CONTRACTOR SHALL PROVIDE GUYING OR STAKING TO ALL TREES AND PALMS ACCORDING TO THE DETAILS SHOWN IN THIS SHEET. GUYING AND STAKING REQUIREMENTS WILL BE STRICTLY ENFORCED THROUGHOUT CONSTRUCTION AND THE WARRANTY PERIOD. ALL TREES AND PALMS WILL BE PLUMB VERTICAL AT TIME OF INSPECTION. ALL GUYING OR STAKING SHALL BE REMOVED AFTER NINE MONTHS OR AT THE END OF HURRICANE SEASON, WHICHEVER IS GREATER.

20. THE CONTRACTOR SHALL PROVIDE APPROVED MULCH TO ALL TREES, SHRUBS AND PLANT BEDS. CONTRACTOR SHALL INSTALL MULCH AT A DEPTH OF 3", MIN., AND MAINTAIN A 48" DIAMETER RING AROUND FREE STANDING TREES. ALL TREES SHALL HAVE A 6" WIDE RING CLEAR OF MULCH AROUND THE TREE TRUNK. DO NOT MULCH ANNUAL FLOWER BEDS. APPROVED MULCH WILL BE NON–CYPRESS, STERILIZED NATURAL CELLULOSE FRAGMENTS AS RECOMMENDED BY SFWMD XERISCAPE PLANT GUIDE II AND WHICH COMPLIES WITH ALL APPLICABLE LAND DEVELOPMENT, ZONING AND BUILDING CODES.

18. THE CONTRACTOR WILL PROVIDE SCREEN HEDGE MATERIALS AT ALL GROUND MOUNTED, FREE–STANDING UTILITY EQUIPMENT OR ENCLOSURES SUCH AS TRANSFORMERS, AIR CONDITIONING COMPRESSORS, BACKFLOW PREVENTERS AND OTHER MECHANICAL EQUIPMENT NOT DETERMINED PRIOR TO SITE PLAN APPROVAL. SCREEN PLANT MATERIAL WILL BE LOCATED AT ALL NON–ACCESSIBLE PORTION OF SAID EQUIPMENT AND WILL BE EQUAL TO THE HEIGHT OF SUCH ELEMENTS (REFER TO GROUND MOUNTED EQUIPMENT SCREENING DETAIL). INSTALLATION SHALL BE PERFORMED PRIOR TO INSPECTION BY THE PERMITTING AGENCY. THE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT FOR APPROPRIATE PLANT SPECIES, SIZE AND QUANTITY OF ALL SCREENING SHRUBS. THE CONTRACTOR SHALL SUBMIT A R.C.O. (REQUEST FOR CHANGE ORDER) FOR ALL ADDITIONAL REQUIRED SHRUBS TO SCREEN GROUND MOUNTED EQUIPMENT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR CONSENT AND TO THE CITY FOR APPROVAL.

21. THE CONTRACTOR WILL, WITH ALL QUOTATIONS OR PROPOSAL/AGREEMENTS, PROVIDE A BINDING LETTER AND WRITTEN REPLACEMENT WARRANTY FOR ALL INSTALLED PLANT MATERIAL AFTER FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. WARRANTY SHALL BE FOR 1 YEAR FOR ALL TREES AND PALMS, 120 DAYS FOR SHRUBS. WHERE INCREMENTAL COMPLETION CERTIFICATES OR TCO'S ARE ISSUED, CONTRACTOR MAY PETITION OWNER & AUTHORITY TO ACCEPT WORK IN CORRESPONDING INCREMENTAL SECTIONS. ALL PLANT MATERIAL SHALL NOT BE BOUND UNDER WARRANTY SHOULD IT BE CONFIRMED THAT DAMAGE OR DEATH TO PLANT MATERIAL BE THE RESULT OF AN "ACT OF GOD".

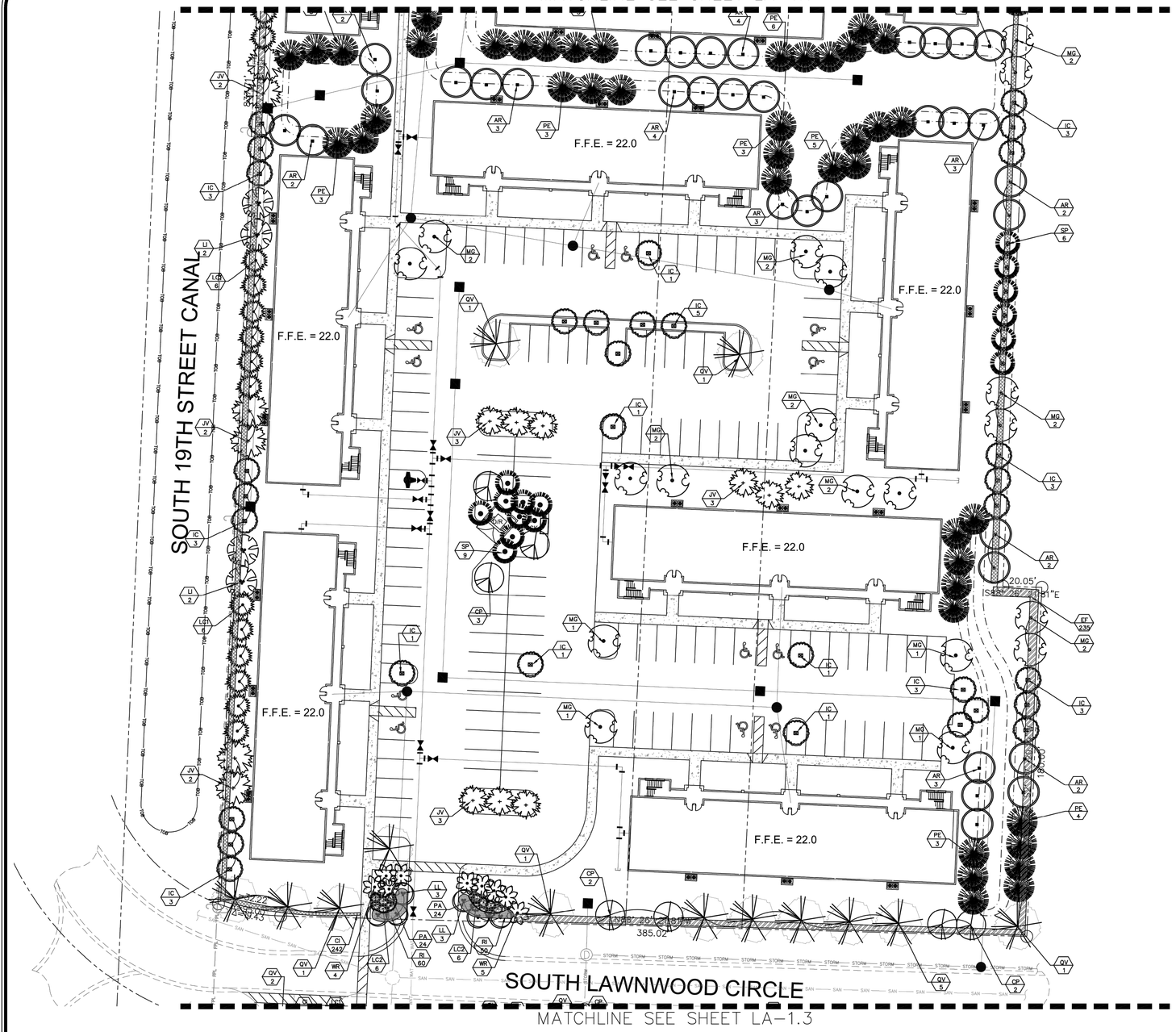
22. THE CONTRACTOR WILL PROVIDE A WRITTEN AGREEMENT TO COVER THE WARRANTY PERIOD AT TIME OF THE COMPLETION, INSPECTION AND PRIOR TO FINAL ACCEPTANCE. CONTRACTOR SHALL ALSO DEFINE INSPECTION DATES AND TIMES THROUGHOUT THE WARRANTY PERIOD TO MONITOR PLANTINGS UNDER WARRANTY. MAINTENANCE AGREEMENT WORK SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE/IRRIGATION CONTRACTOR.

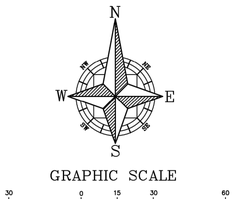
23. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY OF OBTAINING FROM GROWERS STATEWIDE, AND INTERSTATE, SPECIFIED PLANT MATERIALS IN ADVANCE OF RELEASING SITE TO LANDSCAPE PROFESSIONAL AWARD OF THE CONTRACT IS BASED ON THE CONTRACTOR PROVIDING THE MATERIALS AT BID PRICE. CONTRACTOR WILL PROVIDE OFF–SITE INTERIM NURSERY FACILITIES FOR RECEIVING, MAINTAINING AND GROWING PLANT MATERIALS AT HIS OWN COST, WHEN SPECIAL CONDITIONS EXIST OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED PLANT MATERIALS. ONLY REGIONAL (TRI–COUNTY) AGRICULTURAL DAMAGE AS DETERMINED BY FLORIDA D.O.A. AND/OR THE LOCAL COOPERATIVE EXTENSION SERVICE IN WRITING WILL BE CONSIDERED BY AUTHORITY. IN THIS CASE, THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING AND OBTAINING WRITTEN MODIFICATION FROM THE LANDSCAPE ARCHITECT AND THE PERMITTING JURISDICTION FOR ACCEPTABLE PLANT SUBSTITUTIONS.

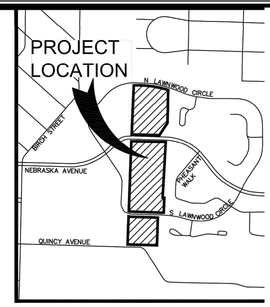
24. THE CONTRACTOR ACCEPTS THE LANDSCAPE PLAN, PLANT LIST, QUANTITIES AND SPECIFICATIONS CONTAINED HEREIN AS REQUIRED FOR SITE PLAN APPROVAL, ZONING AND LANDSCAPE PERMITTING. FINAL ARCHITECTURE, ENGINEERING IN PLANS AND UTILITY PROVIDERS MAY CREATE CONFLICTS AND OCCURANCE OF DISCREPANCIES BETWEEN PLANT LOCATIONS, COUNTS ON PLAN, AND THE LIST. BIDDERS AND CONTRACTORS SHALL REPORT IN WRITING ANY AND ALL DESIGN CONFLICTS TO THE LANDSCAPE ARCHITECT FOR RESOLUTION, AND AS REQUIRED BY CODE.

SIGNATURE OF CONTRACTOR/BIDDER DATE

COMP







LOCATION MAP
(N.T.S.)

NOTE: SEE SHEET LA-1.0 FOR PLANT MATERIALS LIST.

NOTE: ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MODIFIED TO AVOID CONFLICTS WITH REQUIRED TREES IN LANDSCAPE ISLANDS / VUA AREAS. SEE ENGINEERING PLANS.

BY	DESCRIPTION	REV.	DATE
		A	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 772-1213
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

LANDSCAPE PLANS

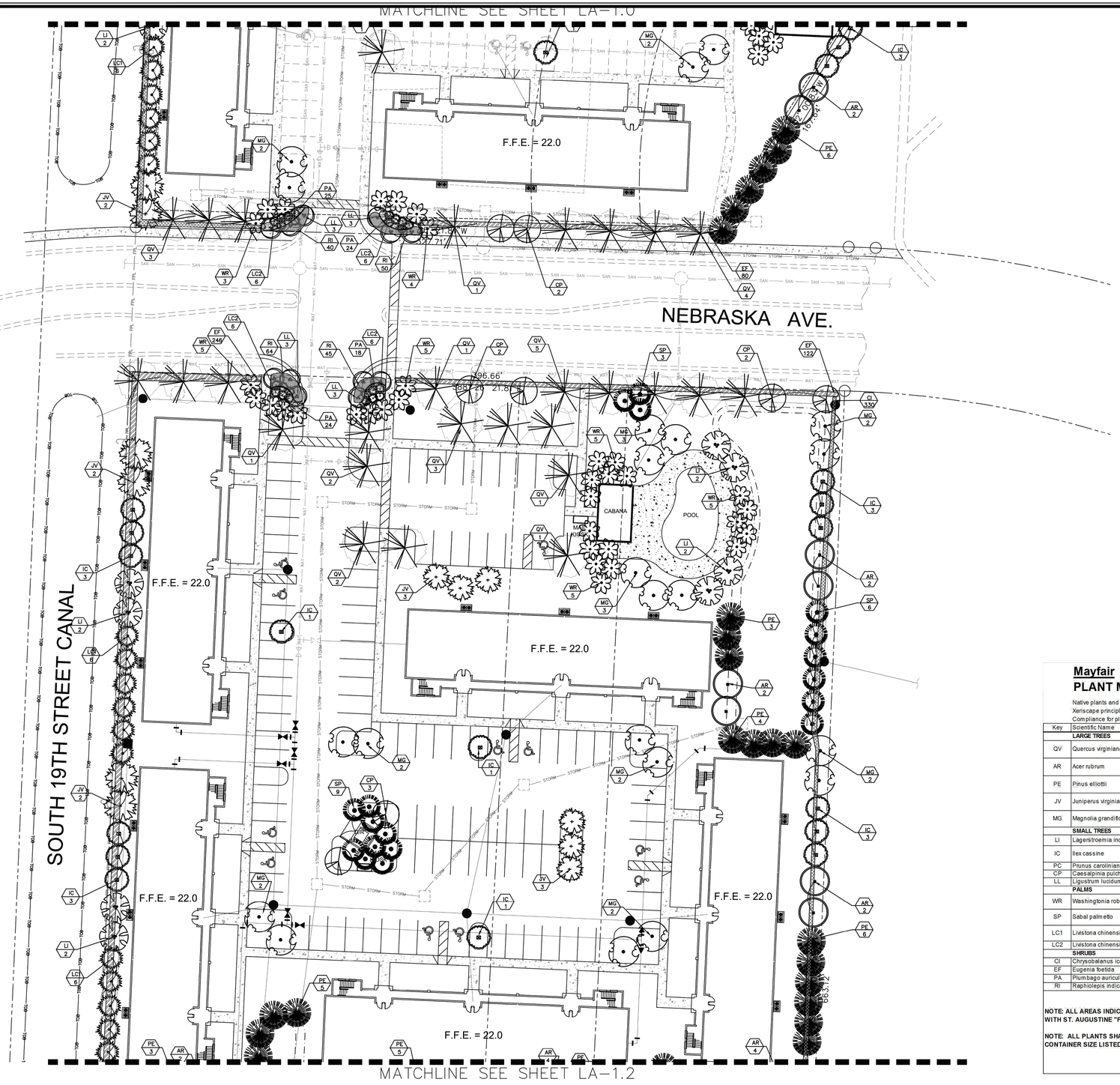
DRAWN:	DESIGNED:	CHECKED:	DATE:
DM	-	RW	6/3/2018

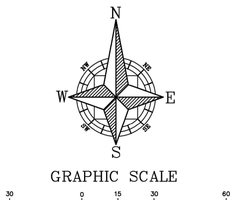
SCALE	PROJECT	SHEET
1"=30'	2017-004	L1-1.01

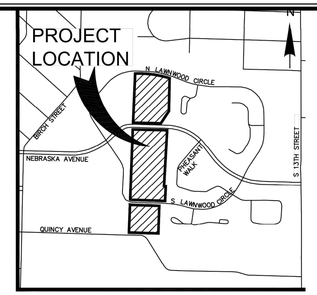
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-L1-1.00 - Landscape Plan.dwg Modified:6/3/2018 By:dennis murray Plotted By:dennis murray







LOCATION MAP
(N.T.S.)

Mayfair
PLANT MATERIALS LIST — Hardiness Zone 9b

Native plants and ecological communites as determined by the FDOACS, UF/IFAS, FDEP-Florida Land Use Cover Classification System.
Xeriscape principles as determined by the South Florida Water Management District "Waterwise" Xeriscape Plant Guide
Compliance for planting adjacent to overhead electrical wires as determined by Florida Power & Light, Administrative Services.

Key	Scientific Name	Common Name	Native	Xeri	Height x Spread / Description	Spacing	Qty	SUBT
	LARGE TREES	greater than 30 ft. at maturity						
QV	Quercus virginiana	Live Oak	Yes	High	12' high x 5' spread, 2-1/2" DBH, 4-1/2' CT., field grown	per plan	59	
AR	Acer rubrum	Red Maple	Yes	Mod.	12' high x 5' spread, 2-1/2" DBH, 4-1/2' CT., field grown	per plan	50	
PE	Pinus elliottii	Slash Pine	Yes	High	12' high x 5' spread, 2-1/2" DBH, 4-1/2' CT., field grown	per plan	79	
JV	Juniperus virginiana	Southern Red Cedar	Yes	High	10' high x 4' spread, full, 45 gal. or field grown	per plan	39	
MG	Magnolia grandiflora	Southern Magnolia	Yes	Mod.	12' high x 5' spread, 2-1/2" DBH, 4-1/2' CT., field grown	per plan	70	**297**
	SMALL TREES	less than 25 ft. at maturity						
LI	Lagerstroemia indica "Muskogee"	Crepe Myrtle "Pink"	No	High	10' high x 4' spread, multi-trunk, 45 gal.	per plan	20	
IC	Ilex cassine	Dahoon Holly	Yes	High	10' high x 4' spread, full, 30 gal./45 gal., Air Root Pruned Container	per plan	85	
PC	Prunus caroliniana	Cherry Laurel	Yes	High	10' high x 4' spread, 4' CT., 45 gal. or field grown	per plan	0	
CP	Caesalpinia pulcherrima	Dwarf (Yellow) poinciana	No	High	10' high x 4' spread, 4' CT., 45 gal. or field grown	per plan	19	
LL	Ligustrum lucidum	Japanese privet	No	High	10' high x 4' spread, multi-trunk, 45 gal.	per plan	24	**148**
	PALMS							
WR	Washingtonia robusta	Washingtonia Palm	No	High	1/3 @ 16' high, 1/3 @ 20' high, 1/3 @ 24' high, staggered heights in all groupings, field grown	per plan	67	
SP	Sabal palmetto	Cabbage Palm	Yes	High	14' high to 20' high, staggered heights in all groupings, booted, field grown	per plan	60	
LC1	Livistona chinensis	Chinese Fan Palm	No	High	10' CT., 16' OA full heads, container or field grown	per plan	42	
LC2	Livistona chinensis	Chinese Fan Palm	No	High	6' OA, full to base, 7 gal.	per plan	48	**217**
	SHRUBS							
CI	Chrysobalanus icaco	Cocoplum "Red Tip"	Yes	High	24" OA, full to base, 3 gal.	24" OC	772	
EF	Eugenia foetida	Spanish Stopper	Yes	High	24" OA, full to base, 3 gal.	24" OC	613	
PA	Plumbago auriculata	Plumbago "Imperial Blue"	No	High	18" OA, full, 3 gal.	24" OC	209	
RI	Raphiolepis indica	Indian Hawthorn	No	High	12" OA, full, 3 gal.	18" OC	439	**2,033**
							Total	**2,695**

NOTE: ALL AREAS INDICATED FOR SOD SHALL BE INSTALLED WITH ST. AUGUSTINE "FLORITAM" SOD UNLESS ALTERNATE NOTED.

NOTE: ALL PLANTS SHALL BE INSTALLED AT SIZE INDICATED UNDER THE SPECIFICATIONS. CONTAINER SIZE LISTED IS FOR REFERENCE OR ESTIMATING ONLY.

Total Native Plants 1,827
Native % of Total 67.8%

Total Drought Tolerant Plants 2,575
Drought Tol.% of Total 95.5%

NOTE: SEE SHEET LA-1.0 FOR PLANT MATERIALS LIST.

NOTE: ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MODIFIED TO AVOID CONFLICTS WITH REQUIRED TREES IN LANDSCAPE ISLANDS / VUA AREAS. SEE ENGINEERING PLANS.

REV.	DATE	DESCRIPTION	BY

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 774-7778 FAX 774-7785
ORLANDO

MAYFAIR
FORT PIERCE, FLORIDA

LANDSCAPE PLANS

DRAWN: DM | DESIGNED: --- | CHECKED: RW | DATE: 6/3/2018

SCALE: 1"=30' | PROJECT: 2017-004 | SHEET: L1-1.00

WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT FOR CONSTRUCTION
7/17/18

C:\Users\Dennis Murray\Dropbox\Rick Wohlfarth\Mayfair\DWG\Construction Plans\2017.004-L1-1.00 - Landscape Plan.dwg Modified: 6/3/2018 By:dennis murray Plotted By:dennis murray

MAYFAIR AT LAWNWOOD REPH, LLC
780 NW 42ND AVENUE, STE 400
MIAMI, FLORIDA 33126
(305) 569-8073

TO: City of Fort Pierce
St. Lucie County Fire District
South Florida Water Management District
St. Lucie County Health Department

RE: Mayfair at Lawnwood

Folio #: 2416-504-0199-000/1
2416-504-0199-050/6
2416-504-0199-200/3

On behalf of Mayfair at Lawnwood REPH, LLC, we hereby authorize the following to act as our agent relative to agency approvals and permits for the above referenced property and project:

- Wohlfarth Consulting Group, LLC (aka WC Group)
- Duane Morris LLP

Mayfair at Lawnwood REPH, LLC

By: _____ Carlos Sandino VP of REPH Management, Inc. Its Manager 7/11/18
Signature Print Name Title Date

STATE OF FLORIDA
COUNTY OF MIAMI DADE

I hereby certify that on this 11 day of July, 2018, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Carlos Sandino as VP of REPH Management, Inc. of MAYFAIR AT LAWNWOOD REPH, LLC, a Florida limited liability company , on behalf of said company. He/She ☑ is personally known to me or ☐ has produced _____ as identification.

GISELLE CRUZ
MY COMMISSION # FF 911912
EXPIRES: August 23, 2019
Bonded Thru Notary Public Underwriters

Giselle Cruz
Notary Public

Giselle Cruz
Print name of Notary Public

ORDINANCE NO. 18-023

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AFFIRMING THE PRIOR APPROVAL OF A PLANNED DEVELOPMENT (PD) PLAN MODIFICATION** FOR MAYFAIR AT LAWNWOOD PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce land development code provides for regulation of uses allowed in zoning districts established within the City limits;

WHEREAS, the City of Fort Pierce land development code sets forth the regulation of Planned Developments in Section 22-40;

WHEREAS, the regulation of Planned Developments allows for minor and major modification;

WHEREAS, the Planned Development was originally approved in 1982 as a subcomponent of the master Planned Unit Development known as Longwood; and

WHEREAS, the Planned Development was subsequently modified in 2005; and

WHEREAS, an owner of real property within the City of Fort Pierce has petitioned the City of Fort Pierce to revise the approved Planned Development for the project known as Mayfair at Lawnwood; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on June 14, 2016, to consider Planned Development amendment and motioned to place the item on the table till July 12, 2016, to allow further discussions between the Applicant and the surrounding residential development Longwood of Fort Pierce Homeowner's Association, Inc (Longwood); and

WHEREAS, the Applicant worked to schedule several meetings with the Longwood representatives; bringing forth a new revised plan; and

WHEREAS, the Applicant continued to the August 9, 2016 meeting of the Planning Board and motioned to place the item on the table until September 13, 2016, to allow further discussions between the Applicant and the surrounding residential development Longwood of Fort Pierce Homeowner's Association, Inc. (Longwood); and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on September 13, 2016, to consider the Planned Development and the Planning Board voted 8-2 to recommend disapproval of the application; and

WHEREAS, the City Commission held a duly noticed and advertised public hearing on October 17, 2016, to consider the land development code amendment and after closing the public hearing, motioned to continue the meeting to November 21, 2016; and

WHEREAS, the City Commission heard the conclusion of this item at November 21, 2016, meeting and a motion was made to approve the Planned Development with the Condition that the written agreement between the Applicant and Longwood be incorporated into a final development order; and

WHEREAS, the written agreement between the Applicant and Longwood has been completed and recorded by Joseph E. Smith, Clerk of the Circuit Court, in the records of St. Lucie County OR Book 4094, Pages 2679-2708; and

WHEREAS, the proposed amendment to the Planned Development has been reviewed in accordance with the City's Land Development Code; and

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

SECTION 1. From and after the effective date hereof, the following properties legally described as:

Parcel IDs 2416-504-0199-000-1, 2416-504-0199-050-6 & 2416-504-0199-200-3:

Being a parcels of land lying in St. Lucie County, Florida, being more particularly described as follows; LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT INT NLI NEBRASKA AV AND E LI S 19 ST (CANAL), TH N 1 25 E ALG E LI OF SD S 19 ST 582.85 TO S R/W LI OF N LAWNWOOD CIR, TH ELY ALG SD S R/W ON A CURVE CONCAVE SLY, DELTA 20 21 26, R OF 1189.24, ARC DIST 422.54, TH S 01 25 01 W 375.70 FT,TH S 30 59 45 W 183.44 FT TO N R/W LI NEBRASKA AV,TH N 89 28 42 W 327.66 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (5.43 AC) (OR 3116-1904);

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG INT S R/W NEBRASKA AV AND E R/W S 19 ST (CANAL),TH RUN S 01 25 00 W ALG SD E R/W 837.73 FT TO N R/W OF S LAWNWOOD CIR, TH ELY ALG SD N R/W ON A CURVE CONC NLY DELTA 19 25 59, R OF 95 FT, ARC DIST 32.22 FT,TH S 89 28 42 E 385.02 FT,TH N 01 25 00 E 180 FT,TH N 89 28 42 W 20.04 FT,TH N 01 25 00 E 663.12 FT TO S R/W NEBRASKA AV,TH N 89 28 42 W ALG SD S R/W 395.42 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.75 AC) (OR 3116-1904); and

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT PT OF INT OF E LI OF S 19 ST CANAL AND LI DESC IN OR 83-343,TH CONT ELY ALG SD LI DESC IN OR 83-343 350 FT,TH N 01 25 E 330.54 FT TO S LI S LAWNWOOD CIR,TH WLY ON S R/W 350.17 FT,TH SLY 334 FT TO POB (2.69 AC) (OR 3116-1904)

and further depicted on Exhibit "A", attached hereto and incorporated herein, shall be and the same are hereby known as the PD, Planned Development (PD-Mayfair); said properties being generally located at 1801 Nebraska Avenue in Fort Pierce, Florida.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit B, subject to the conditions set forth in Exhibit C, both of which are attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development. The written agreement between the Applicant and Longwood be incorporated into a final development order is attached as Exhibit D.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall no further force of effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
James M. Messer
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.18-023 was duly advertised by title only in the St. Lucie News Tribune on _____, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2018; and was duly

introduced, read by title only, and passed on second and final reading _____, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this __ day of _____, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Legal Description of Subject Property

OR BOOK 4094 PAGE 2689

LEGAL DESCRIPTION

PARCEL 1:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 839.34 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 582.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1189.24 FEET, AN ARC DISTANCE OF 414.43 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 82°58'44" EAST AND A CHORD DISTANCE OF 412.34 FEET. THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF THE SOUTH 19TH STREET CANAL. 535.88 FEET TOTHE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 635 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF NORTH 88°48'06" WEST AND A CHORD DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°28'42" WEST. PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 395.42 FEET TO THE POINT OF BEGINNING. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE.

LESS AND EXCEPT:

PART OF LAWNWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET. SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE; 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET. THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTION CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHYWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805 94 FEET; THROUGH CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE. THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE, CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THROUGH A CENTRAL ANGLE OF 01°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NESRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT A

Legal Description of Subject Property

OR BOOK 4094 PAGE 2690

PARCEL 2:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 919.35 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN SOUTH 89°28'42" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE. SAID LINE BEING PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, A DISTANCE OF 396.67 FEET; THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 663.12 FEET THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 20.05 FEET, THENCE RUN SOUTH 0 1°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL 160.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH, THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 389.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 95 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'59", AN ARC DISTANCE OF 32.22 FEET TO THE EAST LINE OF THE SOUTH 19TH STREET CANAL. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 01°25' EAST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 637.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

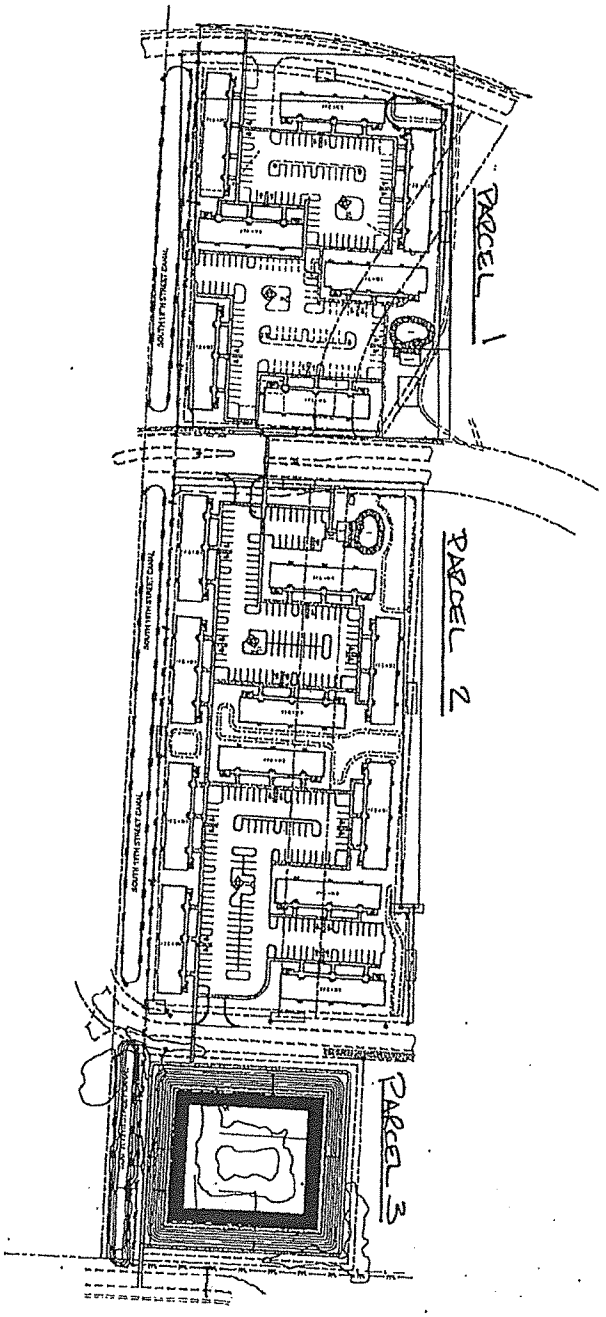
COMMENCE (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 2153.02 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL 334.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155 FEET, THROUGH A CENTRAL ANGLE OF 12°07'54", AN ARC DISTANCE OF 32.82 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83°24'42" EAST AND A CHORD DISTANCE OF 32.76 FEET. THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 317.37 FEET. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTH 01°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 330.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE; THENCE RUN NORTH 89°28'42" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 350 FEET TO THE POINT OF BEGINNING.

SAID PARCELS (1-3) CONTAIN 15.66 ACRES, MORE OR LESS (15.52 NET ACRES).

EXHIBIT B

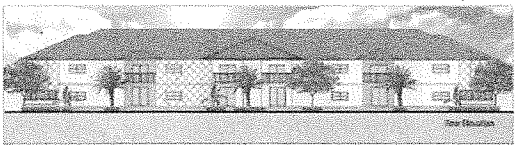
Development Plan

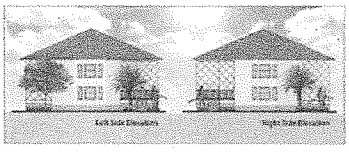
OR BOOK 4094 PAGE 2687



WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 248 N. WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32714 (407) 750-3193	OVERALL SITE PLAN MAYFAIR FORT PIERCE, FL	SCALE: 1" = ---'	DATE: 10/25/2017
		PROJECT: ---	REVISION: ---
			SHEET: EX-01

EXHIBIT B





	Parcel A	Parcel B	Parcel C	Total
Gross Area	5.24	7.76	2.66	15.66
# of Buildings	7	11	0	18
1 BR	40	66	0	106
2 BR	42	66	0	108
3BR	4			4
	86	132	0	218
	16.41	17.01	0.00	13.92
Required Parking				
1.5 Spaces Per Unit	129	198	0	327
Provided	151	224	0	375
Parking Ratio	1.76	1.70	0.00	1.72

The property has a zoning of PUD and an overall density of 13.86
The underlying Land Use is Medium with a 6.5 to 12 DU/Acre.
There is a bonus program for 5 additonal units for a total of 17.
The site should qualify for the total bonus.

Existing and Proposed Land Use Tables

The following is a Land Use Table of the existing and the proposed design criteria for the PD:

Land Use Table

Parcel ID	Acreage
2416-504-0199-000-1	5.35 acres
2416-504-0199-050-6	7.75 acres
2416-504-0199-200-3	2.69 acres
Total	15.8 acres **15.66 acres Surveyed**
Existing Land Use	RM – Residential Medium
Proposed Land Use	RM – Residential Medium
Existing Zoning	PUD /PD
Proposed Zoning	PUD /PD
Adjacent Zoning	
North	R-4
South	OS-1
East	PUD /PD
West	C-1
FEMA Firm	12111C0187J
Flood Zone	X

	Existing	Proposed
Maximum Building Height	3 Story (35 Feet)	Residential 2 Story (24 Ft.) Commercial 3 Story (35 Ft)* *(Subject to Further Approval)
Property Set-back		
North		15 Feet
South		15 Feet
East		25 Feet
West		15 Feet
Building Separation	25 Feet	25 Feet
Open Space	20%	25% (Min.)
Parking		
Required	1.5 Spaces per unit (345)	1.5 Spaces per Unit (327)
Provided		1.71 Spaces per Unit (373)
HC Parking		
Required		2% (8)
Provided		11 %(44)

EXHIBIT C

Condition of Approval

1) The written agreement between the Applicant (Mayfair) and the adjacent HOA (Longwood) is incorporated into the Ordinance.

EXHIBIT D

**Agreement for Development Order between
Mayfair at Lawnwood REPH LLC and
Longwood of Fort Pierce Homeowner's Association, Inc.**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4398854 OR BOOK 4094 PAGE 2679, Recorded 02/07/2018 11:04:30 AM

This instrument prepared by, and
Upon recording return to:

David B. Earle, Esquire
Ross Earle Bonan & Ensor, P.A.
P.O. Box 2401
Stuart, FL 34995

Agreement for Development Order
between
Mayfair at Lawnwood REPH LLC ("Mayfair") and
Longwood of Ft. Pierce Homeowners Association, Inc. ("Longwood")

The Parties, Mayfair at Lawnwood REPH LLC, a Florida limited liability company ("Mayfair) with a mailing address at 780 N.W. 42nd Avenue, Miami, Florida 33126, and Longwood of Ft. Pierce Homeowners Association, Inc., a Florida not-for-profit corporation ("Association") with a mailing address at 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (collectively referred to the "Parties") hereby enter into this Agreement for Development Order ("Agreement"); and

WHEREAS, Mayfair has applied for a Development Order from the City of Ft. Pierce ("City") for the real property more particularly described in Exhibit "B" ("Mayfair Property"); and

WHEREAS, the Association is a Florida Homeowners Association organized pursuant to Chapters 617 and 720, Florida Statutes, for the purpose of operating and managing that certain real property described in the Declaration of Covenants, Conditions and Restrictions of Longwood Village, recorded in Official Record Book 408, Page 635, Public Records of St. Lucie County, Florida, as amended from time to time ("Longwood Property"); and

WHEREAS, the Association has raised several objections to the Mayfair Development Order application; and

WHEREAS, the Parties have reached an agreement with regard to the development of the Mayfair Property, as set forth below;

NOW THEREFORE, in consideration of the exchange of promises and other good and valuable consideration, acknowledged by each party as received and accepted, the Parties agree as follows:

1. All the recitals above and below are true, correct and shall be incorporated into this Agreement and the Development Order.

2. This Agreement provides for the construction of no more than 218 rental units in the project on the north and middle parcels of the Mayfair Property as depicted on Exhibit "A." Such units shall be developed substantially in accordance with the Plan attached as Exhibit "A". The Association agrees to the Development Order as applied for by Mayfair and supports the same, subject to the terms and conditions set forth herein.

3. The southern parcel of the Mayfair Property ("South Parcel") shall be improved by Mayfair at Mayfair's sole cost with (i) a lake or water retention basin as shown on the plans approved by City of Fort Pierce ("Plans") as depicted on Exhibit "D"; (ii) the enlargement of the existing discharge weir and/or opening; (iii) connection of the existing drainage to the new lake; and (iv) the connection of new lake or water retention basin to the South 19th Street Canal, all as more

particularly described and detailed in Exhibit "D" (collectively, "Improvements"). Within sixty (60) days after completion of such Improvements as certified by a licensed engineer or architect acceptable to the Parties, the South Parcel shall be conveyed by special warranty deed ("Deed") to the Association, free and clear of monetary liens but subject to a use restriction of the South Parcel as part of the water management system benefitting both the Longwood Property and the Mayfair Property ("Water Management System"). The Association shall assume all obligations for ad valorem taxes relating to the Improvements and the South Parcel prorated for the year of closing and then solely thereafter. Mayfair shall be responsible to pay the design and permitting costs of the Improvements and any documentary stamp or transfer taxes and recording costs for the Deed (collectively, "Mayfair Costs").

4. All obligations of Mayfair and the Association under this Agreement are contingent upon the receipt of approvals from South Florida Water Management District, and the City of Fort Pierce, as applicable, and/or any other agency from which a permit shall be required (collectively, "Lake Permit") for the construction of the Improvements. The obligations of Mayfair and the Association under this Agreement are subject to the City's approval of a density transfer sufficient to allow for a residential community and related amenities consisting of up to 218 units to be constructed on the northern and middle parcels of the Mayfair Property. At least 50% of the constructed units shall be two or three bedroom units, each with a minimum square footage of 997 square feet, and no more than 50% of the constructed units shall be one bedroom units, each with a minimum of 806 square feet (collectively, "Project").

5. Mayfair will apply for the Lake Permit prior to the commencement of any construction of the Project. Mayfair shall be permitted to commence construction of up to two buildings of the Project following the application for the Lake Permit. Subject to having obtained the Lake Permit, Mayfair shall commence the construction of the Improvements no later than 18 months after the date of execution of the Development Order by the City ("DO Approval"). Mayfair shall proceed diligently and complete the construction of the Improvements no later than 2 years from DO Approval. Mayfair will expend up to $100,000.00, which Mayfair reasonably believes is sufficient to complete the Improvements and to pay the Mayfair Costs. In the event that a portion of the said $100,000.00 is not used for construction of the Improvements and the Mayfair Costs, then the remainder of the funds shall be used to enhance the South Parcel with landscaping and other amenities agreed upon by the Parties. In the event the Mayfair Costs exceed $100,000.00, Mayfair shall be responsible to pay such excess; provided however, Mayfair shall be entitled to recover any economic benefit of any fill removed from the Lake.

6. The Parties agree that the Project units may be rental units provided that the minimum initial lease term for all units shall be twelve (12) months. Thereafter, up to twenty-five percent (25%) of the units may be leased for a term of no less than nine (9) months (and the remaining seventy-five percent (75%) of the units will continue to be subject to a twelve (12) month minimum lease term).

7. The Shared Use Agreement attached as Exhibit "C" will be amended within sixty (60) days from the effective date of this Agreement. The amended Shared Use Agreement will acknowledge that, in consideration for and upon completion of the Improvements and conveyance of the South Parcel as described in paragraphs 3, 4 and 5 above, Mayfair will no longer owe the Association any contribution for Shared Costs accruing through December 31, 2017. Commencing January 1, 2018, Mayfair and the Association will each be responsible for fifty percent (50%) of the Shared

Costs of maintaining the Water Management System (and such Shared Costs shall include, but not be limited to, routine maintenance, repair, replacement and capital reserves for same).

8. Mayfair will construct the sidewalks on the west side of the Mayfair Property as detailed in the Development Order.

9. Mayfair will construct concrete walls, on the eastern portion of the north and middle parcels of the Mayfair Property. Mayfair is not obligated to construct any wall bordering the South Parcel. The north and middle parcel walls shall be constructed at the start of vertical construction on each respective parcel, provided, however that both walls shall be completed no later than 2 years from DO Approval, regardless of whether vertical construction has commenced on either or both parcels.

10. This Agreement represents a compromise and a settlement of disputed claims.

11. Mayfair and Longwood acknowledge that each has had the opportunity to consult with such professionals, experts, and legal counsel of their choice as either may have desired with respect to the matters set forth herein.

12. Each party has participated fully in the negotiation and preparation of this Agreement and each party has carefully reviewed this Agreement and is entering into the same freely. Accordingly, this Agreement shall not be more strictly construed against either party.

13. Each party represents and warrants each signatory hereto has the full power and authority to enter into this Agreement.

14. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

15. This Agreement may be executed in one or more counterparts, each of which shall be a duplicate original, but a complete set of which taken together shall constitute one and the same instrument. Either of the parties hereto may execute this Agreement by signing any such counterpart or counterparts. Electronically mailed digital copies and/or faxed copies shall be deemed originals for all purposes, including enforcement.

16. If any obligation cannot be performed or completed at or within the time specified in this Agreement for any reason beyond the control of the obligor that is recognized as an excuse to timely performance under the laws of the State of Florida, the time for performance or completion shall be extended as necessary.

17. Should any provision of this Agreement, for any reason and to any extent, be determined invalid or unenforceable, the remainder hereof shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by Florida law.

18. This Agreement shall be recorded in the official records of Saint Lucie County and shall constitute covenants running with the land against the Longwood Property and the Mayfair Property.

19. Any and all disputes, claims and controversies arising out of, or relating to, this Agreement (including, but not limited to, the breach or validity thereof) shall be settled in a court of competent jurisdiction located in St. Lucie County, Florida. The parties consent to such venue and jurisdiction and waive any claims that such venue is an inconvenient forum. The parties may seek all remedies for any breach of this Agreement to which either may be entitled in law or equity. The prevailing party in any action that is brought to enforce this Agreement shall be entitled to the recovery of reasonable attorney's and paralegals' fees and costs, including

bankruptcy and appellate fees and costs, earned and incurred as a result thereof, in addition to any award and/or decision entered in connection therewith.

20. No modification of this Agreement shall be valid or effective unless in writing and signed by the Parties.

21. This Agreement is binding upon and inures to the benefit of each Party, and/or its successors and assigns.

ALL SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the 18th day of January, 2018.

WITNESSES:

Printed Name: Joseph Mousa

Printed Name: Myrna Llera

MAYFAIR AT LAWNWOOD REPH LLC,
a Florida limited liability company

By: REPH Management, Inc., a Florida corporation, its Manager

By:
Name: Carlos Sandino
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was subscribed to and acknowledged before me this 19th day of January, 2018, by Carlos Sandino as Vice President of REPH Management, Inc., a Florida corporation, on behalf of the corporation as Manager of MAYFAIR AT LAWNWOOD REPH LLC, a Florida limited liability company, in such capacity on behalf of the company, and who ☑ is personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: [NOTARIAL SEAL]

[signatures continue]

CONCHA M. RODRIGUEZ
Notary Public - State of Florida
Commission # GG 075179
My Comm. Expires Feb 22, 2021
Bonded through National Notary Assn.

WITNESSES:

Printed Name: Bobby Lee Wilson

Printed Name: Lucinda Cahill

LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: James H. Griffin

Name: James H Griffin

Title: Vice President

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was subscribed to and acknowledged before me this 23 day of January, 2018, by James H Griffin, as Vice President of Longwood of Ft. Pierce Homeowners Association, Inc., a Florida not-for-profit corporation, in such capacity on behalf of the corporation, and who ☒ is personally known to me, or ☐ has produced _____ as identification.

Glynndolyn Hepworth
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:
7/16/21

[NOTARIAL SEAL]

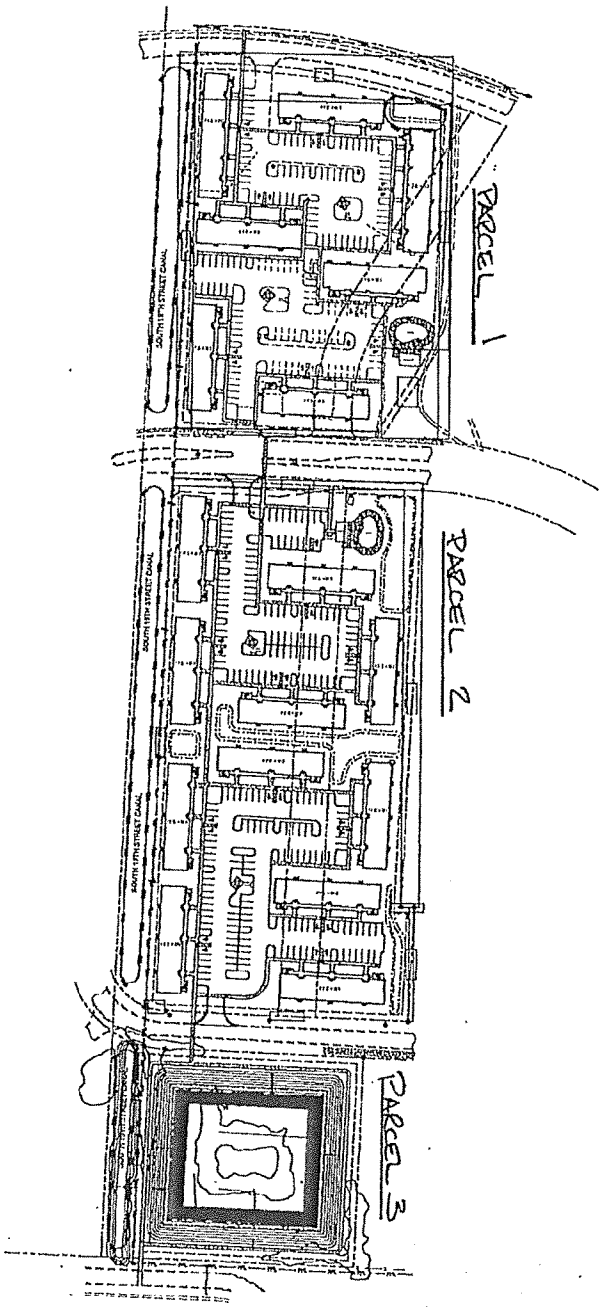
Notary Public State of Florida
Glynndolyn Hepworth
My Commission GG 119398
Expires 07/16/2021

Exhibit A	Plan for 218 Rental Units and Lake
Exhibit B	Legal Description for the North, Middle and Southern Parcels
Exhibit C	Shared Cost Agreement
Exhibit D	Plan of the proposed improvements to the Southern Parcel

EXHIBIT A

Plan for 218 Rental Units and Lake

[see attached]



WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 246 N. WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32714 (407) 750-3123	OVERALL SITE PLAN MAYFAIR FORT PIERCE, FL	SCALE: 1" = ---' DATE: 10/25/2017 PROJECT: ---- REVISION: ---- SHEET: EX-01

EXHIBIT B

Legal Description for the North, Middle and Southern Parcels

[see attached]

LEGAL DESCRIPTION

PARCEL 1:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 839.34 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 582.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1189.24 FEET. AN ARC DISTANCE OF 414.43 FEET. SAID CURVE HAVING A CHORD BEARING OF SOUTH 82°58'44" EAST AND A CHORD DISTANCE OF 412.34 FEET. THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF THE SOUTH 19TH STREET CANAL. 535.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 635 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF NORTH 88°48'06" WEST AND A CHORD DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°28'42" WEST. PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 395.42 FEET TO THE POINT OF BEGINNING. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE.

LESS AND EXCEPT:

PART OF LAWNWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET. SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET: AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE; 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET. THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTION CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHYWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805 94 FEET; THROUGH CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE. THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE, CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THROUGH A CENTRAL ANGLE OF 01°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NESRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

PARCEL 2:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 919.35 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN SOUTH 89°28'42" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE, SAID LINE BEING PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, A DISTANCE OF 396.67 FEET; THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 663.12 FEET THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 20.05 FEET, THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL 180.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH, THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 389.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 95 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'59", AN ARC DISTANCE OF 32.22 FEET TO THE EAST LINE OF THE SOUTH 19TH STREET CANAL. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 01°25' EAST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 837.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 2153.02 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL 334.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155 FEET, THROUGH A CENTRAL ANGLE OF 12°07'54", AN ARC DISTANCE OF 32.82 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83°24'42" EAST AND A CHORD DISTANCE OF 32.76 FEET. THENCE RUN SOUTH 89°28"42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 317.37 FEET. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTH 01°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 330.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE; THENCE RUN NORTH 89°28'42" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 350 FEET TO THE POINT OF BEGINNING.

SAID PARCELS (1-3) CONTAIN 15.66 ACRES, MORE OR LESS (15.52 NET ACRES).

EXHIBIT C

Shared Cost Agreement

[see attached]

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4428969 OR BOOK 4125 PAGE 632, Recorded 04/27/2018 09:13:18 AM

PREPARED BY:

David B. Earle, Esquire
Ross Earle Bonan & Ensor
PO Box 2401
Stuart, Florida 34995

AND AFTER
RECORDING RETURN TO::

Jay Steinman, Esquire
Duane Morris LLP
200 S. Biscayne Boulevard, Suite 3400
Miami, Florida 33131

[Space above reserved for Recorder's use]

RECORDING COVER SHEET

Document Title:	SECOND AMENDMENT TO SHARED COST AGREEMENT
Executing Parties:	LONGWOOD OF FT PIERCE HOMEOWNERS ASSOCIATION, INC. MAYFAIR AT LONGWOOD REPH, LLC
Legal Description:	See Exhibit "A" to Agreement

Prepared by and Return to:
David B. Earle, Esq.
Ross Earle Bonan & Ensor
PO Box 2401
Stuart, Florida 34995

SECOND AMENDMENT TO SHARED COST AGREEMENT

THIS SECOND AMENDMENT TO SHARED COST AGREEMENT (this "Second Amendment") is made as of the 13 day of April, 2018, by and between LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 ("Association") and MAYFAIR AT LAWNWOOD REPH, LLC, a Florida limited liability company ("Mayfair REPH") whose address is 780 NW 42nd Avenue, Miami, Florida 33126.

WITNESSETH

WHEREAS, the Association and Mayfair At Lawnwood, LLLP, a Florida limited liability limited partnership, entered into that certain Shared Cost Agreement dated October 26, 2005, and recorded in Official Records Book 2432, Page 2160 of the Public Records of Saint Lucie County, Florida, as amended by that certain First Amendment to Share Cost Agreement dated as of March 29, 2006, and recorded in Official Records Book 2624, Page 765 of the Public Records of Saint Lucie County, Florida ("Shared Cost Agreement") regarding, among other things, that certain real property more particularly described in Exhibit "A" attached hereto ("Mayfair Property").

WHEREAS, Mayfair REPH is the current owner of the Mayfair Property and has applied for a Development Order for the Mayfair Property from the City of Ft. Pierce, Florida.

WHEREAS, the parties hereinto have entered into that certain Agreement for Development Order dated on or about the date hereof and recorded or to be recorded in the Public Records of Saint Lucie County, Florida ("Agreement for Development Order").

WHEREAS, pursuant to the terms of the Agreement for Development Order the parties desire to amend the Shared Cost Agreement as provided herein.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Capitalized terms not defined herein shall have the meaning set forth in the Agreement for Development Order, which shall remain effective and enforceable itself.

3. Upon completion of the Improvements and conveyance of the South Parcel as described in paragraphs 3, 4 and 5 of the Agreement for Development Order, Mayfair REPH will not owe the Association any contribution for Shared Costs accruing through December 31, 2017. Article 4 is amended to provide that, commencing as of January 1, 2018, Mayfair and the Association will each be responsible for fifty percent (50%) of the Shared Costs of maintaining the Water Management System (and such Shared Costs shall include, but not be limited to, routine maintenance, repair, replacement and capital reserves for same). Except as amended herein, all other provisions within Article 4 shall remain in full force and effect.

4. Moreover, except as amended by this Second Amendment, the Shared Cost Agreement itself shall remain in full force and effect.

[Signatures to follow on next page]

In witness whereof, the undersigned have executed this Second Amendment as of the day and year above first written.

Signed, sealed and delivered in the presence of:

Witnesses:

Martha Elrod
Signature
Martha Elrod
Print Name

Bobbylee Wilson
Signature
Bobbylee Wilson
Print Name

LONGWOOD OF FT. PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit

By: M Cahill
Name: MICHAEL J. CAHILL
Title: President
Date: 4/11/18

STATE OF FLORIDA)
) ss:
COUNTY OF St Lucie)

I hereby certify that on this 11 day of April, 2018, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Michael J Cahill as President of LONGWOOD OF FT. PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She ☐ is personally known to me or ☑ has produced _____ as identification.

Glynndolyn Hepworth
Notary Public
Glynndolyn Hepworth
Print name of Notary Public

Notary Public State of Florida
Glynndolyn Hepworth
My Commission GG 119396
Expires 07/16/2021

[Signature Page to Second Amendment to Shared Cost Agreement]

Signed, sealed and delivered in the presence of:

Witnesses:

Signature

Joseph Moussa
Print Name

Signature

Evelyn Soto
Print Name

MAYFAIR AT LAWNWOOD REPH LLC, a Florida limited liability company

By:
Name: Carlos Sandino
Title: VP of REPH Mgmt, Inc. its sole member
Date: 4/12/18

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

I hereby certify that on this 13th day of April, 2018, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Carlos Sandino as Vice President of MAYFAIR AT LAWNWOOD REPH, LLC, a Florida limited liability company , on behalf of said company. He/She ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public

CONCHA RODRIGUEZ
Print name of Notary Public

CONCHA M. RODRIGUEZ
Notary Public – State of Florida
Commission # GG 075179
My Comm. Expires Feb 22, 2021
Bonded through National Notary Assn.

[Signature Page to Second Amendment to Shared Cost Agreement]

EXHIBIT "A"

LEGAL DESCRIPTION

[see attached]

LEGAL DESCRIPTION

PARCEL 1:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 839.34 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 582.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1189.24 FEET. AN ARC DISTANCE OF 414.43 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 82°58'44" EAST AND A CHORD DISTANCE OF 412.34 FEET. THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTH 01°25' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF THE SOUTH 19TH STREET CANAL. 535.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 635 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF NORTH 88°48'06" WEST AND A CHORD DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 395.42 FEET TO THE POINT OF BEGINNING. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE.

LESS AND EXCEPT:

PART OF LAWNWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET. SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE; 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET. THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTION CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHYWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805 94 FEET; THROUGH CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE. THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE, CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THROUGH A CENTRAL ANGLE OF 01°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NESRASKA AVENUE, A DISTANCE OF 57.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

PARCEL 2:

A PART OF LAWNWOOD ADDITION SUBDIVISION. AS RECORDED IN PLAT BOOK 2, PAGE 16. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 919.35 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN SOUTH 89°28'42" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE. SAID LINE BEING PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, A DISTANCE OF 396.67 FEET; THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 663.12 FEET THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 20.05 FEET, THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL 180.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH, THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 389.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 95 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'59", AN ARC DISTANCE OF 32.22 FEET TO THE EAST LINE OF THE SOUTH 19TH STREET CANAL. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 01°25' EAST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 837.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 2163.02 FEET TO THE POINT OF BEGINNING (P.O.B.). THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL 334.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155 FEET, THROUGH A CENTRAL ANGLE OF 12°07'54", AN ARC DISTANCE OF 32.82 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83°24'42" EAST AND A CHORD DISTANCE OF 32.76 FEET. THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 317.37 FEET. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTH 01°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 330.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE; THENCE RUN NORTH 89°28'42" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 350 FEET TO THE POINT OF BEGINNING.

SAID PARCELS (1-3) CONTAIN 15.66 ACRES, MORE OR LESS (15.52 NET ACRES).

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2905109 OR BOOK 2624 PAGE 765, Recorded 07/31/2006 at 02:24 PM

Prepared by and Return to:

Joel D. Kopelman, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, FL 33301

FIRST AMENDMENT TO SHARED COST AGREEMENT

THIS FIRST AMENDMENT TO SHARED COST AGREEMENT ("First Amendment") is made as of the 29 day of March, 2006, by and between LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (the "Association") and MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, ("Mayfair") whose address is 6400 Congress Avenue, Suite 2000, Boca Raton, Florida 33487.

WITNESSETH

WHEREAS, the Association and Mayfair entered into that certain Shared Cost Agreement dated October 26, 2005, and recorded in Official Records Book 2432, Page 2160 of the Public Records of Saint Lucie County, Florida (the "Agreement").

WHEREAS, the parties hereinto are desirous of amending the Agreement to correct the legal description attached thereto as Exhibit A.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Exhibit "A" attached to the Agreement is hereby deleted and replaced with Exhibit "A" attached to this Amendment.

3. Except as amended by this by this Amendment, the Agreement shall remain in full force and effect.

[Signatures to follow on next page]

In witness whereof, the undersigned have executed this First Amendment as of the day and year above first written.

Signed, sealed and delivered
in the presence of:

Witnesses:

Signature
ELMER McGEE
Print Name

Sharon E. Oreod
Signature
Sharon E. Oreod
Print Name

LONGWOOD OF FT. PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit

By:
Name: SCOTT T. LENTZ
Title: Vice President
Date: 3/29/06

STATE OF FLORIDA)
) ss:
COUNTY OF MARION)

I HEREBY CERTIFY that on this 29th day of MARCH, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by SCOTT LENTZ as VICE PRESIDENT of LONGWOOD OF FT PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She is (personally known to me ~~or has produced as identification.~~

Notary Public State of Florida
Kathryn Richter
My Commission DD448732
Expires 06/30/2009

Notary Public
KATHRYN RICHTER
Print name of Notary Public

My Commission expires:

FTL:1684364:1

Signed, sealed and delivered
in the presence of:

Signature
Judy Wieden
Print Name

Signature
Lilianne Perez
Print Name

MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership

By: OHC MANAGEMENT, INC.
a Florida corporation, its
general partner

By: Mark Levy as Pres.
Print Name: Mark Levy
Title: President
Date: 3/10/06

STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this 10th day of March, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Mark Levy as President of OHC MANAGEMENT, INC, a Florida corporation, general partner of MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, on behalf of said partnership. He/She is personally known to me or has produced _____ as identification.

ELEANOR I. MERRIWEATHER
MY COMMISSION # DD317075
EXPIRES: May 06, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public
Eleanor I. Merriweather
Print name of Notary Public

My Commission expires:

Exhibit "A"

Parcel 1: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 839.34 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal Right-of-Way, 582.38 feet to the South Right-Of-Way line of Lawnwood Circle North; thence run Southeasterly along a curve concave to the Southwest having a radius of 1189.24 feet, an arc distance of 414.43 feet, said curve having a chord bearing of South 82°58'44" East, and a chord distance of 412.34 feet, the last described course being along the Southerly Right-Of-Way line of Lawnwood Circle North; thence run South 01°25' West parallel with the East Right-Of-Way line of the South 19th Street Canal, 535.88 feet to the Northerly Right-Of-Way line of Nebraska Avenue; thence run Westerly along a curve concave to the South having a radius of 635 feet, an arc distance of 15.00 feet to a point of tangency, said curve having a chord bearing of North 88°48'06" West and a chord distance of 15.00 feet; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 395.42 feet to the point of beginning, the last two (2) described courses being along the Northerly Right-Of-Way line of Nebraska Avenue, less and except the following described real property:

PART OF LAWNWWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET, SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE, 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTIONED CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805.94 FEET; THROUGH A CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 30°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE, THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THOUGH A CENTRAL ANGLE OF 1°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NEBRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

Parcel 2: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 919.35 feet to the point of beginning (P.O.B.); thence run South 89°28'42" East, along the Southerly Right-Of-Way line of Nebraska Avenue, said line being parallel with the North Right-Of-Way line of Quincy Avenue, a distance of 396.67 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal, 663.12 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 20.05 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal 180.00 feet to the North Right-Of-Way line of Lawnwood Circle South; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 385.02 feet to a point of curvature of a curve to the Northeast having a radius of 95 feet; thence run Northwesterly along said curve through a central angle of 19°25'59, an arc distance of 32.22 feet to the east line of the South 19th Street Canal, the last two (2) described courses being along the North Right-Of-Way line of Lawnwood Circle South; thence run North 01°25' East, along the East line of the South 19th Street Canal, 837.71 feet to the point of beginning.

Parcel 3: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 2153.02 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal 334.00 Feet to the South Right-Of-Way line of Lawnwood Circle South; thence run Southeasterly along a curve concave to the Northeast having a radius of 155 feet, through a central angle of 12°07'54", an arc distance of 32.82 feet to a point of tangency, said curve having a chord bearing of South 83°24'45" East and a chord distance of 32.76 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 317.37 feet, the last two (2) described courses being along the Southerly Right-Of-Way line of Lawnwood Circle South; thence run South 01°25' West, parallel with the East line of the South 19th Street Canal, 330.54 feet to the North Right-Of-Way line of Quincy Avenue; thence run North 89°28'42" West, along the North Right-Of-Way line of Quincy Avenue, 350 feet to the point of beginning.

Prepared by: Return to:

Joel D. Kopelman, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, FL 33301

EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2758418 12/08/2005 at 11:13 AM
OR BOOK 2432 PAGE 2160 - 2169 Doc Type: AGR
RECORDING: $60.50
D DOC STAMP COLLECTION: $0.70

SHARED COST AGREEMENT

THIS SHARED COST AGREEMENT ("Agreement") is made of the 26th day of October, 2005, by and between LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (the "Association") and MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, ("Mayfair").

WITNESSETH

WHEREAS, the Association has been created to administer property encumbered by the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Longwood Village Phases, I, II and 3-A as recorded in Official Records Book 1673, Page 2014 of the Public Records of St. Lucie County, Florida (the "Declaration");

WHEREAS, the property encumbered by the Declaration includes two (2) ponds (the "Ponds") used for storm water quality treatment, attenuation, water storage, flowage and such other purposes (the "Pond Purposes) required by and pursuant to South Florida Water Management District Standard General Environmental Resource Permit No. 56-00463-S for Villages of Longwood (AKA Longwood Village) permit amended or modified from time to time (the "Permit") issued by the South Florida Water Management District (the "District") and which Ponds, as part of the surface water management system, are also to be used for the aforesaid purposes for properties other than the property encumbered by the Declaration; and

WHEREAS, the real property described in Exhibit "A" attached hereto and made a part hereof (the " Mayfair Property") pursuant to permit(s) issued by the District is to have its storm water surface management system connect to drainage lines and facilities so that the Ponds will also service the Mayfair Property for the Pond Purposes; and

C

WHEREAS, the Association acknowledges that the surface water management system for the Mayfair Property (pursuant to a District permit issued or to be issued to the owner of the Mayfair Property) is to connect to the Association's surface water management system ("Association System") to discharge surface and storm water from the Mayfair Property into the Association System which includes, but is not limited to the Ponds to allow the Ponds to service the Mayfair Property for the Pond Purposes; and

WHEREAS, the Association and Mayfair are desirous of establishing the basis upon which the costs with respect to the maintenance and repair of the Ponds as shall be required by the District and the Permit issued by the District, are to be shared.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration each to the other in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties hereto intending to be legally bound hereby agree as follows:

1. Recitals. The foregoing Recitals are true and correct or are incorporated herein by reference.

2. Maintenance. Pursuant to the Permit issued by the District, the Ponds are the obligation of the Association to maintain for Pond Purposes. The Ponds shall be maintained in accordance with the Permit issued by the District for the benefit of the property administered by the Association, the Mayfair Property and any other property as required by the Permit issued by the District.

3. Grant. In furtherance of the purposes of this Agreement, Association hereby grants the owner of the Mayfair Property a perpetual non-exclusive easement to connect to the Association System and discharge surface water and storm water from the Mayfair Property through the Association System and drainage pipes and facilities that are a part thereof for the Pond Purposes and for such other purposes as shall be required by the Permit governing the Association System.

4. Common Costs. For the purposes of this Agreement, the term "Common Costs" shall mean the cost and expense incurred by or on behalf of the Association with respect to the maintenance of the Ponds as part of the Association System. The Association and the owner of the Mayfair Property shall each be responsible for one-half (½) of the Common Costs. The Association shall bill Mayfair for its share of the Common Costs. Mayfair shall be obligated to pay its share of the Common Costs on an annual basis, in advance. The initial budget for the Common Costs in the amount of Two Thousand Five Hundred ($2,500.00) Dollars is attached to this Agreement as Exhibit "B" ("Initial Budget") and the Initial Budget shall commence in the calendar year in which a declaration of condominium or declaration of covenants, restrictions and easements is recorded with respect to all or a portion of the Mayfair Property, and shall be prorated for a portion of a calendar year. No later than October 31st of each calendar year during the term of this Agreement after the first calendar year in which the owner of the Mayfair Property is obligated to pay its share of the Common Costs, the Association shall prepare

a budget for the Common Costs and submit same to the owner of the Mayfair Property. If the increase in the budget for Common Costs for the calendar year is not more than Two Hundred Fifty ($250.00) Dollars greater than the prior year's budget for Common Costs, then the approval of the budget by the owner of the Mayfair Property shall not be required; provided, however, notwithstanding that approval by the owner of the Mayfair Property is not required, Association shall with the applicable budget provide to the owner of the Mayfair Property copies of document(s) that support and evidence the basis for the increase in the Common Costs. In the event that the budget for Common Costs for the applicable calendar year is more than Two Hundred Fifty ($250.00) Dollars greater than the budget for Common Costs for the preceding calendar year, then such budget shall first be approved by the owner of the Mayfair Property; provided, however, that such approval shall not be unreasonably withheld. The owner of the Mayfair Property shall have a period of thirty (30) calendar days from the receipt of the applicable budget to approve or disapprove same, where such right of approval or disapproval is applicable. In this regard, in the event that the owner of the Mayfair Property has the right to approve or disapprove of the budget, and if such approval or disapproval is not provided to the Association within the aforesaid thirty (30) day period, the budget shall be deemed approved by the owner of the Mayfair Property. Within forty five (45) days after the end of each calendar year, Association shall provide to the owner of the Mayfair Property, written evidence of the actual expenditures for the maintenance of the Ponds, and reasonable back up information if requested by the owner of the Mayfair Property. If the actual expenditures for the Common Costs are less than the amount budgeted for the applicable calendar year, the overpayment by owner of the Mayfair Property shall be credited to the portion of the Common Costs due from the owner of the Mayfair Property for the following calendar year, or refunded to the owner of the Mayfair Property if the owner of the Mayfair Property has already funded its share of the Common Costs for the following calendar year.

5. Decisions. All decisions regarding the maintenance of the Ponds and the expenditure of monies for Common Costs shall be made by the Association; provided however, that the Ponds shall be maintained by the Association in accordance with requirements of the District. If the Association fails to maintain the ponds in accordance with the standards established by the District, the owner of the Mayfair Property shall have the right, but not the obligation, to perform such maintenance and seek payment from the Association for its share of the Common Costs resulting therefrom, in this respect, the owner of the Mayfair Property is hereby granted such easements as are reasonably necessary to accomplish such maintenance should the Association fail to perform the required maintenance with respect to the Ponds.

6. Failure to pay. If either party fails to pay its portion of the Common Costs, then the other party shall have the right, but not the obligation, to pay the share of the defaulting party, and shall be owed immediate reimbursement from the defaulting party, plus interest at the highest rate permitted by law, plus reasonable costs and attorney's fees incurred and collecting such sums.

7. Successor's and Assigns. This Agreement shall be binding on the successors and assigns of each party.

8. Covenants running with the land. The terms in this Agreement shall be deemed a covenant running with the Mayfair Property and the property encumbered by the Declaration. If the Mayfair Property is transferred to another owner, the obligation to pay its share of Common Costs shall become the obligation of the subsequent owner of the Mayfair Property, and the prior owner, shall be relieved of all responsibility for payment of Common Costs, except for any past due Common Costs as of the date of the conveyance of the Mayfair Property. Notwithstanding the foregoing, in the event that the Mayfair Property is subjected to a declaration of condominium or a declaration of covenants, restrictions and easements which is administered, by a condominium association or homeowner's association, as applicable, the payment of the share of Common Costs due from the owner of the Mayfair Property shall be the obligation of the condominium association or homeowner's association formed to govern and administer the Mayfair Property, and such condominium association or homeowner's association, as applicable, shall for the purposes of this Agreement be deemed the owner of the Mayfair Property.

9. Duration. This Agreement shall be effective and remain in effect as long as surface and storm water from the Mayfair Property is or is to be discharged into the Association System pursuant to the requirements of the Association's Permit or the applicable District permit issued or to be issued (pursuant to an application therefor) with respect to the Mayfair Property or is otherwise being discharged into the Association System.

10. Notices. All notices of request, demand and other communications hereunder shall be addressed to the parties as follows:

To Association:

Longwood of Ft. Pierce Homeowner's Association, Inc.
Attention: President
1505 Nebraska Avenue
Fort Pierce, Florida 34950

To Mayfair

Mayfair at Lawnwood, LLLP
Attention: Mr. Mark Levy
6400 Congress Avenue
Suite 2000
Boca Raton, Florida 33487
Phone: (561) 999-1860
Fax: (561) 988-9490

unless the address is changed by the party by like notice given to the other parties. Notice shall be in writing, mailed certified mail, return receipt requested, postage prepaid and shall be deemed delivered when mailed or upon hand delivery to the address indicated. Notwithstanding the foregoing, notice, requests or demands or other communications referred to in this Agreement may be sent by telecopier, federal express or other method of delivery, but shall be deemed to have been given only when received.

11. Law. This Agreement shall be governed by the laws of the State of Florida.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Agreement.

13. Legal Proceedings. The parties further agree that in the event it becomes necessary for any party to litigate in order to enforce its respective rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to recover reasonably attorneys' and paralegal fees and the costs of such litigation, through and including all trial and appellate litigation. The venue for any litigation under this Agreement shall be in St. Lucie County, Florida.

14. Non-terminable Agreement. No breach of the provision of this Agreement shall entitle any party Owner of any other party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Agreement.

15. Recording. This Agreement shall be recorded in the public records of St. Lucie County, Florida.

16. Construction. This Agreement is the product of negotiation between the parties hereto and the parties agree that this Agreement shall not be more harshly construed against either party.

17. Entire Agreement and Amendments. This Agreement, together with all exhibits attached hereto or referred to herein, contain all representations and the entire understanding between the parties hereto with respect to the subject matter hereof. This Agreement may only be modified or amended upon the written consent of the Association and the owner of the Mayfair Property.

[Signatures to follow on next page]

In witness whereof, the undersigned have executed this Agreement as of the day and year above first written.

Signed, sealed and delivered
in the presence of:

Witnesses:

Sharon Orend
Signature
Sharon Orend
Print Name

Elmer McCue
Signature
Elmer McCue
Print Name

LONGWOOD OF FT. PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit

By: Scott Lentz
Name: Scott T. Lentz
Title: President
Date: _____

STATE OF FLORIDA)
) ss:
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this 26th day of October, 2005, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by SCOTT T LENTZ as PRESIDENT of LONGWOOD OF FT PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She is personally known to me or has produced _____ as identification.

Linda J. Gaskill
Notary Public
LINDA J. GASKILL
Print name of Notary Public

Linda J Gaskill
My Commission DD262774
Expires May 06, 2007

My Commission expires:

FTL:1630922:6

Signed, sealed and delivered
in the presence of:

Signature
Eleanor J. Merriweather
Print Name

Signature
REGINA PARELLA
Print Name

MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership

By: OHC MANAGEMENT, INC.
a Florida corporation, its
general partner

By: Mark Levy
Name: Mark Levy
Title: President
Date: 10/21/05

STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this 21st day of October, 2005, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Mark Levy as President of OHC MANAGEMENT, INC, a Florida corporation, general partner of MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, on behalf of said partnership. He/She is personally known to me or has produced _____ as identification.

Notary Public
Eleanor J. Merriweather
Print name of Notary Public

My Commission expires:

ELEANOR J. MERRIWEATHER
MY COMMISSION # DD117075
EXPIRES: May 06, 2007
FL Notary Discount Assoc. Co.

FTL:1530922:6

Exhibit "A"

Parcel 1: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 839.34 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal Right-of-Way, 582.38 feet to the South Right-Of-Way line of Lawnwood Circle North; thence run Southeasterly along a curve concave to the Southwest having a radius of 1189.24 feet, an arc distance of 414.43 feet, said curve having a chord bearing of South 82°58'44" East, and a chord distance of 412.34 feet, the last described course being along the Southerly Right-Of-Way line of Lawnwood Circle North; thence run South 01°25' West parallel with the East Right-Of-Way line of the South 19th Street Canal, 535.88 feet to the Northerly Right-Of-Way line of Nebraska Avenue; thence run Westerly along a curve concave to the South having a radius of 635 feet, an arc distance of 15.00 feet to a point of tangency, said curve having a chord bearing of North 88°48'06" West and a chord distance of 15.00 feet; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 395.42 feet to the point of beginning, the last two (2) described courses being along the Northerly Right-Of-Way line of Nebraska Avenue, less and except the following described real property:

PART OF LAWNWWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET, SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE, 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTIONED CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805.94 FEET; THROUGH A CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE, THENCE RUN NORTH 39°18'41" WEST, 188.39 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 48°06'33", HAVING AN ARC LENGTH OF 533.19 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THOUGH A CENTRAL ANGLE OF 2°03'27", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NEBRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 189.44 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 158.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

Parcel 2: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 919.35 feet to the point of beginning (P.O.B.); thence run South 89°28'42" East, along the Southerly Right-Of-Way line of Nebraska Avenue, said line being parallel with the North Right-Of-Way line of Quincy Avenue, a distance of 396.67 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal, 663.12 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 20.05 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal 180.00 feet to the North Right-Of-Way line of Lawnwood Circle South; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 385.02 feet to a point of curvature of a curve to the Northeast having a radius of 95 feet; thence run Northwesterly along said curve through a central angle of 19°25'59, an arc distance of 32.22 feet to the east line of the South 19th Street Canal, the last two (2) described courses being along the North Right-Of-Way line of Lawnwood Circle South; thence run North 01°25' East, along the East line of the South 19th Street Canal, 837.71 feet to the point of beginning.

Parcel 3: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 2153.02 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal 334.00 Feet to the South Right-Of-Way line of Lawnwood Circle South; thence run Southeasterly along a curve concave to the Northeast having a radius of 155 feet, through a central angle of 12°07'54", an arc distance of 32.82 feet to a point of tangency, said curve having a chord bearing of South 83°24'45" East and a chord distance of 32.76 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 317.37 feet, the last two (2) described courses being along the Southerly Right-Of-Way line of Lawnwood Circle South; thence run South 01°25' West, parallel with the East line of the South 19th Street Canal, 330.54 feet to the North Right-Of-Way line of Quincy Avenue; thence run North 89°28'42" West, along the North Right-Of-Way line of Quincy Avenue, 350 feet to the point of beginning.

ESCOBAR LAWN MAINTENANCE
2705 Rhode Island Ave.
Fort Pierce, FL 34947
(772) 464-5509
(772) 201-1625

October 31, 2005

Villages of Longwood
Longwood of Fort Pierce Homeowner's Association Inc.
1505 Nebraska Ave.
Fort Pierce, FL 34950

In addition to the current contract, which is currently in place regarding the lawn maintenance of the Villages of Longwood, I, Willie Escobar, will maintain the mowing, trimming, cleanout, algae control or other additional needs as required around the retention pond(s) on the common ground area(s) for an annual cost of $2500.00.

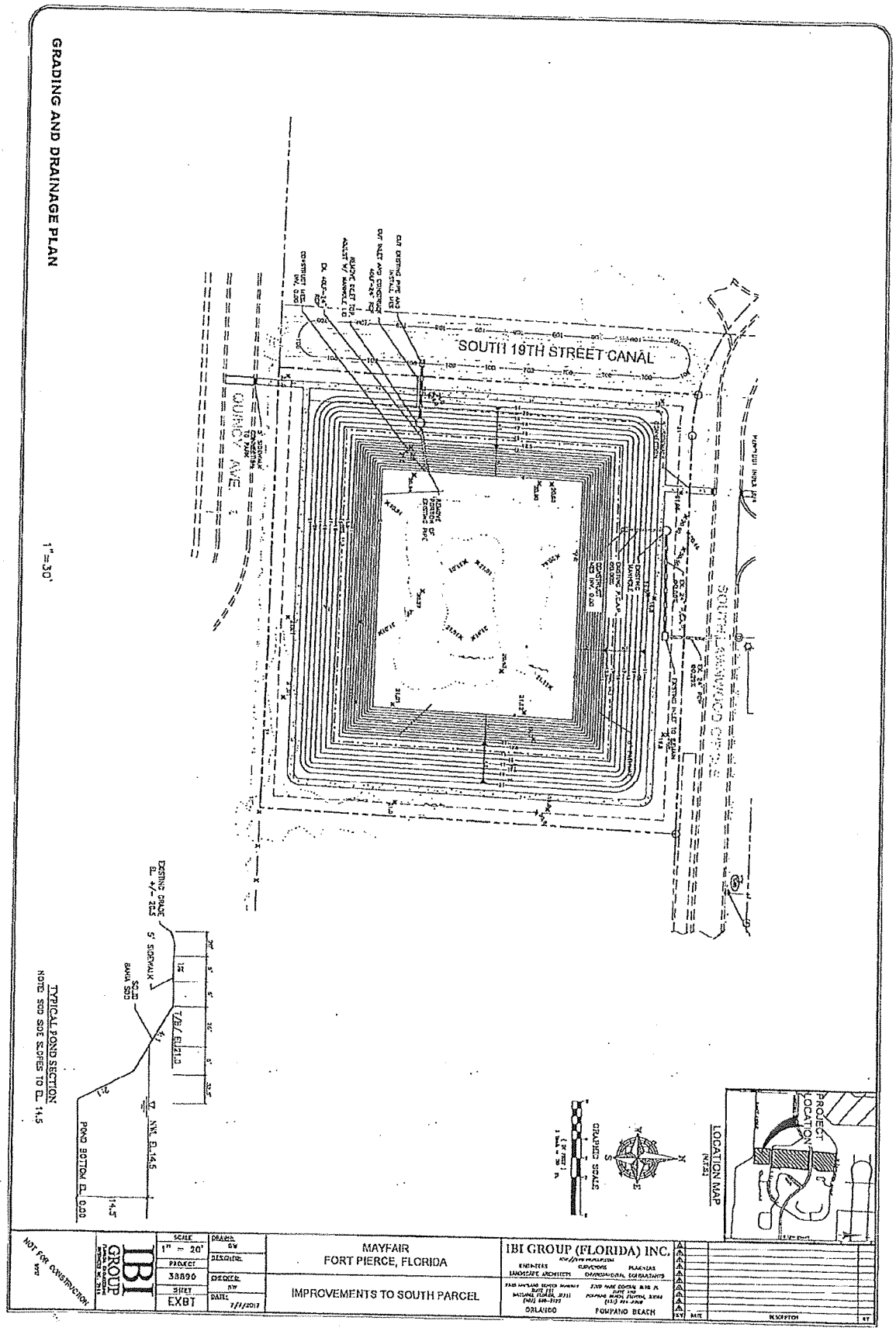
The Board of Directors of the Village of Longwood will determine as to when the retention ponds may need additional maintenance.

Willie Escobar — 11-3-05
Willie Escobar — Date

Exhibit "B"

EXHIBIT D

In accordance with the provisions of the Agreement, Improvements shall consist of clearing and grubbing of the site, excavation of the proposed pond as shown on the Plans, sodding the banks with Bahia Sod, seeding and mulching the remainder of the property, and connection of the existing drainage to the new lake as depicted on the attached.


GRADING AND DRAINAGE PLAN
1" = 30'
SOUTH 19TH STREET CANAL
QUINCY AVE.
TYPICAL POND SECTION
NOTE: SOD SIDE SLOPES TO EL 14.5
EXISTING GRADE EL +/- 22.5
5' SIDEWALK
SOD
BANK
7.8/7.6 EL 21.5
POND BOTTOM EL 9.00
NWL EL 14.5
14.5
GRAPHIC SCALE
LOCATION MAP
PROJECT LOCATION
NOT FOR CONSTRUCTION
IBI GROUP
SCALE 1" = 20'
PROJECT 38890
SHEET EXBT
DRAWN GW
DESIGNED
CHECKED GW
DATE 7/11/2017
MAYFAIR
FORT PIERCE, FLORIDA
IMPROVEMENTS TO SOUTH PARCEL
IBI GROUP (FLORIDA) INC.
ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL SCIENTISTS PLANNERS
ORLANDO
POMPANO BEACH
DESCRIPTION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Mayfair at Lawnwood

NOTICES PROVIDED PURSUANT TO: 166.041 (3)(a) F.S.S., and Sec. 22-143 of the Code of Ordinances

NOTICE BY NEWSPAPER: Sunday, August 19th

NOTICE BY MAIL: mailed 8/20/19

NOTICE BY SIGNS: 8/22/18

VERIFIED BY: Rebecca Grohall **TITLE:** Planning Director

SIGNATURE: Rgrohall **DATE:** 8/22/2018

City Commission Regular Meeting **12.d.**

Meeting Date: 09/17/2018

Re: Major Amendment to PD - Carriage Pointe - Intersection of Ralls Road and Selvitz Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Ordinance 18-033 - Review and approval of an application for Major Amendment to a Planned Development along with an amended and restated Development Agreement by Applicant; Carriage Pointe Investors, LLC, to allow for eight (8) modifications for the subdividsion known as Carriage Point, located at the intersection of Ralls Road and Selvitz Road, Fort Pierce, FL. The property is currently zoned PD, Planned Development.
FIRST READING

SUMMARY:

- In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Revise the proposed amenity center to remove the pool/cabana and to add a dog park, active play area, and a covered seating area.
2. Revise the side setback from zero (0) feet to five (5) feet.
3. Identify model home lots (Lots 1-11).
4. Permit semi-improved (unpaved) walking trails within upland preserve
5. Add covered mail kiosk in the recreation area
6. Adjust lot lines and drainage easements within lots to be consistent with the Minor Replat
7. Adjust landscaping in the right-of-way and common areas to account for the Minor Replat. As well as provide a buffer along the south and west property lines.
8. Provide project phasing

- the City entered into a Development Agreement dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida (the “Development Agreement”) setting forth various terms and conditions relating to the development of the property
- on September 17, 2014, the final plat for Carriage Point was recorded in Plat Book 70, Page 3 of the Public Records of St. Lucie County, Florida; and
- the City of Fort Pierce Planning Board, at its August 14, 2018 meeting, voted to recommend approval of the application for major amendment to the City Commission; and

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Report
18-033
Application for Major Amendment to PD
Site Plan
Aerial Map
TRC Comments
TRC Comment Response from Applicant
Development Agreement
Public Certification Notification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2018 04:02 PM

Form Started By: Brandon Creagan
Started On: 09/05/2018 09:36 AM
Final Approval Date: 09/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate Planner

SUBJECT: **Application for Development Review (Major Amendment to PD)**
Carriage Pointe - 2430-503-0139-000-4

DATE: September 5, 2018

STAFF REPORT

Owner(s)/Applicant(s): Carriage Pointe Investors, LLC
5460 S. Quebec Street
Greenwood Village, CO 80111

Representative: Lucido & Associates (Brian Nolan, AICP, ASLA)
701 SE Ocean Blvd
Stuart, FL 34994

Requested Action: Recommendation of Approval for a Major Amendment to the Planned Development Plan for the Carriage Pointe Subdivision (Lots 1-131).

Location: Intersection of Ralls Drive and Selvitz Road

Parcel IDs: 2430-503-0139-000-4, et al (Complete Carriage Pointe Subdivision)

Zoning: PD, Planned Development

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
AR-1(SLC) RS-3(SLC)	R-1(FP) AR-1(SLC)	I-3(FP IX(SLC)	R-1/R-2 (FP) AR-1(SLC)

Land Size: 73.32 acres

Staff Analysis:

Request:

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Revise the proposed amenity center to remove the pool/cabana and to add a dog park, active play area, and a covered seating area.

2. Revise the side setback from zero (0) feet to five (5) feet.

3. Identify model home lots (Lots 1-11).

4. Permit semi-improved (unpaved) walking trails within upland preserve

5. Add covered mail kiosk in the recreation area

6. Adjust lot lines and drainage easements within lots to be consistent with the Minor Replat

7. Adjust landscaping in the right-of-way and common areas to account for the Minor Replat. As well as provide a buffer along the south and west property lines.

8. Provide project phasing

History:

On December 20, 2004, the City Commission granted annexation of the subject parcel with the adoption of Ordinance K-308. The parcel was then rezoned under Ordinance 14-022 to correct a Scrivener's Error from the aforementioned Ordinance K-308. Ordinance 14-022 redesignated the property as PD, Planned Development from R-1, Single Family Low Density as the property had a PUD zoning when it was annexed from St. Lucie County.

The approved development encompasses capacity for 131 single family residential units. The approved density for the development is represented at 1.78 dwelling units per acre. The property holds a PD, Planned Unit Development zoning designation, and is within the RL, Low Density Residential Future Land Use category.

Review

The request for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan especially in regards to Chapter 7, Recreation and Open Space Element. The proposed Major Amendment will provide ample recreation space for the residents of the development. This is achieved through the various outdoor activities that the developers are proposing to provide. The outdoor amenities include walking trails, a dog park, active play area for children, and a covered picnic area.

The remaining aspects of the Major Amendment to the Planned Development Plan are in line with what other residential developments around the area are implementing. This is especially true for the mail kiosks where residential developments are starting to move away from standard mailboxes to having mail delivered to a central location.

Technical Review Committee:

All affected departments have reviewed the proposed Major Amendment, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations.

Planning Board:

At their meeting on August 14, 2018 the Planning Board voted to approve the request as presented.

Public Notification:

17 letters were sent out to residents with-in 500 feet of the subject property. As of September 5, 2018, zero (0) letters have been received. An update will be given at the next City Commission meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the the City Commission approve the request as presented along with Ordinance 18-033.

ORDINANCE NO. 18-033

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PLANNED DEVELOPMENT PLAN FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF RALLS ROAD AND SEVITZ ROAD AND KNOWN AS CARRIAGE POINTE; AMENDING AND RESTATING THE DEVELOPMENT AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a planned development; and;

WHEREAS, on December 21, 2004, the St. Lucie County Board of County Commissioners granted preliminary and final site plan approval and a change in the zoning classification (County Resolution 04-228) for the Carriage Pointe Estates development ("Carriage Pointe"). ; and

WHEREAS, the City Commission of the City of Fort Pierce approved the annexation of Carriage Pointe into the City on December 31, 2004;

WHEREAS, the City entered into a Development Agreement dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida (the "Development Agreement") setting forth various terms and conditions relating to the development of the property;

WHEREAS, on September 17, 2014, the final plat for Carriage Point was recorded in Plat Book 70, Page 3 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the property owner Carriage Pointe Land Investors, LLC, has submitted a development review application for a major amendment to the Planned Development to allow for eight (8) modifications , and an Amended and Restated Development Agreement for review and approval by the City; and

WHEREAS, City Code Section 22-40 requires an applicant for a major modification to follow the same procedure as set forth for a new planned development request.

WHEREAS, the City of Fort Pierce Planning Board, at its August 14, 2018 meeting, voted to recommend approval of the application for major amendment to the City Commission; and

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

SECTION 1. The preceding "whereas" clauses are true and correct, and are incorporated herein as the legislative intent of this ordinance.

SECTION 2. The Carriage Pointe Planned Development as recorded in Plat Book 70, Page 3 of the Public Records of St. Lucie County, is hereby amended as follows and as shown in Exhibit "A" :

1. Revise the proposed amenity center to remove the pool/cabana and to add a dog park, active play area, and a covered seating area.

2. Revise the side setback from zero (0) feet to five (5) feet.

3. Identify model home lots (Lots 1-11).

4. Permit semi-improved (unpaved) walking trails within upland preserve.

5. Add covered mail kiosk in the recreation area.

6. Adjust lot lines and drainage easements within lots to be consistent with the Minor Replat.

7. Adjust landscaping in the right-of-way and common areas to account for the Minor Replat. As well as provide a buffer along the south and west property lines.

8. Provide project phasing.

SECTION 3. The Development Agreement is hereby amended, restated, superseded and replaced by the Amended and Restated Development Agreement attached hereto and incorporated herein as Exhibit "B."

SECTION 4. All other aspects of the original Carriage Pointe Planned Development remain in full force and effect.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Ben Bryan Jr., Esq.
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-033 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, September 2, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 17, 2018; and was duly introduced, read by title only, and passed on second and final reading October 1, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this October 1, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Sheet A1
Major Modification to Planned Development

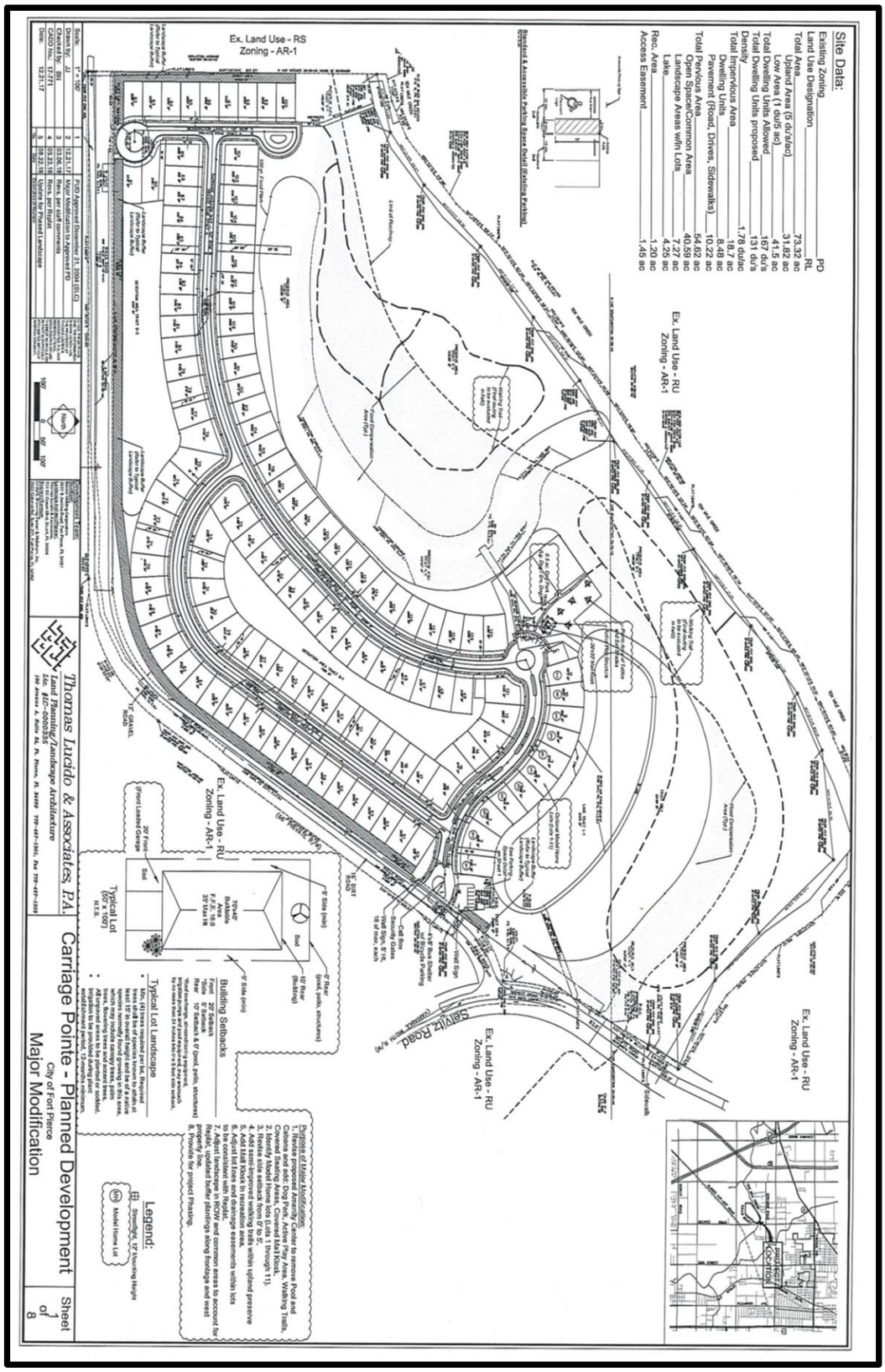


EXHIBIT A
Sheet A2
Major Modification to Planned Development

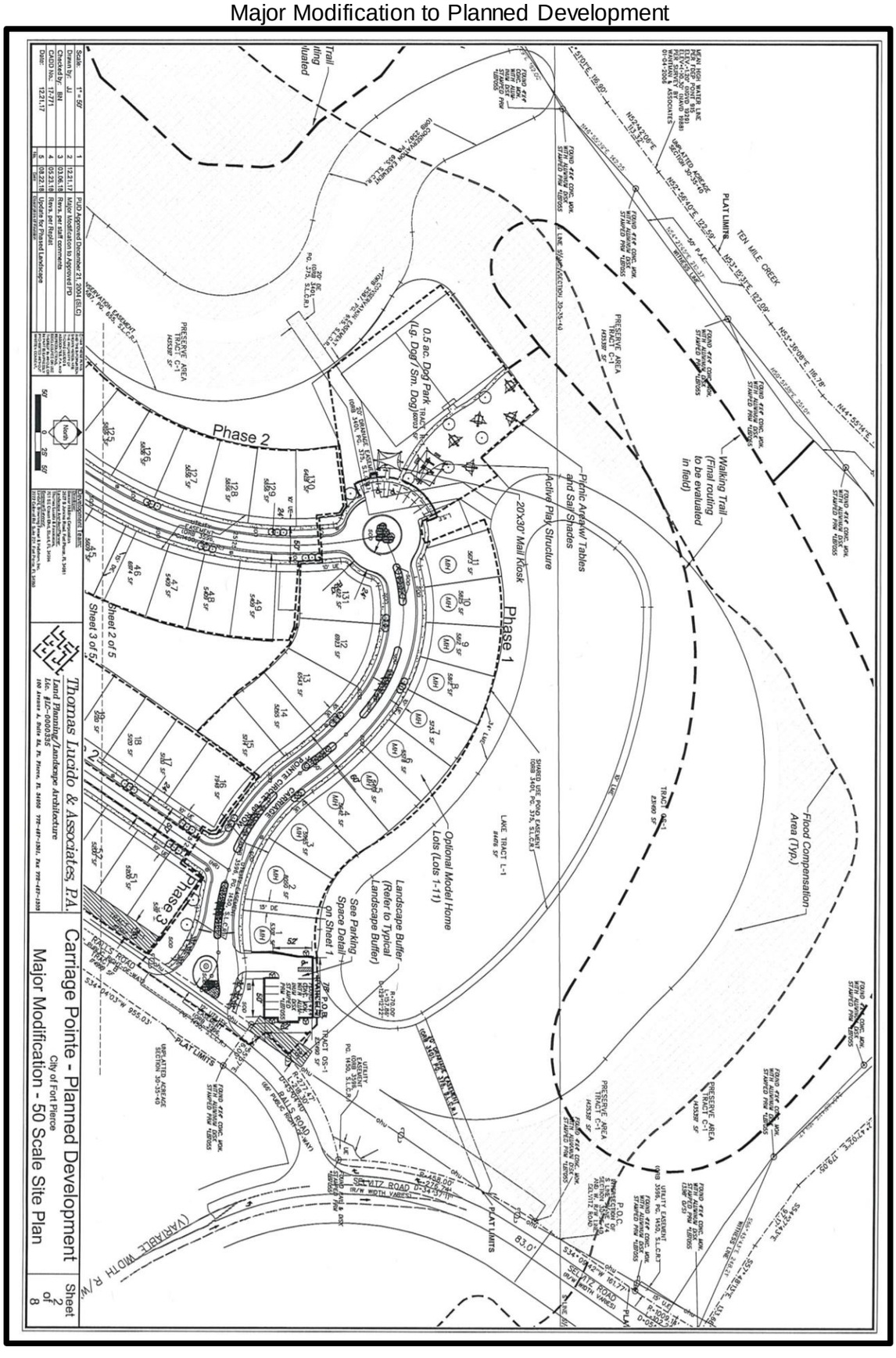


EXHIBIT A
Sheet A3
Major Modification to Planned Development

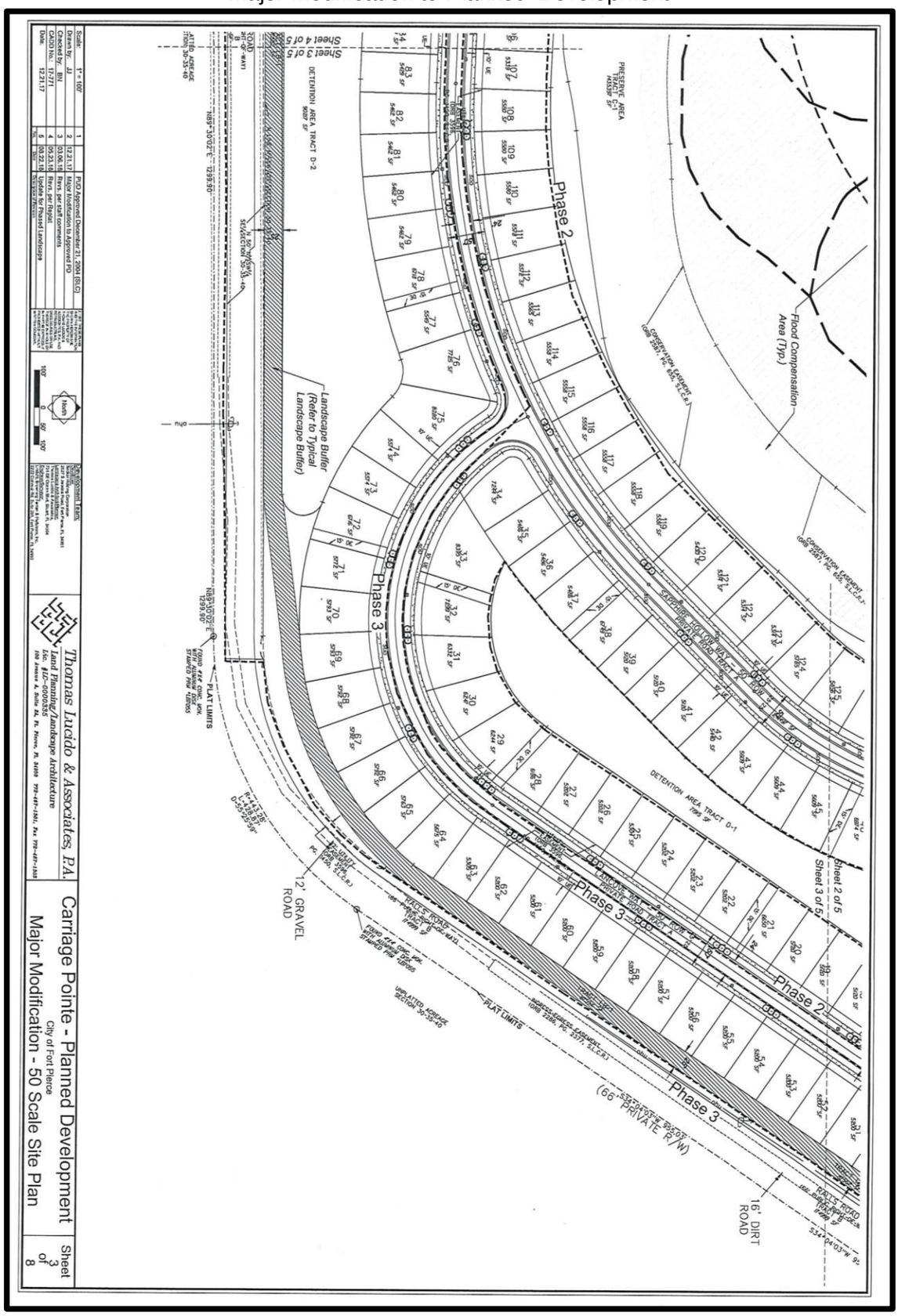


EXHIBIT A
Sheet A4
Major Modification to Planned Development

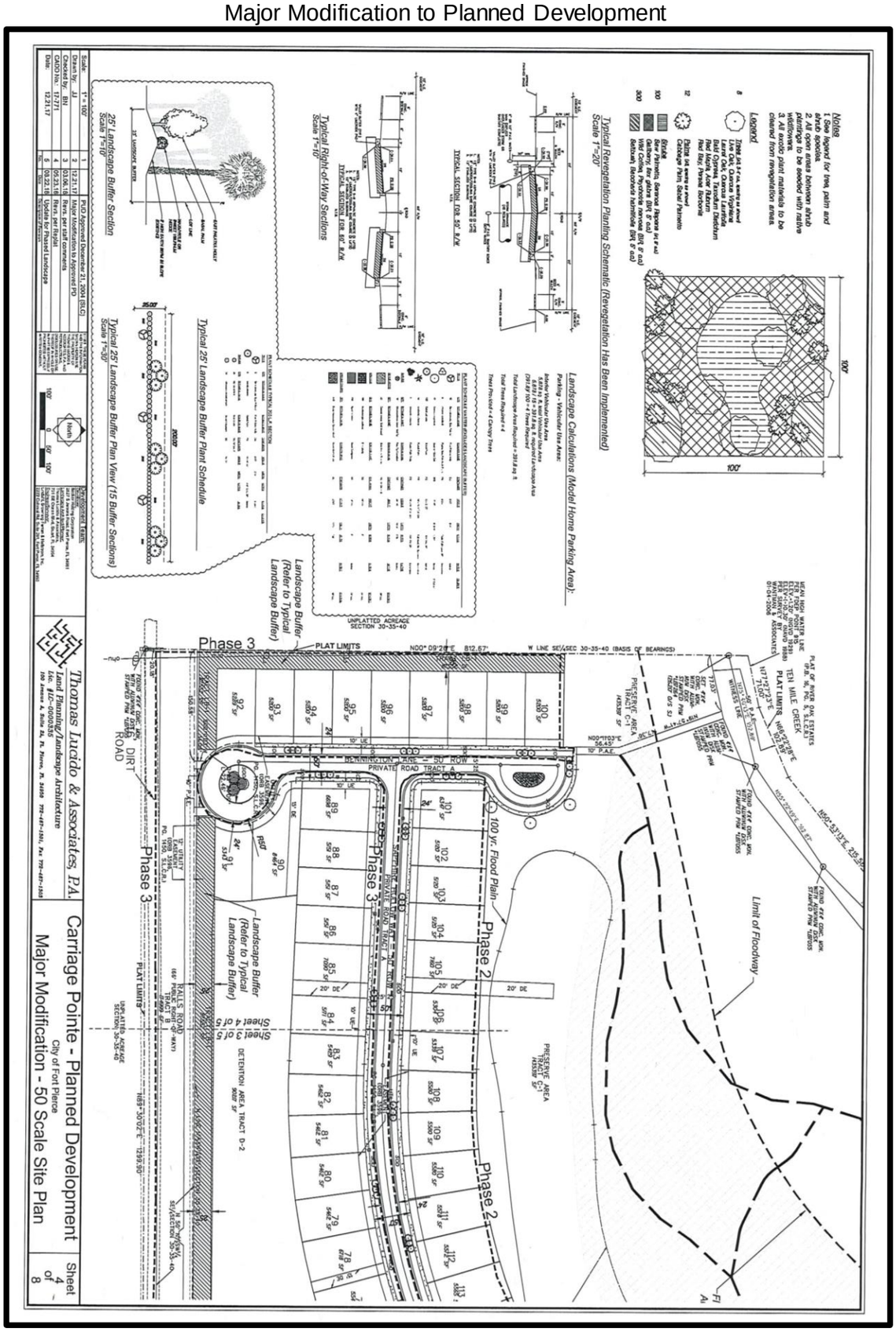


EXHIBIT A
Sheet A5
Major Modification to Planned Development

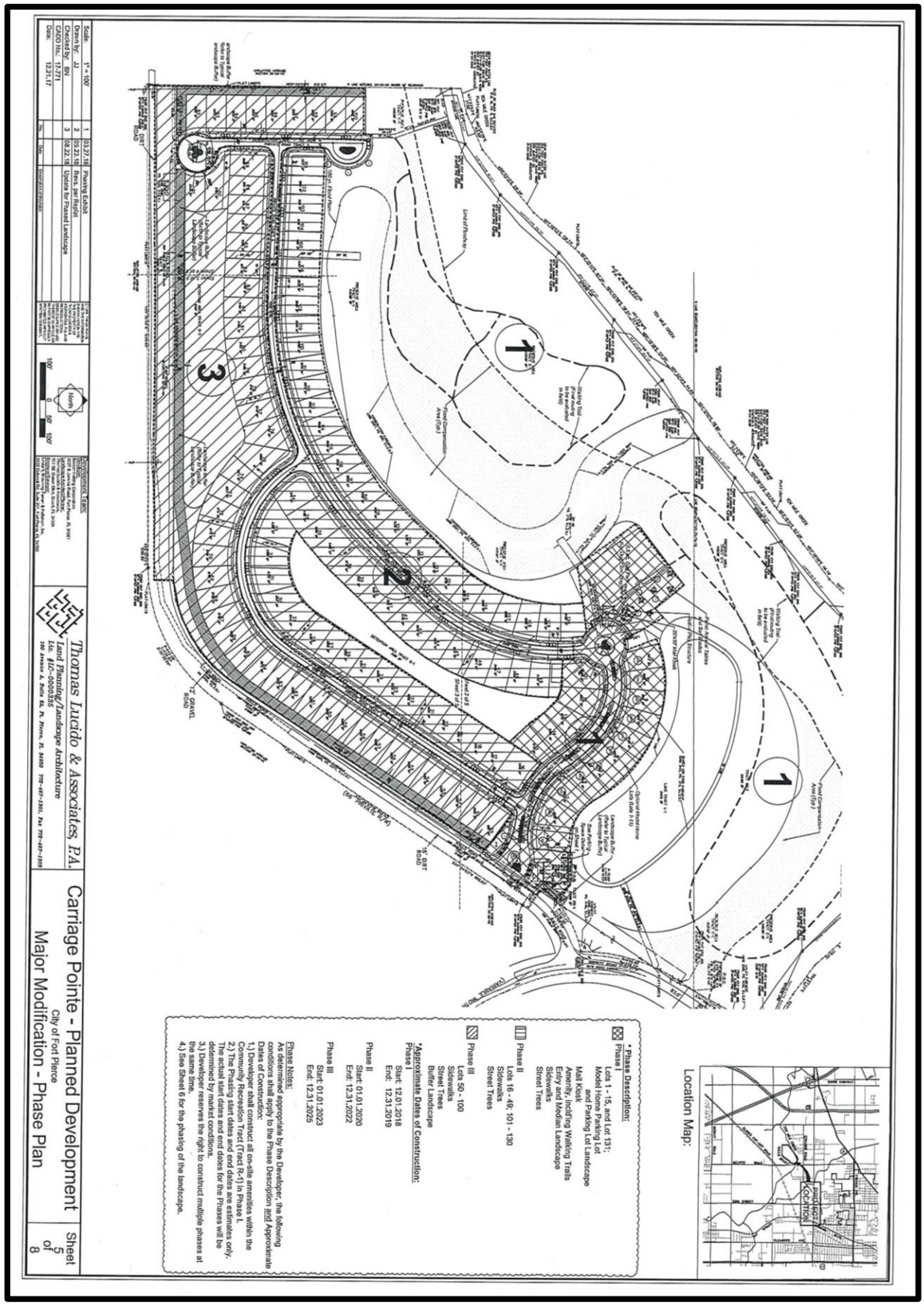


EXHIBIT B
Sheet B1
Development Agreement

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean Mead Minton & Zwemer
1903 S. 25th Street
Suite 200
Fort Pierce FL 34947
(772) 464 - 7700

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is entered into this _____ day of _____, 2018 (the "Effective Date"), by CARRIAGE POINTE LAND INVESTORS, LLC, a Colorado limited liability company (henceforth referred to as the "Developer"), whose mailing address is 5460 South Quebec Street, Suite 110, Greenwood Village, CO 80111, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH:

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

WHEREAS, a previous owner of the Property obtained final site plan approval from the St. Lucie County Board of County Commissioners on December 21, 2004, pursuant to County Resolution 04-228, for a residential development on the Property, then known as Ten Mile Estates and now known as Carriage Pointe (the "Project"); and

WHEREAS, the City Commission of the City of Fort Pierce approved the annexation of the Project into the City on December 31, 2004, pursuant to City Ordinance No. K-308; and

WHEREAS, the City and Pierce 131, LLC entered into a Development Agreement dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida (the "Development Agreement") setting forth various terms and conditions relating to the development of the Property; and

WHEREAS, on September 17, 2014, the plat of Carriage Pointe Estates was recorded in Plat Book 70, Page 3 of the Public Records of St. Lucie County, Florida, subdividing the Property into a single family subdivision; and

WHEREAS, pursuant to a Warranty Deed dated November 17, 2014 and recorded in Official Records Book 3698, Page 202 of the Public Records of St. Lucie County, Florida, Pierce 131, LLC conveyed the Property to the Developer; and

EXHIBIT B
Sheet B2
Development Agreement

WHEREAS, pursuant to an application by the Developer or its agents, the City Commission of the City of Fort Pierce approved certain amendments to the final site plan for the Property on _____, 2018.

WHEREAS, the City and the Developer desire to enter into this Amended and Restated Development Agreement in order to update and amend the terms and conditions set forth in the Development Agreement, so that the Developer may proceed to develop the Property in accordance with the amended final site plan and pursuant to the amended terms and conditions set forth herein; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.

2. **Consideration and Conditions.** In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree as follows:

a. **Landscaping.** The landscaping for the common areas within the Project will be installed in three (3) phases in accordance with the approved site plan and landscaping plan for the Project (such common area landscaping as identified in the site plan and landscaping plan shall be referred to herein as the "Landscaping"). With respect to each phase, the Developer shall provide the City with a letter of credit to secure the Developer's obligation install the Landscaping associated with that phase. The Developer shall deliver such letter of credit for each phase to the City prior to the City issuing the first building permit for a home in such phase. For example, a building permit for a home in Phase 2 of the Project will not be issued until the City has received a letter of credit for the Landscaping required for Phase 2, in accordance with this Agreement. At the Developer's option, the Developer may build homes in the phases in any order (for example, the Developer may build homes in Phase 3, before building homes in Phase 1) or the Developer may build homes in two or more phases simultaneously (for example, the Developer may build homes in Phases 2 and 3 simultaneously), provided however, that the Developer shall not receive a building permit for a home in any phase (and may not build any homes in such phase), unless the Developer first delivers to the City a letter of credit for the Landscaping for such phase, in accordance with this Agreement. Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit (in accordance with Paragraph 3 hereinbelow) to secure the Developer's obligation to complete the installation of the Landscaping for Phase 1 of the Project. The Developer shall complete the installation of all Landscaping at the entrance to the Project before the issuance of the first certificate of occupancy (C.O.) issued for the Project, but no later than two (2) years after the Effective

EXHIBIT B
Sheet B3
Development Agreement

date of this Agreement. The Developer shall complete the installation of all Landscaping for Phase 1 (excluding Street Trees) no later than two (2) years after the Effective Date of this Agreement, and shall complete the installation of all Landscaping for Phases 2 and 3 (excluding Street Trees) no later than two (2) years after delivering the letter of credit for each such phase to the City. As each home is built within the Project, the Developer shall install the required street trees in front of such home ("Street Trees"), and no home shall be issued a C.O. unless the required Street Trees have been installed in front of it.

b. **Amenities.** The approved final site plan for the Project includes the construction or installation of certain community amenities in the community Recreation Area (Tract R-1) and walking trails in the Preserve Area (Tract C-1) and Open Space Area (Tract OS-1) as more specifically shown on the approved final site plan for the project (collectively referred to herein as the "Amenities"). Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of the Amenities. The Developer shall complete the installation of all Amenities no later than two (2) years after the Effective Date of this Agreement.

c. **Sidewalks.** Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of all sidewalks along the roads within the Project (the "Sidewalks"). As each home is built within the Project, the Developer shall install the Sidewalks in front of each home, and no home shall be issued a C.O. unless the required Sidewalks have been installed in front of it.

d. **Infrastructure Improvements.** Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of all infrastructure improvements within the Project (the "Infrastructure Improvements"). The Developer shall complete the installation of all Infrastructure Improvements (which shall not include Sidewalks, Landscaping or Street Trees), no later than two (2) years after the Effective Date of this Agreement.

e. **Installation by Builder.** The Developer may enter into a contract with a home builder or other third party contractor to install all, or part, of the Landscaping (including Street Trees), Amenities, Sidewalks and any Infrastructure Improvements required herein, provided however, that Developer shall not thereby be released from its obligations set forth in this Agreement.

3. **Surety.** In order to secure Developer's obligations set forth in Paragraph 2 above, Developer shall deliver to the City irrevocable letters of credit, in an amount equal to 110% of the estimated cost of constructing or installing the above-referenced improvements or landscaping. For the purpose of determining the amount of such letters of credit, the cost of any Landscaping shall be determined by a landscape architect and approved by City staff, and the cost of any other improvements, including the Amenities

EXHIBIT B
Sheet B4
Development Agreement

Sidewalks and any Infrastructure Improvements, shall be determined by an engineer's certified cost estimate approved by the City Engineer. Each letter of credit shall be in a form with conditions as approved by the City Attorney. Developer, at Developer's option, and subject to approval by the City Attorney, may provide a bond or other form of surety in lieu of a letter of credit. The engineer's cost estimate for the Amenities, Sidewalks and Infrastructure Improvements is attached hereto as **Exhibit "B"**. The landscape architect's cost estimate for the Landscaping for Phase 1 is attached hereto as **Exhibit "C"**. After completion of the construction of the Amenities, the amount of the letter of credit set forth in **Exhibit "B"** may be reduced at Developer's request to an amount equal to 110% of the cost to complete the installation of all then remaining uncompleted Sidewalks and Infrastructure Improvements, as determined by an engineer's certified cost estimate and approved by the City Engineer. Upon representation by the Developer that the Amenities, Sidewalks and Infrastructure Improvements are completed, a final inspection shall be made by the City, and upon satisfactory completion of all such required improvements, the City shall release the letter of credit for such improvements. One year after completion of the installation of the Landscaping for any phase (including all Street Trees), the amount of the letter of credit for such Landscaping may be reduced in accordance with the requirements of the City Code, and 24 months after the completion of the installation of such Landscaping (including Street Trees) the letter of credit may be released, in accordance with the requirements of the City Code.

4. **Right to Draw Upon Surety**. In the event the Developer fails to timely complete any required improvements as set forth herein, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event the Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, the Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and the Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

5. **Amendment and Replacement of Development Agreement**. This Agreement is intended to amend, restate, supersede and replace the Development Agreement by and between Pierce 131, LLC and the City, dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida.

6. **Notices.** Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager

EXHIBIT B
Sheet B5
Development Agreement

100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

Developer:

Carriage Pointe Land Investors, LLC
Attn: Lenn Haffeman & Joseph Jundt
5460 South Quebec Street, Suite 110
Greenwood Village, CO 80111

With a copy to:

Dean, Mead, Minton & Zwemer
Attn: Lee Dobbins, Esq.
1903 S 25th Street, Suite 200
Fort Pierce, FL 34947

This forgoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

7. **Headings.** Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

8. **Counterparts.** This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

9. **Governing Law.** This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

10. **Binding Effect.** This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives,

EXHIBIT B
Sheet B6
Development Agreement

successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

11. **Laws, Ordinances and Codes.** The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.

12. **Covenant with Respect to Engineer's Certification.** The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as **Exhibit "B"**, is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project (excluding Landscaping improvements) pursuant to this Agreement.

13. **Permits, Conditions, Terms or Restrictions.** The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the law governing permitting requirements, conditions, terms or restrictions.

14. **Amendments.** This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

15. **Further Documentation.** The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

16. **Remedies.** The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

17. **Entire Agreement.** This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

18. **Disclaimer of Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto.

EXHIBIT B
Sheet B7
Development Agreement

Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

_____
Linda W. Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By:_____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Ben Bryan Jr., Interim City Attorney

DEVELOPER:

CARRIAGE POINTE LAND INVESTORS, LLC,
a Colorado limited liability company

By: _____
Print Name: _____
Its: _____

EXHIBIT B
Sheet B8
Development Agreement

Exhibit "A"

Lots 1 through 131, inclusive, Tract A, Tract C-1, Tract D-1, Tract D-2, Tract L-1, Tract R-1, Tract OS-1, Tract LB-1, all of CARRIAGE POINTE ESTATES, according to the Plat thereof, recorded in Plat Book 70, Page 3, of the Public Records of St. Lucie County, Florida.

EXHIBIT B
Sheet B9A
Development Agreement

EXHIBIT "B"
Engineer's Certified Cost Estimate

SCHNARS ENGINEERING CORPORATION
947 Clint Moore Road - Boca Raton, Florida 33487 Tel: (561) 241-6455 Fax: (561) 241-5182

Permit No. | Schnars Job No.: 12193 | Prepared by: Jeff Schnars, P.E.
Control No.: | Date: 11-Sep-18 | Developer:

Carriage Point Estates

Fort Pierce, Florida

Engineer's Cost Estimate of Remaining Required Improvements Per City Code Sec 18-12

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
I. Remaining Required Improvements				
Remove and replace broken curb	30	LF	$25.00	$750.00
Asphalt 3/4" Type S-III	12,753	SY	$6.00	$76,518.00
Concrete sidewalk	42,155	SF	$3.70	$155,973.50
Detectable Warning	12	EA	$350.00	$4,200.00
Stop sign and street signs	5	EA	$500.00	$2,500.00
Thermoplastic pavement markings	1	LS	$2,000.00	$2,000.00
Adjust drainage manhole	1	EA	$250.00	$250.00
Replace MH 103 and 105 casting	2	EA	$600.00	$1,200.00
Replace CB I-22 grate	1	EA	$500.00	$500.00
Repair sewer cleanouts	12	EA	$300.00	$3,600.00
Clean drainage structure / outfall	10	EA	$100.00	$1,000.00
Control structure #2 baffle	1	EA	$250.00	$250.00
Repair dry detention area washouts	2	EA	$250.00	$500.00
Set Survey Lot Corners	1	LS	$8,500.00	$8,500.00
Set Survey Permanent Control Points	1	LS	$2,500.00	$2,500.00
Temporary Parking lot removal. Seed and mulch.	1	LS	$2,500.00	$2,500.00
Amenity items	1	LS	$152,981.33	$152,981.33
Mobilization	1	LS	$7,500.00	$7,500.00
Demobilization	1	LS	$2,500.00	$2,500.00
TOTAL				$425,722.83
SURETY AMOUNT (110%)				**$468,295.11**

This item has been electronically signed and sealed by Jeffrey T. Schnars, P.E. on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be vertified on any electronic copies.

Jeffrey T. Schnars, P.E.
President
Civil Engineer
Florida Registration No. 46697
For the Firm
Certification of Authorization No. 6640

Notes:
1. Amenity items price provided by Thomas Lucido & Associates - see attached cost estimates

EXHIBIT B
Sheet B9B
Development Agreement

EXHIBIT "B"
Engineer's Certified Cost Estimate

17-770 Carriage Point Amenity

Hardscape Cost Estimate

Area	Product	Page Number	Manufacturer	Sales Rep.	Model #	Cost per Unit	Quantity	Total
Playground								
Play Set	Kidscape-Metal	2-3	Planet Playground	Larry	PPG1013	$ 14,555.00	1	$ 14,555.00
Ground Material	Fibar Wood Chips	4	Miller Recreation	Susan Miller	Fibar	$ 33.60	20 CU	$ 672.00
Shade Structure	One Mariner Peak	5	USA-Shade	Haley Maitre		$ 32,000.00	1	$ 32,000.00
Bench	6' Tendertuff Bench	6-8	Landscape Structures	Tricia Thomas	#141683	$ 740.00	3	$ 2,220.00
Bike Rack	Arches Bike Rack-Single	9-10	Landscape Structures	Tricia Thomas	185654	$ 140.00	3	$ 420.00
Picnic Area								
Picnic Table	Tendertuff Picnic Table 6'	12-15	Landscape Structures	Tricia Thomas		$ 1,145.00	5	$ 5,725.00
Shade Structure	Canti Single Post	16	USA-Shade	Haley Maitre		$ 7,000.00	5	$ 35,000.00
Trash Receptacle	Litter Receptacle-Poly Slats	17-18	Landscape Structures	Tricia Thomas	100094	$ 590.00	3	$ 1,770.00
Dog Park								
Dog Park Fence	Standard Coated Black 6'	20-22	Infinite Fence	Larry		$ 14.61	753 LF	$ 11,001.33
Dog Waste Station	Dog Waste Station w/ Bags	23-24	Dog Waste Depot		DEPOT-404	$ 199.00	2	$ 398.00
Mail Kiosk								
Mail Boxes	21 Door Cluster Box	26-33	Mailboxes.com		#3916B-19	$ 2,090.00	7	$ 14,630.00
Shade Structure	Single Canti Hip	34	USA-Shade	Haley Maitre		$ 34,000.00		$ 34,000.00
Trash Receptacle	Litter Receptacle-Poly Slats	35-36	Landscape Structures	Tricia Thomas	100094	$ 590.00	1	$ 590.00
							Total	**$ 152,981.33**

EXHIBIT B
Sheet B10
Development Agreement

EXHIBIT "C"
Landscape Architect's Cost Estimate for Phase 1 Common Area Landscaping

lucido & associates

Carriage Pointe - Installed Landscape & Irrigation Cost Estimate (Phase 1) 8/20/2018

Common Name	Quantity	Unit Cost	Total
East Palatka Holly	16	$400.00	**$6,400.00**
Pygmy Date Palm Multi-Trunk	8	$500.00	**$4,000.00**
Southern Live Oak	9	$600.00	**$5,400.00**
Sabal Palm	21	$180.00	**$3,780.00**
Foxtail Palm	15	$500.00	**$7,500.00**
Foxtail Palm Triple	1	$800.00	**$800.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Red Tip Cocoplum	191	$10.00	**$1,910.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Gold Mound Duranta	32	$10.00	**$320.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Pink Muhly	196	$10.00	**$1,960.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Green Island Ficus	168	$10.00	**$1,680.00**

***Estimated Total Landscape Cost: $33,750.00**

Items	Description	Quantity	Unit Cost	Total
Pump Station	Pump house, pump, and controller. *Assumes lake as water source*	LS	$50,000.00	**$50,000.00**
Irrigated Area	Entrance, street trees, and medians.	6,616 SF	$1.50	**$9,924.00**

***Estimated Total Irrigation Cost: $59,924.00**

***Estimated Combined Landscape & Irrigation Cost (Phase 1): $93,674.00**
Surety Amount (110%): $103,011.70

***General Notes:**
1. Estimate does not include sod/turf and mulch estimate.
2. Consultant cannot guarantee the accuracy of the Estimate as compared to the actual bids or costs that may be incurred by the client.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Carriage Pointe Planned Development - Intersection of Ralls Drive and Selvitz Road

Parcel ID #(s): See attached

Project description: Major Modification to Carriage Pointe Planned Development. See attached narrative.

Carriage Pointe Land Investors, LLC	Brian Nolan, AICP, ASLA of Lucido & Assoc. (Representative)
Property Owner(s)	**Applicant/Representative, Title, Company**
201 Jackson Street	701 SE OceanBlvd.
Street Address	Street Address
Denver CO 80206	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lmhaffeman@msn.com	bnolan@lucidodesign.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF ~~Florida~~ Colorado -- COUNTY Denver

The foregoing instrument was acknowledged before me this 10th day of January, 2018, by Brandon Lundt who is personally known to me or has produced CO ID as identification.

Signature of Notary Kristin C. Lang (seal)

KRISTIN C. LANG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114034391
MY COMMISSION EXPIRES JULY 5, 2019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

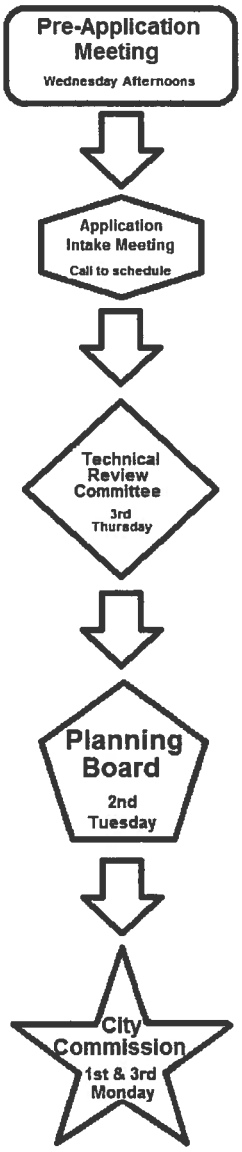
Non-Residential: Proposed Sq. Ft.: N/A

Residential: Proposed Units: N/A

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

North	South	East	West
SF homes	Vacant	Vacant / SF homes	SF homes / Park

Application Outlook



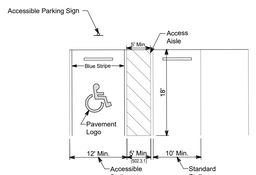
Site Plan submittal requirements:

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

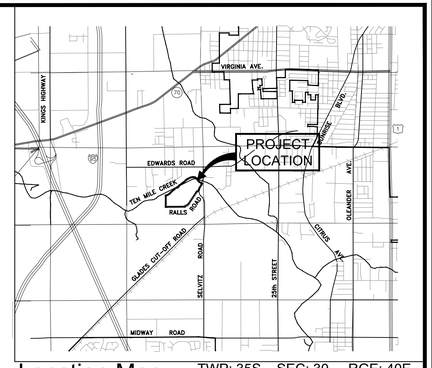
- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan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

Site Data:

Existing Zoning	PD
Land Use Designation	RL
Total Area	73.32 ac
Upland Area (5 du's/ac)	31.82 ac
Low Area (1 du/5 ac)	41.5 ac
Total Dwelling Units Allowed	167 du's
Total Dwelling Units proposed	131 du's
Density	1.78 du/ac
Total Impervious Area	18.7 ac
Dwelling Units	8.48 ac
Pavement (Road, Drives, Sidewalks)	10.22 ac
Total Pervious Area	54.62 ac
Open Space/Common Area	40.59 ac
Landscape Areas w/in Lots	7.27 ac
Lake	4.25 ac
Rec. Area	1.20 ac
Access Easement	1.45 ac



Standard & Accessible Parking Space Detail (Existing Parking)
Not to Scale



Location Map TWP: 35S SEC: 30 RGE: 40E

Ex. Land Use - RU
Zoning - AR-1

Ex. Land Use - RU
Zoning - AR-1

Ex. Land Use - RS
Zoning - AR-1

Ex. Land Use - RU
Zoning - AR-1

Ex. Land Use - RU
Zoning - AR-1

Flood Compensation Area (Typ.)

Walking Trail (Final routing to be evaluated in field)

Picnic Area w/ Tables and Sail Shades

Active Play Structure

20'x30' Mail Kiosk

0.5 ac. Dog Park (Lg. Dog / Sm. Dog)

Optional Model Home Lots (Lots 1-11)

Landscape Buffer (Refer to Typical Landscape Buffer)

See Parking Space Detail on Sheet 1

Wall Sign

4'x8' Bus Shelter w/ Bicycle Parking

Call Box

Security Gates

Wall Sign, 5' Ht, 16 sf max, each

8' Sidewalk

Limit of Floodway

Flood Compensation Area (Typ.)

100 yr. Flood Plain

Landscape Buffer (Refer to Typical Landscape Buffer)

Landscape Buffer (Refer to Typical Landscape Buffer)

Landscape Buffer (Refer to Typical Landscape Buffer)

TEN MILE CREEK

PLAT LIMITS

PRESERVE AREA TRACT C–1 1435397 SF

TRACT OS–1 231490 SF

LAKE TRACT L–1 114478 SF

DETENTION AREA TRACT D–1 74478 SF

DETENTION AREA TRACT D–2 90217 SF

SAPPHIRE HOLLOW WAY – 50' ROW PRIVATE ROAD TRACT A

BENNINGTON LANE – 50' ROW PRIVATE ROAD TRACT A

SELVITZ ROAD (VARIABLE WIDTH R/W)

RALLS ROAD (66' PUBLIC RIGHT-OF-WAY) TRACT B 174999 SF

16' DIRT ROAD

12' GRAVEL ROAD

(66' PRIVATE R/W)

P.O.B. (PARCEL 2) FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

SET 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055 (26.20' O/S S.)

FOUND 5/8" IRON ROD (NO ID)

FOUND 2" IRON PIPE 0.2' O/S

FOUND 5/8" IRON ROD (NO ID)

FOUND 2" IRON PIPE 0.2' O/S

FOUND 2" IRON PIPE

FOUND 5/8" IRON ROD (NO ID)

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055 (3.98' O/S)

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

FOUND NAIL & DISK STAMPED FIRM #LB7055

FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

TEN MILE CREEK

PLAT LIMITS

MEAN HIGH WATER LINE PER FDEP POINT 915 ELEV.=1.20' (NGVD 1929) ELEV=(–)0.30' (NAVD 1988) PER SURVEY BY WANTMAN & ASSOCIATES 01–04–2006

UNPLATTED ACREAGE SECTION 30–35–40

N44°55'14"E 1...

N53°36'08"E 116.78'

N52°56'40"E 122.59'

N53°16'37"E 127.09'

50' P.A.E.

WITNESS LINE

N54°27'45"E 210.37'

N52°42'06"E 113.32'

N51°01'01"E 116.90'

N48°59'39"E 142.25'

N50°51'38"E 251.01'

S 1/4 SECTION 30–35–40

32' E 182.00'

CONSERVATION EASEMENT (ORB 2587, PG. 655, S.L.C.R.)

CONSERVATION EASEMENT (ORB 2587, PG. 655, S.L.C.R.)

20' DE (ORB 3401, PG. 375, S.L.C.R.)

20' DRAINAGE EASEMENT (ORB 3401, PG. 375, S.L.C.R.)

CONSERVATION EASEMENT (ORB 2587, PG. 655, S.L.C.R.)

Flood Compensation Area (Typ.)

Walking Trail (Final routing to be evaluated in field)

Walking Trail (Final routing to be evaluated in field)

PRESERVE AREA TRACT C–1 1435397 SF

PRESERVE AREA TRACT C–1 1435397 SF

PRESERVE AREA TRACT C–1 1435397 SF

PRESERVE AREA TRACT C–1 1435397 SF

TRACT OS–1 231490 SF

Picnic Area w/ Tables and Sail Shades

Active Play Structure

20'x30' Mail Kiosk

0.5 ac. Dog Park (Lg. Dog / Sm. Dog) TRACT R–1 60703 SF

SHARED USE POND EASEMENT (ORB 3401, PG. 375, S.L.C.R.)

LAKE TRACT L–1 114476 SF

10' LME

34' LME

Optional Model Home Lots (Lots 1-11)

Landscape Buffer (Refer to Typical Landscape Buffer)

See Parking Space Detail on Sheet 1

11 5673 SF (MH)
10 5825 SF (MH)
9 5812 SF (MH)
8 5812 SF (MH)
7 5753 SF (MH)
6 5578 SF (MH)
5 5479 SF (MH)
4 5642 SF (MH)
3 5965 SF (MH)
2 8050 SF (MH)
1 5307 SF (MH)
131 7422 SF
12 6923 SF
13 6543 SF
14 5265 SF
15 5714 SF
16 7948 SF
17 5120 SF
18 5120 SF
19 5120 SF
130 6428 SF
129 5856 SF
128 5856 SF
127 5856 SF
126 5856 SF
125 5856 SF
49 5409 SF
48 5409 SF
47 5409 SF
46 6974 SF
45 5609 SF
50 5197 SF
51 5200 SF
52 5200 SF

POINTE CIRCLE - 60' ROW

CARRIAGE

UTILITY EASEMENT (ORB 3596, PG. 1450, S.L.C.R.)

UTILITY EASEMENT (ORB 3596, PG. 1450, S.L.C.R.)

UTILITY EASEMENT (ORB 3596, PG. 1450, S.L.C.R.)

UTILITY EASEMENT (ORB 3596, PG. 1450, S.L.C.R.)

20' DRAINAGE EASEMENT (ORB 3401, PG. 375, S.L.C.R.)

P.O.C. INTERSECTION OF S. LINE S NE 1/4 SECTION 30–35–40 AND W. R/W LINE SELVITZ ROAD

P.O.B. (PARCEL 2) FOUND 4"X4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM #LB7055

TRACT OS–1 231490 SF

TRACT RET 37655 SF

SELVITZ ROAD (R/W WIDTH VARIES)

RAILS ROAD (66' PUBLIC RIGHT-OF-WAY)

RAILS ROAD (VARIABLE WIDTH R/W)

UNPLATTED ACREAGE SECTION 30–35–40

S54°27'43"E 179.05'

S57°48'13"E 133.66'

S66°45'43"E 248.21'

WITNESS LINE

S34°19'12"W 161.77'

S34°10'10"W 955.03'

R=70.00' L=157.86' D=129°12'22"

R=227.47' L=218.40' D=45°04'40"

R=100.00' L=83.14' D=47°37'11"

83.0'

Sheet 2 of 5

Sheet 3 of 5

Scale:	1" = 50'			PUD Approved December 21, 2004 (SLC)
Drawn by:	JJ		12.21.17	Major Modification to Approved PD
Checked by:	BN		03.06.18	Revs. per staff comments
CADD No.:	17-771		05.23.18	Revs. per Replat
Date:	12.21.17	No.	Date	Description of Revision

©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

North

50' 0 25' 50'

Development Team:

Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981

Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994

Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

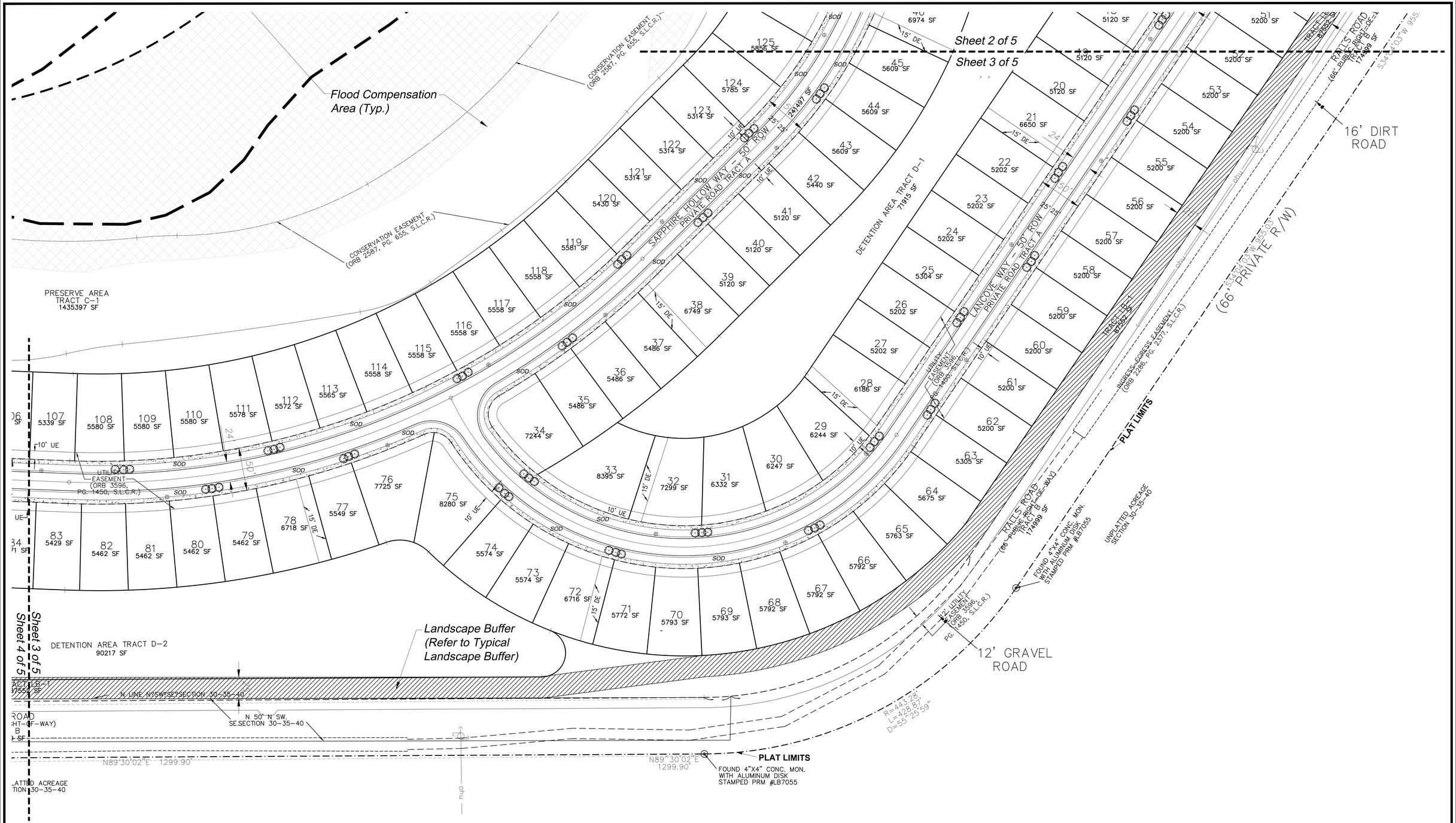
Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC–0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772–467–1301, Fax 772–467–1303

Carriage Pointe - Planned Development

City of Fort Pierce

50 Scale Site and Landscape Plan

Sheet 2 of 7



Scale: 1" = 100'			PUD Approved December 21, 2004 (SLC)	©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.	North 100' 0 50' 100'
Drawn by: JJ		12.21.17	Major Modification to Approved PD		
Checked by: BN		03.06.18	Revs. per staff comments		
CADD No.: 17-771		05.23.18	Revs. per Replat		
Date: 12.21.17	No.	Date	Description of Revision		

Development Team:
Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, 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

Carriage Pointe - Planned Development

City of Fort Pierce

50 Scale Site and Landscape Plan

Sheet 3 of 7

Notes

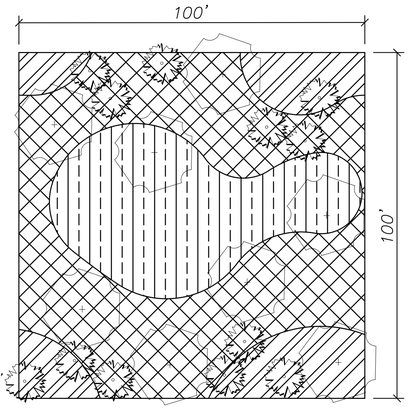
1. See legend for tree, palm and shrub species.
2. All open areas between shrub plantings to be seeded with native wildflowers.
3. All exotic plant materials to be cleared from revegetation areas.

Legend

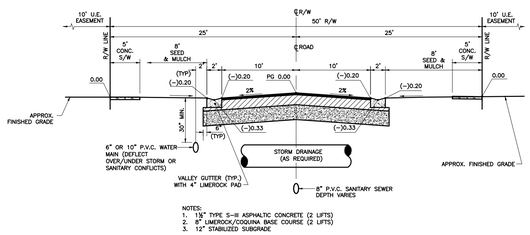
8 — Trees (#3, 3–4' o.a., spacing as shown)
Live Oak, Quercus Virginiana
Laurel Oak, Quercus Laurifolia
Bald Cypress, Taxodium Distichum
Red Maple, Acer Rubrum
Red Bay, Persea Borbonia

12 — Palms (#3, spacing as shown)
Cabbage Palm, Sabal Palmetto

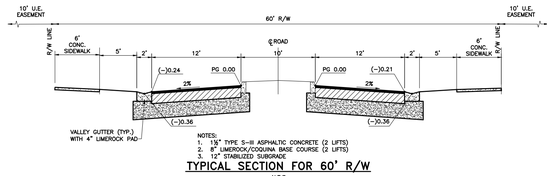
Shrubs
100 — Saw Palmetto, Serenoa Repens (#1, 5' o.c.)
300 — Gallberry, Ilex glabra (BR, 5' o.c.)
Wild Coffee, Psychotria nervosa (BR, 5' o.c.)
Saltbush, Baccharis halmilifolia (BR,



Typical Revegetation Planting Schematic (Revegetation Has Been Implemented)
Scale 1"=20'



TYPICAL SECTION FOR 50' R/W
N.T.S.



TYPICAL SECTION FOR 60' R/W
N.T.S.

Typical Right-of-Way Sections
Scale 1"=10'

Landscape Calculations (Model Home Parking Area):

Parking - Vehicular Use Area:

Interior Vehicular Use Area
5,878 sq. ft. total Vehicular Use Area
5,878 / 15 = 391.8 sq. ft. required Landscape Area
(391.8)/ 100 = 4 Trees Required

Total Landscape Area Required = 391.8 sq. ft.

Total Trees Required = 4

Trees Provided = 4 Canopy Trees

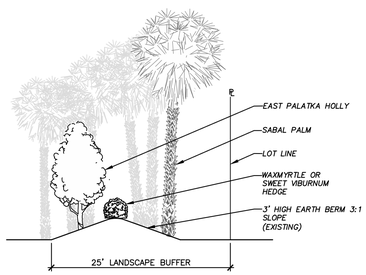
PLANT SCHEDULE MASTER (EXCLUDES LANDSCAPE BUFFER)

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	16	Ilex x attenuata 'East Palatka'	East Palatka Holly	CG	8'HT	6'W		Native	
	8	Phoenix roebelenii	Pygmy Date Palm Multi-Trunk	FG	6' OA		Triple, Full Heads, SP	Non-native	
	15	Quercus virginiana	Southern Live Oak	65G	12' HT	6' SPR	F, SP	Native	3" Caliper
	135	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL, SP	Native	
	18	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT, 6' GW		Full Head, St. Specimen	Non-native	
	1	Wodyetia bifurcata	Foxtail Palm Triple	FG	16' - 18' HT, 6' GW		TRP, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	191	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	32	Duranta erecta 'Gold Mound'	Gold Mound Duranta	3G, 18" OA, FTB,					30" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	196	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.
	130	Spartina bakeri	Sand Cordgrass	3G	18" OA		F	Native	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	448	Ficus microcarpa 'Green Island'	Green Island Ficus	3G	12"HT	12"W	Full		18" o.c.

Landscape Buffer (Refer to Typical Landscape Buffer)

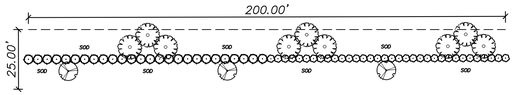
PLANT SCHEDULE TYPICAL 200 L.F. SECTION

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	3	Ilex x attenuata 'East Palatka'	East Palatka Holly	CG	8'HT	6'W		Native
	9	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL, SP	Native
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	26	Myrica cerifera	Wax Myrtle	3G, 24" OA, F				
	34	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA			

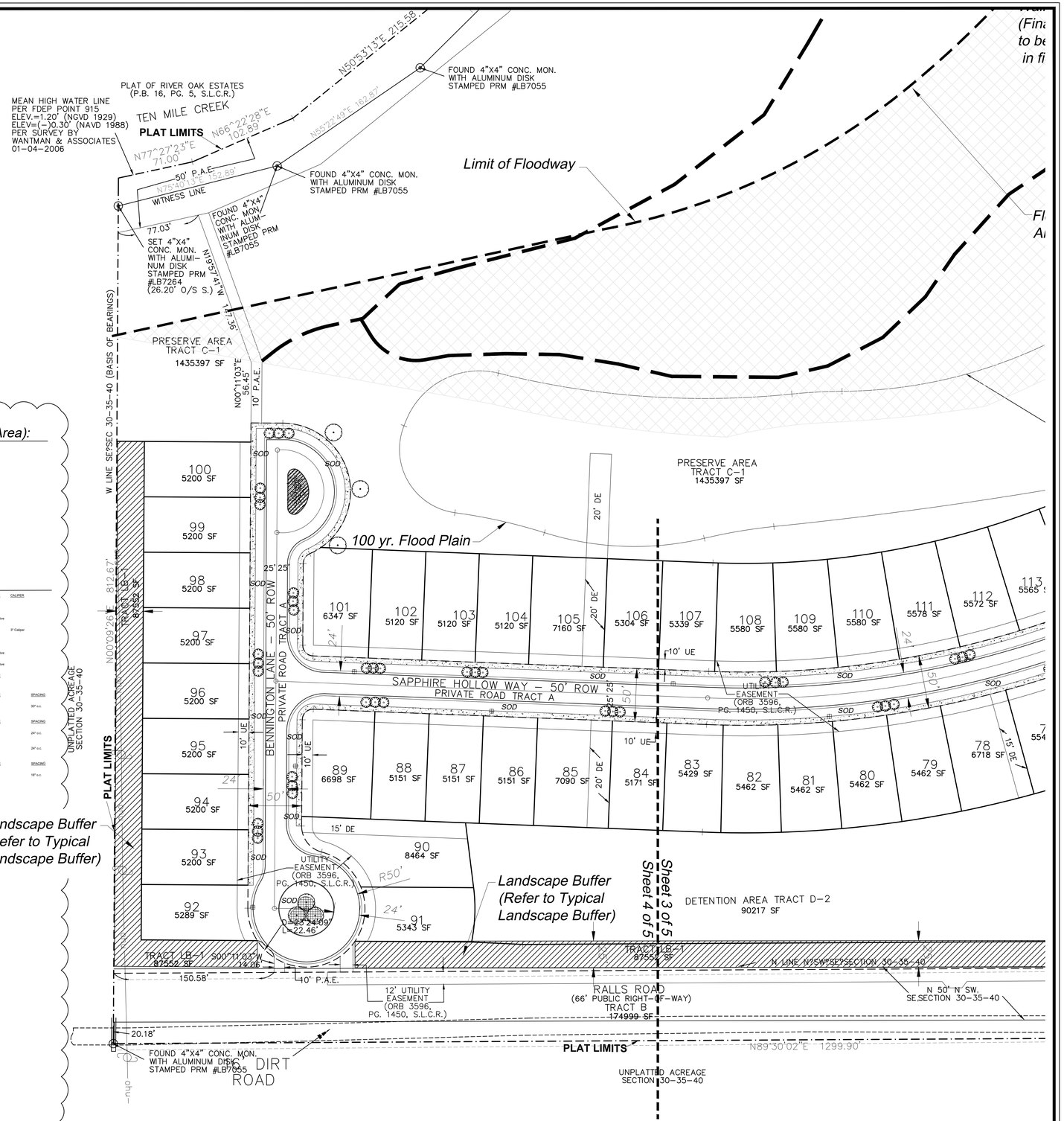


25' Landscape Buffer Section
Scale 1"=10'

Typical 25' Landscape Buffer Plant Schedule



Typical 25' Landscape Buffer Plan View (15 Buffer Sections)
Scale 1"=30'



Scale:	1" = 100'			PUD Approved December 21, 2004 (SLC)
Drawn by:	JJ		12.21.17	Major Modification to Approved PD
Checked by:	BN		03.06.18	Revs. per staff comments
CADD No.:	17-771		05.23.18	Revs. per Replat
Date:	12.21.17	No.	Date	Description of Revision

©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

North
100' 0 50' 100'

Development Team:
Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

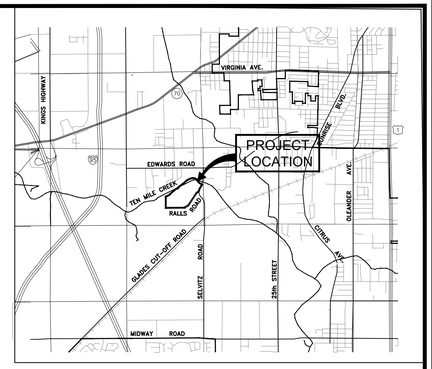
Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC–0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772–467–1301, Fax 772–467–1303

Carriage Pointe - Planned Development

City of Fort Pierce

50 Scale Site and Landscape Plan

Sheet 4 of 7



Location Map:

*** Phase Description:**

Phase I
- Lots 1 - 15, and Lot 131;
- Model Home Parking Lot and Parking Lot Landscape
- Mail Kiosk
- Amenity, incld'ing Walking Trails (existing)
- Entry and Median Landscape
- Sidewalks
- Street Trees

Phase II
- Lots 16 - 49; 101 - 130
- Sidewalks
- Street Trees

Phase III
- Lots 50 - 100
- Sidewalks
- Street Trees
- Buffer Landscape

***Approximate Dates of Construction:**

Phase I
- Start: 12.01.2018
- End: 12.31.2019

Phase II
- Start: 01.01.2020
- End: 12.31.2022

Phase III
- Start: 01.01.2023
- End: 12.31.2025

Phase Notes:

As determined appropriate by the Developer, the following conditions shall apply to the Phase Description and Approximate Dates of Construction:

1.) Developer shall construct all on-site amenities within the Community Recreation Tract (Tract R-1) in Phase I.

2.) The Phasing start dates and end dates are estimates only. The actual start dates and end dates for the Phases will be determined by market conditions.

3) Developer reserves the right to construct multiple phases at the same time.

Scale: 1" = 100'	1	03.27.18	Phasing Exhibit	
Drawn by: JJ	2	05.23.18	Revs. per Replat	
Checked by: BN				
CADD No.: 17-771				
Date: 12.21.17	No.	Date	Description of Revision	

©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

North

100' 0 50' 100'

Development Team:

Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981

Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994

Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

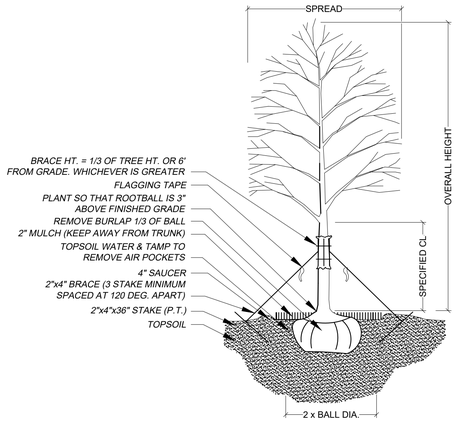
Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC–0000335
100 Avenue A, Suite 2A, Ft. Pierce, Fl. 34950 772–467–1301, Fax 772–467–1303

Carriage Pointe - Planned Development

City of Fort Pierce

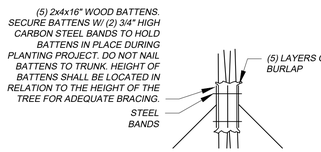
Phase Plan

Sheet 5 of 7



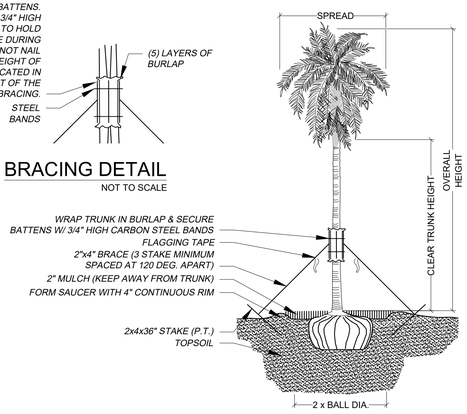
TREE PLANTING & STAKING

NOT TO SCALE



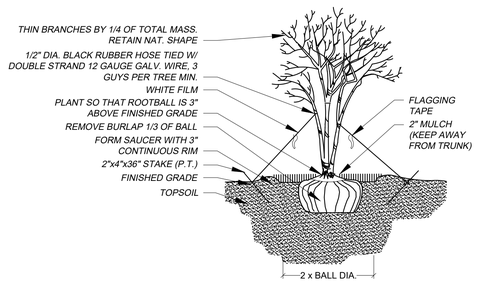
BRACING DETAIL

NOT TO SCALE



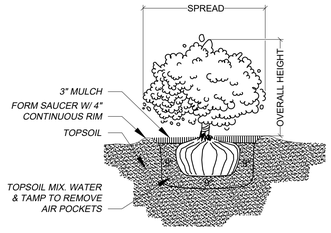
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



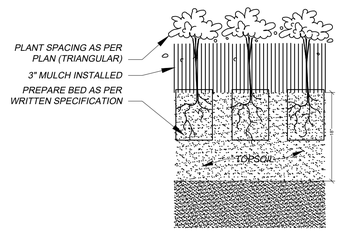
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



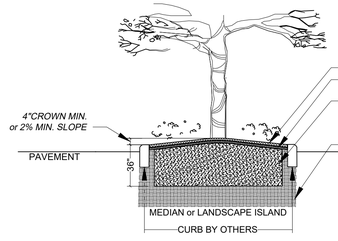
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

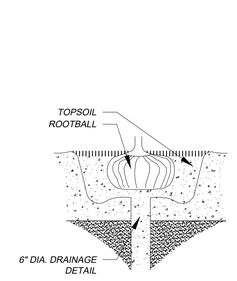
NOT TO SCALE



THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

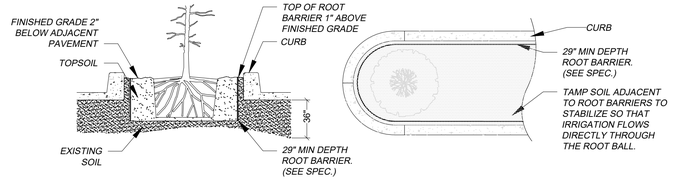
NOT TO SCALE



DRAINAGE TESTING DETAIL

NOT TO SCALE

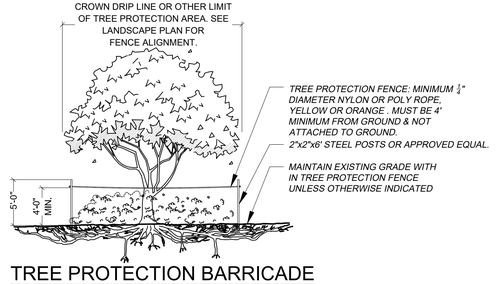
"TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

Scale: 1" = 100'	1	05.23.18	Revs. per Replat	
Drawn by: JJ				
Checked by: BN				
CADD No.: 17-771				
Date: 12.21.17	No.	Date	Description of Revision	

©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

North
100' 0 50' 100'

Development Team:
Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994
Engineer/Surveyor:
Lindahl, Browning Ferrari & Heilstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Carriage Pointe - Planned Development

City of Fort Pierce

Landscape Details

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. East Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

Scale: 1" = 100'	1	05.23.18	Revs. per Replat	
Drawn by: JJ				
Checked by: BN				
CADD No.: 17-771				
Date: 12.21.17	No.	Date	Description of Revision	

©1998 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

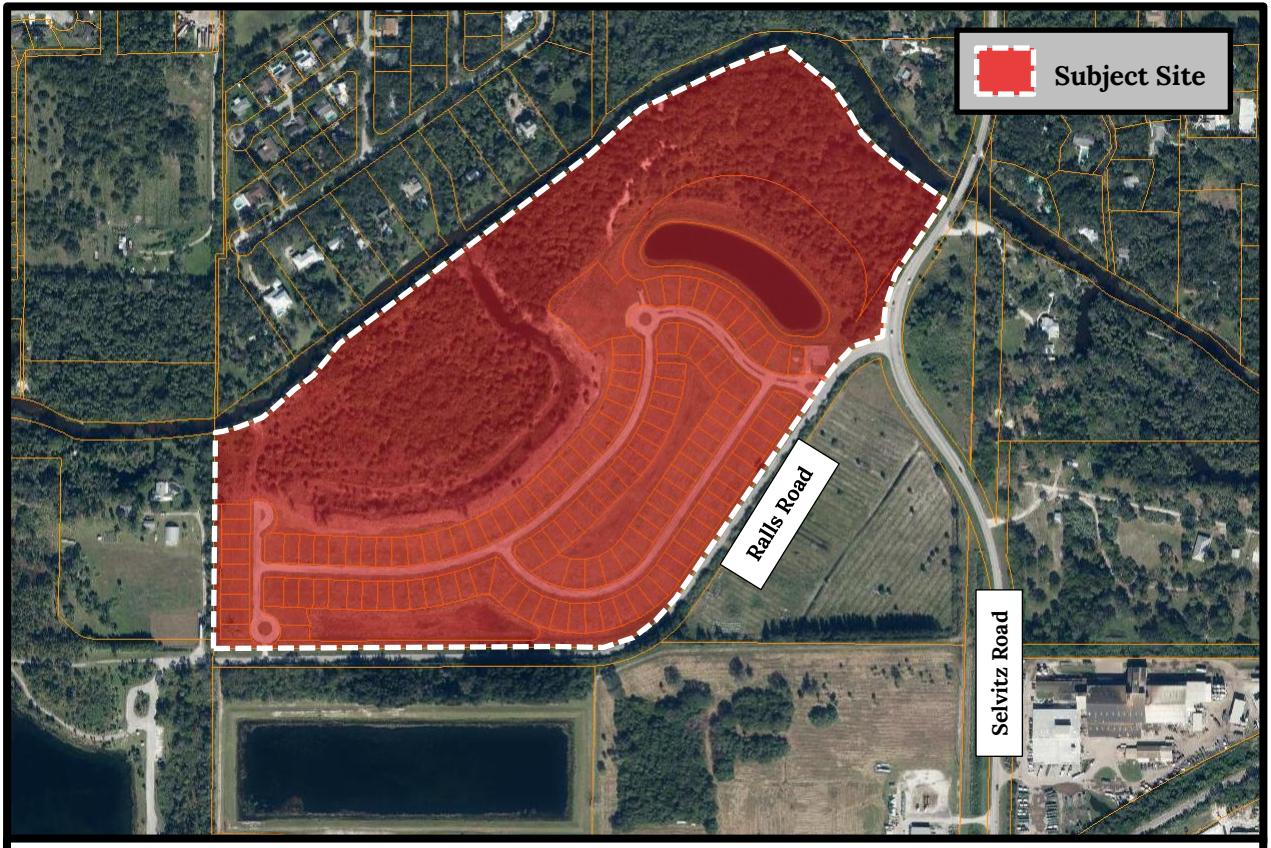
North
100' 0 50' 100'

Development Team:
Developer:
Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner:
Thomas Lucido & Associates,
701 SE Ocean Blvd, Stuart, FL 34994
Engineer/Surveyor:
Lindahl, Browning Ferrari & Hellstrom, 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

Carriage Pointe - Planned Development
City of Fort Pierce
Landscape Specifications

Sheet 7 of 7



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Major Amendment
Carriage Pointe
Site Map

N
W E
S

February 14, 2018

Brian Nolan (Representative)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Carriage Pointe: 2430-503-0139-000-4**
TECHNICAL REVIEW PROJECT: # 18-41100001
MAJOR AMENDMENT TO PD

Comments:

1. Provide an explanation for why the development is doing away with the clubhouse/pool area in favor of a dog park, picnic area, and play area.

2. Provide an updated landscape plan that shows the landscaping in the reconfigured recreation area. Landscaping must adhere to City Code 22-187, General Landscaping requirements.

3. Change the Zoning Classification shown on the Plans from AR-1 to PD, Planned Development. The Zoning classification was changed to PD under City of Fort Pierce Ordinance 14-002. Also change the Future Land-Use classification shown on the plans from RU to RL, Low Density Residential. This was changed under City of Fort Pierce Ordinance K-308.

4. Provide an update on the final route for the two proposed walking trails. Is there a possibility to connect these proposed walking trials to the St. Lucie County Greenways & Trails system?

5. Provide an exhibit on the landscape plan for what the typical landscaping will look like for a lot.

6. Restripe and Repave the temporary parking for the model home lot so that it conforms with City Code 22-60, Off-Street Parking and Loading

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
FEB 14 2018
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Carriage Pointe Subdivision
Major Amendment to Planned Development
TRC No. 18-41100001

DATE : February 14, 2018

This is to advise you that we have completed the review of the following documents as received by this office on February 9, 2018:

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

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD Plan
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. The submitted plan identifies the limits of the oxbow, but does not define the boundaries of the Conservation Area surrounding the oxbow, refer to ORB 2587, Page 655, Saint Lucie County Public Records. This easement was dedicated per the conditions of the South Florida Water Management District permit and encroachment into the Conservation Area is prohibited. With that being stated it appears that a portion of the proposed walking trail will encroach into this area.

JRA/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : Intersection of Rails Dr. & Selvitz – Carriage Pointe MA to Planned Development (BC)

DATE : February 15, 2018

The proposed may trigger the following Code requirements:

1. Be aware of proximity S.F.H.A. to North.
2. Take appropriate means to satisfy Code requirements
3. Building constructed to 2017, 6th Edition Code requirements

PT/km

Project: **CARRIAGE POINTE**

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date February 5, 2018

I have no comments

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

FPUA Comments

Major Amendment to Planned Development – Carriage Pointe – Intersection of Rails Drive & Selvitz Road - Brandon Creagan

- W/WW Engineering: Rejected, please provide information as follows:
  - With pool being removed, what water usage will be needed for new play area and dog facilities (potable water? Irrigation?)
  - Also please provide Plat showing the difference in 131 lots vs 132 to including the adjusted setback from 0' to 5'compared to the previous layout. With these adjustments it could affect the layout for the water and sewer services already installed to provide utilities to each lot as previous constructed. These service adjustment could be very critical to insure service lines are on the correct property it is intended to serve.
- Electric & Gas Engineering: Electric is available please contact Jason Mittler for details (772)466-1600x6306
  Gas is available please contact Ana Johnson for details (772)466-1600x4705

March 6, 2018

Mr. Brandon C. Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Carriage Pointe – Major Adjustment to Planned Development
Our Reference Number: 17-771

Dear Mr. Creagan:

It is our pleasure to provide the responses below in ***bold italics***, which address the following comments pursuant to the TRC's review of the initial submittal for the above referenced project.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. Provide an explanation for why the development is doing away with the clubhouse/pool area in favor of a dog park, picnic area, and play area.

Response: In short, the Applicant desires to provide a passive recreation amenity, which does not place undue financial burden and liability on the future HOA, thus keeping HOA fees to a minimum. Additionally, it is anticipated the amenities as proposed will, particularly the walking trails, attract more frequent and year-round use by future residents than a pool and cabana, which realistically would only be used during the warmer summer months.

2. Provide an updated landscape plan that shows the landscaping in the reconfigured recreation area. Landscaping must adhere to City Code 22-187, General Landscaping requirements.

Response: The overall landscape plan for the subdivision has been provided with the resubmittal and has been updated per the proposed changes to the amenity center.

3. Change the Zoning Classification shown on the Plans from AR-1 to PD, Planned Development. The Zoning classification was changed to PD under City of Fort Pierce Ordinance 14-002. Also change the Future Land-Use classification shown on the plans from RU to RL, Low Density Residential. This was changed under City of Fort Pierce Ordinance K-308.

Response: The referenced information has been revised.

4. Provide an update on the final route for the two proposed walking trails. Is there a possibility to connect these proposed walking trials to the St. Lucie County Greenways & Trails system?

Response: It is anticipated that the proposed walking trails within the project limits will connect to the County's Greenways and Trails system, for which a 50' pedestrian easement along the projects northern boundary has been granted.

5. Provide an exhibit on the landscape plan for what the typical landscaping will look like for a lot.
Response: Per your request, the Typical Lot detail has been updated to include required Code minimum landscaping. The Applicant, successor, or assign reserves the right to modify the typical lot landscaping so long as the modifications thereto meet required Code minimum requirements at time of construction permit submittal.

6. Restripe and Repave the temporary parking for the model home lot so that it conforms with City Code 22-60, Off-Street Parking and Loading
Response: Acknowledged.

ST. LUCIE COUNTY SURVEYOR

No Comments.
Response: Acknowledged.

ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT

No Comments.
Response: Acknowledged.

CITY OF FORT PIERCE BUILDING DEPARTMENT

1. Be aware of proximity to S.F.H.A. (special flood hazard area) to the north.
Response: Acknowledged.

2. Take appropriate means to satisfy Code requirements.
Response: Acknowledged.

3. Buildings constructed to 2017, 6th Edition Code requirements.
Response: Acknowledged.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT

1. The submitted plan identities the limits of the oxbow, but does not define the boundaries of the Conservation Area surrounding the oxbow, refer to ORB 2587, Page 655, Saint Lucie County Public Records. This easement was dedicated per the conditions of the South Florida Water Management District permit and encroachment into the Conservation Area is prohibited. With that being said, it appears that a portion of the proposed walking trail will encroach into this area.

Response: (Provided by Paul Ezzo, AICP, of EW Consultants, Inc.) The updated master site plan accurately depicts the recorded limits of the SFWMD Conservation Easement associated with the remnant oxbow area. The proposed trails shown on the master site plan have been adjusted to be outside the limits of the SFWMD Conservation Easement.

FORT PIERCE UTILITIES AUTHORITY – WATER/WASTEWATER

1. With pool bring removed, what water usage will be needed for the new play area and dog facility (potable water? Irrigation?)

Response: At this time, it is anticipated that a water spigot may be provided at the dog park, along with irrigation to serve new plantings associated with the amenity improvements.

2. Also, please provide Plat showing the difference in 131 lots vs. 132 to include the adjusted setback from 0' to 5' compared to the previous layout for the water and sewer services already installed to provide utilities to each lot as previously constructed. These service adjustments could be very critical to insure service lines are on the correct property it is intended to serve.

Response: As requested, the recorded Plat has been provided herewith this resubmittal; Plat illustrates 131 lots. It should be noted that the design team is currently reviewing the Plat and As-builts to determine the appropriate course of action regarding modifications required, if any, to installed infrastructure and/or Plat. FPUA will be updated as necessary.

FORT PIERCE UTILITY AUTHORITY – ELECTRIC & GAS

1. Electric is available, please contact Jason Mittler for details at 772.466.1600 x6306

Response: Acknowledged.

2. Gas is available, please contact Ana Johnson for details at 772.466.1600 x4705

Response: Acknowledged.

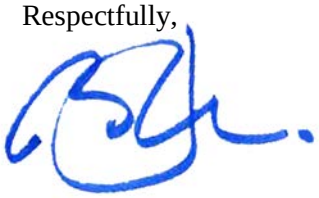
CITY OF FORT PIERCE POLICE DEPARTMENT

1. Case 2430-503-0139-0004, Carriage Point, Major amendment: Please try to design the walking trail's route so that the people who may be at the picnic area / covered rec area / dog park have maximum opportunity to see the users of the trail, allowing for maximum natural surveillance for users of the trail. Incorporate proper lighting means to illuminate the trail after dark to protect the users and to discourage undesired activities.

Response: (Provided by Paul Ezzo, AICP, of EW Consultants, Inc.) The vegetation within a 50-foot swath from the dog park to the walking trail will be trimmed so that users of the park are able to readily observe trail-goers. Understory bushes within this swath will be kept below three feet in height, while canopy trees will be "limbed-up" so that low- hanging branches (below eight feet) will be removed. It is not anticipated that either set of walking trails (the County-constructed and maintained strip along Ten-Mile Creek, as well as the trails internal to the project site) will be lit as part of their design.

We appreciate your time and attention to this matter and look forward to working with you further to advance the pending application to public hearing. Should you have any question or concerns with the above responses, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean Mead Minton & Zwemer
1903 S. 25th Street
Suite 200
Fort Pierce FL 34947
(772) 464 - 7700

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is entered into this 5 day of SEPTEMBER, 2018 (the "Effective Date"), by CARRIAGE POINTE LAND INVESTORS, LLC, a Colorado limited liability company (henceforth referred to as the "Developer"), whose mailing address is 5460 South Quebec Street, Suite 110, Greenwood Village, CO 80111, and the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "City"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950.

WITNESSETH:

WHEREAS, the Developer is the owner in fee simple title to certain real property located in Fort Pierce, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereafter referred to as the "Property"); and

WHEREAS, a previous owner of the Property obtained final site plan approval from the St. Lucie County Board of County Commissioners on December 21, 2004, pursuant to County Resolution 04-228, for a residential development on the Property, then known as Ten Mile Estates and now known as Carriage Pointe (the "Project"); and

WHEREAS, the City Commission of the City of Fort Pierce approved the annexation of the Project into the City on December 31, 2004, pursuant to City Ordinance No. K-308; and

WHEREAS, the City and Pierce 131, LLC entered into a Development Agreement dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida (the "Development Agreement") setting forth various terms and conditions relating to the development of the Property; and

WHEREAS, on September 17, 2014, the plat of Carriage Pointe Estates was recorded in Plat Book 70, Page 3 of the Public Records of St. Lucie County, Florida, subdividing the Property into a single family subdivision; and

WHEREAS, pursuant to a Warranty Deed dated November 17, 2014 and recorded in Official Records Book 3698, Page 202 of the Public Records of St. Lucie County, Florida, Pierce 131, LLC conveyed the Property to the Developer; and

WHEREAS, pursuant to an application by the Developer or its agents, the City Commission of the City of Fort Pierce approved certain amendments to the final site plan for the Property on _____, 2018.

WHEREAS, the City and the Developer desire to enter into this Amended and Restated Development Agreement in order to update and amend the terms and conditions set forth in the Development Agreement, so that the Developer may proceed to develop the Property in accordance with the amended final site plan and pursuant to the amended terms and conditions set forth herein; and

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of such is hereby acknowledged, Developer agrees and covenants as follows:

1. **Recitals.** The above recitals are true and correct, and are incorporated herein by reference.

2. **Consideration and Conditions.** In further consideration of the forgoing and of the terms and covenants set forth herein, the parties hereto agree as follows:

a. Landscaping. The landscaping for the common areas within the Project will be installed in three (3) phases in accordance with the approved site plan and landscaping plan for the Project (such common area landscaping as identified in the site plan and landscaping plan shall be referred to herein as the "Landscaping"). With respect to each phase, the Developer shall provide the City with a letter of credit to secure the Developer's obligation install the Landscaping associated with that phase. The Developer shall deliver such letter of credit for each phase to the City prior to the City issuing the first building permit for a home in such phase. For example, a building permit for a home in Phase 2 of the Project will not be issued until the City has received a letter of credit for the Landscaping required for Phase 2, in accordance with this Agreement. At the Developer's option, the Developer may build homes in the phases in any order (for example, the Developer may build homes in Phase 3, before building homes in Phase 1) or the Developer may build homes in two or more phases simultaneously (for example, the Developer may build homes in Phases 2 and 3 simultaneously), provided however, that the Developer shall not receive a building permit for a home in any phase (and may not build any homes in such phase), unless the Developer first delivers to the City a letter of credit for the Landscaping for such phase, in accordance with this Agreement. Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit (in accordance with Paragraph 3 hereinbelow) to secure the Developer's obligation to complete the installation of the Landscaping for Phase 1 of the Project. The Developer shall complete the installation of all Landscaping at the entrance to the Project before the issuance of the first certificate of occupancy (C.O.) issued for the Project, but no later than two (2) years after the Effective

Date of this Agreement. The Developer shall complete the installation of all Landscaping for Phase 1 (excluding Street Trees) no later than two (2) years after the Effective Date of this Agreement, and shall complete the installation of all Landscaping for Phases 2 and 3 (excluding Street Trees) no later than two (2) years after delivering the letter of credit for each such phase to the City. As each home is built within the Project, the Developer shall install the required street trees in front of such home ("Street Trees"), and no home shall be issued a C.O. unless the required Street Trees have been installed in front of it.

b. **Amenities.** The approved final site plan for the Project includes the construction or installation of certain community amenities in the community Recreation Area (Tract R-1) and walking trails in the Preserve Area (Tract C-1) and Open Space Area (Tract OS-1) as more specifically shown on the approved final site plan for the project (collectively referred to herein as the "Amenities"). Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of the Amenities. The Developer shall complete the installation of all Amenities no later than two (2) years after the Effective Date of this Agreement.

c. **Sidewalks.** Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of all sidewalks along the roads within the Project (the "Sidewalks"). As each home is built within the Project, the Developer shall install the Sidewalks in front of each home, and no home shall be issued a C.O. unless the required Sidewalks have been installed in front of it.

d. **Infrastructure Improvements.** Prior to recording of the plat for the Project, the Developer shall provide the City with a letter of credit to secure the Developer's obligation to complete the installation of all infrastructure improvements within the Project (the "Infrastructure Improvements"). The Developer shall complete the installation of all Infrastructure Improvements (which shall not include Sidewalks, Landscaping or Street Trees), no later than two (2) years after the Effective Date of this Agreement.

e. **Installation by Builder.** The Developer may enter into a contract with a home builder or other third party contractor to install all, or part, of the Landscaping (including Street Trees), Amenities, Sidewalks and any Infrastructure Improvements required herein, provided however, that Developer shall not thereby be released from its obligations set forth in this Agreement.

3. **Surety.** In order to secure Developer's obligations set forth in Paragraph 2 above, Developer shall deliver to the City irrevocable letters of credit, in an amount equal to 110% of the estimated cost of constructing or installing the above-referenced improvements or landscaping. For the purpose of determining the amount of such letters of credit, the cost of any Landscaping shall be determined by a landscape architect and approved by City staff, and the cost of any other improvements, including the Amenities,

Sidewalks and any Infrastructure Improvements, shall be determined by an engineer's certified cost estimate approved by the City Engineer. Each letter of credit shall be in a form with conditions as approved by the City Attorney. Developer, at Developer's option, and subject to approval by the City Attorney, may provide a bond or other form of surety in lieu of a letter of credit. The engineer's cost estimate for the Amenities, Sidewalks and Infrastructure Improvements is attached hereto as **Exhibit "B"**. The landscape architect's cost estimate for the Landscaping for Phase 1 is attached hereto as **Exhibit "C"**. After completion of the construction of the Amenities, the amount of the letter of credit set forth in **Exhibit "B"** may be reduced at Developer's request to an amount equal to 110% of the cost to complete the installation of all then remaining uncompleted Sidewalks and Infrastructure Improvements, as determined by an engineer's certified cost estimate and approved by the City Engineer. Upon representation by the Developer that the Amenities, Sidewalks and Infrastructure Improvements are completed, a final inspection shall be made by the City, and upon satisfactory completion of all such required improvements, the City shall release the letter of credit for such improvements. One year after completion of the installation of the Landscaping for any phase (including all Street Trees), the amount of the letter of credit for such Landscaping may be reduced in accordance with the requirements of the City Code, and 24 months after the completion of the installation of such Landscaping (including Street Trees) the letter of credit may be released, in accordance with the requirements of the City Code.

4. **Right to Draw Upon Surety.** In the event the Developer fails to timely complete any required improvements as set forth herein, the City shall be entitled to draw, utilize and apply to its account the security provided by the Developer for the purposes as herein described. In the event the Developer fails to timely make or complete the improvements, and the City chooses to make or complete the required improvements, the Developer grants the City and/or its designated agent(s) right of entry in order to complete the improvements, and the Developer hereby agrees to indemnify and hold harmless the City, its employees, officers and agent(s) from an against any claims related to such entry. In no event shall the City have any obligation to complete the improvements.

5. **Amendment and Replacement of Development Agreement**. This Agreement is intended to amend, restate, supersede and replace the Development Agreement by and between Pierce 131, LLC and the City, dated September 15, 2014, and recorded in Official Records Book 3673, Page 668, of the Public Records of St. Lucie County, Florida.

6. **Notices.** Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by registered or certified mail, postage prepaid, return receipt requested, to the following address (or such other address as any party may designate from time to time in writing):

City:

City Manager

100 North U.S. 1
Fort Pierce, FL 34950

With a copy to:

City Attorney
100 North U.S. 1
Fort Pierce, FL 34950

Developer:

Carriage Pointe Land Investors, LLC
Attn: Lenn Haffeman & Joseph Jundt
5460 South Quebec Street, Suite 110
Greenwood Village, CO 80111

With a copy to:

Dean, Mead, Minton & Zwemer
Attn: Lee Dobbins, Esq.
1903 S 25th Street, Suite 200
Fort Pierce, FL 34947

This forgoing is not intended to require that notice of the approval or denial of development permits be given as provided for in this provision.

7. **Headings.** Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

8. **Counterparts.** This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one agreement, but, in making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

9. **Governing Law.** This Agreement and the construction and the enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

10. **Binding Effect.** This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives,

successors and assigns of the Developer and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Developer from any term, condition, obligation, or duties set out in this Agreement.

11. **Laws, Ordinances and Codes.** The Developer shall comply with all federal, state and local, laws, codes, ordinances and regulations governing the permitting and construction of the Project.

12. **Covenant with Respect to Engineer's Certification.** The Developer hereby covenants and warrants that to the best of the Developer's knowledge and belief, the engineer's cost estimate, attached hereto and made a part hereof as **Exhibit "B"**, is an accurate and complete estimate of the cost to complete the installation of all uncompleted subdivision improvements the Developer is required to install in the Project (excluding Landscaping improvements) pursuant to this Agreement.

13. **Permits, Conditions, Terms or Restrictions.** The failure of this Agreement to address a particular permit, condition, term or restriction existing at the time of execution of this Agreement shall not relieve the Developer of the necessity of complying with the law governing permitting requirements, conditions, terms or restrictions.

14. **Amendments.** This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

15. **Further Documentation.** The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

16. **Remedies.** The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies available at law or in equity to enforce this agreement.

17. **Entire Agreement.** This Agreement constitutes the complete and entire agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements or understandings, whether oral or written, between the parties relating hereto.

18. **Disclaimer of Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue by reason hereof to or for the benefit of any third party not a formal party hereto.

Nothing in this Agreement, express or implied, is intended nor shall be construed to confer upon nor give any person or entity any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, other than the parties hereto and their respective representatives, successors and assigns.

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth above.

ATTEST:

_____
Linda W. Cox, City Clerk

CITY:

CITY OF FORT PIERCE, FLORIDA

By:_____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
_____, City Attorney

DEVELOPER:

CARRIAGE POINTE LAND INVESTORS, LLC, a Colorado limited liability company

By: _____
Print Name: BRANDON JUNDT
Its: MANAGER

EXHIBIT "A"

Lots 1 through 131, inclusive, Tract A, Tract C-1, Tract D-1, Tract D-2, Tract L-1, Tract R-1, Tract OS-1, Tract LB-1, all of CARRIAGE POINTE ESTATES, according to the Plat thereof, recorded in Plat Book 70, Page 3, of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

SCHNARS ENGINEERING CORPORATION

947 Clint Moore Road - Boca Raton, Florida 33487 Tel: (561) 241-6455 Fax: (561) 241-5182

Permit No.
Control No.:

Schnars Job No.: 12193
Date: 22-Aug-18

Prepared by: Jeff Schnars, P.E.
Developer:

Carriage Point Estates

Fort Pierce, Florida

Engineer's Cost Estimate of Remaining Required Improvements Per City Code Sec 18-12

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL
I. Remaining Required Improvements				
Remove and replace broken curb	30	LF	$25.00	$750.00
Asphalt 3/4" Type S-III	12,753	SY	$6.00	$76,518.00
Concrete sidewalk	42,155	SF	$3.00	$126,465.00
Detectable Warning	12	EA	$350.00	$4,200.00
Stop sign and street signs	5	EA	$500.00	$2,500.00
Thermoplastic pavement markings	1	LS	$2,000.00	$2,000.00
Adjust drainage manhole	1	EA	$250.00	$250.00
Replace MH 103 and 105 casting	2	EA	$600.00	$1,200.00
Replace CB I-22 grate	1	EA	$500.00	$500.00
Repair sewer cleanouts	12	EA	$300.00	$3,600.00
Clean drainage structure / outfall	10	EA	$100.00	$1,000.00
Control structure #2 baffle	1	EA	$250.00	$250.00
Repair dry detention area washouts	2	EA	$250.00	$500.00
Set Survey Lot Corners	1	LS	$8,500.00	$8,500.00
Set Survey Permanent Control Points	1	LS	$2,500.00	$2,500.00
Temporary Parking lot removal. Seed and mulch.	1	LS	$2,500.00	$2,500.00
Amenity items	1	LS	$152,981.33	$152,981.33
TOTAL				$386,214.33
SURETY AMOUNT (110%)				**$424,835.76**

This item has been electronically signed and sealed by Jeffrey T. Schnars, P.E. on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be vertified on any electronic copies.

Jeffrey T. Schnars, P.E.
President
Civil Engineer
Florida Registration No. 46697
For the Firm
Certification of Authorization No. 6640

Notes:
1. Amenity items price provided by Thomas Lucido & Associates - see attached cost estimates

17-770 Carriage Point Amenity

Hardscape Cost Estimate

Area	Product	Page Number	Manufacturer	Sales Rep.	Model #	Cost per Unit	Quantity	Total
Playground								
Play Set	Kidscape-Metal	2-3	Planet Playground	Larry	PPG1013	$ 14,555.00	1	$ 14,555.00
Ground Material	Fibar Wood Chips	4	Miller Recreation	Susan Miller	Fibar	$ 33.60	20 CU	$ 672.00
Shade Structure	One Mariner Peak	5	USA-Shade	Haley Maitre		$ 32,000.00	1	$ 32,000.00
Bench	6' Tendertuff Bench	6-8	Landscape Structures	Tricia Thomas	#141683	$ 740.00	3	$ 2,220.00
Bike Rack	Arches Bike Rack-Single	9-10	Landscape Structures	Tricia Thomas	185654	$ 140.00	3	$ 420.00
Picnic Area								
Picnic Table	Tendertuff Picnic Table 6'	12-15	Landscape Structures	Tricia Thomas		$ 1,145.00	5	$ 5,725.00
Shade Structure	Canti Single Post	16	USA-Shade	Haley Maitre		$ 7,000.00	5	$ 35,000.00
Trash Receptacle	Litter Receptacle-Poly Slats	17-18	Landscape Structures	Tricia Thomas	100094	$ 590.00	3	$ 1,770.00
Dog Park								
Dog Park Fence	Standard Coated Black 6'	20-22	Infinite Fence	Larry		$ 14.61	753 LF	$ 11,001.33
Dog Waste Station	Dog Waste Station w/ Bags	23-24	Dog Waste Depot		DEPOT-404	$ 199.00	2	$ 398.00
Mail Kiosk								
Mail Boxes	21 Door Cluster Box	26-33	Mailboxes.com		#3916B-19	$ 2,090.00	7	$ 14,630.00
Shade Structure	Single Canti Hip	34	USA-Shade	Haley Maitre		$ 34,000.00		$ 34,000.00
Trash Receptacle	Litter Receptacle-Poly Slats	35-36	Landscape Structures	Tricia Thomas	100094	$ 590.00	1	$ 590.00
							Total	**$ 152,981.33**

EXHIBIT "C"

lucido&associates

Carriage Pointe - Installed Landscape & Irrigation Cost Estimate (Phase 1)

8/20/2018

Common Name	Quantity	Unit Cost	Total
East Palatka Holly	16	$400.00	**$6,400.00**
Pygmy Date Palm Multi-Trunk	8	$500.00	**$4,000.00**
Southern Live Oak	9	$600.00	**$5,400.00**
Sabal Palm	21	$180.00	**$3,780.00**
Foxtail Palm	15	$500.00	**$7,500.00**
Foxtail Palm Triple	1	$800.00	**$800.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Red Tip Cocoplum	191	$10.00	**$1,910.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Gold Mound Duranta	32	$10.00	**$320.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Pink Muhly	196	$10.00	**$1,960.00**
Common Name	**Quantity**	**Unit Cost**	**Total**
Green Island Ficus	168	$10.00	**$1,680.00**

***Estimated Total Landscape Cost: $33,750.00**

Items	Description	Quantity	Unit Cost	Total
Pump Station	Pump house, pump, and controller. *Assumes lake as water source*	LS	$50,000.00	**$50,000.00**
Irrigated Area	Entrance, street trees, and medians.	6,616 SF	$1.50	**$9,924.00**

***Estimated Total Irrigation Cost: $59,924.00**

***Estimated Combined Landscape & Irrigation Cost (Phase 1): $93,674.00**

Surety Amount (110%): $103,011.70

***General Notes:**

1. Estimate does not include sod/turf and mulch estimate.
2. Consultant cannot guarantee the accuracy of the Estimate as compared to the actual bids or costs that may be incurred by the client.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Amendment to PD - Carriage Pointe

NOTICES PROVIDED PURSUANT TO: City Code 22-143, 22-40

NOTICE BY NEWSPAPER: September 2, 2018

NOTICE BY MAIL: September, 6 2018

NOTICE BY SIGNS: September 5, 2018

VERIFIED BY: Brandon Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/18

City Commission Regular Meeting **12.e.**

Meeting Date: 09/17/2018

Re: Major Amendment to PD - Celebration Pointe - 5501 Peterson Road

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Ordinance 18-034 - Review and approval of an application for Major Amendment to a Planned Development by Applicant; LGI Homes, to allow for eight (8) modifications in the subdividsion known as Celebration Point, located at approximately 5501 Peterson Road, Fort Pierce, FL. The property is currently zoned PD, Planned Development. FIRST READING

SUMMARY:

- In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Replace previously approved pool/clubhouse with clubhouse that comports with Applicant's desired architectural style and use-specific needs. The proposed clubhouse will serve as a sales office during the period of active real estate sales and at the conclusion of such sales, or at some point as deemed appropriate by the Applicant, the sales office shall be converted to a clubhouse for use by the residents.
2. Add mail kiosk at sales/amenity site.
3. Revise previously approved villa footprint with a "buildable area" to be contained within the current platted lots; no platting is proposed with this modification.
4. Revise previously approved setbacks for all 292 platted villa lots as follows: 20' front setback for garages, 10' front setback for façade protrusions; 0' side setback; 0' side @ corner setback; 5' rear setback. It should be noted that the 20' front setback for garages is intended to provide 20' of vehicle stacking in all driveways so as to prevent vehicles encroaching into roadside sidewalks.
5. Provide for project construction Phasing.

- On June 11, 2007, the plat for the Celebration Point subdivision was recorded in Plat Book 57, Page 7 of the Public Records of St. Lucie County, Florida
- On December 4, 2017, Celebration Pointe was annexed into the City of Fort Pierce
- the City of Fort Pierce Planning Board, at its August 14, 2018 meeting, voted to recommend approval of the application for major amendment to the City Commission

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

Staff Report
Ordinance # 18-034
Application for Major Amendment to PD
Site Plan
Aerial Map
TRC Comments
TRC Comment Response from Applicant
Public Certification Notification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2018 04:02 PM

Form Started By: Brandon Creagan
Started On: 09/05/2018 04:59 PM
Final Approval Date: 09/10/2018

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Development Review (Major Amendment to PD)**
Celebration Pointe - 5501 Peterson Road

DATE: September 5, 2018

STAFF REPORT

Property Owner/Applicant: LGI Homes
100 Ashley Drive South, Suite 210
Tampa, FL 33602

Representative: Lucido & Associates (Brian Nolan, AICP, ASLA)
701 SE Ocean Blvd
Stuart, FL 34994

Requested Action: Recommendation of Approval for a Major Amendment to the Planned Development Plan for the 1 story townhome section of the Celebration Pointe Subdivision (Lots 319-610).

Site 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: PD, Planned Development

Future Land-Use RM, Medium Density Residential

Surrounding Zoning:

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

Staff Analysis:

Request

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Replace previously approved pool/clubhouse with clubhouse that comports with Applicant's desired architectural style and use-specific needs. The proposed clubhouse will serve as a sales office during the period of active real estate sales and at the conclusion of such sales, or at some point as deemed appropriate by the Applicant, the sales office shall be converted to a clubhouse for use by the residents. A temporary parking lot to serve the sales office will be constructed, along with the installation of code-required landscaping/lighting for the vehicular use area and appropriate landscape buffers to buffer the proposed use from adjacent villa lots. The pool is proposed to be replaced with a fenced-in active play area.

2. Add mail kiosk at sales/amenity site.

3. Revise previously approved villa footprint with a "buildable area" to be contained within the current platted lots; no platting is proposed with this modification.

4. Revise previously approved setbacks for all 292 platted villa lots as follows: 20' front setback for garages, 10' front setback for façade protrusions; 0' side setback; 0' side @ corner setback; 5' rear setback. It should be noted that the 20' front setback for garages is intended to provide 20' of vehicle stacking in all driveways so as to prevent vehicles encroaching into roadside sidewalks.

5. Provide for project construction Phasing.

History

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

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

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

Celebration Pointe was annexed into the City of Fort Pierce on December 4, 2017. Since then the owner has sold the Single Family portion of the development to Wall Homes and is in the process of contracting out the multi-family sections to the south and south east of in the development.

Review

The request for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan especially in regards to Chapter 7, Recreation and Open Space Element. Planning Staff had a concern at the Technical Review stage regarding the removal of the pool in favor of an active play area. The applicant has since provided clarification. There will be a clubhouse located in the north of the development that will be open to all residents of Celebration Point whether they live in the stand alone single family home section or the townhome sections. This shared clubhouse will have a pool and in an effort to keep HOA fees to a minimum the applicant has elected to eliminate the pool in the townhome section in favor of an active play area. According to the applicants representative the play area will consist of slides, swings, a climbing structure, and so on. The active play area will be accessible to the residents while the clubhouse is being utilized as a sales center. Planning Staff has also identified an open space area in the middle of lots 583-610 that could be used as a potential small park or recreational area for residents.

The remaining four (4) aspects of the Major Amendment to the Planned Development Plan are in line with what other residential developments around the area are implementing. This is especially true for the mail kiosks where residential developments are starting to move away from standard mailboxes to having mail delivered to a central location.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Development Review (Major Modification) and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

At their meeting on August 14, 2018 the Planning Board voted to approve the request as presented.

Public Notification:

12 letters were sent out to residents with-in 500 feet of the subject property. As of September 5, 2018, zero (0) letters have been received. An update will be given at the next City Commission meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the City Commission approve the request as presented along with Ordinance 18-034.

ORDINANCE NO. 18-034

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PLANNED DEVELOPMENT PLAN FOR LOTS 319 THROUGH 610 FOR THE SUBDIVISION KNOWN AS CELEBRATION POINTE GENERALLY LOCATED AT 5501 PETERSON ROAD; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a planned development; and;

WHEREAS, on January 19, 2005, the St. Lucie County Board of County Commissioners granted preliminary and final PUD approval and a change in the zoning classification for the Celebration Pointe development ("Celebration Pointe") proposed by the original property owner United Homes International Inc.; and

WHEREAS, on June 11, 2007, the plat for the Celebration Point subdivision was recorded in Plat Book 57, Page 7 of the Public Records of St. Lucie County, Florida; and

WHEREAS, on December 4, 2017, Celebration Pointe was annexed into the City of Fort Pierce; and

WHEREAS, the current property owner LGI Homes, has submitted a development review application for a major amendment to the Planned Development to allow for five (5) modifications; and

WHEREAS, City Code Section 22-40requires an applicant for a major modification to follow the same procedure as set forth for a new planned development request.

WHEREAS, the City of Fort Pierce Planning Board, at its August 14, 2018 meeting, voted to recommend approval of the application for major amendment to the City Commission; and

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

SECTION 1. The preceding "whereas" clauses are true and correct, and are incorporated herein as the legislative intent of this ordinance.

SECTION 2. The Celebration Pointe Planned Development as recorded in Plat Book 57, Page 7, is hereby amended as follows and as shown in Exhibit "A":

1. Replace previously approved pool/clubhouse with clubhouse that comports with Applicant's desired architectural style and use-specific needs. The proposed clubhouse will serve as a sales office during the period of active real estate sales and at the conclusion of such sales, or at

some point as deemed appropriate by the Applicant, the sales office shall be converted to a clubhouse for use by the residents.

2. Add mail kiosk at sales/amenity site.

3. Revise previously approved villa footprint with a “buildable area” to be contained within the current platted lots; no platting is proposed with this modification.

4. Revise previously approved setbacks for all 292 platted villa lots as follows: 20’ front setback for garages, 10’ front setback for façade protrusions; 0’ side setback; 0’ side @ corner setback; 5’ rear setback. It should be noted that the 20’ front setback for garages is intended to provide 20’ of vehicle stacking in all driveways so as to prevent vehicles encroaching into roadside sidewalks.

5. Provide for project construction Phasing.

SECTION 3. All other aspects of the original Carriage Pointe Planned Development remain in full force and effect.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Ben Bryan Jr., Esq.
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-034 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, September 2, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 17, 2018; and was duly introduced, read by title only, and passed on second and final reading October 1, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this October 1, 2018.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Sheet A1
Major Modification to Planned Development
Lot 319 Through Lot 610

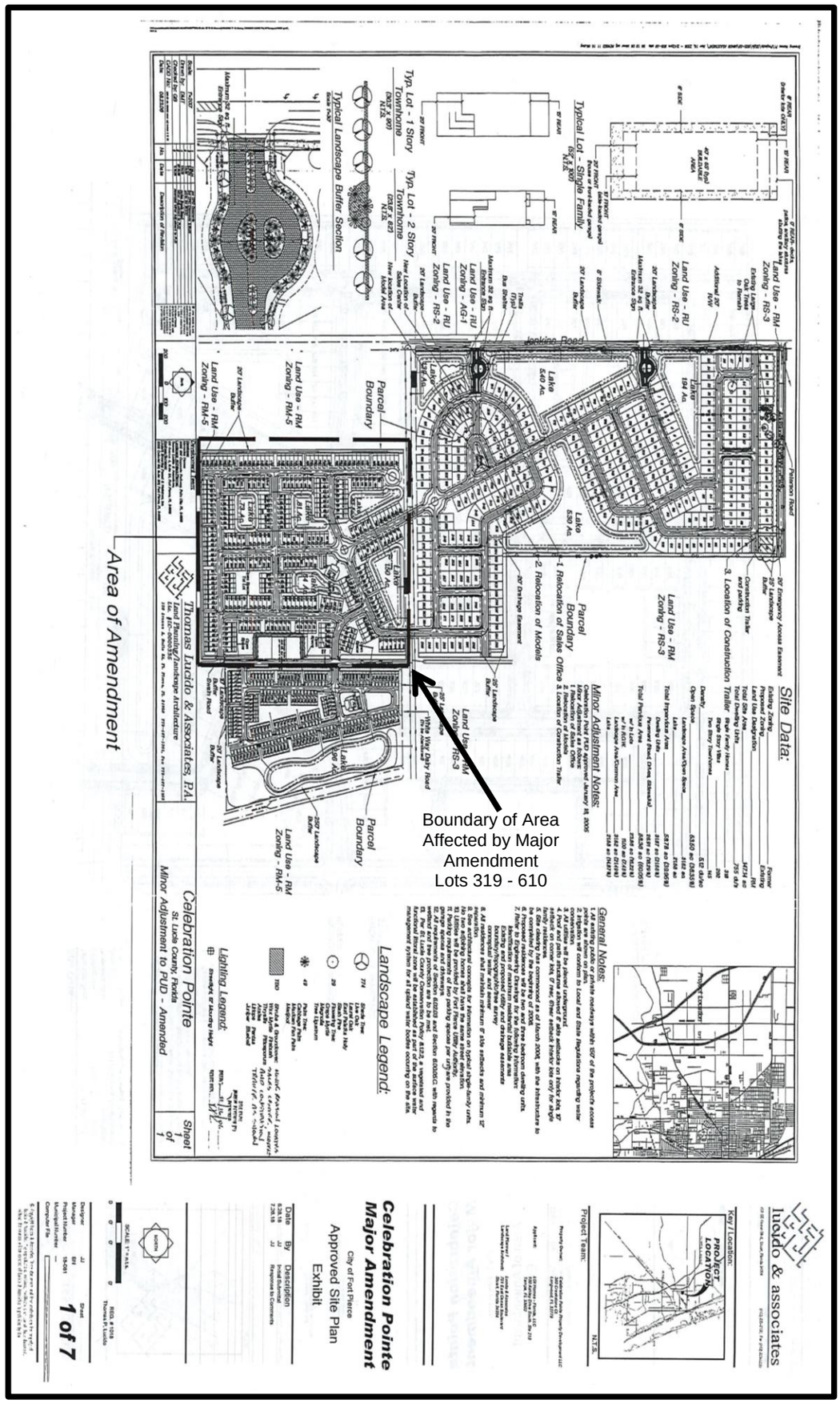


EXHIBIT A
Sheet A2
Major Modification to Planned Development
Lot 319 Through Lot 610

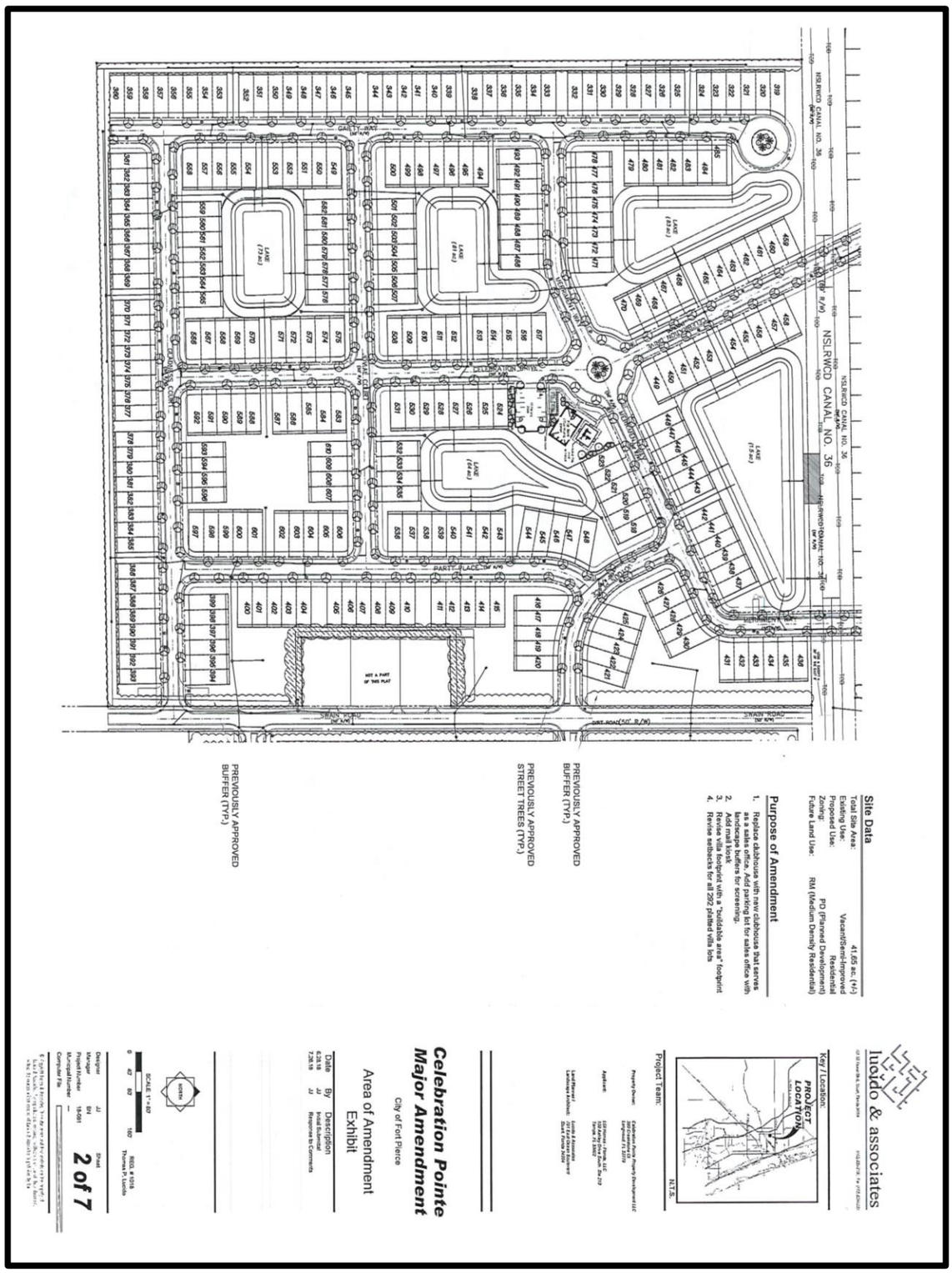


EXHIBIT A
Sheet A3
Major Modification to Planned Development
Lot 319 Through Lot 610

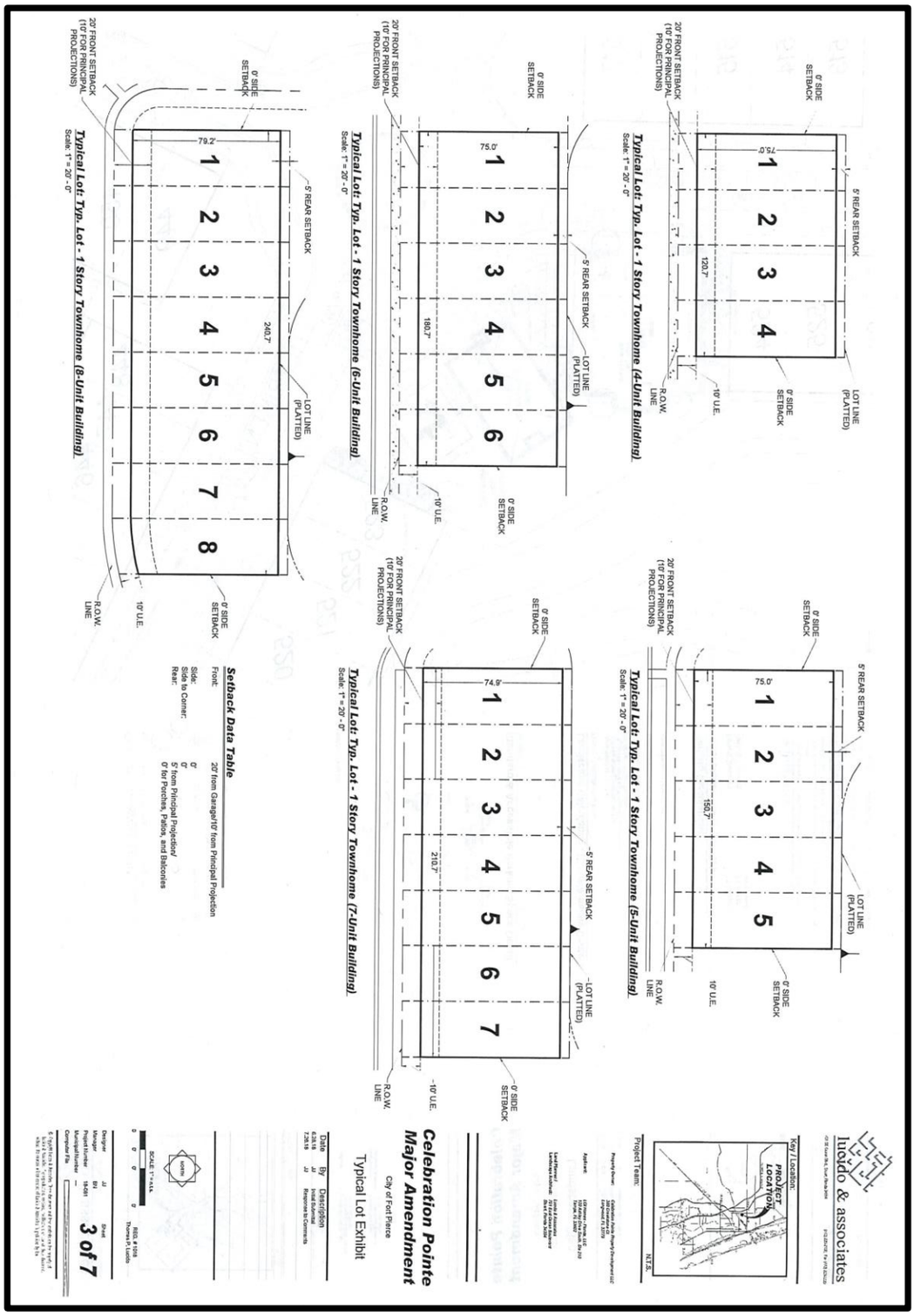


EXHIBIT A
Sheet A4
Major Modification to Planned Development
Lot 319 Through Lot 610

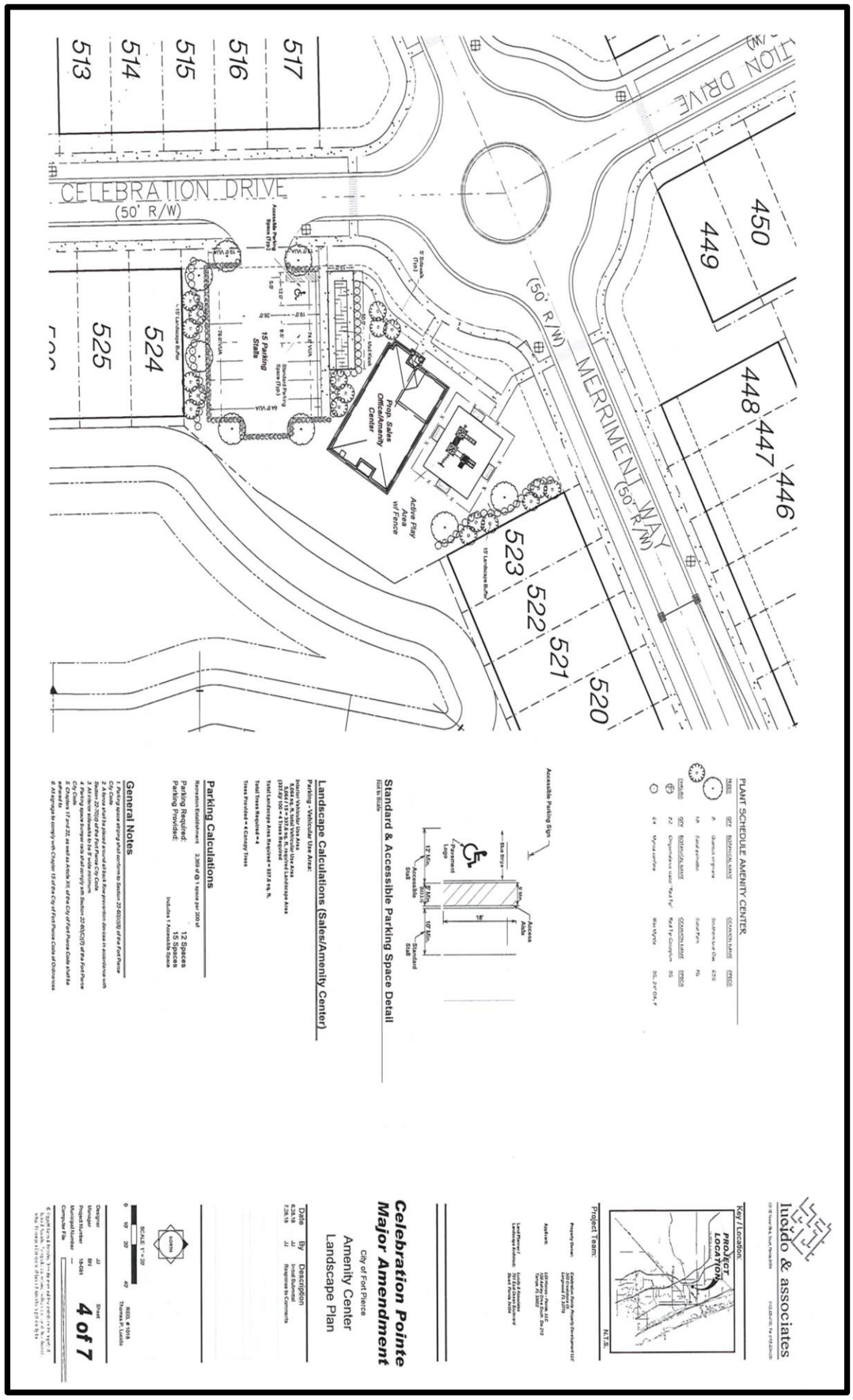
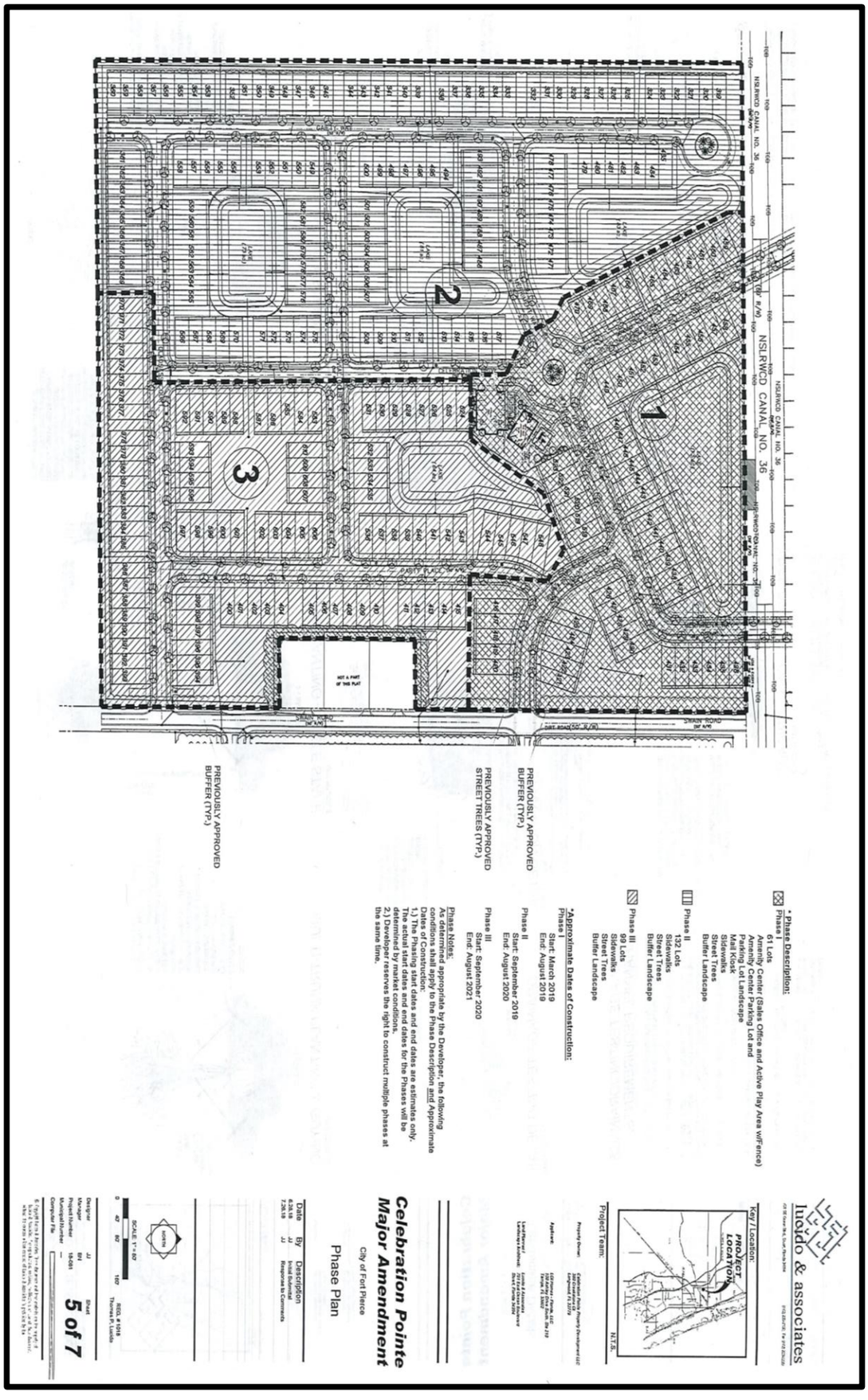


EXHIBIT A
Sheet A5
Major Modification to Planned Development
Lot 319 Through Lot 610



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
APR 03 2018
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 5501 Peterson Rd.

Parcel ID #(s) 2418-600-0005-020-6

Project description Celebration Pointe

Property Owner(s)
Endeavor-Wall Homes, LLC
Street Address
10150 Highland Manor Dr. Suit 200
City State Zip
Tampa FL 33610
Phone Number
813-314-2171
Email Address Carry.Thompson@lkll.com

Applicant/Representative, Title, Company
Bill Barbara V.P., Carnahan, Proctor & Cross
814 S. Military Trail
Street Address
Deerfield Beach, FL 33442
City State Zip
(954) 972-3959 X 118
Phone Number
BBarbara@cpc-eng.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 3rd day of April, 2018, by Larry Thompson who is personally known to me or has produced FL DL as identification.

Kim Keahey
Signature of Notary

KIM KEAHEY
Notary Public - State of Florida
Commission # GG 024418
My Comm. Expires Dec 16, 2020
Bonded through National Notary Assn.
(Seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

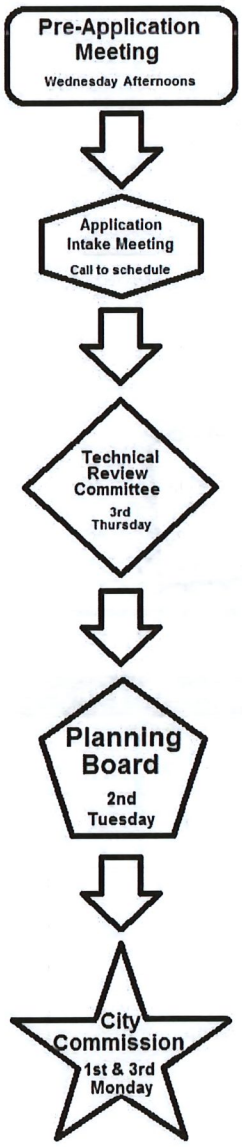
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

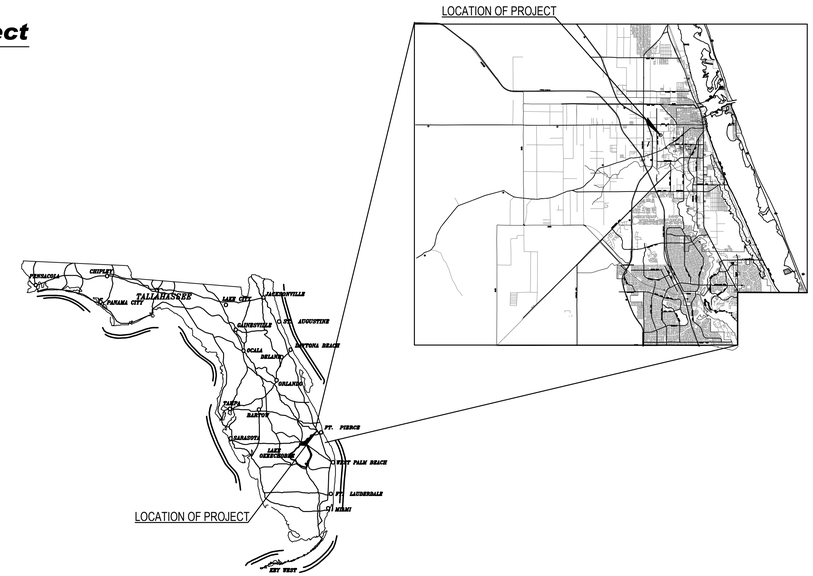
Celebration Pointe
Major Amendment

City of Fort Pierce, Florida

Applicant
LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Property Owner
Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779

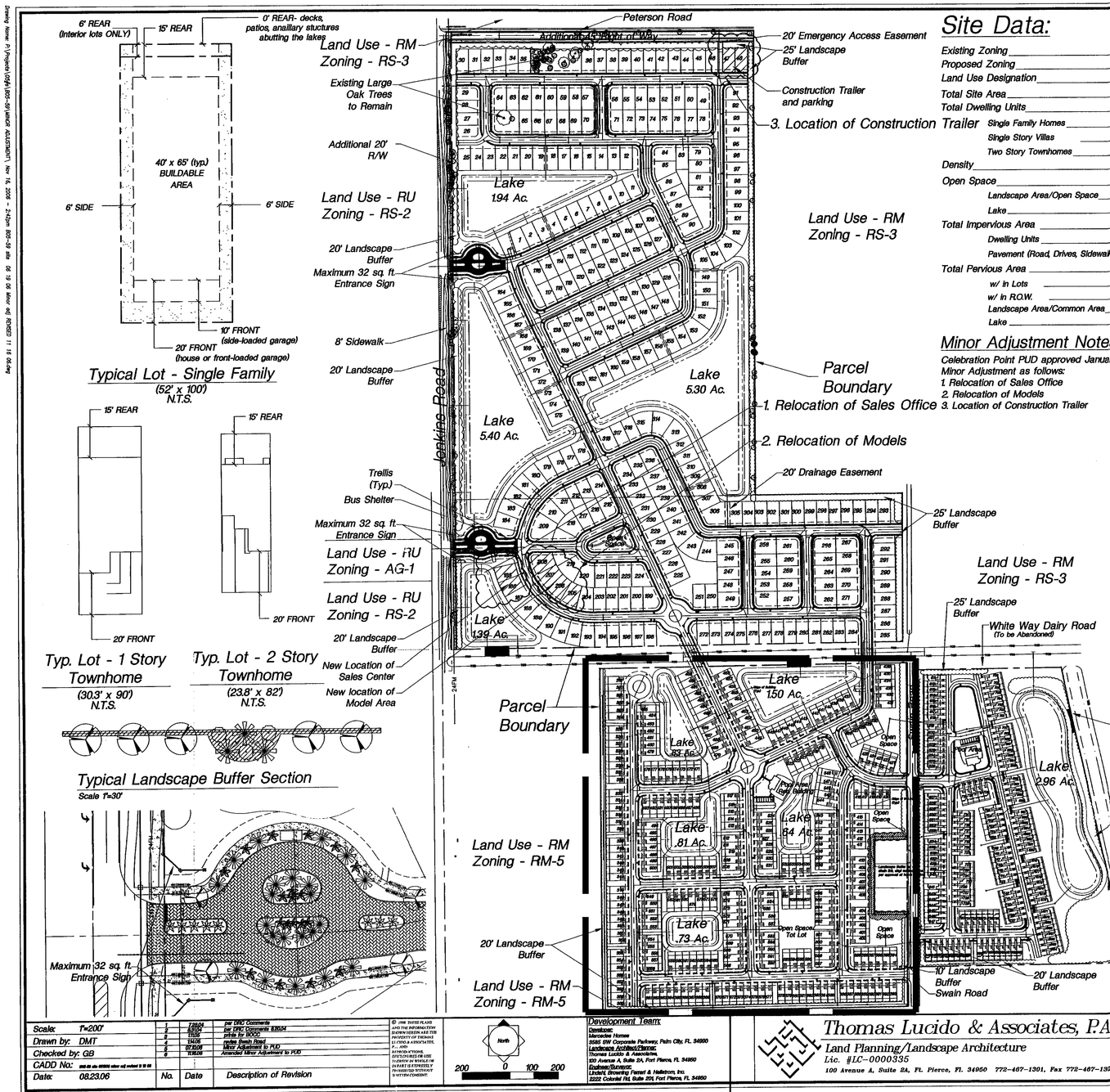
Land Planner/Landscape Architect
Lucido & Associates, P.A
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100



Sheet Index

Cover Sheet
Approved Site Plan Exhibit 1 of 7
Area of Amendment Exhibit 2 of 7
Typical Lots Exhibit 3 of 7
Amenity Center Exhibit 4 of 7
Phase Plan 5 of 7
Landscape Details 6 of 7
Landscape Specifications 7 of 7

lucido&associates

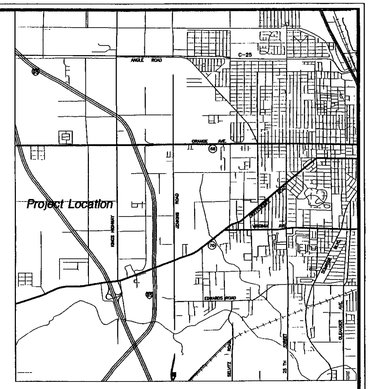


Site Data:

Existing Zoning		Former
Proposed Zoning		Existing
Land Use Designation		RM
Total Site Area		147.14 ac
Total Dwelling Units		755 du's
	Single Family Homes	318
	Single Story Villas	292
	Two Story Townhomes	145
Density		5.12 du/ac
Open Space		53.50 ac (36.35%)
	Landscape Area/Open Space	31.62 ac.
	Lake	21.88 ac
Total Impervious Area		58.78 ac (39.95%)
	Dwelling Units	31.87 ac (21.66%)
	Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area		88.36 ac (60.05%)
	w/ in Lots	23.86 ac (16.22%)
	w/ in R.O.W.	11.00 ac (7.48%)
	Landscape Area/Common Area	31.62 ac (21.49%)
	Lake	21.88 ac (14.87%)

Minor Adjustment Notes:

Celebration Point PUD approved January 18, 2005
Minor Adjustment as follows:
1. Relocation of Sales Office
2. Relocation of Models
3. Location of Construction Trailer



General Notes:

1. All existing public or private roadways within 150' of the project's access points are shown on plan.
2. Irrigation will conform to Local and State Regulations regarding water conservation.
3. All utilities will be placed underground.
4. Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear, 6'rear setback interior lots only for single family residences.
5. Site clearing has commenced as of March 2006, with the infrastructure to be completed by the beginning of 2008.
6. Proposed residences will be two and three bedroom dwelling units.
7. Refer to Engineering Drawings for the following information:
   - Identification of maximum residential buildable area
   - Existing and proposed utility and drainage easements
   - boundary/topographic/tree survey
   - conceptual water and sewer
8. All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
9. See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
10. Utilities will be provided by Fort Pierce Utility Authority.
11. Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
12. All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
13. Per St. Lucie County Conservation Policy 8.12.2, 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.

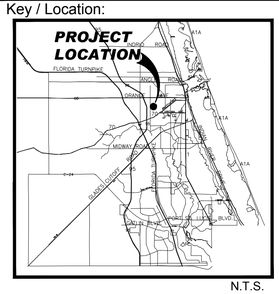
Landscape Legend:

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

Lighting Legend:

Streetlight, 12' Mounting Height

Key / Location:



Project Team:

Property Owner: Celebration Pointe Property Development LLC, 380 Creekstone Ct., Longwood, FL 32779

Applicant: LGI Homes - Florida, LLC, 100 Ashley Drive South, Ste 210, Tampa, FL 33602

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Development Team:
Developer: Mercedes Homes, 5581 SW Corporate Parkway, Palm City, FL. 34990
Landscape Architect/Planner: Thomas Lucido & Associates, 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
Engineer/Surveyor: Lindahl, Browning Ferrell & Hellstrom, Inc., 2222 Colonial Rd, Suite 209, 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
Minor Adjustment to PUD - Amended

Sheet 1 of 1

Scale:	1"=200'
Drawn by:	DMT
Checked by:	GB
CADD No:	[illegible]
Date:	08.23.06

No.	Date	Description of Revision
1	11/06/06	per DRC Comments
2	12/7/06	per DRC Comments 12/6/06
3	1/8/06	prints for BOCC
4	1/4/06	revise Bowls Road
5	07/10/06	Minor Adjustment to PUD
6	7/18/06	Amended Minor Adjustment to PUD

© 2006 THOSE PLANS AND THE INFORMATION SHOWN HEREON ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A., AND SUBJECT TO RESTRICTIONS AND LIMITATIONS WHICH PROHIBIT THE USE THEREOF IN WHOLE OR IN PART IF EXPRESSLY PERMISSION IS GIVEN IN WRITING BY THOMAS LUCIDO & ASSOCIATES, P.A., OR HIS AGENTS OR EMPLOYEES, WITHOUT SUCH PERMISSION

North
200 0 100 200

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Celebration Pointe Major Amendment

City of Fort Pierce

Approved Site Plan Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

SITE PLAN (MINOR REVISION TO) APPROVED
DATE 11/16/06
BY/DRC REP.

NORTH

SCALE: 1" = n.t.s.

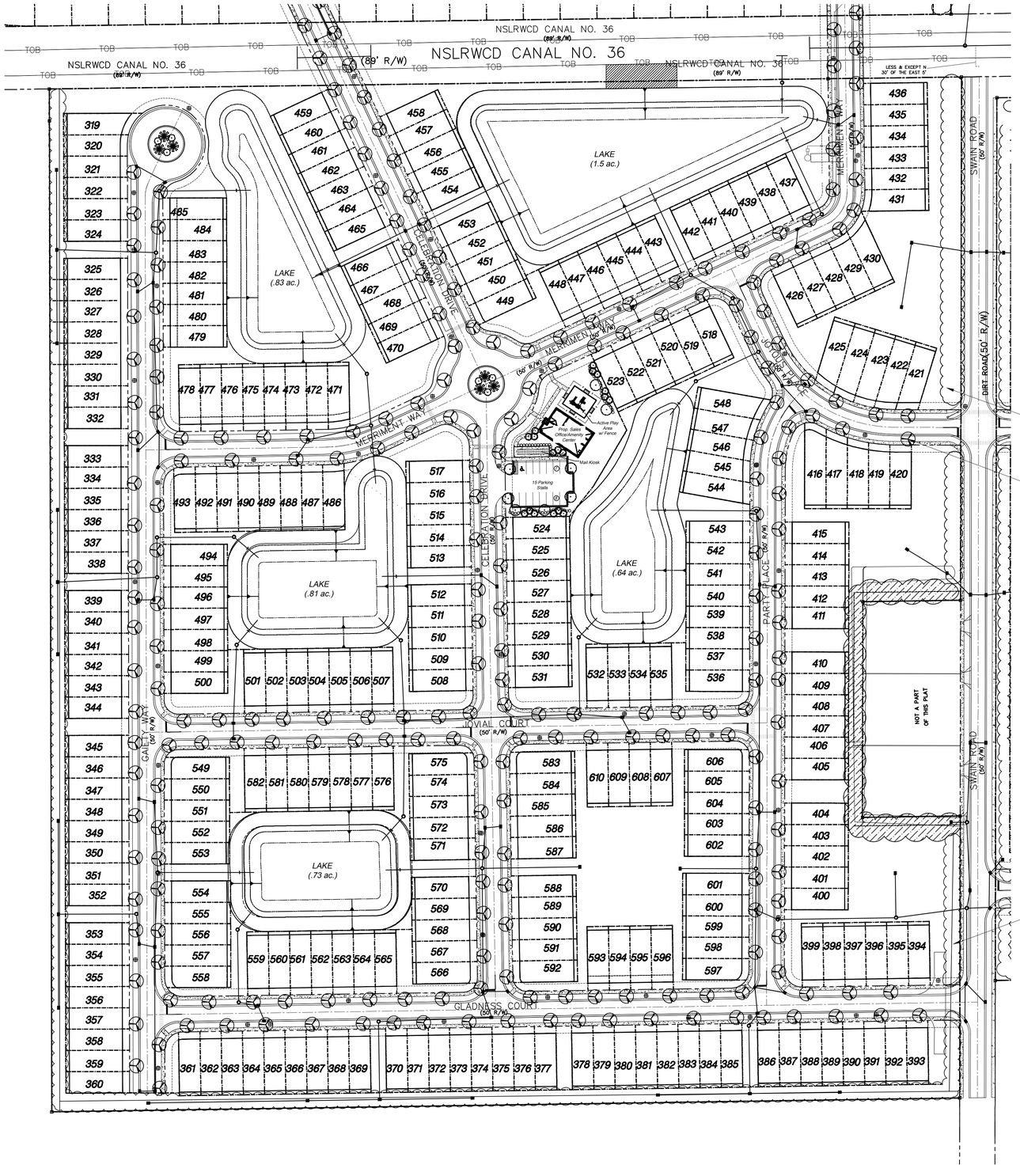
0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	18-081
Municipal Number	---
Computer File	

Sheet **1 of 7**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Site Data

Total Site Area:	41.65 ac. (+/-)
Existing Use:	Vacant/Semi-Improved
Proposed Use:	Residential
Zoning:	PD (Planned Development)
Future Land Use:	RM (Medium Density Residential)

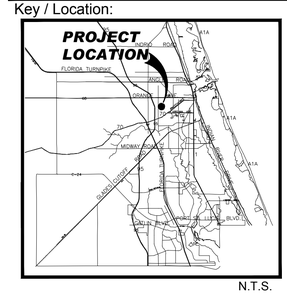
Purpose of Amendment

1. Replace clubhouse with new clubhouse that serves as a sales office. Add parking lot for sales office with landscape buffers for screening.
2. Add mail kiosk
3. Revise villa footprint with a "buildable area" footprint
4. Revise setbacks for all 292 platted villa lots

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Property Owner: *Celebration Pointe Property Development LLC*
380 Creekstone Ct.
Longwood, FL 32779

Applicant: *LGI Homes - Florida, LLC*
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner / Landscape Architect: *Lucido & Associates*
701 East Ocean Boulevard
Stuart, Florida 34994

Celebration Pointe Major Amendment

City of Fort Pierce

Area of Amendment Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

SCALE: 1" = 80'

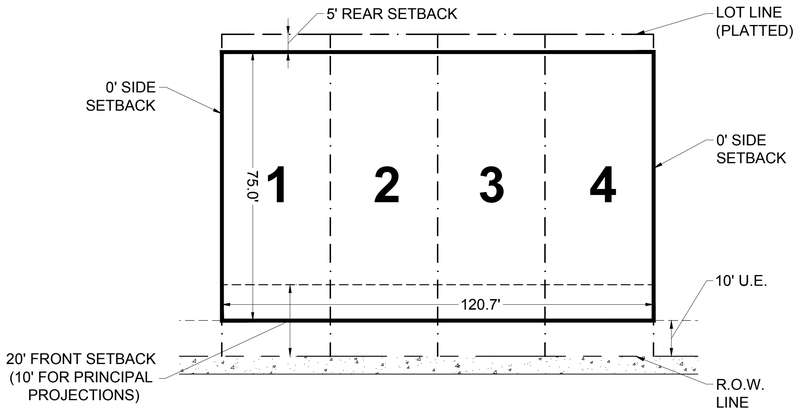
0 40' 80' 160'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	18-081
Municipal Number	---
Computer File	

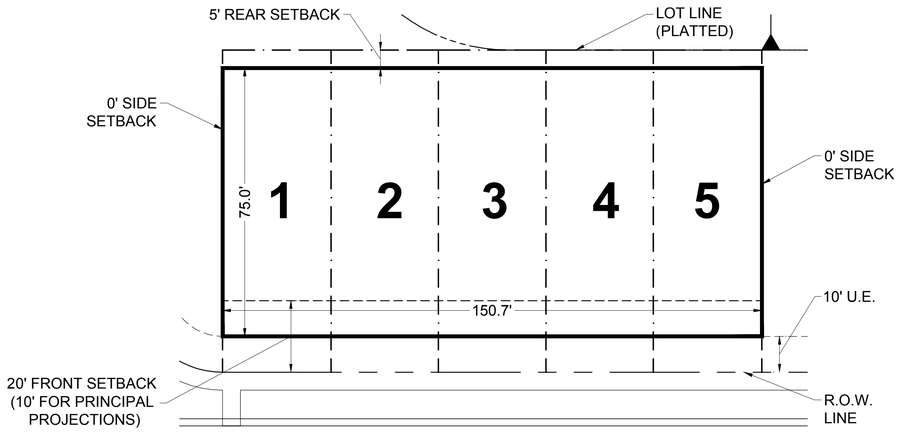
Sheet **2 of 7**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



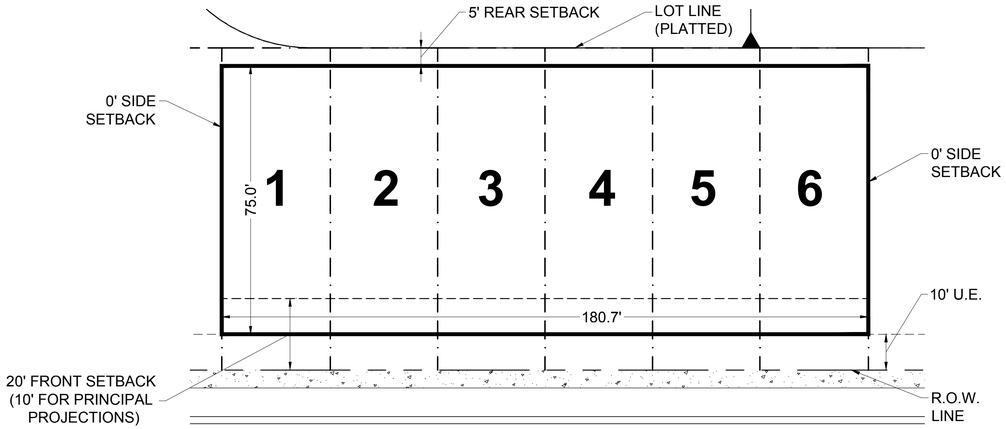
Typical Lot: Typ. Lot - 1 Story Townhome (4-Unit Building)

Scale: 1" = 20' - 0"



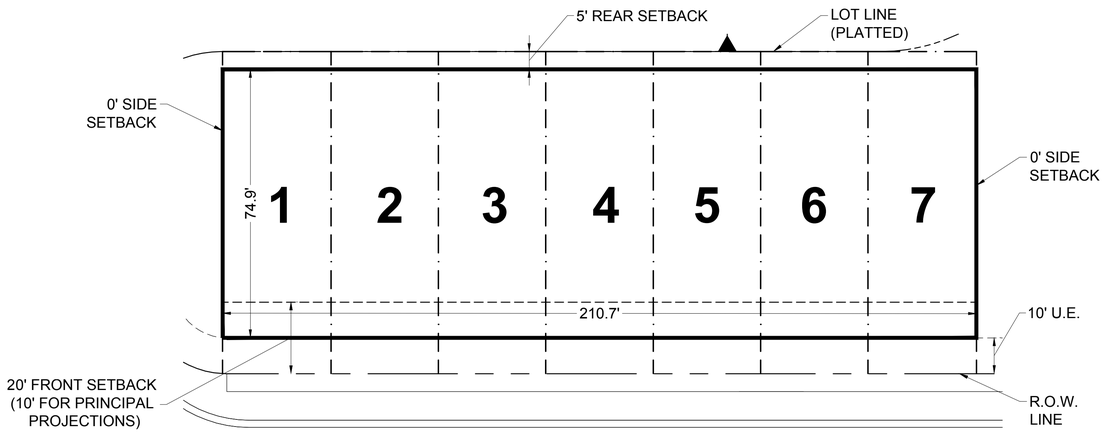
Typical Lot: Typ. Lot - 1 Story Townhome (5-Unit Building)

Scale: 1" = 20' - 0"



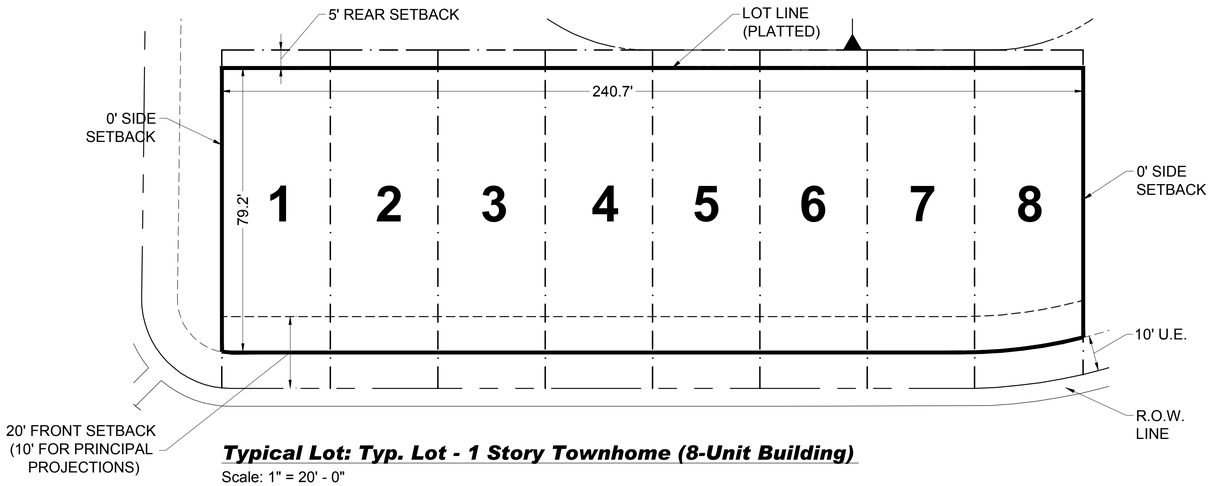
Typical Lot: Typ. Lot - 1 Story Townhome (6-Unit Building)

Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (7-Unit Building)

Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (8-Unit Building)

Scale: 1" = 20' - 0"

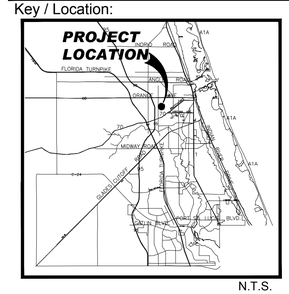
Setback Data Table

Front:	20' from Garage/10' from Principal Projection
Side:	0'
Side to Corner:	0'
Rear:	5' from Principal Projection/ 0' for Porches, Patios, and Balconies

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Property Owner: *Celebration Pointe Property Development LLC*
380 Creekstone Ct.
Longwood, FL 32779

Applicant: *LGI Homes - Florida, LLC*
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner / Landscape Architect: *Lucido & Associates*
701 East Ocean Boulevard
Stuart, Florida 34994

Celebration Pointe Major Amendment

City of Fort Pierce

Typical Lot Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

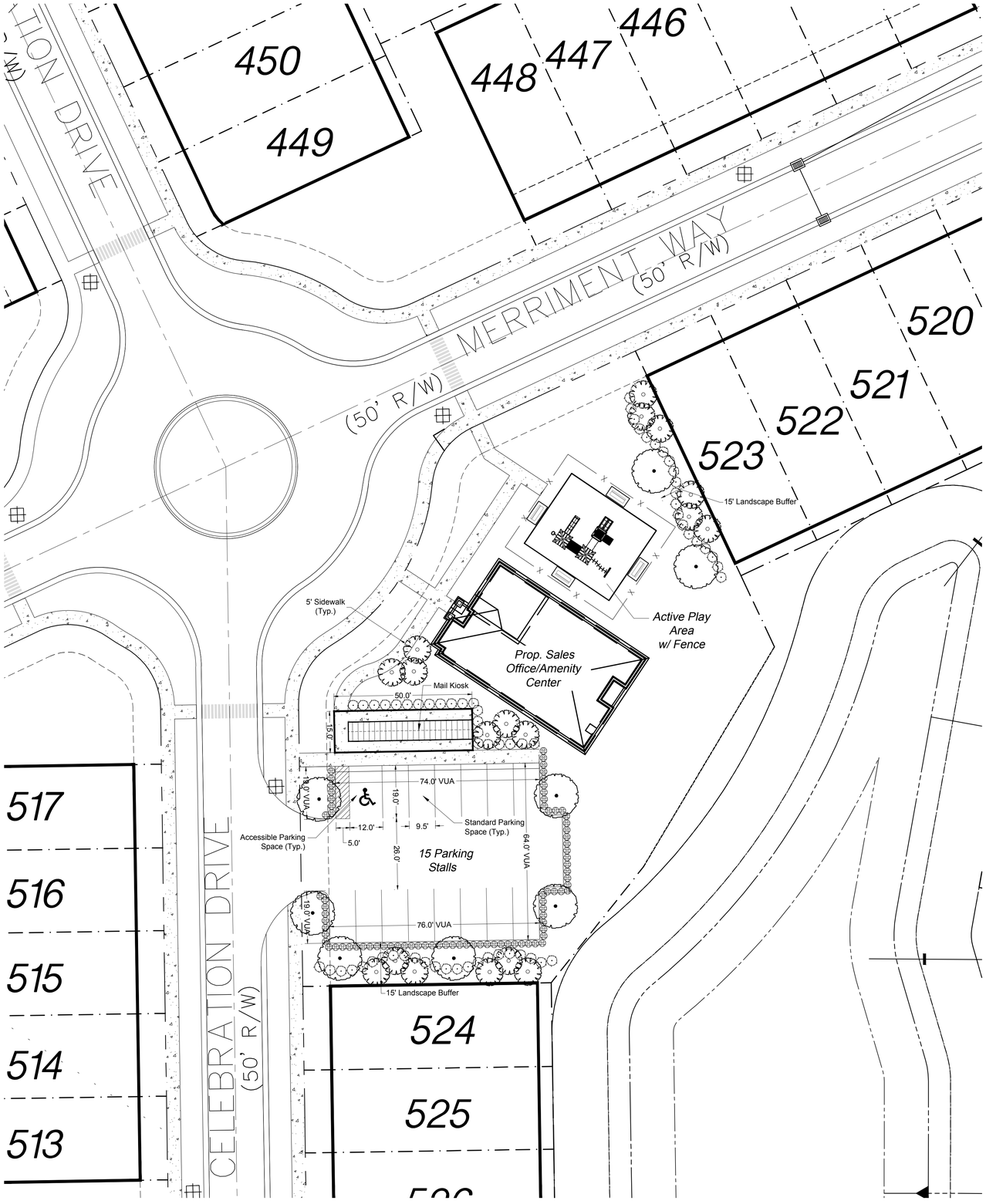
SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

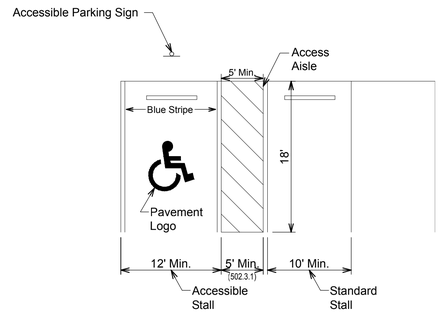
Designer	JJ	Sheet
Manager	BN	**3 of 7**
Project Number	18-081	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



PLANT SCHEDULE AMENITY CENTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	8	Quercus virginiana	Southern Live Oak	65G
	18	Sabal palmetto	Sabal Palm	FG
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**
	82	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G
	64	Myrica cenfera	Wax Myrtle	3G, 24" OA, F



Standard & Accessible Parking Space Detail

Not to Scale

Landscape Calculations (Sales/Amenity Center)

Parking - Vehicular Use Area:

Interior Vehicular Use Area
5,064 sq. ft. total Vehicular Use Area
5,064 / 15 = 337.6 sq. ft. required Landscape Area
(337.6)/ 100 = 4 Trees Required

Total Landscape Area Required = 337.6 sq. ft.

Total Trees Required = 4

Trees Provided = 4 Canopy Trees

Parking Calculations

Recreation Establishment: 2,369 sf @ 1 space per 200 sf:

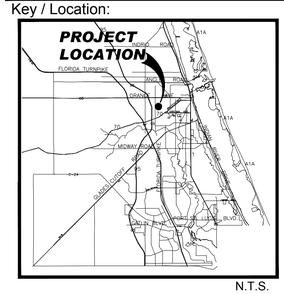
Parking Required:	12 Spaces
Parking Provided:	15 Spaces
	Includes 1 Accessible Space

General Notes

1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Property Owner: *Celebration Pointe Property Development LLC*
380 Creekstone Ct.
Longwood, FL 32779

Applicant: *LGI Homes - Florida, LLC*
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner / Landscape Architect: *Lucido & Associates*
701 East Ocean Boulevard
Stuart, Florida 34994

Celebration Pointe Major Amendment

City of Fort Pierce

Amenity Center Landscape Plan

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

SCALE: 1" = 20'

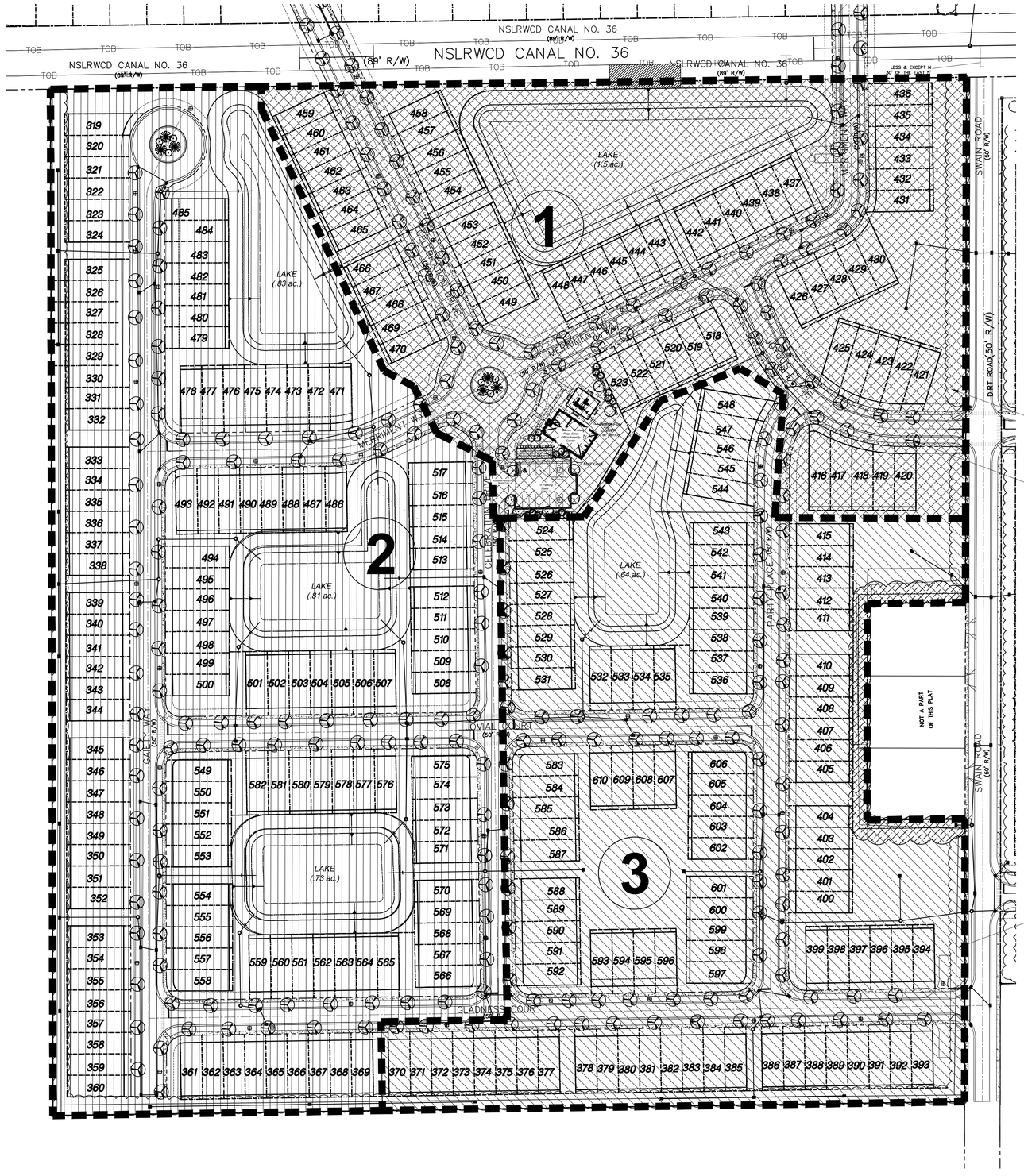
0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	18-081
Municipal Number	---
Computer File	

Sheet **4 of 7**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



*** Phase Description:**

Phase I
- 61 Lots
- Amenity Center (Sales Office and Active Play Area w/Fence)
- Amenity Center Parking Lot and
- Parking Lot Landscape
- Mail Kiosk
- Sidewalks
- Street Trees
- Buffer Landscape

Phase II
- 132 Lots
- Sidewalks
- Street Trees
- Buffer Landscape

Phase III
- 99 Lots
- Sidewalks
- Street Trees
- Buffer Landscape

***Approximate Dates of Construction:**

Phase I
- Start: March 2019
- End: August 2019

Phase II
- Start: September 2019
- End: August 2020

Phase III
- Start: September 2020
- End: August 2021

Phase Notes:

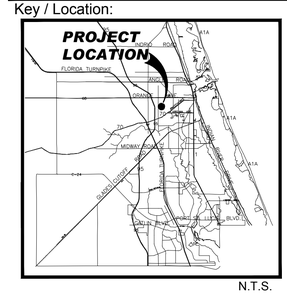
As determined appropriate by the Developer, the following conditions shall apply to the Phase Description and Approximate Dates of Construction:

1.) The Phasing start dates and end dates are estimates only. The actual start dates and end dates for the Phases will be determined by market conditions.

2.) Developer reserves the right to construct multiple phases at the same time.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Property Owner:	*Celebration Pointe Property Development LLC* *380 Creekstone Ct.* *Longwood, FL 32779*
Applicant:	*LGI Homes - Florida, LLC* *100 Ashley Drive South, Ste 210* *Tampa, FL 33602*
Land Planner / Landscape Architect:	*Lucido & Associates* *701 East Ocean Boulevard* *Stuart, Florida 34994*

Celebration Pointe Major Amendment

City of Fort Pierce

Phase Plan

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

SCALE: 1" = 80'

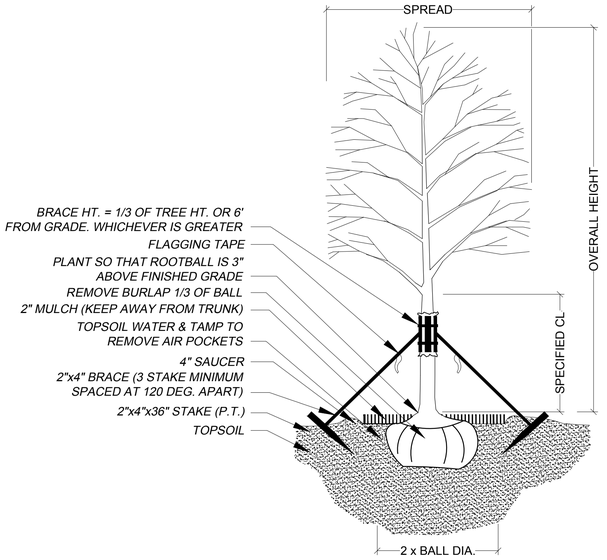
0 40' 80' 160'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	BN
Project Number	18-081
Municipal Number	---
Computer File	

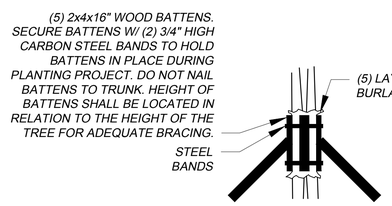
Sheet **5 of 7**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



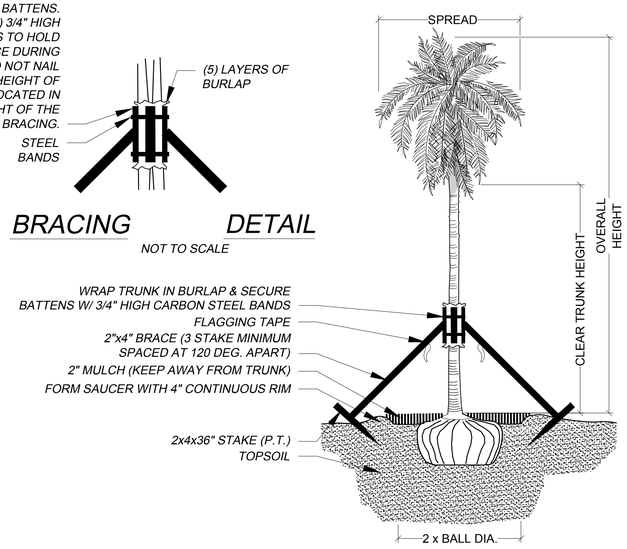
TREE PLANTING & STAKING

NOT TO SCALE



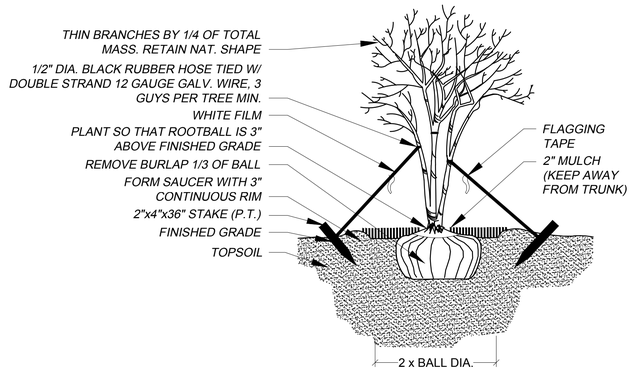
BRACING DETAIL

NOT TO SCALE



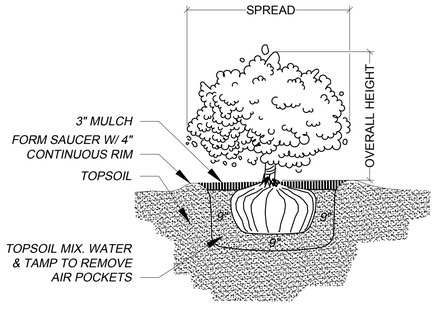
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



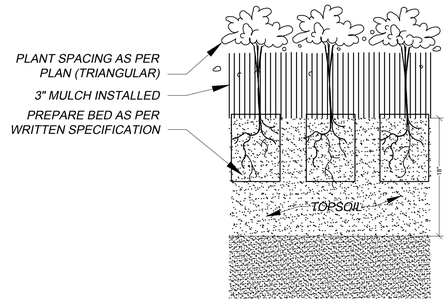
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



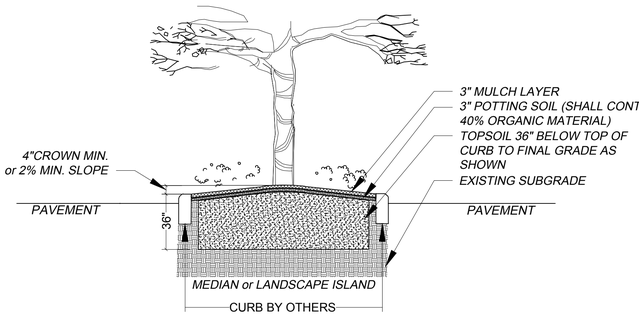
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

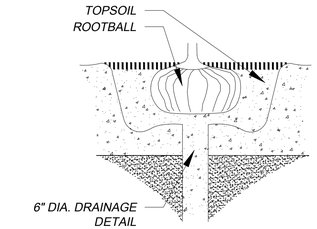


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

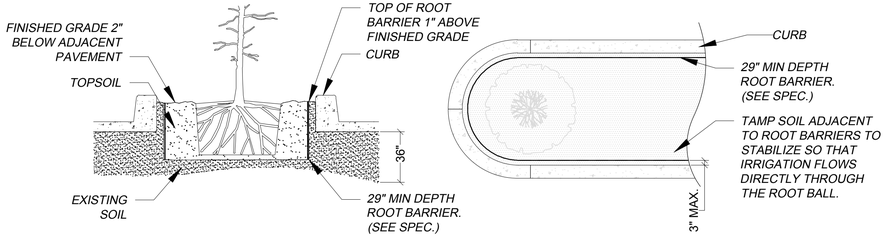
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

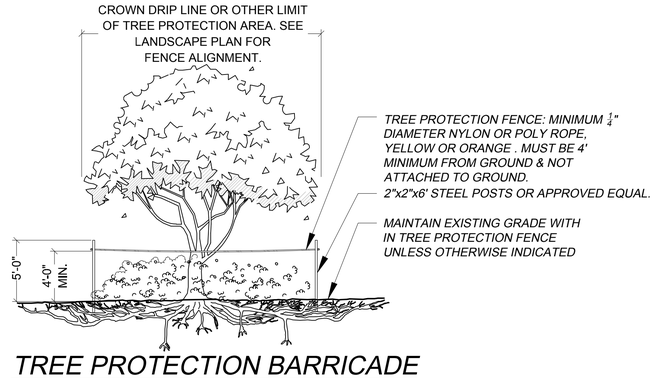
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING
FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

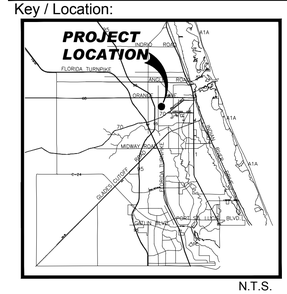
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Property Owner: *Celebration Pointe Property Development LLC, 380 Creekstone Ct., Longwood, FL 32779*

Applicant: *LGI Homes - Florida, LLC, 100 Ashley Drive South, Ste 210, Tampa, FL 33602*

Land Planner / Landscape Architect: *Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994*

Celebration Pointe Major Amendment

City of Fort Pierce

Landscape Details

(Sales Parking and Amenity Buffers)

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	6 of 7
Project Number	18-081	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:

A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:

1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:

A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE

A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:

A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (see Landscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. East Coast Recycling Inc. is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:

A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION

3.01 DIGGING:

A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;

1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

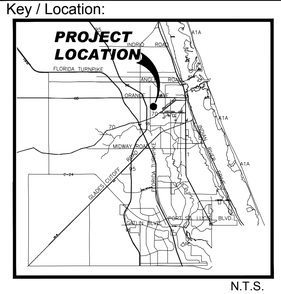
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Property Owner: Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779

Applicant: LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Celebration Pointe Major Amendment

City of Fort Pierce

Landscape Specifications

(Sales Parking and Amenity Buffers)

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

NORTH

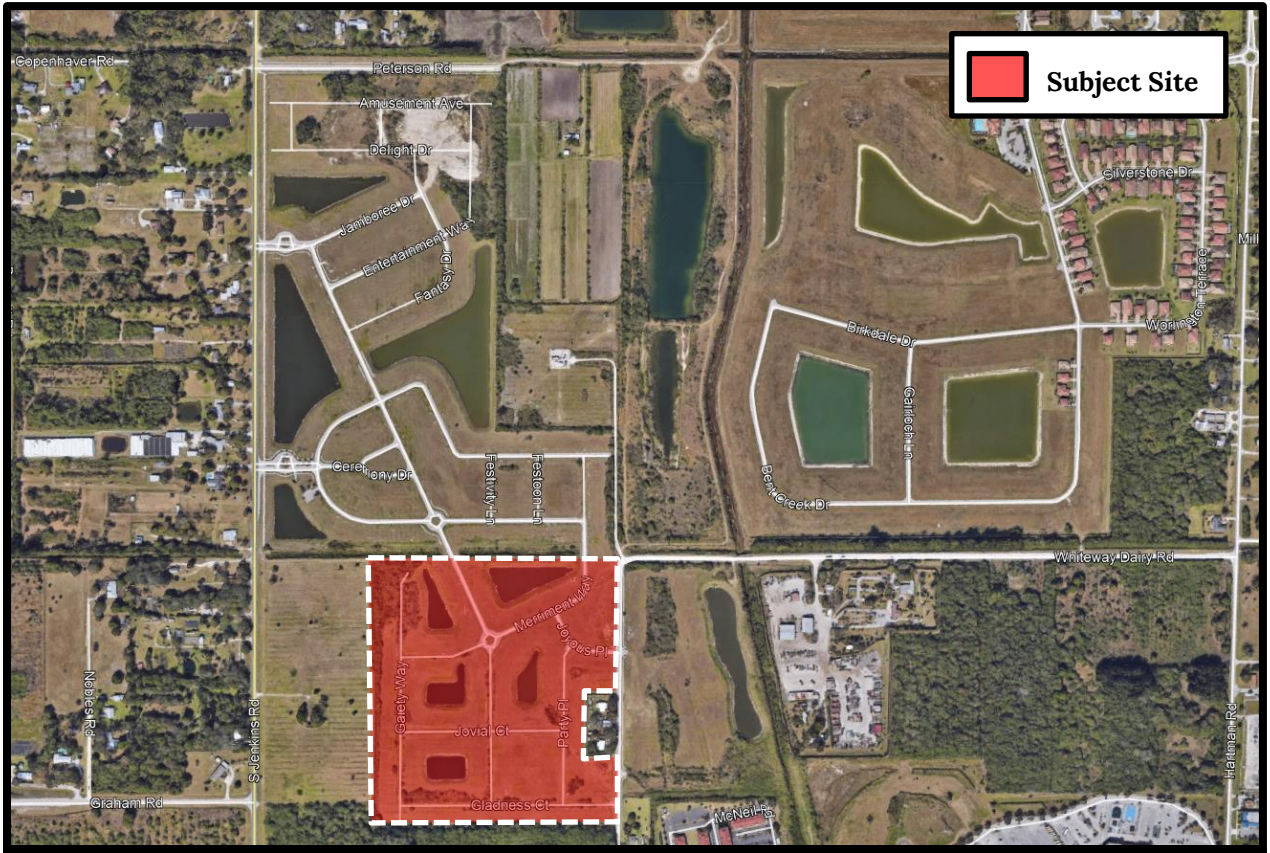
SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	7 of 7
Project Number	18-081	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



THE SUNRISE CITY FORT PIERCE Florida

Major Amendment
Celebration Pointe – 5501 Peterson Road
Aerial Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

July 18, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: Major Amendment to PD – Celebration Pointe
TECHNICAL REVIEW PROJECT: # 18-4110003

Comments:

1. Please specify in more detail why the pool is being proposed to be removed and what lead to that decision. Please include a detailed description on what the fenced in active play area will contain. Why is the fenced in active play area considered a better option than a pool for residents at the club house?

2. Please provide a lighting plan or photometric survey at the time of building permit for the clubhouse portion of the project.

3. Please revise the plans to show a parking stall depth of 19 feet as required by code.

4. Please revise page one (1) of the plans to show the proposed setback and buildable area for the 1 story townhome portion of the project. Currently page one (1) is reflecting a change for the single family lots instead of the one (1) story townhome lots.

5. With the clubhouse being proposed as a sales center first will the residents have any access to utilize the clubhouse? If not what onsite amenities are going to be offered to residents until the sales center is converted to resident use? Is there a threshold in occupancy to when the conversion will take place

6. The acreage of the lakes on page two (2) does not match the acreage of the lakes on page one (1). Please take a second look and revise.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by July 31, 2018 to advance to the August Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Celebration Pointe Major Amendment
5501 Peterson Road (Jenkins Road)
TRC No. 18-41100002

DATE : July 18, 2018

This is to advise you that we have completed the review of the following documents as received by this office on July 5, 2018:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [ ] Approval of Site Plan
- [x] Approval with conditions
- [ ] C/O

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

- [x] See attached for conditions of approval

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

ENGINEERING CONDITIONS OF APPROVAL:

1. The original Site Plan as approved by St. Lucie County permitted the following setbacks:

   SINGLE FAMILY:
   a) Front – 20′ (10′ for side loaded garages)
   b) Rear – 15′, 6′ for interior lots, and 0′ for patios, pools, and decks abutting a lake
   c) Side – 6′

   TOWNHOMES:
   a) Front – 20′
   b) Rear – 15′
   c) Side – 0′

   The previous submittal and this submittal indicate that the applicant proposes the following revisions to the SLC approved setbacks:

   SINGLE FAMILY:
   a) Front – No change
   b) Rear – 8′ and 0′ for patios, pools, and decks
   c) Side – No change

   TOWNHOMES:
   a) Front – 20′ and 10′ for principal projections
   b) Rear – 5′ and 0′ for patios, porches, and balconies
   c) Side – No change

   This department recommends that the Single Family and Townhome rear setback for patios, pools, and decks of 0′ be revised to include the notation that the setback only applies to homes abutting a lake.

2. Revise the sidewalk width from 5′ to 6′ along the north side of the northern parking stalls or revise the parking stall depth from 18′ to 19′ as required by Code.

3. **ADVISORY COMMENT:** The applicant shall be made aware that changes to the site such as the elimination of roadways, creation of roadways, relocation of platted lots, and the creation of multi-family units will require a replat, and possible re-permitting through SFWMD and NSLRCD.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: July 19, 2018
Property Address: 5501 Peterson Road - Major Amendment
Property Name:
Project Name: Celebration Pointe
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

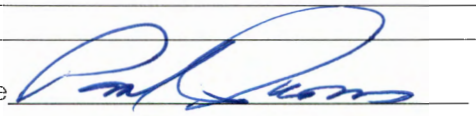
☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature  Date: 7.18.18

July 18, 2018

Project: **Celebration Pointe**
Subject: **Major Amendment**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. County Engineering has no further comments at this time.

Please see below FPUA's comment for the above referenced subject:

Water/Wastewater Engineering :
Please note that any change to quantity or number of building from what was originally platted may require modification to water and sewer services, to facilitate new layout.
Approved as noted

Electric & Gas Engineering:
Approved with no comments

Thanks,
Lugey Dawson
Engineering Coordinator
Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3428
Fax: (772) 468-2414
ldawson@fpua.com

lucido & associates

July 24, 2018

Mr. Brandon Creagan, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Celebration Pointe Major Amendment – Response to Comments
Our Reference Number: 18-081

Dear Mr. Creagan,

We are in receipt of your comment letter dated July 18, 2018, wherein you included comments issued by the reviewing departments of the Technical Review Committee, pursuant to their respective review of the initial submittal of the above referenced application. Please find below all comments received, along with our responses in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. Please specify in more detail why the pool is being proposed to be removed and what lead to that decision. Please include a detailed description on what the fenced active play area will contain. Why is the fenced in active play area considered a better option that a pool for residents at the clubhouse?

Response: In an effort to keep HOA costs for future residents to a minimum, it is proposed that the previously approved cabana and pool facilities in the Townhome portion of the project be replaced with a clubhouse and active play area. It should be noted that residents of the Townhome portion of the project will have access to the newly proposed 3,400 sf. clubhouse and pool in the Single-Family portion of the project – this newly proposed clubhouse and pool are anticipated to be completed by the end of this year (2018) and it is anticipated that Phase I of the Townhomes will be completed near or at the end of the first quarter of 2019.

The active play area will contain an active play structure, which may be comprised of a slide, swings, climbing structure, etc. – the specific play structure has not yet been specified. The play surface material will most likely be natural or recycled mulch.

2. Please provide a lighting plan or photometric survey at the time of building permit for the clubhouse portion of the project.

Response: Acknowledged.

3. Please revise plans to show a parking stall depth of 19 feet as required by code.

Response: The parking stall depth has been revised to 19' as requested.

4. Please revise page one (1) of the plans to show the proposed setback and buildable area for the 1-story townhome portion of the project. Currently, page one (1) is reflecting a change for the single-family lots instead of the 1-story townhome lots.

Response: Sheet 1 of 7 is an exhibit illustrating the stamped, approved PUD Site Plan, as last amended and approved under the jurisdiction of St. Lucie County. This exhibit is not mean to illustrate nor describe the current, proposed amendments, but rather it is only an exhibit to illustrate the previously approved PUD Site Plan and development parameters illustrated thereon. Note the "Area of Amendment" call-out on Sheet 1 of 7.

Sheet 2 of 7 is an enlargement of the "Area of Amendment", which includes general site data, provides for a description of the proposed amendment along with illustrating the proposed "buildable area" within each Townhome lot.

Sheet 3 of 7 illustrates all proposed Townhome lot types with proposed, applicable setback data.

5. With the clubhouse being proposed as a sales center first, will the residents have any access to utilize the clubhouse? If not, what onsite amenities are going to be offered to residents until the sales center is converted to resident use? Is there a threshold in occupancy to when the conversion will take place?

Response: It is anticipated that the clubhouse will act as a sales center first, with the active play structure being accessible upon the opening of the sales center. The newly proposed 3,400 sf. clubhouse and pool in the Single-Family portion of the project will also be available for use by Townhome residents – with construction of the 3,400 sf. clubhouse and pool anticipated to be completed and operational by the end of this year (2018), and completion of Phase I of the Townhomes slated for completion at or near the end of the first quarter of next year (2019), it is anticipated that all residents will be provided with ample onsite recreational opportunities as early in the Phased construction as possible.

6. The acreage of the lakes on page 2 does not match the acreage of the lakes on page 1. Please take a second look and revise.

Response: The information has been revised as requested.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT

1. This Department recommends that the Single-Family Townhome rear setback for patios, pools, and deck of 0' be revised to include the notation that the setback only applies to homes abutting a lake.

Response: In speaking with the Assistant City Engineer, the Engineering Department will defer questions related to setbacks to the Planning Director.

2. Revise the sidewalk width from 5' to 6' along the north side of the northern parking stalls or revise the parking stall depth from 18' to 19' as required by Code.

Response: The parking stall depth has been revised to 19' as requested.

3. ADVISORY COMMENT: The Applicant shall be made aware that changes to the site such as the elimination of roadways, creating of roadways, relocation of platted lots, and the creation of multi-family units will require a replat, and possible re-permitting through SFWMD and NSLRCD.

Response: Acknowledged; no modifications requiring a replat are currently proposed and the appropriate modifications, if necessary, to existing permits shall be applied for in accordance with applicable jurisdictional requirements.

CITY OF FORT PIERCE BUILDING DEPARTMENT

1. Building Official or his representative has not comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Response: Acknowledged.

ST. LUCIE COUNTY ENGINEERING DEPARTMENT

1. County Engineering has no further comments at this time.

Response: Acknowledged.

FORT PIERCE UTILITY AUTHORITY – WATER/WASTE WATER ENGINEERING

1. Approved as Noted: Please note that any change to quantity or number of buildings from what was originally platted may require modification to water and sewer services to facility new layout.

Response: Acknowledged.

FORT PIERCE UTILITY AUTHORITY – ELECTRIC & GAS ENGINEERING

1. Approved with no comments.

Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses and look forward to working with you further to gain staff's sing-off, and ultimately, staff's support for the requested Major Amendment. Please do not hesitate to contact me directly should you have any further questions or concerns.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Major Amendment to PD - Celebration Pointe

NOTICES PROVIDED PURSUANT TO: City Code 22-143, 22-40

NOTICE BY NEWSPAPER: September 2, 2018

NOTICE BY MAIL: September, 6 2018

NOTICE BY SIGNS: September 5, 2018

VERIFIED BY: Brandon Creagan **TITLE:** Planner

SIGNATURE:  **DATE:** 9/6/18

City Commission Regular Meeting **13.a.**

Meeting Date: 09/17/2018

Re:

SUBJECT:

Discussion regarding Jaycee Park policies at the request of Commissioner Sessions

Form Review

Form Started By: Linda Cox Started On: 09/14/2018 02:08 PM

Final Approval Date: 09/14/2018

City Commission Regular Meeting **13.b.**

Meeting Date: 09/17/2018

Re:

SUBJECT:

Discussion about the SELF and PACE Programs in Saint Lucie County at the request of Commissioner Rufus Alexander.

Form Review

Form Started By: Linda Cox Started On: 09/14/2018 03:40 PM

Final Approval Date: 09/14/2018