

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, August 14, 2018 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the July 10, 2018 meeting
6. **NEW BUSINESS**
 - a. Capital Improvement Plan by Jack Andrews
 - b. Conditional Use - AWP Inc. - 3101 Okeechobee Road
 - c. Major Amendment to Planned Development - Celebration Pointe - 5501 Peterson Road
 - d. Major Amendment to Planned Development - Carriage Pointe - 2430-503-0139-000-4
 - e. Minor Replat - Carriage Pointe - 2430-503-0139-000-4
7. **BOARD COMMENTS**
8. **ADJOURNMENT**

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

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

Planning Board

5.a.

Meeting Date: 08/14/2018

Information

REQUESTED ACTION

Minutes from the July 10, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 7.10.18

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/23/2018 11:18 AM

Final Approval Date: 08/07/2018

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JULY 10, 2018**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **John George; Bob Burdge; Michael Broderick; Tim O'Connell; Brian Paul; Frank Creyaufmiller, Chairman**

Absent: **Gloria Johnson-Scott**

Staff Present: **James Messer, City Attorney**
Rebecca Grohall, Planning Director
Maria Lewicka, Historic Preservation Planner
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. **CONSIDERATION OF ABSENCES**

Ms. Johnson Scott was excused from the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the June 12, 2018 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes with the following change to item 6 a: "Mr. Burdge expressed concerns with rezoning from Residential to Commercial due to the large impact of zoning for that area."

AYE: Brian Paul, John George, Bob Burdge, Michael Broderick, Tim O'Connell, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Annexation - Fort Pierce Realty - 3030 S. 25th Street

Mr. Creagan gave an overview of the application and answered questions from the Board on compatible zoning and driveway width.

Brian Nolan, Applicant Representative from Lucido and Associates, stated he agreed with staff's analysis and he will look at the driveway width more closely with the engineering department.

Motion was made by Bob Burdge, and seconded by John George to forward a recommendation of approval for the proposed annexation to the City Commission.

**AYE: Michael Broderick, Tim O'Connell, Brian Paul, John George, Bob Burdge,
Chairman Frank Creyaufmiller**

Passed

b. Zoning Atlas Map Amendment - BHT Properties - 3800 Selvitz Road

Mr. Creagan gave an overview of the application and answered a question regarding the necessity of an environmental survey.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, provided additional information on the environmental survey and disposal ponds. Mr. Murphy stated the larger pond system would probably be incorporated into the stormwater management system.

Mr. Burdge asked, if it is necessary for the property to have an environmental survey, that it be reviewed before going to City Commission.

Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

**AYE: Brian Paul, John George, Bob Burdge, Michael Broderick, Tim O'Connell,
Chairman Frank Creyaufmiller**

Passed

c. Zoning Atlas Map Amendment - Concrete Impressions - 3802 Selvitz Road

Mr. Creagan gave an overview of the application and answered questions from the Board on an environmental survey and assessment report.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, answered questions from the Board on egress and easements.

Motion was made by John George, and seconded by Michael Broderick to forward a recommendation of approval to the City Commission.

**AYE: John George, Bob Burdge, Michael Broderick, Tim O'Connell, Brian Paul,
Chairman Frank Creyaufmiller**

Passed

d. **Zoning Atlas Amendment & Planned Development - Redhawk Rebar - 4280 Bandy Boulevard**

Ms. Grohall gave an overview of the application and answered questions from the Board on outside rebar storage, water run off and concerns with heavy metals going into the holding pond.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, stated there will be minimal outdoor storage of material and the required pretreatment designs should take care of any suspended solids before going into the water body. Mr. Murphy answered questions from the Board on rebar coating and the estimated number of employees.

Motion was made by Michael Broderick, and seconded by John George to forward a recommendation to approve the presented plan (PD) and rezoning request with the following conditions:

- 1) Open Space calculation revised to reflect the 20% required in the Land Development Code, Land Development Code 22-40(b)(3). This revision should be made prior to City Commission.**
- 2) Site Lighting is provided in accordance with Land Development Code 22-60(j)(1) Off Street Parking and Loading at the time of Building Permit Review.**
- 3) Building elevations be provided prior to City Commission in accordance with Land Development Code Section 22-59 (c)(1)j.**
- 4) Please provide an updated response to the City of Fort Pierce Engineering Department review dated June 29, 2018 prior to Building Permit application.**
- 5) A Landscaping Plan by a licensed landscape architect in accordance with Code 22-187, and 22-40 (b)(2) is submitted prior to City Commission.**

AYE: **Bob Burdge, Michael Broderick, Tim O'Connell, Brian Paul, John George, Chairman Frank Creyaufmiller**

Passed

e. **Conditional Use - Prescribed Pediatric Extended Care/Childcare Center - 2401 Frist Boulevard**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the children drop off area, sidewalks and outdoor activities.

Rochelle Scavella provided additional information about the Center and answered questions from the Board on the outdoor recreational activities.

Ms. Grohall stated there is no specific zoning requirement tied to the playground. Ms. Grohall said typically Department of Children and Families is the approving body on playgrounds and when it is known that a playground will be provided, we ask the applicant to sketch it out on the site plan.

Motion was made by Mr. George and seconded by Mr. Burdge to approve with conditions and to sketch out the playground and the lighting on the site plan.

Mr. Broderick suggested a clarification that the sketch of the playground area and lighting meeting the Planning department requirements.

Ms. Grohall stated there is no specific requirements from the city standards for the playground and if a playground is required we would have the applicant sketch it out.

Mr. Messer expressed concerns about going through the Quasi-Judicial hearing process at City Commission and issuing a discretionary order on the playground.

Ms. Scavella said state regulations do not require Prescribed Pediatric Extended Care facilities to have playgrounds but they want to provide additional outdoor activities for the kids.

Mr. Messer suggested to not include something that does not need to be enforced.

Mr. Creyaufmiller asked for the motion to be amended.

Mr. Broderick asked what would happen if Department of Children and Families requires the playground.

Ms. Grohall explained it would come back to staff as a fence permit and appropriate setbacks and lighting would be looked at.

Motion was made by John George, and seconded by Bob Burdge to forward a recommendation to approve the request with the following condition:

- 1. Comply with City Code Section 22-60. Off-street parking and loading (j) Lighting (l)a. Please provide the lighting plan with a minimum average of two (2) footcandles.**

AYE: Michael Broderick, Tim O'Connell, Brian Paul, John George, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. Conditional Use - Zietz Dwelling Rental - 462 Granada Street, Unit B

Mr. Gilmore gave an overview of the application and answered questions from the Board on registered property management and issuing a Conditional Use for only a portion of the property.

Ms. Grohall stated that a Conditional Use applying to only one or two units, with the same parcel ID, is frequently done.

Mr. Creyaufmiller asked how the city deals with making sure the properties have a registered property manager.

Ms. Grohall stated there is an annual process for updating the information.

Mr. Messer explained the ultimate recourse by the city is that, if a conditional use is imposed on the property and there is a complaint that is well founded that the conditional use is not being complied with, then the conditional use would be removed.

Mr. Broderick stated he will be providing further information to the Board, at a later meeting, for consideration on the management issue.

Lisa Cataline, Coldwell Banker Rental Department Manager, stated they have agents readily available and they also have a 24 hour 7 day a week maintenance hotline. Ms. Cataline explained that if someone has a Conditional Use permit and they no longer use Coldwell Banker to manage the property, Coldwell Banker would notify the city. Ms. Cataline went on to say that they have mechanisms, processes and procedures in place to catch those type of things.

Mr. Burdge asked where the revocation process of a Conditional Use would start.

Mr. Messer stated it would depend on the severity and quantity of the violation and whether the

police department or code enforcement felt fit to put it on the agenda, to ask the City Commission to remove the Conditional Use. Mr. Messer said the conditions that are set forth on the approval are the only conditions that are able to be removed.

Ms. Grohall said they also have to abide by the city's rules and regulations, which includes anything in the Code of Ordinances, including any criminal acts or violations.

Mr. Broderick asked if would be warranted to have all advertising for the unit show the license number.

Ms. Grohall stated the city does not issue a number but a future evolution of this would be that the State of Florida works with companies like Air bnb to make sure each listing is properly licensed through the city.

Motion was made by Michael Broderick, and seconded by John George to forward a recommendation to approve the request with the following conditions:

- 1) The maximum occupancy ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles**

AYE: Tim O'Connell, Brian Paul, John George, Bob Burdge, Michael Broderick, Chairman Frank Creyaufmiller

Passed

g. Conditional Use with New Construction - Braun Residence - 1661 Binney Drive

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

Mr. Broderick stated he had a discussion with Mr. Gilmore regarding the the 45 foot height restriction in the South Beach overlay.

Mike Menard, Applicant Representative from Architectonic, provided additional information on the home and stated the roof structure exceeds the 28 foot height limit.

Motion was made by John George, and seconded by Brian Paul to forward a recommendation to the City Commission for approval of the requested Conditional Use with New Construction for the proposed single family residence with a height of up to 34.4 feet.

AYE: Brian Paul, John George, Bob Burdge, Michael Broderick, Tim O'Connell, Chairman Frank Creyaufmiller

Passed

h. Abandonment - Granada Street Properties - A portion of Frances Avenue (between Granada Street and Hernando Street)

This item was removed from the agenda.

7. BOARD COMMENT

Mr. Broderick suggests a property manager be available 24 hours a day to resolve code compliance or other type of issues on short term rentals.

Mr. Messer stated the language on short term rental conditions is always susceptible to tightening up and it is well within the power of the city to regulate.

Chairman Creyaufmiller asked if the language regarding the property manager verbiage be tightened up and Ms. Grohall said that is something the Board can come up with together as a group.

8. ADJOURNMENT

Planning Board

6.a.

Meeting Date: 08/14/2018

Information

REQUESTED ACTION

Capital Improvement Plan by Jack Andrews

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Capital Improvement Projects

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/16/2018 04:28 PM

Final Approval Date: 07/16/2018



CITY OF FORT PIERCE

CAPITAL IMPROVEMENT PROJECTS

Fiscal Years
2017/18 - 2021/2022

Revision Date: August 2018



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INTRODUCTION

Scope

- ▶ The Capital Improvement Plan represents an annually updated schedule of prospective capital expenditures of major public facilities and infrastructure such as buildings, transportation and recreational needs. Within the plan, estimated capital costs, sources of funding, and timing of work for a five year period is provided.
- ▶ The Capital Improvement Plan encourages the City to forecast not only what expenditures they intend to make, but also to identify potential funding sources in order to more properly plan for the expenditures required for the acquisition of the asset. Upon adoption of the Plan, the first year of the proposed CIP becomes the list of capital items that are scheduled for that budget year. The program is then updated on an annual basis to insure previous projections are still on course. In so doing, the City is always working on a prospective five-year schedule.
- ▶ The CIP is designed to be a flexible planning tool. All projects proposed for funding in the CIP are prioritized and include projections of revenues that are expected to become available at the time of any expenditure. If sufficient funds are not made available to pay for CIP projects, the document provides flexibility for the Commission to re-prioritize expenditures and project scheduling.



INCLUDED IN THE CIP

- ▶ The City of Fort Pierce includes any project that has a life expectancy of at least ten-years and a minimum threshold of \$50,000 into the CIP. In some cases we may include an item in the proposed plan that is not tangible. Those items, while not generally considered to be traditional capital items, are sometimes included because they represent a significant, inordinate expenditure on the part of the City.
- ▶ Projects are solicited from department heads and brought before the Commission in a workshop style format to determine project eligibility, necessity and priority.



PROJECT COST

- ▶ Project cost estimates are far more detailed and accurate for those items that are scheduled for funding in an earlier fiscal year. The closer it becomes to undertaking a particular project, it becomes increasingly important to have a more accurate picture of the total project costs. Conversely, projects scheduled for later years are likely to change in scope, acquisition costs, and construction costs. Therefore, less emphasis is placed on the accuracy of the cost figures associated with those projects.



FUNDING SOURCES

- ▶ The City is fiscally prudent in exploring all avenues of funding sources for their capital improvement projects. Following is a listing of all funding sources utilized within this CIP and the abbreviations used.

ART	Art in Public Places
CDBG-D	Community Development Block Grant—Disaster Funds Grant
City-GF	City of Fort Pierce-General Fund Account
City-MF	City of Fort Pierce-Marina Enterprise Fund Account
City-R	City of Fort Pierce-Restricted Fund Account
CMP	FDOT—Congestion Management Projects
Fair Share	Fair Share Contribution—Funds collected from developers during the site plan process
FCT	Florida Communities Trust Grant
FDEP	Florida Department of Environmental Protection— 319 and TMDL Grants



FUNDING SOURCES

FDOT	Florida Department of Transportation - JPA and LPA Grants
FEMA	Federal Emergency Management Agency - Includes both Hazard Mitigation and Disaster Recovery Grants
FHWA	Federal Highway Administration - Scenic Highway Grant
FIND	Florida Inland Navigational District
FPRA	Fort Pierce Redevelopment Agency
FPUA	Fort Pierce Utilities Authority
FWC	Florida Fish and Wildlife Conservation Commission-BIG Grant
Impact Fees	City Building Impact Fees
IK	In-Kind services provided by City Departments
Insurance	Insurance proceeds from hurricane damages
NRCS	National Resources Conservation Service
Park MSTU	St. Lucie County Park Municipal Service Tax Unit
RI	City-Road Impact Fees

FUNDING SOURCES



SFWMD	South Florida Water Management District
SMU	Fort Pierce Stormwater Management Utility
SR2S	Safe Routes to School
SLC	St. Lucie County
TE	FDOT-Transportation Enhancement Funds

SUMMARY

- ▶ The CIP provides a vision for the betterment of our community as it is an evolving plan comprised of the City's wants, needs, and desires. All improvement projects contained within the Plan are prioritized based on the community's importance, relative need, funding availability, and timing of other projects.
- ▶ As with any active idea, the prioritization of the capital projects, as well as the funding sources, is expected to evolve on an annual basis as priorities and needs of the community are altered or transformed.

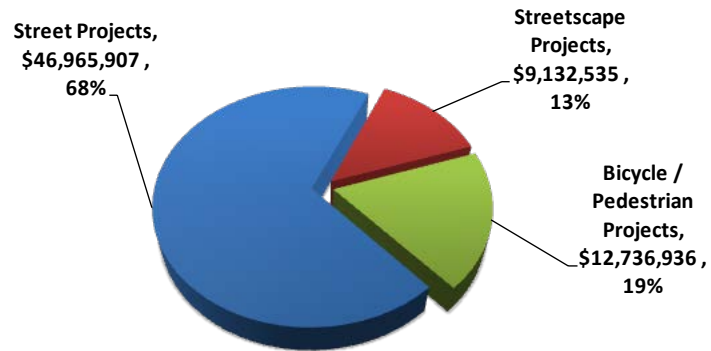




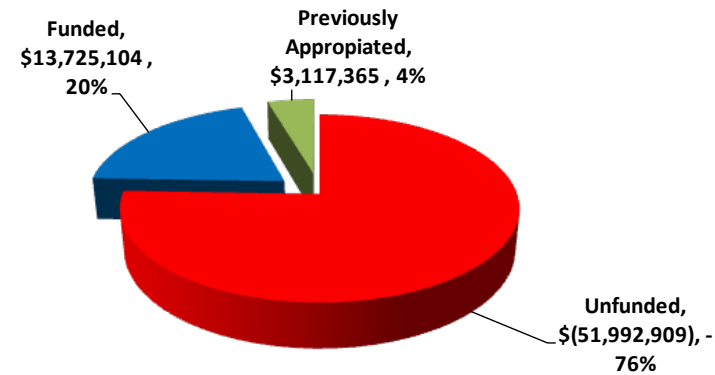
TRANSPORTATION

Summary

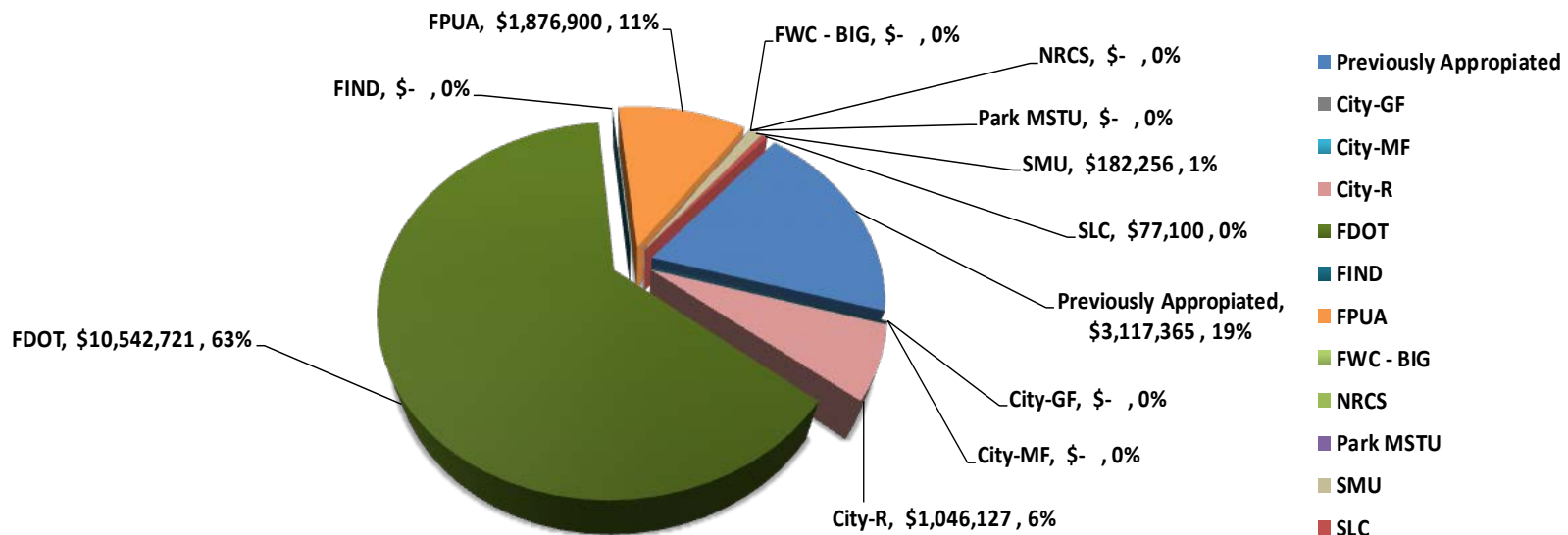
Requested Amount - \$68,848,378



Funded Amount - \$14,087,945



Funding Sources





TRANSPORTATION

Street Projects

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
STREET PROJECTS											
1	Ohio Avenue Realignment (US 1 @ Ohio Ave.) Description: Realignment of east leg of intersection. Construction includes paving, drainage, sidewalk, mast arm installation, signalization upgrades and landscaping.	\$ 1,223,022	\$ 135,875 Design	\$355,741		\$ 731,406 Construction/ Testing	\$ -	\$ -	\$ -	CITY-R, SMU FDOT, FPUA, Unfunded	DETAIL
2	Citrus Overpass Bridge Repairs Description: Project entails maintenance work as outlined by the biennial bridge inspection report. Deficiencies include; concrete spalling, exposed rebar, failed compression joints, understructure paint and deck joint seals.	\$ 335,000	\$ -	\$335,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
3	Street Resurfacing (Citywide) Description: Milling, curb reconstruction and asphalt overlay.	\$ 16,599,457	\$ 266,000	\$15,680,580	\$ 352,877 Construction	\$ 300,000 Construction	\$ -	\$ -	\$ -	CITY-GF CITY-R Unfunded	DETAIL
4	17th St - Phase 1 (Orange Ave. North to Ave. D) Description: Project includes reconstruction of roadway, drainage, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	\$ 1,497,713	\$ 205,116 Design	\$1,292,597	\$ -	\$ -	\$ -	\$ -	\$ -	FPRA, SMU Unfunded	DETAIL
5	Pavement Markings (Partial) Description: Replacement of pavement markings to comply with MUTCD Standards for marking retroreflectivity.	\$ 205,000	\$ -	\$205,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
6	S. 7th St Reconstruction (Wendell to 10th St) Description: Roadway reconstruction, drainage, and sidewalk. Water, sewer, and electrical replacement is not included in total project cost.	\$ 659,046	\$ -	\$659,046	\$ -	\$ -	\$ -	\$ -	\$ -	CITY GF, SMU Unfunded	DETAIL
7	13th St - Phase 3 (Ave. E to Ave. Q) Description: Project includes reconstruction of roadway, drainage, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	\$ 2,124,605	\$ 263,445 Design	\$1,861,160	\$ -	\$ -	\$ -	\$ -	\$ -	FPRA Unfunded	DETAIL
8	Avenue M (13th to 25th) Description: A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, along with reconstruction of the roadway surface.	\$ 1,871,000	\$ -	\$0	\$ 971,000 Construction	\$ 900,000 Construction	\$ -	\$ -	\$ -	FPUA	DETAIL
STREET PROJECTS TOTAL (this page)		\$ 24,514,843	\$ 870,436	\$20,389,124	\$ 1,323,877	\$ 1,931,406	\$ -	\$ -	\$ -		





TRANSPORTATION

Street Projects

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
STREET PROJECTS											
9	Wendell Road (8th to Chipola Road) Description: A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, drainage improvements, sidewalk replacement and roadway reconstruction.	\$ 1,344,111	\$ -	\$1,344,111	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
10	Ohio Avenue (Sunrise Blvd. to US1) Description: A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, drainage improvements, sidewalk replacement and roadway reconstruction.	\$ 1,346,535	\$ -	\$1,346,535	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
11	13th St - Phase 4 (Georgia Ave. to Orange Ave.) Description: Project includes reconstruction of roadway, drainage, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	\$ 4,584,896	\$ 274,880 Design	\$4,310,016	\$ -	\$ -	\$ -	\$ -	\$ -	FPRA Unfunded	DETAIL
12	Avenue I Corridor (13th St. to 25th St.) Description: Project includes reconstruction of roadway, drainage, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	\$ 2,824,545	\$ 164,474 Design	\$2,660,071	\$ -	\$ -	\$ -	\$ -	\$ -	FPRA Unfunded	DETAIL
13	13th St. - Phase 5 (Virginia Ave. to Georgia Ave.) Description: Project includes reconstruction of roadway, drainage, canal enclosure, sidewalk, limited landscaping and street lighting. Sanitary sewer, water main, and overhead utilities conversion to underground anticipated, but not, included in project costs.	\$ 6,256,782	\$ -	\$6,256,782	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
14	US 1 @ Virginia Ave. Description: Addition of right turn lane on US 1. Preliminary design, land acquisition, and final design currently funded. Construction funding by FDOT currently beyond five year outlook.	\$ 3,410,445	\$ 421,115	\$0	\$ -	\$ 100,000 Utilities	\$ 2,889,330 Construction/ Land	\$ -	\$ -	FDOT	DETAIL
15	Indian River Dr. (Ave. A to Seaway Drive) Description: Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground and water/sewer replacement anticipated, but not part of total project cost.	\$ 2,070,000	\$ -	\$2,070,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
STREET PROJECTS TOTAL (this page)		\$ 21,837,314	\$ 860,469	\$17,987,515	\$ -	\$ 100,000	\$ 2,889,330	\$ -	\$ -		





TRANSPORTATION

Street Projects

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
STREET PROJECTS											
16	Port Streets (Port Ave., Harbor St.) Description: Project scope includes drainage improvements, replacement of curbing, roadway reconstruction and sidewalks.	\$ 317,500	\$ -	\$317,500	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
17	Granada Street Paving (Porpoise Avenue to North of Gulfstream) Description: Paving, drainage, and sidewalks for unpaved section of Granada Street.	\$ 296,250	\$ -	\$296,250	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
STREET PROJECTS TOTAL (this page)		\$ 613,750	\$ -	\$613,750	\$ -	\$ -	\$ -	\$ -	\$ -		
STREET PROJECTS TOTAL (previous page)		\$ 46,352,157	\$ 1,730,905	\$38,376,639	\$ 1,323,877	\$ 2,031,406	\$ 2,889,330	\$ -	\$ -		
STREET PROJECTS TOTAL		\$ 46,965,907	\$ 1,730,905	\$38,990,389	\$ 1,323,877	\$ 2,031,406	\$ 2,889,330	\$ -	\$ -		



TRANSPORTATION

Streetscape Projects

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
STREETSCAPE PROJECTS											
1	Fisherman's Wharf (Indian River Dr. to Indian River) Description: Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground. Decorative observation area.	\$ 1,631,950	\$ -	\$1,477,750	\$ 154,200 Design		\$ -	\$ -	\$ -	FPUA-FDOT-CITY GF- SLC (Pending)	DETAIL
2	Avenue D (US1 to Indian River Dr.) Description: Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground.	\$ 1,603,840	\$ -	\$1,603,840	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
3	5th St (Orange Ave. to Ave. A) Description: Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Conversion of overhead utilities to underground.	\$ 291,084	\$ -	\$291,084	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
4	Depot Drive (Orange Ave. to 2nd St.) Description: Reconstruction of roadway, drainage, sidewalks, street lighting, and landscaping. Project will convert one way traffic to two way and provide on-street parking.	\$ 1,262,380	\$ -	\$1,262,380	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
5	Hibiscus Park Neighborhood Description: Roadway paving, drainage improvements, sidewalks, street lighting.	\$ 4,343,281	\$ 349,555 Design	\$3,993,726	\$ -	\$ -	\$ -	\$ -	\$ -	CITY GF Unfunded	DETAIL
STREETSCAPE PROJECTS TOTAL		\$ 9,132,535	\$ 349,555	\$8,628,780	\$ 154,200	\$ -	\$ -	\$ -	\$ -		





TRANSPORTATION

Bicycle / Pedestrian Projects

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
BICYCLE / PEDESTRIAN PROJECTS											
1	Emil Avenue Sidewalk (Oleander Ave. to US 1) Description: Construction of sidewalk on both sides of Emil Ave.	\$ 560,000	\$ -	\$560,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
2	Indian River Dr. Sidewalk (Delaware Ave. to Old Fort Park) Description: Construction of sidewalk along west side of Indian River Drive from existing sidewalk at Delaware Avenue south to Old Fort Park. Project cost includes \$15,000 for easement acquisition.	\$ 93,740	\$ -	\$93,740	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
3	South Causeway Bridge Repair / Rehabilitation Description: This project funded and managed by FDOT, provides erosion protection for bridge pilings, dredging of the main channel beneath the bridge and replacement of both east and west pedestrian observation decks.	\$ 6,556,164	\$ 574,885 Design	\$0	\$ -	\$ 5,981,279 Construction/ Testing	\$ -	\$ -	\$ -	FDOT	DETAIL
4	Indian Hills Recreation Area - Bike Path / Trail (South Savannah Rd. to Indian Hills Dr.) Description: Trail construction, funds available July 1, 2018.	\$ 604,127	\$ 80,000 Design	\$0	\$ 524,127 Construction	\$ -	\$ -	\$ -	\$ -	FDOT	DETAIL
5	Historic Highwayman - Bike Path / Trail (Gap from Indian Hills Dr. to Georgia Ave.) Description: Design phase.	\$ 176,720	\$ 76,720 Planning	\$0	\$ -	\$ 100,000 Design	\$ -	\$ -	\$ -	FDOT	DETAIL
6	Historic Downtown Ft. Pierce Retrofit - Bike Path/ Trail (Georgia Ave. to N. A1A) Description: Design phase.	\$ 496,562	\$ 196,562 Design	\$0	\$ -	\$ -	\$ 300,000 Design	\$ -	\$ -	FDOT	DETAIL
7	FEC Overpass - Bike Path / Trail (Savannas Recreation Area South to Savannah Rd.) Description: A proposed joint project between St. Lucie County and the City of Fort Pierce connecting the Savannas Recreation Area Trail	\$ 3,029,623	\$ 108,738 Planning	\$2,500,000	\$ -	\$ 420,885 Design	\$ -	\$ -	\$ -	FDOT Unfunded	DETAIL
8	Melody Lane Seawall Replacement Description: Hurricane IRMA caused extensive damage to the melody lane seawall. New concrete panels, associated tie back system and concrete sidewalk to be constructed.	\$ 1,220,000	\$ -	\$1,220,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
BICYCLE / PEDESTRIAN PROJECTS TOTAL		\$ 12,736,936	\$ 1,036,905	\$4,373,740	\$ 524,127	\$ 6,502,164	\$ 300,000	\$ -	\$ -		



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TRANSPORTATION



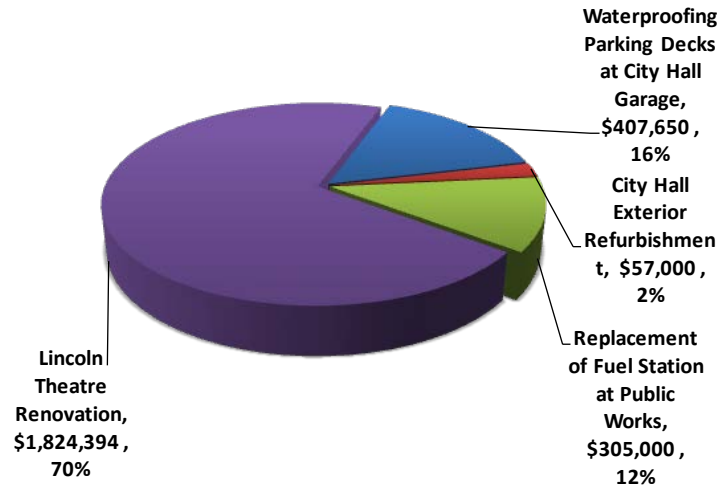
ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
TRANSPORTATION											
	STREET PROJECTS TOTAL	\$ 46,965,907	\$ 1,730,905	\$38,990,369	\$ 1,323,877	\$ 2,031,406	\$ 2,889,330	\$ -	\$ -		
	STREETSCAPE PROJECTS TOTAL	\$ 9,132,535	\$ 349,555	\$8,628,780	\$ 154,200	\$ -	\$ -	\$ -	\$ -		
	BICYCLE / PEDESTRIAN PROJECTS TOTAL	\$ 12,736,936	\$ 1,036,905	\$4,373,740	\$ 524,127	\$ 6,502,164	\$ 300,000	\$ -	\$ -		
	TRANSPORTATION PROJECTS TOTAL	\$ 68,835,378	\$ 3,117,365	\$51,992,909	\$ 2,002,204	\$ 8,533,570	\$ 3,189,330	\$ -	\$ -		



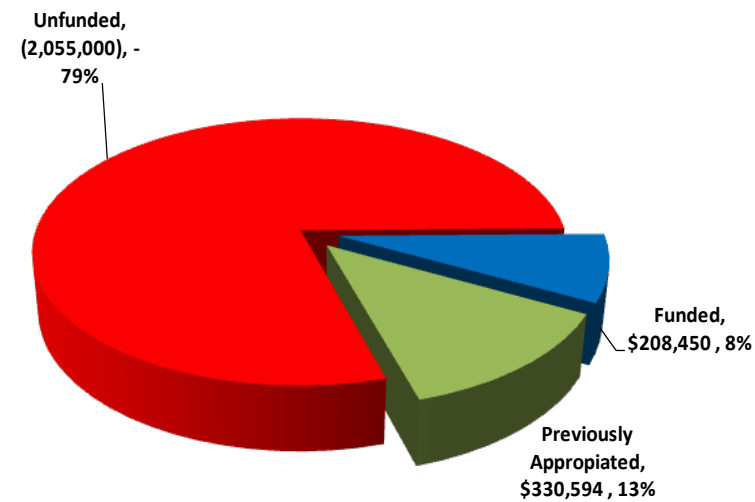
BUILDINGS

Summary

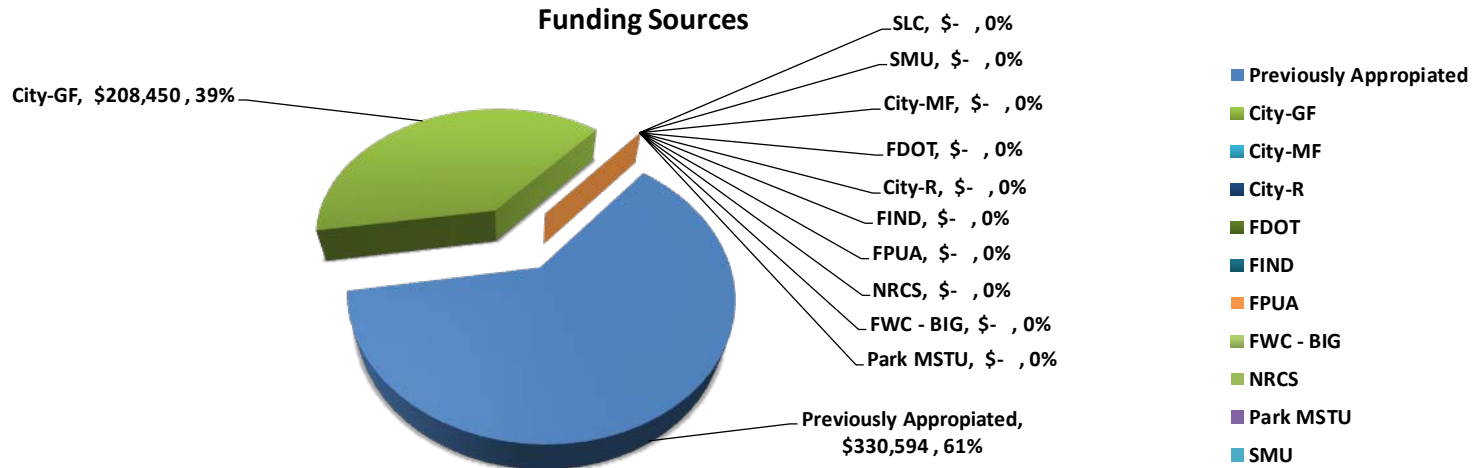
Total Project Amount - \$2,594,044



Funded Amount - \$208,450



Funding Sources



BUILDINGS



ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
BUILDINGS											
BUILDINGS											
1	Waterproofing Parking Decks at City Hall Garage Description: Waterproofing maintenance of parking structure located at City Hall - 100 N. US 1. Recaulking of parking deck joints, cleaning of drainage pipes and sealing drain line joints is necessary maintenance to assure waterproofing of parking structure.	\$ 407,650	\$ 6,200 Design	\$250,000	\$ 151,450 Construction	\$ -	\$ -	\$ -	\$ -	CITY-GF Unfunded	DETAIL
2	City Hall Exterior Refurbishment Description: The proposed work will repair any exterior deficiencies in the honeycomb portions of the building, provide weatherproofing and paint City Hall.	\$ 57,000	\$ -	\$0	\$ -	\$ 57,000 Construction	\$ -	\$ -	\$ -	CITY-GF	DETAIL
3	Replacement of Fuel Station at Public Works Description: Replacement project for the fuel station located at the Public Works Compound at 52 Savannah Road. Existing canopy is showing signs of dilapidation. Structure needs to be replaced to meet new wind loads established by the Florida Building Code.	\$ 305,000	\$ -	\$305,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
4	Lincoln Theatre Renovation Description: Restoration of Lincoln Theatre at 1132 Avenue D.	\$ 1,824,394	\$ 324,394 Construction	\$1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	FPRA Unfunded	DETAIL
BUILDING PROJECTS TOTAL		\$ 2,594,044	\$ 330,594	\$2,065,000	\$ 151,450	\$ 57,000	\$ -	\$ -	\$ -		



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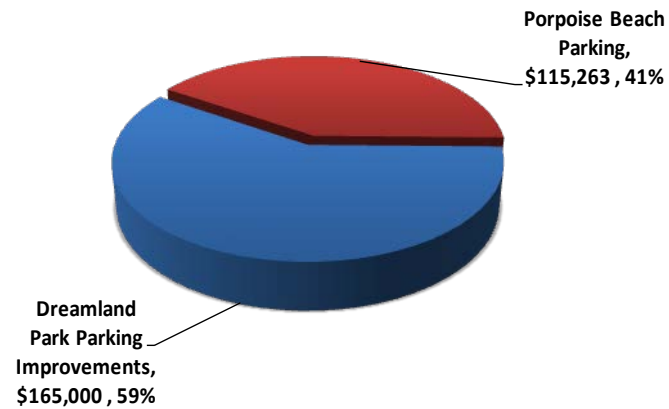
BACK



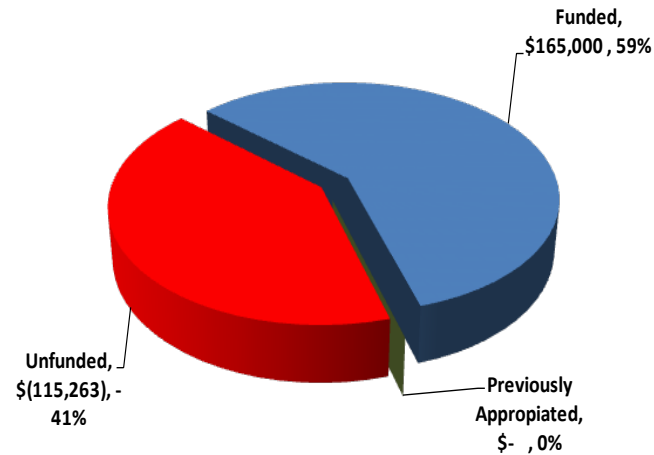
PARKING FACILITIES

Summary

Total Project Amount - \$280,263



Funded Amount - \$165,000



Funding Sources

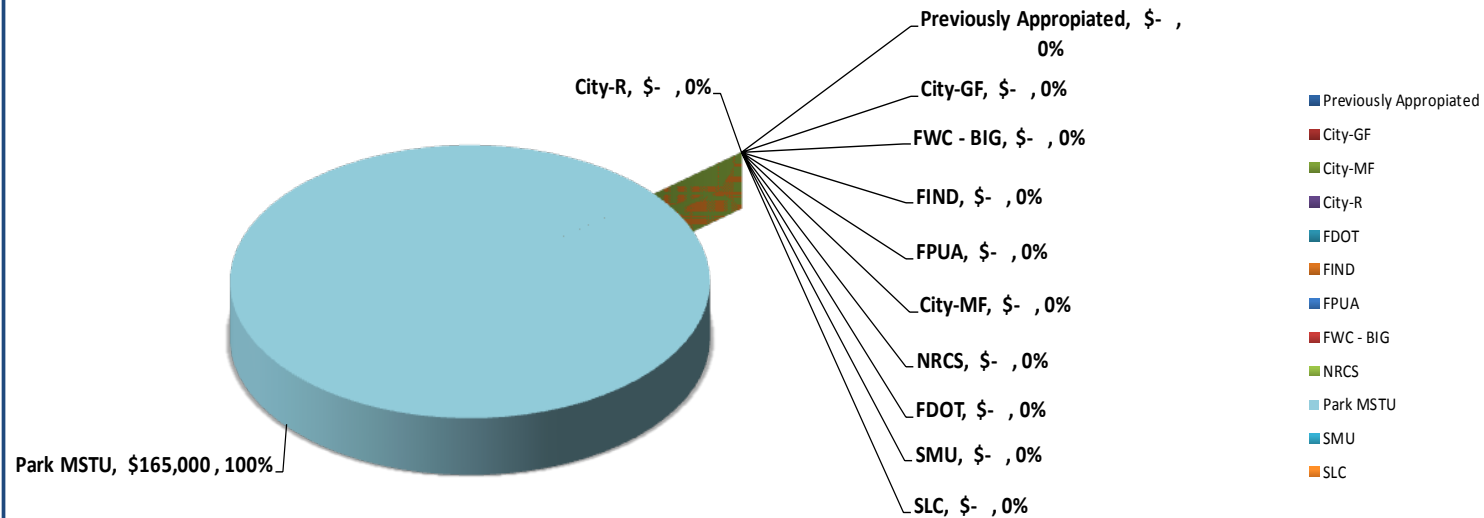


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PARKING FACILITIES

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
PARKING FACILITIES											
PARKING FACILITIES											
1	Dreamland Park Parking Improvements Description: This project will provide parking improvements for the planned "Wall of Remembrance", a memorial recognizing all of the lives that have been taken by violence in our community and creating a reflective environment for remembrance.	\$ 165,000	\$ -	\$0	\$ 165,000 Construction	\$ -	\$ -	\$ -	\$ -	Park MSTU	DETAIL
2	Porpoise Beach Parking Description: This project is an expansion of the existing Porpoise Beach Access parking area. In accordance with an interlocal agreement entered into with St. Lucie County, the City will construct a public parking area on a parcel of property immediately north of the	\$ 115,263	\$ -	\$115,263	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
PARKING FACILITIES PROJECTS TOTAL		\$ 280,263	\$ -	\$115,263	\$ 165,000	\$ -	\$ -	\$ -	\$ -		



PARK IMPROVEMENT PROJECTS

Summary

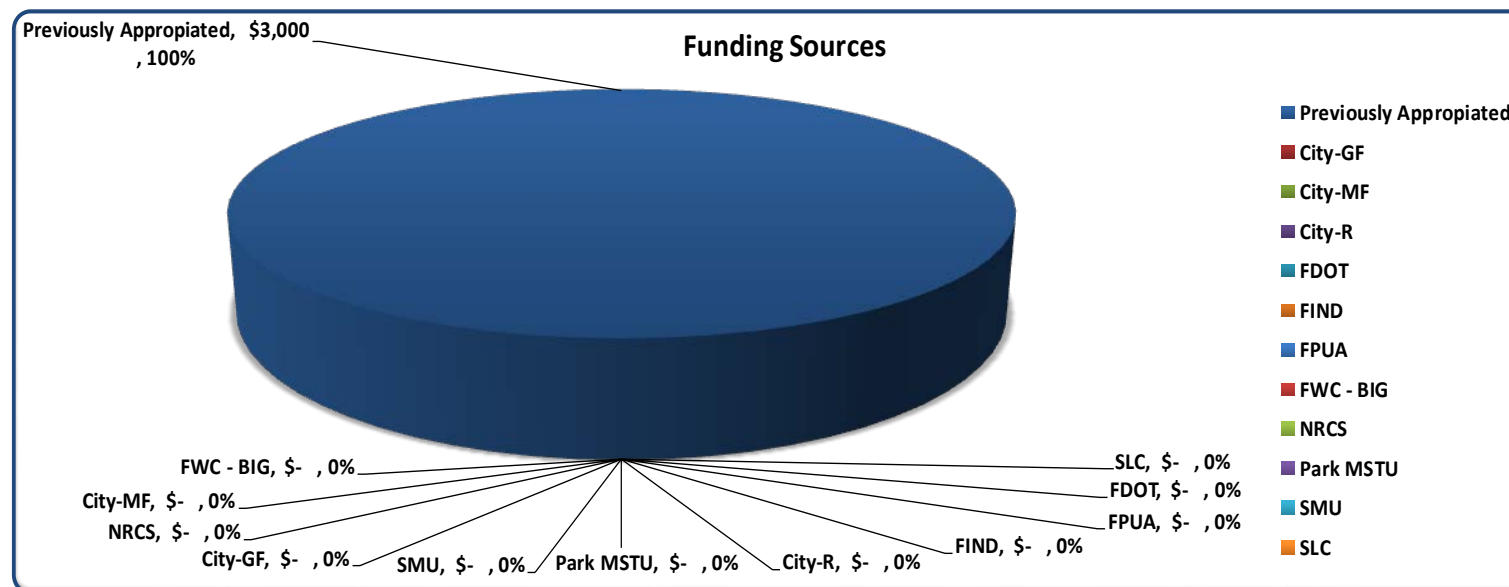
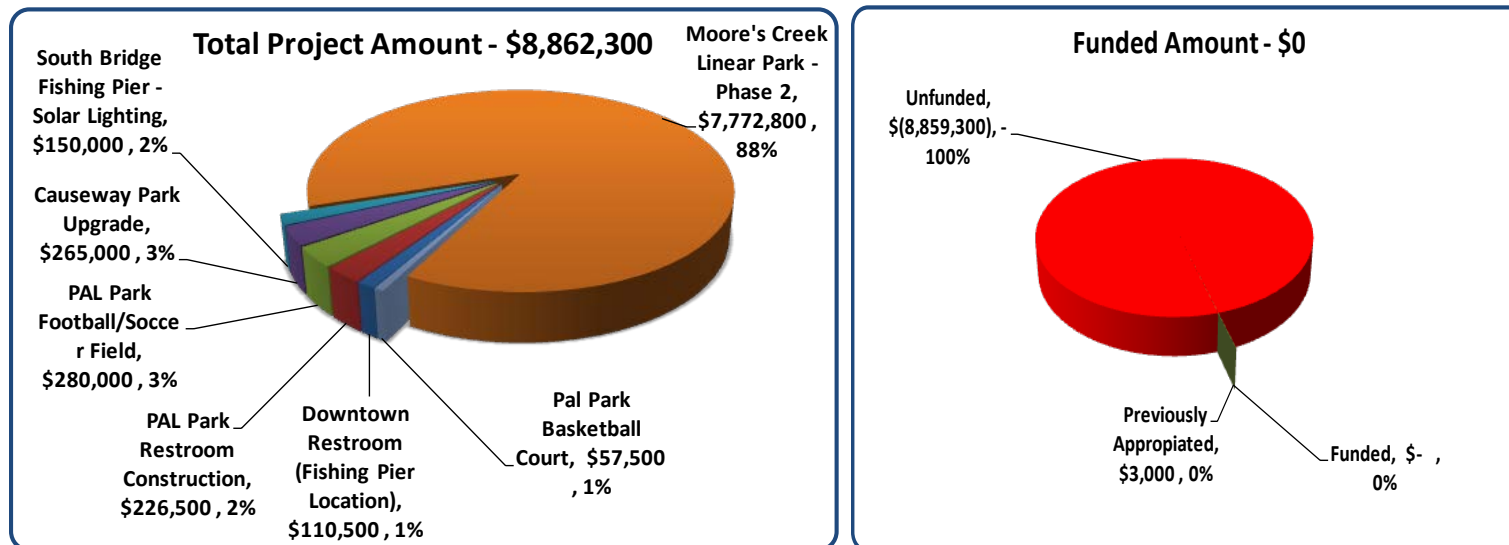


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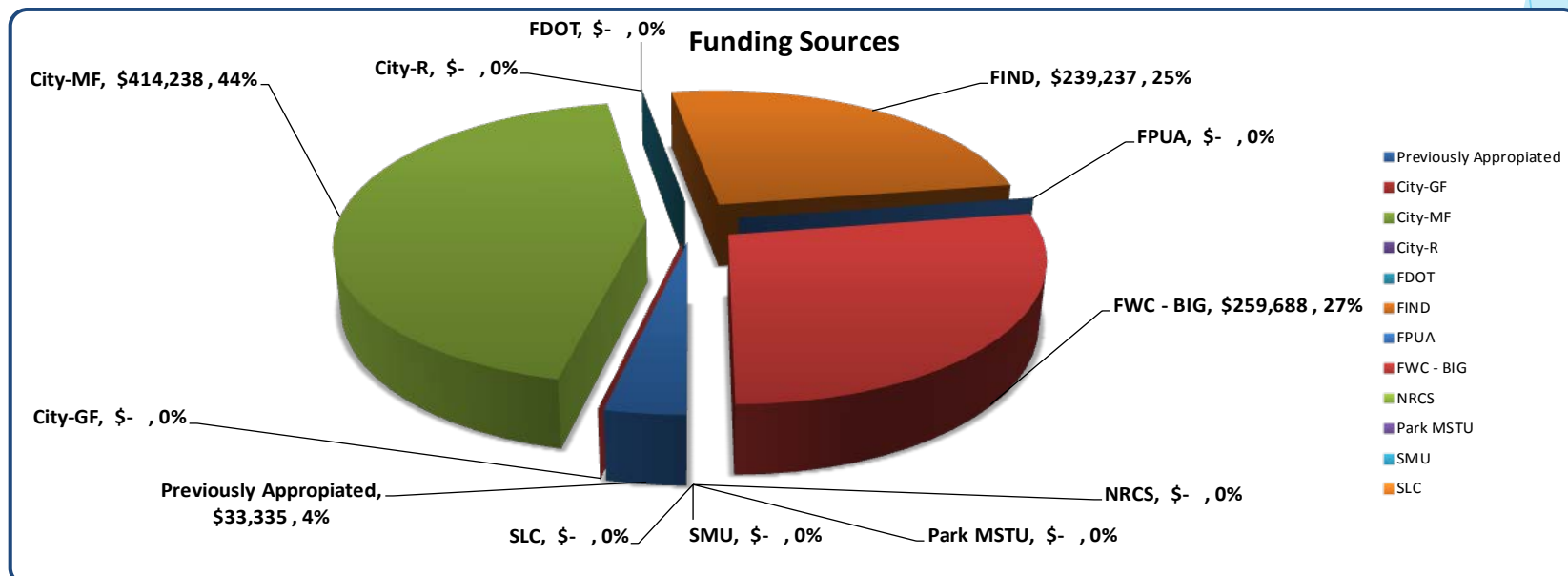
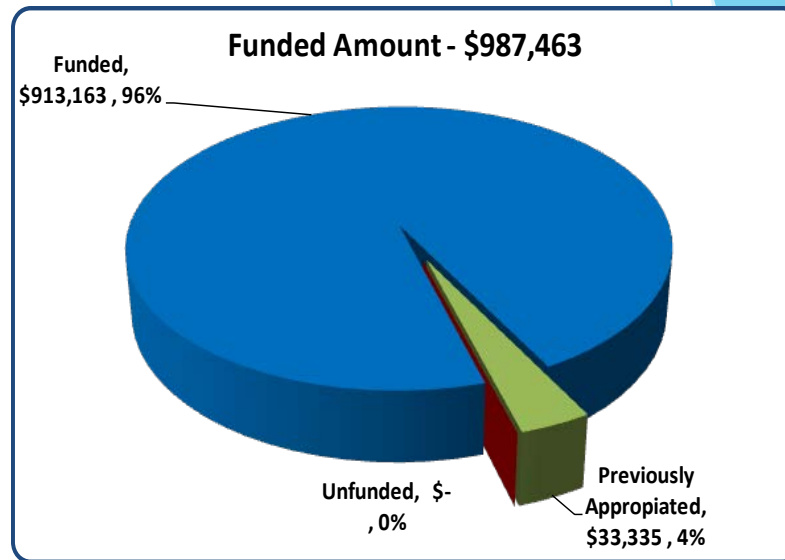
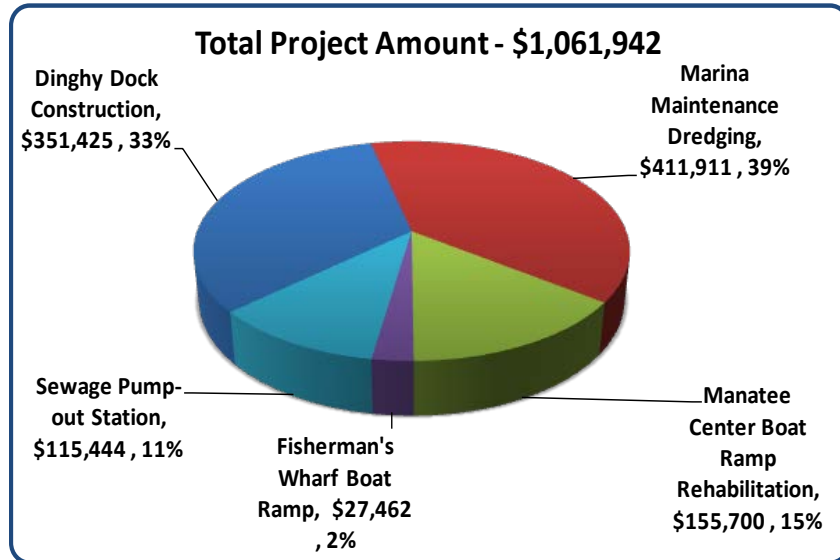
PARK IMPROVEMENT PROJECTS

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
PARK IMPROVEMENT PROJECTS											
PARK IMPROVEMENT											
1	Downtown Restroom (Fishing Pier Location) Description: Proposed construction of a 309 square feet restroom facility containing 2 water closets.	\$ 110,500	\$ 1,500 Design	\$109,000	\$ -	\$ -	\$ -	\$ -	\$ -	CITY-GF Unfunded	DETAIL
2	PAL Park Restroom Construction Description: Proposed construction of a 1392 square feet restroom facility and concession area. Building shall include 5 water closets and 3 urinals.	\$ 226,500	\$ 1,500 Design	\$225,000	\$ -	\$ -	\$ -	\$ -	\$ -	CITY-GF Unfunded	DETAIL
3	PAL Park Football/Soccer Field Description: Construction of new football/soccer field to accommodate new programming at the PAL Center. (Football facility to include lighting, restroom, press box and	\$ 280,000	\$ -	\$280,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
4	Causeway Park Upgrade Description: An extremely popular destination providing public water access to residents and tourists alike. So popular that parking, traffic flow and pedestrian safety have become a major concern.	\$ 265,000	\$ -	\$265,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
5	South Bridge Fishing Pier - Solar Lighting Description: Lighting on the existing observation decks are inoperable. The City will plan towards placing lights on the newly constructed decks upon completion of construction by FDOT. This is a high use (Installation of solar light fixtures for fishing pier	\$ 150,000	\$ -	\$150,000	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
6	Moore's Creek Linear Park - Phase 2 Description: The continuation of the linear park concept from 15th Street west to 29th Street. Project includes, canal enlargement, reshaping, pedestrian walkway, lighting, and landscaping.	\$ 7,772,800	\$ -	\$7,772,800	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
7	Pal Park Basketball Court Design and construction of a new outside basketball court to accommodate new programming at the PAL Center.	\$ 57,500	\$ -	\$57,500	\$ -	\$ -	\$ -	\$ -	\$ -	Unfunded	DETAIL
PARK IMPROVEMENT PROJECTS TOTAL		\$ 8,862,300	\$ 3,000	\$8,859,300	\$ -	\$ -	\$ -	\$ -	\$ -		



MARINA PROJECTS

Summary



- Previously Appropriated
- City-GF
- City-MF
- City-R
- FDOT
- FIND
- FPUA
- FWC - BIG
- NRCS
- Park MSTU
- SMU
- SLC



MARINA PROJECTS



ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
MARINA PROJECTS											
MARINA PROJECTS											
1	Dinghy Dock Construction Description: The city proposes to rehabilitate the abandoned intake culvert structure that was previously utilized by the H.D. King Power Plant. The project is to provide free temporary floating dinghy tie up for vessels passing through and anchored in the Fort Pierce area.	\$ 351,425	\$ -	\$0	\$ 351,425.00	\$ -	\$ -	\$ -	\$ -	FWC - BIG FIND	DETAIL
2	Marina Maintenance Dredging Description: The City desires to provide maintenance dredging to the marina area and the ingress/egress channels. A multi-year permit is being applied for from FDEP and a continuing service agreement will be bid for the dredging.	\$ 411,911	\$ 16,411	\$0	\$ 395,500	\$ -	\$ -	\$ -	\$ -	City-MF	DETAIL
3	Manatee Center Boat Ramp Rehabilitation Description: Storm damaged docks have been removed for safety, making unloading and docking difficult for area boaters. This project will replace the docks at the boat ramp and also provide a canoe / kayak launching area.	\$ 155,700	\$ 8,462	\$0	\$ -	\$ 147,238	\$ -	\$ -	\$ -	City-MF FIND, FWC	DETAIL
4	Fisherman's Wharf Boat Ramp Description: Revitalization and expansion of existing boat ramps. Phase I is to perform dock repair to the existing facility.	\$ 27,462	\$ 8,462	\$0	\$ -	\$ 19,000	\$ -	\$ -	\$ -	City-MF FIND	DETAIL
5	Sewage Pump-out Station Description: Installation of the sewage pump-out for docks XX, XX, and XX.	\$ 115,444	\$ -	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	City-MF FDEP	DETAIL
MARINA PROJECTS TOTAL		\$ 1,061,942	\$ 33,335	\$0	\$ 746,925	\$ 166,238	\$ -	\$ -	\$ -		



STORMWATER UTILITY PROJECTS

Summary

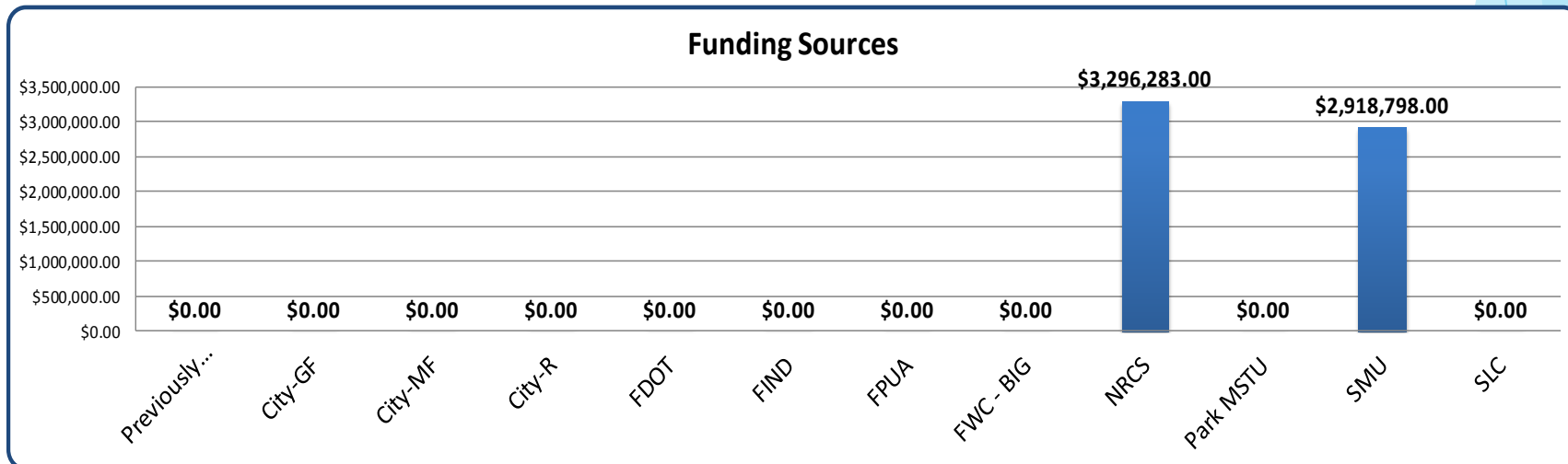
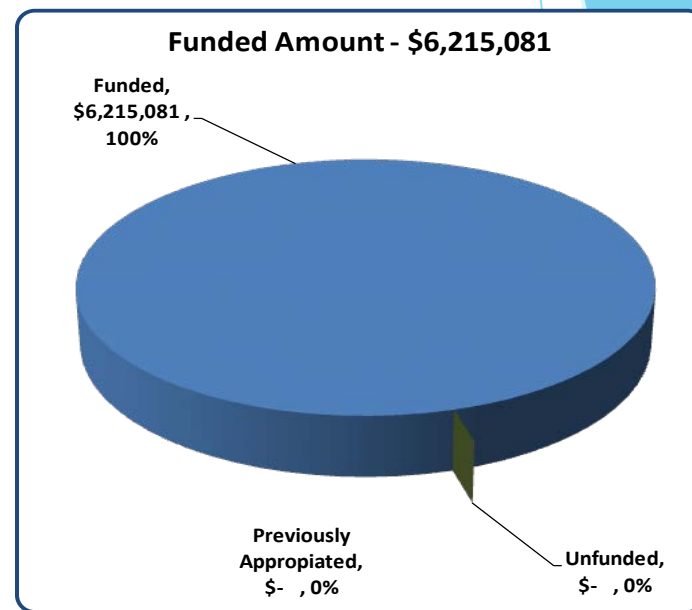
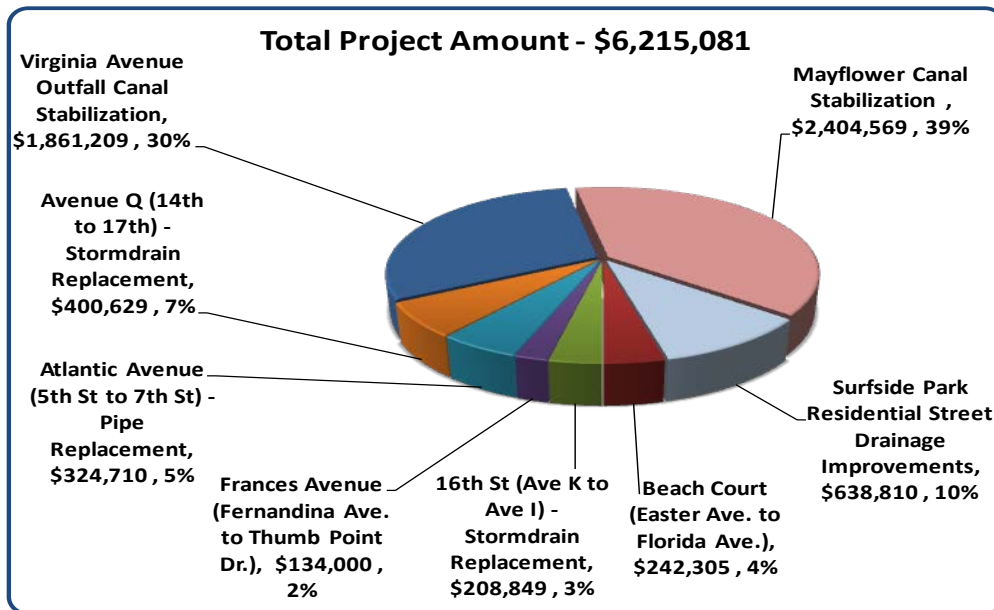


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STORMWATER UTILITY PROJECTS

ITEM NO.	PROJECT NAME	TOTAL PROJECT COST	PREVIOUSLY APPROPRIATED	UNFUNDED AMOUNT	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FUNDING SOURCES	FOR MORE DETAILS
STORMWATER UTILITY PROJECTS											
STORMWATER UTILITY PROJECTS											
1	Surfside Park Residential Street Drainage Improvements Description: The drainage improvements will include valley gutters constructed along both sides of the roadway, elimination of the remaining roadside swales by re-grading from the edge of road to the right-of-way line and re-establishing the roadway crown by asphalt	\$ 638,810	\$ -	\$0	\$ 638,810.00	\$ -	\$ -	\$ -	\$ -	SMU	DETAIL
2	Beach Court (Easter Ave. to Florida Ave.) Description: Project entails the replacement of failing storm drain along Beach Court. Approximately 500' LF of pipe, 8 inlet structures and 3 manholes will be constructed. Project will necessitate the replacement of 790 LF of curb and gutter and overlaying asphalt street.	\$ 242,305	\$ -	\$0	\$ -	\$ -	\$242,305.00	\$ -	\$ -	SMU	DETAIL
3	16th St (Ave K to Ave I) - Stormdrain Replacement Description: Project entails the replacement of a decrepit stormdrain along North 16th Street between Avenue K and Avenue I. The existing system has failed due to deterioration and age of the infrastructure. The project also proposes milling and resurfacing of the	\$ 208,849	\$ -	\$0	\$ 208,849.00	\$ -	\$ -	\$ -	\$ -	SMU	DETAIL
4	Frances Avenue (Fernandina Ave. to Thumb Point Dr.) Description: Project involves the replacement of failing metal side drains along Frances Avenue between Fernandina Avenue and Thumb Point Drive. The pipe will be replaced with concrete pipe and new inlets will be constructed. Replacement of driveway aprons is also	\$ 134,000	\$ -	\$0	\$ -	\$ 134,000.00	\$ -	\$ -	\$ -	SMU	DETAIL
5	Atlantic Avenue (5th St to 7th St) - Pipe Replacement Description: Numerous pavement failures have occurred directly in line with the stormdrain. Public Works Department has repeatedly filled these voids with asphalt. The failures continue to expand creating safety concerns	\$ 324,710	\$ -	\$0	\$ -	\$ -	\$ -	\$324,710.00	\$ -	SMU	DETAIL
6	Avenue Q (14th to 17th) - Stormdrain Replacement Description: Project entails the replacement of failing stormdrain along Avenue Q between 14th and 17th Streets. Approximately 1,200 LF of 48" pipe along with the installation of 8 drainage structures is proposed. Also the replacement of curb and gutter and resurfacing of	\$ 400,629	\$ -	\$0	\$ -	\$ -	\$400,629.00	\$ -	\$ -	SMU	DETAIL
7	Virginia Avenue Outfall Canal Stabilization (Heathcote Road to Indian Hills Recreation Area) Description: Repair of damaged canal bank resulting from Hurricane Irma. Work will entail re-shaping of canal banks and stabilization with natural rock rubble.	\$ 1,861,209	\$ -	\$0	\$ 780,484.00	\$1,080,725.00	\$ -	\$ -	\$ -	SMU, NRCS	DETAIL
8	Mayflower Canal Stabilization (Virginia Avenue to Edwards Road) Description: Repair of damaged canal bank resulting from Hurricane Irma. Work will entail clearing, re-shaping of canal banks, and stabilization with natural rock rubble.	\$ 2,404,569	\$ -	\$0	\$1,015,828.00	\$1,388,741.00	\$ -	\$ -	\$ -	SMU, NRCS	DETAIL
STORMWATER UTILITY TOTAL		\$ 6,215,081	\$ -	\$ -	\$ 2,643,971	\$ 2,603,466	\$ 642,934	\$ 324,710	\$ -		



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CAPITAL IMPROVEMENT PROJECTS

Summary

Total CIP Amount - \$87,862,008

**TRANSPORTATION,
\$68,835,378 , 79%**

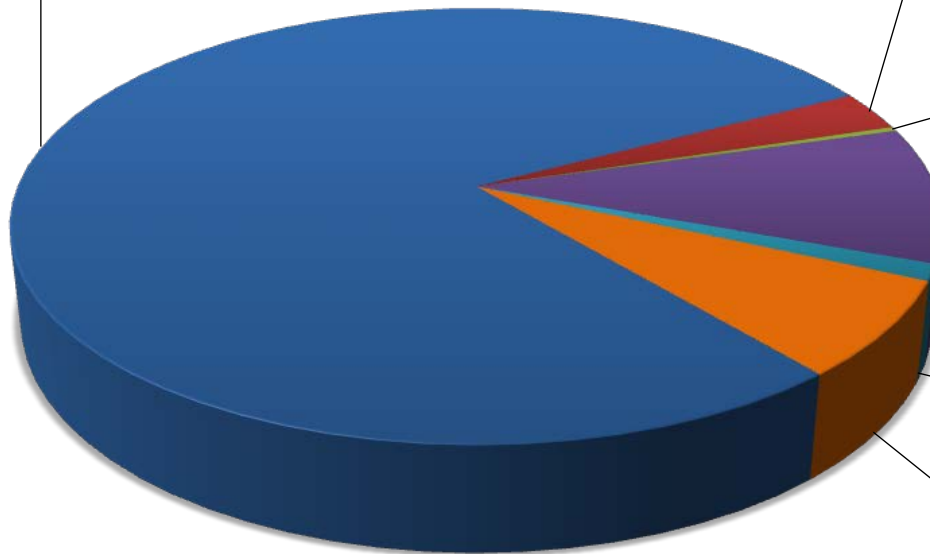
**BUILDINGS,
\$2,594,044 , 3%**

**PARKING
FACILITIES,
\$280,263 , 0%**

**PARKS,
\$8,862,300 , 10%**

**MARINA,
\$1,061,942 , 1%**

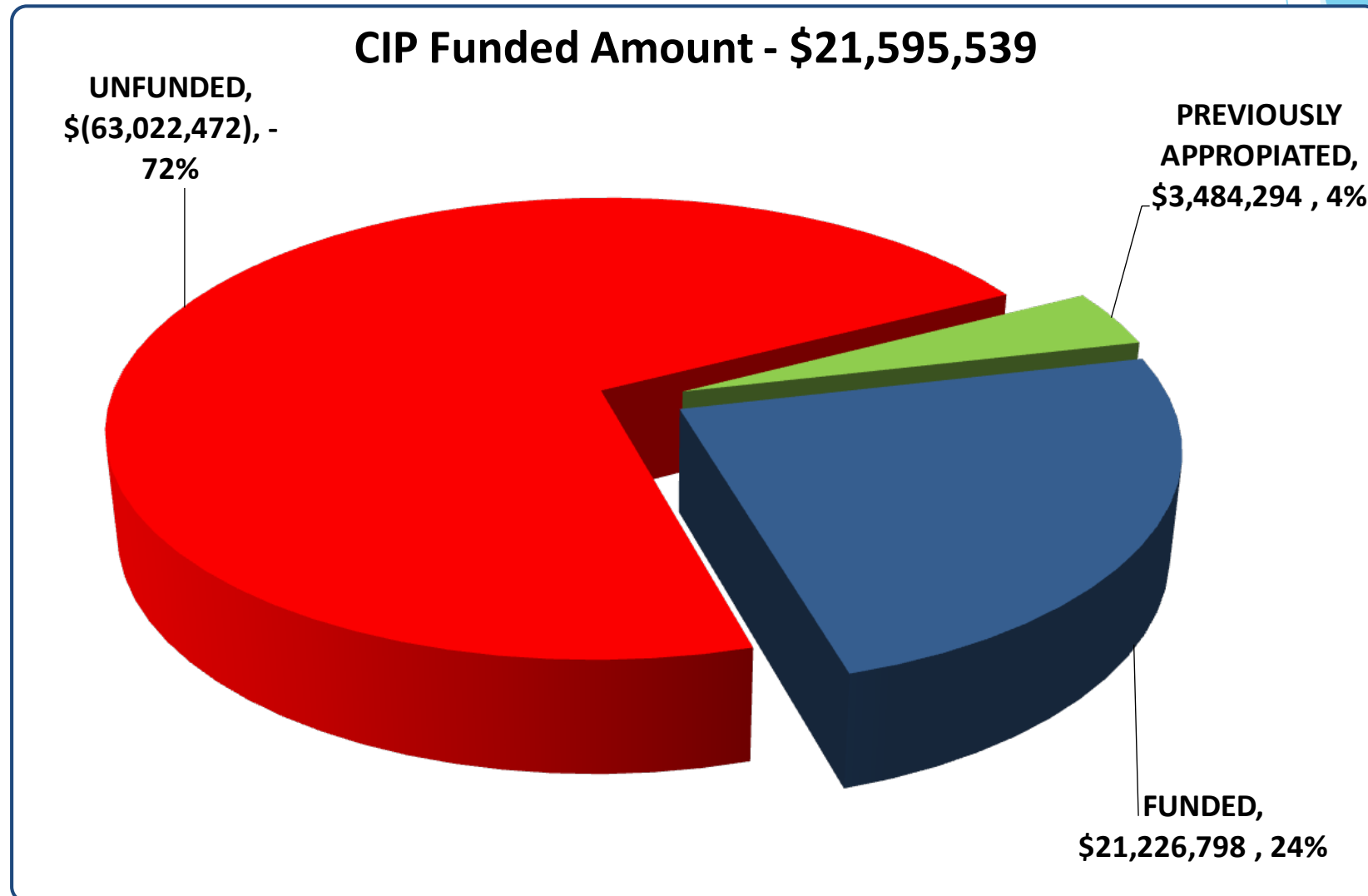
**STORMWATER
UTILITY,
\$6,215,081 , 7%**





CAPITAL IMPROVEMENT PROJECTS

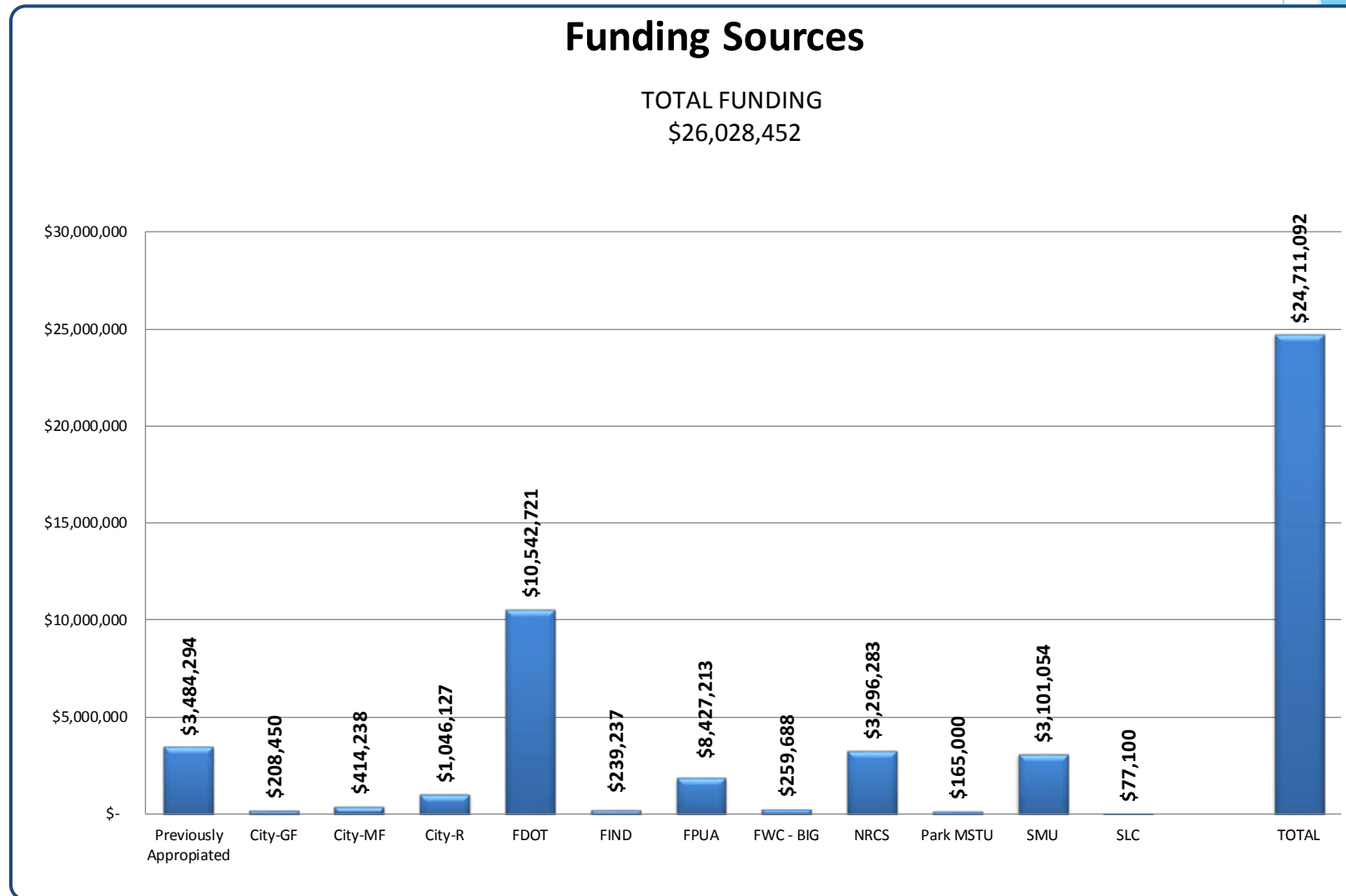
Summary





CAPITAL IMPROVEMENT PROJECTS

Summary





CAPITAL IMPROVEMENT PROJECTS

Summary

Funded Projects per Fiscal Year - \$22,544,158

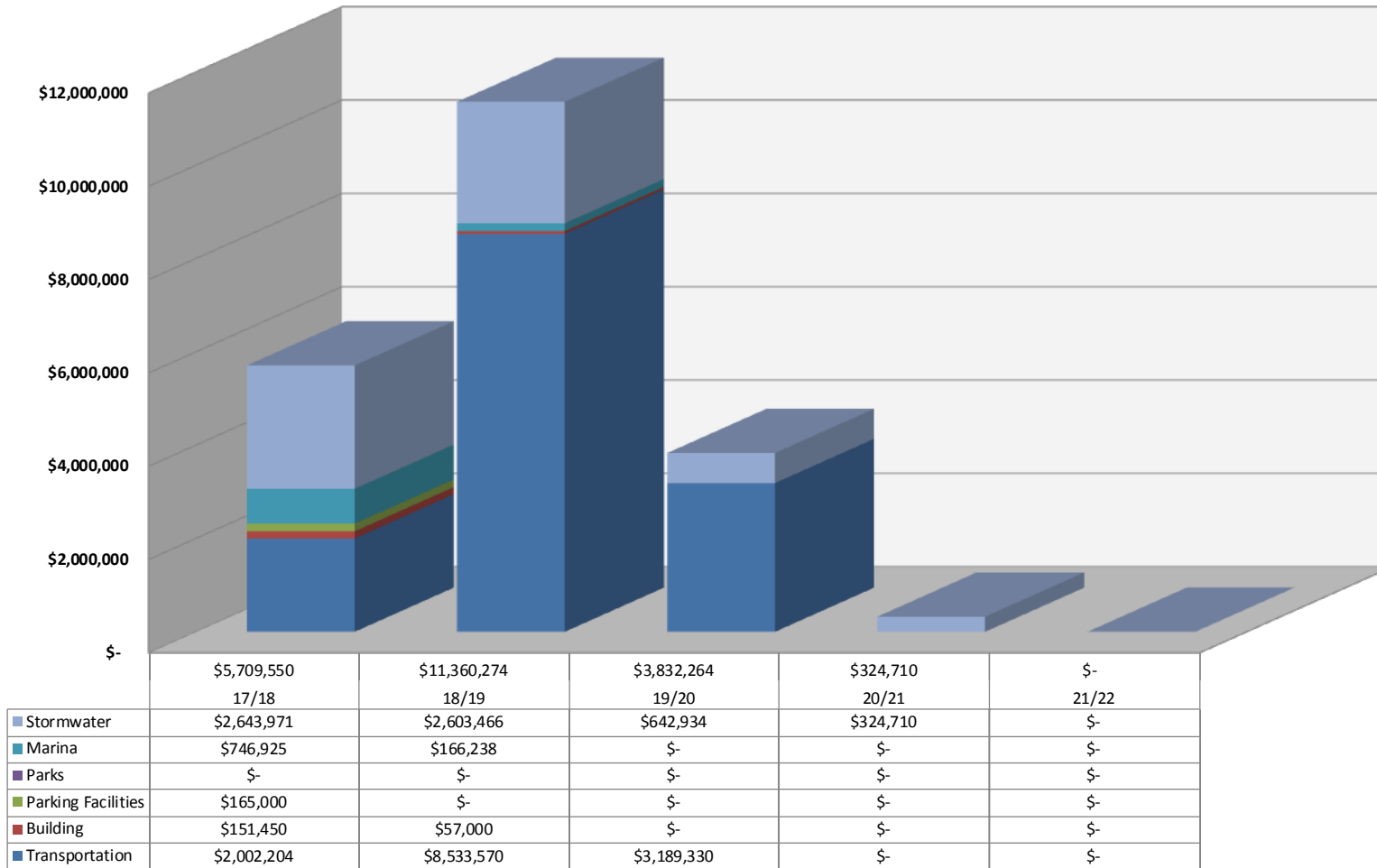


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TRANSPORTATION - OHIO AVE. REALIGNMENT



#1	Ohio Avenue Realignment				TRANSPORTATION
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Project Description
 This realignment project at the intersection of US 1 and Ohio Avenue consists of shifting the east leg of the intersection north to align with the western leg of the intersection. Construction entails new roadway construction, sidewalk installation, signalization including the replacement of a span wire system to mast arms and landscaping.
 Project Length: 0.05 miles

Status
 A Joint Project Agreement (JPA) has been entered into with FDOT. Consultant has completed all plans and bid specifications. Initial bid proposals were rejected due to lack of funding. Project to be rebid Summer 2018.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 135,875	\$ 135,875	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,015,147	\$ -	\$ -	\$ 1,015,147	\$ -	\$ -	\$ -
CEI/Testing	\$ 72,000	\$ -	\$ -	\$ 72,000	\$ -	\$ -	\$ -
TOTAL	\$ 1,223,022	\$ 135,875	\$ -	\$ 1,087,147	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
CITY-R	\$ 529,125	\$ 135,875	\$ -	\$ 393,250	\$ -	\$ -	\$ -
SMU	\$ 182,256	\$ -	\$ -	\$ 182,256	\$ -	\$ -	\$ -
FDOT	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -
FPUA	\$ 5,900	\$ -	\$ -	\$ 5,900	\$ -	\$ -	\$ -
UNFUNDED	\$ 355,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,223,022	\$ 135,875	\$ -	\$ 731,406	\$ -	\$ -	\$ -





TRANSPORTATION - CITRUS OVERPASS

#2	Citrus Overpass Bridge Repairs										TRANSPORTATION
----	--------------------------------	--	--	--	--	--	--	--	--	--	----------------



Project Description

Project entails performing maintenance work as outlined by the biennial bridge inspection report. Deficiencies include; concrete spalling, exposed rebar, failed compression joints, understructure paint and deck joint seals.

Status

The Florida Department of Transportation provides a bridge inspection report every two years to find any deficiencies in the structure. The latest inspection report was provided in December 2016. This work is required to maintain the overall health of the structure.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 335,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 335,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 335,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -




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TRANSPORTATION - STREET RESURFACING

#3	Street Resurfacing (Citywide)	TRANSPORTATION						
		<p>Project Description</p> <p>An alarming high percentage of the City's streets are in need of resurfacing and unfortunately several have reached the point of requiring total reconstruction. The amount of work varies widely between the 56 maintenance sections of the City. Several sections of the City have been resurfaced in the past ten years and require little or no improvements. While other sections of the City have not been resurfaced in the past twenty years and require a substantial amount of work. A street condition report is maintained by the Engineering Department which lists the condition and the estimated cost of improvements. Project Length: 28.87 miles of roadway are in "poor" condition.</p> <p>Status</p> <p>The 2018 street resurfacing list includes: 1. 11th Street (Mississippi Avenue to Georgia Avenue) 2. 12th Street (Mississippi Avenue to Georgia Avenue) 3. Texas Court (Mississippi Avenue to Georgia Avenue) 4. Mississippi Avenue (10th Street to 13th Street) 5. Kentucky Avenue (10th Street to 13th Street) 6. Hibiscus Avenue (11th Street to 13th Street). Total length to be resurfaced in 2018 = 1.84 miles. Estimated construction July 2018.</p>						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 319,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 15,961,017	\$ 266,000	\$ 352,877	\$ 300,000	\$ -	\$ -	\$ -	
CEI/Testing	\$ 319,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 16,599,457	\$ 266,000	\$ 352,877	\$ 300,000	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FPRA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SMU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City-GF	\$ 266,000	\$ 266,000	\$ -	\$ -	\$ -	\$ -	\$ -	
City-R	\$ 652,877	\$ -	\$ 352,877	\$ 300,000	\$ -	\$ -	\$ -	
FPUA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
UNFUNDED	\$ 15,680,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 16,599,457	\$ 266,000	\$ 352,877	\$ 300,000	\$ -	\$ -	\$ -	

Street Conditions





TRANSPORTATION - 17TH ST - ORANGE TO AVENUE D

#4	17th St - Phase 1 (Orange Ave. North to Ave. D)						TRANSPORTATION
				<p>Project Description</p> <p>These street improvements will provide complete roadway reconstruction extending from Orange Avenue north to Avenue D. Classified by the Federal Highway Administration as a Urban Major Collector roadway; the improvements will include drainage replacement, roadway and sidewalk reconstruction. This project will also include signage, pavement markings, street lighting and landscape. Utility upgrades as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. Project Length: 0.38 miles</p>			
				<p>Status</p> <p>Revitalization of this corridor which connects numerous businesses, public school facilities, churches and residential homes is supported by residents, business leaders and local government. Due to the numerous utility repairs and failing roadway surface, the project is beyond the typical resurfacing project and complete reconstruction is necessary. Contract documents along with 100% design plans have been completed. Grant applications have been submitted to FEMA for 75% funding. Approval pending.</p>			


PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 205,116	\$ 205,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,123,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 168,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,497,713	\$ 205,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FPRA	\$ 187,516	\$ 187,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SMU	\$ 17,600	\$ 17,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FPUA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 1,292,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,497,713	\$ 205,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TRANSPORTATION - PAVEMENT MARKINGS



#5	Pavement Markings (Partial)								TRANSPORTATION
		<p>Project Description Replacement of pavement markings to comply with MUTCD Standards for marking retroreflectivity.</p> <p>Status Currently unfunded.</p>							

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 205,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 205,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 205,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -




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BACK

TRANSPORTATION - S 7TH ST RECONSTRUCTION




#6	S. 7th Street Reconstruction (Wendall Road to 10th St.)	TRANSPORTATION
 		<p>Project Description</p> <p>Project entails reconstruction of roadway to include paving, drainage improvements and sidewalk construction. Utility upgrades for water, sewer and gas, as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. Project Length: 0.21 miles.</p> <p>Status</p> <p>Numerous requests before the City Commission have been made by the residents for the advancement of this reconstruction project. Records indicate that no resurfacing has occurred on this particular street in the past 25 years. Engineering design plans and contract documents have been completed by in-house staff. Project is ready for bid.</p>

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 9,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 659,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City - GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SMU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 659,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 659,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TRANSPORTATION - 13TH ST - PHASE 2C



#7	13th St - Phase 3 (Ave. E to Ave. Q)						TRANSPORTATION
 		<p>Project Description</p> <p>This revitalization project of 13th Street from Avenue E to Avenue Q will provide total roadway reconstruction. Classified by the Federal Highway Administration as a Urban Major Collector roadway, the improvements will include drainage replacement, roadway and sidewalk reconstruction. This project will also include signage, pavement markings, street lighting and landscape. Utility upgrades as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. Project Length: 0.74 miles</p> <p>Status</p> <p>Engineering design plans were completed approximately 5 years ago. Updated bid documents will need to be developed prior to advertisement for construction proposals. The city is actively pursuing grant opportunities for funding of this project.</p>					

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 288,445	\$ 263,445	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,672,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 163,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,124,605	\$ 263,445	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FPRA	\$ 263,445	\$ 263,445	\$ -	\$ -	\$ -	\$ -	\$ -
SMU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City - GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FPUA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 1,861,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 2,124,605	\$ 263,445	\$ -	\$ -	\$ -	\$ -	\$ -

TRANSPORTATION - AVENUE M



#8	Avenue M (13th to 25th)	TRANSPORTATION
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Project Description
 A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, along with reconstruction of the roadway surface.
 Project Length: 0.78 miles.



Status
 FPUA began construction June 2018. First phase of construction is between 13th Street to 19th Street. Balance of project will be completed in Fiscal Year 2019.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,871,000	\$ -	\$ 971,000	\$ 900,000	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,871,000	\$ -	\$ 971,000	\$ 900,000	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FPUA	\$ 1,871,000	\$ -	\$ 971,000	\$ 900,000	\$ -	\$ -	\$ -
TOTALS	\$ 1,871,000	\$ -	\$ 971,000	\$ 900,000	\$ -	\$ -	\$ -



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BACK

TRANSPORTATION - WENDELL ROAD



#9	Wendell Road (8th to Chipola Road)						TRANSPORTATION
				<p>Project Description</p> <p>A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, drainage improvements, sidewalk replacement and roadway reconstruction.</p> <p>Project Length: 0.33 miles.</p>			
				<p>Status</p> <p>Project is currently unfunded.</p>			

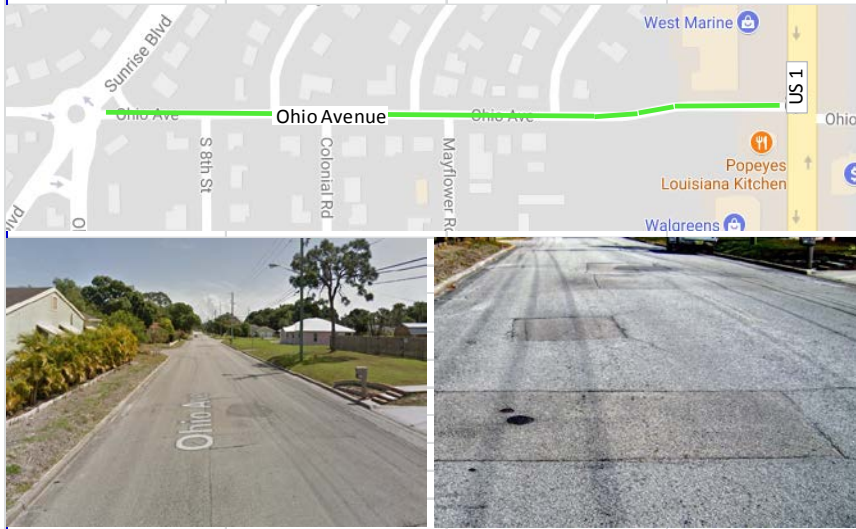
PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,211,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 61,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,344,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 1,344,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,344,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TRANSPORTATION - OHIO AVENUE



#10	Ohio Avenue (Sunrise Blvd. to US1)	TRANSPORTATION
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Project Description

A joint project by the city and Fort Pierce Utilities Authority primarily for the replacement of utilities. The project will entail water and sewer main replacement, drainage improvements, sidewalk replacement and roadway reconstruction.

Project Length: 0.33 miles.

Status

Project is currently unfunded.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 84,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,190,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,346,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 1,346,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,346,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TRANSPORTATION - 13TH ST - PHASE 4



#11	13th St - Phase 4 (Georgia Ave. to Orange Ave.)	TRANSPORTATION
 		<p>Project Description</p> <p>This revitalization project of 13th Street from Georgia Avenue to Orange Avenue will provide total roadway reconstruction. Classified by the Federal Highway Administration as a Urban Major Collector roadway, the improvements will include drainage replacement, roadway and sidewalk reconstruction. This project will also include signage, signalization, pavement markings, street lighting and landscape. Utility upgrades as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. Project Length: 0.50 miles</p> <p>Status</p> <p>Engineering design plans were completed approximately 5 years ago. Updated bid documents will need to be developed prior to advertisement for construction proposals. The city is actively pursuing grant opportunities for funding of this project.</p>

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 306,880	\$ 274,880	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 3,715,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 562,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 4,584,896	\$ 274,880	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FPRA	\$ 274,880	\$ 274,880	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 4,310,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 4,584,896	\$ 274,880	\$ -	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - AVENUE I CORRIDOR



#12	Avenue I Corridor (13th St. to 25th St.)		TRANSPORTATION					
			<p>Project Description</p> <p>Avenue I street improvements will provide complete roadway reconstruction extending from 13th Street west to 25th Street. Classified by the Federal Highway Administration as an Urban Major Collector roadway, the improvements will include drainage replacement, roadway and sidewalk reconstruction. This project also includes signage, pavement markings, decorative street lighting and landscaping. . Utility upgrades for water, sewer and gas, as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. Revitalization of this corridor, which provides a connection from 25th Street to Lincoln Park Academy, is a crucial step in the total redevelopment of this area. Lincoln Park Academy, a public academic magnet middle and high school, recognized as one of the top schools in the nation is located at the intersection of 17th Street and Avenue I, the mid-point of this project. Vehicular access as well as a greater need for pedestrian accessibility is crucial to the safety of school students, parents and visitors of the facility. Project Length: 0.76 miles</p>					
			<p>Status</p> <p>The design plans are at a 30% level, but stopped due to funding shortfalls.</p>					
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 164,474	\$ 164,474	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 2,451,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ 208,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 2,824,545	\$ 164,474	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FPRA	\$ 164,474	\$ 164,474	\$ -	\$ -	\$ -	\$ -	\$ -	
SMU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FPUA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
UNFUNDED	\$ 2,660,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 2,824,545	\$ 164,474	\$ -	\$ -	\$ -	\$ -	\$ -	



TRANSPORTATION - 13TH ST - PHASE 5





#13	13th St. - Phase 5 (Virginia Ave. to Georgia Ave.)							TRANSPORTATION
 		<p>Project Description</p> <p>This section is the final leg of the 13th Street revitalization project. Classified by the Federal Highway Administration as an Urban Major Collector roadway, the improvements will include drainage replacement, roadway and sidewalk reconstruction. This project will also include signage, signalization, pavement markings, street lighting and landscape. Utility upgrades as well as undergrounding of overhead utilities is anticipated, but not included in the total project cost. A major component of this project is the piping of the 13th Street canal that runs parallel to the roadway from Kentucky Avenue to Virginia Avenue.</p> <p>Project Length: 0.98 miles.</p>						
		<p>Status</p> <p>Survey and design plans were started approximately 10 years ago. Engineering design was stopped due to funding shortfalls. New survey information would be required due to the lapse of time.</p>						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 591,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 4,926,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ 738,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 6,256,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 6,256,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 6,256,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



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BACK

TRANSPORTATION - US 1 @ VIRGINIA AVENUE



#14 US 1 @ Virginia Ave. TRANSPORTATION



Project Description

The St. Lucie Transportation Planning Organization commissioned a "Congestion Management Study" for the US 1 corridor and the addition of a turn lane at this intersection was ranked No. 6 on the project list. Proposed construction of a right turn lane from southbound US 1 onto westbound Virginia Avenue will help to alleviate excessive stacking on US 1. The project will include property acquisition from the existing bank, signal modification, roadway and drainage work.
Project Length: 0.05 miles.

Status

Design plans currently underway by FDOT.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 421,115	\$ 421,115	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ 1,930,942	\$ -	\$ -	\$ -	\$ 1,930,942	\$ -	\$ -
Construction/ Utilities	\$ 1,058,388	\$ -	\$ -	\$ 100,000	\$ 958,388	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,410,445	\$ 421,115	\$ -	\$ 100,000	\$ 2,889,330	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FDOT	\$ 3,410,445	\$ 421,115	\$ -	\$ 100,000	\$ 2,889,330	\$ -	\$ -
TOTALS	\$ 3,410,445	\$ 421,115	\$ -	\$ 100,000	\$ 2,889,330	\$ -	\$ -



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BACK

TRANSPORTATION - INDIAN RIVER DR.



#15	Indian River Dr. (Ave. A to Seaway Drive)	TRANSPORTATION
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Project Description

This is a proposed roadway project that entails the addition of on-street parking, drainage replacement, streetscape improvements, and raised pedestrian crosswalks at the Manatee Center and Riverwalk Center. Rehabilitation of this corridor, which provides a connection from the beach to downtown, is another step in the city's revitalization. This road is a St. Lucie County maintained roadway, but the city is proposing to complete the improvements. Due to the number of events that take place in the immediate vicinity, additional on-street parking and enhanced pedestrian crossings are needed. Project Length: 0.42 miles.

Status

Project is currently unfunded.

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 80,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,790,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 198,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,070,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 2,070,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 2,070,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - PORT STREETS



#16	Port Streets (Port Ave., Harbor St.)							TRANSPORTATION
				<p>Project Description</p> <p>Project scope includes drainage improvements, replacement of curbing, roadway reconstruction and sidewalks. This project is a continuation of the Port of Fort Pierce revitalization. This project has been presented to the Harbor Advisory Committee. Project Length: 0.15 miles.</p>				
				<p>Status</p> <p>Project is currently unfunded.</p>				

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 317,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 317,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 317,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TRANSPORTATION - GRANADA STREET PAVING



#17	Granada Street Paving (Porpoise Avenue to North of Gulfstream)		TRANSPORTATION					
		Project Description Paving, drainage, and sidewalks for unpaved section of Granada Street.						
		Status Preliminary cost estimate completed.						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 265,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ 13,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 296,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 296,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 296,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	



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TRANSPORTATION - FISHERMAN'S WHARF

#1	Fisherman's Wharf (Indian River Dr. to Indian River)	TRANSPORTATION
		<p>Project Description</p> <p>Project components consist of paving, drainage, sidewalks, landscaping, lighting and plaza/observation deck overlooking the Indian River. Project Length: 0.19 miles.</p> <p>Status</p> <p>Engineering design plans nearing 90% completion.</p>

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 154,200	\$ -	\$ 154,200	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,285,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 192,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,631,950	\$ -	\$ 154,200	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
SLC (Pending)	\$ 719,600	\$ -	\$ 77,100	\$ -	\$ -	\$ -	\$ -
FDOT (Pending)	\$ 719,600	\$ -	\$ 77,100	\$ -	\$ -	\$ -	\$ -
City-GF (Pending)	\$ 192,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FPUA (Pending)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,631,950	\$ -	\$ 154,200	\$ -	\$ -	\$ -	\$ -



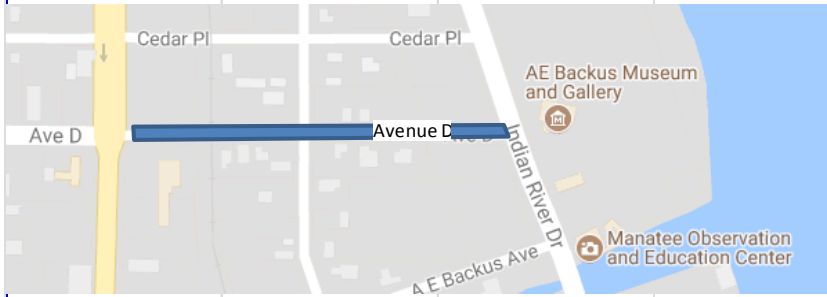
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BACK

TRANSPORTATION - AVENUE D



#2	Avenue D (US1 to Indian River Dr.)								TRANSPORTATION
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Project Description

Project components consist of paving, drainage, sidewalks, landscaping, and lighting improvements. This street connects US 1 with the re-developing Edgartown District. The street is in dire need of reconstruction and drainage improvements. This reconstruction would aid in the revitalization of this historic district.

Project Length: 0.18 miles.

Status

Project is currently unfunded.



PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 56,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,440,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 107,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,603,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 1,603,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,603,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -




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BACK

TRANSPORTATION - 5TH ST




#3	5th St (Orange Ave. to Ave. A)	TRANSPORTATION
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Project Description

Project components consist of paving, drainage, sidewalks, landscaping and lighting improvements.
Project Length: 0.06 miles.



Status

Project originally placed on CIP in 2009. This project would complete the streetscape improvements in the vicinity of the Arcade Building.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 27,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 229,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 34,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 291,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 291,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 291,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - DEPOT DRIVE

#4	Depot Drive (Orange Ave. to 2nd St.)	TRANSPORTATION
  		<p>Project Description</p> <p>Project components consist of paving, drainage, sidewalks, additional on-street parking, landscaping and lighting improvements. Project Length: 0.17 miles.</p> <p>Status</p> <p>Project originally placed on CIP in 2009. Property acquired from FEC in March 2017. Future of this project uncertain at this time due to proposed location and unknown configuration of train station.</p>

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 119,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 994,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 149,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,262,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 1,262,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,262,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - HIBISCUS PARK



#5	Hibiscus Park Neighborhood									TRANSPORTATION
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Project Description

Design plans have been completed for the project which includes roadway milling and resurfacing, replacement of existing curb and gutter deficiencies, drainage improvements, sidewalk and pedestrian ramp (ADA) improvements, street lighting, and landscaping. Project Length: 3.45 miles.

Status

This community has petitioned the City of Fort Pierce to initiate the process for the development of rehabilitative plans for the aging infrastructure. The City has completed design plans and has held public informational meetings with the Hibiscus Park Homeowners Association. Residents and governmental leaders are in agreement, but construction funding has not been identified. Revitalization of this neighborhood would help spur a resurgence in homeowners property values.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 349,555	\$ 349,555	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 3,472,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 520,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 4,343,281	\$ 349,555	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
CITY-GF	\$ 349,555	\$ 349,555	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 3,993,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 4,343,281	\$ 349,555	\$ -	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - EMIL AVENUE

#1	Emil Avenue Sidewalk (Oleander Ave. to US 1)		TRANSPORTATION						
			<p>Project Description</p> <p>This project is construction of sidewalk on both sides of Emil Avenue from US 1 west to Oleander Avenue. This is a residential street occupied by many young families with school-age children. The bus stop is a community stop located at Oleander Avenue and Emil Drive. Parents and children are forced to walk in the roadway. Also located at the east end of Emil Avenue at US 1 is the Save A lot Grocery store, where again, pedestrians are forced to walk in the roadway until reaching US 1.</p> <p>Project Length: 0.40 miles.</p>						
			<p>Status</p> <p>This project is listed on the St. Lucie TPO's Transportation Alternatives Project list, but is currently unfunded.</p>						
PROJECT COST BY FISCAL YEAR									
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
Planning/Design	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 463,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 51,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR									
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
UNFUNDED	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



TRANSPORTATION - INDIAN RIVER DR. SIDEWALK





#2	Indian River Dr. Sidewalk (Delaware Ave. to Old Fort Park)		TRANSPORTATION					
			<p>Project Description</p> <p>This project is for the extension of sidewalk along Indian River Drive from Delaware Avenue south to Old Fort Park. The proposal would be to construct sidewalk along the west side of Indian River Drive. Existing sub-standard sidewalk would be removed and replaced and missing sections of sidewalk would be constructed. To construct this sidewalk, 722' of frontage would require right-of-way acquisition from five property owners.</p> <p>Project Length: 0.40 miles.</p>					
			<p>Status</p> <p>Project is currently unfunded.</p>					
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 7,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 62,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 93,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 93,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 93,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	





TRANSPORTATION - SOUTH CAUSEWAY BRIDGE

#3	South Causeway Bridge Repair / Rehabilitation				TRANSPORTATION
		<p>Project Description</p> <p>This project funded and managed by FDOT, provides erosion protection for bridge pilings, dredging of the main channel beneath the bridge and replacement of both east and west pedestrian observation decks.</p> <p>Project Length: 0.40 miles.</p>			
		<p>Status</p> <p>Project to be bid fall of 2017.</p>			

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 574,885	\$ 574,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 5,833,146	\$ -	\$ -	\$ 5,833,146	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 148,133	\$ -	\$ -	\$ 148,133	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 6,556,164	\$ 574,885	\$ -	\$ 5,981,279	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FDOT	\$ 6,556,164	\$ 574,885	\$ -	\$ 5,981,279	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 6,556,164	\$ 574,885	\$ -	\$ 5,981,279	\$ -	\$ -	\$ -	\$ -



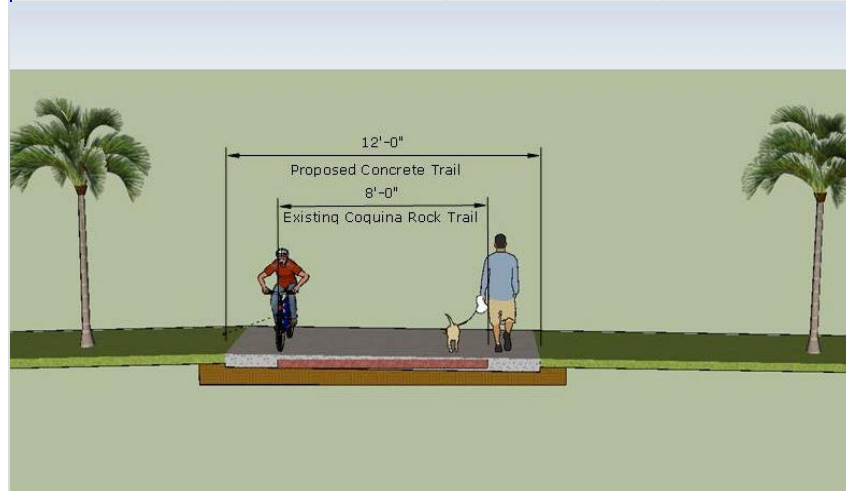
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TRANSPORTATION - INDIAN HILLS TRAIL

#4	Indian Hills Recreation Area - Bike Path / Trail (South Savannah Rd. to Indian Hills Dr.)	TRANSPORTATION
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Project Description

Design and construction of a recreational trail through the Indian Hills Recreation Area extending from the Northern most entrance located at Indian Hills Drive South to the FEC Spur track South of Savannah Road. This is a joint project between the City, County and FDOT to provide a 12' wide concrete trail.

Status

Project is completely funded by FDOT. Design has been completed. Construction funding available July 1, 2018.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -
Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 524,127	\$ -	\$ 524,127	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 604,127	\$ 80,000	\$ 524,127	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FDOT	\$ 604,127	\$ 80,000	\$ 524,127	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 604,127	\$ 80,000	\$ 524,127	\$ -	\$ -	\$ -	\$ -



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TRANSPORTATION - HISTORIC HIGHWAYMAN TRAIL



#5 Historic Highwayman - Bike Path / Trail (Gap from Indian Hills Dr. to Georgia Ave.) TRANSPORTATION



Project Description

Design of the continuation of a recreational trail, traversing the Indian Hills Golf course.. This joint project between the City, County, and FDOT will have design funds available July 1, 2018.

Status

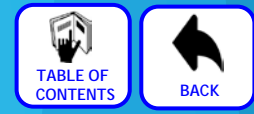
Project is completely funded by FDOT. Preliminary layout completed.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 176,720	\$ 76,720	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 176,720	\$ 76,720	\$ -	\$ 100,000	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FDOT	\$ 176,720	\$ 76,720	\$ -	\$ 100,000	\$ -	\$ -	\$ -
TOTALS	\$ 176,720	\$ 76,720	\$ -	\$ 100,000	\$ -	\$ -	\$ -



TRANSPORTATION - HISTORIC DOWNTOWN TRAIL



#6	Historic Downtown Ft. Pierce Retrofit - Bike Path / Trail (Georgia Ave. to N. A1A)	TRANSPORTATION
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Project Description

Design of Bike path/trail through downtown Fort Pierce. This joint project between the City, County, and FDOT will have design funds available July 1, 2018.

Status

Project is completely funded by FDOT. Preliminary layout completed.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 496,562	\$ 196,562	\$ -	\$ -	\$ 300,000	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 496,562	\$ 196,562	\$ -	\$ -	\$ 300,000	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FDOT	\$ 496,562	\$ 196,562	\$ -	\$ -	\$ 300,000	\$ -	\$ -
TOTALS	\$ 496,562	\$ 196,562	\$ -	\$ -	\$ 300,000	\$ -	\$ -

TRANSPORTATION - FEC OVERPASS INDIAN HILLS



#7	FEC Overpass - Bike Path / Trail (Savannas Recreation Area South to Savannah Rd.)	TRANSPORTATION
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Project Description

A proposed joint project between St. Lucie County and the City of Fort Pierce connecting the Savannas Recreation Area Trail to the south with the newly constructed Indian Hills Recreation Area to the north. This proposed aerial crossing over an existing FEC rail spur will connect the 1.3 mile Savannas Trail with the 1.44 mile trails to the north. This connection and associated trails will ultimately become part of the Florida East Coast Greenway System.

Status

Project is partially funded by FDOT. Preliminary plan completed.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 529,623	\$ 108,738	\$ -	\$ 420,885	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,029,623	\$ 108,738	\$ -	\$ 420,885	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FDOT	\$ 529,623	\$ 108,738	\$ -	\$ 420,885	\$ -	\$ -	\$ -
UNFUNDED	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 3,029,623	\$ 108,738	\$ -	\$ 420,885	\$ -	\$ -	\$ -



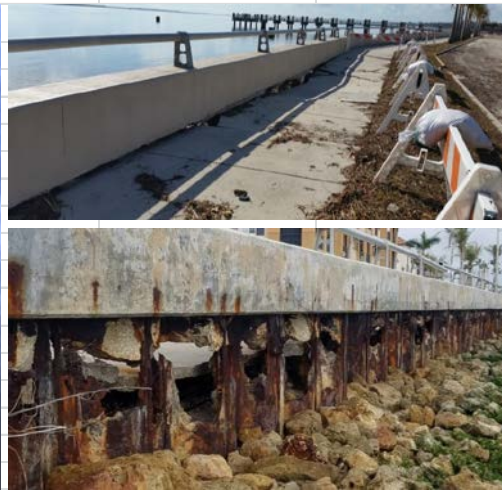
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TRANSPORTATION - MELODY LANE SEAWALL

#8	Melody Lane Seawall Replacement (Marina Square to Melody Lane Fishing Pier)	TRANSPORTATION
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Project Description

Hurricane IRMA caused extensive damage to the Melody Lane seawall. Pedestrian access has been temporarily restored, but structural damage as well as undermining still exists. New concrete panels, associated tie back system and concrete sidewalk to be constructed.

Status

Request for FEMA assistance has been submitted.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,086,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -




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BUILDINGS – WATERPROOFING PARKING DECKS

#1	Waterproofing Parking Decks at City Hall Garage						BUILDINGS
		<p>Project Description</p> <p>Waterproofing maintenance of parking structure located at City Hall - 100 N. US 1. Recaulking of parking deck joints, cleaning of drainage pipes and sealing drain line joints is necessary maintenance to assure waterproofing of the parking structure. Work recommended to be performed every five to seven years. Parking deck joints need to be kept waterproof preventing structural deterioration.</p>					
		<p>Status</p> <p>Construction schedule to begin in FY 17/18.</p>					

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 6,200	\$ 6,200	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 401,450	\$ -	\$ 151,450	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 407,650	\$ 6,200	\$ 151,450	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City -GF	\$ 157,650	\$ 6,200	\$ 151,450	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -
TOTALS	\$ 407,650	\$ 6,200	\$ 151,450	\$ -	\$ 250,000	\$ -	\$ -




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BUILDINGS - CITY HALL EXTERIOR

#2	City Hall Exterior Refurbishment									BUILDINGS
		Project Description The proposed work will repair any exterior deficiencies in the honeycomb portions of the building, provide weatherproofing and paint City Hall.								
		Status Acquiring proposals for work.								

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 57,000	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 57,000	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City-GF	\$ 57,000	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -
TOTALS	\$ 57,000	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -



BUILDINGS - CANOPY FUEL STATION

#3	Replacement of Fuel Station at Public Works					BUILDINGS
		Project Description Replacement project for the fuel station located at the Public Works Compound at 52 Savannah Road. Existing canopy is showing signs of dilapidation. Structure needs to be replaced to meet new wind loads established by the Florida Building Code. In addition, FDEP has mandated replacement of fuel tanks by 2019. Total replacement of tanks, pumps and canopy to be bid as "design build" project.				
		Status Project anticipated for FY 19/20.				

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

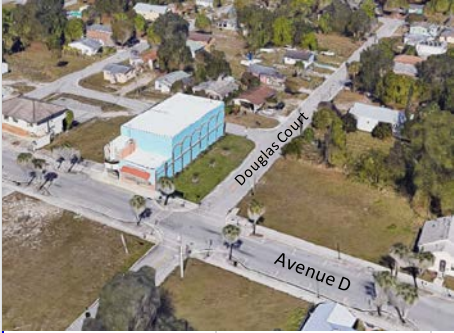



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BUILDINGS - LINCOLN THEATRE

#4	Lincoln Theatre Renovation								BUILDINGS
 		Project Description Restoration of Lincoln Theatre at 1132 Avenue D.							
		Status							

PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,824,934	\$ 324,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,824,934	\$ 324,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FPRA	\$ 324,394	\$ 324,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNFUNDED	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 1,824,394	\$ 324,394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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PARKING - DREAMLAND PARK PARKING

#1	Dreamland Park Parking Improvements	PARKING FACILITIES
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Project Description

This project will provide parking improvements for the planned "Wall of Remembrance", a memorial recognizing all of the lives that have been taken by violence in our community and creating a reflective environment for remembrance. Parking will consist of pervious paver turf blocks placed on a gravel base, connecting walkways and landscaping.

Status

Construction anticipated to begin 08/01/18.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Park MSTU	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 165,000	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -



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PARKING - PORPOISE BEACH PARKING

#2	Porpoise Beach Parking	PARKING FACILITIES						
		<p>Project Description</p> <p>This project is an expansion of the existing Porpoise Beach Access parking area. In accordance with an interlocal agreement entered into with St. Lucie County, the City will construct a public parking area on a parcel of property immediately north of the existing parking area which was obtained by the county. Proposed parking area will provide an additional 18 spaces.</p> <p>Status</p> <p>Preliminary layout completed.</p>						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 115,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 115,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 115,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 115,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -





PARK - DOWNTOWN RESTROOM (FISHING PIER)



#1	Downtown Restroom (Fishing Pier Location)		PARK IMPROVEMENT PROJECTS						
	Project Description								
	Proposed construction of a 309 square feet restroom facility containing 2 water closets.								
	Status								
	Design plans completed. Project is currently unfunded for construction.								
PROJECT COST BY FISCAL YEAR									
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
Planning/Design	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -		
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Construction	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTAL	\$ 110,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -		
FUNDING SOURCE BY FISCAL YEAR									
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
City -GF	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -		
UNFUNDED	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
TOTALS	\$ 110,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -		



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PARK – PAL PARK RESTROOM

#2	PAL Park Restroom Addition		PARK IMPROVEMENT PROJECTS					
			Project Description Proposed construction of a 1392 square feet restroom facility and concession area. Building shall include 5 water closets and 3 urinals.					
			Status					
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 226,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
City - GF	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	
UNFUNDED	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 226,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	





PARK - PAL PARK FOOTBALL/SOCCER

#3	PAL Park Football /Soccer Field		PARK IMPROVEMENT PROJECTS					
	Project Description							
	<p>Construction of new football/soccer field to accommodate new programming at the PAL Center.</p> <p>The PAL Center continues to grow, offering new and expanded programming for the area's youth. This will be a valuable addition to the facility.</p> <p>Location: PAL Park is located at the intersection of 21st Street and Havana Avenue.</p>							
Status								
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
UNFUNDED	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	





PARK – SOUTH BRIDGE FISHING PIER

#5	South Bridge Fishing Piers - Lighting								PARK IMPROVEMENT PROJECTS
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Project Description

Lighting on the existing observation decks are inoperable. A project by FDOT to replace the deteriorated observation decks is scheduled for FY 17/18 but does not include lighting. The City will plan towards placing lights on the newly constructed decks upon completion of construction by FDOT. This is a high use area and very popular for night fishing. Lighting serves as a convenience and safety factor.

Location: Fishing piers are located beneath the South Bridge, both accessible from the east or west end of bridge.

Status

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -




FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -





PARK – MOORE’S CREEK LINEAR PARK – PHASE II

#6	Moore's Creek Linear Park - Phase II	PARK IMPROVEMENT PROJECTS							
  		<p>Project Description</p> <p>The continuation of the linear park concept from 15th Street west to 29th Street. Project would include, canal enlargement, reshaping, pedestrian walkway, lighting, and landscaping. Aesthetic upgrades as well as a continued effort to provide better water quality to the Indian River Lagoon are the main goals of this project.</p> <p>Project Length: 0.90 miles.</p> <p>Status</p> <p>Project unfunded.</p>							
PROJECT COST BY FISCAL YEAR									
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
Planning/Design	\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 6,016,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 316,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 7,772,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR									
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22		
UNFUNDED	\$ 7,772,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 7,772,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



PARK - PAL PARK BASKETBALL COURT



#7	Pal Park Basketball Court							PARK IMPROVEMENT PROJECTS
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Project Description
Design and construction of a new outside basketball court to accommodate new programming at the PAL Center.
Status
Project unfunded.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
UNFUNDED	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 57,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



MARINA - DINGHY DOCK CONSTRUCTION

#1	Dinghy Dock Construction	MARINA						
		<p>Project Description</p> <p>The city proposes to rehabilitate the abandoned intake culvert structure that was previously utilized by the H.D. King Power Plant. The project is to provide free temporary floating dinghy tie up for vessels passing through and anchored in the Fort Pierce area. The work will include repair and re-facing of the existing concrete structure and constructing 1,530 square feet of aluminum floating docks.</p>						
<p>Location of Proposed Docks</p>		<p>Status</p> <p>Currently under construction completion by September 2018.</p>						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 351,425	\$ -	\$ 351,425	\$ -	\$ -	\$ -	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 351,425	\$ -	\$ 351,425	\$ -	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
FWC - BIG	\$ 190,688	\$ -	\$ 190,688	\$ -	\$ -	\$ -	\$ -	
FIND	\$ 160,737	\$ -	\$ 160,737	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 351,425	\$ -	\$ 351,425	\$ -	\$ -	\$ -	\$ -	





MARINA - MAINTENANCE DREDGING

#2	Marina Maintenance Dredging								MARINA
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Project Description

The City desires to provide maintenance dredging to the marina area and the ingress/egress channels. A multi-year permit is being applied for from FDEP and a continuing service agreement will be bid for the dredging.

Status

Permit application submitted to FDEP. Year 1 maintenance dredging to commence July/August 2018.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 16,411	\$ 16,411	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 385,500	\$ -	\$ 385,500	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 411,911	\$ 16,411	\$ 395,500	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City - MF	\$ 411,911	\$ 16,411	\$ 395,500	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 411,911	\$ 16,411	\$ 395,500	\$ -	\$ -	\$ -	\$ -





MARINA - MANATEE CENTER BOAT RAMP

#3	Manatee Center Boat Ramp Rehabilitation						MARINA
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Project Description

Stom damaged docks have been removed for safety, making unloading and docking difficult for area boaters. This project will replace the docks at the boat ramp and also provide a canoe / kayak launching area. Staging docks along with increased lighting and handrails will improve the safety of the ramp.

Status

Design grant awarded from FIND.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 21,500	\$ 8,462	\$ -	\$ 13,038	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 126,000	\$ -	\$ -	\$ 126,000	\$ -	\$ -	\$ -
CEI/Testing	\$ 8,200	\$ -	\$ -	\$ 8,200	\$ -	\$ -	\$ -
TOTAL	\$ 155,700	\$ 8,462	\$ -	\$ 147,238	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
FIND	\$ 69,000	\$ -	\$ -	\$ 69,000	\$ -	\$ -	\$ -
FWC	\$ 69,000	\$ -	\$ -	\$ 69,000			
City - MF	\$ 17,700	\$ 8,462	\$ -	\$ 9,238			
TOTALS	\$ 155,700	\$ 8,462	\$ -	\$ 147,238	\$ -	\$ -	\$ -



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MARINA - FISHERMAN WHARF BOAT RAMP

#4	Fisherman's Wharf Boat Ramp						MARINA
		<p>Project Description Revitalization and expansion of existing boat ramps. Phase I is to perform dock repair to the existing facility.</p> <p>Status Proposal to combine grants with St. Lucie County for the complete revitalization.</p>					

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 8,462	\$ 8,462	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 19,000	\$ -	\$ -	\$ 19,000	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 27,462	\$ 8,462	\$ -	\$ 19,000	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City -MF	\$ 17,962	\$ 8,462	\$ -	\$ 9,500	\$ -	\$ -	\$ -
FIND	\$ 9,500	\$ -	\$ -	\$ 9,500	\$ -	\$ -	\$ -
TOTALS	\$ 27,462	\$ 8,462	\$ -	\$ 19,000	\$ -	\$ -	\$ -



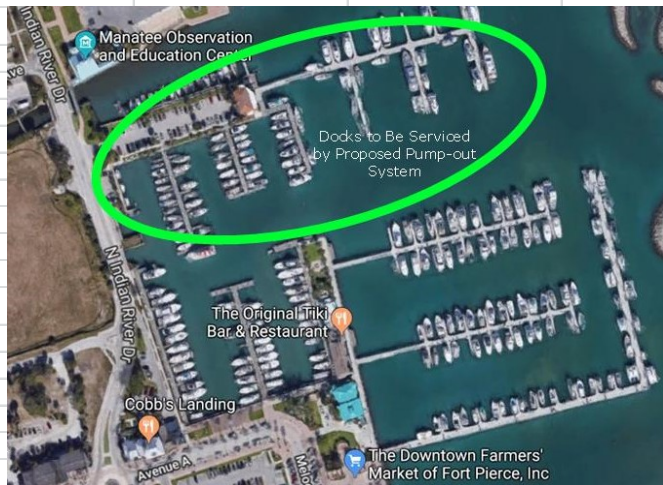
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MARINA - SEWAGE PUMP-OUT STATION

#5	Sewage Pump-out Station	MARINA
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Project Description

Installation of sewage pump-out system for docks XX, XX, and XX.

Status

FDEP Grant pending.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 111,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 115,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
City -MF	\$ 28,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIND	\$ 86,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 115,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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SMU – SURFSIDE PARK RESIDENTIAL



#1	Surfside Park Residential Street Drainage Improvements	STORMWATER UTILITY PROJECTS
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Project Description

The streets identified for drainage improvements by this project are as follows:

- * Bayshore Drive - Sunset Isles Road to Melaleuca Drive
- * Sunset Isle Road - Bayshore Drive to Eucalyptus Drive
- * Rio Vista Drive - Western roadway terminus to Jacaranda Drive

The drainage improvements will include valley gutters constructed along both sides of the roadway, elimination of the remaining roadside swales by re-grading from the edge of road to the right-of-way line and re-establishing the roadway crown by asphalt overlay.

Project Length: 0.72 miles

Status

Engineering design at 30%.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 55,110	\$ -	\$ 55,110	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 583,700	\$ -	\$ 583,700	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 638,810	\$ -	\$ 638,810	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
SMU	\$ 638,810	\$ -	\$ 638,810	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 638,810	\$ -	\$ 638,810	\$ -	\$ -	\$ -	\$ -



SMU - BEACH COURT



#2	Beach Court (Easter Ave. to Florida Ave.)		STORMWATER UTILITY PROJECTS					
		Project Description Project entails the replacement of failing storm drain along Beach Court. Approximately 500' LF of pipe, 8 inlet structures and 3 manholes will be constructed. Project will necessitate the replacement of 790 LF of curb and gutter and overlaying asphalt street. During Tropical Storm Isaac, the intersection of Florida Avenue and Beach Court became impassable due to water in excess of 18". Sink holes have appeared in the roadway over top of the storm drain, indicating separated and dislodged joints or collapsed pipe, obstructing flow. Project Length: 0.06 miles.						
		Status Preliminary Engineering Completed.						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 224,305	\$ -	\$ -	\$ -	\$ 224,305	\$ -	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 242,305	\$ -	\$ -	\$ -	\$ 242,305	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
SMU	\$ 242,305	\$ -	\$ -	\$ -	\$ 242,305	\$ -	\$ -	
TOTALS	\$ 242,305	\$ -	\$ -	\$ -	\$ 242,305	\$ -	\$ -	



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SMU - 16TH STREET



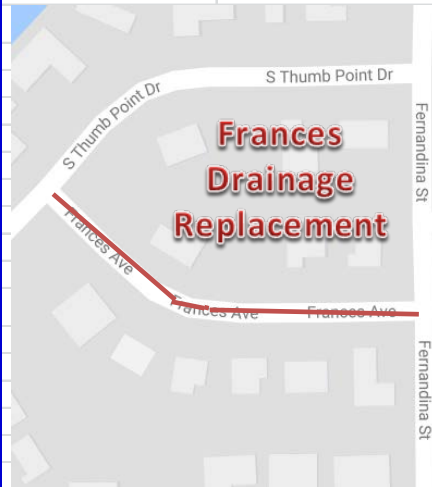
#3	16th Street (Avenue K to Avenue I) - Stormdrain Replacement	STORMWATER UTILITY PROJECTS
		Project Description Project entails the replacement of a decrepit stormdrain along North 16th Street between Avenue K and Avenue I. The existing system has failed due to deterioration and age of the infrastructure. The project also proposes milling and resurfacing of the roadway. Project Length: 0.13 miles.
		Status Preliminary Engineering Completed.

PROJECT COST BY FISCAL YEAR							
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 208,849	\$ -	\$ 208,849	\$ -	\$ -	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 208,849	\$ -	\$ 208,849	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE BY FISCAL YEAR							
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
SMU	\$ 208,849	\$ -	\$ 208,849	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 208,849	\$ -	\$ 208,849	\$ -	\$ -	\$ -	\$ -

SMU – FRANCES AVENUE



#4	Frances Avenue (Fernandina Ave. to Thumb Point Dr.)	STORMWATER UTILITY PROJECTS
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Project Description

Project involves the replacement of failing metal side drains along Frances Avenue between Fernandina Avenue and Thumb Point Drive. The existing metal pipe that is failing requires replacement to maintain drainage flow in this area. The pipe will be replaced with concrete pipe and new inlets will be constructed. Replacement of driveway aprons is also proposed.

Project Length: 0.10 miles.

Status

Engineering design 90% complete.

PROJECT COST BY FISCAL YEAR

Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
Planning/Design	\$ 9,000	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 134,000	\$ -	\$ -	\$ -	\$ 134,000	\$ -	\$ -

FUNDING SOURCE BY FISCAL YEAR

Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
SMU	\$ 134,000	\$ -	\$ -	\$ -	\$ 134,000	\$ -	\$ -
TOTALS	\$ 134,000	\$ -	\$ -	\$ -	\$ 134,000	\$ -	\$ -



SMU - ATLANTIC AVENUE



#5	Atlantic Avenue (5th Street to 7th Street) - Pipe Replacement	STORMWATER UTILITY PROJECTS						
		<p>Project Description</p> <p>Numerous pavement failures have occurred directly in line with the stormdrain. Public Works Department has repeatedly filled these voids with asphalt. The failures continue to expand creating safety concerns</p> <p>Project entails the replacement of failing storm drain along Atlantic Avenue. Approximately 765' of pipe and 11 drainage structures will be constructed. Project will necessitate the replacement of 1,140' of curb and gutter and pavement resurfacing.</p> <p>Project Length: 0.11 miles</p>						
		<p>Status</p> <p>Preliminary Engineering Completed.</p>						
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 34,790	\$ -	\$ -	\$ -	\$ -	\$ 34,790	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 289,920	\$ -	\$ -	\$ -	\$ -	\$ 289,920	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 324,710	\$ -	\$ -	\$ -	\$ -	\$ 324,710	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
SMU	\$ 324,710	\$ -	\$ -	\$ -	\$ -	\$ 324,710	\$ -	
TOTALS	\$ 324,710	\$ -	\$ -	\$ -	\$ -	\$ 324,710	\$ -	



SMU - AVENUE Q



#6	Avenue Q (14th to 17th) - Stormdrain Replacement		STORMWATER UTILITY PROJECTS					
			<p>Project Description</p> <p>Project entails the replacement of failing stormdrain along Avenue Q between 14th and 17th Streets. Approximately 1,200 LF of 36" pipe along with the installation of 8 drainage structures is proposed. The project will necessitate the replacement of 1,140' of curb and gutter and resurfacing of the roadway.</p> <p>Project Length: 0.22 miles</p>					
			<p>Status</p> <p>Preliminary Engineering Completed.</p>					
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 33,080	\$ -	\$ -	\$ -	\$ 33,080	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 367,549	\$ -	\$ -	\$ -	\$ 367,549	\$ -	\$ -	
CEI/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL	\$ 400,629	\$ -	\$ -	\$ -	\$ 400,629	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
SMU	\$ 400,629	\$ -	\$ -	\$ -	\$ 400,629	\$ -	\$ -	
TOTALS	\$ 400,629	\$ -	\$ -	\$ -	\$ 400,629	\$ -	\$ -	



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SMU – VIRGINIA AVENUE OUTFALL CANAL STAB.

#7	Virginia Avenue Outfall Canal Stabilization (Heathcote Rd. to Indian Hills Rec. Area)		STORMWATER UTILITY PROJECTS					
			Project Description Repair of damaged canal bank resulting from Hurricane Irma. Work will entail re-shaping of canal banks and stabilization with natural rock rubble.					
			Status Design at 60% completion.					
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 1,692,008	\$ -	\$ 676,804	\$ 1,015,204	\$ -	\$ -	\$ -	
CEI/Testing	\$ 109,201	\$ -	\$ 43,680	\$ 65,521	\$ -	\$ -	\$ -	
TOTAL	\$ 1,861,209	\$ -	\$ 780,484	\$ 1,080,725	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
SMU	\$ 423,002	\$ -	\$ 169,201	\$ 253,801	\$ -	\$ -	\$ -	
NRCS	\$ 1,438,207	\$ -	\$ 611,283	\$ 826,924	\$ -	\$ -	\$ -	
TOTALS	\$ 1,861,209	\$ -	\$ 780,484	\$ 1,080,725	\$ -	\$ -	\$ -	





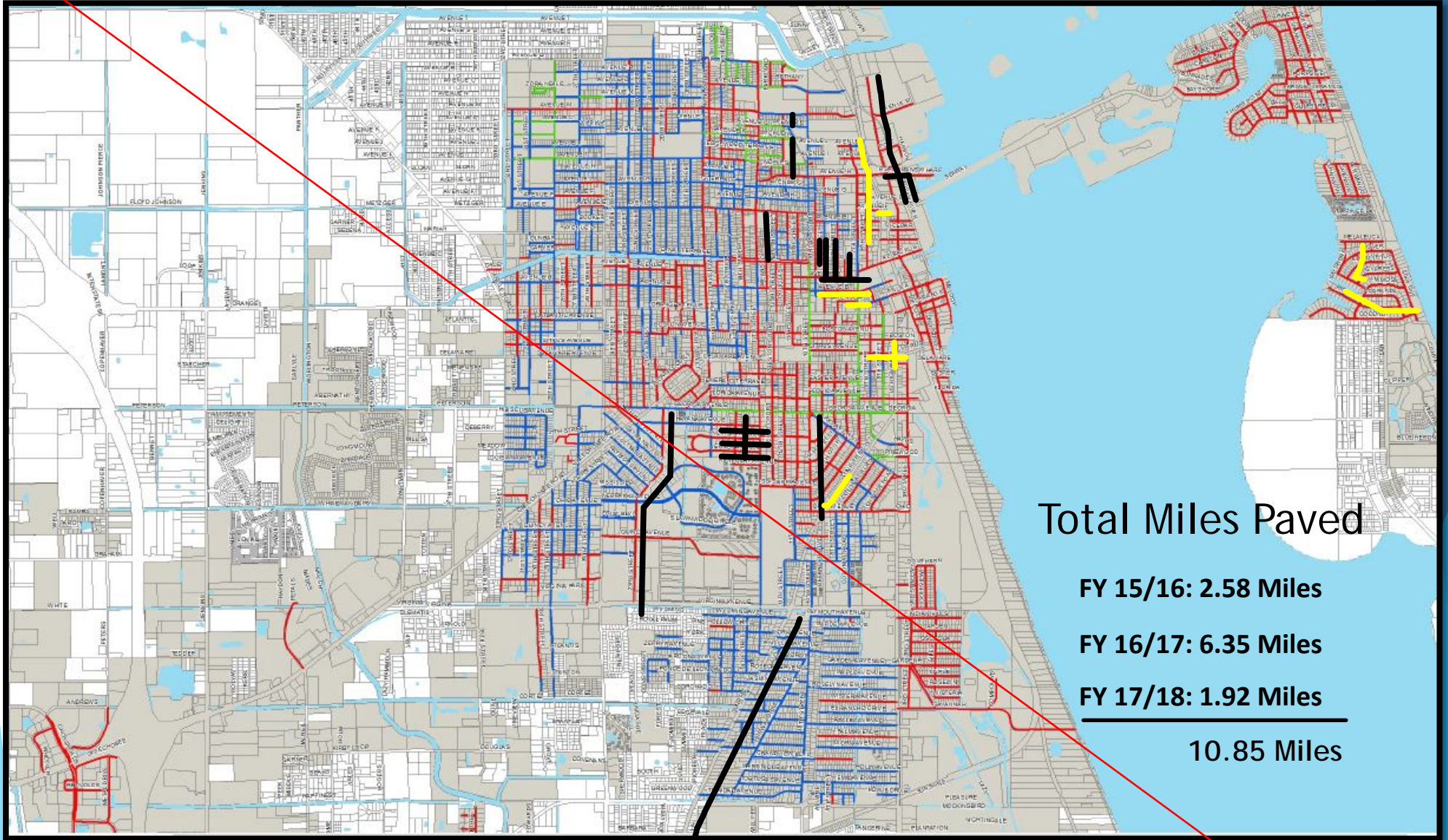
SMU – MAYFLOWER CANAL STABILIZATION

#8	Mayflower Canal Stabilization (Virginia Avenue to Edwards Road)			STORMWATER UTILITY PROJECTS				
	Project Description			Repair of damaged canal bank resulting from Hurricane Irma. Work will entail clearing, re-shaping of canal banks, and stabilization with natural rock rubble.				
	Status			Design at 60% completion.				
PROJECT COST BY FISCAL YEAR								
Project Element	Project Cost	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
Planning/Design	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 2,185,972	\$ -	\$ 874,389	\$ 1,311,583	\$ -	\$ -	\$ -	
CEI/Testing	\$ 128,597	\$ -	\$ 51,439	\$ 77,158	\$ -	\$ -	\$ -	
TOTAL	\$ 2,404,569	\$ -	\$ 1,015,828	\$ 1,388,741	\$ -	\$ -	\$ -	
FUNDING SOURCE BY FISCAL YEAR								
Funding Source	Funding Amount	Previously Appropriated	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	
SMU	\$ 546,493	\$ -	\$ 218,597	\$ 327,896	\$ -	\$ -	\$ -	
NRCS	\$ 1,858,076	\$ -	\$ 797,231	\$ 1,060,845	\$ -	\$ -	\$ -	
TOTALS	\$ 2,404,569	\$ -	\$ 1,015,828	\$ 1,388,741	\$ -	\$ -	\$ -	



TRANSPORTATION - STREET RESURFACING

Street Conditions



Total Miles Paved

FY 15/16: 2.58 Miles

FY 16/17: 6.35 Miles

FY 17/18: 1.92 Miles

10.85 Miles

Information

REQUESTED ACTION

Conditional Use - AWP Inc. - 3101 Okeechobee Road

LOCATION

3101 Okeechobee Road

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends the Planning Board forward a recommendation to **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.
- 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.

Attachments

Staff Report
Application
Narrative
Aerial Map
Zoning Map
Floor Plan
Picture of an existing AWP Facility

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 08/07/2018

Started On: 07/31/2018 04:19 PM



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with No New Construction**
AWP Inc.
3101 Okeechobee Road

DATE: July 31, 2018

STAFF REPORT

Owner(s): Leobardo Mata and Rosa Barajas
 1005 S. 8th Street
 Fort Pierce, FL. 34950

Applicant: AWP Inc.
 4244 Mt. Pleasant St., NW
 North Canton, OH. 44720

Applicant's Request: Approval of a Conditional Use with No New Construction for the operation of a Contractor who performs services off-site.

Location: 3101 Okeechobee Road

Parcel ID: 2417-806-0023-000-7

Current Zoning: C-3, General Commercial Zone

Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 0.58 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for the operation of a Contractor who performs services off-site. The applicant, AWP Inc. (Area Wide Protective) provides traffic management services and equipment to clients. The subject site at 3101 Okeechobee Road would provide a new office location within the City of Fort Pierce. The property is zoned C-3, General Commercial Zone with a future land use of General Commercial.

The property is located at the southwest corner of Okeechobee Road and South 31st Street. The subject property is surrounded by commercial businesses to the north, east, west, and vacant property to the south. The site currently has existing parking spaces; that will need to be re-stripped. Per City Code Section 22-60 Off-Street Parking and Loading; Contract construction service establishments are required one (1) parking space for each 300 square feet of gross floor area. The gross floor area of the existing building on site is 950 sq. ft. Therefore, this establishment would only be required to re-stripe a minimum of three (3) parking spaces.

The proposed floor plan, for the present 950 sq. ft. facility will consist of two (2) offices, two (2) restrooms, and a Lobby/Reception Office. The subject site can currently be accessed from four (4) development entrances; three (3) located on Okeechobee Road and one (1) located on South 31st Street. St. Lucie County Engineering has advised the applicant to remove the two (2) easternmost driveways along Okeechobee Road. The primary access from Okeechobee Road should be from the westernmost existing driveway.

The applicant is seeking conditional use approval to allow the operation of a private school in Building #3 of its church campus. AWP Inc. provides temporary traffic control to many of the largest public utilities, construction and engineering companies in over 20 states and part of Canada. AWP regularly deploys over 3,000 protectors per day. AWP also engages in the sale and rental of traffic control equipment to businesses and governmental entities. AWP has over sixty facilities that consist of office space, safety training rooms, and storage space. Daily operations for the proposed Fort Pierce location would begin in the morning with the deployment of crews to customers work sites. Their crews typically use a medium duty pickup truck and a variety of small to medium size traffic control equipment. AWP's operations do not generate noise, fumes, or dust.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) district which is designed to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment

facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Conditional Use

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

The authorization of a Conditional Use with No New Construction for a Contract construction service establishment at 3101 Okeechobee Road will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* states that the use of *Contractors/Others Performing Services Off-Site* may be permitted as a conditional use if approved in a public hearing by the city commission.

Technical Review Committee

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

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends the Planning Board forward a recommendation to **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.



Conditional Use – No New Construction

Property address or Location 3101 Okeechobee Road Fort Pierce, Florida 34947

Parcel ID #(s) 2417-806-0023-000-7

Project description AWP Inc, Area Wide Protective providing traffic management services & equipment to clients, this to be new office location listed above.

Rosa Barajas and Leobardo Mata

Property Owner(s)

1005 S 8th St 3101 Okeechobee

Street Address

Fort Pierce FL 34950

City State Zip

Rosa 772-359-5690 | Leo 772-971-1555

Phone Number

rosabmata@bellsouth.net or impactocalentano@bellsouth.net

Email Address

AWP Inc. / Mr Anthony J. Amato, Esq. Attorney

Applicant/Representative, Title, Company

4244 Mt. Pleasant St., NW

Street Address

North Canton OH 44720

City State Zip

Direct: 216-401-7763 | 800-343-2650

Phone Number

aamato@awptraff.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.

Rosa Barajas
Property Owner(s) Signature(s)

Leo Mata
Property Owner(s) Signature(s)

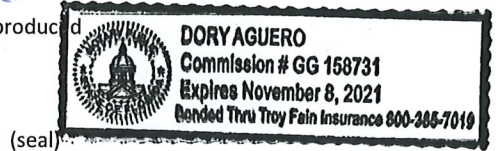
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of June, 2018, by

Rosa Barajas and Leobardo Mata who is personally known to me or has produced

Florida Driver License as identification.

Signature of Notary



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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
			<u>N/A</u>	Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date N/A

Fees 100.00 Control # _____ B. Permit # _____

Intake Planner KG

Planner Assigned VC

Approved By _____ Date _____

Comments _____





CONDITIONAL USE: NO NEW CONSTRUCTION

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

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

Application Type:

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

Site Information:

Building Size 960 Parking Spaces: 25+

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

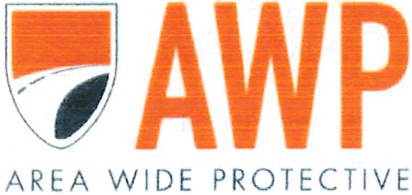
North	South	East	West
Business Car Wash	Vacant Land C-3	Business Funeral Home	Industrial

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

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

Application Outlook





June 28, 2018

City of Fort Pierce Florida
Office of The City Clerk
100 N. US HWY 1
Fort Pierce, Florida 34950

Re: AWP, Inc.
Proposed new operations office: 3101 Okeechobee Road, Ft. Pierce, FL

Dear Sir/Madam,

AWP, Inc. is the Nations leader in providing temporary traffic control to many of the largest public utilities, construction and engineering companies in over 20 States and parts of Canada. AWP regularly deploys over 3000 protectors per day to protect our customers people, business and time.

AWP also engages in the sale and rental of traffic control equipment to businesses and governmental entities.

AWP's over sixty facilities consist of office space, safety training rooms, and storage space. Our facilities and outdoor space are maintained in a neat and orderly condition.

Our daily operations begin in the morning with the deployment of crews to our customers work sites. Our crews typically use a medium duty pickup truck and a variety of small to medium size traffic control equipment. Our operations do not generate noise, fumes or dust.

Please contact me if you have any comments or questions.

Very truly yours,

Anthony J. Amato, Esq.
aamato@awptrafficsafety.com

AJA

Anthony J. Amato, Esq.
Direct: 216-401-7763

4244 MT PLEASANT ST NW | NORTH CANTON, OH 44720
p 1-800-343-2650 | f 330-677-7405 | e info@awptrafficsafety.com

AWPTRAFFICSAFETY.COM



Okeechobee Road

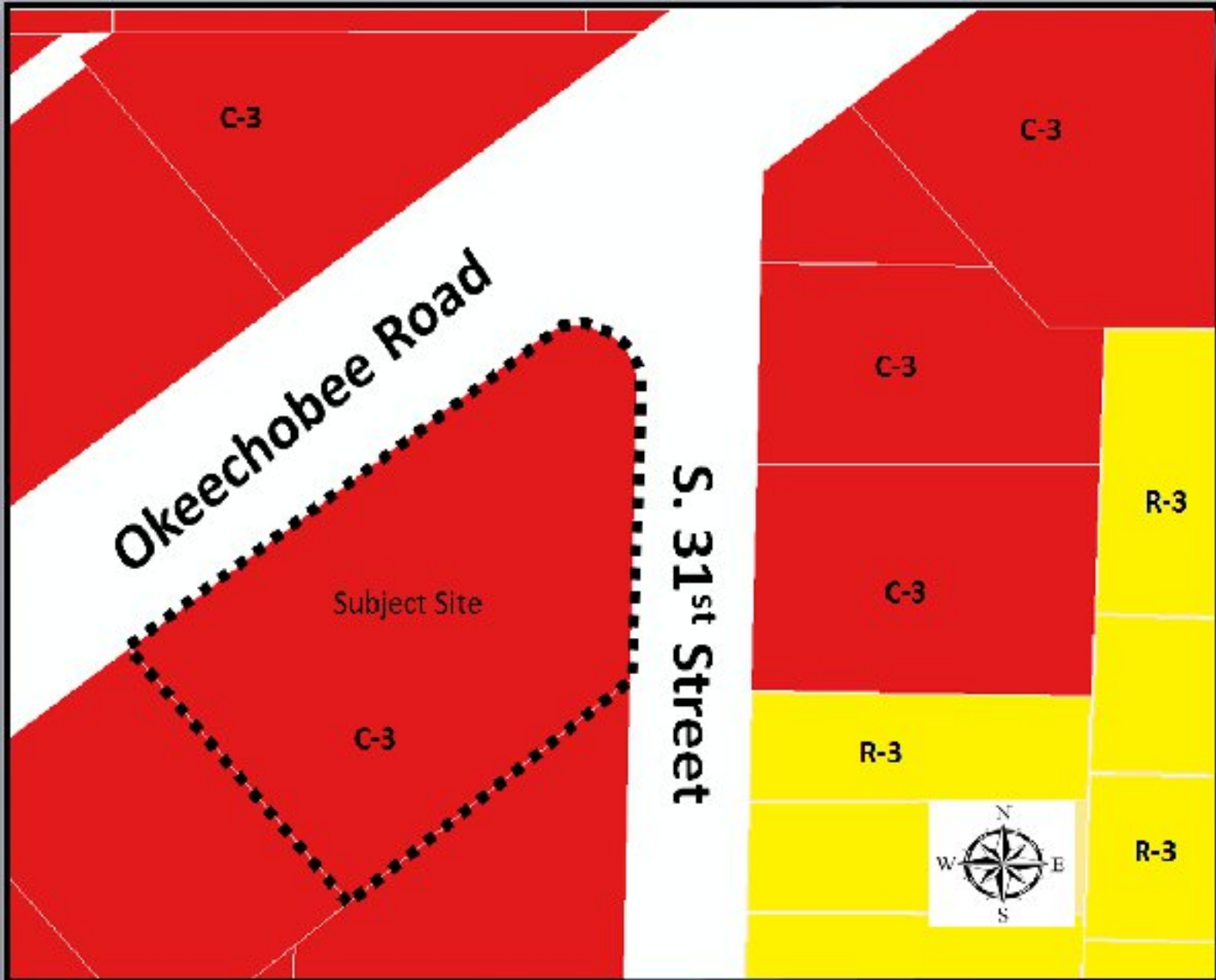
S. 31st Street



AWP, Inc.
Site Aerial
3101 Okeechobee Road



THE SUNRISE CITY
FORT PIERCE
Florida



AWP, Inc.
Conditional Use w/ No New Construction
3101 Okeechobee Road



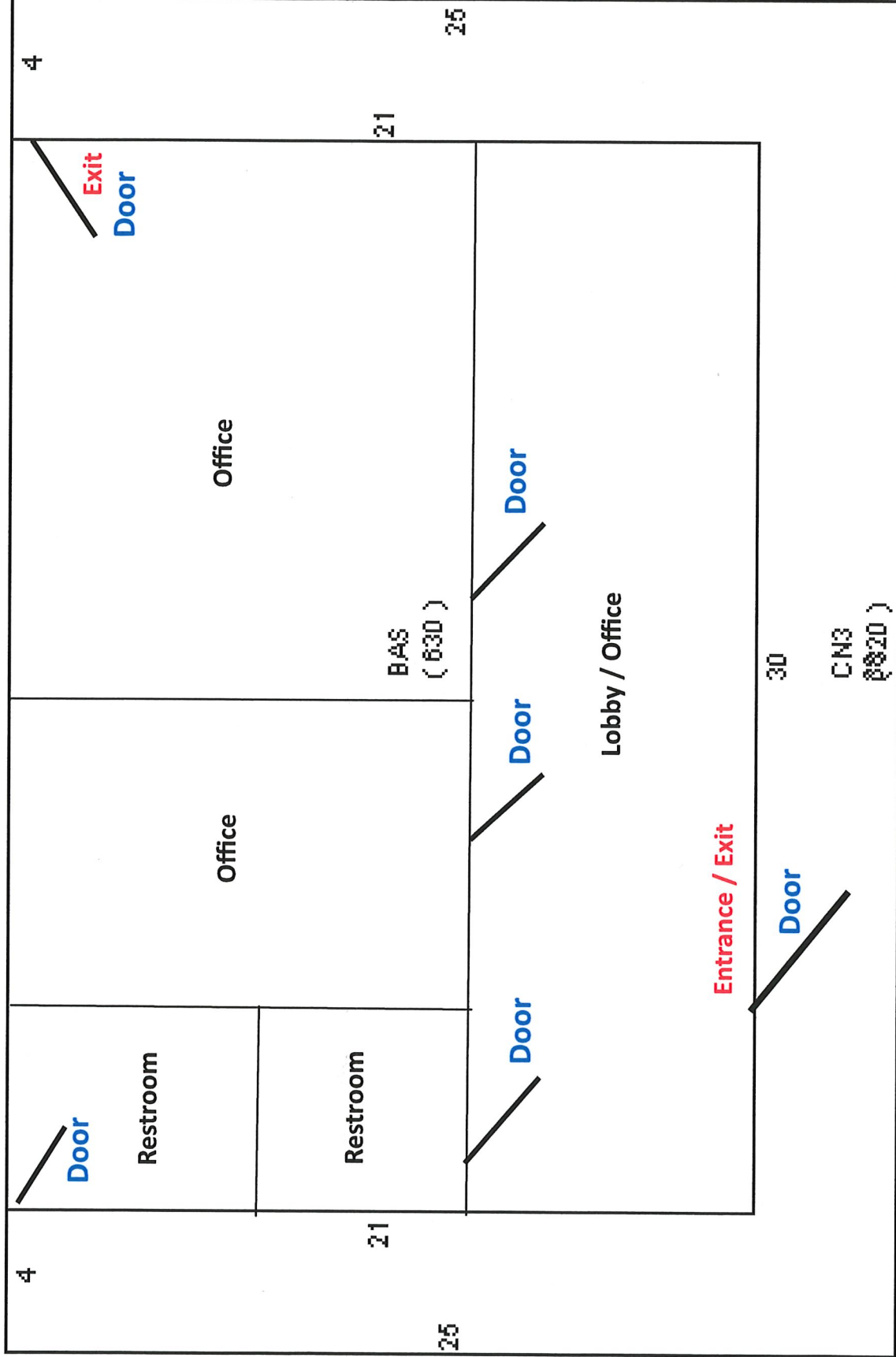
THE SUNRISE CITY
FORT PIERCE
Florida

C-3 =  **R-3** = 

Zoning Map

Building Layout

30



3101 Okeechobee Road Fort Pierce, FL 34947

Parcel ID: 2417-806-0023-000-7

Total Areas Finished/Under Air (SF): 630 Gross Area | (SF): 950 | Land Size (acres): 0.58 | Land Size (SF): 25,477





**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: July 19, 2018
Property Address: 3101 Okeechobee Road
Property Name:
Project Name: AWP, Inc.
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: _____

Good morning Alicia,

Please see below FPUA's comment for the above referenced subject:

Water/Wastewater Engineering :

Approved. This location already has sewer and water services. There is no evidence shown/given in proposed changes that would impact existing water and sewer services. New occupant (AWP Inc) would have to get with customer service to setup account if not yet done.

Electric & Gas Engineering:

No comment.

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@fpu.com



PUBLIC WORKS
ENGINEERING DIVISION
TECHNICAL REVIEW
COMMITTEE

July 18, 2018

Project: 3101 Okeechobee Road
Subject: Conditional Use
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. There are currently 3 driveways on Okeechobee Road for this site. The 2 easternmost driveways shall be closed. The primary access from Okeechobee Road should be from the westernmost existing driveway.
2. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Joanne Mitchell at 772-462-2824 for more information.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

July 9th, 2018

Project: AWP INC.
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) I have no comments

Please provide a written response to all comments

Rod Reed, County Surveyor

*St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

AWP Inc., Mr. Anthony J. Amato, Esq.
4244 Mt. Pleasant St., NW
North Canton, OH. 44720

Re: Conditional Use – AWP Inc. – 3101 Okeechobee Road.

Dear AWP Inc.,

The following are comments from the Planning Department's review of the application for the Conditional Use Application (**Please Provide a Written Response to all responsible Departments**):

- 1) Per City Code Section 22-58. – Site Plan review; Please provide an As-built Survey.**

- 2) Per City Code Section 22-187. – General Landscaping Requirements.; Please provide general landscaping plan.**

- 3) Per City Code Section 22-60. – Off-Street Parking and Loading; Please provide a parking plan and Please provide a lighting plan which shows illumination of all interior and immediately adjoining streets.**

- 4) Please consult with the St. Lucie County Engineering Department about your ingress and egress. Currently there are three (3) driveway access points. SLC Engineering is requesting that you utilize the driveways with the most distance from the intersection of S. 31st Street and Okeechobee Road.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

Planning Board

6.c.

Meeting Date: 08/14/2018

Information

REQUESTED ACTION

Major Amendment to Planned Development - Celebration Pointe - 5501 Peterson Road

LOCATION

5501 Peterson Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report

Application for Major Amendment to PD

Site Plan

TRC Comments

TRC Comment Response from Applicant

Aerial Map

Form Review

Form Started By: Brandon Creagan

Started On: 08/01/2018 05:32 PM

Final Approval Date: 08/07/2018



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director *(initials)*

FROM: Brandon Creagan, LEED Green Associate, Planner *BCC*

RE: **Application for Development Review (Major Amendment to PD)
 Celebration Pointe - 5501 Peterson Road**

DATE: July 31, 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 to the City Commission to allow 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.

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 Planning Board forward a recommendation of approval to the City Commission.



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. Sect 200
City Tampa State FL Zip 33610
Phone Number
813-314-2171
Email Address Larry.Thompson@wall.com

Bill Barbara V.P., Carnahan, Proctor & Cross
Applicant/Representative, Title, Company
814 S. Military Trail
Street Address
Deerfield Beach, FL 33442
City Deerfield Beach State FL Zip 33442
Phone Number
(561) 972-3959 X 118
Email Address
BBarbara@cpc-eng.com

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.

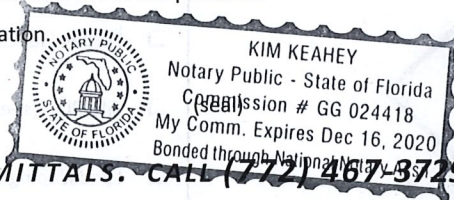
Property Owner(s) Signature(s)

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.

Signature of Notary
Kim Keahey



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

TO BE COMPLETED BY STAFF

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

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

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____





DEVELOPMENT REVIEW

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

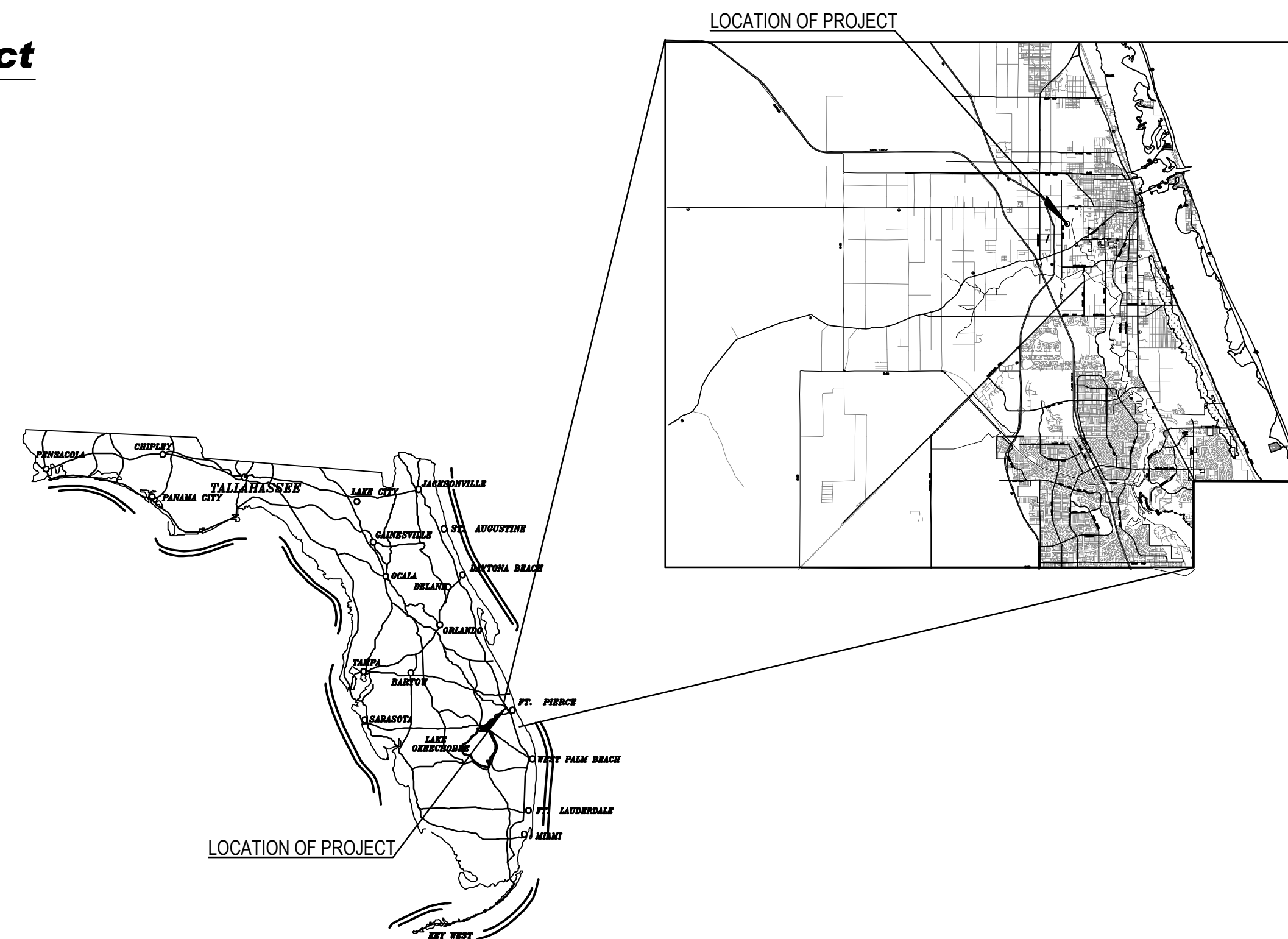
LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner/Landscape Architect

Lucido & Associates, P.A.
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

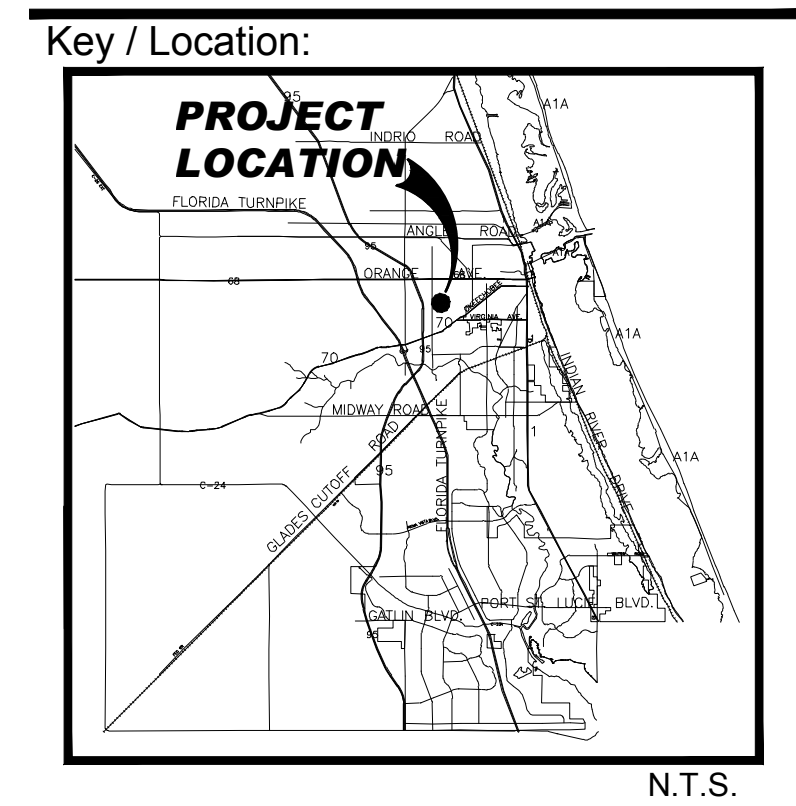
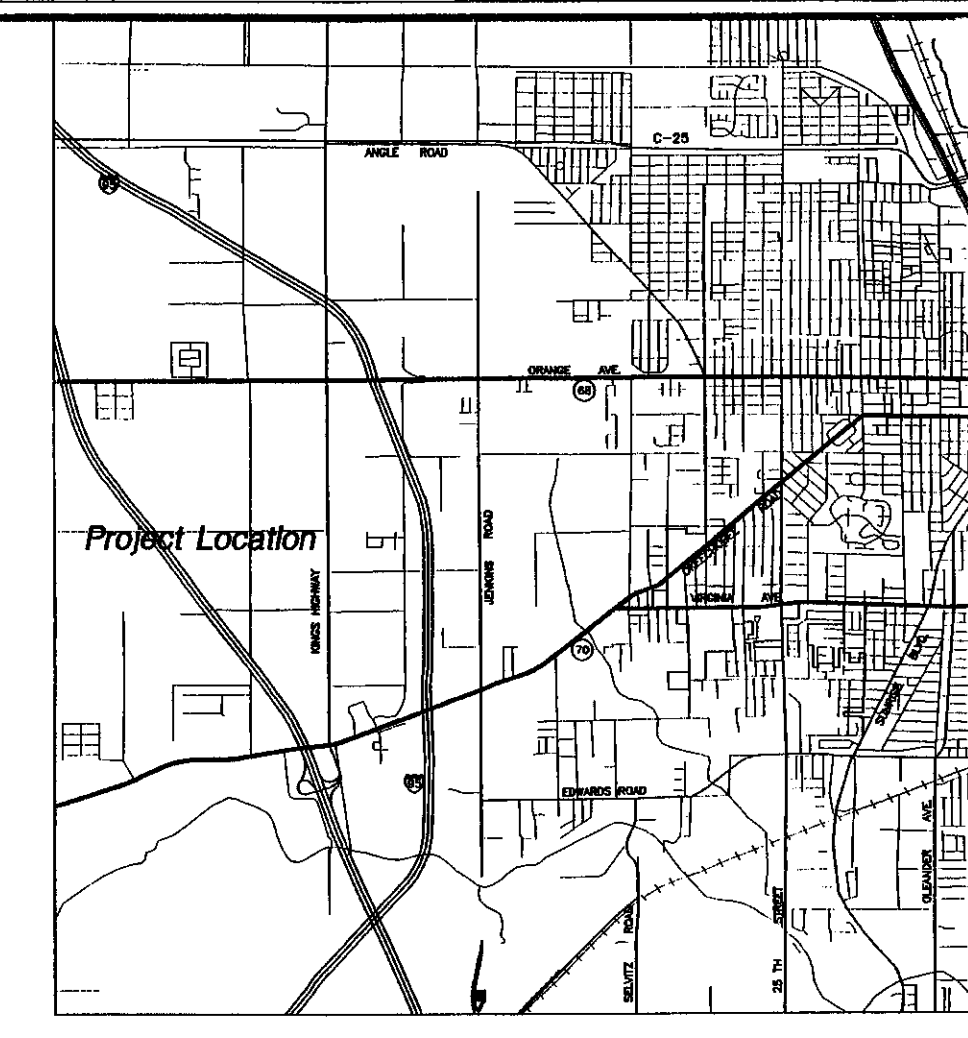
Property Owner

Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779



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



Project Team:

Property Owner: Celebration Pointe Property Development LLC
 380 Chestnut St., 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

Site Data:

Existing Zoning	Former
Proposed Zoning	Existing
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du/s
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	3162 ac
Lake	2188 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	3187 ac (2166%)
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.	1100 ac (7.48%)
Landscape Area/Common Area	3162 ac (21.49%)
Lake	2188 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:**
- All existing public or private roadways within 150' of the project's access points are shown on plan.
 - Irrigation will conform to Local and State Regulations regarding water conservation.
 - All utilities will be placed underground.
 - Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear, 6' rear setback interior lots only for single family residences.
 - Site clearing has commenced as of March 2006, with the infrastructure to be completed by the beginning of 2008.
 - Proposed residences will be two and three bedroom dwelling units.
 - Refer to Engineering Drawings for the following information:
 Identification of maximum residential buildable area
 Existing and proposed utility and drainage easements
 boundary/topographic/tree survey
 conceptual water and sewer
 - All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
 - See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
 - Utilities will be provided by Fort Pierce Utility Authority.
 - Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
 - All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
 - Per St. Lucie County Conservation Policy 8.122, 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:

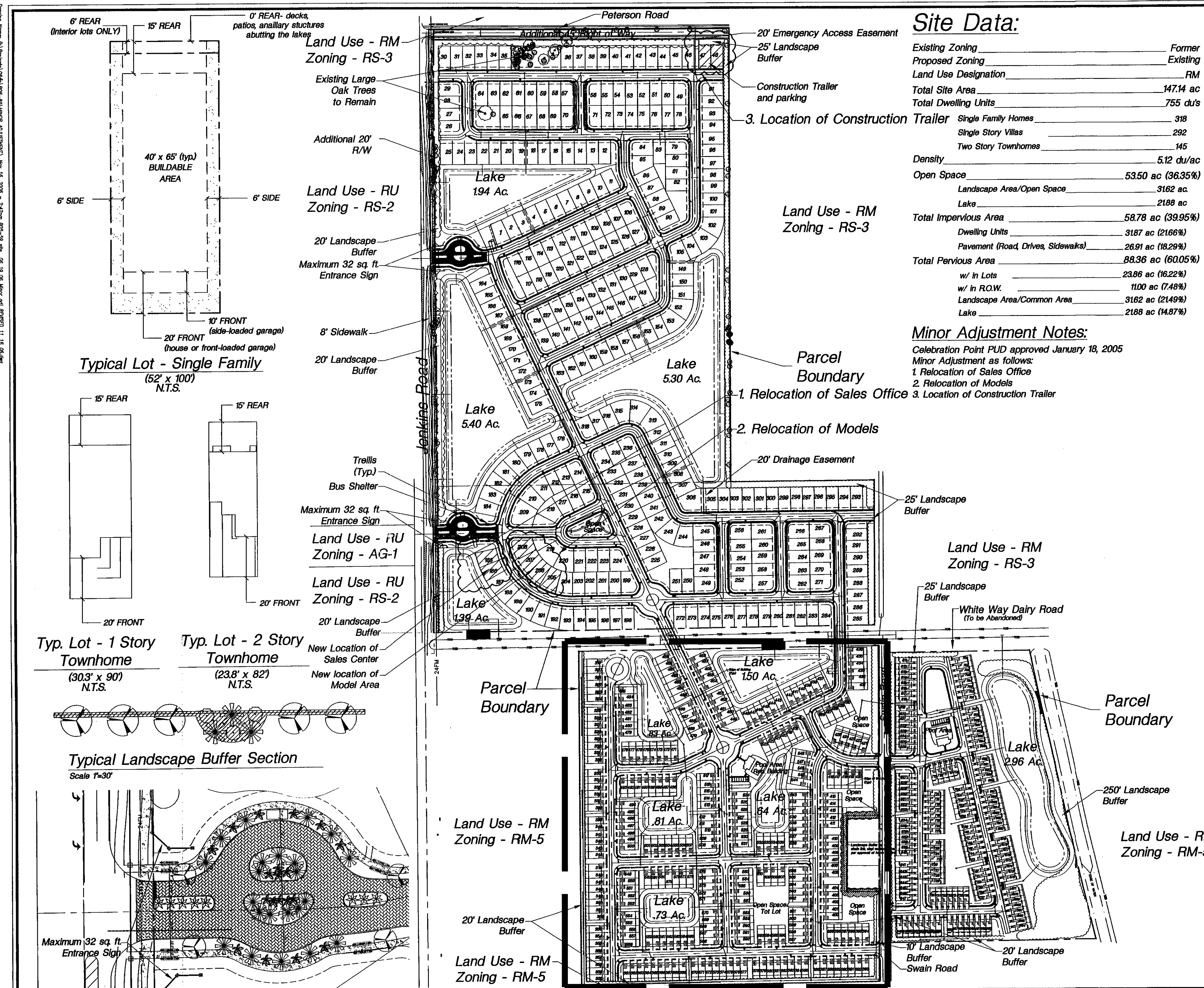
774	Shade Tree: Live Oak Laurel Oak East Palatka Holly Slash Pine Flowering Tree: Crepe Myrtle Magnolia Tree Ligustrum
29	Palm Tree: Cabbage Palm Mexican Fan Palm Medjool
49	Shrubs & Groundcover: Wax Myrtle Firebush Thryallis Azalea Liriope Pentas Juniper Bluebell
TBD	MINOR RESIDENTIAL LOCATES SALES CENTER, MODELS AND CONSTRUCTION TRAILER AS SHOWN

Lighting Legend:

Streetlight, 12' Mounting Height	SEE PLAN REVISION (S) APPROVED DATE: 11/16/06 BY: [Signature]
----------------------------------	---

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



Scale: 1"=200'

Drawn by: DMT
 Checked by: GB
 CADD No: 082306
 Date: 08.23.06

Development Team:

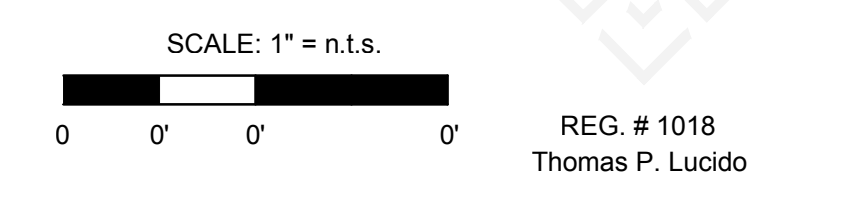
Landscape: Mercedes Home
 5888 SW Corporate Parkway, Palm City, FL 34980
 Landscape Architect/Engineer:
 Thomas Lucido & Associates
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950
 License/Engineer:
 Lucido, George F. & Halliburton, Inc.
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

Celebration Pointe
 St. Lucie County, Florida
 Minor Adjustment to PUD - Amended

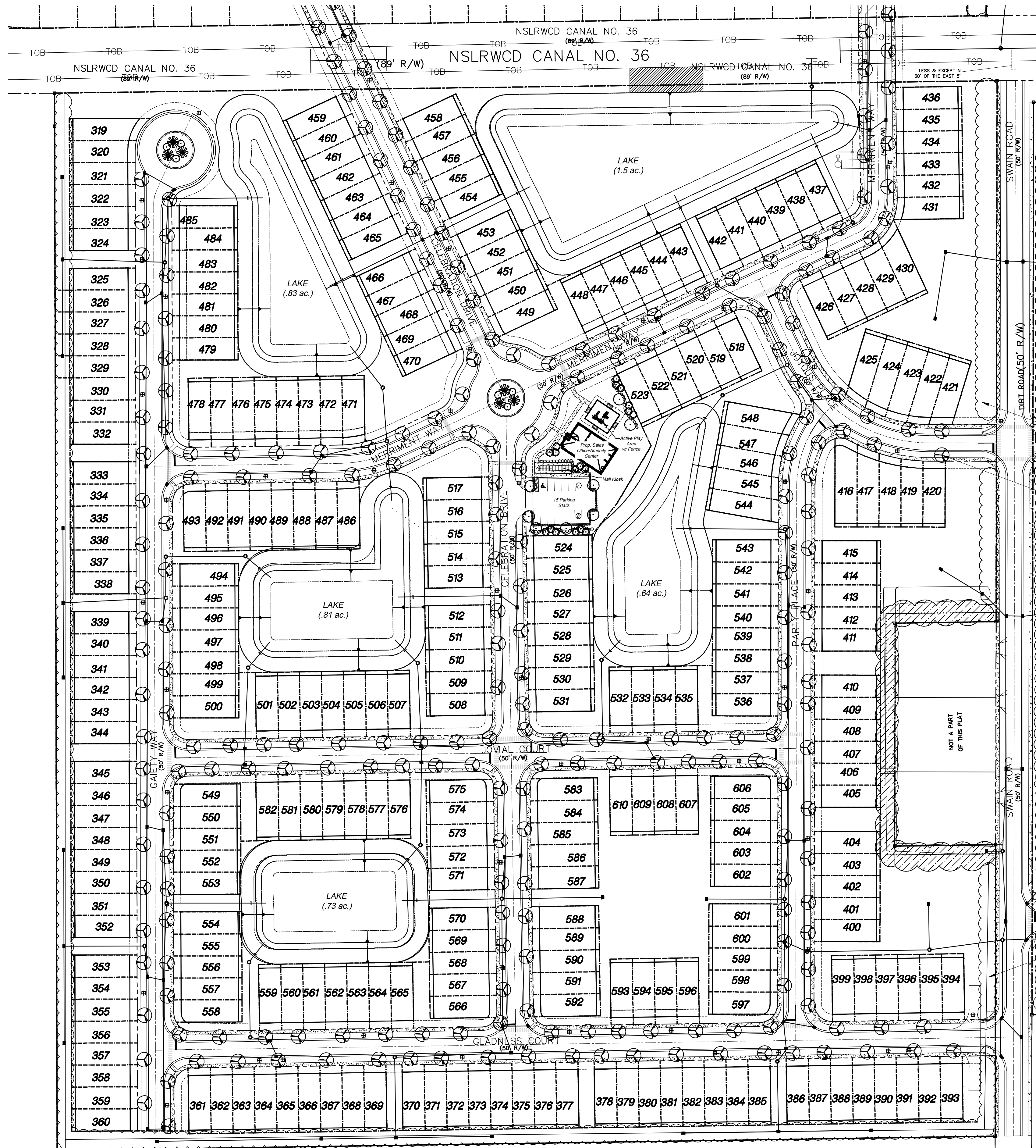
Sheet 1 of 1

Area of Amendment



Designer	JJ	Sheet	
Manager	BN		
Project Number	18-081		
Municipal Number	---		
Computer File			

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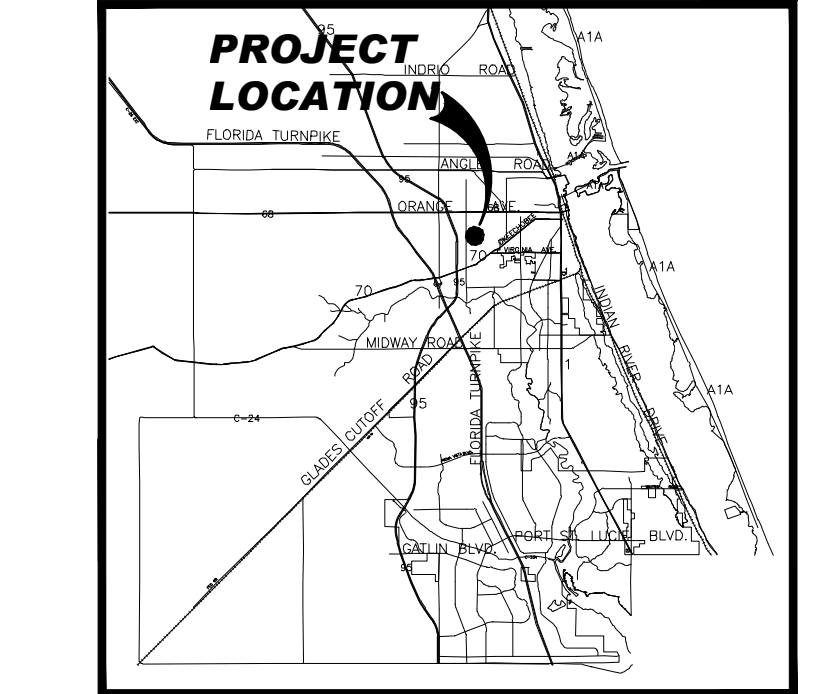
Site Data

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

Key / Location:



N.T.S.

Project Team:

Property Owner: Celebration Pointe Property Development LLC
 380 Chestnut St. SE
 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

PREVIOUSLY APPROVED BUFFER (TYP.)

PREVIOUSLY APPROVED STREET TREES (TYP.)

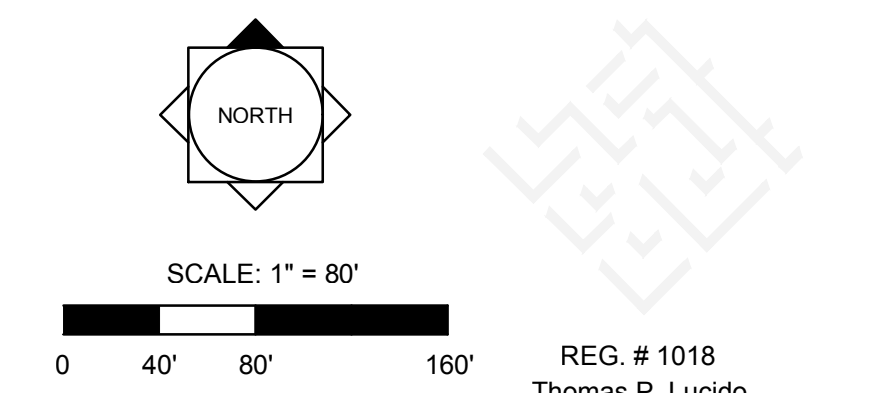
PREVIOUSLY APPROVED BUFFER (TYP.)

Celebration Pointe Major Amendment

City of Fort Pierce

Area of Amendment Exhibit

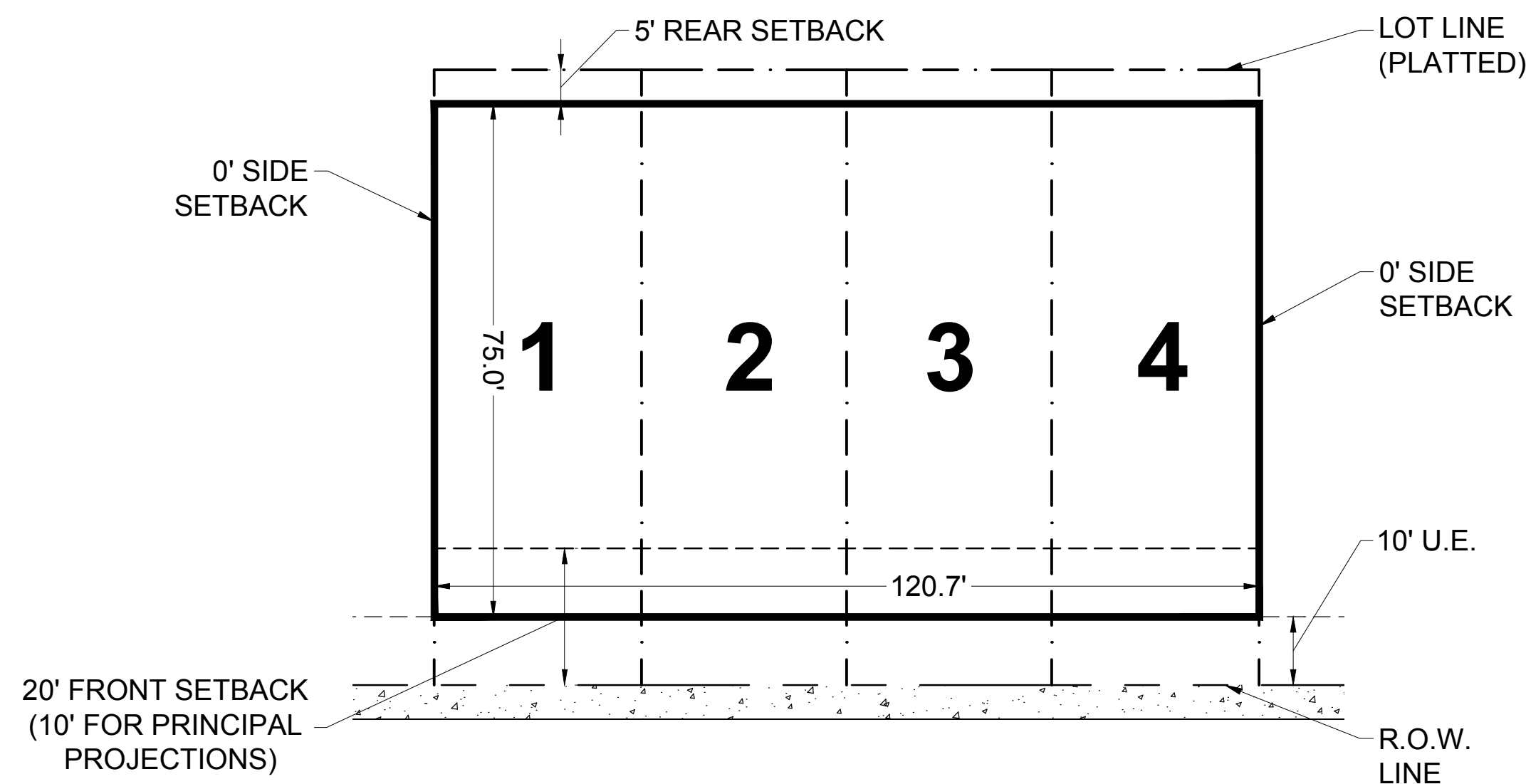
Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments



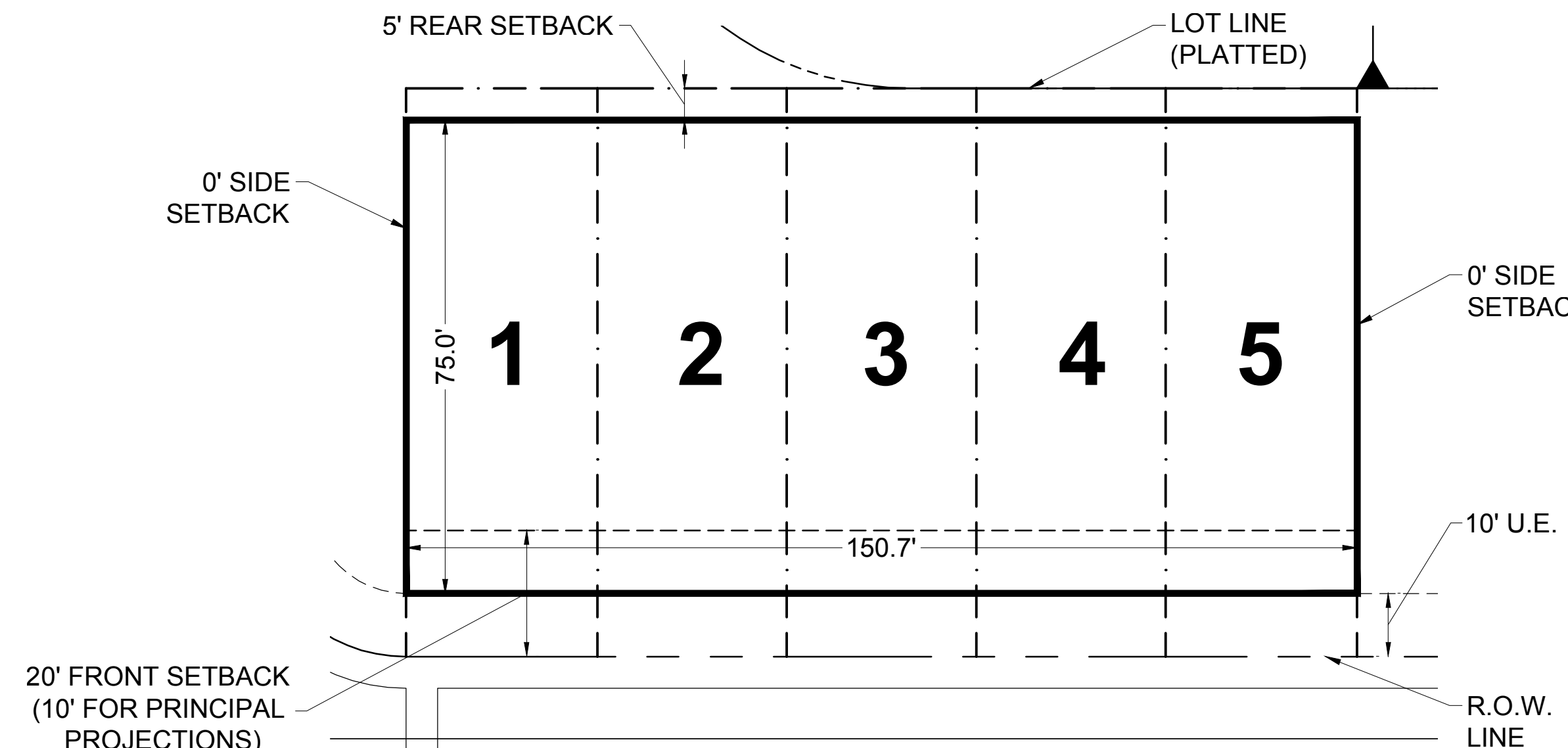
Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: ---

Sheet
2 of 7

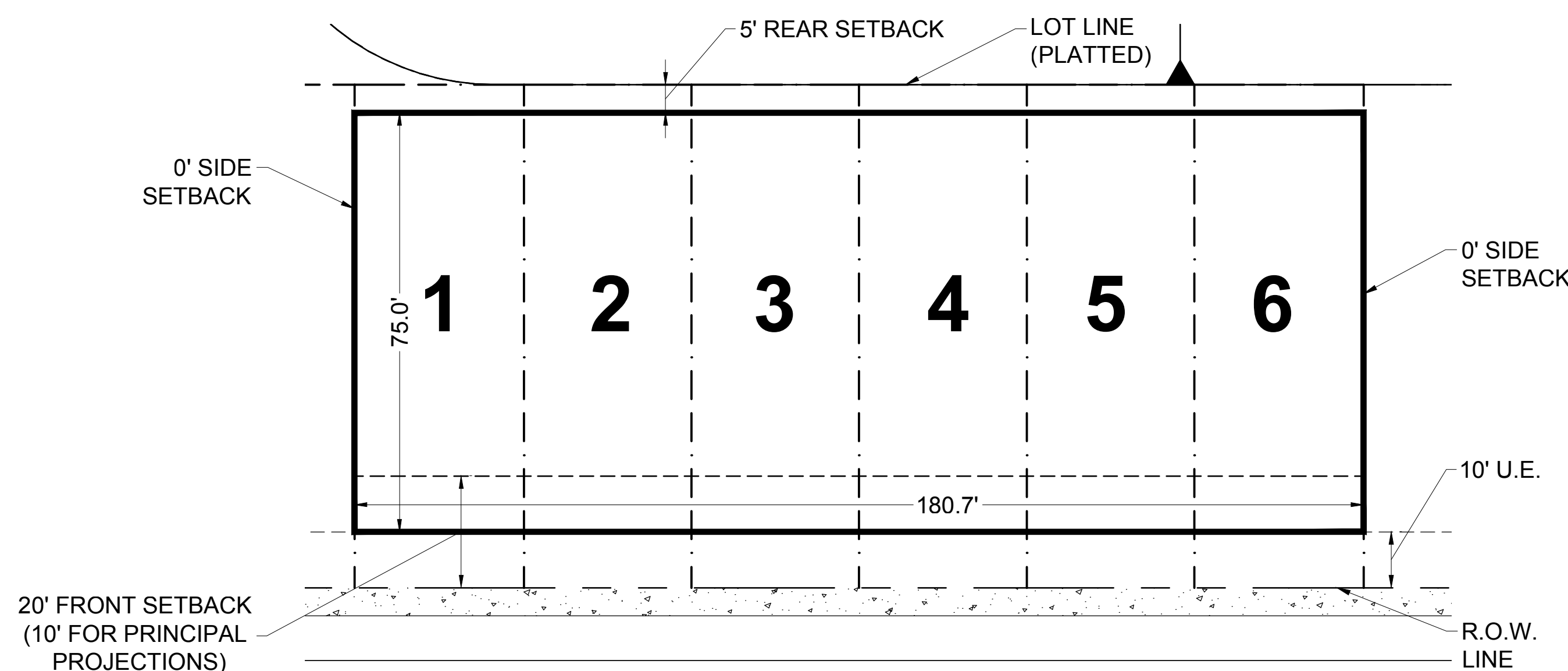
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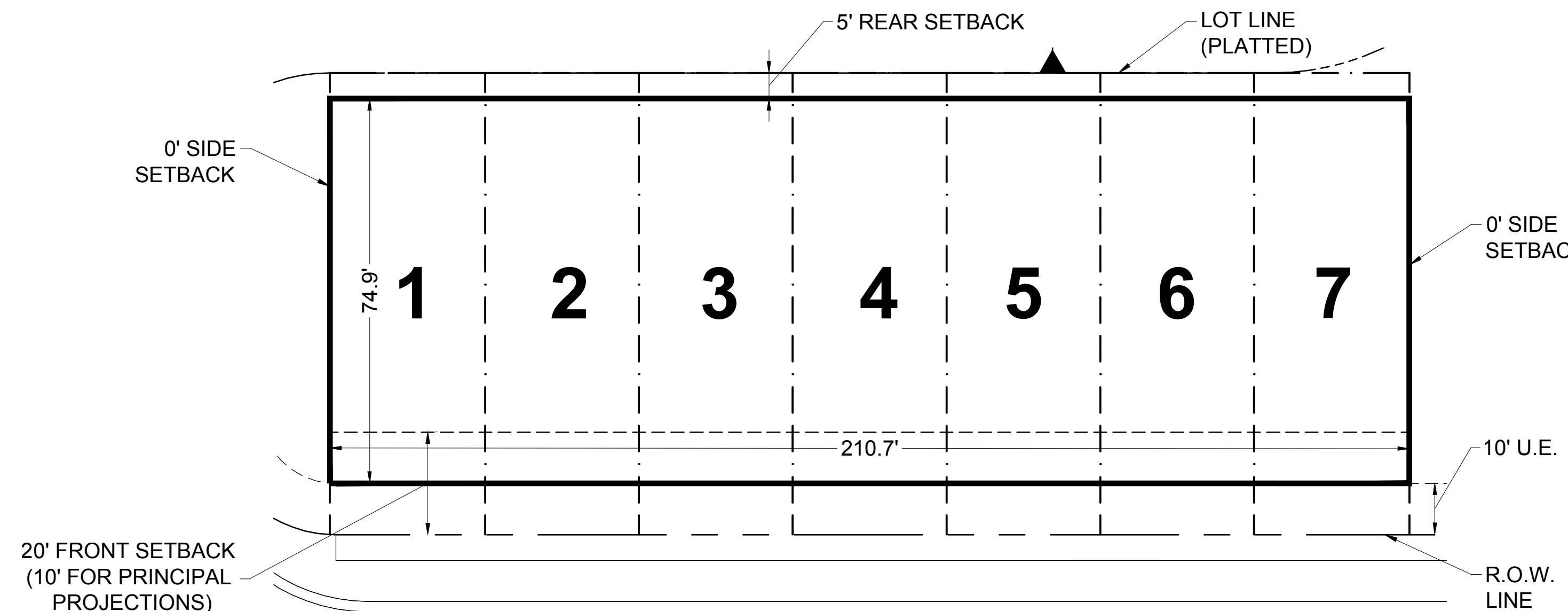
Typical Lot: Typ. Lot - 1 Story Townhome (4-Unit Building)
 Scale: 1" = 20' - 0"



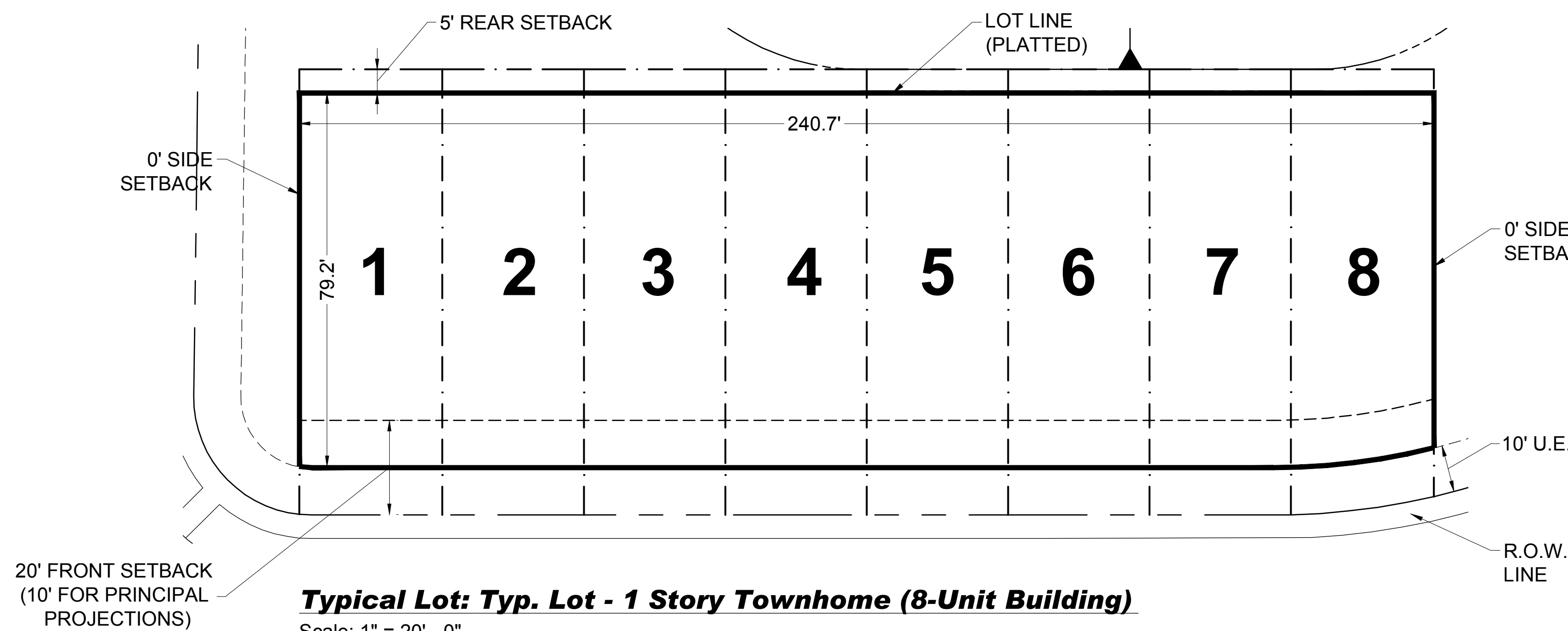
Typical Lot: Typ. Lot - 1 Story Townhome (5-Unit Building)
 Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (6-Unit Building)
 Scale: 1" = 20' - 0"



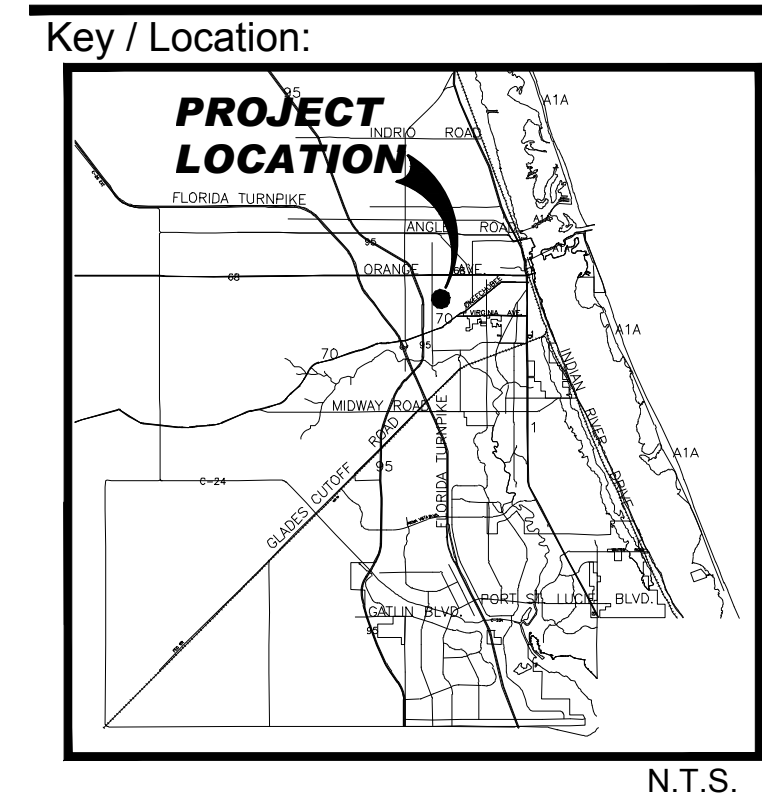
Typical Lot: Typ. Lot - 1 Story Townhome (7-Unit Building)
 Scale: 1" = 20' - 0"



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



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

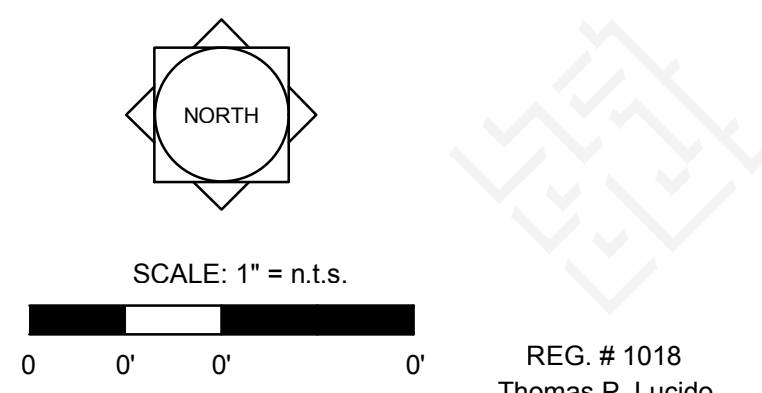
Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

Celebration Pointe Major Amendment

City of Fort Pierce

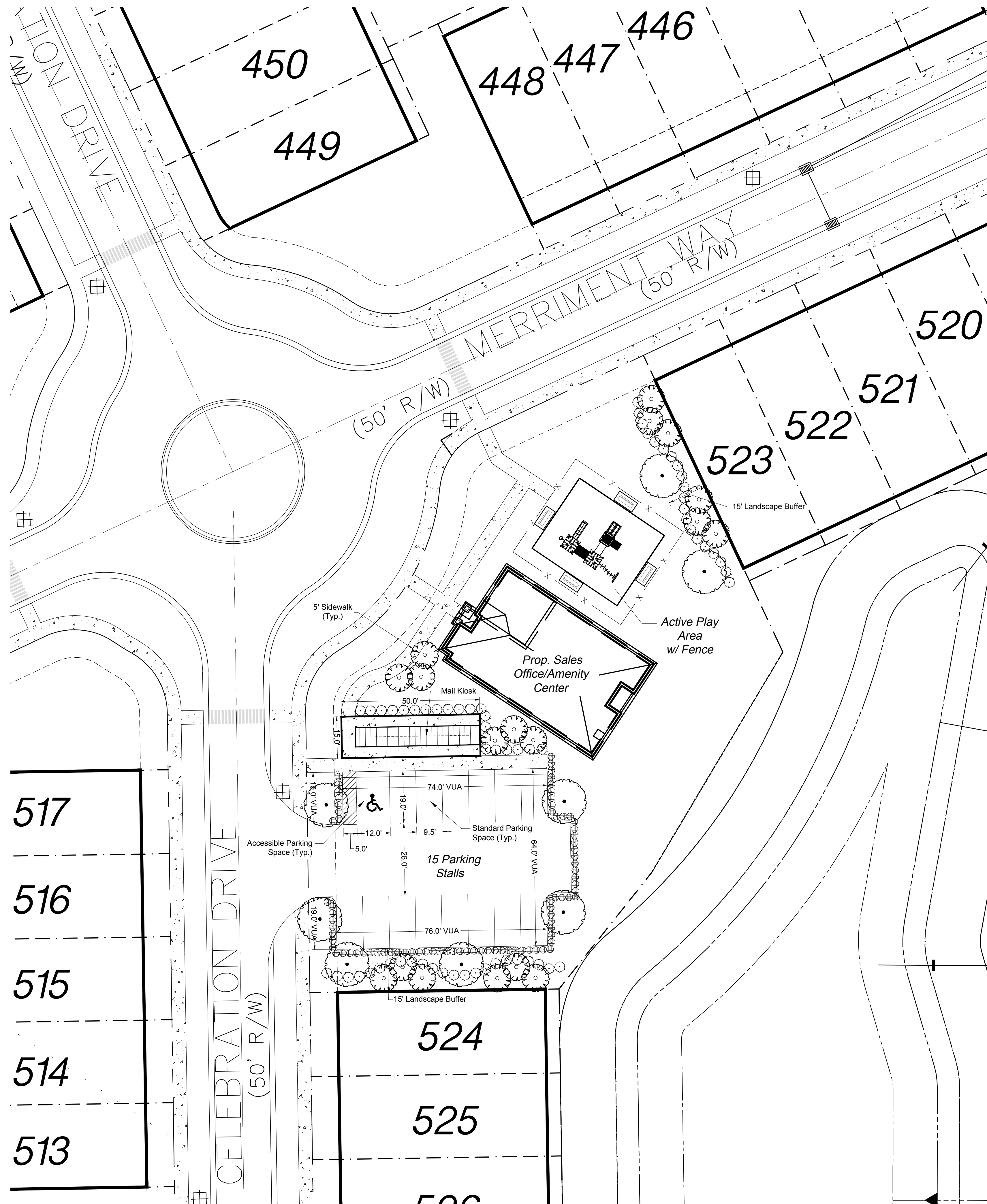
Typical Lot Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments



REG. # 1018
 Thomas P. Lucido

Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: _____

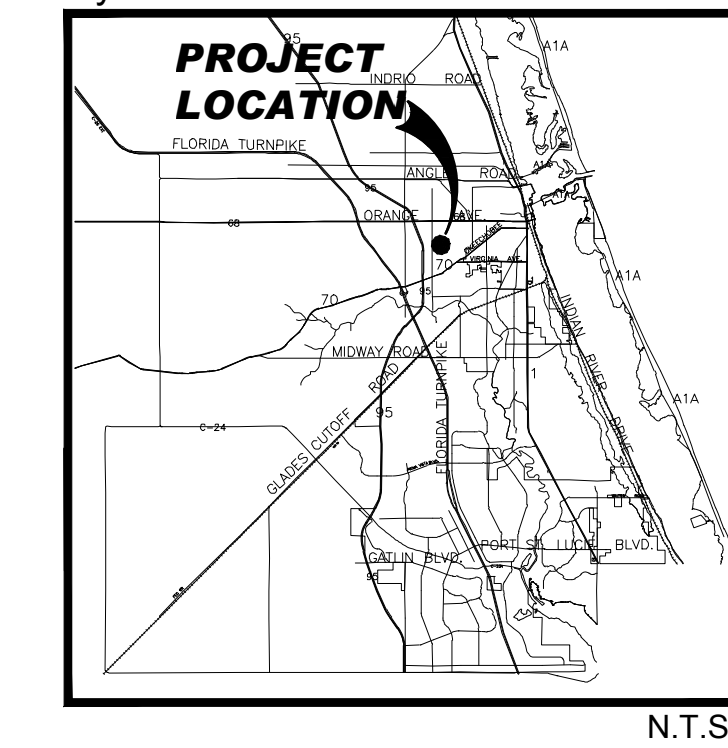


PLANT SCHEDULE AMENITY CENTER

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 cerifera	Wax Myrtle	3G, 24" OA, F

Key / Location:

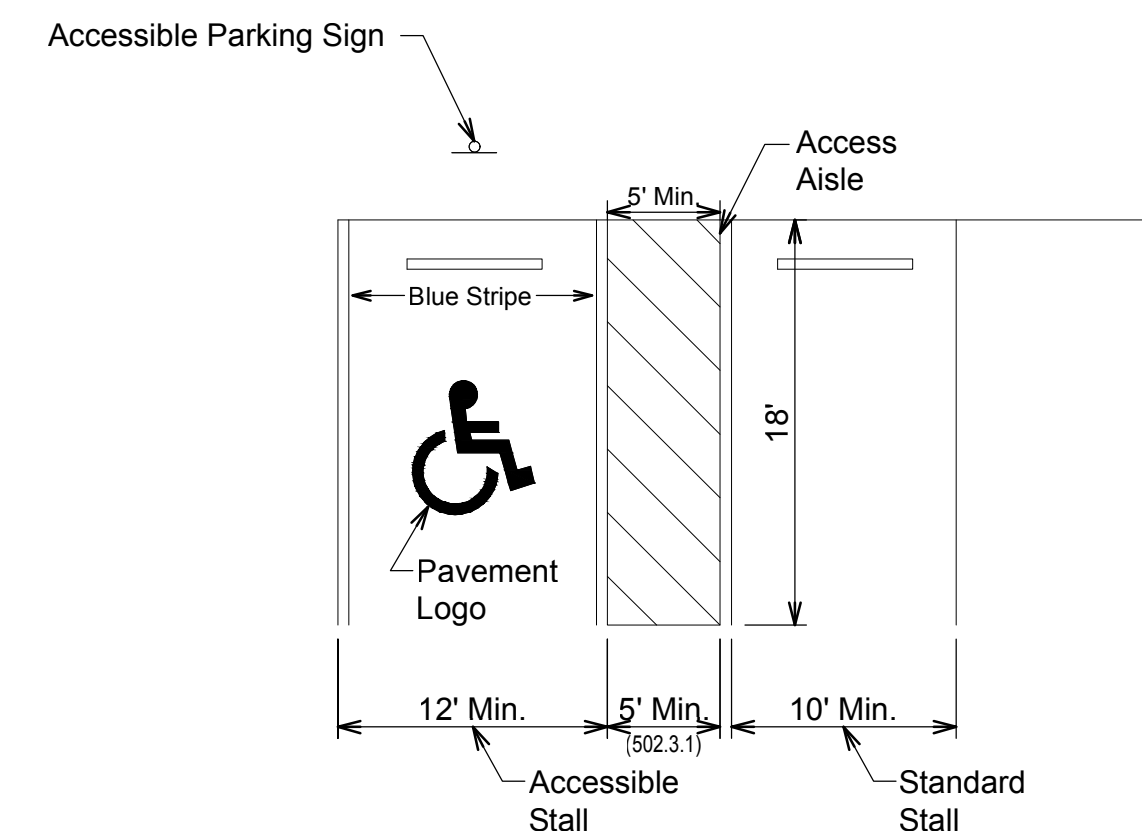


Project Team:

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



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

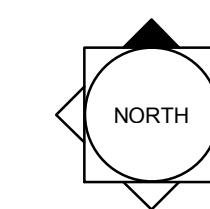
General Notes

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 with 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.

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

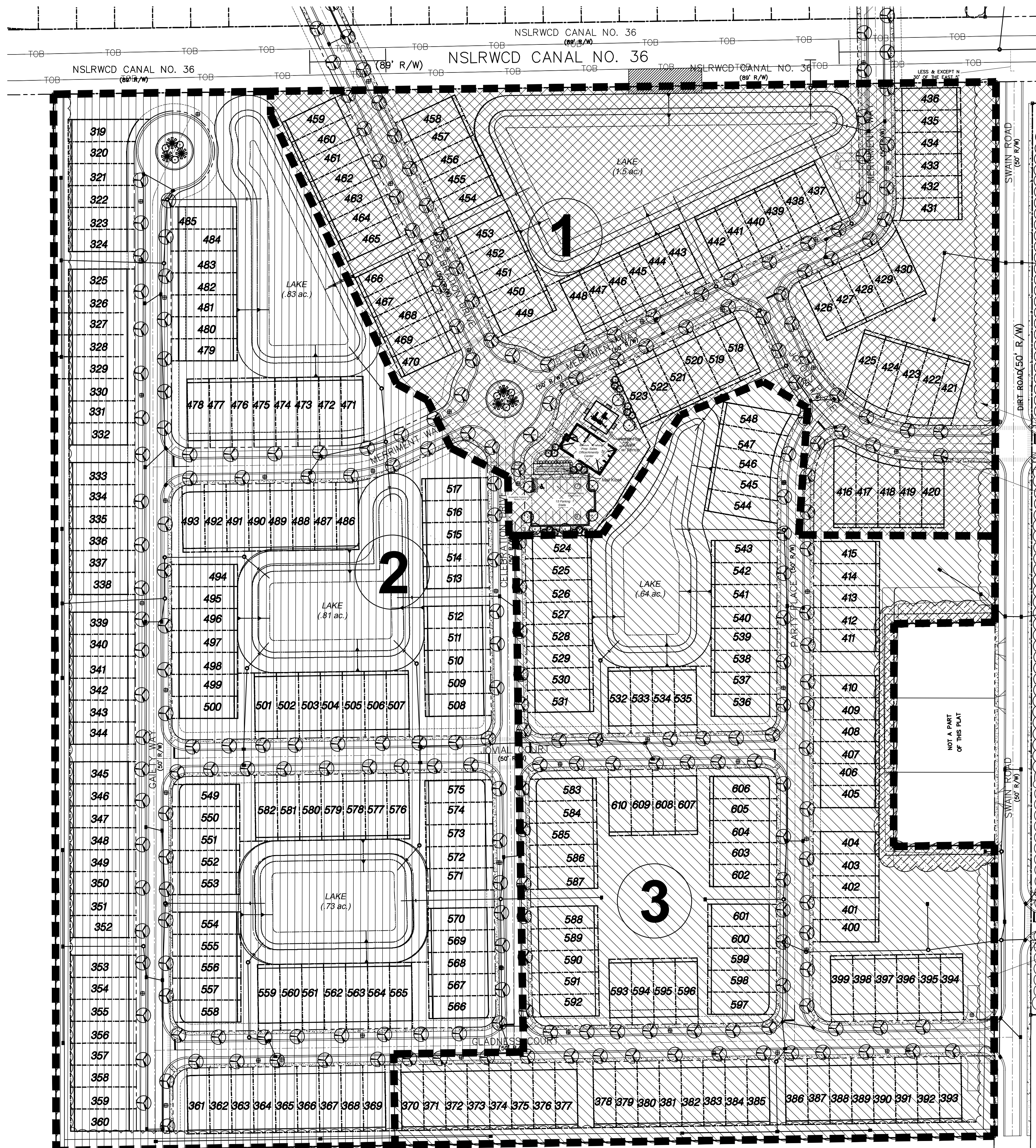


SCALE: 1" = 20'
 0 10' 20' 40'

REG. # 1018
 Thomas P. Lucido

Designer JJ
 Manager BN
 Project Number 18-081
 Municipal Number ---
 Computer File

Sheet
4 of 7

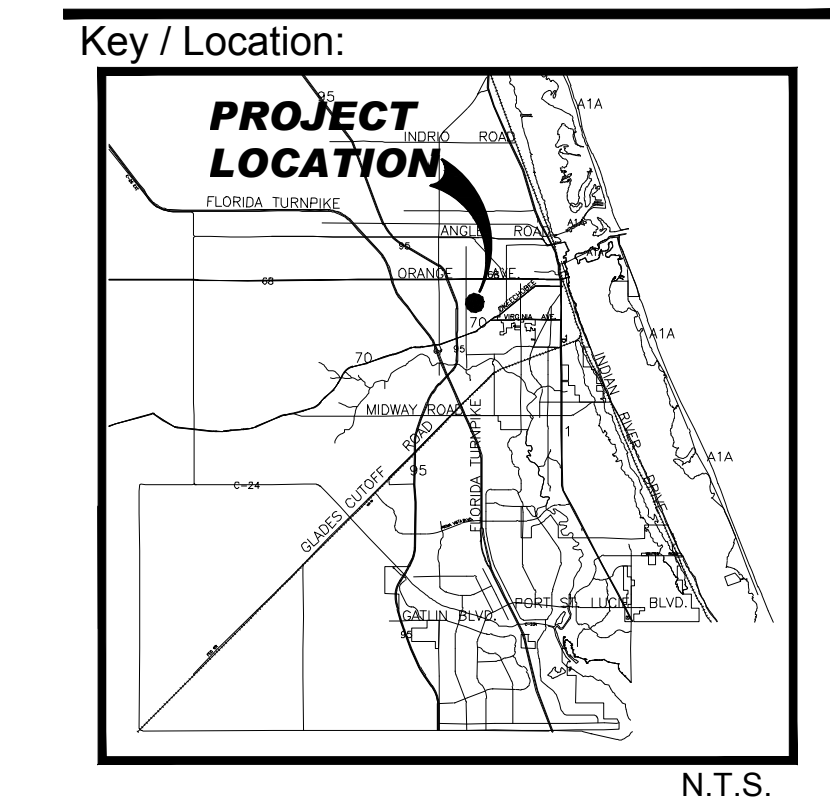


- * Phase Description:**
- Phase I
 - 61 Lots
 - Amenity Center (Sales Office and Active Play Area w/Fence)
 - Amenity Center Parking Lot and Parking Lot Landscape
 - Mail Kiosk
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - Phase II
 - 132 Lots
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - 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.



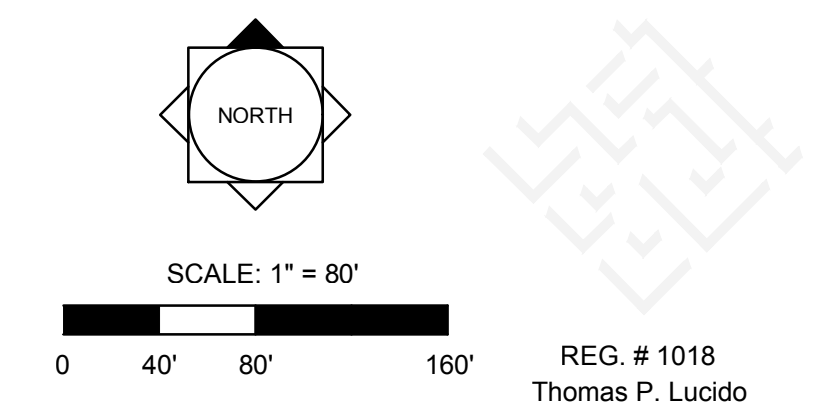
Project Team:

- Property Owner: Celebration Pointe Property Development LLC
380 Cheststone 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



REG. # 1018
 Thomas P. Lucido

Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: _____

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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



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:

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

Based on our reviews and appropriate site final inspection, we

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

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

- See attached for conditions of approval

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



**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



PUBLIC WORKS
ENGINEERING DIVISION
TECHNICAL REVIEW
COMMITTEE

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@fpu.com



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.

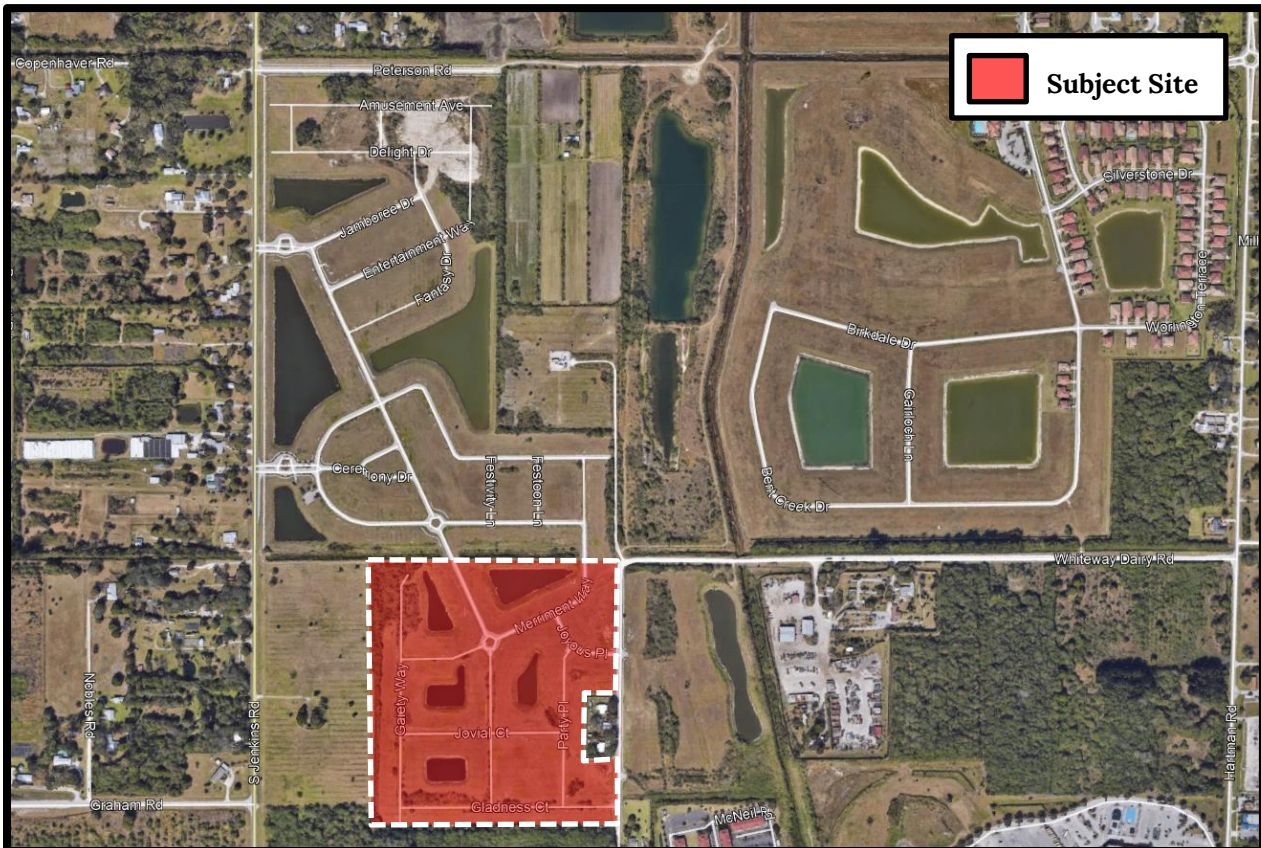
Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses and look forward to working with you further to gain staff's sign-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



Major Amendment
Celebration Point - 5501 Peterson Road
Aerial Map



Planning Board

6.d.

Meeting Date: 08/14/2018

Information

REQUESTED ACTION

Major Amendment to Planned Development - Carriage Pointe - 2430-503-0139-000-4

LOCATION

Intersection of Ralls Drive and Selvitz Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report

Application for Major Amendment to PD

Site Plan

Aerial Map

TRC Comments

TRC Comment Response from Applicant

Form Review

Form Started By: Brandon Creagan

Started On: 08/01/2018 09:54 AM

Final Approval Date: 08/07/2018



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Brandon Creagan, LEED Green Associate Planner *BCC*

SUBJECT: **Application for Development Review (Major Amendment to PD)
 Carriage Pointe - 2430-503-0139-000-4**

DATE: July 31, 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 to the City Commission to allow 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 all but the City Engineering Department has provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City Engineering Department to address concerns and the Planning Department has sent the revisions back to the Engineering Department for review.

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 Planning Board forward a recommendation of approval to the City Commission.



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

Property Owner(s)
201 Jackson Street

Street Address
Denver CO 80206

City **State** **Zip**

Phone Number
lmhaffeman@msn.com

Email Address

Brian Nolan, AICP, ASLA of Lucido & Assoc. (Representative)

Applicant/Representative, Title, Company
701 SE Ocean Blvd.

Street Address
Stuart FL 34994

City **State** **Zip**
772.220.2100

Phone Number
bnolan@lucidodesign.com

Email Address

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

[Handwritten Signature]

Property Owner(s) Signature(s)

STATE OF Colorado COUNTY Denver

The foregoing instrument was acknowledged before me this 10th day of January, 2018, by

Brandon Jundt who is personally known to me or has produced

[Signature] as identification.

Signature of Notary Kristin C. Lang

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
				<input type="checkbox"/> Contributing <input type="checkbox"/> Individual <input type="checkbox"/> Non-Contributing <input type="checkbox"/> None

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

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

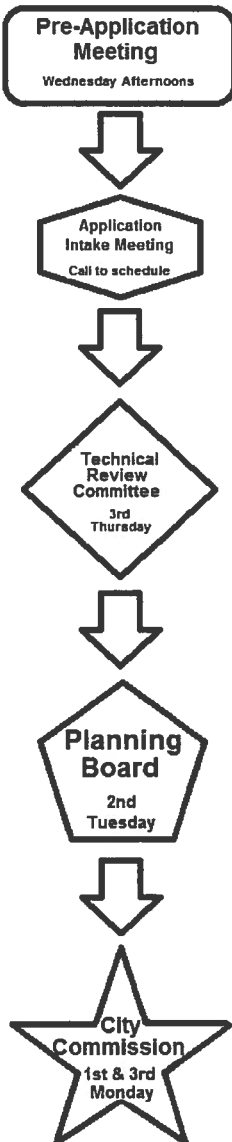
Site Information:

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



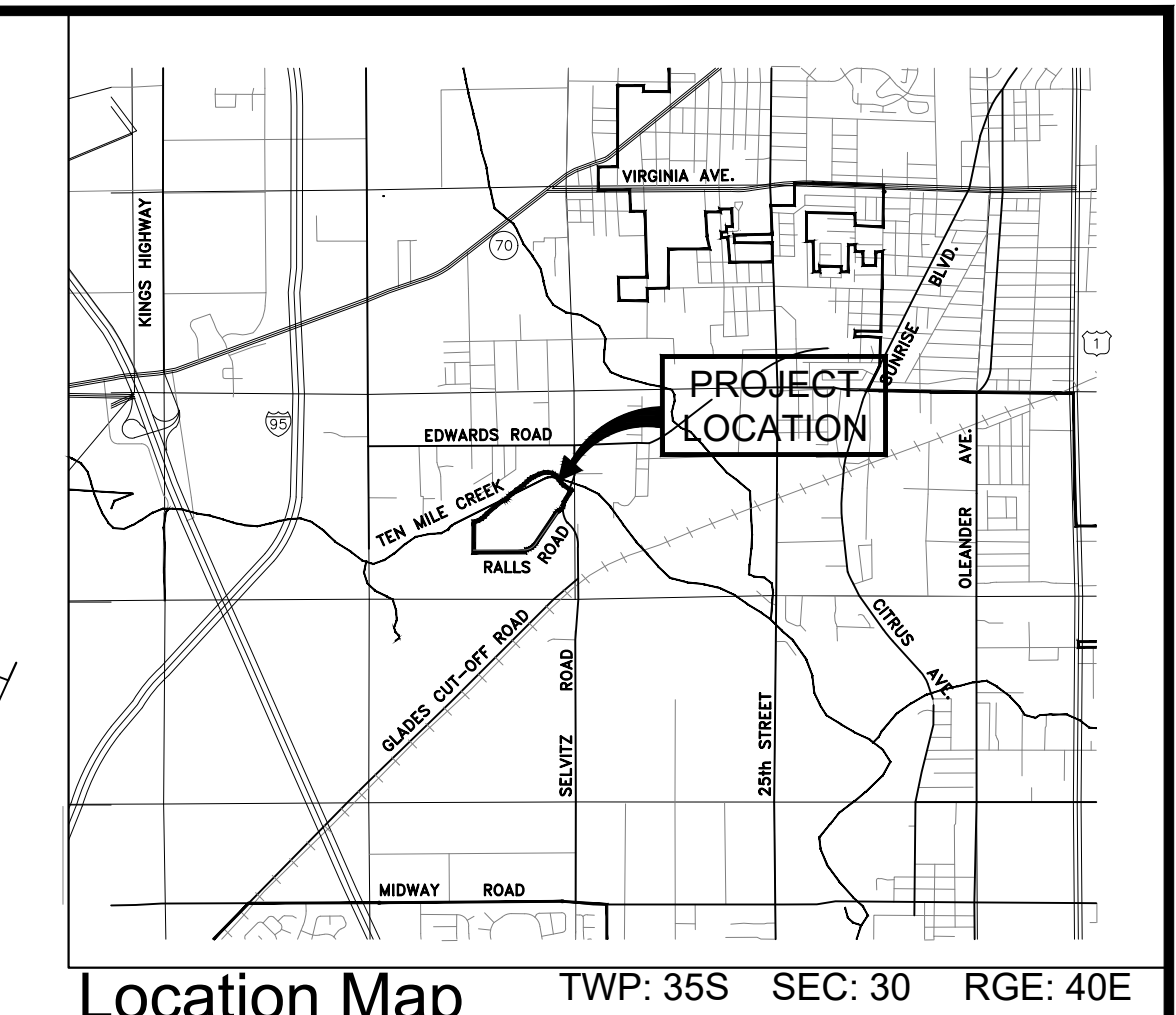
Site Plan submittal requirements:

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

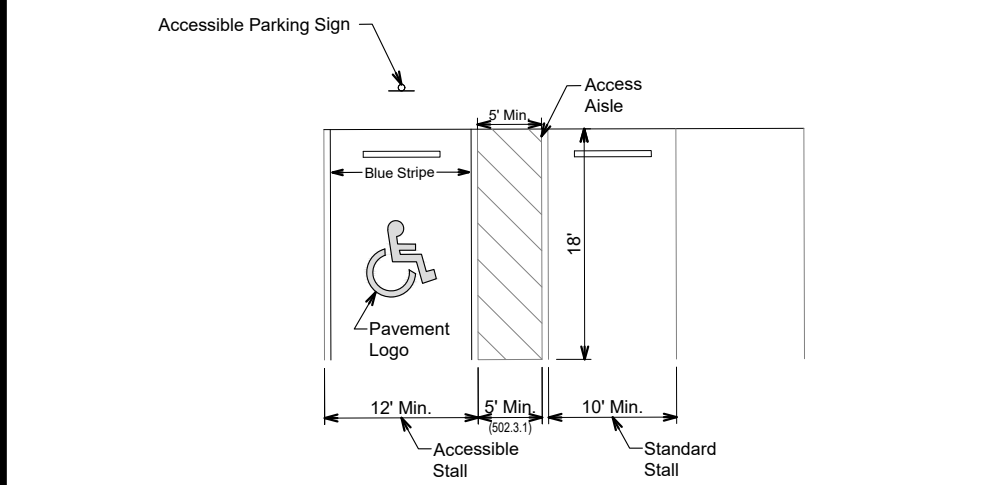
- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- 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:

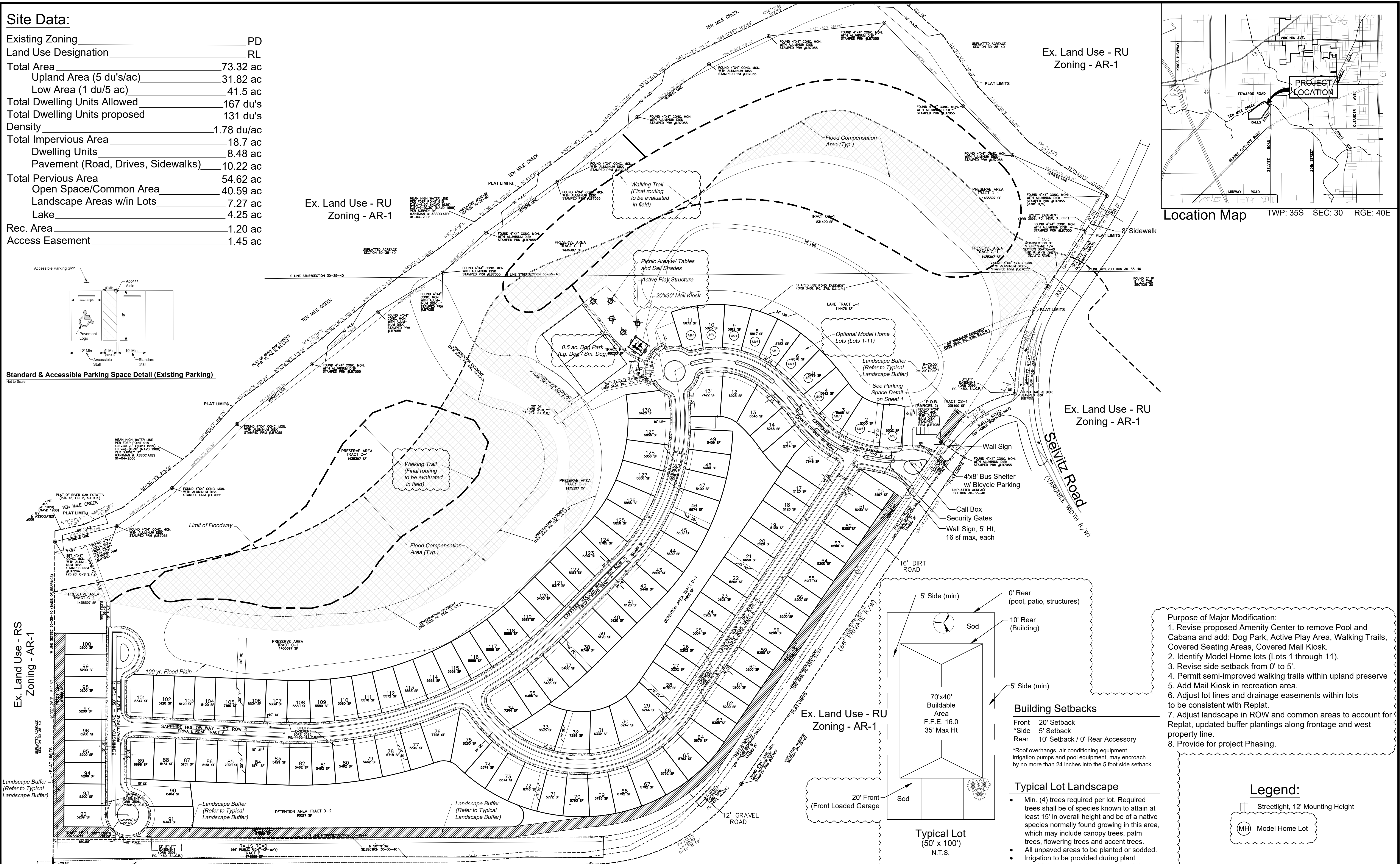
Existing Zoning	PD
Land Use Designation	RL
Total Area	73.32 ac
Upland Area (5 du's/ac)	31.82 ac
Low Area (1 du/5 ac)	41.5 ac
Total Dwelling Units Allowed	167 du's
Total Dwelling Units proposed	131 du's
Density	1.78 du/ac
Total Impervious Area	18.7 ac
Dwelling Units	8.48 ac
Pavement (Road, Drives, Sidewalks)	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



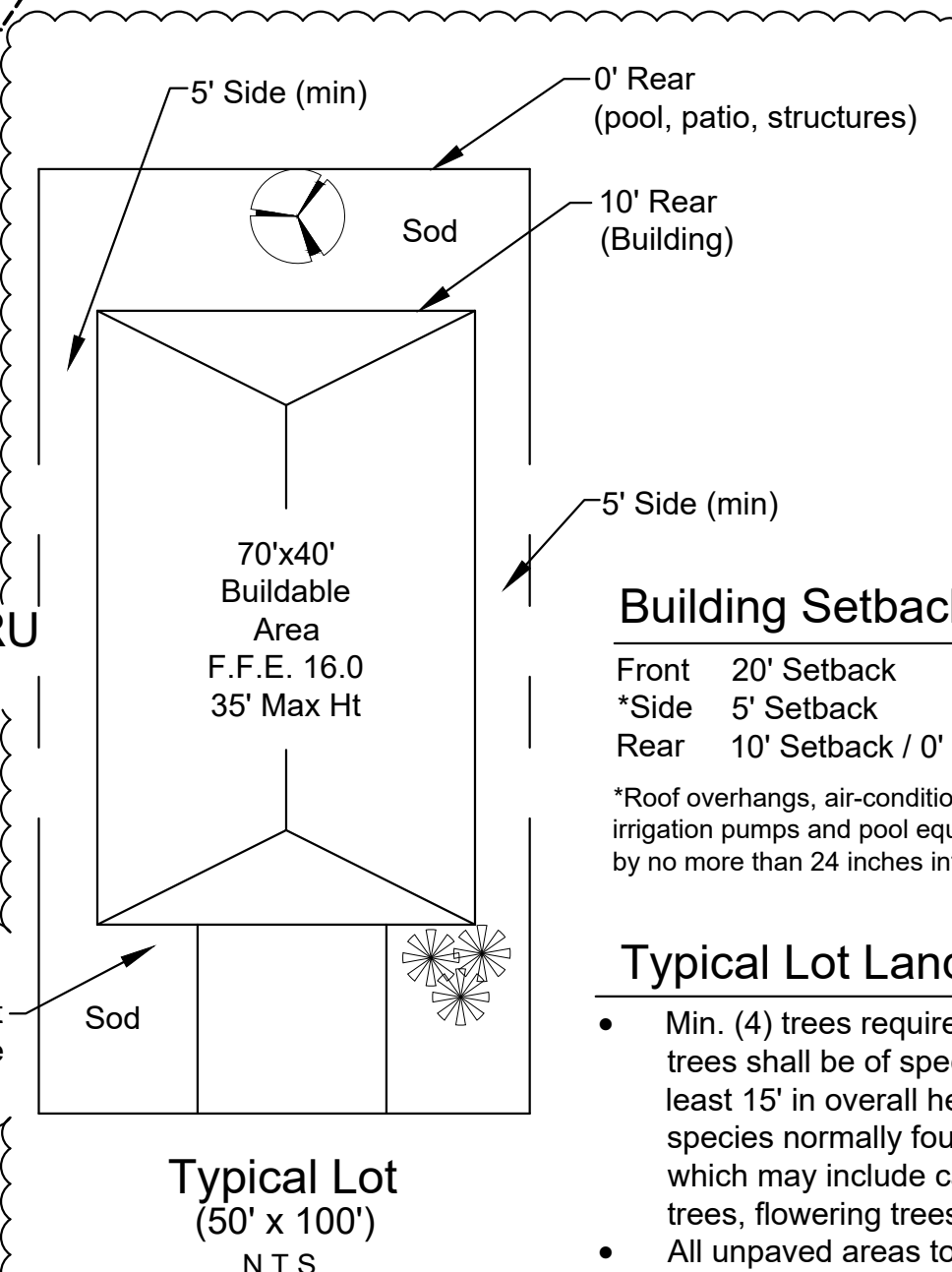
Location Map TWP: 35S SEC: 30 RGE: 40E



Standard & Accessible Parking Space Detail (Existing Parking)



- Purpose of Major Modification:**
1. Revise proposed Amenity Center to remove Pool and Cabana and add Dog Park, Active Play Area, Walking Trails, Covered Seating Areas, Covered Mail Kiosk.
 2. Identify Model Home lots (Lots 1 through 11).
 3. Revise side setback from 0' to 5'.
 4. Permit semi-improved walking trails within upland preserve
 5. Add Mail Kiosk in recreation area.
 6. Adjust lot lines and drainage easements within lots to be consistent with Replat.
 7. Adjust landscape in ROW and common areas to account for Replat, updated buffer plantings along frontage and west property line.
 8. Provide for project Phasing.



Building Setbacks

- Front 20' Setback
 - *Side 5' Setback
 - Rear 10' Setback / 0' Rear Accessory
- *Roof overhangs, air-conditioning equipment, irrigation pumps and pool equipment, may encroach by no more than 24 inches into the 5 foot side setback.

Typical Lot Landscape

- Min. (4) trees required per lot. Required trees shall be of species known to attain at least 15' in overall height and be of a native species normally found growing in this area, which may include canopy trees, palm trees, flowering trees and accent trees.
- All unpaired areas to be planted or sodded.
- Irrigation to be provided during plant establishment period, 12-months minimum.

Legend:

- Streetlight, 12' Mounting Height
- (MH) Model Home Lot

Scale:	1" = 100'
Drawn by:	JJ
Checked by:	BN
CADD No.:	17-771
Date:	12.21.17

1	12.21.17	PUD Approved December 21, 2004 (SLC)
2	12.21.17	Major Modification to Approved PD
3	03.06.18	Revs. per staff comments
4	05.23.18	Revs. per Replat

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Development Team:

Development:
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:
Lindsay Browning Ferrari & Hellstrom, Inc.
2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

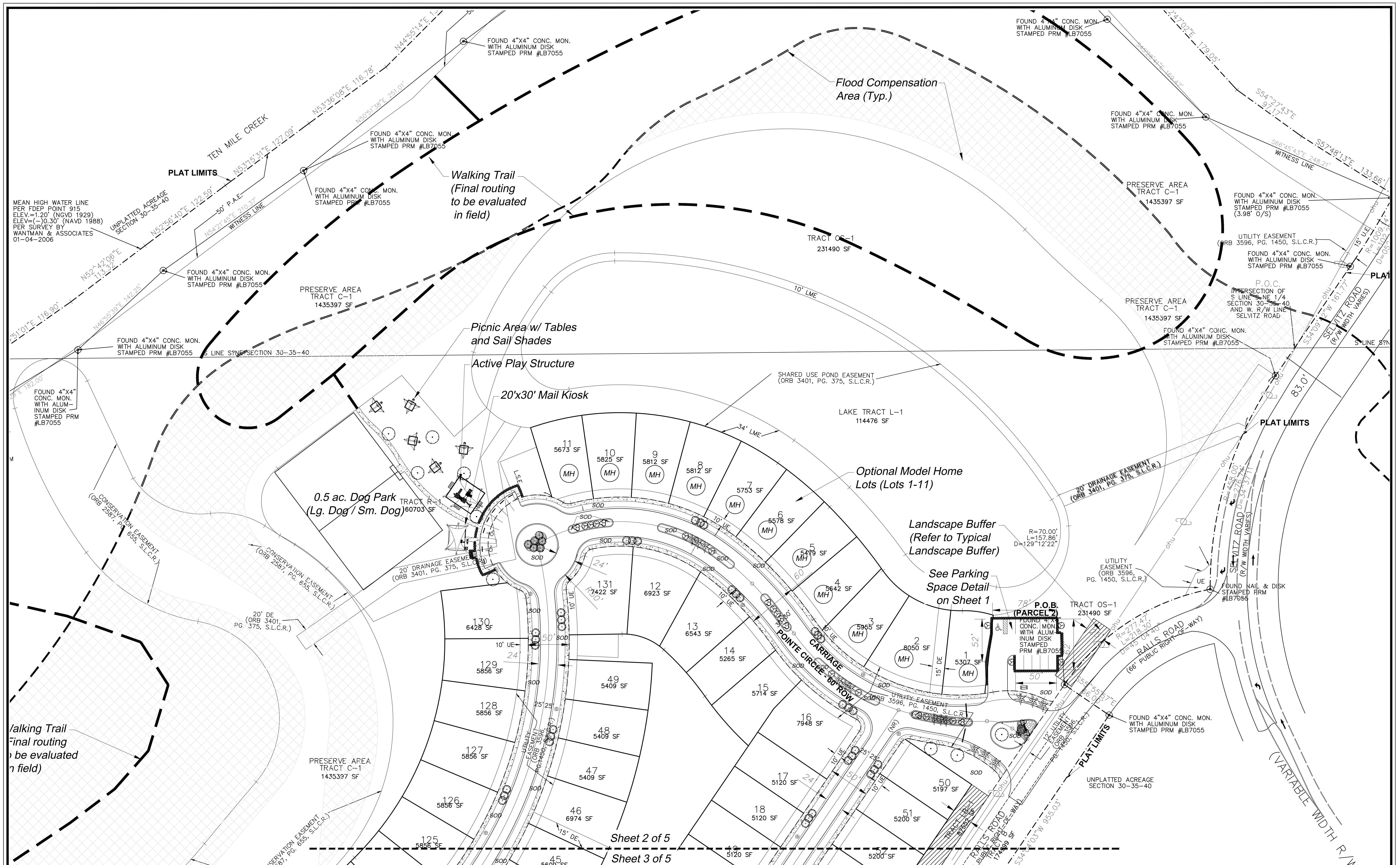
Thomas Lucido & Associates, P.A.
Land Planning/Landscape Architecture
Lic. #LC-0000335
100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Carriage Pointe - Planned Development

City of Fort Pierce

Major Modification Site Plan

Sheet 1 of 7



Scale:	1" = 50'
Drawn by:	JJ
Checked by:	BN
CADD No.:	17-771
Date:	12.21.17

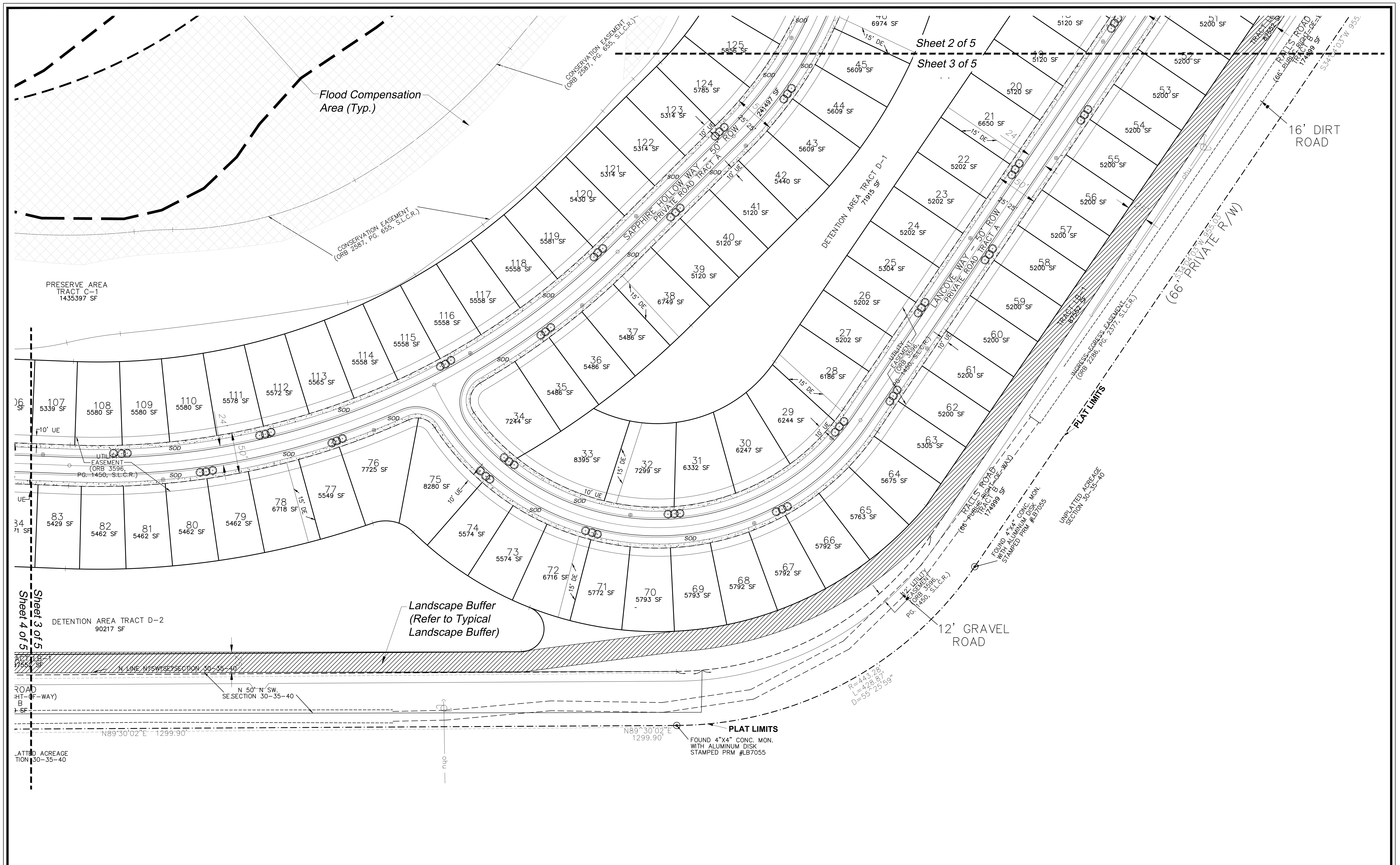
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Development Team:
 Developer: Becker Holding Corporation
 2627 S Jenkins Road, Fort Pierce, FL 34981
 Landscape Architect/Planner: Thomas Lucido & Associates, 701 SE Ocean Blvd, Stuart, FL 34994
 Engineer/Surveyor: Lindsay Browning Ferrari & Hellstrom, Inc. 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

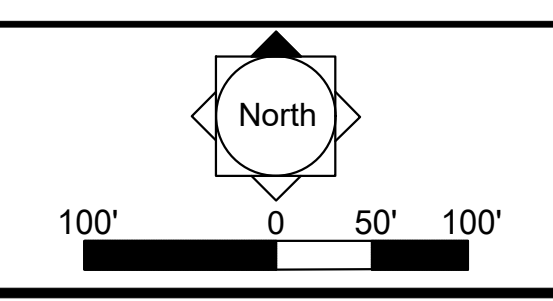
Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 Lic. #LC-0000335
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

Carriage Pointe - Planned Development
 City of Fort Pierce
50 Scale Site and Landscape Plan



Scale:	1" = 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

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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/Supervisor:
 Lindsay 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

Notes

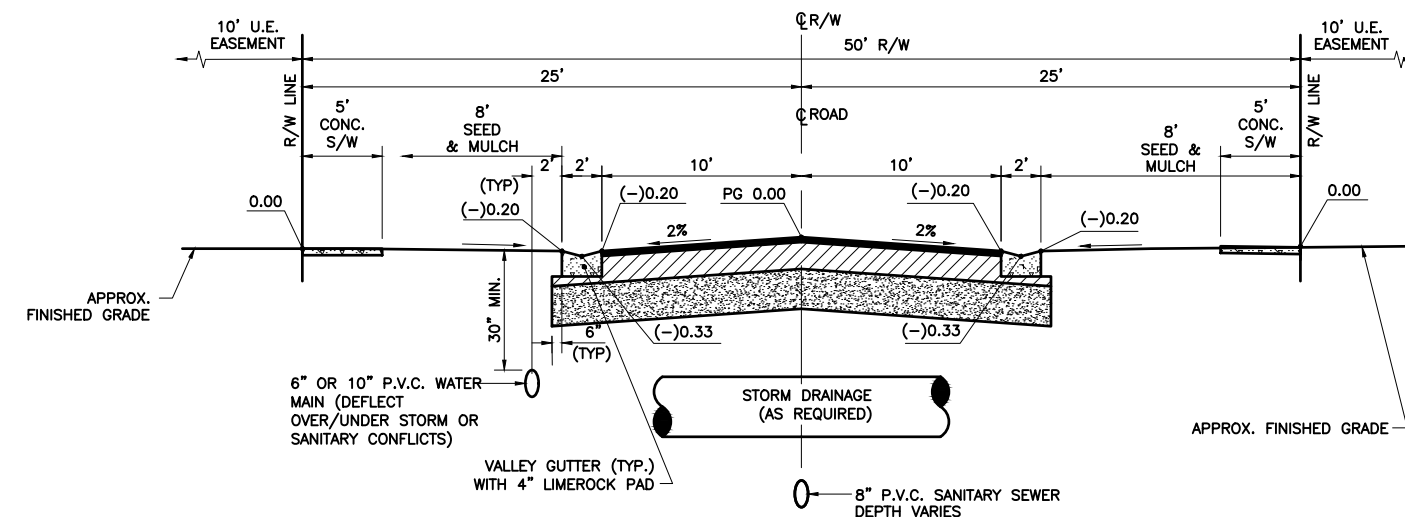
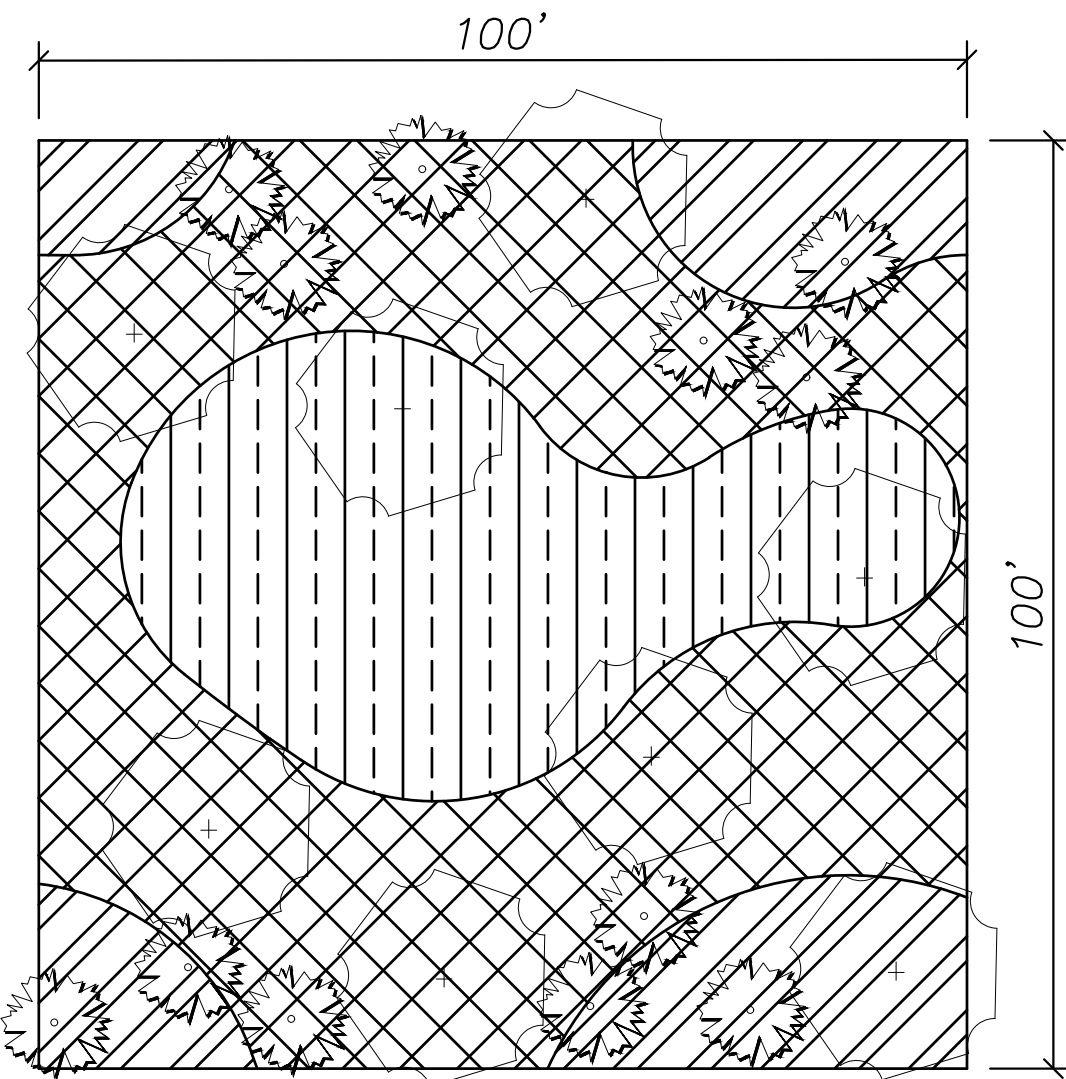
- See legend for tree, palm and shrub species.
- All open areas between shrub plantings to be seeded with native wildflowers.
- All exotic plant materials to be cleared from revegetation areas.

Legend

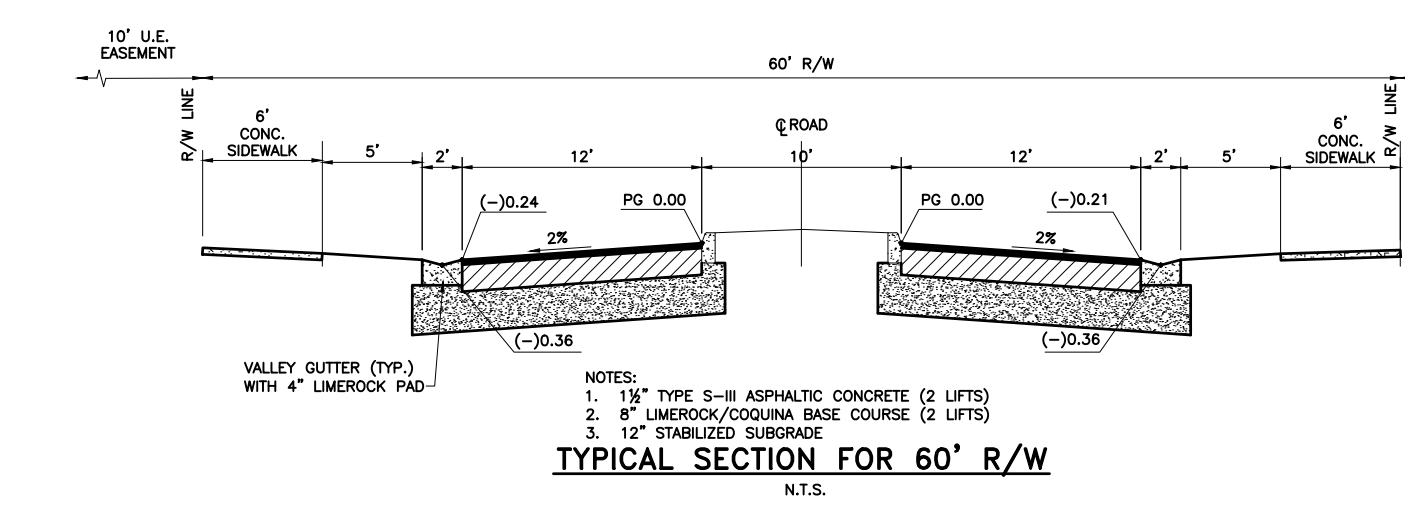
- 8** **Trees (#3, 3'-4' o.a., spacing as shown)**
Live Oak, *Quercus Virginiana*
Laurel Oak, *Quercus Laurifolia*
Bald Cypress, *Taxodium Distichum*
Red Maple, *Acer Rubrum*
Red Bay, *Persea Borbonica*
- 12** **Palms (#3, spacing as shown)**
Cabbage Palm, *Sabal Palmetto*
- 100** **Shrubs**
Saw Palmetto, *Serenoa Repens* (#1, 5' o.c.)
Gallberry, *Ilex glabra* (BR, 5' o.c.)
Wild Coffee, *Psychotria nervosa* (BR, 5' o.c.)
Saltbush, *Baccharis halimifolia* (BR,

Typical Revegetation Planting Schematic (Revegetation Has Been Implemented)

Scale 1"=20'



Typical Section for 50' R/W



Typical Section for 60' R/W

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

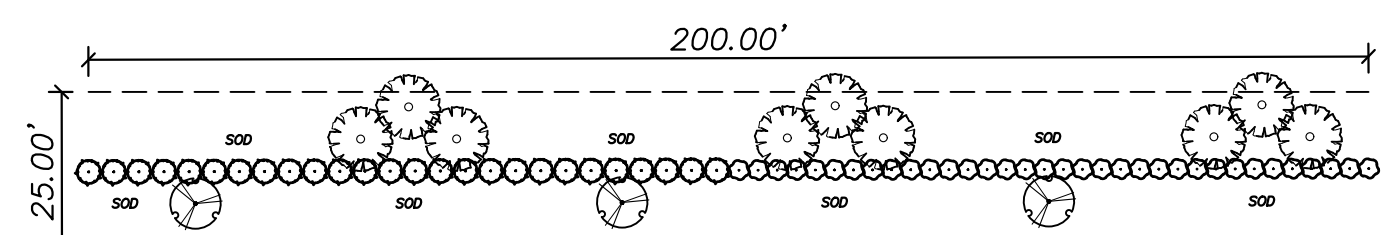
PLANT SCHEDULE MASTER (EXCLUDES LANDSCAPE BUFFER)

DESK	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALLUS
1	1	<i>Quercus virginiana</i>	Live Oak	CC	8'HT	6'W		Native	
2	1	<i>Quercus laurifolia</i>	Laurel Oak	CC	8'HT	6'W		Native	
3	1	<i>Taxodium distichum</i>	Bald Cypress	CC	12'HT	6'W		Native	
4	1	<i>Acer rubrum</i>	Red Maple	CC	12'HT	6'W		Native	
5	1	<i>Persea borbonica</i>	Red Bay	CC	12'HT	6'W		Native	
6	1	<i>Sabal palmetto</i>	Cabbage Palm	CC	12'HT	6'W		Native	
7	1	<i>Serenoa repens</i>	Saw Palmetto	CC	12'HT	6'W		Native	
8	1	<i>Ilex glabra</i>	Gallberry	CC	12'HT	6'W		Native	
9	1	<i>Psychotria nervosa</i>	Wild Coffee	CC	12'HT	6'W		Native	
10	1	<i>Baccharis halimifolia</i>	Saltbush	CC	12'HT	6'W		Native	

PLANT SCHEDULE TYPICAL 200 L.F. SECTION

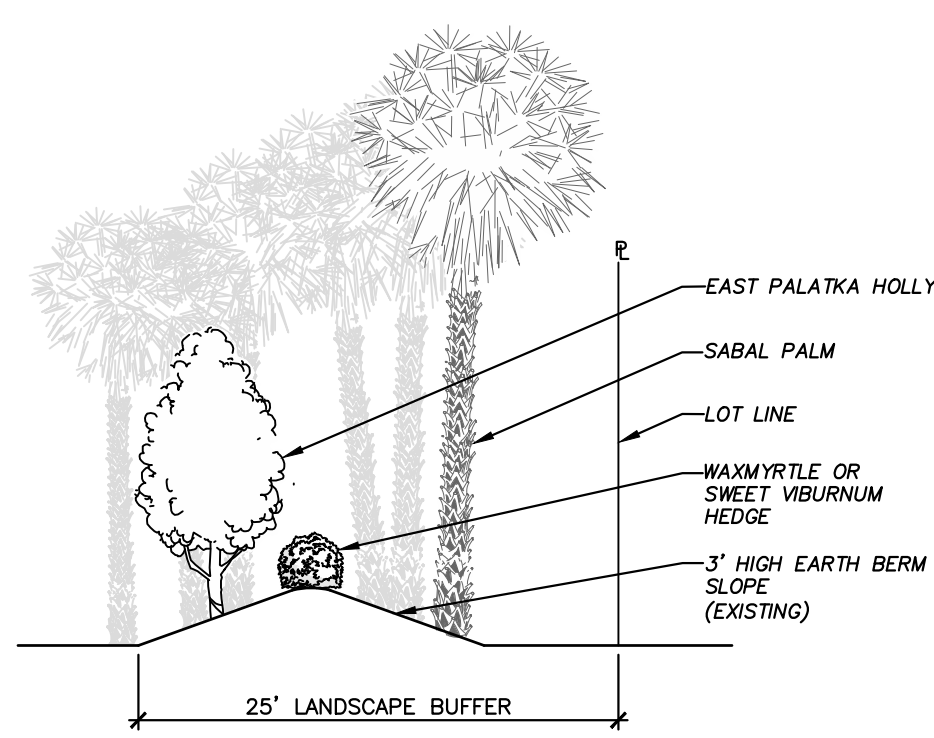
1	1	<i>Quercus virginiana</i>	Live Oak	CC	8'HT	6'W		Native	
2	1	<i>Quercus laurifolia</i>	Laurel Oak	CC	8'HT	6'W		Native	
3	1	<i>Taxodium distichum</i>	Bald Cypress	CC	12'HT	6'W		Native	
4	1	<i>Acer rubrum</i>	Red Maple	CC	12'HT	6'W		Native	
5	1	<i>Persea borbonica</i>	Red Bay	CC	12'HT	6'W		Native	
6	1	<i>Sabal palmetto</i>	Cabbage Palm	CC	12'HT	6'W		Native	
7	1	<i>Serenoa repens</i>	Saw Palmetto	CC	12'HT	6'W		Native	
8	1	<i>Ilex glabra</i>	Gallberry	CC	12'HT	6'W		Native	
9	1	<i>Psychotria nervosa</i>	Wild Coffee	CC	12'HT	6'W		Native	
10	1	<i>Baccharis halimifolia</i>	Saltbush	CC	12'HT	6'W		Native	

Typical 25' Landscape Buffer Plant Schedule



Typical 25' Landscape Buffer Plan View (15 Buffer Sections)

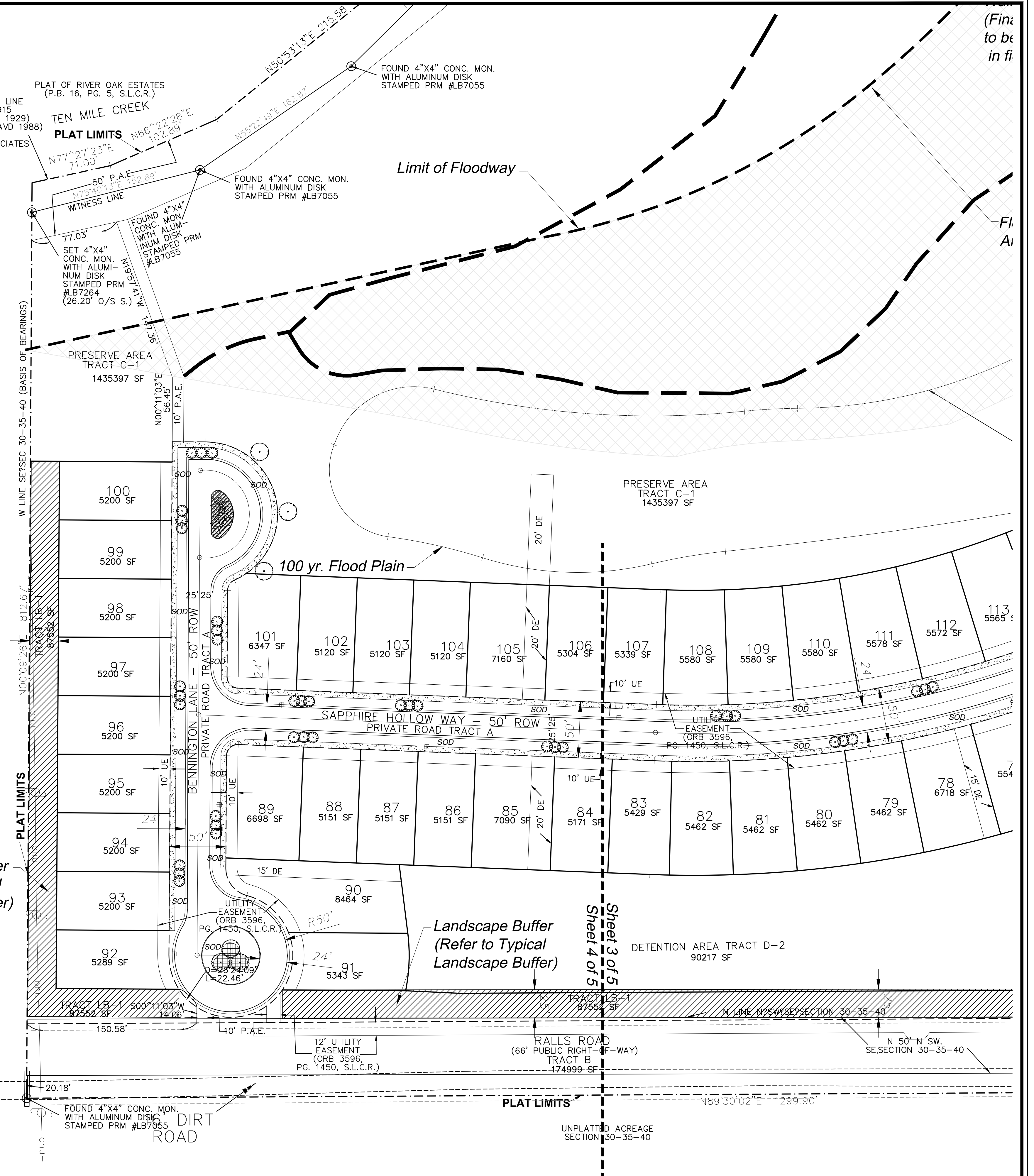
Scale 1"=30'



25' Landscape Buffer Section

Scale 1"=10'

Landscape Buffer (Refer to Typical Landscape Buffer)



No.	Date	Description of Revision
1	12.21.17	Major Modification to Approved PD
2	03.06.18	Revs. per staff comments
3	05.23.18	Revs. per Replat

Scale: 1" = 100'

Drawn by: JJ
Checked by: BN
CADD No.: 17-771
Date: 12.21.17

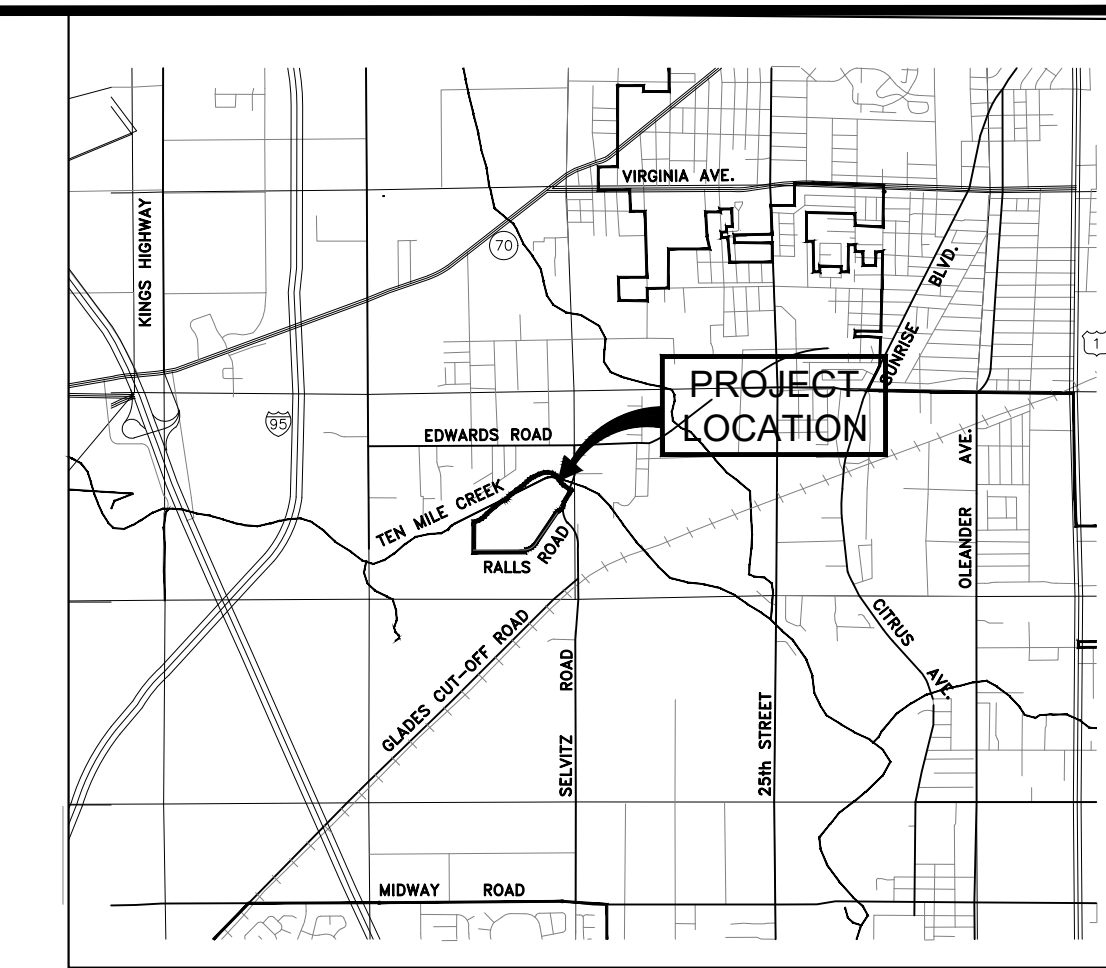
PUD Approved December 21, 2004 (SLC)

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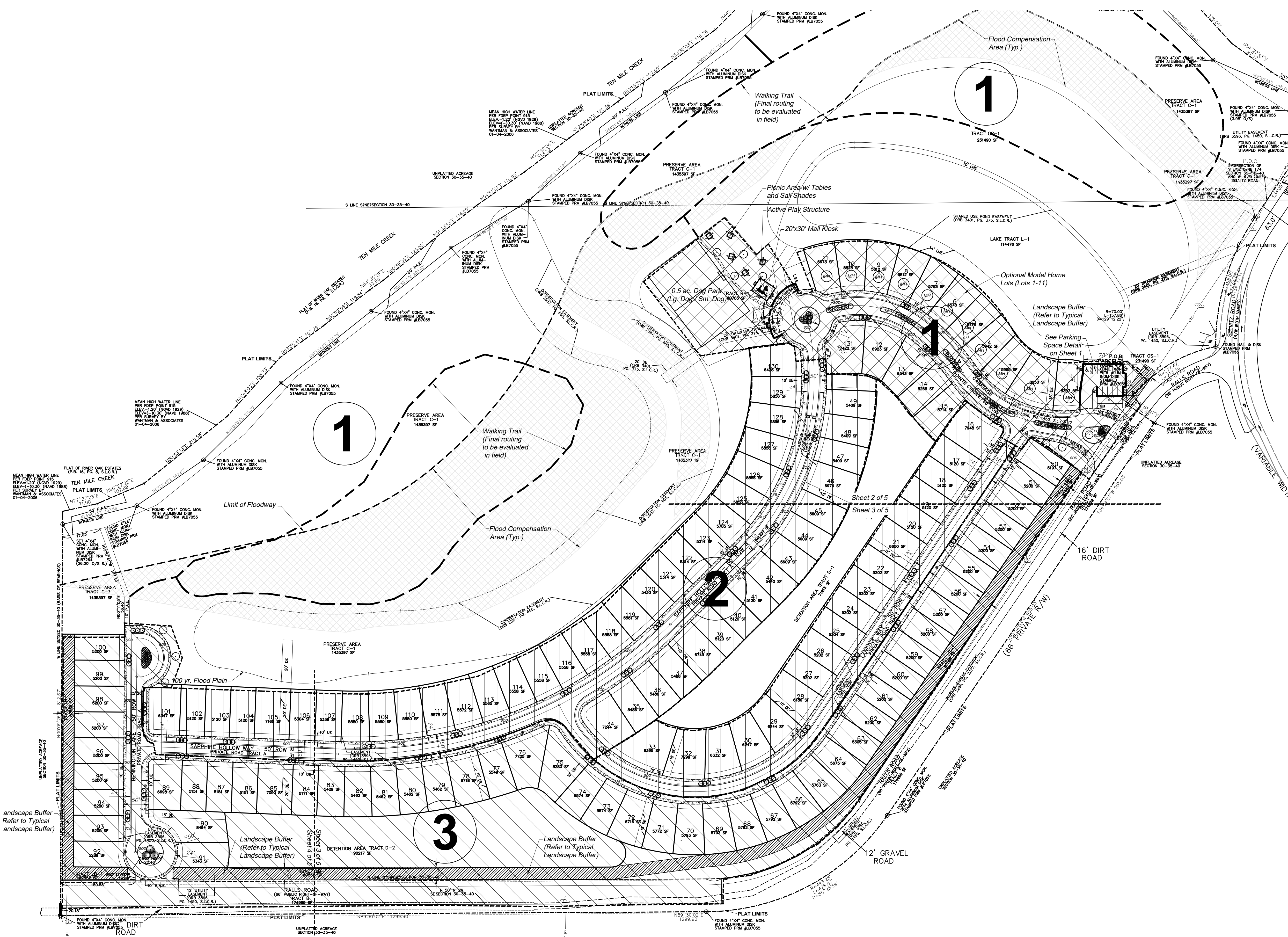
Development Team:
Developer: Becker Holding Corporation
2627 S Jenkins Road, Fort Pierce, FL 34981
Landscape Architect/Planner: Thomas Lucido & Associates, 701 SE Ocean Blvd, Stuart, FL 34994
Engineer/Surveyor: Lindsay, Browning Ferrari & Hellstrom, Inc. 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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



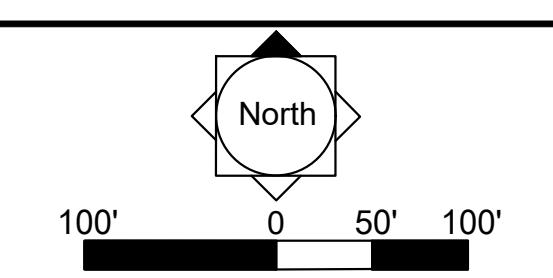
Location Map:



- * Phase Description:**
- Phase I
Lots 1 - 15, and Lot 131;
Model Home Parking Lot
and Parking Lot Landscape
Mail Kiosk
Amenity, incl'ding 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

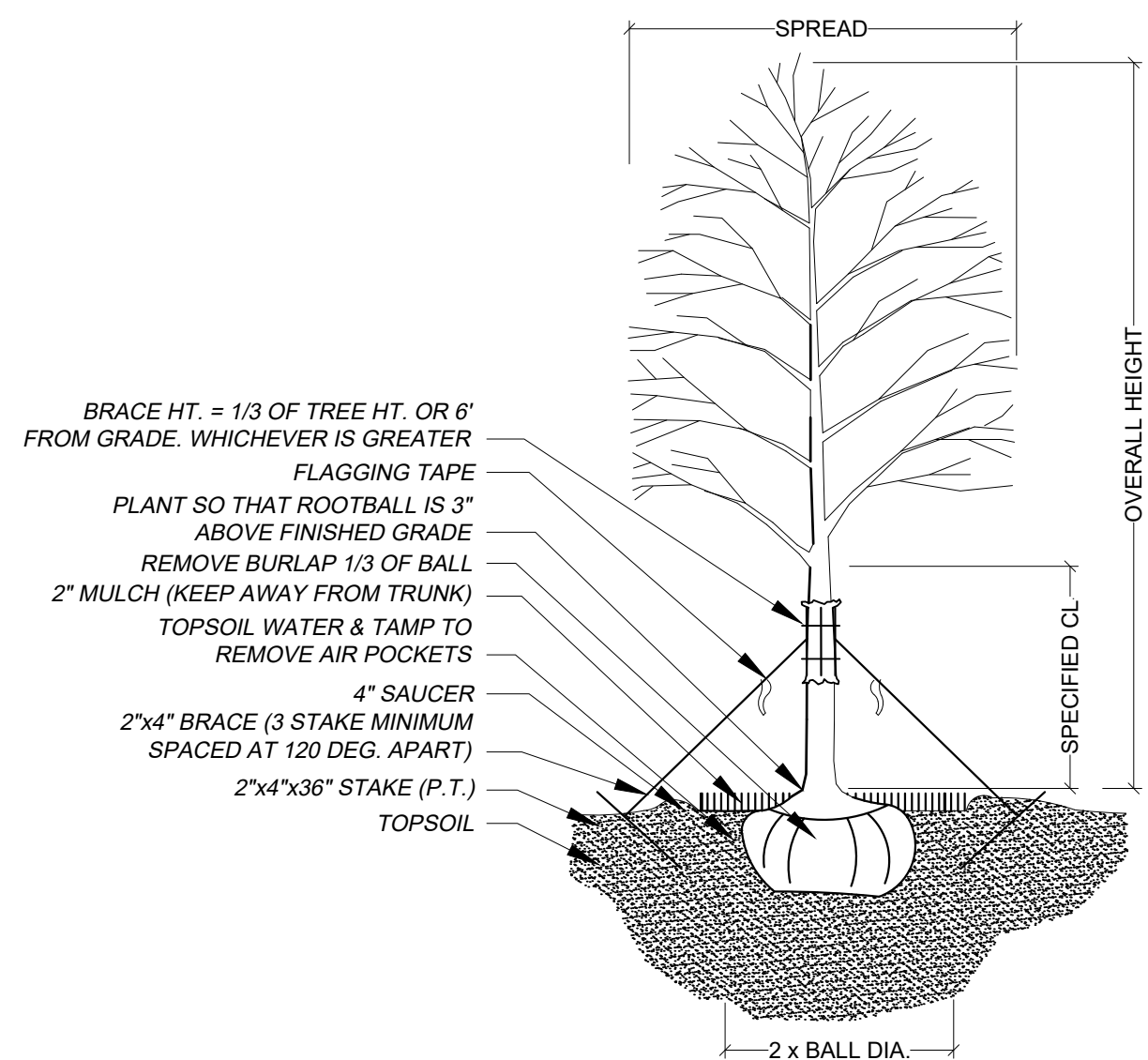
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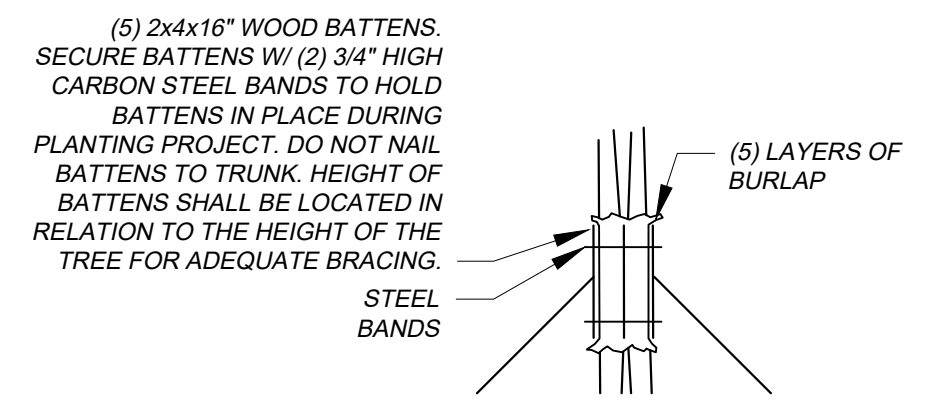
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2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

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

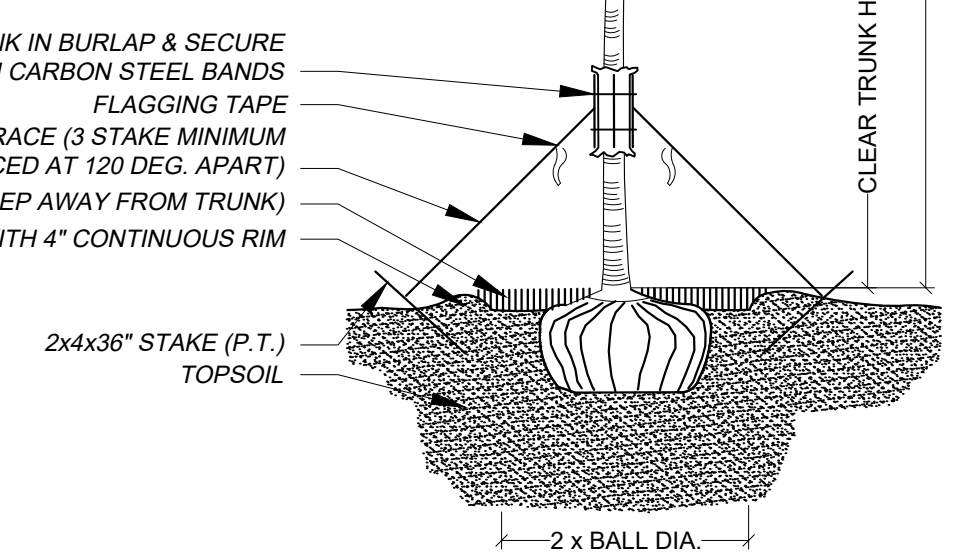
Carriage Point - Planned Development
City of Fort Pierce
Phase Plan



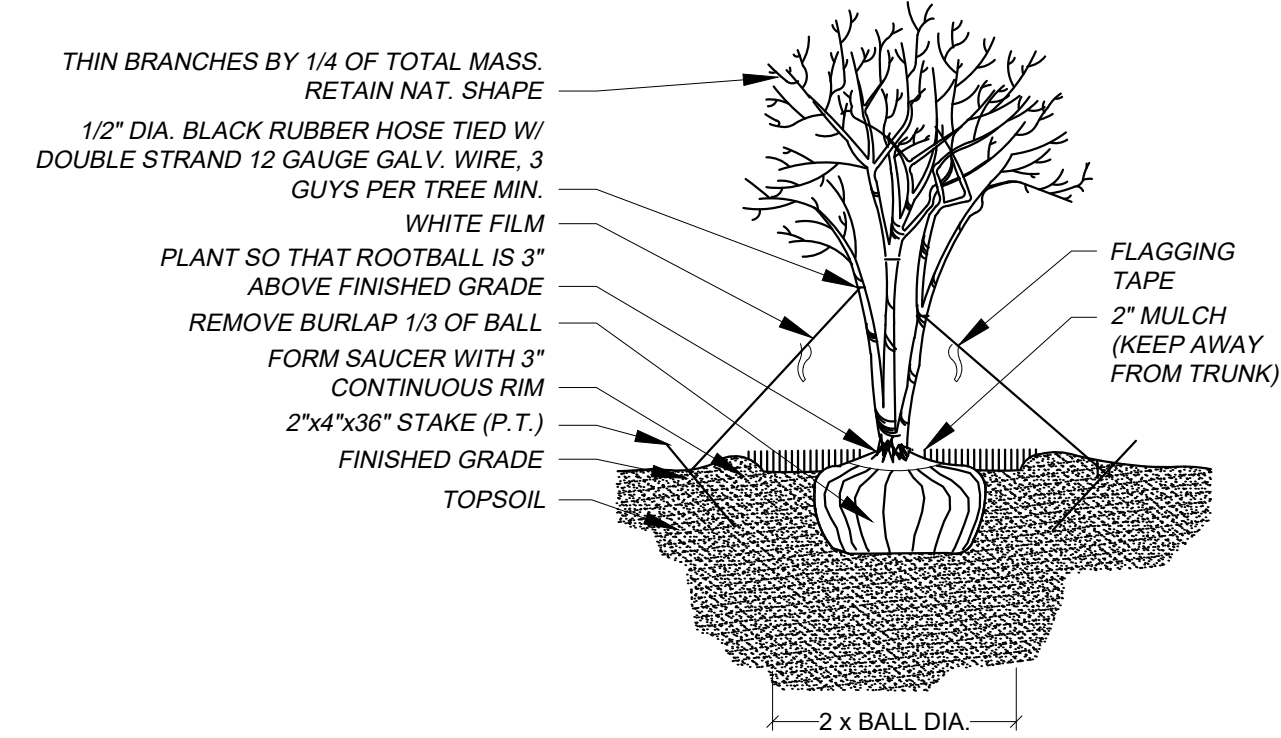
TREE PLANTING & STAKING
NOT TO SCALE



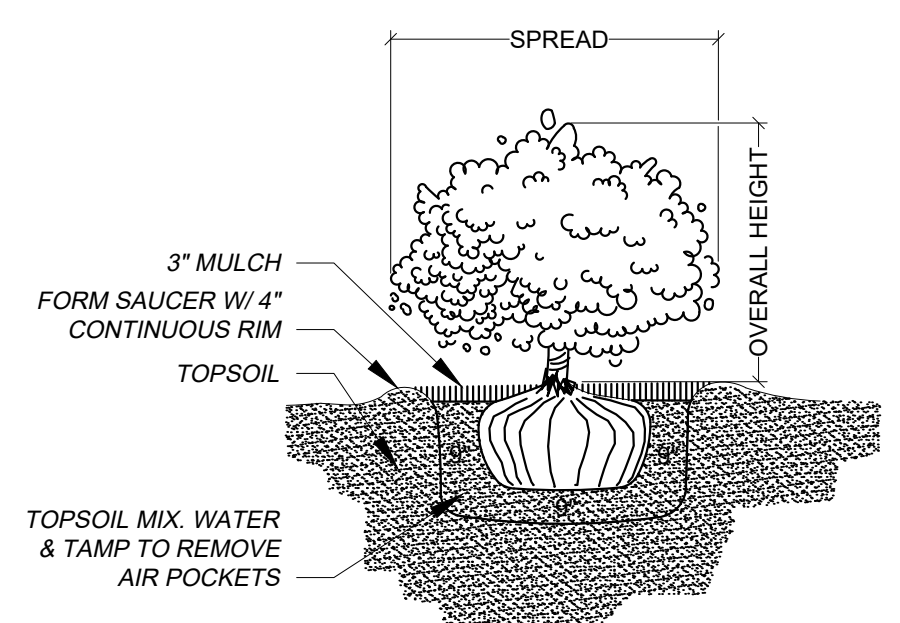
BRACING DETAIL
NOT TO SCALE



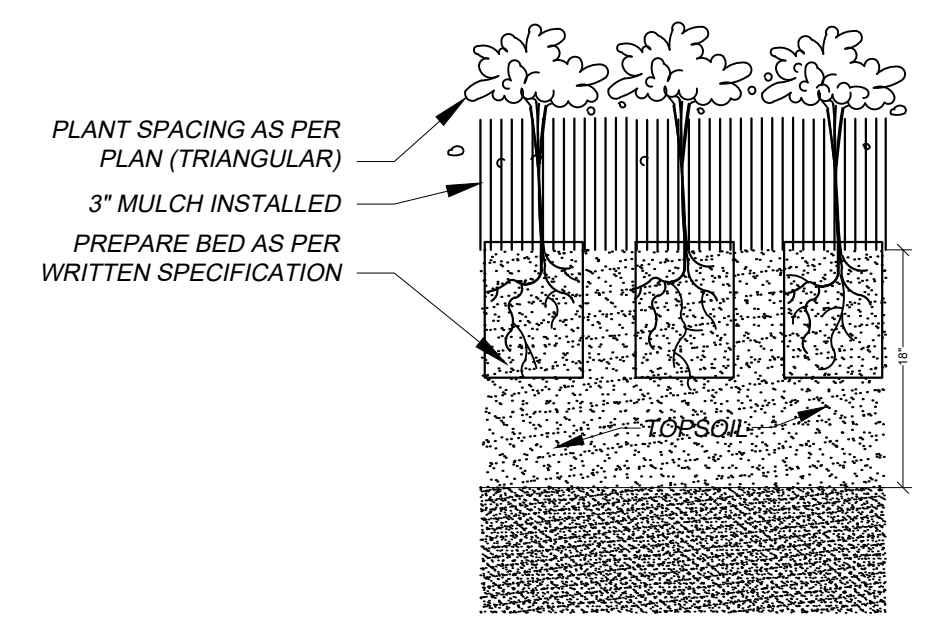
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



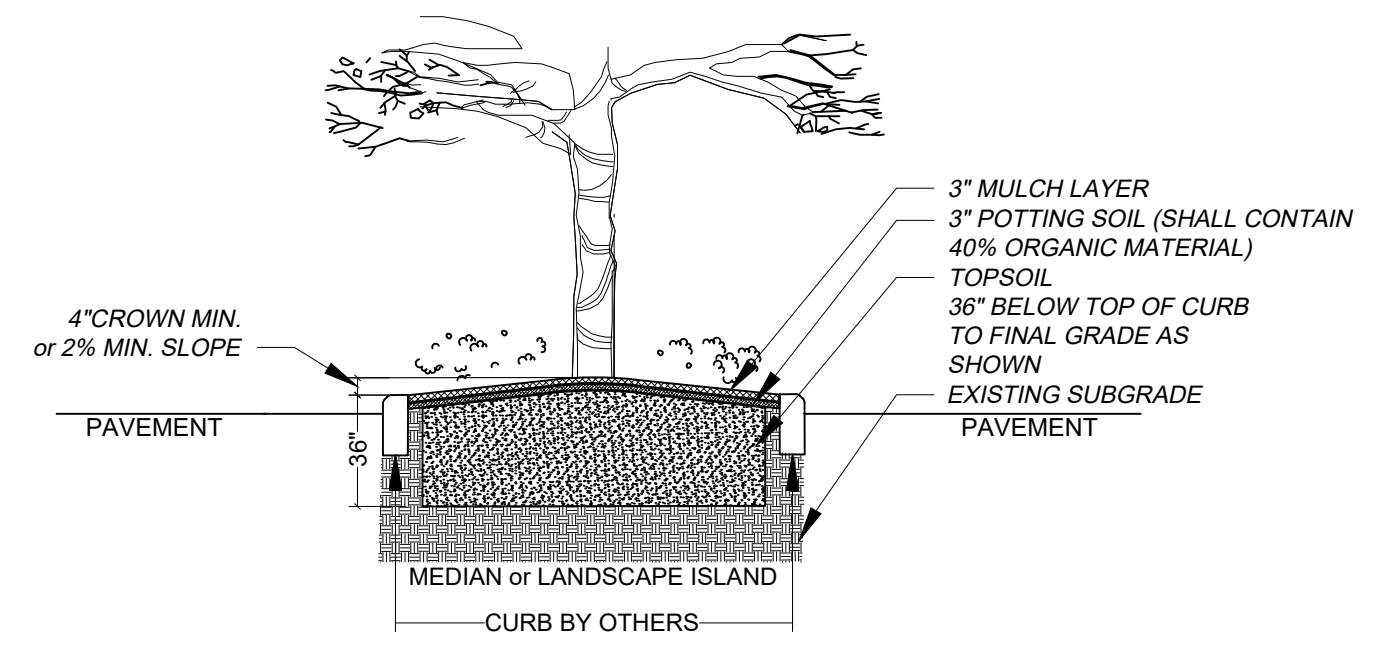
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



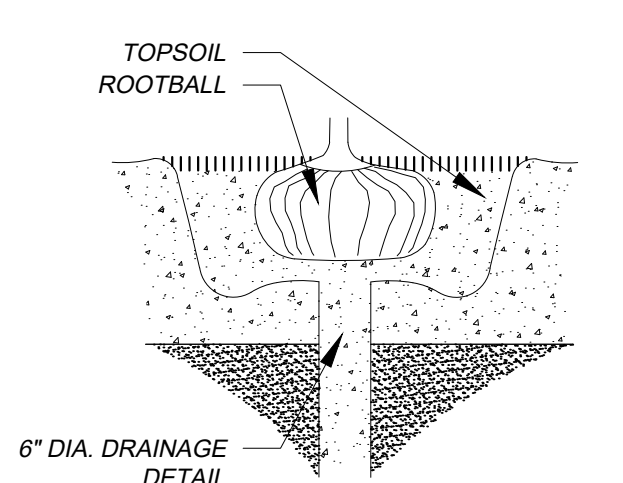
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



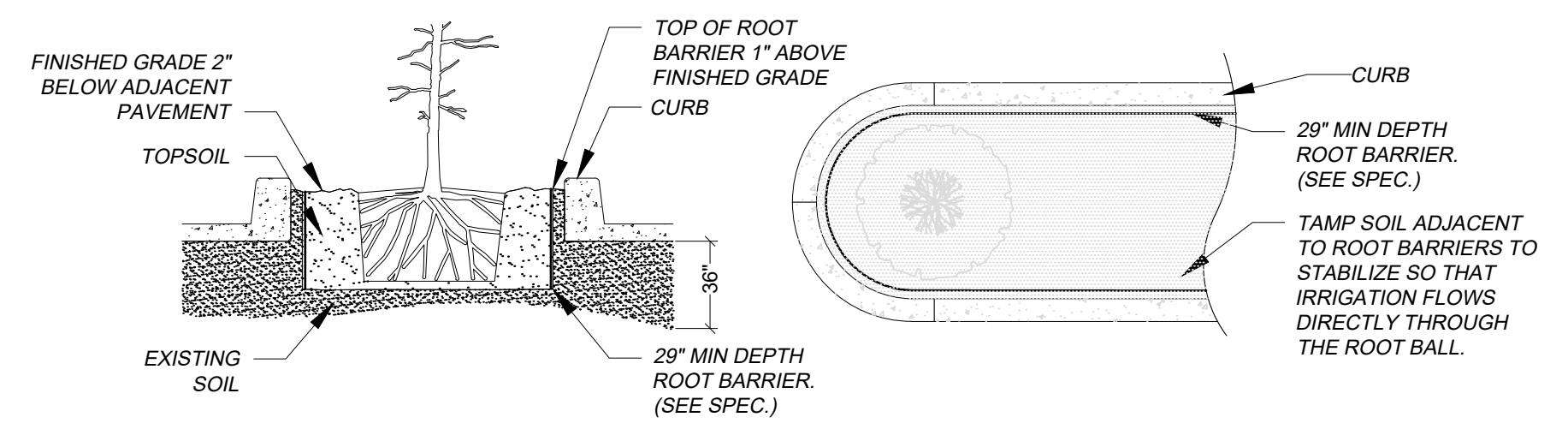
LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

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.

TOPSOIL SHALL BE NATURAL, 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 5.5-7.0, FREE FROM DUMPS, WEEDS, LITTER, SOILS, GLAY, STONES, STUMPS, ROOTS, TRUNKS, BRANCHES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF 1% 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 PRIOR TO PLANTING.

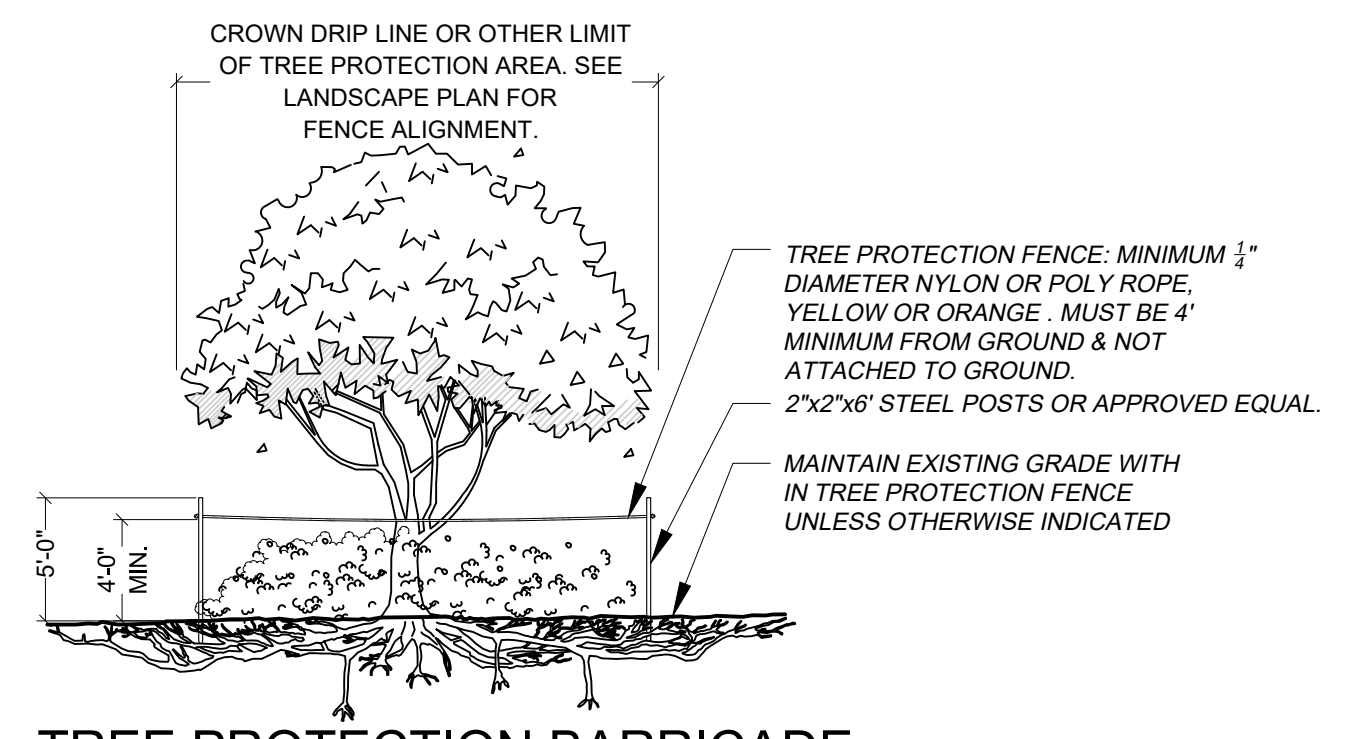


DRAINAGE TESTING DETAIL
NOT TO SCALE



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 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.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- 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.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- 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
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Checked by:	BN			
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North

100' 0 50' 100'

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Carriage Pointe - Planned Development
City of Fort Pierce
Landscape Details

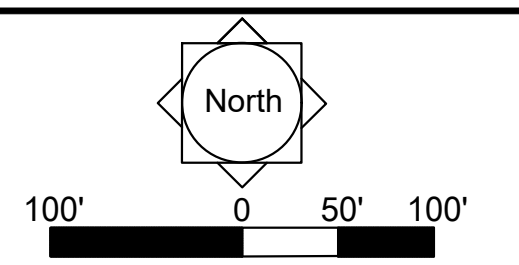
LANDSCAPE SPECIFICATIONS

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/herself 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:
 - A. 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.

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 Developer:
 Becker Holding Corporation
 2627 S Jenkins Road, Fort Pierce, FL 34961
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 Thomas Lucido & Associates,
 701 SE Ocean Blvd, Stuart, FL 34994
 Engineer/Supervisor:
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- 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, slumps, 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.

 Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted 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
 - C. 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.

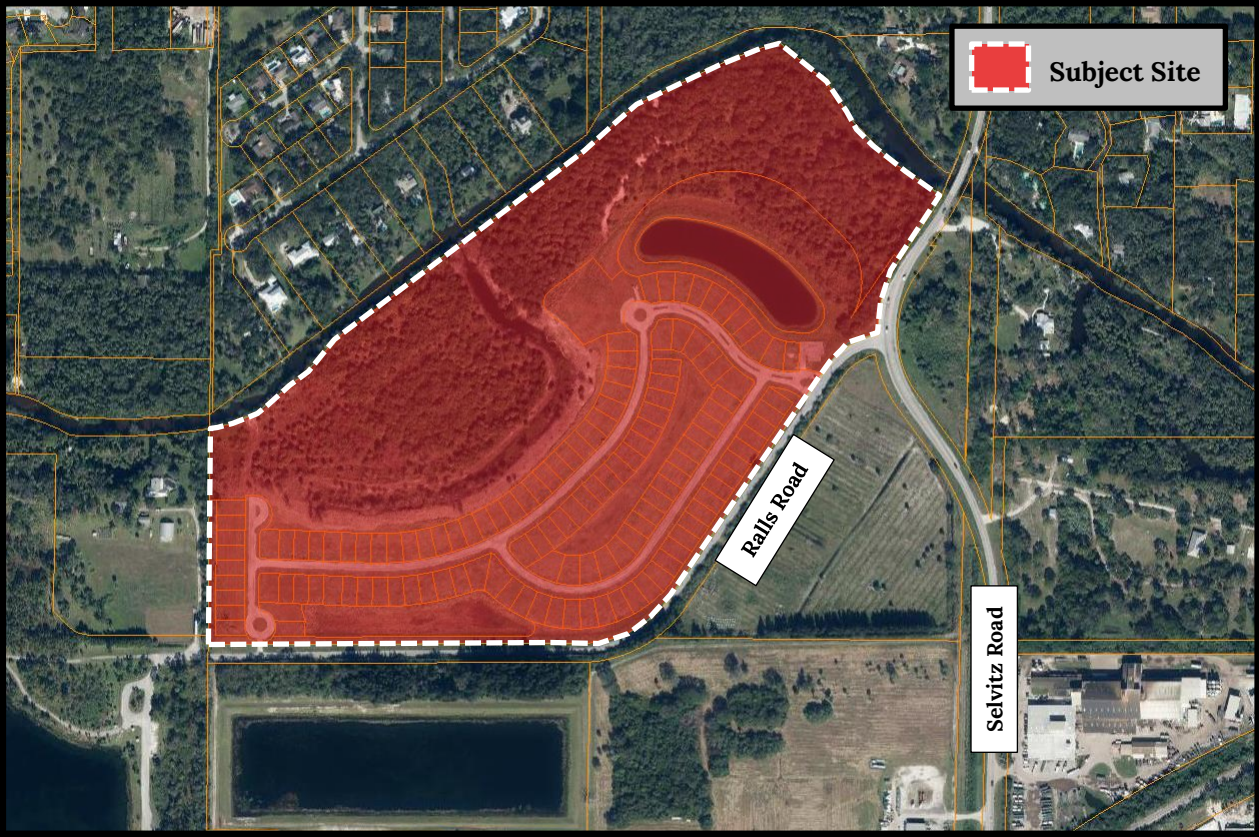
PART 3 EXECUTION

- 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.
 - Letrio 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.

Carriage Pointe - Planned Development
 City of Fort Pierce
Landscape Specifications

 Subject Site



Application for Major Amendment
Carriage Pointe
Site Map





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 trails 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
 ENGINEERING
 DEPARTMENT

Florida



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

JA



This is to advise you that we have completed the review of the following documents as received by this office on February 9, 2018:

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

Based on our reviews and appropriate site final inspection, we

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

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

- See attached for engineering comments

ENGINEERING COMMENTS:

1. 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





THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official *PT*

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](mailto: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 trails 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 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 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.

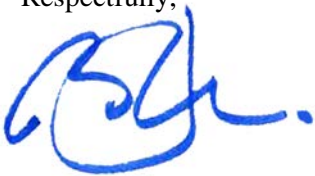
CITY OF FORT PIERCE POLICE DEPARTMENT

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

Planning Board

6.e.

Meeting Date: 08/14/2018

Information

REQUESTED ACTION

Minor Replat - Carriage Pointe - 2430-503-0139-000-4

LOCATION

Intersection of Ralls Drive and Selvitz Road (Parcel ID: 2430-503-0139-000-4)

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Planning Staff Report

Application for Minor Replat

Carriage Pointe Replat Document

Survey

TRC Comments

TRC Comment Response from Applicant

Aerial Map

Form Review

Form Started By: Brandon Creagan

Started On: 08/01/2018 09:32 AM

Final Approval Date: 08/07/2018



TO: Members of the City of Fort Pierce Planning Board

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

FROM: Brandon Creagan, LEED Green Associate Planner *BCC*

SUBJECT: **Application for Subdivision (Minor Replat)**
Carriage Pointe - 2430-503-0139-000-4

DATE: July 31, 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 to the City Commission for a Minor Replat for the Carriage Pointe Planned Development

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)	R-1 (FP)	I-3 (FP)	R-1/R-2 (FP)
RS-3 (SLC)	AR-1 (SLC)	IX (SLC)	AR-1 (SLC)

Land Size: 73.32 acres

Staff Analysis:**Request:**

The applicant is requesting a Minor Replat for the Carriage Pointe Planned Development located at the Intersection of Ralls Drive and Selvitz Road. The proposed effect to replat the development is to account for the relocation of drainage and utility easements that are changing to accommodate the proposed setback modifications that are being requested in the application for Major Amendment to the Planned Development Plan.

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.

Technical Review Committee:

All affected departments have reviewed the proposed Minor Replat, and all but the City Engineering Department has provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City Engineering Department to address concerns and the Planning Department has sent the revisions back to the Engineering Department for review.

Staff Recommendation:

The Minor Replat meets the standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the Planning Board forward a recommendation of approval with the following condition:

1. The applicant adhere to any comments that may be rendered by the City Engineer
2. The applicant adhere to any comments that may be rendered by NorthStar Geomatics, the City's Surveyor.



Subdivision

Property address or Location Carriage Pointe Planned Development - Intersection of Ralls Drive and Selvitz Road

Parcel ID #(s) See Attached.

Project description Minor Replat to account for relocation of drainage/utility easements to account for modification to SF lot side setback

Carriage Pointe Investors, LLC

Brian Nolan, AICP, ASLA of Lucido & Assoc. (Rep)

Property Owner(s)
201 Jackson Street 5460 S. Quebec St.
Street Address
Denver Greenwood Village, CO 80111
City State Zip

Applicant/Representative, Title, Company
701 SE Ocean Blvd.
Street Address
Stuart FL 34994
City State Zip
772.220.2100

Phone Number
lmhaffeman@msn.com

Phone Number
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.

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

STATE OF Colorado COUNTY Arapahoe

The foregoing instrument was acknowledged before me this 15 day of May, 2018, by

Joseph Jundt who is personally known to me or has produced

CO ID as identification.

Signature of Notary [Signature]

KRISTIN C. LANG
NOTARY PUBLIC
STATE OF COLORADO
(seal) 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 _____

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 131, INCLUSIVE, TRACT A, TRACT C-1, TRACT D-1, TRACT D-2, TRACT L-1, TRACT R-1, TRACT Q-1, TRACT R-1, ALL OF CARRIAGE POINTE ESTATES, ACCORDING TO THE PLAT HEREOF, RECORDED IN PLAT BOOK NO. _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Said lands situate in the City of Ft. Pierce, St. Lucie County, Florida, and contain 70.83 acres, more or less.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A (PRIVATE ROAD) AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

THE WATER MANAGEMENT TRACTS, TRACT L-1 (LAKE), TRACTS D-1D-2 (DETENTION AREAS) AND TRACT C-1 (PRESERVE AREA) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR ALL DRAINAGE FACILITIES LOCATED WITHIN THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF FEEDING ANY AND ALL DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE TRACTS, AND ASSIGNS TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

ST. LUCIE COUNTY AND THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS INCLUDING THE RIGHT TO UTILIZE THE RIGHT OF WAY FOR ANY AND ALL DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE TRACTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE RECREATION AREA TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE OPEN SPACE AREA TRACT OS-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LANDSCAPE BUFFER AREA TRACT LB-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

THE UTILITY EASEMENTS (U.E.'s), AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY AND ALL OTHER UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, WASTEWATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY FOR THE PURPOSE OF PUBLIC PEDESTRIAN (NON-VEHICULAR) ACCESS OVER AND ACROSS SUCH EASEMENTS. ST. LUCIE COUNTY SHALL ALSO HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN STABILIZED PEDESTRIAN PATHS WITHIN THE PEDESTRIAN ACCESS EASEMENTS, AT THE COUNTY'S COST AND EXPENSE. ST. LUCIE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SUCH PATHS IT CONSTRUCTS WITHIN THE PEDESTRIAN ACCESS EASEMENTS. THE PUBLIC SHALL ALSO HAVE AN EASEMENT OVER AND ACROSS THE SIDEWALKS ON BENEFITING SIDEWALKS FOR ACCESS TO SIDEWALKS AND FROM THE PEDESTRIAN ACCESS EASEMENTS. HOWEVER, THE PUBLIC SHALL HAVE NO RIGHTS FOR VEHICULAR PARKING OR DRIVINGTON OR ANY OTHER STREET ON THIS PLAT. THE PEDESTRIAN ACCESS EASEMENTS SHALL BE NON-EXCLUSIVE EASEMENTS AND SHALL NOT BLOCK, RESTRICT OR ENCUMBER ANY OTHER EASEMENTS, WHETHER DEDICATED HEREIN OR SEPARATELY CONVEYED, INCLUDING UTILITY EASEMENTS OR DRAINAGE RIGHTS.

CARRIAGE POINTE ESTATES REPLAT

A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
JULY, 2018

STATE OF _____)
COUNTY OF _____) ss

CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AS SET FORTH BELOW.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, THIS _____ DAY OF _____, 2018.

CARRIAGE POINTE LAND INVESTORS LLC,
A COLORADO LIMITED LIABILITY COMPANY
BY: TIMBERLINE FUND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS MANAGER

BY: _____
PRINT NAME: _____
WITNESS: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ WHO IS THE _____ OF TIMBERLINE FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, OR HAS PRODUCED _____ AS IDENTIFICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL _____
THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF _____)
COUNTY OF _____) ss
CARRIAGE POINTE HOA, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY JOINS IN THE DEDICATIONS AND RESERVATIONS SET FORTH HEREIN, AND ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2018.

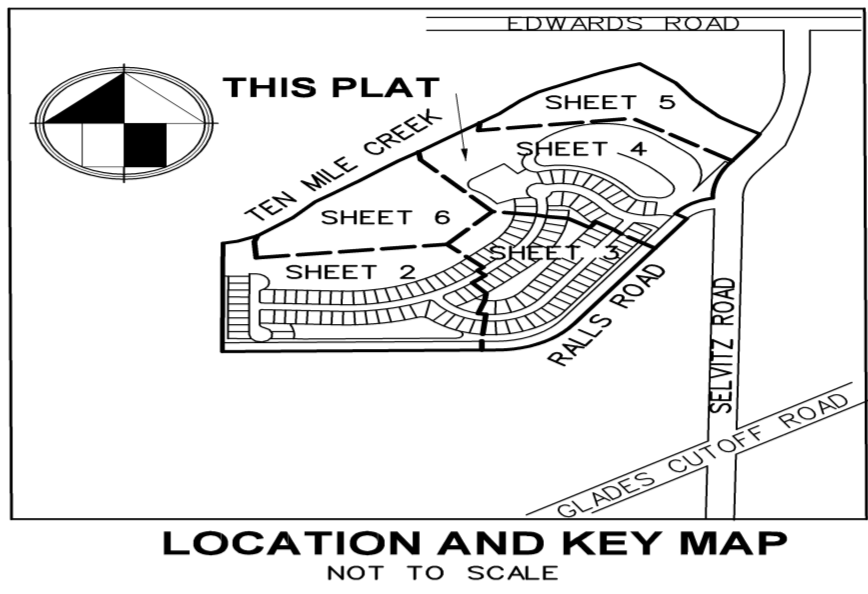
CARRIAGE POINTE HOA, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

BY: _____
PRINT NAME: _____
WITNESS: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AS IDENTIFICATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF _____) ss
WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____ AT _____
1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF "CARRIAGE POINTE ESTATES REPLAT" IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
2) THERE ARE NO MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.
PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____
DATED THIS _____ DAY OF _____, 2018
DEAN, MEAD, MINTON & ZWEMER
BY: _____
W. LEE DOBBINS
VICE PRESIDENT
1903 S. 25TH ST. SUITE 200
FT. PIERCE, FL 34947

CERTIFICATE OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss
I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018.
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION APPROVAL

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss
HEREBY CERTIFY THAT THIS PLAT OF "CARRIAGE POINTE ESTATES REPLAT" AFTER HAVING BEEN REVIEWED HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AND THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.011-177.151, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.
THIS _____ DAY OF _____, 2018.
CITY COUNCIL
CITY OF FORT PIERCE
BY: _____
LINDA W. COX
CITY CLERK

REVIEWING SURVEYOR APPROVAL

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

GREGORY S. FLEMING, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4350, STATE OF FLORIDA

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 HAVING A BEARING OF NORTH 00°10'03" EAST, AS MONUMENTED, BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN CURRENT CITY BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FT. PIERCE ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS PER CHAPTER 177.091(9) WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF FT. PIERCE BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB7264

SURVEYOR

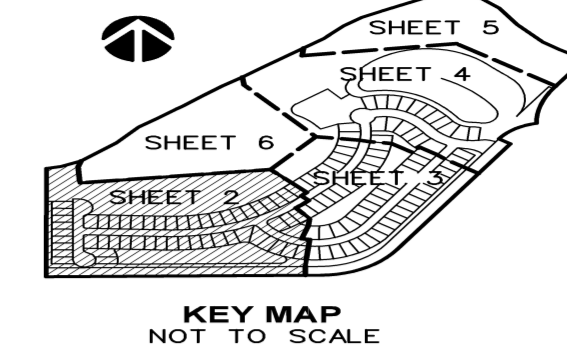
PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

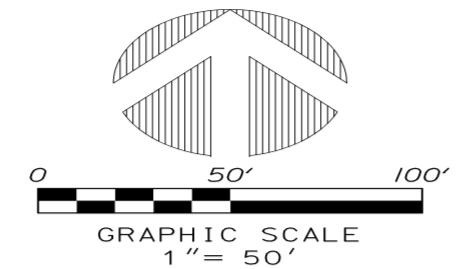
CARRIAGE POINTE ESTATES REPLAT

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CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
JULY, 2018

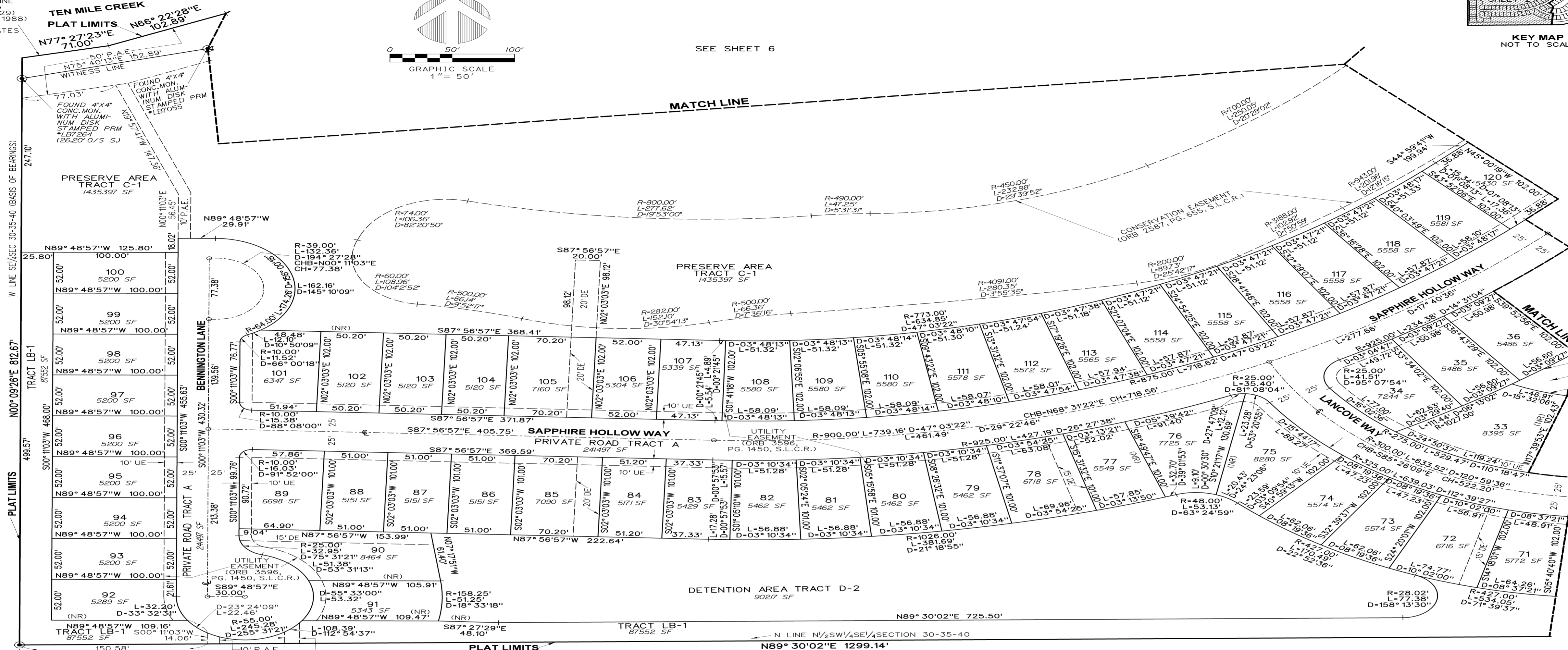
PLAT BOOK _____, PAGE _____
DOCKET NO. _____



PLAT OF RIVER OAK ESTATES (P.B. 16, PG. 5, S.L.C.R.)
MEAN HIGH WATER LINE PER FDEP POINT 915 ELEV. -1.20' (NGVD, 1929) ELEV. +10.30' (NAVD, 1988) PER SURVEY BY WANTMAN & ASSOCIATES, 01-04-2006



SEE SHEET 6



TRACTS	SQUARE FEET	ACRES
TRACT C-1 (PRESERVE AREA)	1,435,397	32.96
TRACT R-1 (RECREATION AREA)	60,703	1.39
TRACT OS-1 (OPEN SPACE)	231,490	5.31
TRACT L-1 (LAKE)	114,476	2.63
TRACT S-1 & D-2 (DETENTION)	162,182	3.72
TRACT LB-1	87,552	2.01
TRACT A	241,497	5.54
LOTS 1-131	752,437	17.27
TOTAL	3,085,684	70.83

- LEGEND:**
- o P.C.P. STAMPED •LB7264
 - o CENTERLINE
- ABBREVIATIONS:**
- AC. ACRES
 - CH. CHORD BEARING
 - CONC. CONCRETE
 - COR. CORNER
 - DELTA (CENTRAL ANGLE)
 - D.E. DRAINAGE EASEMENT
 - AR. ARCS LENGTH
 - L.B. LICENSED BUSINESS
 - L.E. LANDSCAPE EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - L.S. LICENSED SURVEYOR
 - L.S.E. LICENSED SURVEYOR
 - L.S.E. LICENSED SURVEYOR
 - MON. MONUMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - N.T.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
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 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - PLAT BOOK
 - P.C. PAGE
 - P.C.P. PERMANENT CONTROL POINT
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 - P.O.C. POINT OF COMMENCEMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - PROF. PROFESSIONAL SURVEYOR & MAPPER
 - R/W. RIGHT-OF-WAY
 - SEC. SECTION
 - SF. SQUARE FEET
 - S.L.C.R. ST. LUCIE COUNTY RECORDS
 - (TYP) TYPICAL
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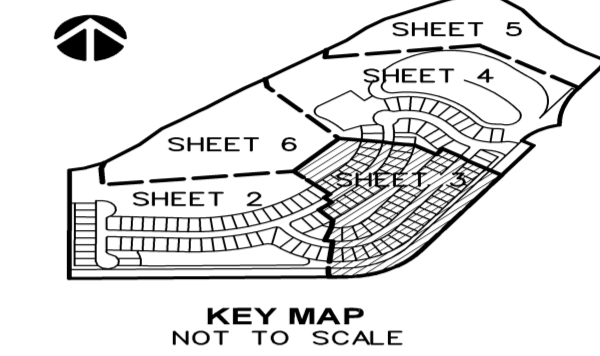
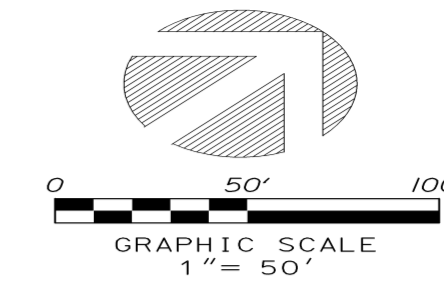
PERIMETER SURVEYING & MAPPING

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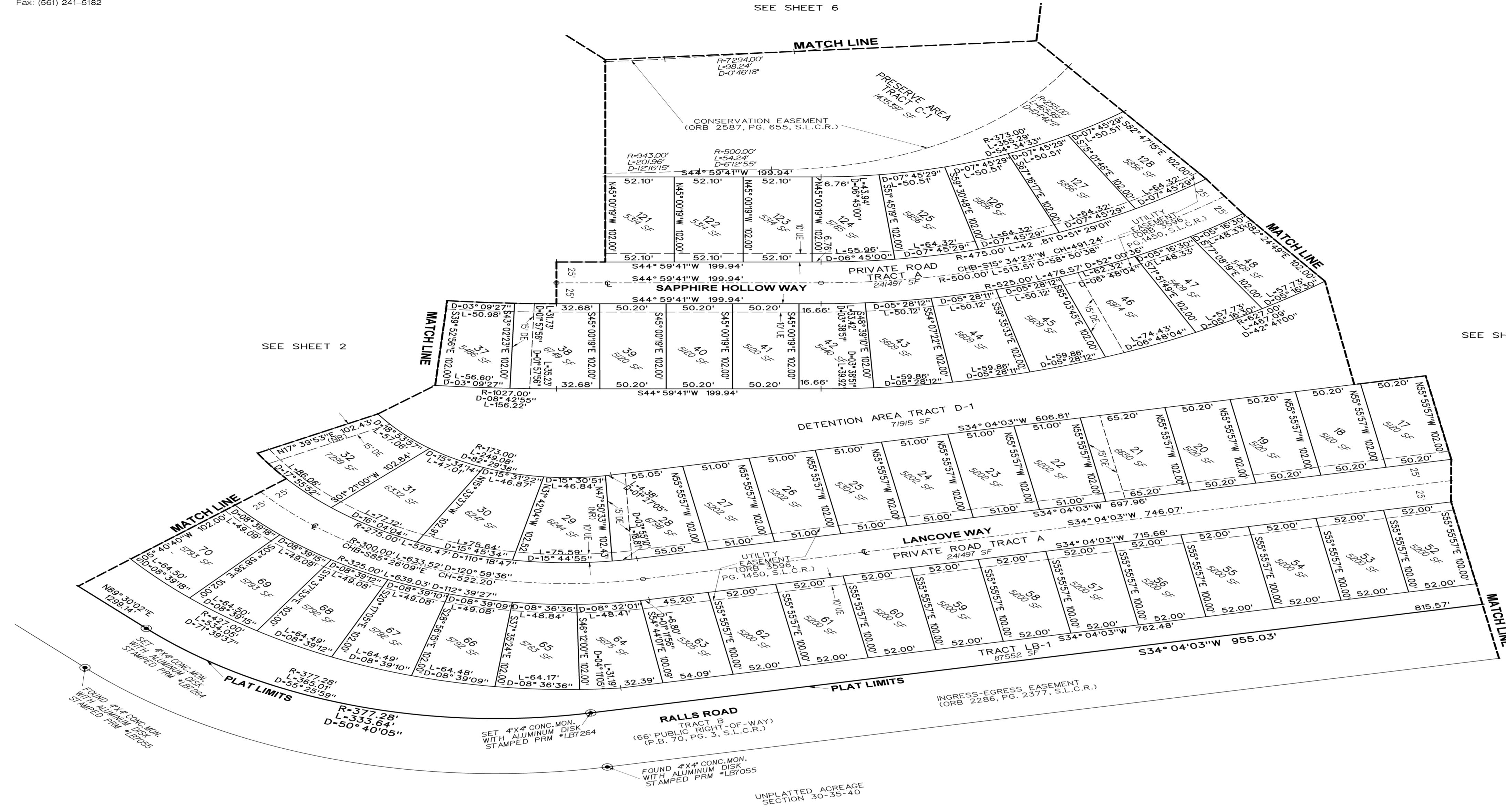
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JULY, 2018

SEE SHEET 6



KEY MAP NOT TO SCALE



SEE SHEET 2

SEE SHEET 4

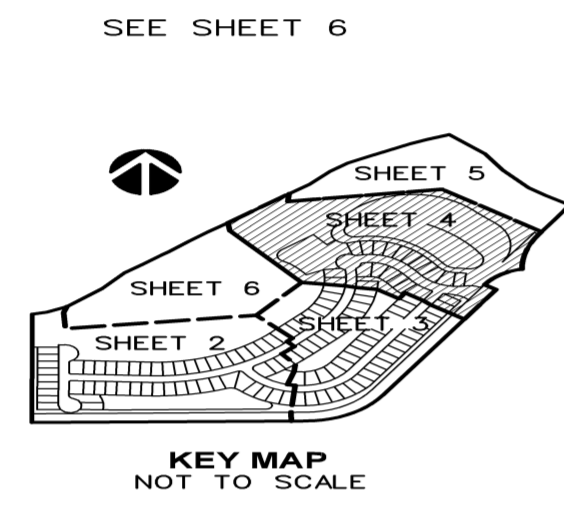
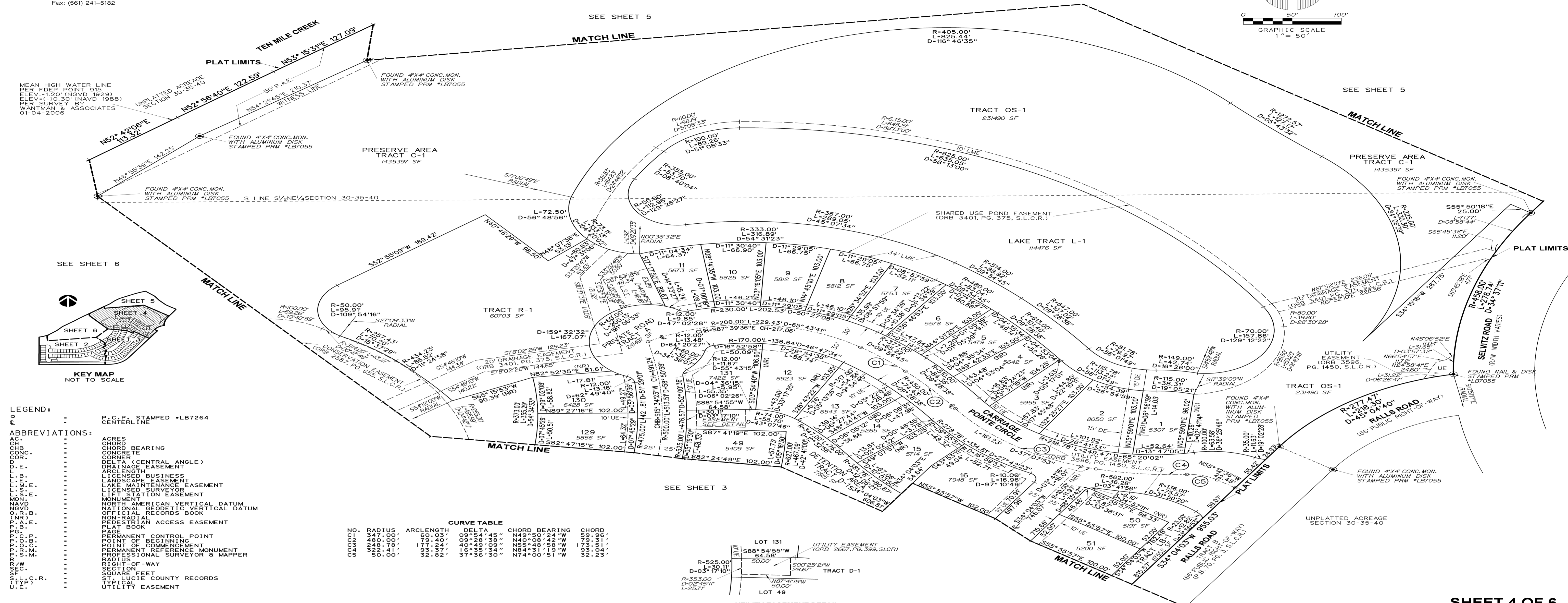
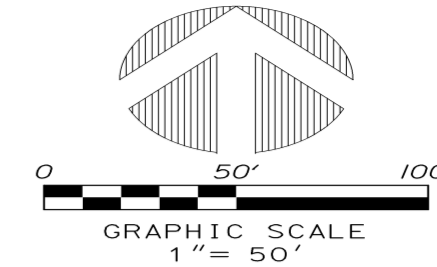
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 - TYP. TYPICAL EASEMENT
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PERIMETER SURVEYING & MAPPING

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CARRIAGE POINTE ESTATES REPLAT

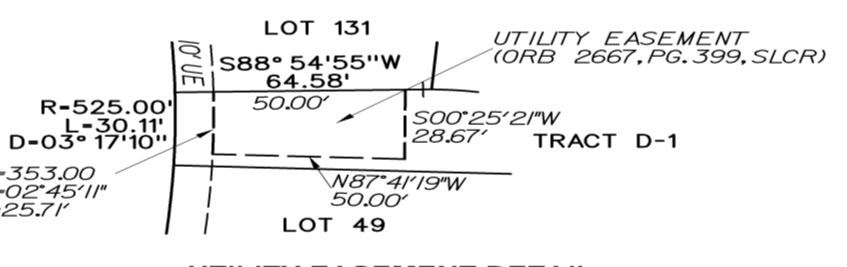
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 - SEC. SECTION
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 - ST. LUCIE COUNTY RECORDS
 - (TYP) TYPICAL
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CURVE TABLE

NO.	RADIUS	ARCLength	DELTA	CHORD BEARING	CHORD
C1	341.00'	60.03'	09°54'45"	N49°50'24"W	59.36'
C2	480.00'	79.40'	09°28'38"	N40°08'42"W	79.31'
C3	248.78'	177.24'	40°49'09"	N55°48'58"W	173.51'
C4	322.41'	93.37'	16°35'34"	N84°31'19"W	93.04'
C5	50.00'	32.82'	37°36'30"	N74°00'51"W	32.23'



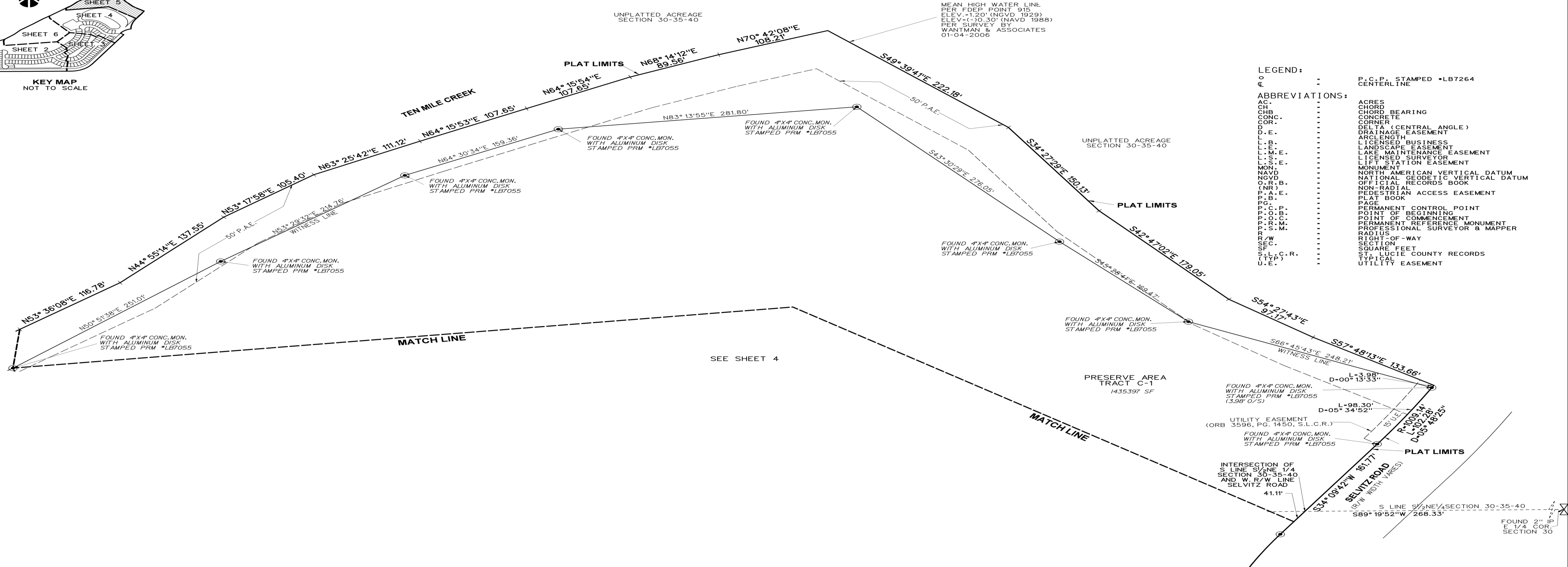
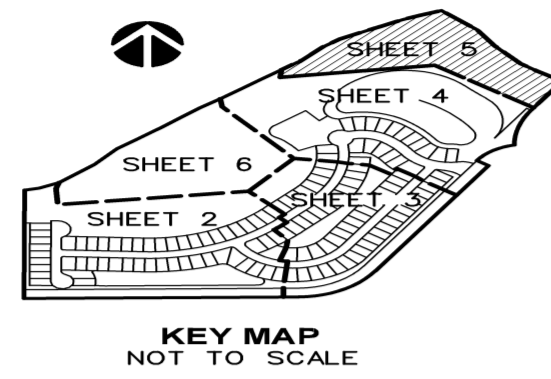
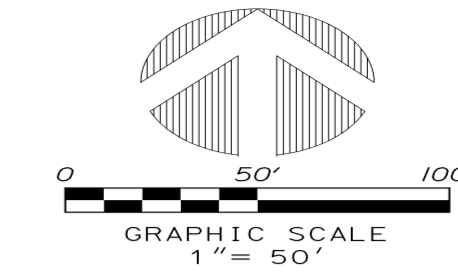
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PLAT BOOK _____, PAGE _____
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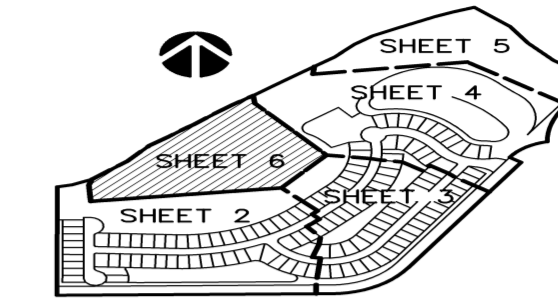
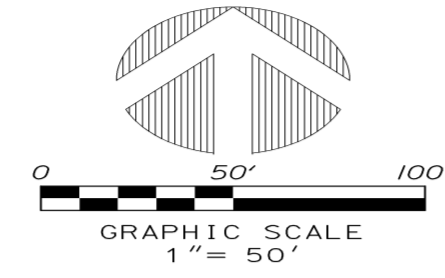
PERIMETER

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

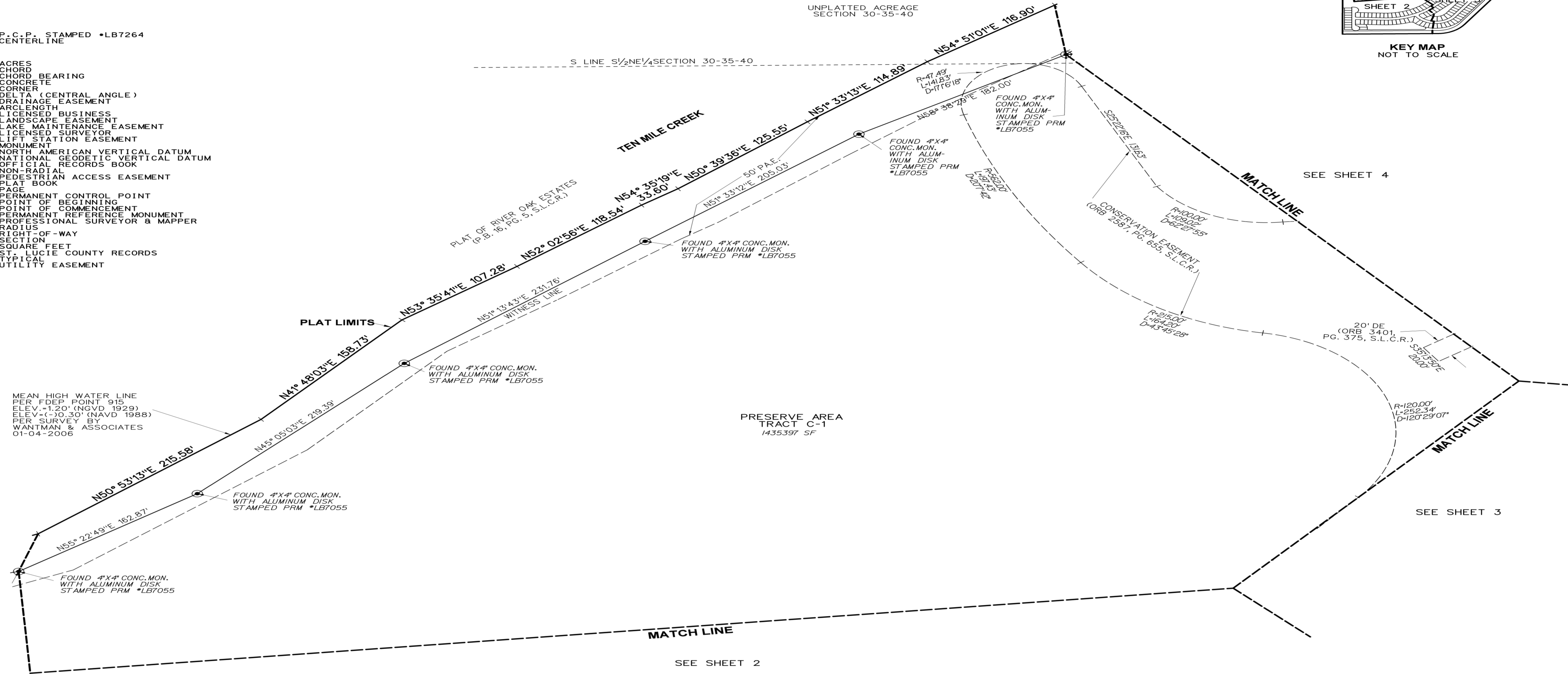
CARRIAGE POINTE ESTATES REPLAT

A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
JULY, 2018

PLAT BOOK _____, PAGE _____
DOCKET NO. _____



- LEGEND:**
- : P.C.P., STAMPED •LB7264
 - ⊕ : CENTERLINE
- ABBREVIATIONS:**
- AC : ACRES
 - CH : CHORD
 - CHB : CHORD BEARING
 - CONC. : CONCRETE
 - CORNER : CORNER
 - D.E. : DELTA (CENTRAL ANGLE)
 - DR : DRAINAGE EASEMENT
 - L.B. : ARCLength
 - L.E. : LICENSED BUSINESS
 - L.M.E. : LANDSCAPE EASEMENT
 - L.S.E. : LAKE MAINTENANCE EASEMENT
 - L.S. : LICENSED SURVEYOR
 - L.S.E. : LIFT STATION EASEMENT
 - MON. : MONUMENT
 - NAVD : NORTH AMERICAN VERTICAL DATUM
 - NGVD : NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. : OFFICIAL RECORDS BOOK
 - (NR) : NON-RADIAL
 - P.A.E. : PEDESTRIAN ACCESS EASEMENT
 - P.B. : PLAT BOOK
 - PG : PAGE
 - P.C.P. : PERMANENT CONTROL POINT
 - P.O.B. : POINT OF BEGINNING
 - P.O.C. : POINT OF COMMENCEMENT
 - P.R.M. : PERMANENT REFERENCE MONUMENT
 - P.S.M. : PROFESSIONAL SURVEYOR & MAPPER
 - R : RADIUS
 - R/W : RIGHT-OF-WAY
 - SEC. : SECTION
 - SF : SQUARE FEET
 - S.L.C.R. : ST. LUCIE COUNTY RECORDS
 - (TYP) : TYPICAL
 - U.E. : UTILITY EASEMENT

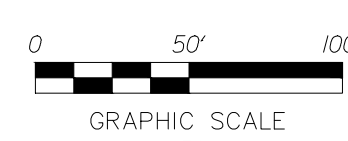
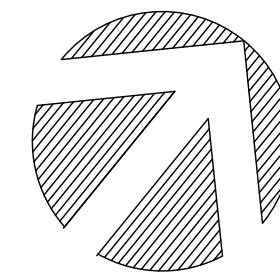


SEE SHEET 2

SEE SHEET 2

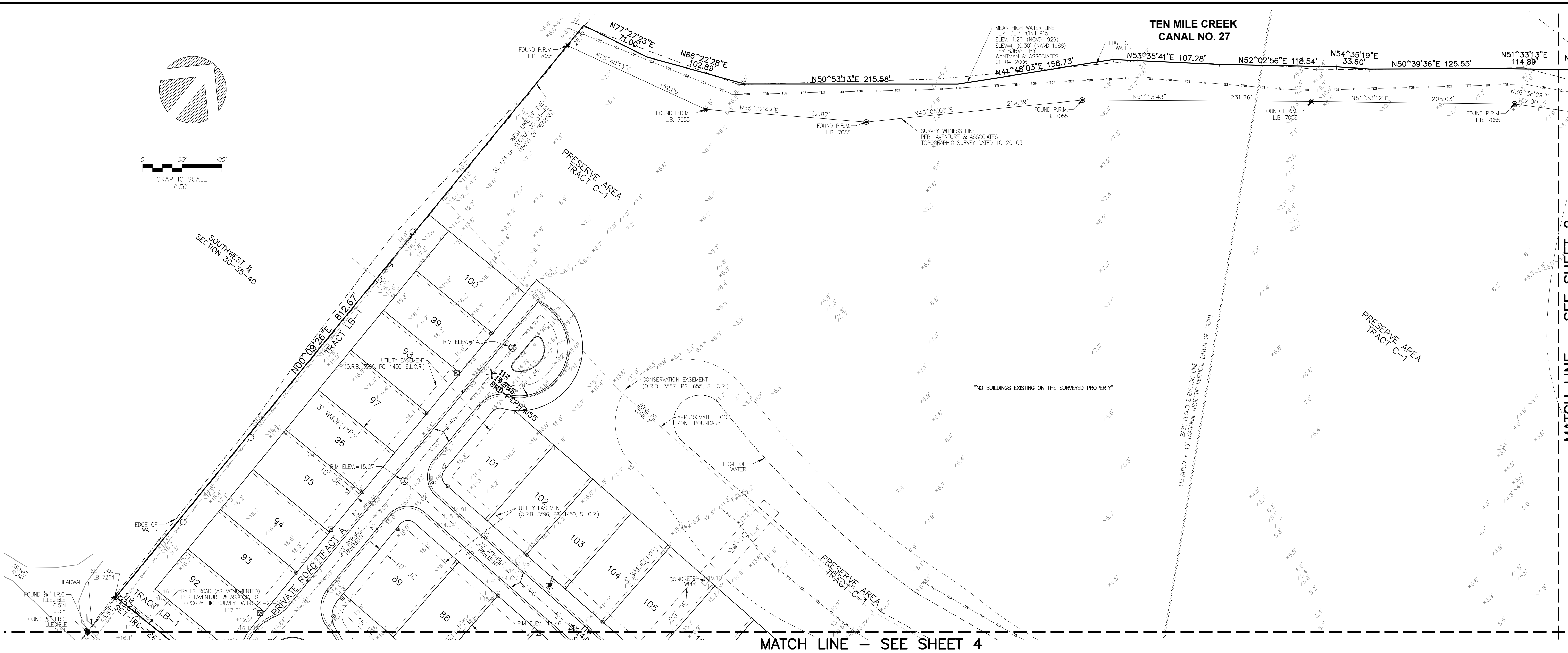
SEE SHEET 3

SEE SHEET 4



SOUTHWEST 1/4 SECTION 30-35-40

TEN MILE CREEK CANAL NO. 27



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

LEGAL DESCRIPTION
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, AS RECORDED IN PLAT BOOK 70 AT PAGES 3 THROUGH 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS LYING IN THE COUNTY OF ST. LUCIE, FLORIDA, CONTAINING 3,085,682 SQUARE FEET (70.838 ACRES), MORE OR LESS.

TITLE COMMITMENT INFORMATION
TITLE COMMITMENT FILE NO. 14042427 SC
PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: AUGUST 25, 2014, AT 8:00 A.M.; REVISED DATES: OCTOBER 6, 2014, AT 3:26 P.M. & NOVEMBER 13, 2014 AT 10:10 A.M.

NO.	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED?
7.	ORB 511, PG. 143	AGREEMENT	YES	NO
8.	ORB 912, PG. 2117	ANNEXATION AGREEMENT	YES	NO
8.	ORB 912, PG. 2119	ANNEXATION AGREEMENT	YES	NO
9.	ORB 2087, PG. 1219	ORDINANCE 04-029	YES	NO
10.	ORB 2125, PG. 2193	ORDINANCE K-308	YES	NO
11.	ORB 2153, PG. 1497	RESOLUTION - SITE PLAN APPROVAL	YES	NO
12.	ORB 2286, PG. 2377	INGRESS-EGRESS, UTILITY & DRAINAGE EASEMENT	YES	YES
13.	ORB 2585, PG. 1293	ROAD IMPROVEMENT AGREEMENT	YES	NO
14.	ORB 2587, PG. 655	CONSERVATION EASEMENT	YES	YES
16.	ORB 2667, PG. 399	BELLSOUTH EASEMENT	YES	YES
17.	ORB 2853, PG. 1072	SOVEREIGN SUBMERGED LANDS EASEMENT	YES*	YES
18.	ORB 3117, PG. 2774	WATER/WASTEWATER AGREEMENT	YES	YES
19.	ORB 3401, PG. 375	SHARED USE POND EASEMENT	YES	YES
20.	ORB 3596, PG. 1450	UTILITY EASEMENT	YES	YES
23.	ORB 3673, PG. 668	DEVELOPMENT AGREEMENT	YES	NO
1, 24.	PLAT BOOK 70, PG. 3	MATTERS ON PLAT	YES	YES

* BENEFITS PROPERTY

ABBREVIATIONS

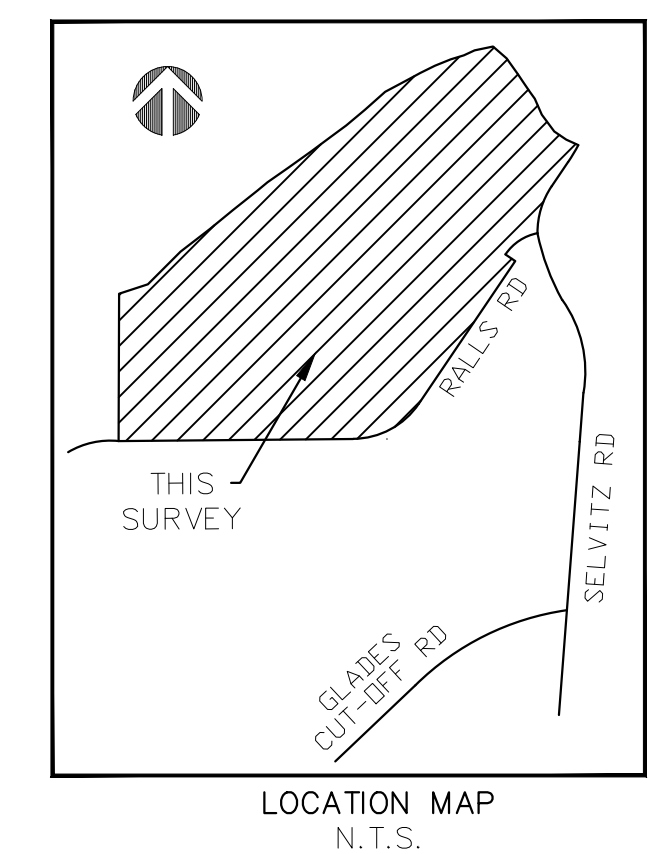
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
COR.	CORNER
ELEV.	ELEVATION
I.R.	IRON ROD AND CAP
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
NAVD '88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD '29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
S.L.C.R.	SAINT LUCIE COUNTY RECORDS
U.E.	UTILITY EASEMENT

FLOOD INFORMATION

COMMUNITY NUMBER	: 120285
PANEL NUMBER	: 0188
SUFFIX	: F
DATE OF FIRM INDEX	: AUGUST 19, 1991
ZONE	: X AND AE
BASE FLOOD ELEVATION	: 12' & 13' (NGVD 1929)

LEGEND

- ☐ TELEPHONE BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ SANITARY LATERAL
- ⊕ FIRE HYDRANT
- ⊕ BACKFLOW PREVENTOR
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER SERVICE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC HANDHOLE
- ⊕ WOOD POWER POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ SITE BENCHMARK
- ⊕ SPOT ELEV. (NAVD '88)
- ⊕ ANTENNA
- ⊕ TRANSFORMER
- ⊕ SINGLE POST SIGN
- ⊕ LIFT STATION VALVE
- ⊕ LIFT STATION PUMP
- GREY PVC PIPE
- GUARDRAIL
- OH— OVERHEAD WIRE
- TOE— TOE OF BANK
- TOB— TOP OF BANK



NOTES

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30-35-40, SAID BASIS OF BEARING IS NORTH 0°11'03" EAST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, STATE OF FLORIDA, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- UNDERGROUND IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
- BENCHMARK DESCRIPTION: SAINT LUCIE COUNTY BENCHMARK "ROGER". ELEVATION = 13.69' (NAVD '88); VERTICAL CONTROL DISK IN CONCRETE LOCATED 42 FEET (+/-) EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD, 10 FEET (+/-) NORTHEAST OF A WOOD UTILITY POLE, 3 FEET (+/-) WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINK FENCE, AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROAD. EASEMENTS AND PARCELS PER RECORD PLAT UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION

TO: CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY
PIERCE F31, LLC, A FLORIDA ADMINISTRATIVE CODE, PURSUANT TO STRATUS COMPANIES, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

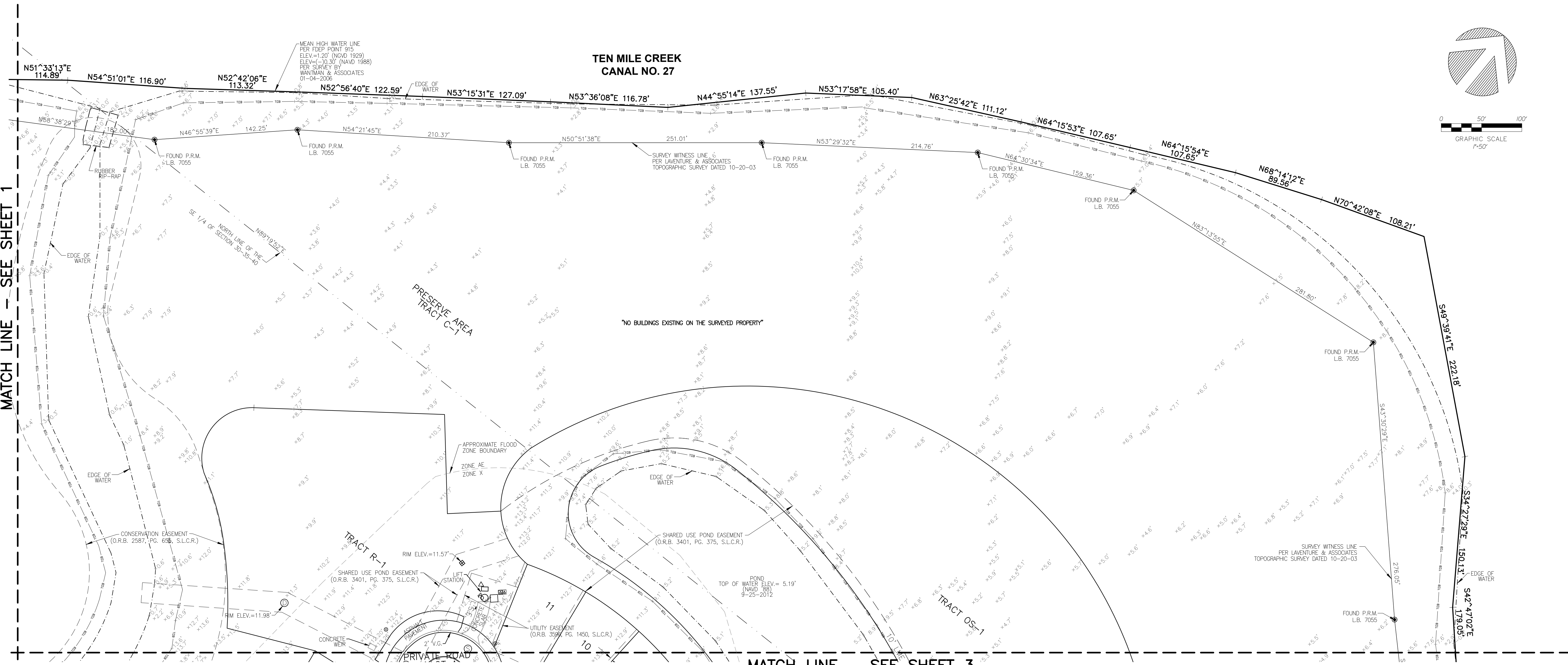
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
DATE OF LAST FIELD WORK : MAY 24, 2018

JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	TMP
CHECKED	JSH
SHEET	1 OF 4

NO.	DATE	BY	CHKD	REVISIONS:
1	02/12/2013	JSH	JSH	REVISE BOUNDARY
2	05/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

CARRIAGE POINTE BOUNDARY & TOPOGRAPHIC SURVEY

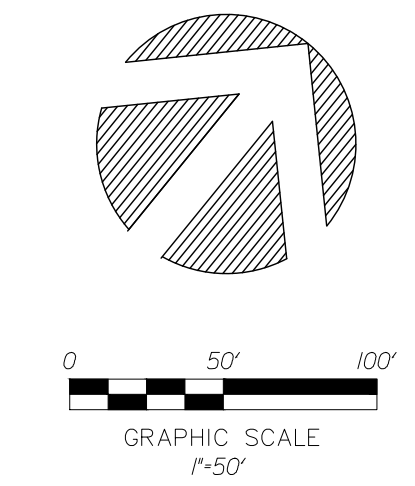
PERIMETER SURVEYING & MAPPING
949A Clint Moore Road
Boca Raton, Florida 33486
Tel: (561) 241-9888
Fax: (561) 241-5182



MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

TEN MILE CREEK
CANAL NO. 27



12193
JOB NO.
SCALE
1"=50'
FB/PG
DRAWN
JEK
CHECKED
JSH
SHEET 2 OF 4

REVISIONS:

NO.	DATE	BY	CK'D	REVISIONS
1	02/12/2013	JEK	JSH	REVISE BOUNDARY
2	06/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

CARRIAGE POINTE
BOUNDARY & TOPOGRAPHIC
SURVEY

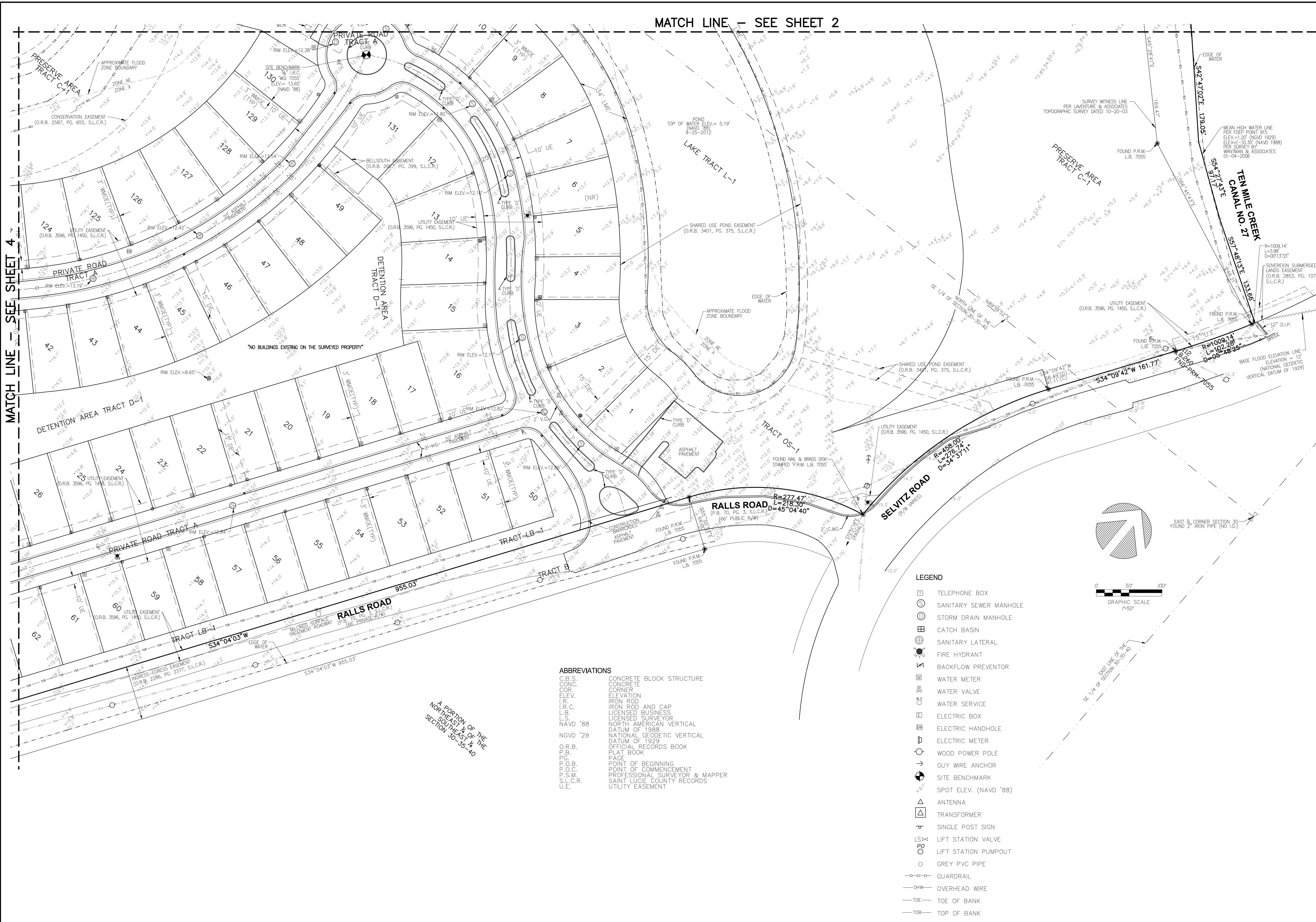
PERIMETER SURVEYING & MAPPING
949A Clint Moore Road, Boca Raton, Florida 33486
Tel: (561) 241-9888
Fax: (561) 241-5182
E-mail: info@perimetermapping.com

ABBREVIATIONS

- C.B.S. CONCRETE BLOCK STRUCTURE
- CONC. CONCRETE
- COR. CORNER
- ELEV. ELEVATION
- I.R. IRON ROD AND CAP
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- NAVD '88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD '29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- S.L.C.R. SAINT LUCIE COUNTY RECORDS
- U.E. UTILITY EASEMENT

LEGEND

- ☐ TELEPHONE BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
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- ⊙ SANITARY LATERAL
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- ⊙ LIFT STATION PUMPOUT
- ⊙ GREY PVC PIPE
- GUARDRAIL
- OH— OVERHEAD WIRE
- TOE— TOE OF BANK
- TOB— TOP OF BANK

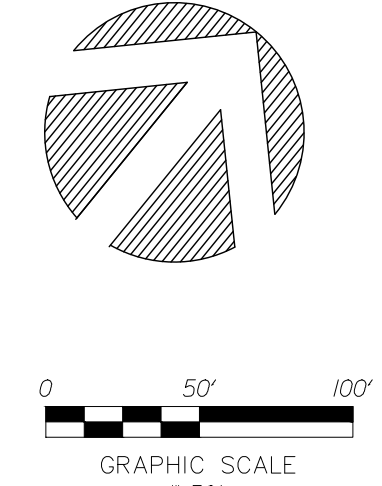


MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

- ABBREVIATIONS**
- C.B.S. CONCRETE BLOCK STRUCTURE
 - CONC. CONCRETE
 - COR. CORNER
 - ELEV. ELEVATION
 - I.R. IRON ROD
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 - P.B. PLAT BOOK
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 - OH— OVERHEAD WIRE
 - TOE— TOE OF BANK
 - TOB— TOP OF BANK



JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	JEK
CHECKED	JSH
SHEET	3 OF 4

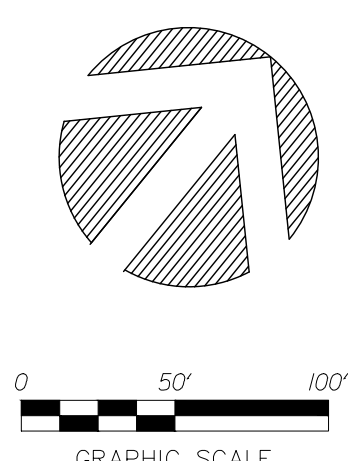
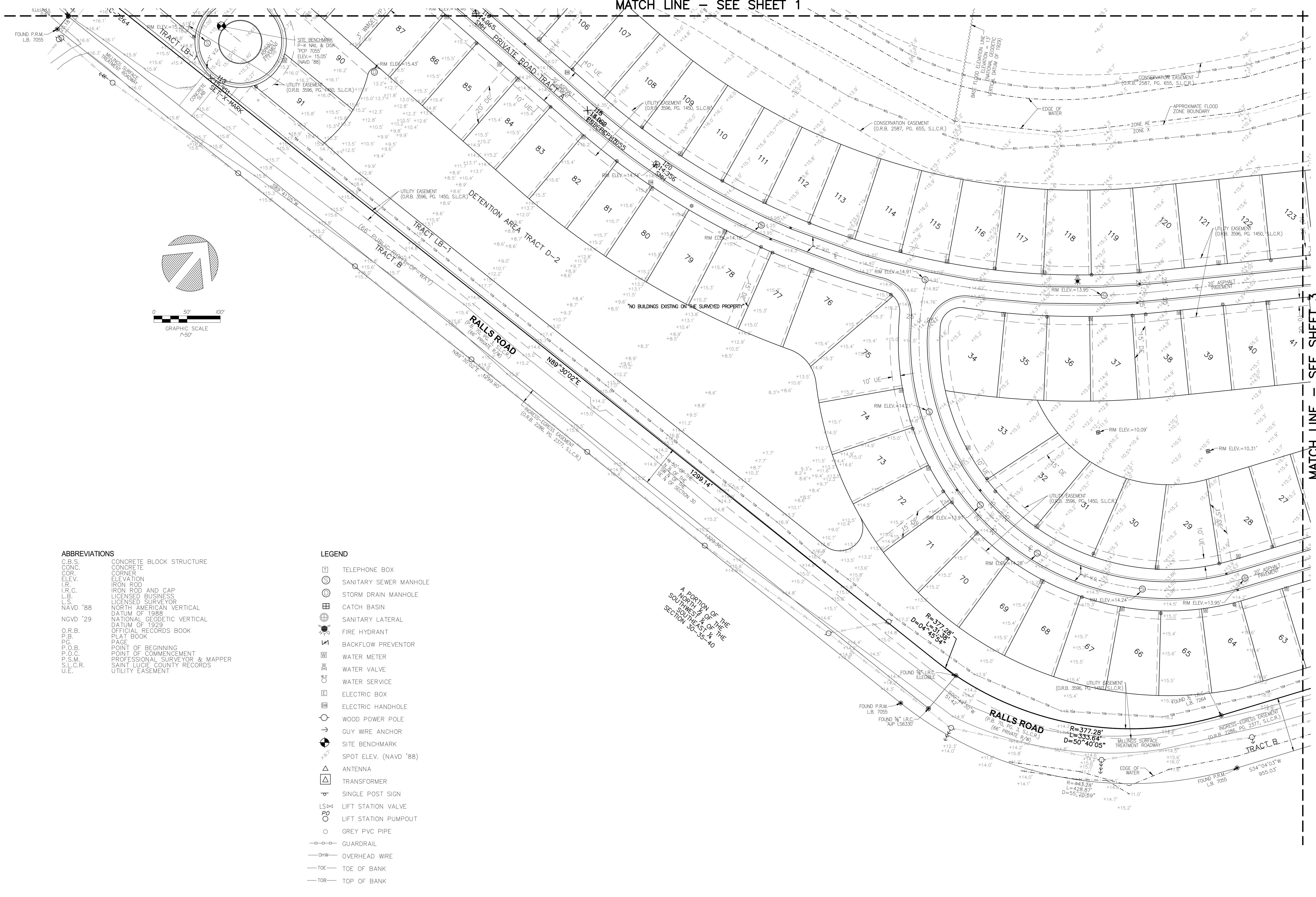
REVISIONS:	
NO.	DATE
1	02/12/2013
2	06/03/2014
3	10/08/2014
4	05/24/2016
5	
6	

CARRIAGE POINTE BOUNDARY & TOPOGRAPHIC SURVEY

PERIMETER
SURVEYING & MAPPING

949A Clint Moore Road, Boca Raton, Florida 33433
Tel: (561) 241-9888
Fax: (561) 241-5182

MATCH LINE - SEE SHEET 1



ABBREVIATIONS

- C.B.S. CONCRETE BLOCK STRUCTURE
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- ELEV. ELEVATION
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- I.R.C. IRON ROD AND CAP
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- S.L.C.R. SAINT LUCIE COUNTY RECORDS
- U.E. UTILITY EASEMENT

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- TOB— TOP OF BANK

JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	JEK
CHECKED	JSH
SHEET	4 OF 4

NO.	DATE	BY	CK'D	REVISIONS:
1	02/12/2013	JEK	JSH	REVISE BOUNDARY
2	05/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

**CARRIAGE POINTE
BOUNDARY & TOPOGRAPHIC
SURVEY**

PERIMETER
SURVEYING & MAPPING
949A Clint Macre Road, Bunnell, Florida 32118
Tel: (386) 241-5188
Boca Raton, Florida 33486
Permit of Authorization No. EB22461, 241-5182



June 19, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: Minor Replat – Carriage Pointe
TECHNICAL REVIEW PROJECT: # 18-05000002

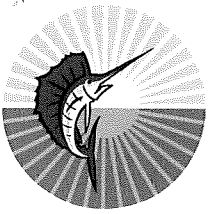
Comments:

1. Please make all changes requested by both the City of Fort Pierce Engineering Department and Northstar Geomatics.
2. Please have the final plat document with all changes prior to the City Commission meeting so that if approved it can be signed and recorded with St. Lucie County.

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 2018 to advance to the 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.

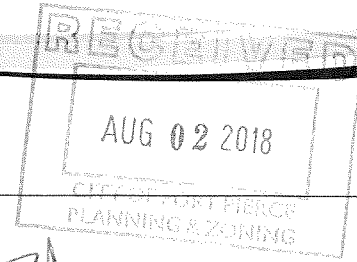
Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

JRA

**RE : Carriage Pointe Minor Replat – Selvitz Road and Ralls Road
 TRC No. 18-0500002**

DATE : August 2, 2018

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2018:

- | | |
|---|--|
| <input type="checkbox"/> Minor Replat Submittal | <input checked="" type="checkbox"/> Email Correspondence |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend w/conditions Do Not Recommend

- Approval of Site Plan Approval of Minor Replat C/O

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

- See attached for conditions of approval

ENGINEERING COMMENTS:

1. Prior to placement on the agenda for City Commission final plat approval, the applicant shall have in place the proper surety based on an reviewed and approved certified cost estimate.

JRA/TST/tst



NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

July 31, 2018

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Carriage Pointe Estates Replat -- Review #2**

NS Project 18-037

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

My previous plat comments have been satisfactorily addressed by the platting surveyor and the field PRM inspection was successfully completed.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350



SURVEYING/MAPPING
 GEOGRAPHIC INFORMATION SYSTEMS
 ASSET INVENTORY

P.O. Box 2371
 Stuart, FL 34995

Invoice

Date	Invoice #
6/18/2018	6192

Bill To:
City of Ft. Pierce Engineering Attn: Tracy Telle P O Box 1480 Ft. Pierce, FL 34954-1480

NS Proj # / Location	P.O. Number:	Terms
18-037		Due on Receipt

Description	Hours/Qty	Rate	Amount
CARRIAGE POINTE ESTATES REPLAT - plat review and PRM inspection		1,200.00	1,200.00

RECEIVED
JUN 19 2018
 CITY OF FORT PIERCE
 ENGINEERING DEPARTMENT

Total	\$1,200.00
Payments/Credits	\$0.00
Balance Due	\$1,200.00

Phone #	Fax:
772-781-6400	772-781-6462



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: June 21, 2018
Property Address: Intersection of Rails & Selvitz Road
Property Name:
Project Name: Carriage Pointe – Minor Replat
Planner: Brandon Creagan

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: _____

6/20/18

FPUA Comments

Minor Replat - Carriage Pointe - Corner of Ralls Road and Selvitz Road

W/WW Engineering: We are in need of more information on easement relocations and how that impacts our utilities presently on and off the site. Please direct any questions to James Carnes, P.E. Supervising Engineer of the Water/Wastewater Department for Fort Pierce Utilities Authority at (772)466-1600 x 3472

Electric & Gas Engineering: Approved



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

June 13th, 2018

Project: Carriage Pointe Minor Replat
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

It is my understanding that the City of Ft. Pierce has a consultant that is responsible for the review of plats or replats. As such, 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*



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Brandon Creagan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: June 20, 2018

SUBJECT: Minor Replat – Carriage Pointe
Intersection of Ralls & Selvitz Road

Background

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18-05000002.

The applicant is requesting approval for a Subdivision, presented as a *Minor Replat* to account for the relocation of drainage/utility easements and to account for the modification to the Single Family lot side yard setback.

The property is located at the Intersection of Ralls & Selvitz Road, and is zoned PD, Planned Development. The main Parcel ID for the property is listed as 2430-503-0139-000-4.

Background & Findings

On December 21, 2004, the Board of County Commissioners, through Resolution 04-228, granted Final Planned Unit Development, and rezoning, approval for the project known as 10 Mile Estates – PUD, a proposed *132 lot single-family home subdivision*, located at the southeast corner of the intersection of Ralls Road and Selvitz Road.

The approval was conditioned upon the following, in addition to the general notes and detail of the approved Final Development Plan:

- No two adjoining homes shall have the same front architectural elevation.
- Prior to Final Plat approval for this project, the developers, their successors and assigns, shall have entered into an enforceable utility service agreement with Ft. Pierce Utilities Authority to ensure the provision of water and sewer services. This agreement shall be in a form consistent with St. Lucie County regulations regarding utility service extensions and service provisions.
- The irrigation system within this project shall be designed to accept reuse water from the Ft. Pierce Utilities Authority as the preferred method of irrigation.
- Prior to the issuance of any land clearing permits for the Ten Mile Estates development, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be either the placing of silt fencing, safety fencing or similar type of materials. Flagging shall

not be used except as a guide for the installation of the fencing materials. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

The provided staff memo suggests adjustment to the side yard setback, however the application and support packet does not detail or present specific adjusts to the approved Planned Development. Based upon the provided documents, staff does not have any comments at this time.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.



July 9, 2018

Brandon Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

**Re: Carriage Pointe – Replat Comment Responses
(LA 17-446)**

Our Reference Number: 17-771

Dear Mr. Creagan:

We are in receipt of the Plat review comments, as prepared by Northstar Geomatics and dated July 2, 2018. Please find below the comments provided along with our responses in *bold italics*.

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting Surveyor or designee must be present at inspection. Please notify reviewing Surveyor to schedule PRM inspection.

Response: All PRM's have been set and were inspected July 13, 2018.

2. City of Fort Pierce requires the text "Docket No. ____" under PB/Page in upper right corner.

Response: All plat sheets revised as per comment.

3. Add "Gregory S. Fleming, PSM" and LS#4350 for reviewing Surveyor signature line.

Response: Plat sheet 1 was revised per comment.

4. Add "Tract B" to plat information (PB 70/Page 3) regarding Ralls Road on each sheet.

Response: Plat sheets 2,3 and 4 revised as per comment.

5. Add the letter "E" to "Pointe" in plat sub-heading.


Response: All plat sheets revised as per comment.

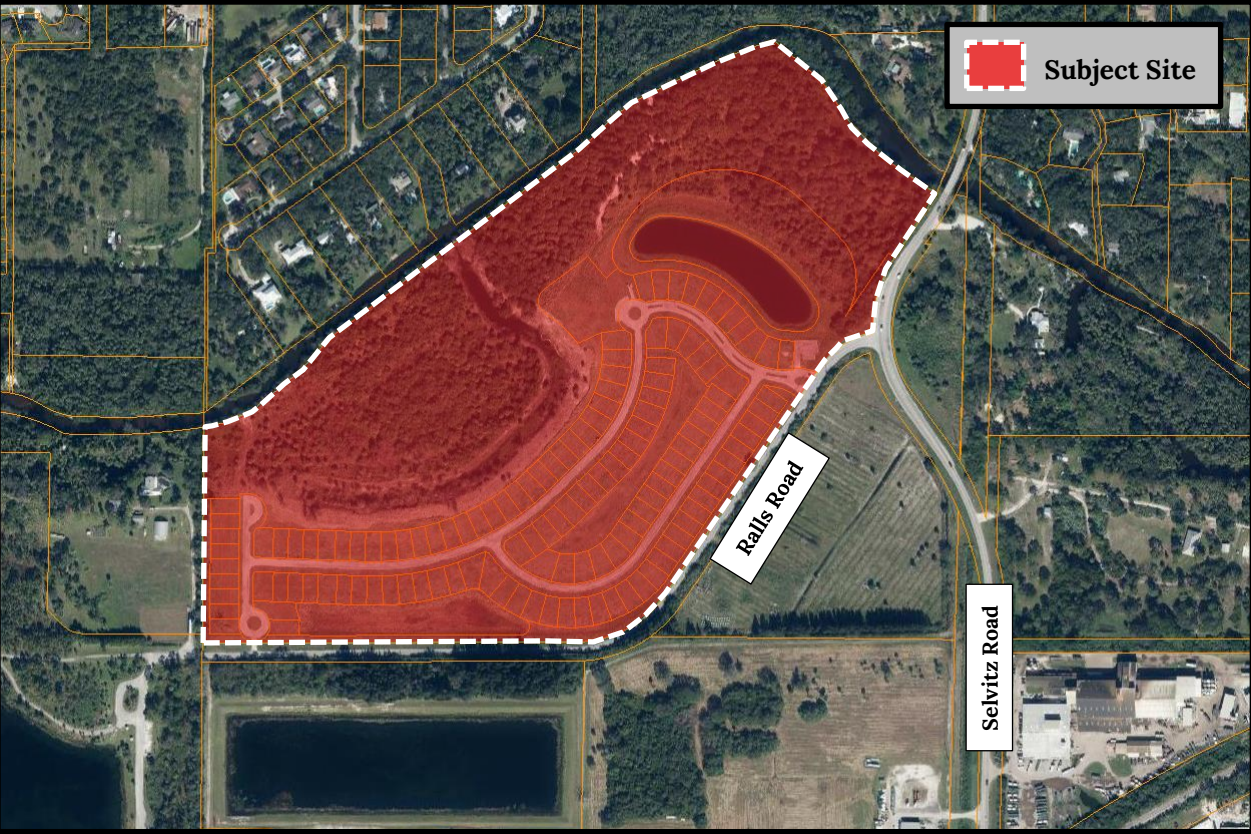
It has been our pleasure to provide you with the above responses. Should you have any questions or concerns regarding the responses above, please do not hesitate to contact me directly.

Respectfully,

A handwritten signature in blue ink, appearing to be 'BN', with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect

 Subject Site



**Application for Minor Replat
Carriage Pointe
Site Map**

